

Washington County, Oregon **2015-081255**
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Stn=18 K GRUNEWALD **09/25/2015 09:58:47 AM**
\$145.00 \$11.00 \$15.00 \$5.00 \$20.00 **\$196.00**

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

Richard Hobernicht, Director of
Assessment and Taxation, Ex-Officio

RECORDING REQUESTED BY AND
UPON RECORDATION RETURN TO:

Assemblies of God Loan Fund
Post Closing
3900 South Overland Avenue
Springfield, MO 65807

DEED OF TRUST, ASSIGNMENT OF LEASES AND RENTS AND SECURITY AGREEMENT

GRANTOR/BORROWER: **HORIZON COMMUNITY CHURCH,**
an Oregon nonprofit corporation
23370 SW Boones Ferry Road
Tualatin, Oregon 97062

GRANTEE/BENEFICIARY/
LENDER: **ASSEMBLIES OF GOD LOAN FUND**
a Missouri nonprofit corporation
3900 South Overland Avenue
Springfield, MO 65807

GRANTEE/TRUSTEE: **FIRST AMERICAN TITLE INSURANCE COMPANY**
a Nebraska corporation
200 Southwest Market Street, Suite 250
Portland, Oregon 97201

LEGAL DESCRIPTION: See Exhibit "A"

Statutory Notice:

A. The address of the entity holding a lien or other interest created by this Security Instrument is:

3900 South Overland Avenue
Springfield, MO 65807

B. The tax account number(s) of the property subject to the lien or in which the interest is created:

Map & Tax Lot No. 2S132BB00700, 2S125AB07000, and 2S135D000106
Property ID/Key No. R554796, R535932, and R560208

DEED OF TRUST, ASSIGNMENT OF LEASES AND RENTS AND SECURITY AGREEMENT

THIS DEED OF TRUST, ASSIGNMENT OF LEASES AND RENTS AND SECURITY AGREEMENT (“**Security Instrument**”), effective September 24, 2015, by **HORIZON COMMUNITY CHURCH**, an Oregon nonprofit corporation (“**Borrower**”), whose address is 23370 SW Boones Ferry Road, Tualatin, Oregon 97062, to **FIRST AMERICAN TITLE INSURANCE COMPANY**, a Nebraska corporation (“**Trustee**”), whose address is 200 Southwest Market Street, Suite 250, Portland, Oregon, in favor of **ASSEMBLIES OF GOD LOAN FUND**, a Missouri nonprofit corporation (“**Lender**” or “**Beneficiary**”), whose address is 3900 South Overland Avenue, Springfield, Missouri 65807.

GRANTING CLAUSE

Lender is making a loan to Borrower in the total amount of ELEVEN MILLION NINE HUNDRED SIXTY-EIGHT THOUSAND AND 00/100 DOLLARS (\$11,968,000.00) (the “**Loan**”). In consideration of the Loan, Borrower hereby irrevocably grants, conveys, transfers and assigns to Trustee, his successors and assigns in trust, with power of sale and right of entry and possession as provided below, all of its present and future estate, right, title and interest in and to the property now or hereafter acquired as described on Exhibit “A” attached hereto and incorporated herein (the “**Property**”) and all minerals, oil, gas and other hydrocarbon substances on or under the surface of the Property, as well as all development rights, permits, licenses, air rights, water, water rights, and water stock relating to the Property.

All present and future structures, buildings, improvements, appurtenances and fixtures of any kind on the Property, all apparatus, equipment and appliances used in connection with the operation or occupancy of the Property, such as heating and air-conditioning systems and facilities used to provide any utility services, refrigeration, ventilation, laundry, drying, dishwashing, garbage disposal, recreation or other services on the Property, and all window coverings, drapes and rods, carpeting and floor coverings, it being intended and agreed that all such items will be conclusively considered to be part of the Property conveyed by this Security Instrument, whether or not attached or affixed to the Property (“**Improvements**”).

All personal property, goods, fixtures, equipment, inventory, appliances, furniture and furnishings, building service equipment, building materials, supplies, and all replacements thereof, and equipment; all general intangibles, accounts, cash, instruments, deposit accounts, chattel paper, letters of credit, all governmental permits relating to any construction by Borrower, and all rights to carry on business under any such names or all variants thereof, and all trademarks and goodwill; and all proceeds, including insurance proceeds, sales proceeds (whether resulting as a consequence of sales of single or multiple units constructed on the Property or a bulk or liquidation sale of the Property or any portion thereof), or damages or settlement proceeds arising from a breach or alleged breach of any agreement relating to the foregoing, of all or any portion of the Property (“**Personal Property**”).

All appurtenances of the Property and all rights of Borrower in and to any streets, roads or public places, easements or rights of way, relating to the Property.

All of the rents, royalties, profits and income of the Property (“**Rents**”), and all rights of Borrower under all present and future leases affecting the Property, including but not limited to any security deposits.

All proceeds and claims arising on account of any damage to or taking of the Property or any Improvements thereon or any part thereof, and all causes of action and recoveries for any loss or diminution in the value of the Property or any Improvements.

TO HAVE AND TO HOLD the Property, with all privileges and appurtenances thereunto belonging, to Trustee, his heirs, successors and assigns forever, upon the trusts, terms and condition, and for the uses hereinafter set forth..

SECURED OBLIGATIONS

This Security Instrument secures the following obligations ("**Obligations**"):

A. LOAN. Payment and performance of Borrower's indebtedness and obligations under that certain Adjustable Rate Secured Note of even date herewith in the amount of ELEVEN MILLION NINE HUNDRED SIXTY-EIGHT THOUSAND AND 00/100 DOLLARS (\$11,968,000.00) (the "**Note**"), including all extensions, renewals and modifications of the Note, and any additional note or notes.

The payment of the principal and interest on all other future loans or advances made by Lender to Borrower (or any successor in interest to Borrower as the owner of all or any part of the Property) when the note evidencing such loan or advance specifically states that it is secured by this Security Instrument ("**Future Advances**"), including all extensions, renewals and modifications of any Future Advances.

B. OTHER OBLIGATIONS. The payment and performance of Borrower's obligations under this Security Instrument. The payment of all sums advanced or paid out by Lender under or pursuant to any provision of this Security Instrument or to protect the security of this Security Instrument, together with interest thereon as provided herein.

C. MATURITY. The Note secured hereby matures on October 1, 2035.

WARRANTY OF TITLE

Borrower warrants and covenants that, except as Borrower lawfully possesses, and holds fee simple title to the Property without limitation on the right to encumber, and that this Security Instrument is a valid first and priority lien on the Property subject only to the encumbrances set forth in Schedule B-1 of the title insurance policy issued in favor of Lender insuring such lien. Borrower, at its sole cost and expense, shall at all times keep, protect, defend, and maintain title to the Property free and clear of any liens or encumbrances that would or could impair the validity or priority of this Security Instrument.

**ARTICLE 1
COVENANTS OF BORROWER**

To protect the security of this Security Instrument, Borrower agrees:

1.1. Performance. Borrower agrees to pay all indebtedness and perform all obligations that are secured by this Security Instrument in accordance with their terms.

1.2. Insurance. Borrower shall maintain or cause to be maintained in force, until full payment of the Loans, policies of insurance satisfactory to Lender as follows:

1.2.1 "Special Form" property coverage with a maximum deductible of Five Thousand Dollars (\$5,000.00), including coverage for wind and hail with a maximum deductible of five percent (5%), if applicable, and such other insurable hazards as Lender shall reasonably require. The amount of such insurance shall be satisfactory to Lender and shall be equal to the greater of the amount of the Loan or eighty percent (80%) of the full replacement cost of the improvements, and shall have an agreed value endorsement added to the insured buildings. "Full replacement cost," as used herein, means the cost of replacing the improvements, exclusive of the cost of excavation, foundations, and footings;

1.2.2 "Special Form" covering all furniture, fixtures, and equipment necessary for the operation of the Improvements, including theft;

1.2.3 Flood insurance, in the event the improvements are located within Flood Zones "A" or "V" and such insurance is available pursuant to the provisions of the Flood Disaster Protection Act of 1973 or other applicable legislation;

1.2.4 Comprehensive general liability insurance, covering bodily injury, property damage, and personal injury with adequate coverage, but not less than One Million Dollars (\$1,000,000.00) coverage per occurrence;

Lender shall be named as Loss Payee on Borrower's insurance policy using the ISO CP 12 18 06 07 Form, or its comparable, and provide Lender with such form.

Lender reserves the right, at Lender's sole discretion, to waive any of the stated coverage in Section 1.2 or to require any additional coverage, including but not limited to (a) a Key Man life insurance policy or (b) earthquake insurance, if applicable. Each policy of insurance shall be issued by an admitted insurance company in the state where the Property is located with an A.M. Best Rating of A-VII, and approved by Lender. All premiums on insurance policies shall be paid, by Borrower making payment, when due, directly to the carrier, or in such other manner as Lender may designate in writing.

All insurance policies and renewals thereof shall be in a form acceptable to Lender. Lender shall have the right to hold the policies, and Borrower shall promptly furnish to Lender all renewal notices and all receipts of paid premiums. At least ten (10) days prior to the expiration date of a policy, Borrower shall deliver to Lender a renewal policy, if possible, or other proof of insurance coverage satisfactory to Lender.

1.3. Assignment of Proceeds. All insurance proceeds on the Property, all proceeds of a sale of all or any portion of the Property, and all causes of action, claims, compensation, awards and recoveries for any damage, condemnation or taking of all or any part of the Property or for any damage or injury to it or for any loss or diminution in value of the Property, are hereby assigned to and shall be paid to Lender. At Lender's option, Lender may appear in and prosecute (either in its own name or in the name of

Borrower) or participate in any suits or proceedings relating to any such proceeds, causes of actions, claims, compensation, awards or recoveries and may adjust, compromise or settle any claim in connection therewith. Lender shall apply any sums received by it under this Section 1.3 first to the payment of all of its reasonable costs and expenses (including but not limited to legal fees and disbursements) incurred in obtaining those sums, and then, in its absolute discretion and without regard to the adequacy of its security, to the payment of the indebtedness and obligations secured by this Security Instrument, except as provided in Section 1.10 below. Any application of such funds to the indebtedness secured hereby shall not be construed to cure or waive any Event of Default or invalidate any acts of Lender arising out of such Event of Default.

1.4. Taxes and Assessments. Borrower agrees to pay when due all taxes, fees, impositions, and assessments which are or may become a lien on all or any portion of or interest in the Property or which are assessed against the Property or its rents, royalties, profits and income. Borrower also agrees to pay when due all lawful claims and demands of mechanics, materialmen, laborers and others for any work performed or materials delivered with respect to the Property. In the event of the passage after the date of this Security Instrument of any law of the state where the Property is located, deducting from the value of land, for the purpose of taxation, any lien thereon, or changing in any way the laws now in force for the taxation of deeds of trust or debts secured by deeds of trust for state or local purposes or the manner of the collection of such taxes so as to affect this Security Instrument, the entire principal balance under said Note, together with all accrued interest thereon, at the option of Lender, without demand or notice, forthwith shall become due and payable; provided, however, that such option shall be ineffective if Borrower is permitted by law to pay the whole of such tax, in addition to all other payments required hereunder, and, if prior to such specified date, Borrower does pay such tax and agrees to pay any such tax when hereafter levied or assessed against the Property, and such agreement shall constitute a modification of this Security Instrument.

1.5. Perfection of Security. Borrower agrees to execute and deliver to Lender, from time to time on demand and at Borrower's cost and expense, any documents required to perfect and continue the perfection of Lender's interest in the Property.

1.6. Acceleration. Without the prior written consent of Lender (which consent may be withheld in Lender's sole and absolute discretion), Borrower shall not sell, encumber, assign, contract to sell, grant an option to sell, lease, or otherwise transfer or convey the Property or any portion thereof or interest therein or suffer its title therein to be divested whether voluntarily, by operation of law or otherwise, and Borrower shall not dissolve, cease doing business or terminate its existence. If such an event occurs without Lender's prior written consent, Lender may, in its sole option and upon written notice to Borrower, accelerate the maturity date of the sums secured hereby and declare all such sums immediately due and payable.

1.7. Waste; Changes in Zoning; Subdivision.

1.7.1. Borrower (a) shall not commit waste or permit impairment or deterioration of the Property or take any actions that might invalidate any insurance carried on the Property, (b) shall not abandon the Property, (c) shall restore or repair promptly and in a good and workmanlike manner all or any part of the Property to the equivalent of its original condition, in the event of any damage, injury or loss thereto, whether or not insurance proceeds are available to cover in whole or in part the costs of such restoration or repair, (d) shall keep the Property, including improvements, fixtures, equipment, machinery and appliances thereon in good repair and shall replace fixtures, equipment, machinery and appliances on the Property when necessary to keep such items in good repair, (e) shall comply with all laws, ordinances, regulations and requirements of any governmental body applicable to the Property, and (f) shall give notice in writing to Lender of and, unless otherwise directed in writing by Lender, appear in and defend any action

or proceeding purporting to affect the Property, the security of this Security Instrument or the rights or powers of Lender. Lender shall have the right, but not the obligation, to enter upon and take possession of the Property and to make additions, alterations, repairs, or improvements to the Property which Lender may consider necessary or proper to keep the Property in good condition and repair. No Improvements may be removed, demolished or materially altered without the prior written consent of Lender, which Lender may withhold in its sole and absolute discretion. No personal property in which Lender has a security interest may be removed from the Property unless it is immediately replaced by similar property of at least equivalent value on which Lender will immediately have a valid first lien and security interest.

1.7.2. Without the prior written consent of Lender, which Lender may withhold in its sole and absolute discretion, Borrower shall not seek, make or consent to any change in the zoning or conditions of use of the Property. Borrower, at its sole cost, shall comply with and make all payments required under the provisions of any covenants, conditions or restrictions affecting the Property, including but not limited to those contained in any declaration and constituent documents of any condominium, cooperative or planned development project on the Property. Borrower, at its sole cost, shall comply with all existing and future requirements of all governmental authorities having jurisdiction over the Property.

1.7.3. If this Security Instrument covers a subdivision or common interest development (“**Subdivision**”), as defined under any law of the state where the Property is located which relates to the development or sale of a “common interest development” or a “subdivision,” Borrower shall obtain, comply with and keep in effect all present and future permits, maps, bonds and other agreements required by applicable laws and regulations for the lawful construction or sale of the Subdivision lots and/or units. Borrower must also maintain an active sales program for the Subdivision, and always be in a position to convey insurable title to the lots and/or units to purchasers.

1.8. Books and Records.

1.8.1. Borrower shall keep adequate books and records of account of the Property and its own financial affairs on an accrual basis sufficient to permit the preparation of financial statements therefrom in accordance with generally accepted accounting principles. Lender shall have the right to examine, copy and audit Borrower’s records and books of account at all reasonable times. If the Property is at any time used for commercial or residential income purposes, Borrower will deliver to Lender, upon request, certified financial statements and profit-and-loss statements for Borrower and the Property prepared in accordance with generally accepted accounting principles.

1.8.2. Borrower will promptly furnish from time to time, upon Lender’s request, a duly acknowledged written statement setting forth all amounts due on the indebtedness secured by this Security Instrument and stating whether any offsets or defenses exist, and containing such other matters as Lender may reasonably require.

1.9. **Defend Security.** Borrower shall, at its own expense, appear in and defend any action or proceeding that might affect Lender’s security or the rights or powers of Lender or that purports to affect any of the Property. If Borrower fails to perform any of its covenants or agreements contained in this Security Instrument or any of the other Loan Documents, or if any action or proceedings of any kind (including but not limited to any bankruptcy, insolvency, arrangement, reorganization or other debtor relief proceeding) is commenced which might affect Lender’s interest in the Property or Lender’s right to enforce its security, then Lender and/or Trustee may, at their option, make any appearances, disburse any sums and take any actions as may be necessary or desirable to protect or enforce the security of this Security Instrument or to remedy the failure of Borrower to perform its covenants, including without limitation payment on behalf of Borrower of any taxes, assessments, liens, insurance premiums, and repair or maintenance costs (without, however, waiving any default of Borrower). Borrower agrees to pay all

reasonable out-of-pocket expenses of Lender and Trustee thus incurred (including but not limited to fees and disbursements of counsel). Any sums disbursed or advanced by Lender or Trustee shall be additional indebtedness of Borrower secured by this Security Instrument and may be payable by Borrower upon demand. Any such sums so disbursed or advanced by Lender may bear interest at the Default Rate as set forth in the Note, and any such sums so disbursed or advanced by Trustee may bear interest at the maximum rate permitted to be charged by Trustee under applicable law. This Section 1.9 shall not be construed to require Lender or Trustee to incur any expenses, make any appearances, or take any other actions.

1.10. Damage and Destruction.

1.10.1. If the Property, or any portion thereof, is destroyed (in whole or in part), or is damaged by fire or other casualty, Borrower shall be obligated to continue to pay the Loans. Borrower shall give Lender prompt written notice of any such destruction or damage in excess of Ten Thousand Dollars (\$10,000.00).

1.10.2. Prior to the termination of this Security Instrument, the proceeds from any insurance resulting from any events described in the preceding Section less all expenses related thereto (the "Net Proceeds") shall be deposited in an account held by Lender to be known as the "Insurance Proceeds Fund". All Net Proceeds shall be applied in one or more of the following ways, as elected by Borrower in a written notice to Lender.

1.10.2.1. To the prompt repair, restoration, modification or improvement of the Property by Borrower, upon receipt by Lender of written request on applicable forms for each draw request accompanied by supporting invoices, statements, bills and approved construction draw form, signed by an officer or individual authorized to make draw requests on behalf of the Borrower; or

1.10.2.2. Toward the purchase of additional property, against which Borrower shall give a first lien to Lender; or

1.10.2.3. To the prepayment of the Loan in the same manner as partial prepayments are to be applied under the provisions of the Note, but without any premium or penalty; or

1.10.2.4. A combination of these purposes.

Any balance of the Net Proceeds remaining shall be paid to Borrower.

1.10.3. If the Net Proceeds are insufficient to pay in full the costs of the repair, restoration, modification or improvement required hereunder, Borrower will nevertheless complete the work so that the Property is in substantially the same condition as existed prior to such damage or destruction, or is in a condition of at least equivalent value and function, and Borrower will pay any cost in excess of the amount of the Net Proceeds held by Lender. Lender shall not be required to confirm the availability of such excess.

When Borrower has complied with all of the preceding portions of this Section 1.10, Lender may condition disbursement of the sums specified in subsection 1.10.3 above to Borrower on terms and conditions such as those governing disbursements of loan funds in construction loans made by Lender for similar properties.

1.11. Condemnation.

1.11.1. If title to all, or substantially all, of the Property shall be taken or condemned by competent authority for any public use or purpose, the gross amount awarded, less all attorneys' fees and other expenses and costs in the condemnation proceeding (the "Net Condemnation Award") shall be applied to the prepayment of the Loan in the same manner as partial prepayments are to be applied under the provisions of the Note. Any balance of the Net Condemnation Award shall be paid to Borrower. In the event the Net Condemnation Award shall be insufficient to pay in full the amount necessary to pay all outstanding principal, interest, Lender's fees and other costs applicable to the Loans, Borrower shall pay the amount of any such deficiency.

1.11.2. If less than substantially all of the Property shall be taken or condemned by competent authority for any public use or purpose, neither the term nor any of the obligations of Borrower under this Security Instrument shall be affected or reduced in any way.

1.11.2.1. If any part of the Property is taken, Borrower shall proceed to repair, replace, restore or rebuild the remaining parts so that the Property is in substantially the same condition as immediately prior to such condemnation or is in a condition of at least equivalent value and function.

1.11.2.2. The entire Net Condemnation Award, less expenses, shall be paid to the Borrower for use in repairing, restoring replacing and rebuilding as provided hereinabove. Said Award shall be transferred to the Borrower in the same manner as insurance proceeds are made available. If the Net Condemnation Award is less than the amount necessary for the Borrower to repair, replace, restore and rebuild, as set forth hereinabove, Borrower shall nevertheless complete the repair, replacement, restoration or rebuilding and pay the costs thereof. Lender shall not be required to confirm the availability of such excess.

1.11.2.3. If the Net Condemnation Award is in excess of the amount necessary to repair, replace, restore and rebuild, such excess shall be paid to Lender to be applied to (i) the prepayment of the Loan in the same manner as partial prepayments are to be applied under the provisions of the Note, (ii) purchase of additional property against which Borrower shall give a first lien to Lender, or (iii) to construct additional improvements on the Property remaining under the lien. The Borrower has the right to select which of the above and foregoing alternatives it desires to exercise, and shall notify Lender, in writing, which alternative is selected by Borrower.

1.11.3. Borrower shall be obligated to continue to make all payments required hereunder pending any such condemnation proceeding, and thereafter unless the Loans are paid in full.

1.11.4. Lender is authorized to join in and consent to deeds in lieu of condemnation as requested by Borrower upon receipt of a copy of the written agreement between the condemning authority and the Borrower.

1.12. Security Agreement and Fixture Filing. This Security Instrument is intended to be and shall constitute a security agreement as defined in the Uniform Commercial Code, the Borrower being the **Debtor** and the Beneficiary being the **Secured Party**. Borrower hereby grants Beneficiary a security interest in any items of personal property described in Exhibit "B" attached hereto which are not herein effectively made a part of the real property, for the purpose of securing all indebtedness and other obligations of Borrower now or hereafter secured by this Security Instrument. Borrower agrees to execute and deliver financing and continuation statements covering said property from time to time in such form as Beneficiary may require to perfect and continue the perfection of Beneficiary's security interest with respect to said property, and to reimburse Beneficiary for any costs incurred in filing such financing

statements and any continuation statements. Borrower shall not create or allow the creation of any other security interest in said property. Upon the occurrence of any default by Borrower hereunder, Beneficiary shall have the rights and remedies of a secured party under the Uniform Commercial Code, as well as all other rights and remedies available at law or in equity or as provided herein, all at Beneficiary's option. Borrower and Beneficiary agree that the filing of a financing statement in the records normally having to do with personal property shall never be construed as in any way derogating from or impairing this declaration and the hereby stated intention of the parties hereto that everything used in connection with the operation or occupancy of said property or the production of income therefrom is and, at all times and for all purposes and in all proceedings, both legal and equitable, shall be regarded as real property encumbered by this Security Instrument, irrespective of whether (a) any such item is physically attached to the buildings and improvements, (b) serial numbers are used for the better identification of certain equipment, or (c) any such item is referred to or reflected in any such financing statement so filed at any time. Such mention in the financing statement is declared to be for the protection of the Beneficiary in the event any court or judge shall at any time hold that notice of Beneficiary's priority of interest must be filed in the Uniform Commercial Code records to be effective against a particular class of persons, including, but not limited to, the federal government or any subdivision or entity of the federal government.

1.13. Compensation; Exculpation; Indemnification.

1.13.1. Borrower hereby agrees to indemnify Trustee and Lender against, and holds them harmless from all losses, damages, liabilities, claims, causes of action, judgments, court costs, attorneys' fees and other legal expenses, cost of evidence of title, cost of evidence of value, and other expenses which either may suffer or incur (a) by reason of this Security Instrument; or (b) by reason of the execution of this trust or in performance of any act required or permitted hereunder or by law; or (c) as a result of any failure of Borrower to perform Borrower's obligations; or (d) by reason of any alleged obligation or undertaking on Lender's part to perform or discharge any of the representations, warranties, conditions, covenants or other obligations contained in any other document related to the Property. Notwithstanding the foregoing, Borrower shall not be liable under this subsection 1.13.1 to the extent that Borrower establishes that such liability is attributable solely and directly to the gross negligence or willful misconduct of Trustee or Lender.

1.13.2. Borrower shall pay all indebtedness arising under this Section 1.13 immediately upon demand by Lender together with interest thereon from the date the indebtedness arises at the Default Rate of interest set forth in the Note (after giving effect to any notice and/or cure periods). Borrower's duty to indemnify Lender shall survive the release and cancellation of the Obligations and the release and reconveyance or any partial release or reconveyance of this Security Instrument.

**ARTICLE 2
EVENTS OF DEFAULT**

List of Events of Default. An Event of Default shall have occurred under this Security Instrument upon the occurrence of any of the following:

2.1. Borrower fails timely to make any payment required by the Note, any Future Advances, or any of the other Loan Documents; or

2.2. Borrower breaches any warranty or fails to perform any other covenant contained in this Security Instrument or any of the other Loan Documents, and does not cure that failure within the period of time, if any, that Lender may elect in its sole discretion to grant in writing to Borrower to cure that failure; or

2.3. If Borrower or any Guarantor or any Indemnitor, if any, shall make an assignment for the benefit of creditors or if Borrower or any Guarantor or Indemnitor shall admit in writing its inability to pay, or Borrower's or any Guarantor's or any Indemnitor's failure to pay its debts as they become due; or

2.4. If (i) Borrower or any subsidiary or general partner or member of Borrower, or any Guarantor or any Indemnitor, if any, shall commence any case, proceeding or other action (A) under any existing or future law of any jurisdiction, domestic or foreign, relating to bankruptcy, insolvency, reorganization, conservatorship or relief of debtors, seeking to have an order for relief entered with respect to it, or seeking to adjudicate it a bankrupt or insolvent, or seeking reorganization, arrangement, adjustment, winding-up, liquidation, dissolution, composition or other relief with respect to it or its debts, or (B) seeking appointment of a receiver, trustee, custodian, conservator or other similar official for it or for all or any substantial part of its assets, or Borrower or any subsidiary or general partner or member of Borrower, or any Guarantor or any Indemnitor shall make a general assignment for the benefit of its creditors; or (ii) there shall be commenced against Borrower or any subsidiary or general partner or member of Borrower, or any Guarantor or any Indemnitor any case, proceeding or other action of a nature referred to in clause (i) above which (A) results in the entry of an order for relief or any such adjudication or appointment or (B) remains undismissed, undischarged or unbonded for a period of sixty (60) calendar days; or (iii) there shall be commenced against Borrower or any subsidiary or general partner or member of Borrower or any Guarantor or any Indemnitor any case, proceeding or other action seeking issuance of a warrant of attachment, execution, distraint or similar process against all or any substantial part of its assets which results in the entry of any order for any such relief which shall not have been vacated, discharged, or stayed or bonded pending appeal within sixty (60) calendar days from the entry thereof; or (iv) Borrower or any subsidiary or general partner or member of Borrower, or any Guarantor or any Indemnitor shall take any action in furtherance of, or indicating its consent to, approval of, or acquiescence in, any of the acts set forth in clause (i), (ii) or (iii) above; or (v) Borrower or any subsidiary or general partner or member of Borrower, or any Guarantor or any Indemnitor shall generally not, or shall be unable to, or shall admit in writing its inability to, pay its debts as they become due; or

2.5. Subject to Borrower's right to contest certain liens as provided in this Security Instrument, if the Property becomes subject to any mechanic's, materialman's or other lien other than a lien for local real estate taxes and assessments not then due and payable and the lien shall remain undischarged of record (by payment, bonding or otherwise) for a period of thirty (30) calendar days; or

2.6. If any federal tax lien is filed against Borrower, any general partner of Borrower, any Guarantor, any Indemnitor, if any, or the Property and same is not discharged of record within thirty (30) calendar days after same is filed; or

2.7. Except as permitted in this Security Instrument, the actual or threatened alteration, improvement, demolition or removal of any of the Improvements without the prior consent of Lender; or

2.8. Damage to the Property in any manner which is not covered by insurance, which lack of coverage arises solely as a result of Borrower's failure to maintain the insurance required under this Security Instrument; or

2.9. This Security Instrument shall cease to constitute a first priority lien on the Property (other than in accordance with its terms); or

2.10. Seizure or forfeiture of the Property, or any portion thereof, or Borrower's interest therein, resulting from criminal wrongdoing or other unlawful action of Borrower, its affiliates, or any tenant in the Property under any federal, state or local law; or

2.11. If any default occurs under the Indemnity given by Borrower and Indemnitor, if any, to Lender and such default continues after the expiration of applicable notice and grace periods, if any; or

2.12. If any default occurs under any guaranty or indemnity executed in connection herewith and such default continues after the expiration of applicable grace periods, if any; or

2.13. Any other default or Event of Default occurs under this Security Instrument, the Note or any of the other Loan Documents, or a default occurs under any other agreement of Borrower relating to the Loan.

ARTICLE 3 REMEDIES

3.1. List of Remedies. At any time following an Event of Default, Lender may, at its option, and without notice to or demand upon Borrower:

3.1.1. Declare any or all indebtedness secured by this Security Instrument to be due and payable immediately;

3.1.2. Enter onto the Property, and it shall be lawful for the Lender, by such officer or agents, servants and employees as it may appoint or by court appointed receiver, to take possession of the Property (with the relevant books, papers and accounts of the Borrower), and to hold, operate and manage such Property, and from time to time make all needful repairs, and such alterations, additions, advances and improvements as to them shall seem wise; and to receive the rents, income, issues and profits thereof and out of them to pay all proper costs and expenses of so taking, holding and managing such Property, including reasonable compensation to the Lender, its agents, servants and employees and counsel, and any charges of the Lender hereunder, and any taxes and assessments and other charges prior to the lien of these presents which the Lender may deem appropriate to pay. The remainder of the monies so received by it shall be utilized to pay interest and principal on Loan as provided herein;

3.1.3. Cause Borrower to assemble any Personal Property and deliver it to Lender at a place designated by Lender;

3.1.4. Bring a court action to foreclose this Security Instrument or to enforce its provisions or any of the indebtedness or obligations secured by this Security Instrument;

3.1.5. Cause any or all of the Property to be sold under the power of sale granted by this Security Instrument in any manner permitted by applicable law;

3.1.6. Exercise any other right or remedy available under any of the Loan Documents, or otherwise available under law or in equity, including without limitation, rights and remedies with respect to the Personal Property that are available to a Secured Party under the Uniform Commercial Code, and the rights and remedies under Section 3.3 below.

3.2. Appointment of a Receiver. Upon the filing of a bill in equity, or other commencement of judicial proceedings to enforce the rights of the Lender, the Lender, as a matter of right, and without regard to the sufficiency of the security shall be entitled, if Lender in its sole discretion so desires, to the appointment (immediately and without notice to the Borrower, which is hereby waived) of a receiver of the Property, and of the income, rents, issues and profits thereof, pending such proceedings, with such powers as may be required to protect the interest of the Lender as the court making such appointment shall confer.

3.3. Acceleration; Remedies.

3.3.1. At any time during the existence of an Event of Default, Lender, at Lender's option, may declare the Indebtedness to be immediately due and payable without further demand. After giving Borrower notice of the occurrence of an Event of Default in the manner prescribed by Oregon law, Lender may invoke the power of sale and any other remedies permitted by Oregon law or provided in this Security Instrument or in any other Loan document. Borrower acknowledges that the power of sale granted by this Security Instrument may be exercised by Lender without prior judicial hearing. Borrower has the right to bring an action to assert that an Event of Default does not exist or to raise any other defense Borrower may have to acceleration and sale. Lender may also foreclose this Security Instrument judicially as a mortgage. Lender shall be entitled to collect all costs and expenses incurred in pursuing such remedies, including attorneys' fees and costs of documentary evidence, abstracts and title reports.

3.3.2. If Lender invokes the power of sale, Lender shall give written notice to Trustee of the occurrence of the Event of Default and of Lender's election to cause the Property to be sold. Trustee and Lender shall give such notices as Oregon law may require to Borrower and to all other persons entitled to receive notice under Oregon law. After the lapse of such time as may be required by Oregon law, Trustee shall sell the Property according to Oregon law. Trustee may sell the Property at the time and place and under the terms designated in the notice of sale in one or more parcels and in such order as Trustee may determine. Trustee may postpone the sale of all or any part of the Property for a period or periods not exceeding a total of 180 days by public announcement at the time and place fixed in the notice of sale. Lender or Lender's designee may purchase the Property at any sale.

3.3.3. Trustee shall deliver to the purchaser at the sale, within a reasonable time after the sale, a deed conveying the Property so sold without any covenant or warranty, express or implied. The recitals in the Trustee's deed shall be prima facie evidence of the truth of the statements made in those recitals. Trustee shall apply the proceeds of the sale in the following order: (a) to all costs and expenses of the sale, including Trustee's fees not to exceed five percent (5%) of the gross sales price, attorneys' fees and costs of title evidence; (b) to the indebtedness in such order as Lender, in Lender's discretion, directs; and (c) the excess, if any, to the person or persons legally entitled to the excess.

3.4 Waiver of Rights. Borrower waives all rights to direct the order in which any of the Property shall be sold in the event of any sale under this Security Instrument, and also any right to have any of the Property marshaled upon any sale.

3.5. Remedies are Cumulative. All remedies contained in this Security Instrument are cumulative, and Lender also has all other remedies provided by law, in equity, or in any other agreement between Borrower and Lender. No delay or failure by Lender to exercise any right or remedy under this Security Instrument shall be construed to be a waiver of that right or remedy or of any default by Borrower. Lender may exercise any one or more of its rights and remedies at its option without regard to the adequacy of its security.

3.6. Payment of Expenses. Borrower shall pay all of Lender and Trustee's expenses incurred in any efforts to enforce or otherwise protect any terms of this Security Instrument, whether or not any lawsuit is filed, including but not limited to legal fees and disbursements, foreclosure costs, escrow fees, filing fees, recording fees, and title charges.

3.7. No Cure or Waiver. Neither Lender nor Trustee nor any receiver's entry upon and taking possession of all or any part of the Property, nor any collection of rents, issues, profits, insurance proceeds, condemnation proceeds or damages, other security or proceeds of other security, or other sums, nor the application of any collected sum to any Obligation, nor the exercise of any other right or remedy by Lender or Trustee or any receiver shall cure or waive any breach, Default or notice of default under this Security Instrument, or nullify the effect of any notice of default or sale (unless all Obligations then due have been paid and performed and Borrower has cured all other defaults), or impair the status of the security, or prejudice Lender or Trustee in the exercise of any right or remedy, or be construed as an affirmation by Lender of any tenancy, lease, or option or a subordination of the lien of this Security Instrument.

3.8. Power to File Notices and Cure Defaults. Borrower hereby irrevocably appoints Lender and its successors and assigns as its attorney-in-fact, which agency is coupled with an interest, (a) to execute and record any notices of completion, cessation of labor, or any other notices that Lender deems appropriate to protect Lender's interest, and (b) upon the occurrence of a Default, to perform any obligation of Borrower hereunder; provided, that (i) Lender, as such attorney-in-fact, shall only be accountable for such funds as are actually received by Lender; and (ii) Lender shall not be liable to Borrower or any other person or entity for any failure to act under this section.

3.9 Waiver of Jury Trial. EACH OF THE PARTIES HERETO IRREVOCABLY WAIVES ANY AND ALL RIGHT TO TRIAL BY JURY IN ANY LEGAL PROCEEDING ARISING OUT OF OR RELATING TO THIS AGREEMENT OR THE TRANSACTIONS CONTEMPLATED HEREBY.

ARTICLE 4 MISCELLANEOUS

4.1. Invalidity. The invalidity or unenforceability of any one or more provisions of this Security Instrument will in no way affect any other provision.

4.2. Notices. All notices given under this Security Instrument must be in writing and will be effectively served upon personal delivery, overnight delivery by a national overnight delivery service, or, if mailed, no later than forty-eight (48) hours after deposit in first class or certified United States mail, postage prepaid, sent to Lender at its address appearing on the front page of this Security Instrument and sent to Borrower at its address appearing on the front page of this Security Instrument, which address may be changed by written notice.

4.3. Rights of Lender to Release Debtors or Security. Without affecting Borrower's liability for the payment of any of the indebtedness secured by this Security Instrument, Lender may from time to time and without notice to Borrower (a) release any person liable for the payment of this indebtedness, (b) extend or modify the terms of that indebtedness, or (c) accept additional real or personal property of any kind as security, or alter, substitute or release any property securing that indebtedness, or (d) cause the Trustee to consent to the making of any map or plat of the Property, or to reconvey any part of the Property, or to join in granting any easement or creating any restriction on the Property, or to join in any subordination or other agreement affecting this Security Instrument.

4.4. Inspection Rights. Lender may at any reasonable times enter upon and inspect the Property in person or by agent.

4.5. Reconveyance. Upon payment of the indebtedness, Lender shall request Trustee to reconvey the Property and shall surrender this Instrument and the Note to Trustee. Trustee shall reconvey the Property without warranty to the person or persons legally entitled thereto. Such person or persons shall pay Trustee's reasonable costs incurred in so reconveying the Property and costs of recording, if any.

4.6. Governing Law. This Security Instrument and all rights and obligations hereunder shall be governed by and interpreted according to the laws of the state where the Property is located.

4.7. Use of Pronouns. The term "Borrower" includes both the original Borrower and any subsequent owner or owners of any of the Property, and the term "Lender" includes the original Lender and also any future owner or holder, including pledges and participants, of the Note or any interests therein. Whenever the context requires, the singular includes the plural and vice versa and each gender includes each other gender.

4.8. Headings; Underlining. The headings of the articles and sections of this Security Instrument are for convenience only and do not limit its provisions. The use of underlining in this Security Instrument is for convenience only, and the parties understand and agree that the presence or absence of underlining shall not be used in interpreting or construing this Security Instrument or any provision hereof.

4.9. Waiver. Neither the acceptance of any partial or delinquent payment or performance nor the failure to exercise any rights upon a default shall be a waiver of Borrower's obligations hereunder. Lender's consent to any act or omission by Borrower will not be a consent to any other or subsequent act or omission or a waiver of the need for such consent in any future or other instance.

4.10. Successors and Assigns. Subject to the provisions of Section 1.6 hereof, the terms of this Security Instrument shall bind and benefit heirs, legal representatives, successors and assigns of Borrower and Lender and the successors in trust of Trustee.

4.11. Joint and Several Liability. If Borrower consists of more than one person or entity, each shall be jointly and severally liable to perform the Obligations of Borrower.

4.12. Substitute Trustee. In accordance with Oregon law, Lender may from time to time appoint a successor trustee to any Trustee appointed under this Instrument who has ceased to act. Without conveyance of the Mortgaged Property, the successor trustee shall succeed to all the title, power and duties conferred upon the predecessor Trustee and by Oregon law.

4.13. Subrogation. If, and to the extent that, the proceeds of the loan evidenced by the Note are used to pay, satisfy or discharge any obligation of Borrower for the payment of money that is secured by a pre-existing mortgage, deed of trust or other lien encumbering the Mortgaged Property (a "Prior Lien"), such loan proceed shall be deemed to have been advanced by Lender at Borrower's request, and Lender shall automatically, and without further action on its part, be subrogated to the rights, including lien priority, of the owner or holder of the obligation secured by the Prior Lien, whether or not the Prior Lien is released.

4.14. No Change In Facts or Circumstances. All information in the application for the loan submitted to Lender (the "Loan Application") and in all financial statements, rent rolls, reports, certificates and other documents submitted in connection with the Loan Application are complete and accurate in all material respects. There has been no material adverse change in any fact or circumstance that would make any such information incomplete or inaccurate.

4.15. Time of the Essence. Time of the Essence as to all obligations under this security instrument.

4.16. Requests For Notice. Borrower requests that a copy of any notice of default and notice of sale required by law be mailed to it at its address set forth above.

4.17. No Fiduciary Duty. Lender owes no fiduciary or other special duty to Borrower.

4.18. Conformity of Remedies; Mortgage. Any procedures or remedies provided herein shall be modified by and replaced with, where inconsistent with or required by, any procedures or requirements of the laws of the state in which the Property is located. In addition, should this instrument be or become ineffective as a Security Instrument, then these presents shall be construed and enforced as a realty mortgage with the Borrower being the mortgagor and Lender being the mortgagee.

4.19. Forced Place Insurance Notice. WARNING: UNLESS YOU PROVIDE US WITH EVIDENCE OF THE INSURANCE COVERAGE AS REQUIRED BY THIS SECURITY AGREEMENT OR THE OTHER LOAN DOCUMENTS, WE MAY PURCHASE INSURANCE AT YOUR EXPENSE TO PROTECT OUR INTEREST. THIS INSURANCE MAY, BUT NEED NOT, ALSO PROTECT YOUR INTEREST. IF THE COLLATERAL BECOMES DAMAGED, THE COVERAGE WE PURCHASE MAY NOT PAY ANY CLAIM YOU MAKE OR ANY CLAIM MADE AGAINST YOU. YOU MAY LATER CANCEL THIS COVERAGE BY PROVIDING EVIDENCE THAT YOU HAVE OBTAINED PROPERTY COVERAGE ELSEWHERE.

YOU ARE RESPONSIBLE FOR THE COST OF ANY INSURANCE PURCHASED BY US. THE COST OF THIS INSURANCE MAY BE ADDED TO YOUR LOAN BALANCE. IF THIS COST IS ADDED TO YOUR LOAN BALANCE, THE INTEREST RATE PAYABLE UNDER THE UNDERLYING LOAN WILL APPLY TO THIS ADDED AMOUNT. THE EFFECTIVE DATE OF THE COVERAGE MAY BE THE DATE YOUR PRIOR COVERAGE LAPSED OR THE DATE YOU FAILED TO PROVIDE PROOF OF COVERAGE.

THE COVERAGE WE PURCHASE MAY BE CONSIDERABLY MORE EXPENSIVE THAN INSURANCE YOU CAN OBTAIN ON YOUR OWN AND MAY NOT SATISFY ANY NEED FOR PROPERTY DAMAGE COVERAGE OR ANY MANDATORY LIABILITY INSURANCE REQUIREMENTS IMPOSED BY APPLICABLE LAW. (Each reference to "you" and "your" shall refer to Borrower and each reference to "us" and "we" shall refer to Lender.)

4.20. No Oral Commitments Notice. UNDER OREGON LAW, MOST AGREEMENTS, PROMISES AND COMMITMENTS MADE BY LENDER AFTER OCTOBER 3, 1989, CONCERNING LOANS AND OTHER CREDIT EXTENSIONS WHICH ARE NOT FOR PERSONAL, FAMILY OR HOUSEHOLD PURPOSES OR SECURED SOLELY BY THE BORROWER'S RESIDENCE MUST IN WRITING, EXPRESS CONSIDERATION AND BE SIGNED BY LENDER TO BE ENFORCEABLE.

ARTICLE 5
ASSIGNMENT OF LEASES AND RENTS

5.1. Scope of Assignment. Borrower hereby absolutely and irrevocably grants, sells, assigns, transfers and sets over to Lender:

5.1.1. Rents. All Rents now existing or hereafter created and affecting all or any portion of the Property or the use or occupancy thereof.

5.1.2. Leases. All of Borrower's right, title and interest in and to all leases, subleases, subtenancies, licenses, occupancy agreements and concessions covering Property or any portion thereof or space therein now or hereafter existing, including all modifications, amendments, extensions and renewals thereof, and all rights and privileges incident thereto (collectively "**Leases**").

5.1.3. Security Deposits. All security deposits, guaranties and other security now or hereafter held by Borrower as security for the performance of the obligations of the Lessees under the Leases.

5.2. Effect of Assignment. This Assignment is intended by Borrower and Lender to create and shall be construed to create an assignment to Lender of all of Borrower's right, title and interest in the Rents and in the Leases, and shall be deemed to create a security interest therein for the payment of any indebtedness or the performance of any obligations of Borrower under the Note, the Trust Indenture or this Security Instrument. Borrower and Lender further agree that, during the term of this Assignment, the Rents shall not constitute property of Borrower (or of any estate of Borrower) within the meaning of 11 U.S.C. § 541, as amended from time to time.

5.3. Grant of License. By its acceptance of this Assignment and so long as an Event of Default shall not have occurred and be continuing hereunder, Lender hereby grants to Borrower a revocable license to enforce the Leases, to collect the Rents, to apply the Rents to the payment of costs and expenses incurred in connection with the development, construction, operation, maintenance, repair and restoration of the Property, and to any indebtedness secured thereby and to distribute the balance, if any, to Borrower. As a condition of this license, Borrower shall provide Lender copies of all lease agreements on any portion of the Property with a lease period of one (1) year or more in duration. Copies of lease agreement for periods of less than one (1) year shall be delivered to Lender only in the event Borrower, in the exercise of appropriate business care, shall determine that the lease is of such importance to the Lender's interest in the collateral that the existence and terms of the lease should be disclosed.

5.4. Revocation of License. Upon the occurrence of an Event of Default, and at any time thereafter during the continuance of such default, Lender shall have the right to revoke the license granted to Borrower hereby by giving written notice of such revocation to Borrower. Upon such revocation, Borrower shall promptly deliver to Lender all Rents then held by Borrower and Lender shall thereafter be entitled to enforce the Leases, to collect and receive, without deduction or offset, all Rents payable thereunder, including, but not limited to, all Rents which were accrued and unpaid as of the date of such revocation and to apply such Rents as provided in this Security Instrument.

5.5. Appointment of Borrower as Agent for Lender.

5.5.1. Purpose of Appointment. Upon such revocation, Lender may, at its option, appoint Borrower to act as agent for Lender for the purpose of:

5.5.1.1. Managing and operating the Property and paying all expenses incurred in connection therewith and approved by Lender.

5.5.1.2. Enforcing the provisions of the Leases.

5.5.1.3. Collecting all Rents due thereunder.

5.5.2. Notice to Borrower to Act as Agent. If Lender so elects, Lender shall give written notice thereof to Borrower and Borrower agrees to act as agent of assignee for the purpose or purposes specified in such notice. Borrower shall promptly comply with all instructions and directions from Lender with respect thereto. Borrower shall not be entitled to any management fee, commission or other compensation unless expressly agreed to in writing by Lender.

5.5.3. Deposit of Rents Collected. All Rents collected by Borrower as agent for Lender pursuant to this Section shall be immediately deposited in an insured account in the name of Lender in a bank or other financial institution designated by Lender. All Rents collected by Borrower and all amounts deposited in such account, including interest thereon, shall be the property of Lender and Borrower shall not be entitled to withdraw any amount from such account without the prior written consent of Lender.

5.5.4. Purpose of Agency. The agency hereby created shall be solely responsible for the purpose of implementing the provisions of this Assignment and collecting the Rents due Lender hereunder. Nothing contained herein shall place upon Lender the responsibility for the management, control, operation, repair, maintenance or restoration of the Property nor shall Lender be liable under or be deemed to have assumed Borrower's obligations with respect to the Leases. Lender may at any time terminate the agency relationship with Borrower by written notice to Borrower.

5.6. Collection by Lender. Upon the occurrence of an Event of Default and at any time thereafter during the continuance thereof, Lender shall have the right, in addition to the rights granted pursuant to this Section 5.6 hereof, to collect all or any portion of the Rents assigned hereby directly or through a court-appointed receiver. Such right shall include any and all of the following:

5.6.1. Notice to Lessees to Pay Rents to Lender. The right to notify the Lessee or Lessees under the Leases, with or without taking possession of the Property, to demand that all Rents under such Leases thereafter be paid to Lender;

5.6.2. Enter and Possess the Property. The right to enter into possession of the Property, to assume control with respect to and to pay all expenses incurred in connection with the development, construction, operation, maintenance, repair or restoration of the Property, to enforce all Leases and to collect all Rents due there under, to apply all Rents received by Lender, to amend, modify, extend, renew and terminate any or all Leases, to execute new Leases, and to do all other acts which Lender shall determine, in its sole discretion, to be necessary or desirable to carry out the purposes of this Assignment; and

5.6.3. Specific Performance. The right to specifically enforce the provisions of this Assignment and if Lender shall so elect, to obtain the appointment of a receiver pursuant to and in accordance with the provisions of this Security Instrument.

5.7. Protection of Lessees. Borrower and Lender agree that all Lessees under any Leases shall be bound by and required to comply with the provisions of this Assignment. In connection therewith, Borrower and Lender further agree as follows:

5.7.1. Notice to Lessees of Assignment. If requested by Lender, Borrower shall: (i) notify each Lessee under any Lease now affecting all or any portion of the Property of the existence of this Assignment and the rights and obligations of Borrower and Lender hereunder; (ii) provide each Lessee with a copy of this Assignment; and (iii) obtain such Lessee's agreement to be bound and comply with the provisions hereof.

5.7.2. Reference to Assignment. All Leases hereafter executed with respect to the Property or any portion thereof shall contain a reference to this Assignment and shall state that such Lessee shall be bound by and shall comply with the provisions hereof.

5.7.3. Occurrence of Event of Default. Upon the occurrence of an Event of Default and at any time thereafter during the continuance thereof, Lender may, at its option, send any Lessee a notice to the effect that: (i) an Event of Default has occurred and that Lender has revoked Borrower's license to collect the Rents; (ii) Lender has elected to exercise its rights under this Assignment; and (iii) such Lessee is thereby directed to thereafter make all payments of Rents and to perform all obligations under its lease or for the benefit of Lender or as Lender shall direct.

5.7.4. Notice to Lessee to Comply with Leases. Upon receipt of any such notice from Lender, each Lessee is hereby instructed by Borrower and Lender to comply with the provisions of such notice, to make all payments of Rents and to perform all obligations under the lease to and for the benefit of Lender or as Lender shall direct. Such notice and direction shall remain effective until the first to occur of: (i) the receipt by Lessee of a subsequent notice from Lender to the effect that such Event of Default has been cured or that Lender has appointed Borrower to act as agent for Lender pursuant to this Assignment; (ii) the appointment of a receiver pursuant to this Assignment, in which event such Lessee shall thereafter make payments of Rents and perform all obligations under the leases as may be directed by such receiver; or (iii) the issuance of an order of a court of competent jurisdiction terminating this Assignment or otherwise directing such Lessee to pay Rents and perform its obligations in a manner inconsistent with said notice.

5.7.5. Lessee's Reliance on Notice from Lender. Each Lessee shall be entitled to rely upon any notice from Lender and shall be protected with respect to any payment of Rents made pursuant to such notice.

5.7.6. No Duty for Lessee to Investigate. Each Lessee who receives a notice from Lender pursuant to this Assignment shall not be required to investigate or determine the validity or accuracy of such notice or the validity or enforceability of this Assignment. Borrower hereby agrees to indemnify, defend and hold such Lessee harmless from and against any and all loss, claim, damage or liability arising from or related to payment of Rents or performance of obligations under any lease by such Lessee made in good faith in reliance on and pursuant to such notice.

5.7.7. No Assumption by Lender of Lease Obligations. The payment of Rents to Lender pursuant to any such notice and the performance of obligations under any Lease to or for the benefit of Lender shall not cause Lender to assume or be bound by the provisions of such Lease, including, but not limited to, duty to return any security deposit to the Lessee under such lease unless and to the extent such security deposit was paid to Lender by Borrower.

5.7.8. Assignment Binding on Lessees. The provisions of this Section 5.7 are expressly made for the benefit of and shall be binding on and enforceable by each Lessee under any Lease now or hereafter affecting all or any portion of the Property.

5.8. Application of Rents; Security Deposits. All Rents received by Lender pursuant to this Assignment shall be applied by Lender, in its sole discretion, to any of the following:

5.8.1. First, to pay any costs and expenses of collection of the Rents that may be incurred by Lender;

5.8.2. Second, to pay any costs and expenses incurred by Lender in connection with the development, construction, operation, maintenance, repair or restoration of the Property;

5.8.3. Third, to the establishment of reasonable reserves for working capital and for anticipated or projected costs and expenses of the Property, including, without limitation, capital improvements which may be necessary or desirable or required by law;

5.8.4. Fourth, to the payment of any indebtedness then owing by Borrower to Lender; and

5.8.5. Thereafter, to remit the remainder, if any, to the person or persons entitled thereto.

5.8.6. In connection therewith, Borrower further agrees that all Rents received by Lender from any Lessee may be allocated, if Lender so elects, to the payment of all current obligations of such Lessee under its Lease and not to amounts which may be accrued and unpaid as of the date of revocation of Borrower's license to collect such Rents. Lender may, but shall have no obligation to, pursue any Lessee for the payment of Rents which may be due under its lease with respect to any period prior to the exercise of Lender's rights under this Assignment or which may become due thereafter. Lender shall not be liable to any Lessee for the payment or return of any security deposit under any Lease unless and to the extent that such security deposit has been paid to and received by Lender, and Borrower agrees to indemnify, defend and hold Lender harmless from and against any and all losses, claims, damages or liabilities arising out of any claim by a Lessee with respect thereto. Borrower further agrees that the collection of Rents by Lender and the application of such Rents by Lender to the costs, expenses and obligations referred to herein shall not cure or waive any default or Event of Default or invalidate any act (including, but not limited to, any sale of all or any portion of the Property or any property now or hereafter securing the Loans) done in response to or as a result of such Event of Default or pursuant to any notice of default or notice of sale issued pursuant to this Security Instrument.

5.9. Covenants of Borrower. Borrower agrees as follows:

5.9.1. No Amendment or Termination of Leases. Borrower shall not enter into, amend, modify or terminate any lease of all or any portion of the Property, except in accordance with the provisions of this Security Instrument;

5.9.2. No acceptance of Advance Rent. Borrower shall not accept advance rent in excess of one (1) month from any Lessee without the prior written consent of Lender;

5.9.3. Delivery of Leases. Upon request by Lender, Borrower shall provide Lender with true, correct and complete copies of all Leases, together with such other information relating to the Leases or to the Lessees thereunder as Lender shall reasonably request; and

5.9.4. Lender's Rights to Inspect Books and Records. Upon request of Lender, Borrower shall make available to Lender all books, records, financial statements and other information relating to the Leases, the collection of all Rents, and the disposition and disbursement thereof.

5.10. Priority of Assignment; Further Assurances. Borrower hereby represents and warrants that the Assignment of Rents hereby granted is a first priority assignment and that no other assignments of all or any portion of the Rents or the leases exist or remain outstanding. Borrower agrees to take such action and to execute, deliver and record such documents as may be reasonably necessary to evidence such assignment, to establish the priority thereof and to carry out the intent and purpose hereof, if requested by Lender, Borrower shall execute a specific assignment of any lease now or hereafter affecting all or any portion of the Property.

5.11. Lender Not Responsible for Borrower's Obligations. Nothing contained herein shall operate or be construed to obligate Lender to perform any of the terms, covenants and conditions contained in any lease or otherwise to impose any obligation upon Lender with respect to any lease, including, but not limited to, any obligation arising out of any covenant of quiet enjoyment therein contained in the event the Lessee under any such Lease shall have been joined as a party defendant in any action to foreclose and the estate of such Lessee shall have been thereby terminated. Prior to actual entry into and taking possession of the Property by Lender, this Assignment shall not operate to place upon Lender any responsibility for the operation, control, care, management or repair of the Property or any portion thereof and the execution of this Assignment by Borrower shall constitute conclusive evidence that all responsibility for the operation, control, care, management and repair of the Property is and shall be that of Borrower, prior to such actual entry and taking of possession.

5.12. Termination of Assignment. A full and complete release and reconveyance of this Security Instrument shall operate as a full and complete release of all of Lender's rights and interest hereunder. Upon the recordation of such release and reconveyance, this Assignment shall thereafter be void and of no further effect.

THIS SECURITY INSTRUMENT IS A FIRST DEED OF TRUST. NO FURTHER DEEDS OF TRUST OR SECURITY DEEDS WILL BE RECORDED AGAINST THE PROPERTY WITHOUT THE PRIOR WRITTEN CONSENT OF THE LENDER. FAILURE TO COMPLY WITH THIS PROVISION SHALL CONSTITUTE A DEFAULT AND THE LOANS SHALL IMMEDIATELY BECOME DUE AND PAYABLE. CONSENT TO ONE FURTHER ENCUMBRANCE SHALL NOT BE DEEMED TO BE A WAIVER OF THE RIGHT TO REQUIRE SUCH CONSENT TO FUTURE OR SUCCESSIVE ENCUMBRANCES.

IN WITNESS WHEREOF, the undersigned have hereto set their hand and seal the above day and year above written.

BORROWER:

HORIZON COMMUNITY CHURCH

By: [Signature]
Stan Russell, Senior Pastor

By: [Signature]
William Stine, Secretary/Treasurer

STATE OF OREGON)
COUNTY OF Clackamas) ss.

This instrument was acknowledged before me on 9/24/15, 2015, by Stan Russell, Senior Pastor, and William Stine, Secretary/Treasurer, of Horizon Community Church.

(SEAL)

[Signature]
Notary Public

My commission expires 6/19/17.

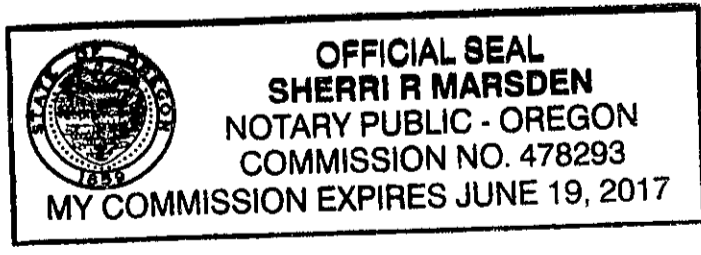


EXHIBIT "A"

Legal Description

PARCEL I:

TRACT 1:

A TRACT OF LAND LYING IN THE SOUTHEAST ONE-QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 35; THENCE EAST 676.0 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF THE R.H. BALDOCK FREEWAY;
THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT OF WAY LINE 675.0 FEET TO A POINT ON THE NORTHERLY LINE OF LOT 4, TUALATIN ORCHARD TRACT [PLAT BOOK 6, PAGE 0022], WASHINGTON COUNTY, OREGON;
THENCE WESTERLY ALONG SAID NORTHERLY LINE AND ITS EXTENSION THEREOF 490.0 FEET TO THE SOUTHEAST CORNER OF PARCEL I AS DESCRIBED IN DEED TO JAMES KING & CO., AN OREGON CORPORATION, RECORDED APRIL 25, 1975, IN BOOK 1020, PAGE 0386, DEED RECORDS OF WASHINGTON COUNTY, OREGON;
THENCE NORTH 0° 14' EAST 330.0 FEET TO THE NORTHEAST CORNER OF SAID KING TRACT; THENCE SOUTH 89° 53' 45" WEST ALONG THE NORTHERLY LINE OF SAID KING TRACT 1380.12 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF STATE HIGHWAY 217 (SW BOONES FERRY ROAD);
THENCE NORTHERLY ALONG THE EASTERLY RIGHT OF WAY LINE TO A POINT ON THE SOUTH LINE OF THAT TRACT OF LAND CONVEYED TO KENNETH L. FURROW, ET UX, RECORDED MARCH 25, 1970, IN BOOK 774, PAGE 0864, DEED RECORDS OF WASHINGTON COUNTY, OREGON;
THENCE EAST 1280 FEET TO A POINT ON THE WEST LINE OF THAT TRACT OF LAND CONVEYED TO THE CITY OF TUALATIN, RECORDED JULY 12, 1971, IN BOOK 825, PAGE 0873, DEED RECORDS OF WASHINGTON COUNTY, OREGON (SAID POINT BEING 16.5 FEET SOUTH OF THE NORTHWEST CORNER OF SAID CITY OF TUALATIN TRACT);
THENCE SOUTH ALONG SAID WEST LINE EXTENDED 660.0 FEET;
THENCE EAST 16.5 FEET;
THENCE NORTH 16.5 FEET TO THE POINT OF BEGINNING.

SAVE AND EXCEPT PARCELS A, B, C, & D AS FOLLOWS:

PARCEL A:

BEGINNING AT A POINT WHICH IS 295 FEET NORTH OF THE SOUTHWEST CORNER OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON;
THENCE EAST 380 FEET TO A POINT;
THENCE SOUTH 575 FEET TO A POINT;
THENCE WEST TO A POINT IN THE CENTER OF SOUTHWEST BOONES FERRY ROAD (STATE HIGHWAY NO. 217);
THENCE IN A NORTHERLY DIRECTION ALONG THE CENTER LINE OF SOUTHWEST BOONES FERRY ROAD TO THE POINT OF BEGINNING.

PARCEL B:

BEGINNING AT A POINT WHICH IS 295 FEET NORTH OF THE SOUTHWEST CORNER OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON;
THENCE EAST 740 FEET TO A POINT;
THENCE SOUTH 625 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 625 FEET TO A POINT;
THENCE WEST 360 FEET TO A POINT;
THENCE SOUTH 575 FEET TO A POINT;
THENCE WEST TO A POINT IN THE CENTER OF SOUTHWEST BOONES FERRY ROAD (STATE HIGHWAY NO. 217);
THENCE IN A SOUTHERLY DIRECTION TO THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO GEORGE H. ANDREWS BY BARGAIN AND SALE DEED, RECORDED APRIL 25, 1975 IN BOOK 1020, PAGE 0383, RECORDS OF WASHINGTON COUNTY, OREGON;
THENCE EAST ALONG THE NORTH LINE OF THE SAID ANDREWS TRACT TO THE POINT OF BEGINNING.

PARCEL C:

A PORTION OF PARCEL I OF THOSE CERTAIN TRACTS OF LAND IN THE SOUTHEAST ONE-QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON, CONVEYED TO GRACE COMMUNITY CHURCH OF THE ASSEMBLIES OF GOD, INC., BY DEED RECORDED JUNE 12, 2001, AS FEE NO. 2001 055727, WASHINGTON COUNTY, OREGON, DEED RECORDS, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF PARCEL II, SAID DOCUMENT RECORDED JUNE 12, 2001, AS FEE NO. 2001 055727, WHICH POINT BEARS NORTH 89° 38' 45" EAST 284.71 FEET FROM THE SOUTHWEST CORNER THEREOF, AND RUNNING THENCE ALONG SAID SOUTH LINE TO THE SOUTHEAST CORNER OF SAID PARCEL II, NORTH 89° 38' 45" EAST 465.03 FEET;
THENCE SOUTH 00° 09' 07" EAST 972.37 FEET TO A POINT ON THE NORTH LINE OF THAT CERTAIN TRACT OF LAND CONVEYED TO GRACE COMMUNITY CHURCH BY DEED RECORDED JANUARY 11, 2002, AS FEE NO. 2002 004397, SAID DEED RECORDS;
THENCE SOUTH 89° 36' 05" WEST ALONG SAID NORTH LINE, 281.60 FEET;
THENCE NORTH 00° 00' 00" EAST 452.22 FEET;
THENCE NORTH 60° 00' 00" WEST 212.13 FEET;
THENCE NORTH 00° 05' 57" WEST 98.50 FEET;
THENCE NORTH 30° 00' 00" EAST 121.00 FEET;
THENCE NORTH 00° 00' 00" EAST 101.39 FEET;
THENCE NORTH 30° 00' 00" WEST 125.27 FEET TO THE POINT OF BEGINNING.

PARCEL D:

A PORTION OF PARCEL I OF THOSE CERTAIN TRACTS OF LAND IN THE SOUTHEAST ONE-QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON, CONVEYED TO GRACE COMMUNITY CHURCH OF THE ASSEMBLIES OF GOD, INC., BY DEED RECORDED JUNE 12, 2001, AS FEE NO. 2001 055727, WASHINGTON COUNTY, OREGON, DEED RECORDS, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO GRACE COMMUNITY CHURCH BY DEED RECORDED JANUARY 11, 2002, AS FEE NO. 2002 004397, SAID DEED RECORDS, AND RUNNING THENCE ALONG THE BOUNDARY OF SAID PARCEL I, NORTH 89° 34' 49" EAST 485.62 FEET, NORTH 15° 44' 54" EAST 690.21 FEET, SOUTH 89° 35' 49" WEST 674.70 FEET, SOUTH 08° 09' 07" EAST 36.50 FEET, AND SOUTH 69° 38' 49" WEST 16.50 FEET;
THENCE SOUTH 00° 09' 07" EAST 313.47 FEET TO A POINT ON THE NORTH LINE OF SAID DOCUMENT RECORDED JANUARY 11, 2002, AS FEE NO. 2002 004397;
THENCE ALONG THE BOUNDARY THEREOF, NORTH 89° 36' 05" EAST 16.50 FEET AND SOUTH 00° 08' 37" EAST 313.16 FEET TO THE POINT OF BEGINNING.

THE LEGAL DESCRIPTION WAS CREATED PRIOR TO JANUARY 01, 2008.

TRACT 2:

BEGINNING AT A POINT ON THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON, EAST 551 FEET FROM THE CENTER OF SAID SECTION 35;
THENCE EAST ALONG THE ONE-QUARTER SECTION LINE 752.5 FEET;
THENCE SOUTH PARALLEL TO THE WEST LINE OF SAID SOUTHEAST ONE-QUARTER 676.5 FEET TO A POINT;
THENCE WEST PARALLEL TO THE NORTH LINE OF SAID SOUTHEAST ONE-QUARTER 752.5 FEET TO A POINT;
THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST ONE-QUARTER 676.5 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A PORTION OF PARCEL I OF THOSE CERTAIN TRACTS OF LAND IN THE SOUTHEAST ONE-QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON, CONVEYED TO GRACE COMMUNITY CHURCH OF THE ASSEMBLIES OF GOD, INC., BY DEED RECORDED JUNE 12, 2001, AS FEE NO. 2001 055727, WASHINGTON COUNTY, OREGON, DEED RECORDS, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF PARCEL II, SAID DOCUMENT RECORDED JUNE 12, 2001, AS FEE NO. 2001 055727, WHICH POINT BEARS NORTH 89° 38' 45" EAST 284.71 FEET FROM THE SOUTHWEST CORNER THEREOF, AND RUNNING THENCE ALONG SAID SOUTH LINE TO THE SOUTHEAST CORNER OF SAID PARCEL II, NORTH 89° 38' 45" EAST 465.03 FEET;
THENCE SOUTH 00° 09' 07" EAST 972.37 FEET TO A POINT ON THE NORTH LINE OF THAT

CERTAIN TRACT OF LAND CONVEYED TO GRACE COMMUNITY CHURCH BY DEED RECORDED JANUARY 11, 2002, AS FEE NO. 2002 004397, SAID DEED RECORDS;
THENCE SOUTH 89° 36' 05" WEST ALONG SAID NORTH LINE, 281.60 FEET;
THENCE NORTH 00° 00' 00" EAST 452.22 FEET;
THENCE NORTH 60° 00' 00" WEST 212.13 FEET;
THENCE NORTH 00° 05' 57" WEST 98.50 FEET;
THENCE NORTH 30° 00' 00" EAST 121.00 FEET;
THENCE NORTH 00° 00' 00" EAST 101.39 FEET;
THENCE NORTH 30° 00' 00" WEST 125.27 FEET TO THE POINT OF BEGINNING.

THE LEGAL DESCRIPTION WAS CREATED PRIOR TO JANUARY 01, 2008

TRACT 3:

BEGINNING AT A POINT WHICH IS 295 FEET NORTH OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON;
THENCE EAST 740 FEET TO A POINT;
THENCE SOUTH 625 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 625 FEET TO A POINT;
THENCE WEST 360 FEET TO A POINT;
THENCE SOUTH 575 FEET TO A POINT;
THENCE WEST TO A POINT IN THE CENTER OF SOUTHWEST BOONES FERRY ROAD (STATE HIGHWAY NO. 217);
THENCE IN A SOUTHERLY DIRECTION TO THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO GEORGE H. ANDREWS BY BARGAIN AND SALE DEED, RECORDED APRIL 25, 1975, IN BOOK 1020, PAGE 0383, RECORDS OF WASHINGTON COUNTY, OREGON;
THENCE EAST ALONG THE NORTH LINE OF THE SAID ANDREWS TRACT TO THE POINT OF BEGINNING.

THE LEGAL DESCRIPTION WAS CREATED PRIOR TO JANUARY 01, 2008.

TRACT 4:

A TRACT OF LAND IN THE SOUTHEAST ONE-QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON, 294 FEET EAST OF AN IRON BAR MARKING THE CENTER OF SAID SECTION;
THENCE EAST ALONG SAID NORTH LINE, 257 FEET TO A POINT;
THENCE SOUTH PARALLEL TO THE WEST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 35, A DISTANCE OF 660 FEET TO A POINT;
THENCE WEST PARALLEL TO THE NORTH LINE OF SAID SOUTHEAST ONE-QUARTER

OF SECTION 35, A DISTANCE OF 257 FEET;
THENCE NORTH PARALLEL TO THE WEST LINE OF SAID SOUTHEAST ONE-QUARTER
660 FEET TO THE POINT OF BEGINNING.

ALSO, THAT PORTION OF THOSE CERTAIN LANDS DESCRIBED OF RECORD IN BOOK
731, PAGE 0454, LYING SOUTH OF, ALONG AND WITHIN 16 1/2 FEET OF THE SOUTH
BOUNDARY OF THE TRACT ABOVE DESCRIBED.

EXCEPTING THEREFROM THE FOLLOWING:

A TRACT OF LAND IN THE SOUTHEAST ONE-QUARTER OF SECTION 35, TOWNSHIP 2
SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF
WASHINGTON AND STATE OF OREGON, BEING MORE PARTICULARLY DESCRIBED AS
FOLLOWS:

BEGINNING AT A 5/8 INCH ROD AND CAP ON THE CENTER LINE OF SECTION 35,
TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY
OF WASHINGTON AND STATE OF OREGON, SITUATED NORTH 89°41'41" EAST, 379.00
FEET FROM THE MONUMENT MARKING THE CENTER OF SAID SECTION 35;
THENCE NORTH 89° 41' 41" EAST, 172.00 FEET TO A 5/8 INCH ROD AND CAP;
THENCE SOUTH 0° 05' 16" EAST, 262.00 FEET PARALLEL WITH THE WEST LINE OF THE
SOUTHEAST ONE-QUARTER OF SAID SECTION 35 TO A 5/8 INCH ROD AND CAP;
THENCE SOUTH 89° 41' 41" WEST, 110.00 FEET TO A 5/8 INCH ROD AND CAP;
THENCE NORTH 53° 03' 41" WEST, 77.67 FEET TO A 5/8 INCH ROD AND CAP;
THENCE NORTH 0° 05' 16" WEST 215.00 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED
TO WILLIAM GORDON MOORE RECORDED AUGUST 03, 1972 IN BOOK 880, PAGE 0735,
RECORDS OF WASHINGTON COUNTY, OREGON.

THE LEGAL DESCRIPTION WAS CREATED PRIOR TO JANUARY 01, 2008.

Parcel I is commonly known as 23370 SW Boones Ferry Road, Tualatin, Oregon

PARCEL II:

A TRACT OF LAND LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 25,
TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF
TUALATIN, COUNTY OF WASHINGTON, AND STATE OF OREGON, BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 2-INCH IRON PIPE ON THE WEST LINE OF THE NORTHEAST ONE-
QUARTER OF SAID SECTION MARKING THE NORTHWEST CORNER OF LOT 105,
SANDHURST NO. 2 [PLAT BOOK 47, PAGE 0032], A PLAT OF RECORD;
THENCE ALONG SAID ONE-QUARTER SECTION LINE NORTH 0° 09' 28" EAST, 230.00 TO
THE
TRUE POINT OF BEGINNING;
THENCE CONTINUING ALONG SAID LINE, NORTH 0° 09' 28" EAST, 661.34 FEET TO THE
SOUTH RIGHT OF WAY LINE OF SOUTHWEST SAGERT STREET (COUNTY ROAD NO.
2430) AS WIDENED FOR THE SAGERT STREET OVERPASS CROSSING THE O.D.O.T. I-5
HIGHWAY;

THENCE ALONG SAID LINE, NORTH 83° 07' 49" EAST 443.75 FEET;
THENCE NORTH 89° 38' 02" EAST, 153.21 FEET TO A POINT ON THE WESTERLY RIGHT
OF WAY LINE OF SOUTHWEST 72ND AVENUE AS PLATTED PER SAID SANDHURST NO.
2 [PLAT BOOK 47, PAGE 0032];
THENCE ALONG SAID LINE, SOUTH, A DISTANCE OF 210.00 FEET;
THENCE LEAVING SAID LINE, WEST A DISTANCE OF 175.72 FEET;
THENCE SOUTH 57° 21' 18" WEST, 58.58 FEET;
THENCE SOUTH 25° 27' 48" WEST, 81.30 FEET;
THENCE SOUTH 4° 00' 00" EAST, 100.00 FEET;
THENCE SOUTH 21° 45' 18" EAST, 65.00 FEET;
THENCE SOUTH A DISTANCE OF 55.00 FEET;
THENCE SOUTH 63° 11' 36" WEST, 410.80 FEET TO THE POINT OF BEGINNING.

THE LEGAL DESCRIPTION WAS CREATED PRIOR TO JANUARY 01, 2008.

Parcel II is commonly known as 7400 SW Sagert Street, Tualatin, Oregon

PARCEL III:

BEGINNING AT A POINT ON THE NORTHWESTERLY LINE OF SMOCKVILLE [PLAT
BOOK 1, PAGE 0039], A SUBDIVISION OF RECORD IN SECTION 32, TOWNSHIP 2 SOUTH,
RANGE 1 WEST, OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF WASHINGTON
AND STATE OF OREGON;
THENCE NORTH 43° 18' WEST 60.0 FEET FROM THE MOST WESTERLY CORNER OF
BLOCK 7, THEREOF;
AND RUNNING THENCE AT RIGHT ANGLES TO SAID NORTHWESTERLY LINE NORTH
43° 18' WEST 255.0 FEET TO AN IRON ROD;
THENCE RUNNING NORTH 72° 56' EAST 111.5 FEET TO AN IRON ROD ON THE
NORTHERLY LINE OF THAT CERTAIN TRACT CONVEYED TO SHERWOOD GRANGE NO.
272, PATRONS OF HUSBANDRY, BY DEED RECORDED ON PAGE 0139 AT BOOK 316,
WASHINGTON COUNTY, OREGON DEED RECORDS;
THENCE RUNNING SOUTH 43° 18' EAST 205.7 FEET TO AN IRON ROD ON THE
NORTHWESTERLY LINE OF SMOCKVILLE [PLAT BOOK 1, PAGE 0039];
THENCE SOUTH 46° 42' WEST 100.0 FEET TO THE PLACE OF BEGINNING.
SAVE AND EXCEPT THAT PART DESCRIBED IN DEED TO SHERWOOD FRIENDS
CHURCH OF OREGON, RECORDED IN BOOK 405, PAGE 0304, DEED RECORDS,
WASHINGTON COUNTY, OREGON.

THE LEGAL DESCRIPTION WAS CREATED PRIOR TO JANUARY 01, 2008.

Parcel III is commonly known as 22240 SW Washington Street, Sherwood, Oregon

EXHIBIT B
DESCRIPTION OF COLLATERAL

- (a) All buildings, structures and improvements of every nature whatsoever now or hereafter situated on the land as described in Exhibit "A" ("Property"), and all fixtures, machinery, equipment, building materials, engines, devices for the operation of pumps, pipes, sprinkler systems, fire extinguishing apparatuses and equipment, laundry, appliances and goods of every nature now or hereafter located on or upon, or intended to be used in connection with, the Property or the improvements thereon, including, but not by way of limitation, those for the purposes of supplying or distributing heating, cooling, electricity, gas, water, air and light; and all elevators and related machinery and equipment; all plumbing; and all personal property and fixtures of every kind and character now or at any time hereafter located in or upon the Property or the improvements thereon, of which may now or hereafter be used or obtained in connection therewith, including, without limitation, fixtures, machinery, equipment, appliances (including disposals dishwashers, refrigerators, ranges, range hoods, etc.), vehicles, recreational equipment and facilities of all kinds, building supplies and materials, books and records, chattels, inventory, accounts, farm products, consumer goods, general intangibles and personal property of every kind and nature whatsoever now or hereafter owned by Debtor and located in, on or about, or used or intended to be used with or in connection with the use, operation or enjoyment of the Property or any improvements thereon, including all extensions, additions, improvements, betterments, after-acquired property, renewals, replacements and substitutions, or proceeds from a permitted sale of any of the foregoing, and all the right, title and interest of Debtor in any such fixtures, machinery, equipment, appliances, vehicles and personal property subject to or covered by any prior security agreement, conditional sales contract, chattel mortgage or similar lien or claim, together with the benefit of any deposit or payments now or hereafter made by Debtor or on behalf of Debtor; and all inventory, accounts, chattel paper, documents, equipment, fixtures, farm products, consumer goods and general intangibles constituting proceeds acquired with cash proceeds of any of the property described herein, and all other interests of every kind and character in all of the real, personal, intangible and mixed properties described herein which Debtor may now own or at any time hereafter acquire, all of which are hereby declared and shall be deemed to be fixtures and accessions to the Property and a part of the Property as between the parties hereto and all persons claiming by, through or under them.
- (b) All trade names, trademarks, service marks, logos and goodwill related thereto which in any way now or hereafter belong, relate or appertain to the Property or any improvements thereon or any part thereof or are now or hereafter acquired by Debtor.
- (c) All of the interest of Debtor in all easements, rights-of-way, licenses, operating agreements, strips and gores of land, vaults, streets, ways, alleys, passages, sewer rights, waters, water courses, water rights and powers, oil gas, other hydrocarbons, sulphur, nitrogen, carbon dioxide, helium, and other minerals, flowers, shrubs, crops, trees, timber and other emblements now or hereafter located on the Property or under or above the same or any part or parcel thereof, and all estates, rights, titles, interests, privileges, liberties, tenements, hereditaments and appurtenances, reversion and reversions and remainders, whatsoever, in any way belonging, relating or appertaining to the Property or any part thereof, or which hereafter shall in any way belong, relate or be appurtenant thereto, whether now owned or hereafter acquired by Debtor.

- (d) All income (but not limited to, all revenues, pledges, income, gifts, donations and offerings from whatever source owned by Debtor), rents, issues, royalties, profits, revenues and other benefits of the Property from time to time accruing, all payments under leases or tenancies, proceeds of insurance, condemnation awards and payments and all payments on account of oil and gas and other mineral leases, working interests, production payments, royalties, overriding royalties, rents, delay rents, operating interests, participating interests and other such entitlements, and all the estate, right, title, interest, property, possession, claim and demand whatsoever at law, as well as in equity, of Debtor of, in and to the same (hereinafter collectively referred to as the "Revenues"); reserving only the right to Debtor to collect the Revenues as provided in the Deed of Trust, Assignment of Leases and Rents and Security Agreement executed by Debtor in favor of Secured Party, as permitted by state law.
- (e) All refunds, rebates or credits in connection with any reduction in real estate taxes and assessments.
- (f) The right, in the name and on behalf of Debtor, to appear in and defend any action or proceeding brought with respect to the property and to commence any action or proceeding to protect the interest of Lender in the Property.
- (g) All construction or development contracts, subcontracts, architectural agreements, labor, material and payment bonds, and plans and specifications relating, to the construction of improvements on the Property including, without limitation (i) any engineering or architectural agreements entered into with respect to the design and other engineering or architectural services; (ii) the plans and specifications for the construction of said improvements prepared by any engineer or architect; and (iii) any agreements entered into with contractors, suppliers, materialmen or laborers with respect to construction of improvements on the Property.
- (h) If applicable, any and all management contracts, agreements, or other correspondence entered into by and between Debtor and third parties for the management of the collateral secured hereby.
- (i) Together with any and all additional items of Debtor's personal property, furnishings, fixtures, equipment, furniture, trade fixtures, and other items of property not heretofore referenced above, including any and all musical instruments, church pews, chairs, pulpits, podiums, video and audio equipment, video monitors, sound boards, microphones, speakers, light fixtures, stage or theatrical lighting, lighting controls, security systems, telephone systems, projectors (including, but not limited to, screens and cabling), computers (including, but not limited to, network systems and associated hardware), signage, artwork and sculptures, kitchen equipment (including, but not limited to, appliances, cookware, and utensils), café/coffee equipment, office furniture and equipment (including, but not limited to, desks, tables and chairs), play sets/playground equipment, and all other items used in connection with the operation of the premises as a church and related church functions, whether previously owned, acquired as a result of this financing, or acquired through any other means now or hereafter and used in connection with the operation of the premises as a church and related church functions.



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

Supplemental

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

Ken Allen Properties
16998 Greentree Avenue
Lake Oswego , OR 97034
Phone:
Fax:

Date Prepared : November 29, 2023
Effective Date : 8:00 A.M on November 15, 2023
Order No. : 7019-4116833
Subdivision :

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

REPORT

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

As fully set forth on Exhibit "A" attached hereto and by this reference made a part hereof.

- B. As of the Effective Date, the tax account and map references pertinent to the Land are as follows:

As fully set forth on Exhibit "A" attached hereto and by this reference made a part hereof.

- C. As of the Effective Date and according to the Public Records, we find title to the land apparently vested in:

As fully set forth on Exhibit "B" attached hereto and by this reference made a part hereof

- D. As of the Effective Date and according to the Public Records, the Land is subject to the following liens and encumbrances, which are not necessarily shown in the order of priority:

As fully set forth on Exhibit "C" attached hereto and by this reference made a part hereof.

EXHIBIT "A"
(Land Description Map Tax and Account)

PARCEL 1:

A TRACT OF LAND IN THE SOUTHEAST ONE-QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8 INCH ROD AND CAP ON THE CENTERLINE OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, SITUATED NORTH 89°41'41" EAST, 379.00 FEET FROM THE MONUMENT MARKING THE CENTER OF SAID SECTION 35; THENCE NORTH 89°41'41" EAST 172.00 FEET TO A 5/8 INCH IRON ROD AND CAP; THENCE SOUTH 0°05'16" EAST, 262.00 FEET PARALLEL WITH THE WEST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 35 TO A 5/8 INCH ROD AND CAP; THENCE SOUTH 89°41'41" WEST, 110.00 FEET TO A 5/8 INCH ROD AND CAP; THENCE NORTH 53°03'41" WEST, 77.67 FEET TO A 5/8 INCH ROD AND CAP; THENCE NORTH 0°05'16" WEST, 215.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

PARCEL I:

A TRACT OF LAND IN THE SOUTHEAST ONE-QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 35; THENCE EAST 676.0 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF THE R.H. BALDOCK FREEWAY; THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT OF WAY LINE 675.0 FEET TO A POINT ON THE NORTHERLY LINE OF LOT 4, TUALATIN ORCHARD TRACT (PLAT [BOOK 6, PAGE 0022](#)), WASHINGTON COUNTY, OREGON; THENCE WESTERLY ALONG SAID NORTHERLY LINE AND ITS EXTENSION THEREOF 490.0 FEET TO THE SOUTHEAST CORNER OF PARCEL I AS DESCRIBED IN DEED TO JAMES KING & CO., AN OREGON CORPORATION, RECORDED APRIL 25, 1975 IN [VOLUME 1020, PAGE 0386](#), DEED RECORDS OF WASHINGTON COUNTY, OREGON; THENCE NORTH 0°14' EAST 330.0 FEET TO THE NORTHEAST CORNER OF SAID KING TRACT; THENCE SOUTH 89°53'45" WEST ALONG THE NORTHERLY LINE OF SAID KING TRACT 1380.12 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF STATE HIGHWAY 217 (SW BOONES FERRY ROAD); THENCE NORTHERLY ALONG THE EASTERLY RIGHT OF WAY LINE TO A POINT ON THE SOUTH LINE OF THAT TRACT OF LAND CONVEYED TO KENNETH L. FURROW, ET UX, RECORDED MARCH 25, 1970 IN [VOLUME 774, PAGE 0864](#), DEED RECORDS OF WASHINGTON COUNTY, OREGON; THENCE EAST 1280 FEET TO A POINT ON THE WEST LINE OF THAT TRACT OF LAND CONVEYED TO THE CITY OF TUALATIN, RECORDED JULY 12, 1971 IN [VOLUME 825, PAGE 0873](#), DEED RECORDS OF WASHINGTON COUNTY, OREGON (SAID POINT BEING 16.5 FEET SOUTH OF THE NORTHWEST CORNER OF SAID CITY OF TUALATIN TRACT); THENCE SOUTH ALONG SAID WEST LINE EXTENDED 660.0 FEET; THENCE EAST 16.5 FEET; THENCE NORTH 16.5 FEET TO THE POINT OF BEGINNING.

SAVE AND EXCEPT PARCELS A, B, C, & D AS FOLLOWS:

PARCEL A:

BEGINNING AT A POINT WHICH IS 295 FEET NORTH OF THE SOUTHWEST CORNER OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF TUALATIN, COUNTY OF WASHINGTON AND STATE OF OREGON; THENCE EAST 380 FEET TO A POINT; THENCE SOUTH 575 FEET TO A POINT; THENCE WEST TO A POINT IN THE CENTER OF SW BOONES FERRY ROAD (STATE HIGHWAY NO. 217); THENCE IN A NORTHERLY DIRECTION ALONG THE CENTER LINE OF SOUTHWEST

BOONES FERRY ROAD TO THE POINT OF BEGINNING.

PARCEL C:

A PORTION OF PARCEL I OF THOSE CERTAIN TRACTS OF LAND IN THE SOUTHEAST ONE-QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF TUALATIN, COUNTY OF WASHINGTON AND STATE OF OREGON, CONVEYED TO GRACE COMMUNITY CHURCH OF THE ASSEMBLIES OF GOD, INC., BY DEED RECORDED JUNE 12, 2001 AS FEE NO. [2001 055727](#), WASHINGTON COUNTY, OREGON, DEED RECORDS, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF PARCEL II, SAID DOCUMENT RECORDED JUNE 12, 2001 AS FEE NO. [2001 055727](#), WHICH POINT BEARS NORTH 89°38'45" EAST 284.71 FEET FROM THE SOUTHWEST CORNER THEREOF, AND RUNNING THENCE ALONG SAID SOUTH LINE TO THE SOUTHEAST CORNER OF SAID PARCEL II, NORTH 89°38'45" EAST 465.03 FEET; THENCE SOUTH 00°09'07" EAST 972.37 FEET TO A POINT ON THE NORTH LINE OF THAT CERTAIN TRACT OF LAND CONVEYED TO GRACE COMMUNITY CHURCH BY DEED RECORDED JANUARY 11, 2002 AS FEE NO. [2002 004397](#), SAID DEED RECORDS; THENCE SOUTH 89°36'05" WEST ALONG SAID NORTH LINE, 281.60 FEET; THENCE NORTH 00°00'00" EAST 452.22 FEET; THENCE NORTH 60°00'00" WEST 212.13 FEET; THENCE NORTH 00°05'57" WEST 98.50 FEET; THENCE NORTH 30°00'00" EAST 121.00 FEET; THENCE NORTH 00°00'00" EAST 101.39 FEET; THENCE NORTH 30°00'00" WEST 125.27 FEET TO THE POINT OF BEGINNING.

PARCEL D:

A PORTION OF PARCEL I OF THOSE CERTAIN TRACTS OF LAND IN THE SOUTHEAST ONE-QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF TUALATIN, COUNTY OF WASHINGTON AND STATE OF OREGON, CONVEYED TO GRACE COMMUNITY CHURCH OF THE ASSEMBLIES OF GOD, INC., BY DEED RECORDED JUNE 12, 2001 AS FEE NO. [2001 055727](#), WASHINGTON COUNTY, OREGON, DEED RECORDS, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO GRACE COMMUNITY CHURCH BY DEED RECORDED JANUARY 11, 2002 AS FEE NO. [2002 004397](#), SAID DEED RECORDS, AND RUNNING THENCE ALONG THE BOUNDARY OF SAID PARCEL I, NORTH 89°34'49" EAST 485.62 FEET, NORTH 15°44'54" EAST 690.21 FEET, SOUTH 89°35'49" WEST 674.70 FEET, SOUTH 08°09'07" EAST 36.50 FEET, AND SOUTH 69°38'49" WEST 16.50 FEET; THENCE SOUTH 00°09'07" EAST 313.47 FEET TO A POINT ON THE NORTH LINE OF SAID DOCUMENT RECORDED JANUARY 11, 2002 AS FEE NO. [2002 004397](#); THENCE ALONG THE BOUNDARY THEREOF, NORTH 89°36'05" EAST 16.50 FEET AND SOUTH 00°08'37" EAST 313.16 FEET TO THE POINT OF BEGINNING.

PARCEL II:

BEGINNING AT A POINT ON THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF TUALATIN, COUNTY OF WASHINGTON AND STATE OF OREGON, EAST 551 FEET FROM THE CENTER OF SAID SECTION 35; THENCE EAST ALONG THE ONE-QUARTER SECTION LINE 752.5 FEET; THENCE SOUTH PARALLEL TO THE WEST LINE OF SAID SOUTHEAST ONE-QUARTER 676.5 FEET TO A POINT; THENCE WEST PARALLEL TO THE NORTH LINE OF SAID SOUTHEAST ONE-QUARTER 752.5 FEET TO A POINT; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST ONE-QUARTER 676.5 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A PORTION OF PARCEL I OF THOSE CERTAIN TRACTS OF LAND IN THE SOUTHEAST ONE-QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF TUALATIN, COUNTY OF WASHINGTON AND STATE OF OREGON, CONVEYED TO GRACE COMMUNITY CHURCH OF THE ASSEMBLIES OF GOD, INC., BY DEED RECORDED JUNE 12,

2001 AS FEE NO. [2001 055727](#), WASHINGTON COUNTY, OREGON, DEED RECORDS, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF PARCEL II, SAID DOCUMENT RECORDED JUNE 12, 2001 AS FEE NO. [2001 055727](#), WHICH POINT BEARS NORTH 89°38'45" EAST 284.71 FEET FROM THE SOUTHWEST CORNER THEREOF, AND RUNNING THENCE ALONG SAID SOUTH LINE TO THE SOUTHEAST CORNER OF SAID PARCEL II, NORTH 89°38'45" EAST 465.03 FEET; THENCE SOUTH 00°09'07" EAST 972.37 FEET TO A POINT ON THE NORTH LINE OF THAT CERTAIN TRACT OF LAND CONVEYED TO GRACE COMMUNITY CHURCH BY DEED RECORDED JANUARY 11, 2002 AS FEE NO. [2002 004397](#), SAID DEED RECORDS; THENCE SOUTH 89°36'05" WEST ALONG SAID NORTH LINE, 281.60 FEET; THENCE NORTH 00°00'00" EAST 452.22 FEET; THENCE NORTH 60°00'00" WEST 212.13 FEET; THENCE NORTH 00°05'57" WEST 98.50 FEET; THENCE NORTH 30°00'00" EAST 121.00 FEET; THENCE NORTH 00°00'00" EAST 101.39 FEET; THENCE NORTH 30°00'00" WEST 125.27 FEET TO THE POINT OF BEGINNING.

PARCEL III:

BEGINNING AT A POINT WHICH IS 295 FEET NORTH OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, OF THE WILLAMETTE MERIDIAN, IN THE CITY OF TUALATIN, COUNTY OF WASHINGTON AND STATE OF OREGON; THENCE EAST 740 FEET TO A POINT; THENCE SOUTH 625 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 625 FEET TO A POINT; THENCE WEST 360 FEET TO A POINT; THENCE SOUTH 575 FEET TO A POINT; THENCE WEST TO A POINT IN THE CENTER OF SOUTHWEST BOONES FERRY ROAD (STATE HIGHWAY NO. 217); THENCE IN A SOUTHERLY DIRECTION TO THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO GEORGE H. ANDREWS BY BARGAIN AND SALE DEED, RECORDED APRIL 25, 1975, IN [VOLUME 1020, PAGE 0383](#), RECORDS OF WASHINGTON COUNTY, OREGON; THENCE EAST ALONG THE NORTH LINE OF THE SAID ANDREWS TRACT TO THE POINT OF BEGINNING.

PARCEL IV:

A TRACT OF LAND IN THE SOUTHEAST ONE-QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF TUALATIN, COUNTY OF WASHINGTON AND STATE OF OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF TUALATIN, COUNTY OF WASHINGTON AND STATE OF OREGON, 294 FEET EAST OF AN IRON BAR MARKING THE CENTER OF SAID SECTION; THENCE EAST ALONG SAID NORTH LINE, 257 FEET TO A POINT; THENCE SOUTH PARALLEL TO THE WEST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 35, A DISTANCE OF 660 FEET TO A POINT; THENCE WEST PARALLEL TO THE NORTH LINE OF SAID SOUTHEAST ONE-QUARTER OF SECTION 35, A DISTANCE OF 257 FEET; THENCE NORTH PARALLEL TO THE WEST LINE OF SAID SOUTHEAST ONE-QUARTER 660 FEET TO THE POINT OF BEGINNING.

ALSO, THAT PORTION OF THOSE CERTAIN LANDS DESCRIBED OF RECORD IN [VOLUME 731, PAGE 0454](#), LYING SOUTH OF, ALONG AND WITHIN 16-1/2 FEET OF THE SOUTH BOUNDARY OF THE TRACT ABOVE DESCRIBED.

EXCEPTING THEREFROM THE FOLLOWING:

A TRACT OF LAND IN THE SOUTHEAST ONE-QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF TUALATIN, COUNTY OF WASHINGTON AND STATE OF OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8 INCH ROD AND CAP ON THE CENTER LINE OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF TUALATIN, COUNTY OF

WASHINGTON AND STATE OF OREGON, SITUATED NORTH 89°41'41" EAST, 379.00 FEET FROM THE MONUMENT MARKING THE CENTER OF SAID SECTION 35; THENCE NORTH 89°41'41" EAST, 172.00 FEET TO A 5/8 INCH ROD AND CAP; THENCE SOUTH 0°05'16" EAST, 262.00 FEET PARALLEL WITH THE WEST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 35 TO A 5/8 INCH ROD AND CAP; THENCE SOUTH 89°41'41" WEST, 110.00 FEET TO A 5/8 INCH ROD AND CAP; THENCE NORTH 53°03'41" WEST, 77.67 FEET TO A 5/8 INCH ROD AND CAP; THENCE NORTH 0°05'16" WEST 215.00 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED TO WILLIAM GORDON MOORE RECORDED AUGUST 03, 1972 IN [VOLUME 880, PAGE 0735](#), RECORDS OF WASHINGTON COUNTY, OREGON.

ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED IN DEED OF DEDICATION, RECORDED MARCH 23, 2023 AS FEE NO. [2023 011722](#), WASHINGTON COUNTY, OREGON.

NOTE: This Legal Description was created prior to January 01, 2008.

Map No.: 2S135D000108 and 2S135D000106
Tax Account No.: R560226 and R560208

EXHIBIT "B"
(Vesting)

Norwood Horizon Holdings, LLC, a Delaware limited liability company as to Parcel 1 and Horizon
Community Church, an Oregon nonprofit corporation as to Parcel 2

EXHIBIT "C"
(Liens and Encumbrances)

1. Taxes for the year 2023-2024
Tax Amount \$ 5,878.94
Unpaid Balance: \$ 5,878.94 , plus interest and penalties, if any
Code No.: 088.15
Map & Tax Lot No.: 2S135D000108
Property ID No.: R560226

(Affects Parcel 1)

2. Taxes for the year 2023-2024
Tax Amount \$ 6,263.66
Unpaid Balance: \$ 6,263.66 , plus interest and penalties, if any
Code No.: 088.15
Map & Tax Lot No.: 2S135D000106
Property ID No.: R560208

(Affects Assessable portion of Parcel 2)

The following Exceptions Affects Parcel 1:

3. City liens, if any, of the City of Tualatin.
4. Statutory powers and assessments of Clean Water Services.
5. Deed of Trust and the terms and condition thereof.
Grantor/Trustor: Norwood Horizon Holdings LLC, a Delaware limited liability company
Grantee/Beneficiary: Hayman Holdings, LLC, an Oregon limited liability company
Trustee: First American Title Insurance Company
Amount: \$1,303,000.00
Recorded: October 10, 2023
Recording Information: Fee No. [2023 042147](#)

The following Exceptions Affects Assessable portion of Parcel 2:

6. Taxes, including the current fiscal year, not assessed because of RX: Owned by Religious Organization (ORS 307.140) Exemption. If the exempt status is terminated an additional tax may be levied. Account No. R560208.
(Affects Assessable portion)
7. City liens, if any, of the City of Tualatin.
8. Statutory powers and assessments of Clean Water Services.

9. Easement, including terms and provisions contained therein:
Recording Information: August 14, 1948 as [Volume 288, Page 14](#)
In Favor of: The Pacific Telephone and Telegraph Company, a California corporation
For: pole line and anchor and incidental purposes
Affects: as described therein

10. Abutter's rights of ingress and egress to or from State Highway have been relinquished in the document recorded October 11, 1951 as [Volume 325, Page 0577](#).

11. Restrictive Covenant to Waive Remonstrance, pertaining to Customarily (commonly) Accepted Farm or Forestry Practices including the terms and provisions thereof
Recorded: July 07, 2003 as Fee No. [2003 110030](#)

12. Easement, including terms and provisions contained therein:
Recording Information: July 09, 2003 as [2003 111268](#)
In Favor of: Washington County, a political subdivision of the State of Oregon
For: Right-of-Way and incidental purposes
Affects: as described therein

13. Restrictive Covenant to Waive Remonstrance, pertaining to Motor Vehicle Access including the terms and provisions thereof
Recorded: July 09, 2003 as Fee No. [2003 111269](#)

14. Deed of Trust and assignment of rents.
Grantor/Trustor: Horizon Community Church, an Oregon nonprofit corporation
Grantee/Beneficiary: Church Extension Plan, an Oregon nonprofit corporation
Trustee: Ticor Title Insurance Company
Amount: \$10,271,041.00
Recorded: May 23, 2022
Recording Information: Fee No. [2022-034444](#)

Note: This Deed of Trust contains Line of Credit privileges. If the current balance owing on said obligation is to be paid in full in the forthcoming transaction, confirmation should be made that the beneficiary will issue a proper request for full reconveyance.

DEFINITIONS, CONDITIONS AND STIPULATIONS

1. **Definitions.** The following terms have the stated meaning when used in this report:
 - (a) "Customer": The person or persons named or shown as the addressee of this report.
 - (b) "Effective Date": The effective date stated in this report.
 - (c) "Land": The land specifically described in this report and improvements affixed thereto which by law constitute real property.
 - (d) "Public Records": Those records which by the laws of the state of Oregon impart constructive notice of matters relating to the Land.

2. **Liability of the Company.**
 - (a) THIS REPORT IS NOT AN INSURED PRODUCT OR SERVICE OR A REPRESENTATION OF THE CONDITION OF TITLE TO REAL PROPERTY. IT IS NOT AN ABSTRACT, LEGAL OPINION, OPINION OF TITLE, TITLE INSURANCE COMMITMENT OR PRELIMINARY REPORT, OR ANY FORM OF TITLE INSURANCE OR GUARANTY. THIS REPORT IS ISSUED EXCLUSIVELY FOR THE BENEFIT OF THE APPLICANT THEREFOR, AND MAY NOT BE USED OR RELIED UPON BY ANY OTHER PERSON. THIS REPORT MAY NOT BE REPRODUCED IN ANY MANNER WITHOUT FIRST AMERICAN'S PRIOR WRITTEN CONSENT. FIRST AMERICAN DOES NOT REPRESENT OR WARRANT THAT THE INFORMATION HEREIN IS COMPLETE OR FREE FROM ERROR, AND THE INFORMATION HEREIN IS PROVIDED WITHOUT ANY WARRANTIES OF ANY KIND, AS-IS, AND WITH ALL FAULTS. AS A MATERIAL PART OF THE CONSIDERATION GIVEN IN EXCHANGE FOR THE ISSUANCE OF THIS REPORT, RECIPIENT AGREES THAT FIRST AMERICAN'S SOLE LIABILITY FOR ANY LOSS OR DAMAGE CAUSED BY AN ERROR OR OMISSION DUE TO INACCURATE INFORMATION OR NEGLIGENCE IN PREPARING THIS REPORT SHALL BE LIMITED TO THE FEE CHARGED FOR THE REPORT. RECIPIENT ACCEPTS THIS REPORT WITH THIS LIMITATION AND AGREES THAT FIRST AMERICAN WOULD NOT HAVE ISSUED THIS REPORT BUT FOR THE LIMITATION OF LIABILITY DESCRIBED ABOVE. FIRST AMERICAN MAKES NO REPRESENTATION OR WARRANTY AS TO THE LEGALITY OR PROPRIETY OF RECIPIENT'S USE OF THE INFORMATION HEREIN.
 - (b) No costs (including, without limitation attorney fees and other expenses) of defense, or prosecution of any action, is afforded to the Customer.
 - (c) In any event, the Company assumes no liability for loss or damage by reason of the following:
 - (1) Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records.
 - (2) Any facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
 - (3) Easements, liens or encumbrances, or claims thereof, which are not shown by the Public Records.
 - (4) Discrepancies, encroachments, shortage in area, conflicts in boundary lines or any other facts which a survey would disclose.
 - (5) (i) Unpatented mining claims; (ii) reservations or exceptions in patents or in Acts authorizing the issuance thereof, (iii) water rights or claims or title to water.
 - (6) Any right, title, interest, estate or easement in land beyond the lines of the area specifically described or referred to in this report, or in abutting streets, roads, avenues, alleys, lanes, ways or waterways.
 - (7) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use or enjoyment on the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the Public Records at the effective date hereof.
 - (8) Any governmental police power not excluded by 2(d)(7) above, except to the extent that notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the Public Records at the effective date hereof.
 - (9) Defects, liens, encumbrances, adverse claims or other matters created, suffered, assumed, agreed to or actually known by the Customer.

3. **Charge.** The charge for this report does not include supplemental reports, updates or other additional services of the Company.



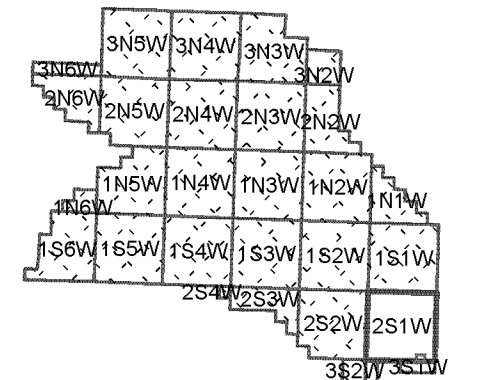
First American Title[™]

First American Title Insurance Company
1 SW Columbia Street, Ste 1600
Portland, OR 97204

Illegal Restrictive Covenants

Please be advised that any provision contained in this document, or in a document that is attached, linked, or referenced in this document, that under applicable law illegally discriminates against a class of individuals based upon personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or any other legally protected class, is illegal and unenforceable by law.

WASHINGTON COUNTY OREGON
SE 1/4 SECTION 35 T2S R1W
SCALE 1"= 200'

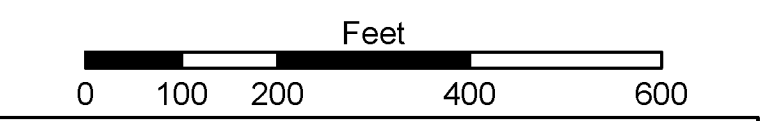


36	31	32	33	34	35	36	31
1	2	3	4	5	6	7	8
12	8	9	10	11	12	7	
13	18	17	16	15	14	13	18
24	19	20	21	22	23	24	19
25	30	28	28	27	26	25	30
36	31	32	33	34	35	36	31
1	2	3	4	5	6	7	8

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

FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT
www.washingtoncountyor.gov/gis

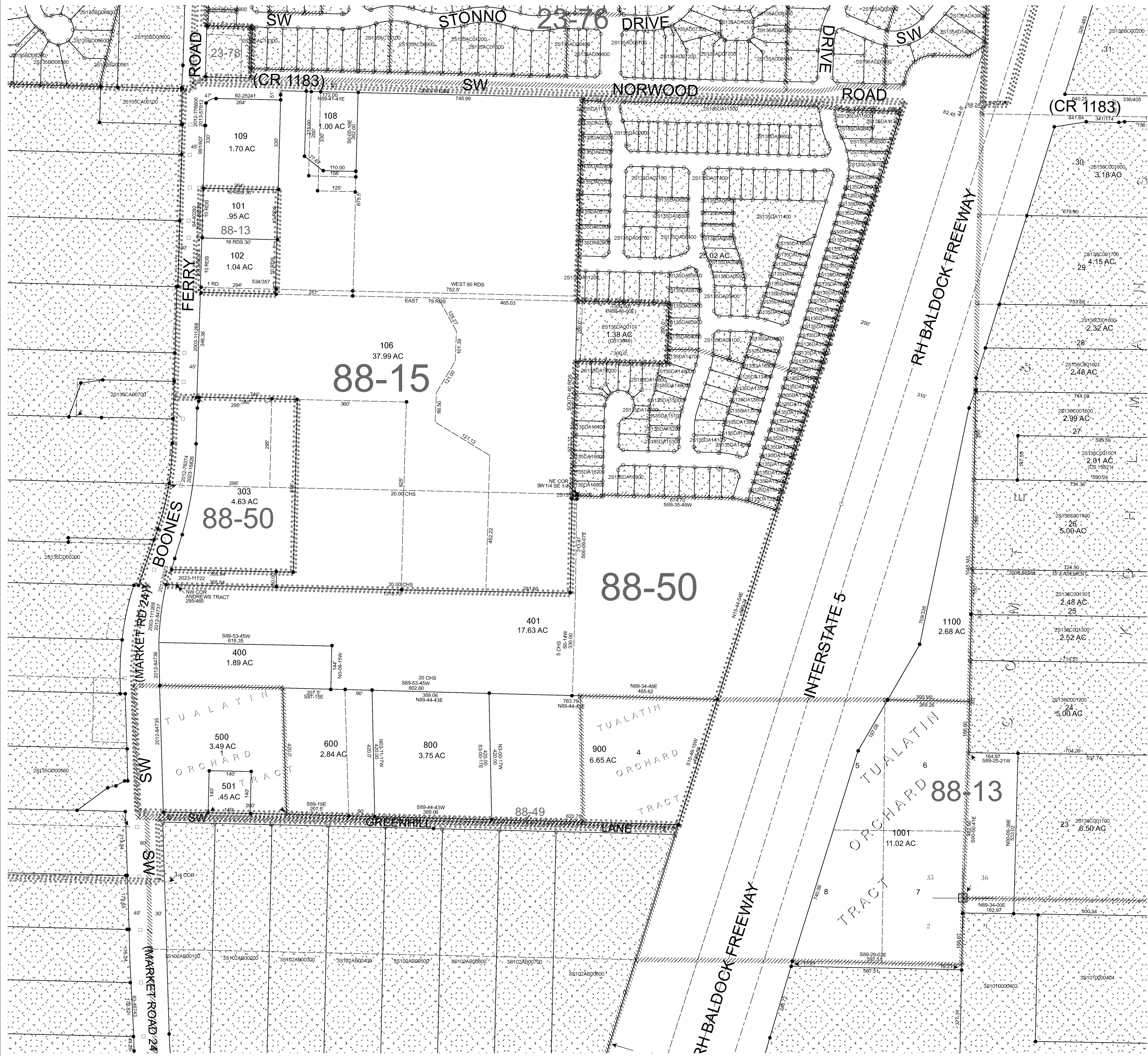
Cancelled Taxlots For: 2S135D
104, 105, 200, 301, 700, 1000T1, 103, 1000, 1002, 1003, 110, 300, 302, 107C1, 502, 402, 403, 100, 107



WASHINGTON COUNTY
ASSESSMENT
CARTOGRAPHY
TAXATION

PLOT DATE: 11/15/2023
FOR ASSESSMENT PURPOSES
ONLY - DO NOT RELY ON
FOR OTHER USE

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





February 24, 2023

Neighborhood Meeting Summary: Horizon Community Church Sanctuary, Field, and Campus Improvements

Meeting Date: February 21, 2023

Time: 6:00 PM

Location: Horizon Community Church, 23370 SW Boones Ferry Road, Tualatin, OR 97062

The following serves as a summary of the Neighborhood Meeting process. On February 6, 2023, property owners within 1,000 feet and those within a subdivision within 1,000 feet of the proposed development site were sent notification of the planned Horizon Community Church improvements. This notification included the project location, project details, and the neighborhood meeting date, time, and location. The Byrom CIO and City staff were also emailed the meeting information. Signs with the neighborhood meeting information were also posted on the subject site on February 6, 2022.

On February 21, 2023, Glen Southerland from AKS Engineering & Forestry, LLC and Pastor Stan Russell from Horizon Community Church were the meeting presenters. Other members of the Applicant's project team also attended the meeting and were available to answer questions. The meeting began with Glen Southerland and Pastor Stan Russell providing introductory remarks. Glen Southerland then presented an overview of the Norwood Multi-family project, the site area, expected improvements, and the planned land use application. He then provided details on the City's review process and opportunities for public input.

Following the presentation, attendees were given the opportunity to ask questions. The following topics were discussed:

Question	Response
What amount of parking would remain with the church/school and how much would be going to the Norwood Apartments project?	The parking spaces shown as on the property to be partitioned would go to the apartments project; however, a new parking lot would be constructed for the project west of the proposed Sanctuary building.
What amount of parking is needed for the project and would enough be provided for concurrent events?	The project would provide enough parking for the sanctuary, as determined by the number of seats provided, and the current parking needs for the site.
What traffic can be expected from the project?	Since church services already occur in the existing school building, they are unlikely to rise dramatically because of the new facility or cause noticeable traffic congestion.

<p>Is a traffic signal being constructed at SW Norwood Road and SW Boones Ferry Road? If so, when?</p>	<p>Currently, the City has no plans to build a traffic signal in that location. It is expected that the Norwood Apartments, if approved, would trigger the need for a traffic signal and would be expected to construct the needed improvements.</p>
<p>Is a zone change needed for this project?</p>	<p>No, the property is zoned Institutional, and these are permitted uses in the zone.</p>
<p>What is the purpose of the Institutional zoning district and how does the neighboring apartment project affect the Horizon Church and School?</p>	<p>The Institutional zoning district in this location was designed because of the church and their plans for a sanctuary and school campus in this location. The master plan envisioned that the site would be used by parking, sports fields, and other buildings. The Horizon Church has reimagined the site based on their current and future needs and have determined that other portions of the campus being partitioned are no longer needed by the School.</p>
<p>Where would the baseball field be located in relation to the Sanctuary building?</p>	<p>The baseball field will be located southwest of the proposed Sanctuary, proposed parking lot and existing school building.</p>
<p>Will the field host congregational activities or have seating?</p>	<p>The field will not likely host church services, but will have a small amount of seating, likely provided by bleachers.</p>
<p>Will the field be available for community rental?</p>	<p>It is possible. The existing fields are currently being used by community groups and are open to use by neighbors when not previously reserved.</p>
<p>Will the baseball field feature a lighting and/or public address system?</p>	<p>A public address system is not planned at this time and field lighting will likely be submitted as part of a future application.</p>
<p>When will the land use application be submitted and when would construction begin?</p>	<p>The land use application could be submitted in March 2023. Construction is likely to begin in 2024.</p>
<p>What is the current growth of the church and school and what is the expected attendance in the near future?</p>	<p>The church sees about 1,100 people who regularly attend services, with up to 3,000 people who attend occasionally. The church plans to provide sufficient parking for each use planned. Horizon does not expect any additional buildings in the near future but would likely be in keeping with the master plan.</p>

<p>What is occurring with neighboring projects?</p>	<p>Known details were given to members of the audience, with Norwood Apartments questions directed to Lee Novak of Vista Residential Partners, who was in attendance and additional questions directed to the City.</p>
<p>What is the land use process, how do members of the public submit testimony, and who is the decision maker?</p>	<p>The neighborhood meeting is part of the process. The Church will submit a land use application, at which time, staff will review it and upon deeming it complete, a notice will be distributed all property owners within 1,000 feet of the project. The notice would instruct the public how to submit testimony and to whom at the City. The decision would be made by City staff with the option to appeal the decision to the City Council.</p>

The meeting concluded at approximately 7:05 pm.

Sincerely,
AKS ENGINEERING & FORESTRY, LLC



Glen Southerland, AICP
 12965 SW Herman Road, Suite 100 | Tualatin, OR 97062
 P: 503.563.6151 | www.aks-eng.com | SoutherlandG@aks-eng.com

Horizon Community Church Architectural Review

Neighborhood Meeting
February 21, 2023



Introductions

Applicant

- » Horizon Community Church
 - » Pastor Stan Russell



Land Use Planning and Civil Engineering

- » AKS Engineering & Forestry, LLC
 - » Glen Southerland, AICP
 - » Chris Knight, PE



Architect

- » David Bissett Architect, PC
 - » David Bissett, AIA



Horizon Community Church

Horizon Community Church has served the Tualatin community for 48 years.

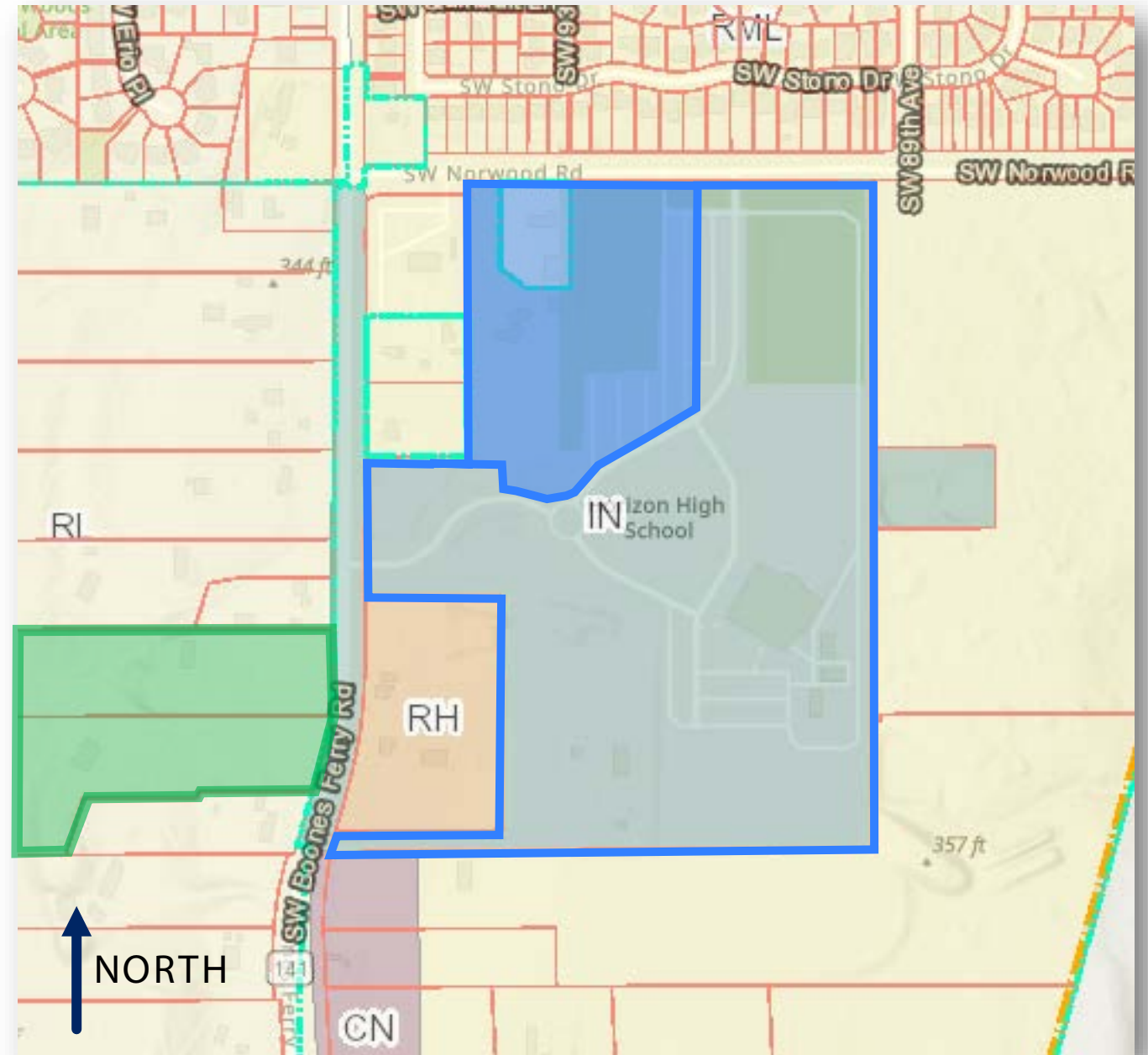
- » Horizon Christian School opened in 1980
 - » Serves hundreds of families – 735 students in daycare & accredited K-12 school
 - » Two sports fields available to the community – hosting football, lacrosse, soccer, little league baseball
 - » Over 200 people from the community employed annually
- » Charitable giving and community events
 - » Shoes, food, school supply drives providing thousands of pounds of food throughout the year
 - » Events for the community & children benefitting local families and organizations
- » Community use of property

Need for New Facilities

- » New sanctuary building will allow the church to move out of the school gymnasium
 - » Dedicated space
 - » Currently multiple space conversions a day needed
 - » Stage for assemblies and other school programs
- » Part of a Campus Master Plan
 - » Sanctuary was envisioned over 20 years ago
 - » Sanctuary, school, sports fields

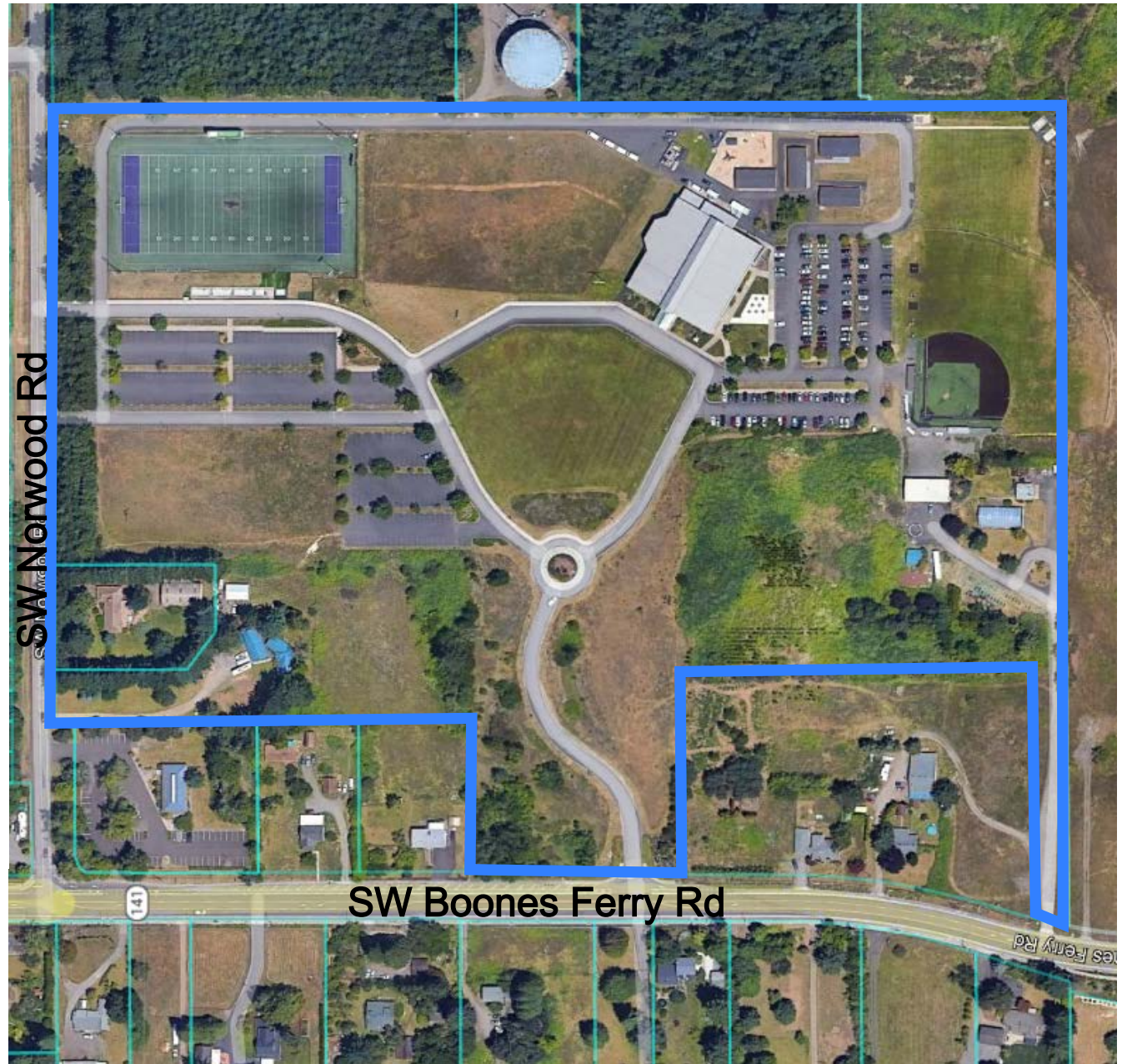
Location

- » North of existing church/school building
- » Neighboring Uses:
 - Residential neighborhood (RML) north of SW Norwood Road
 - Autumn Sunrise Subdivision (RML)
 - High Density Residential (RH) site
 - Unincorporated Low density residential (RL) to the west
 - Water reservoirs
 - Potential future 14-acre park



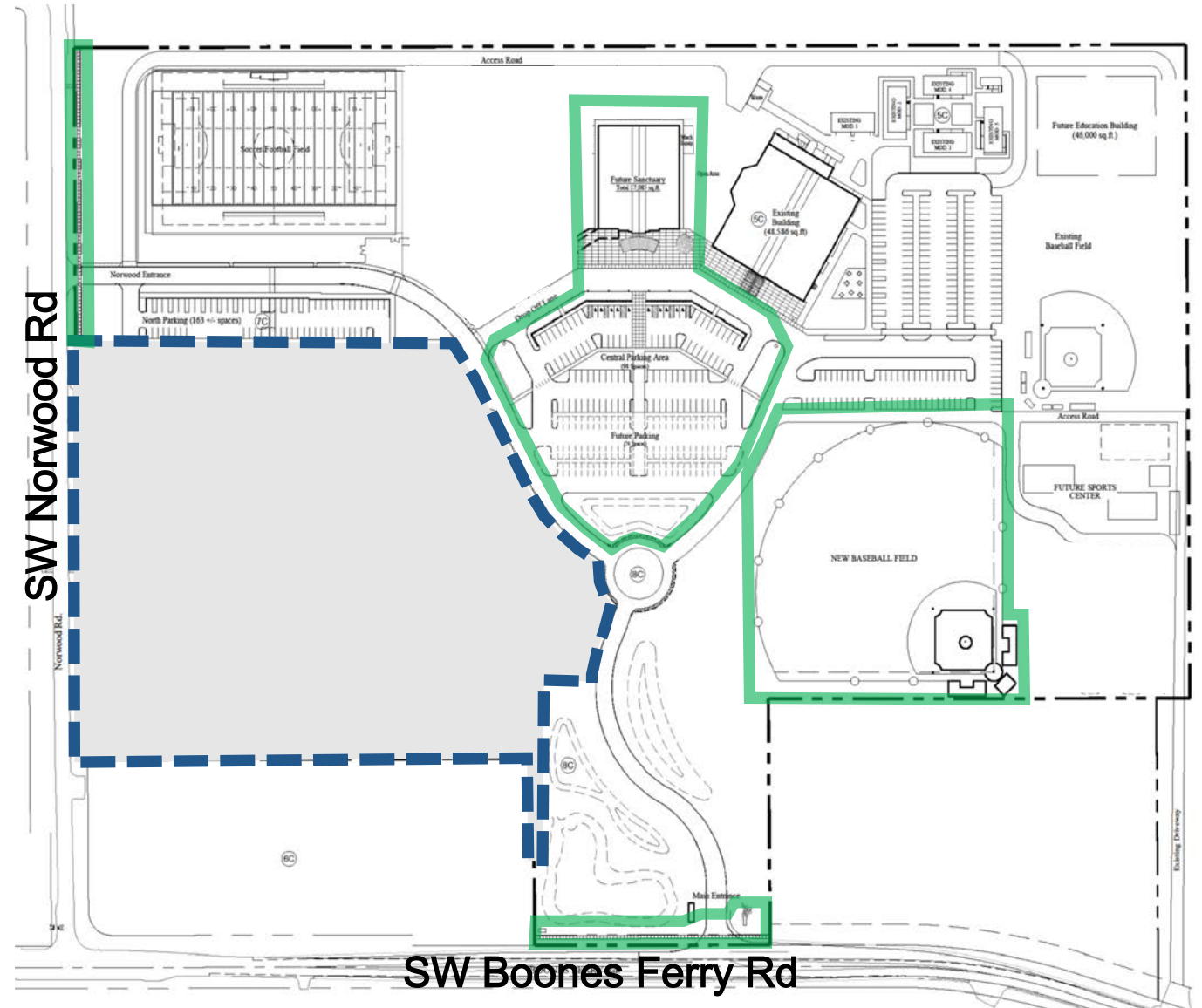
Existing

- » Horizon School and church
- » Parking areas
- » Access driveways
- » Sports fields
- » Maintenance/equipment buildings

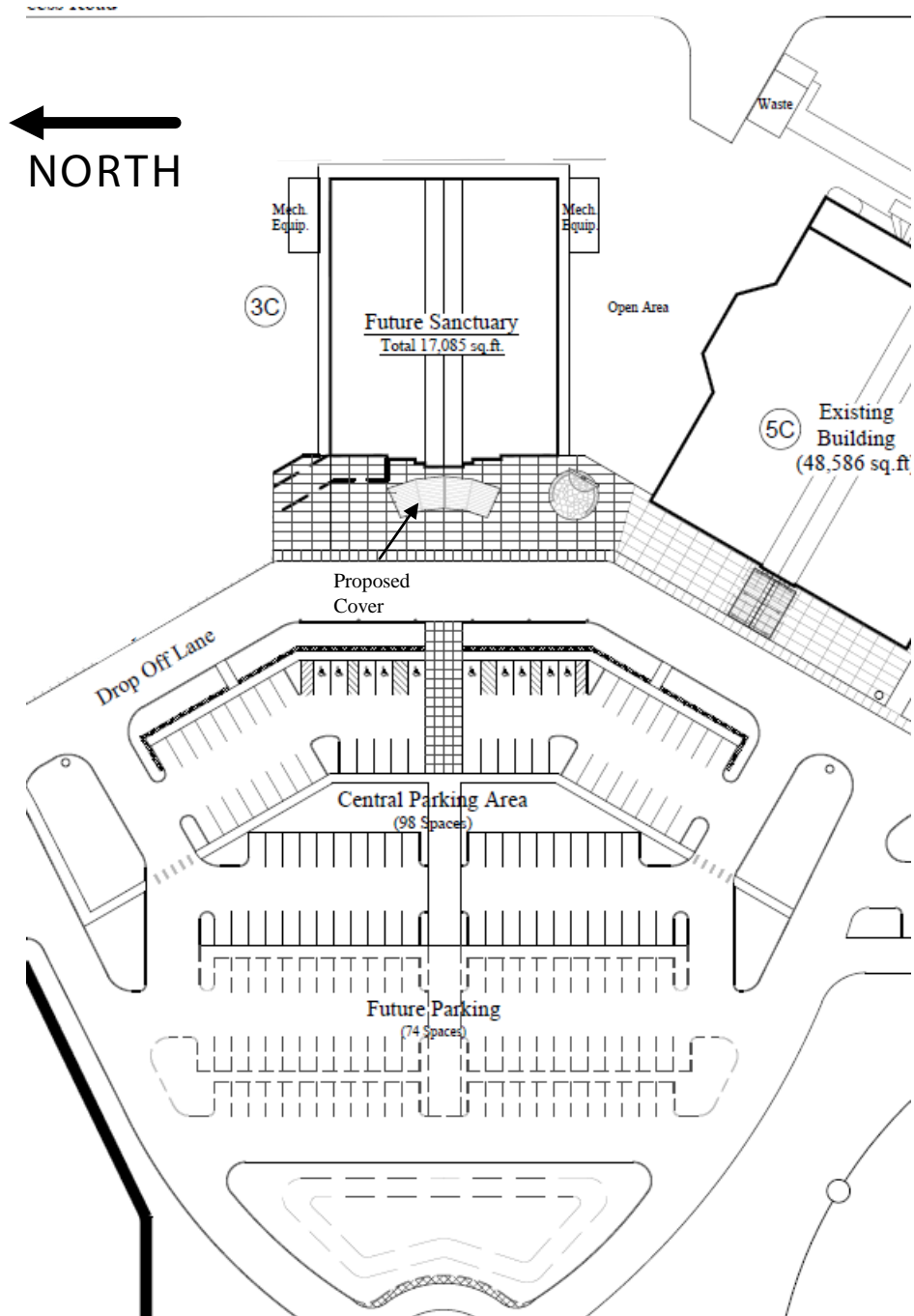


Proposed Project

- » New sanctuary building
 - » Sanctuary
 - » Lobby seating areas
- » Expansion of parking areas
 - » Landscaping
 - » Pedestrian walkways
- » Street frontage improvements
 - » Right-of-way dedications
 - » 12' multi-use paths
- » Baseball field



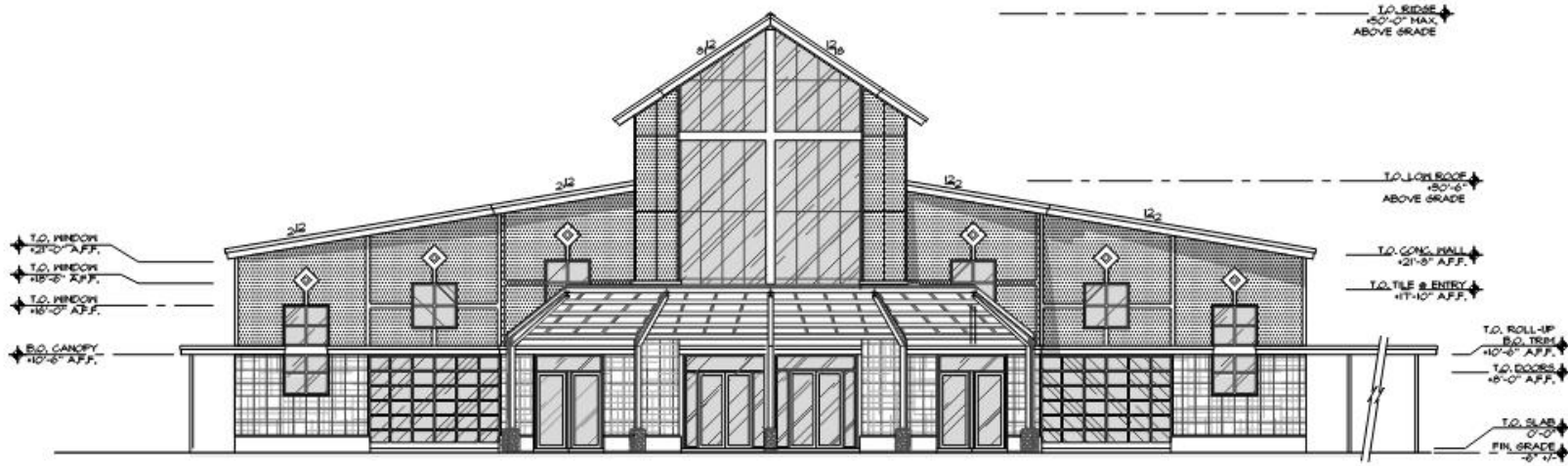
Site Plan



Front Elevations



1 FRONT ELEVATION RENDERED W/O CANOPY
 1/8" = 1'-0" 0 2' 4' 8'



2 FRONT ELEVATION RENDERED W/ CANOPY
 1/8" = 1'-0" 0 2' 4' 8'

Project Renderings



Project Renderings



The Process

» Type II Architectural Review:



Welcome to Our New Neighbors

Lennar Autumn Sunrise

www.lennar.com/

CPAH Plambeck Gardens

www.cpahoregon.org/pipeline/

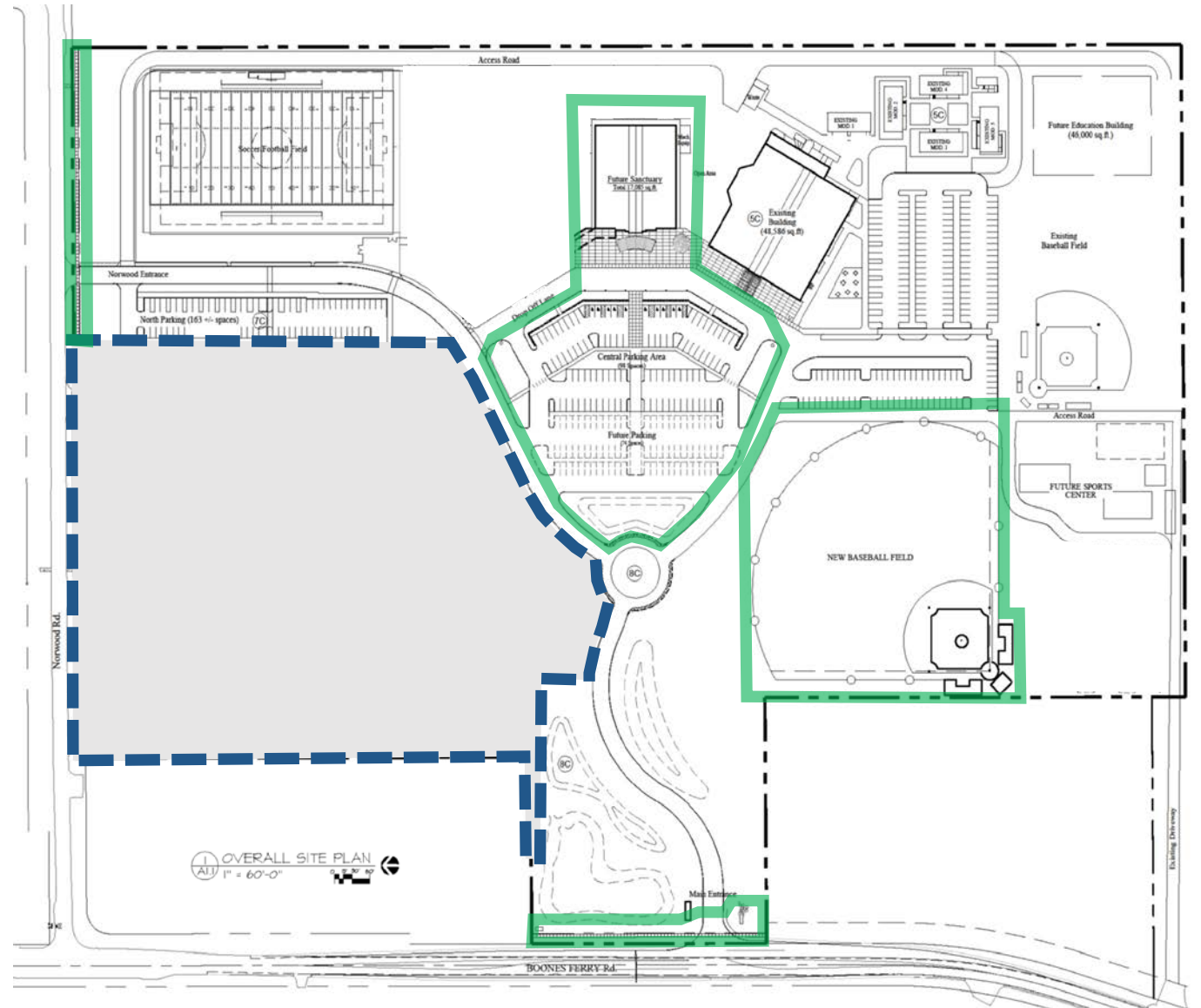
Vista Norwood Apartments

www.norwoodtualatin.com

"Growing the Tualatin Community."

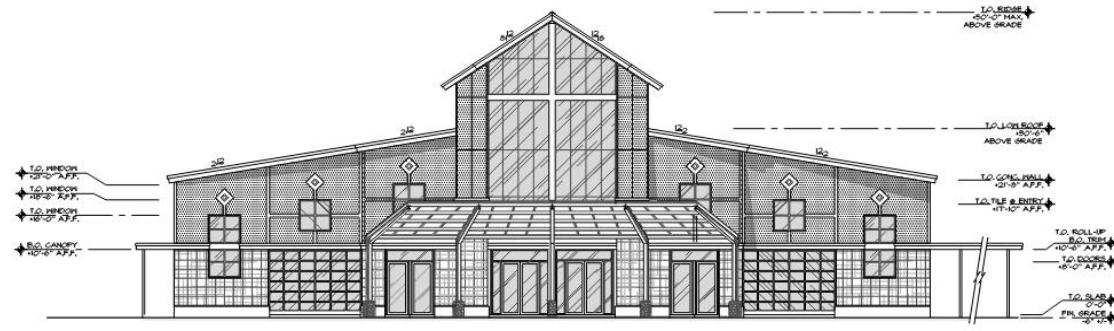
Questions?

Glen Southerland, AICP
AKS Engineering & Forestry, LLC
12965 SW Herman Road, Suite 100
Tualatin, OR 97062
(503) 563-6151

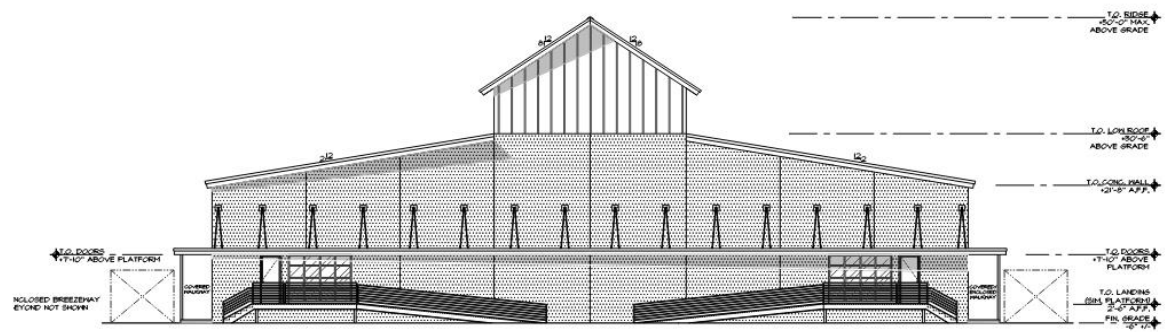




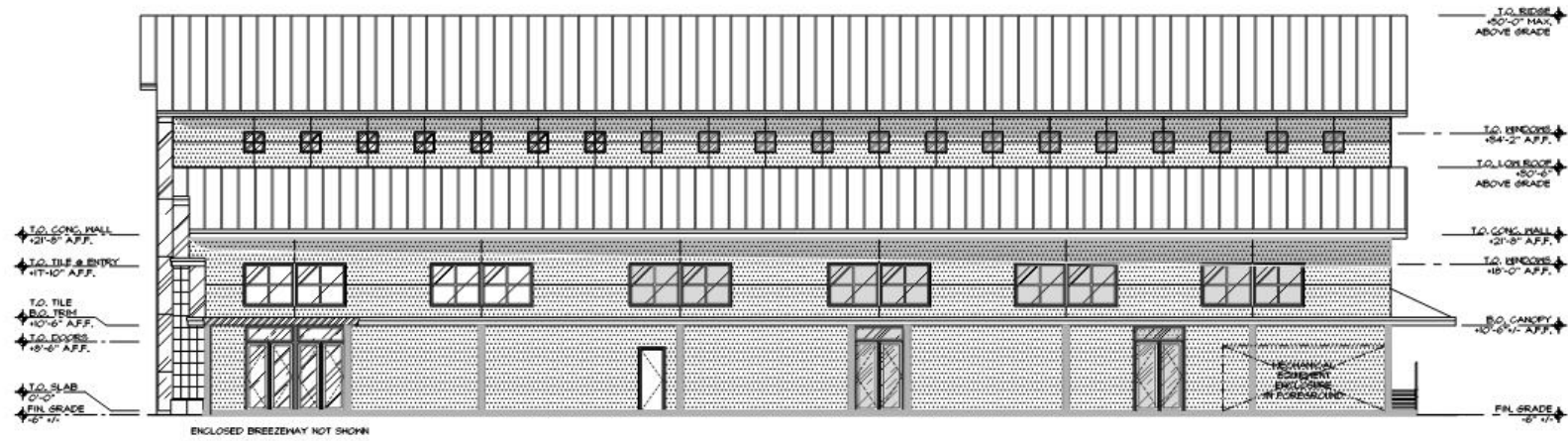
1 FRONT ELEVATION RENDERED W/O CANOPY
 A3.3 1/8" = 1'-0"



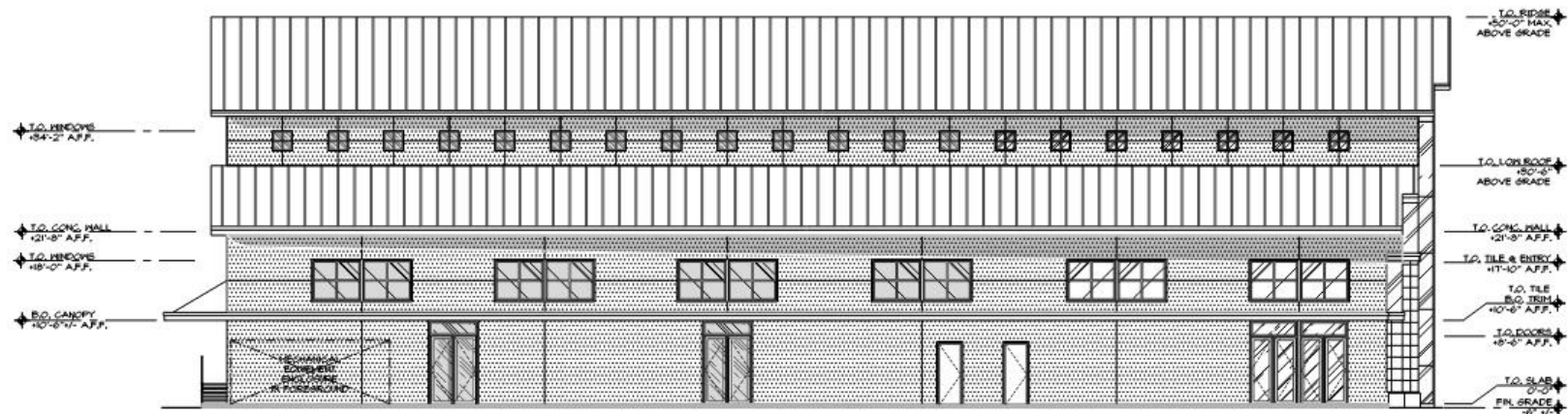
2 FRONT ELEVATION RENDERED W/ CANOPY
 A3.3 1/8" = 1'-0"



3 REAR ELEVATION RENDERED
 A3.3 1/8" = 1'-0"



1 SOUTH SIDE ELEVATION RENDERED
 A3.4 1/8" = 1'-0"



2 NORTH SIDE ELEVATION RENDERED W/O ENCLOSED WALKWAY
 A3.4 1/8" = 1'-0"



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

OFFICES IN: TUALATIN, OR - VANCOUVER, WA - KEIZER, OR - BEND, OR

Horizon Community Church Sanctuary & Field Improvements
February 21, 2023
6:00 p.m.

Horizon Community Church Neighborhood Meeting
Room 211
23370 SW Boones Ferry Road
Tualatin, OR 97062

PLEASE PRINT CLEARLY

Printed Name	Full Mailing Address	Email Address	Phone #
Rebecca Kimmel	231005 SW Boones Ferry Rd	rkimmel72@gmail.com	503-502-5791
Rose Tola	22545 SW 87th Ct Tualatin OR	rose.tola@gmail.com	503-475-5643
Ruth Heyer	22775 SW Vermillion Dr	heyerr4414@comcast.net	503-854-3930



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Horizon Community Church Neighborhood Meeting

Room 211

23370 SW Boones Ferry Road

Tualatin, OR 97062

February 21, 2023

6:00 p.m.

PLEASE PRINT CLEARLY

Printed Name	Full Mailing Address	Email Address	Phone #
Dickrick Martin	8986 SW Stone Dr Tualatin OR 97062	Martin.dickrick@ymail.com	541-250-1765
KEN ALLEN	16998 SW TRAIL BLVD LAKE OSWEGO OR	KENALLEN@PAPERAVENUE.COM	



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Printed Name	Full Mailing Address	Email Address	Phone #
Willie Weiborn	22885 SW Vermilion Dr Tualatin, OR 97062	randyjohnson@comcast.net	503 885 2633 (Lanette)
Lee Nork	22790 SW 89th Pl Tualatin	lee.nork@comcast.net	702-468-1349
Barry Cobb	23677 SW Boones Ferry Rd	barrycobb@comcast.net	—
Debra Luanani	8535 SW Avenue Tualatin	debra.luanani@comcast.net	503 652 9898
DO VIN PERE		vinp@comcast.net	503-484-7349



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Printed Name	Full Mailing Address	Email Address	Phone #
Charles Glaeser	8955 S.W. Iowa Dr.	two.glaesers@gmail.com	503-621-1949
John Luciani	23671 SW Boones Ferry	swluc1@gmail.com	503-692-9890
Linda Kennedy	22735 SW 87th Pl	like94fun@comcast.net	503.307.2581
Julie Sepp	1150 SW Stone Dr Tualatin OR 97062	jsepp@hotmail.com	503/729-5102



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February 21, 2023

6:00 p.m.

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Printed Name	Full Mailing Address	Email Address	Phone #
Zandy Aguirre	Po Box 2650 Tualata 97062	zandy@hazards.com	503-783-6600
Tyler Donohue	10330 SW Serene Way	tydonhue@hotmail.com	975 786 7809
DAVID BERRY	10945 SW BAY	DAVIDBERRY@AKS.COM	503-341-9443
Christ West		christopherwest@outlook.com	
Cathy Eckard	22488 SW Pima Ave.	cathyeckard@gmail.com	503-841-3257
MIKE ECKARD	" "	MIKE.ECKARD22@GMAIL.COM	503-793-1761
Holly Stewart	9235 SW Tava Dr	hollyfarm05@gmail.com	503-473-6889



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February 21, 2023

6:00 p.m.

PLEASE PRINT CLEARLY

Printed Name	Full Mailing Address	Email Address	Phone #
Sam Russell	10215 SW Madrit Loop, Wilsonville, OR 97070	horizoncommunitychurch@horizoncommunitychurch.com	503-307-8414
Dan Hoover	8993 Stone Dr. Tualatin, OR	danhover11@yahoo.com	
Joy Anderson	21363 SW Bader Way Shenwood, OR 97140	janderson@horizoncommunitychurch.com	503-858-4090
Sherie Ostrowski	9370 SW Stone Dr. Tualatin	sheriehoover@yahoo.com	503-916-9809
Randy Helborn	22885 SW Vermillion Dr. Tualatin 97062	randyhw@juno.com	503-885-9633
Marina Lathrop	9265 SW Iowa Dr. Tualatin	marinalathrop@hotmail.com	503 803-3463
Ferri Martin	8986 SW Stone Dr. Tualatin, 97062	ferrimartin53@gmail.com	541.250.1769

AFFIDAVIT OF MAILING NOTICE

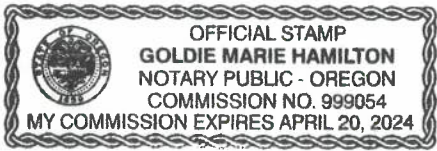
STATE OF OREGON)
) SS
COUNTY OF WASHINGTON)

I, Stacey Morrill being first duly sworn, depose and say:

That on the 6th day of February, 2023, 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.

Stacey Morrill
Signature

SUBSCRIBED AND SWORN to before me this 7th day of February, 2023.



Goldie Marie Hamilton
Notary Public for Oregon
My commission expires: 4/20/2024

RE: _____

CERTIFICATION OF SIGN POSTING



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

Applicant's Consultant
As the applicant for the Horizon Community Church project, I hereby
certify that on this day, 02/06/2023 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 Consultant
Applicant's Name: Michael O'Brien

(Please Print)

Applicant's Consultant
Applicant's Signature: [Handwritten Signature]

Date: 02/07/2023

Glen Southerland

From: Glen Southerland
Sent: Thursday, February 9, 2023 8:58 AM
To: byromcio@gmail.com
Cc: Erin Engman; Madeleine Nelson; planning@tualatin.gov; Stacey Morrill
Subject: Horizon Community Church Neighborhood Meeting
Attachments: 9349 20230206 Nhood Mtg Letter.pdf

Expires: Monday, February 13, 2023 12:00 AM

Categories: Filed by Newforma

Hello Byrom CIO Representatives,

I am pleased to invite you to participate in a Neighborhood/Developer meeting on **February 21, 2023 at 6:00 pm at the Horizon Community Church, 23370 SW Boones Ferry Road**, to discuss planned land use applications at the Horizon church and school site. The meeting provides an opportunity for us to discuss the planned applications with surrounding property owners and the Byrom CIO before the application is submitted to the City.

Attached is the letter that was mailed out to the neighborhood with more information. Feel free to contact me if you are unable to attend the meeting or if you have any specific questions about the project and process.

Sincerely,

Glen Southerland, AICP



AKS ENGINEERING & FORESTRY, LLC

12965 SW Herman Road, Suite 100 | Tualatin, OR 97062

P: 503.563.6151 Ext. 166 | www.aks-eng.com | southerlandg@aks-eng.com

Offices in: Bend, OR | Keizer, OR | Tualatin, OR | Vancouver, WA

NOTICE: This communication may contain privileged or other confidential information. If you have received it in error, please advise the sender by reply e-mail and immediately delete the message and any attachments without copying or disclosing the contents. AKS Engineering and Forestry shall not be liable for any changes made to the electronic data transferred. Distribution of electronic data to others is prohibited without the express written consent of AKS Engineering and Forestry.

February 6, 2023



**RE: Neighborhood Review Meeting
Horizon Community Church Architectural Review**

Dear Property Owner/Neighbor:

AKS Engineering & Forestry, LLC, is holding a neighborhood meeting regarding the Horizon Christian School property (Tax Lot 106 of Washington County Assessor's Map 2S1135D) that is zoned Institutional (IN). A map of the location and preliminary site plan are shown on the back of this letter. The project involves an architectural review for a new sanctuary building north of the existing school as well as new baseball field and training areas to replace an existing facility to be removed. The new building would serve existing uses on the site.

The purpose of this meeting is to provide a forum for surrounding property owners/residents to review and discuss the project before applications are submitted to the City. This meeting will give you the opportunity to share any special information about the property involved. We will attempt to answer questions that may be relevant to meeting development standards consistent with the City of Tualatin Development Code. This neighborhood meeting is scheduled for:

**February 21st, at 6:00 p.m.
Horizon Community Church – 23370 SW Boones Ferry Road, Tualatin, OR 97062**

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

I look forward to discussing this project with you. If you have questions but will be unable to attend, please feel free to contact me at 503-563-6151 or by email at southerlandg@aks-eng.com.

Sincerely,

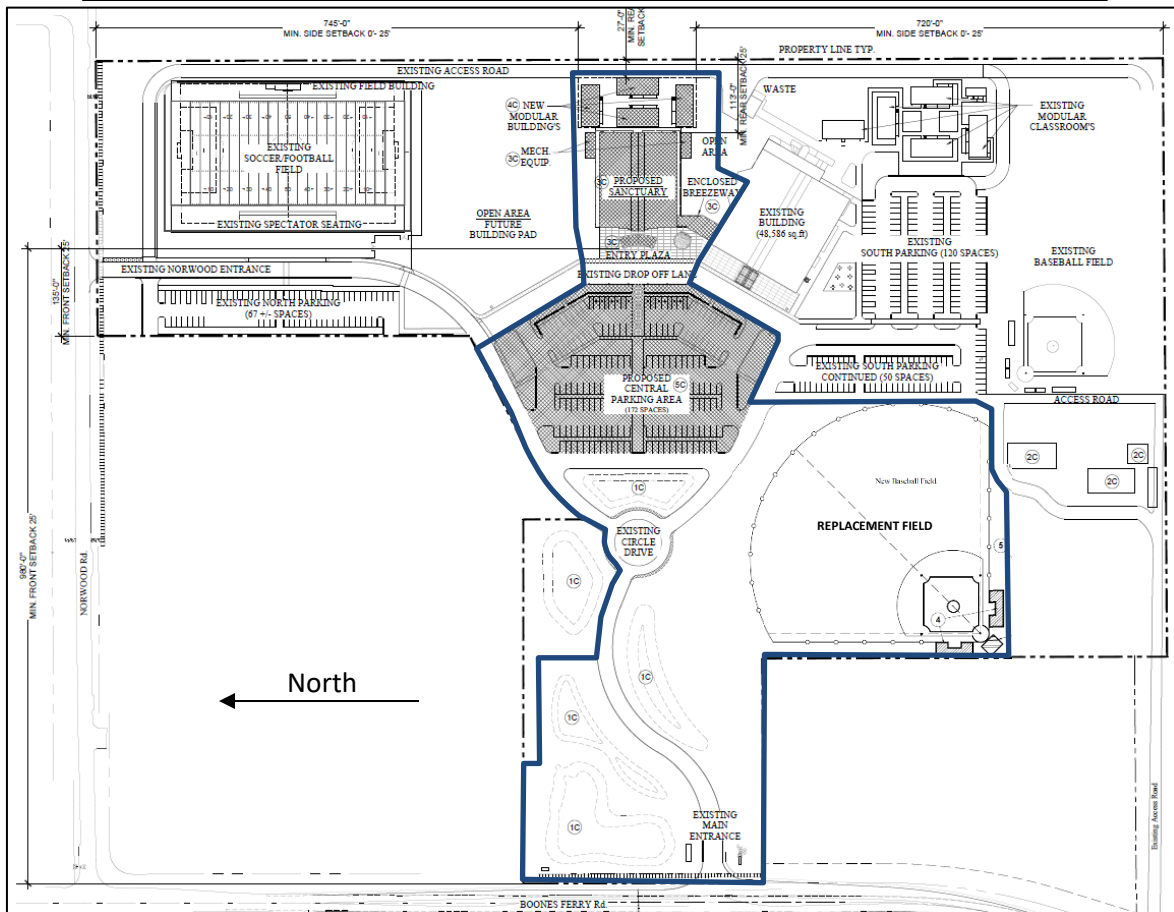
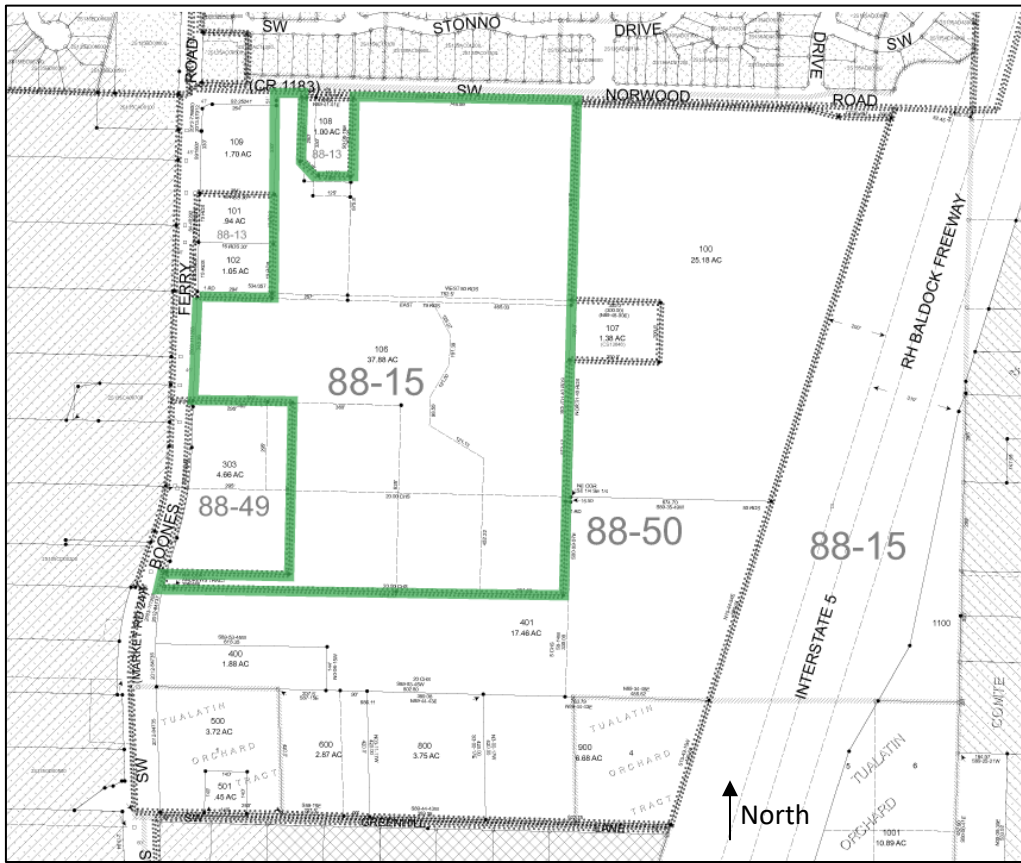
AKS ENGINEERING & FORESTRY, LLC

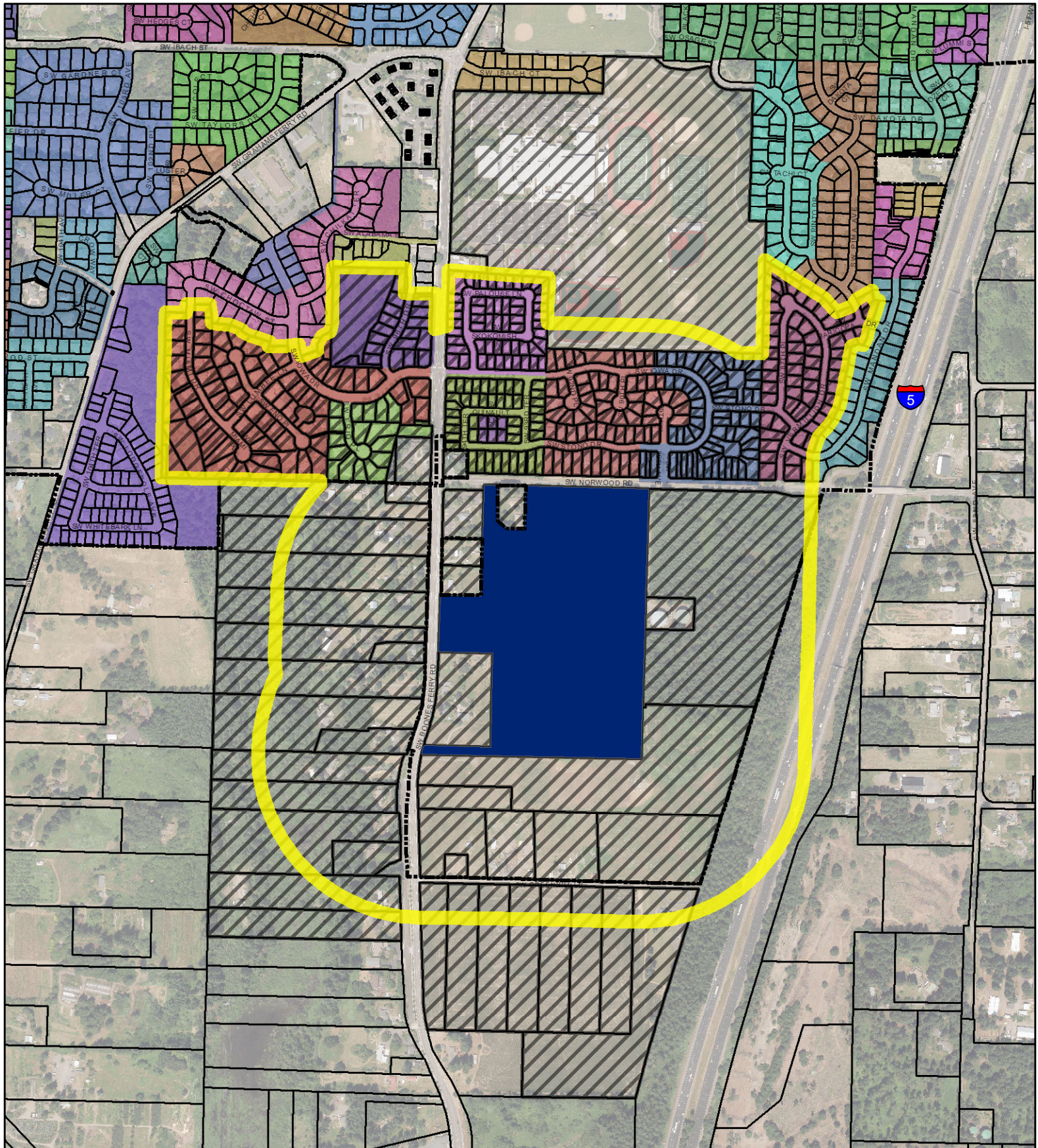
A handwritten signature in blue ink, appearing to read 'G. Southerland', written over a light blue horizontal line.

Glen Southerland, AICP
12965 SW Herman Road, Suite 100
Tualatin, OR 97062
(503) 563-6151 | southerlandg@aks-eng.com

Enclosure: Vicinity Map

cc: planning@tualatin.gov, City of Tualatin Community Development Department
Tualatin Citizen Involvement Organizations (CIOs) by email





1000' Buffer



1000' Buffer with Subdivisions



Selected Taxlots



TLID	OWNER1	OWNERADDR	OWNERCITY	OWNERSTATE	OWNERZIP
2S135CD00300	AGHAZADEH-SANAEI MEHDI & ASIAEE NAHID	23745 SW BOONES FERRY RD	TUALATIN	OR	97062
2S135AD03900	AGORIO DIANA	22790 SW 87TH PL	TUALATIN	OR	97062
2S135AD10600	ALLARD JOHN A & ALLARD KELCIE L	8885 SW IOWA DR	TUALATIN	OR	97062
2S135AC01600	ALLISON VICKI R	8994 SW STONO DR	TUALATIN	OR	97062
2S135CD00100	ALVSTAD RANDALL & ALVSTAD KAREN	23515 SW BOONES FERRY RD	TUALATIN	OR	97062
2S135AC03200	ANDERSON SCOTT A & ANDERSON ANDREA N	22825 SW 92ND PL	TUALATIN	OR	97062
2S135AC08100	ANDERSON RICHARD J JR	22630 SW 93RD TER	TUALATIN	OR	97062
2S135AD09300	ANTHIMIADIS GEORGE T & ANTHIMIADIS STEPHANIE J	8735 SW STONO DR	TUALATIN	OR	97062
2S135BD04000	APLIN ALAN WHITNEY & APLIN PATRICIA ANN	22940 SW ENO PL	TUALATIN	OR	97062
2S135AC10900	ARCHULETA JOHN L & ARCHULETA ELISHA J	9385 SW SKOKOMISH LN	TUALATIN	OR	97062
2S135AC07700	ARCIGA MARCO A & ARCIGA VIRGINIA L	22550 SW 93RD TER	TUALATIN	OR	97062
2S135AC07800	ATKINS DANIEL J & ATKINS DAWNITA G	22570 SW 93RD TER	TUALATIN	OR	97062
2S135AD11000	AUGEE JOEL L & AUGEE HEIDI M S	8905 SW IOWA DR	TUALATIN	OR	97062
2S135AD08000	AUST JOSEPHINE A	8846 SW STONO DR	TUALATIN	OR	97062
2S135AC09400	AUSTIN MICHAEL P & AUSTIN ALLISON M	9325 SW IOWA DR	TUALATIN	OR	97062
2S135AD05500	BABCOCK GAYLON	8680 SW STONO DR	TUALATIN	OR	97062
2S135AD09900	BACA GREGORY R & BACA ELIZABETH R	16869 SW 65TH AVE #387	LAKE OSWEGO	OR	97035
2S135AD12100	BAILEY JILL	3657 SE ROANOKE CT	HILLSBORO	OR	97123
2S135BC01900	BALLARD FAMILY TRUST	22925 SW MIAMI PL	TUALATIN	OR	97062
2S135CA00200	BARRY CHRISTOPHER & BARRY ERIN	23065 SW BOONES FERRY RD	TUALATIN	OR	97062
2S135BD09900	BATES-BLANCO FAMILY TRUST	22648 SW 96TH DR	TUALATIN	OR	97062
2S135AD00400	BAVARO EMILY EVELYN & BAVARO JOSHUA	22940 SW VERMILLION DR	TUALATIN	OR	97062
2S135CA00500	BAZANT CHRISTINE LEE & BAZANT JOHN JOSEPH	36449 HWY 34	LEBANON	OR	97355
2S135AD01900	BEAR ALISA ANN TRUST	8525 SW MARICOPA DR	TUALATIN	OR	97062
2S135AC13000	BECKER SUSAN	9405 SW QUINAULT LN	TUALATIN	OR	97062
2S135AD00700	BECKEN LLC	2785 ARBOR DR	WEST LINN	OR	97068
2S135AD07000	BECKSTEAD BRIAN A & BECKSTEAD ZERELDA G	8886 SW STONO DR	TUALATIN	OR	97062
2S135BD02600	BEDDES CRISTINA & BEDDES AARON	22765 SW ENO PL	TUALATIN	OR	97062
2S135AD12400	BEEBE BRENT E & BEEBE SANDRA L	8895 SW STONO DR	TUALATIN	OR	97062
2S135AD04000	BEIKMAN STEPHEN & BEIKMAN MONIQUE	22760 SW 87TH PL	TUALATIN	OR	97062
2S135AD01400	BELL JAMES M & BELL EVA J	22710 SW VERMILLION DR	TUALATIN	OR	97062
2S135AD11400	BELL REV TRUST	8930 SW IOWA DR	TUALATIN	OR	97062
2S135AD01300	BENNETT JASON M & MCALEER MARGUERITE T	22730 SW VERMILLION DR	TUALATIN	OR	97062
2S135AC15200	BERGEE CYNTHIA T & BERGE WILLIAM C	16997 SW TEMPEST WAY	KING CITY	OR	97224
2S135AC01500	BLACK JENNIFER O & BLACK DAVID O JR	9040 SW STONO DR	TUALATIN	OR	97062
2S135CA00400	BOCCI JAMES A & BOCCI JULIA A	23205 SW BOONES FERRY RD	TUALATIN	OR	97062
2S135AD03400	BOELL DONALD B & BOELL PATRICIA J	22675 SW 87TH	TUALATIN	OR	97062
2S135BD10600	BOHMAN FAMILY TRUST	22567 SW 96TH DR	TUALATIN	OR	97062
2S135AC16500	BOSKET JOHN A & JULIE L BOSKET LIV TRUST	9355 SW STONO DR	TUALATIN	OR	97062
2S135AC10000	BOX MICHAEL L & BOX KATIE M	9370 SW PALOUSE LN	TUALATIN	OR	97062
2S135AC15000	BREK KOLTE TRISTON & BEATTIE DANIELLE NICOLE	9290 SW STONO DR	TUALATIN	OR	97062
2S135AD14300	BRENES VALERIE & BRENES GERARDO MANUEL	22830 SW 89TH PL	TUALATIN	OR	97062
2S135BD10500	BROADHURST CURTIS	22543 SW 96TH DR	TUALATIN	OR	97062
2S135BD11200	BROWN KATHERINE MARIE & BROWN CHRISTOPHER DAVID	22683 SW 96TH DR	TUALATIN	OR	97062
2S135BD00500	BUCKALEW LIVING TRUST	22943 SW BOONES FERRY RD	TUALATIN	OR	97062
2S135AC14900	BUHAY JASON & BUHAY MICHELLE	9300 SW STONO DR	TUALATIN	OR	97062
2S135BD03000	BUICH ALEXANDER & BUICH CORRINE	22985 SW MIAMI PL	TUALATIN	OR	97062
2S135AC03700	BUNCE MICHAEL R REVOC LIV TRUST & BUNCE DEBORAH J REVOC LIV TRUST	9150 SW IOWA DR	TUALATIN	OR	97062
2S135AD07700	BURCHFIEL LARRY & BURCHFIEL DEBORAH	8858 SW STONO DR	TUALATIN	OR	97062
2S135BD04300	BURCHETT KENNETH T & JOY A JOINT LIV TRUST	9700 SW IOWA DR	TUALATIN	OR	97062
2S135AC12500	BURNS DANIEL D & KRILL DEANN R	9345 SW QUINAULT LN	TUALATIN	OR	97062
2S135AC14700	CAIS CARLY J	9340 SW STONO DR	TUALATIN	OR	97062
2S135AC02900	CALDERON CAMIE M & CALDERON DANIEL	22735 SW 92ND PL	TUALATIN	OR	97062
2S135AD06900	CALKINS MICHAEL & CALKINS DIANE	8890 SW STONO DR	TUALATIN	OR	97062
2S135AD11100	CARBAJAL PEDRO & CARBAJAL REGINA	8925 SW IOWA DR	TUALATIN	OR	97062
2S135AC16300	CARDENAS FERNANDO	9340 SW QUINAULT LN	TUALATIN	OR	97062

2S135AC12400	CARNS STEVEN C	9335 SW QUINAULT LN	TUALATIN	OR	97062
2S135BD10000	CHAFF HEIDI L	22626 SW 96TH DR	TUALATIN	OR	97062
2S135AC05100	CHAMBERLAND MATHEW & CHAMBERLAND JAMES W	8975 SW IOWA DR	TUALATIN	OR	97062
3S102AB00100	CHAMBERLAIN JOHN & CHAMBERLAIN DEBRA	9000 SW GREENHILL LN	TUALATIN	OR	97062
3S102AB00200	CHAMBERLAIN JOHN & CHAMBERLAIN DEBRA	9000 SW GREENHILL LN	TUALATIN	OR	97062
3S102AB00300	CHAMBERLAIN JOHN & CHAMBERLAIN DEBRA	9000 SW GREENHILL LN	TUALATIN	OR	97062
3S102AB00400	CHAMBERLAIN JOHN & CHAMBERLAIN DEBRA	9000 SW GREENHILL LN	TUALATIN	OR	97062
3S102AB00500	CHAMBERLAIN JOHN & CHAMBERLAIN DEBRA	9000 SW GREENHILL LN	TUALATIN	OR	97062
3S102AB00600	CHAMBERLAIN JOHN & CHAMBERLAIN DEBRA	9000 SW GREENHILL LN	TUALATIN	OR	97062
3S102AB00700	CHAMBERLAIN JOHN & CHAMBERLAIN DEBRA	9000 SW GREENHILL LN	TUALATIN	OR	97062
3S102AB00800	CHAMBERLAIN JOHN & CHAMBERLAIN DEBRA	9000 SW GREENHILL LN	TUALATIN	OR	97062
2S135AD11700	CHAMPAGNE PATRICK & ROY CELINE	8880 SW IOWA DR	TUALATIN	OR	97062
2S135BD06700	CHAMSEDDINE WAEL M & CHAMSEDDINE BECKY A	22900 SW ERIO PL	TUALATIN	OR	97062
2S135AC14800	CHAN JOSEPH L	23156 BLAND CIR	WEST LINN	OR	97068
2S135AD01000	CHAN CHEUK YEE CHAN REVOC LIV TRUST	22800 SE VERMILION DR	TUALATIN	OR	97062
2S135AC08700	CHAPEK CARRIEANN & CHAPEK CALEB	9360 SW SKOKOMISH LN	TUALATIN	OR	97062
2S135AD10100	CHASE HARRY M & CHASE CATHY LEE	8799 SW STONO DR	TUALATIN	OR	97062
2S135BD04700	CHENG SIMON K REV TRUST	9860 SW LUMBEE LN	TUALATIN	OR	97062
2S135AD05000	CHILDS ROBERT M & CHILDS MARY J	22705 SW VERMILLION DR	TUALATIN	OR	97062
2S135AD06500	CHRISTENSEN STANFORD DEE & CAROL MAE REV INTERVIVOS TRUST	8980 SW STONO DR	TUALATIN	OR	97062
2S135AC07500	CLARK ROY H	9295 SW PALOUSE LN	TUALATIN	OR	97062
2S135AD14500	COBB DANIEL Z & COBB ROSA	22770 SW 89TH PL	TUALATIN	OR	97062
2S135AC12100	COKELEY HEATHER & COKELEY KEITH	9320 SW IOWA DR	TUALATIN	OR	97062
2S135BD04900	COLE STEVEN W & ROBERTS ANDREA M	22850 SW ENO PL	TUALATIN	OR	97062
2S135D000303	COMMUNITY PARTNERS FOR AFFORDABLE HOUSING	PO BOX 23206	TIGARD	OR	97281
2S135BD06800	COMPTON MARC A & COMPTON JODY L	22151 SW ANTIOCH DOWNS CT	TUALATIN	OR	97062
2S135AD02800	CONFER ANDREW B	22575 SW 87TH PL	TUALATIN	OR	97062
2S135AC11700	COOPER JULIE ANN LIV TRUST	9390 SW IOWA DR	TUALATIN	OR	97062
2S135BC01800	CORRY FAMILY TRUST	22905 SW MIAMI DR	TUALATIN	OR	97062
2S135BD09700	CRAWFORD JASON S	9563 SW IOWA DR	TUALATIN	OR	97062
2S135AC11800	CRISP TONI K	9380 SW IOWA DR	TUALATIN	OR	97062
2S135AC07400	CRONKRITE ERIK	9315 SW PALOUSE LN	TUALATIN	OR	97062
2S135AC08400	CRUZ ALEJANDRO FRANCISCO	9270 SW SKOKOMISH LN	TUALATIN	OR	97062
2S135AD10400	CURTHOYS CAROL ANN REV LIV TRUST	8879 SW IOWA DR	TUALATIN	OR	97062
2S135AC13400	DARLING LANCE F	22865 SW 94TH TER	TUALATIN	OR	97062
2S135AC01100	DAVIS JASON WAYNE	9180 SW STONO DR	TUALATIN	OR	97062
2S135AC10500	DEARDORFF CRAIG S & DEARDORFF ALBERTA	22595 SW 93RD TER	TUALATIN	OR	97062
2S135AD03700	DERIENZO NICHOLAS C & DERIENZO COURTNEY LEIGH	22755 SW 87TH PL	TUALATIN	OR	97062
2S135BD06200	DICKMAN SCOTT D & CHEN WEIWEN	22955 SW ERIO PL	TUALATIN	OR	97062
2S135BD07000	DIETRICH ROBERT & DIETRICH SUSAN	9650 SW IOWA DR	TUALATIN	OR	97062
2S135AD14700	DITTMAN ADAM H & DITTMAN ELIZABETH A C	22785 SW 89TH PL	TUALATIN	OR	97062
2S135AC11000	DOSS ANDREA & DOSS BRANDON	22580 SW 94TH TER	TUALATIN	OR	97062
2S135AC16100	DOW PETER J REV TRUST & SHERFY JENNIFER L REV TRUST	9360 SW QUINAULT LN	TUALATIN	OR	97062
2S135BC02000	DOWNES ADRIAN & DOWNES CATHERINE	22945 SW MIAMI PL	TUALATIN	OR	97062
2S135BD01600	DUFFY RONALD E TRUST	9795 SW IOWA DR	TUALATIN	OR	97062
2S135AC09800	DUNN PATRICK P & DUNN CLARA I RUSINQUE	9380 SW PALOUSE LN	TUALATIN	OR	97062
2S135BD00700	DUNN KARIN R	9500 SW IOWA DR	TUALATIN	OR	97062
2S135AC15600	EAKINS EILEEN G	22760 SW 93RD TERR	TUALATIN	OR	97062
2S135BD06300	EBERHARD JEFFERY D & TAAFFE CAROL E	22975 SW ERIO PL	TUALATIN	OR	97062
2S135AC16200	EDELINE JENNIFER A & EDELINE SEAN M	9350 SW QUINAULT LN	TUALATIN	OR	97062
2S135AC10400	EDWARDS DANIELLE	22585 SW 93RD TER	TUALATIN	OR	97062
2S135AC09500	EGGERT BRENDA & EGGERT CHARLES	30000 SW 35TH DR	WILSONVILLE	OR	97070
2S135AD01200	EISENSTEIN ETHAN & EISENSTEIN MEGAN	22750 SW VERMILLION DR	TUALATIN	OR	97062
2S135BD09600	ELLIOTT WESLEY & ELLIOTT TERRA	9521 SW IOWA DR	TUALATIN	OR	97062
2S135BD07100	ELLIS FAMILY REV TRUST	9640 SW IOWA DR	TUALATIN	OR	97062
2S135AC14300	ENNIS MARK & ENNIS BARBARA	9380 SW STONO DR	TUALATIN	OR	97062
2S135AD07600	ERDMAN PAUL & ERDMAN PAMALA B	8862 SW STONO DR	TUALATIN	OR	97062

2S135AC13600	ERWERT EMILY	22915 SW 94TH TER	TUALATIN	OR	97062
2S135AC12900	ESZLINGER ERIC & ESZLINGER NATASHA	9395 SW QUINAULT LN	TUALATIN	OR	97062
2S135AD02400	FADLING JULIE H	22630 SW VERMILLION DR	TUALATIN	OR	97062
2S135BD02100	FANT BRIAN ALAN & DEBORAH SPARCK TRUST	22680 SW ENO PL	TUALATIN	OR	97062
2S135AD03500	FEUCHT DANIEL & BEVERLY LIV TRUST	22715 SW 87TH PL	TUALATIN	OR	97062
2S135BD07200	FILANTRES GUST J & FILANTRES CYNTHIA K	9630 SW IOWA DR	TUALATIN	OR	97062
2S135AC07100	FINDERS DEBRA P	9355 SW PALOUSE LN	TUALATIN	OR	97062
2S135BC01000	FITZHENRY VIRGINIA LIV TRUST	7015 SW FOXFIELD CT	PORTLAND	OR	97225
2S135BD04600	FLETCHER CRAIG A & FLETCHER JENINE F	9840 SW LUMBEE LN	TUALATIN	OR	97062
2S135AC07000	FORCE LIVING TRUST	9365 SW PALOUSE LN	TUALATIN	OR	97062
2S135AD00600	FOSSE PATRICIA J & FOSSE RANDY C	22925 SW MANDAN DR	TUALATIN	OR	97062
2S135AD04700	FOWLER TREVOR & FOWLER KAYLA	22645 SW VERMILLION DR	TUALATIN	OR	97062
2S135AC03800	FRANCIS FRANK J & FRANCIS HELEN MARIE	9130 SW IOWA DR	TUALATIN	OR	97062
2S135AC10700	FRANCIS KATHLEEN	9345 SW SKOKOMISH LN	TUALATIN	OR	97062
2S135AC04700	FRANKS TERRENCE D	22730 SW 90TH PL	TUALATIN	OR	97062
2S135AC10800	FRAVEL LINDA SHAW TRUST	9365 SW SKOKOMISH LN	TUALATIN	OR	97062
2S135AC09700	FRAZIER FAMILY LLC	22830 SW 89TH PL	TUALATIN	OR	97062
2S135AC01400	FRENCH RODERICK LEE & FRENCH THERESE LYNN	9080 SW STONO DR	TUALATIN	OR	97062
2S135AC02000	FRIBLEY SARAH E & FRIBLEY CHAD C	9005 SW STONO DR	TUALATIN	OR	97062
2S135BD03900	FRITTS MICHELLE M & FRITTS BRETT C	22945 SW ENO PL	TUALATIN	OR	97062
2S135AD04400	FRONIUS JOHN A & FRONIUS SUSAN A	22650 SW 87TH PL	TUALATIN	OR	97062
2S135AC02400	FRY ALBERTA A TRUST	9175 SW STONO DR	TUALATIN	OR	97062
2S135AC12700	FULLER ERIC M & FULLER XIAOYAN	9365 SW QUINAULT LN	TUALATIN	OR	97062
2S135AC11600	GALANG JAN VINCENT SUNGA & GALANG CINDY BUSTOS	9400 SW IOWA DR	TUALATIN	OR	97062
2S135AD06000	GALVER ROBERTO & GALVER PATRICIA BYRNE	22995 SW VERMILLION DR	TUALATIN	OR	97062
2S135AD01100	GAMACHE ROBERT R & GAMACHE CHERI M	22770 SW VERMILLION DR	TUALATIN	OR	97062
2S135BD10400	GANEY DANIEL T & BELLINGHAM TAUNI A	22556 SW 96TH DR	TUALATIN	OR	97062
2S135AC06600	GARIBAY JAIME	22555 SW 94TH TER	TUALATIN	OR	97062
2S135BD03100	GARRETT RYAN P & GARRETT KELLY E	22970 SW MIAMI PL	TUALATIN	OR	97062
2S135AD01800	GENSLER KRISTOPHER & GENSLER MARIAH	8540 SW MARICOPA DR	TUALATIN	OR	97062
2S135AC09300	GEORGE TIMOTHY P & GEORGE BETHANY	9335 SW IOWA DR	TUALATIN	OR	97062
2S135BD02400	GEORGE REV LIV TRUST	22695 SW ENO PL	TUALATIN	OR	97062
2S135AD14800	GHODS SHAWN M & GHODS JENNA N	22815 SW 89TH PL	TUALATIN	OR	97062
2S135AD11500	GIACCHI ROBYN M	8900 SW IOWA DR	TUALATIN	OR	97062
2S135AC12600	GIESS SIMONE ELISABETH & IVERSON SEAN PATRICK	9355 SW QUINAULT LN	TUALATIN	OR	97062
2S135AD04300	GILBERT CHRISTOPHER S & GILBERT TAYLOR A	22680 SW 87TH PL	TUALATIN	OR	97062
2S135AC12200	GILCHRIST BEVERLY & GILCHRIST ROLAND T	9310 SW IOWA ST	TUALATIN	OR	97062
2S135BC00500	GILLARD DAVID J & GILLARD SHELLIE S	22680 SW MIAMI DR	TUALATIN	OR	97062
2S135BD10200	GILLETT CHRIS & GILLETT BETSY	22604 SW 96TH DR	TUALATIN	OR	97062
2S135BD04200	GILLIHAN THOMAS M TRUST	22870 SW ENO PL	TUALATIN	OR	97062
2S135AC05000	GLAESER CHARLES W & GLAESER CHRISTA M	8955 SW IOWA DR	TUALATIN	OR	97062
2S135AD14600	GLASS BRIAN D & GLASS LEAH M	8900 SW SWEET DR #537	TUALATIN	OR	97062
2S135AC04100	GOFORTH NATHAN L & TAAFFE JULIA C	22755 SW 90TH PL	TUALATIN	OR	97062
2S135BD04800	GOODY GREGORY & GOODY BRITTANY	22830 SW ENO PL	TUALATIN	OR	97062
2S135AC05200	GOUY PHIL	8995 SW IOWA DR	TUALATIN	OR	97062
2S135BD06500	GRANDON JOINT TRUST	22980 SW ERIO PL	TUALATIN	OR	97062
2S135AD01700	GREEN JUSTIN J	8560 SW MARICOPA DR	TUALATIN	OR	97062
2S135BC01100	GREGSON N DEAN & GREGSON DEBORAH U	22675 SW MIAMI DR	TUALATIN	OR	97062
2S135AD02500	GRENZ CAITLIN & GRENZ MACKENZIE	22590 SW VERMILLION DR	TUALATIN	OR	97062
2S135AD05800	GRIFFITH DWIGHT A & GRIFFITH H KAY	22905 SW VERMILLION DR	TUALATIN	OR	97062
2S135AD06700	GRIFFITH NOEL T JR & GRIFFITH ANGELA R	8898 SW STONO DR	TUALATIN	OR	97062
2S135AD10900	GUERRA FILEMON M JR & QUIRANTE MALINDA	8899 SW IOWA DR	TUALATIN	OR	97062
2S135BD11100	GUYETTE JONATHAN & GUYETTE REBECCA	22673 SW 96TH DR	TUALATIN	OR	97062
2S135BD09800	HACKENBRUCK JERRY ALDEN & LINDA JOAN REV TRUST	22680 SW 96TH DR	TUALATIN	OR	97062
2S135AC02100	HALL SCOTT & HALL BETH	9065 SW STONO DR	TUALATIN	OR	97062
2S135BD02200	HALLVIK BRUCE D & HALLVIK PAMELA S	22640 SW ENO PL	TUALATIN	OR	97062
2S135AD04100	HAMILTON GEORGE & ALICE TRUST	22740 SW 87TH PL	TUALATIN	OR	97062

2S135AD05100	HAMM STEVEN & HAMM SANDRA	22725 SW VERMILLION DR	TUALATIN	OR	97062
2S135AC06900	HANAWA IWAO & HANAWA LAURIE	3528 CHEROKEE CT	WEST LINN	OR	97068
2S135AD06600	HARRISON LIV TRUST	8976 SW STONO DR	TUALATIN	OR	97062
2S135BC00200	HASBROOK WILLIAM B & HASBROOK TRICIA	22790 SW MIAMI DR	TUALATIN	OR	97062
2S135BD05900	HASLAM KENNETH A & HASLAM JESSICA J	22825 SW ERIO PL	TUALATIN	OR	97062
2S135AC02500	HAUDBINE PATRICK E & HAUDBINE DELEE H	9215 SW STONO DR	TUALATIN	OR	97062
2S135AC04800	HEIRONIMUS JULIE A & VALLECK GEORGE D	22710 SW 90TH PL	TUALATIN	OR	97062
2S135CA00100	HELMS NICOLE E & HELMS ANDREW E	709 W 36TH ST	VANCOUVER	OR	98660
2S135AC08300	HERRERA FERNANDO JR & HERRERA REBEKAH	9260 SW SKOKOMISH LN	TUALATIN	OR	97062
2S135AC14500	HERRERA FERNANDO & HERRERA MARIA D	9360 SW STONO DR	TUALATIN	OR	97062
2S135AD05300	HEYER TRUST	22775 SW VERMILLION DR	TUALATIN	OR	97062
2S135CD00500	HICKOK TODD J & HICKOK MOLLY J	23855 SW BOONES FERRY RD	TUALATIN	OR	97062
2S135BD01000	HILL DEREK & HILL CYNTHIA	9600 SW IOWA DR	TUALATIN	OR	97062
2S135BD04400	HINES MICHAEL A & HINES MARLENE R	9730 SW IOWA DR	TUALATIN	OR	97062
2S135AC02600	HODGE KENNETH M	9235 SW STONO DR	TUALATIN	OR	97062
2S135AC08600	HOLDBROOK-DADSON DENISE	9330 SW SKOKOMISH LN	TUALATIN	OR	97062
2S135AC01900	HOOVER DAN M	8993 SW STONO DR	TUALATIN	OR	97062
2S135D000106	HORIZON COMMUNITY CHURCH	PO BOX 2690	TUALATIN	OR	97062
2S135AC00500	HOWE WARREN & YUHAS-HOWE HEATHER	9495 SW NORWOOD RD	TUALATIN	OR	97062
2S135AD07500	HUALA ROBIN PATRICK	14607 NE 57TH ST	BELLEVUE	WA	98007
2S135AC03300	HUMPHREY MARGIE LIV TRUST	22820 SW 92ND PL	TUALATIN	OR	97062
2S135AD10200	HUMPHREY SUSAN E	8801 SW STONO DR	TUALATIN	OR	97062
2S135AD00800	HYRE TIMOTHY R & HYRE ANNILEE D	22840 SW VERMILLION DR	TUALATIN	OR	97062
2S135AD03800	INGRAM CLIFFORD KEITH & INGRAM ELISABETH JOY	22785 SW 87TH PL	TUALATIN	OR	97062
2S135AC10100	JACOBS JEFFREY W	9360 SW PALOUSE LN	TUALATIN	OR	97062
2S135AC05300	JASTRAM WILLIAM E & JASTRAM CHRISTINE A	9015 SW IOWA DR	TUALATIN	OR	97062
2S135AC00900	JENKINS PHILIP D & JENKINS KRISTEN K	9240 SW STONO DR	TUALATIN	OR	97062
2S135AC16400	JOHNSON FLETCHER & JOHNSON CHRISTINA	9365 SW STONO DR	TUALATIN	OR	97062
2S135AC13700	JORGENSEN HEATHER & JORGENSEN COLBIE	9375 SW STONO DR	TUALATIN	OR	97062
2S135AD02900	KALATEH EBRAHIM SHIRDOOST & DOOST NOOSHIN NEZAM	22585 SW 87TH PL	TUALATIN	OR	97062
2S135AD00500	KARIS ALEXANDER DONALD	22930 SW MANDAN DR	TUALATIN	OR	97062
2S135BC01200	KAUFFMAN FAMILY TRUST	22725 SW MIAMI DR	TUALATIN	OR	97062
2S135AD03600	KENNEDY MICHAEL C & KENNEDY LINDA M	22735 SW 87TH PL	TUALATIN	OR	97062
2S135AC11400	KERN KEVIN	9450 SW IOWA DR	TUALATIN	OR	97062
2S135AD07900	KERNER ROBERT	8850 SW STONO DR	TUALATIN	OR	97062
2S135BD00501	KHAN SOHAIL & FARZANA LIV TRUST	2919 BEACON HILL DR	WEST LINN	OR	97068
2S135BD00600	KHAN SOHAIL & FARZANA LIV TRUST	2919 BEACON HILL DR	WEST LINN	OR	97068
2S135BD10700	KIM KYU & KIM MELISSA	22589 SW 96TH DR	TUALATIN	OR	97062
2S135CD00200	KIMMEL RONALD A & KIMMEL REBECCA A	23605 SW BOONES FERRY RD	TUALATIN	OR	97062
2S135AD09000	KINNAMAN JEFFREY B & KINNAMAN JENNIFER D	8780 SW STONO DR	TUALATIN	OR	97062
2S135BD10800	KIRK CHRISTINE A & HOFF JAMES A	22611 SW 96TH DR	TUALATIN	OR	97062
2S135AC10600	KIS JUAN ANTONIO & KIS CLAUDIA	22615 SW 93RD TER	TUALATIN	OR	97062
2S135AD03300	KLAUSS CYDNI M	22635 SW 87TH PL	TUALATIN	OR	97062
2S135BD01300	KLEPS MARK G & KLEPS LINDSAY K	9675 SW IOWA DR	TUALATIN	OR	97062
2S135AD07800	KLOSSNER ANDREW J	8854 SW STONO DR	TUALATIN	OR	97062
2S135BD03200	KNOX FAMILY TRUST	22950 SW MIAMI PL	TUALATIN	OR	97062
2S135AD09400	KNUDSON THOMAS & KNUDSON LINDA SALYERS	8725 SW STONO DR	TUALATIN	OR	97062
2S135BC01600	KREIS JOHN K	22835 SW MIAMI DR	TUALATIN	OR	97062
2S135AC06100	LACEY LONNIE D & LACEY LORI A	22665 SW 94TH TER	TUALATIN	OR	97062
2S135AD05600	LAM DAVID & NGUYEN BETH NGOC BICH	8700 SW STONO DR	TUALATIN	OR	97062
2S135AC14100	LARA SALVADOR	22845 SW 93RD TER	TUALATIN	OR	97062
2S135AC13300	LARSON ANDREW & WISEMAN LEAH DANIELLE	22845 SW 94TH TER	TUALATIN	OR	97062
2S135AC05700	LATHROP FAMILY LIV TRUST	9265 SW IOWA DR	TUALATIN	OR	97062
2S135AC07200	LEE WILLIAM B REV LIV TRUST	37301 28TH AVE S UNIT 65	FEDERAL WAY	WA	98003
2S135AD08600	LEE FLORENCE & YAM WAI LUN	8822 SW STONO DR	TUALATIN	OR	97062
2S135BD02700	LEEPER AVA J	9945 SW LUMBEE LN	TUALATIN	OR	97062
2S135AD15300	LEMON CHASE ANTHONY & LEMON HEIDI	8940 SW IOWA DR	TUALATIN	OR	97062

2S135D000100	LENNAR NORTHWEST LLC	11807 NE 99TH ST STE #1170	VANCOUVER	WA	98682
2S135D000400	LENNAR NORTHWEST INC	11807 NE 99TH ST STE 1170	VANCOUVER	WA	98682
2S135D000401	LENNAR NORTHWEST INC	11807 NE 99TH ST STE 1170	VANCOUVER	WA	98682
2S135D000500	LENNAR NORTHWEST INC	11807 NE 99TH ST STE 1170	VANCOUVER	WA	98682
2S135D000501	LENNAR NORTHWEST INC	11807 NE 99TH ST STE 1170	VANCOUVER	WA	98682
2S135D000600	LENNAR NORTHWEST INC	11807 NE 99TH ST STE 1170	VANCOUVER	WA	98682
2S135D000800	LENNAR NORTHWEST INC	11807 NE 99TH ST STE 1170	VANCOUVER	WA	98682
2S135D000900	LENNAR NORTHWEST INC	11807 NE 99TH ST STE 1170	VANCOUVER	WA	98682
2S135AD14400	LILLEY KRISTEN M & LILLEY NICHOLAS L	22800 SW 89TH PL	TUALATIN	OR	97062
2S135AC08800	LIMING JEANNE E	9380 SW SKOKOMISH LN	TUALATIN	OR	97062
2S135BD05800	LINDAMAN LIVING TRUST	22805 SW ERIO PL	TUALATIN	OR	97062
2S135BD01700	LIVERMORE MICHAEL G & LIVERMORE SHERYL D	9835 SW LUMBEE LN	TUALATIN	OR	97062
2S135BD02300	LOEN EMILY G	22655 SW ENO PL	TUALATIN	OR	97062
2S135BC00100	LORENZEN TYLER J & LORENZEN TATJANA	22820 SW MIAMI DR	TUALATIN	OR	97062
2S135BD11000	LOVELACE LIVING TRUST	22659 SW 96TH DR	TUALATIN	OR	97062
2S135CD00302	LUCINI JOHN W & GRACE N FAM TRUST	23677 SW BOONES FERRY RD	TUALATIN	OR	97062
2S135AD03100	LUSCOMBE BRUCE C TRUST	22605 SW 87TH PL	TUALATIN	OR	97062
2S135AC06500	MACCLANATHAN MELANIE & MACCLANATHAN MICHAEL	22575 SW 94TH TER	TUALATIN	OR	97062
2S135BC00600	MACDONALD BRIAN & MACDONALD AMELIA	22640 SW MIAMI DR	TUALATIN	OR	97062
2S135AC13100	MADONDO JEFFRET & JOHNSON MORGAN IRENE	22795 SW 94TH TER	TUALATIN	OR	97062
2S135BD00800	MAGNUSON BRENT R & MAGNUSON HEATHER A	9540 SW IOWA DR	TUALATIN	OR	97062
2S135BD07600	MAGNUSON BRENT R & MAGNUSON HEATHER A	9540 SW IOWA DR	TUALATIN	OR	97062
2S135AC10200	MAIER DARLA & MAIER THOMAS	9340 SW PALOUSE LN	TUALATIN	OR	97062
2S135AD05900	MALONSON GARY D & MALONSON MARSHA L	22955 SW VERMILLION DR	TUALATIN	OR	97062
2S135AC01800	MARBLE AMANDA L TRUST	8989 SW STONO DR	TUALATIN	OR	97062
2S135AC04000	MARK HENRY & MARK CHRISTINE	22725 SW 90TH PL	TUALATIN	OR	97062
2S135AD04600	MARLEAU ALLISON P	22615 SW VERMILLION DR	TUALATIN	OR	97062
2S135AD06400	MARTIN FAMILY TRUST	8986 SW STONO DR	TUALATIN	OR	97062
2S135CD00400	MAST MARVIN R & JELI CARLENE M	23845 SW BOONES FERRY RD	TUALATIN	OR	97062
2S135AD11900	MCALLISTER DENNIS C & MCALLISTER RAGNHILD	8805 SW STONO DR	TUALATIN	OR	97062
2S135AD15200	MCCALEB KEVIN L	8950 SW IOWA DR	TUALATIN	OR	97062
2S135AD09100	MCDONOUGH JOHN MICHAEL & MCDONOUGH MAUREEN CLARE	8750 SW STONO DR	TUALATIN	OR	97062
2S135AC15800	MCGILCHRIST STEPHEN R & NYSTROM-GERDES ELIZABETH R	22720 SW 93RD TER	TUALATIN	OR	97062
2S135AD04900	MCKEAN AMY & MCKEAN RAYMOND	22685 SW VERMILLION DR	TUALATIN	OR	97062
2S135AC04900	MCLAUGHLIN NATHANIEL ANDREW & MCLAUGHLIN AREENA DEVI	8960 SW IOWA DR	TUALATIN	OR	97062
2S135CA00800	MCLEOD TRUST	23465 SW BOONES FERRY RD	TUALATIN	OR	97062
2S135AC04500	MCMANUS HEIDI	22820 SW 90TH PL	TUALATIN	OR	97062
2S135AD04200	MCREYNOLDS CHRIS & MCREYNOLDS AUDREY	22720 SW 87TH PL	TUALATIN	OR	97062
2S135AC15100	MENES MARK A	9280 SW STONO DR	TUALATIN	OR	97062
2S135AD01600	MICHAEL SCOTT CURTIS & MICHAEL TINA FRANCINE	8580 SW MARICOPA DR	TUALATIN	OR	97062
2S135AC07900	MICHELS ELIZABETH A	22590 SW 93RD TER	TUALATIN	OR	97062
2S135AC10300	MIKULA KATERINA	9330 SW PALOUSE LN	TUALATIN	OR	97062
2S135AD08300	MILLER CAROLE D LIV TRUST	8834 SW STONO DR	TUALATIN	OR	97062
2S135BD02000	MILLER JOHN LESLIE & PLATTEAU ASTRID S	22730 SW ENO PL	TUALATIN	OR	97062
2S135BD10900	MILLER ROBERT F	22631 SW 96TH DR	TUALATIN	OR	97062
2S135BC01700	MILSTED MAURICE SCOTT & STOVER-MILSTED SUSAN LEE	22875 SW MIAMI DR	TUALATIN	OR	97062
2S135BD04100	MIZE JOSHUA & MIZE CHRISTINE	22920 SW ENO PL	TUALATIN	OR	97062
2S135BD10300	MOEN DEBORAH & MOEN ERIK	22572 SW 96TH DR	TUALATIN	OR	97062
2S135AC14000	MOLLER THERESA	22825 SW 93RD TER	TUALATIN	OR	97062
2S135AC01700	MOORE DAVID C & MOORE TAMMY	8990 SW STONO DR	TUALATIN	OR	97062
2S135AD07300	MORELAND BEVERLY H & MORELAND BEVERLY H LIV TRUST	753 KOTZY AVE S	SALEM	OR	97302
2S135BD02500	MORRIS LARRY L & MORRIS JUANITA	22745 SW ENO PL	TUALATIN	OR	97062
2S135AC08500	MOSHOFKY JOHN & MOSHOFKY GINGER	9310 SW SKOKOMISH LN	TUALATIN	OR	97062
2S135AD09700	MOYES DUSTIN R & MOYES CAROL L	8765 SW STONO DR	TUALATIN	OR	97062
2S135AC08200	MUELLER FAMILY TRUST	22660 SW 93RD TER	TUALATIN	OR	97062
2S135AC04600	MULGAONKER SHAILESH S	PO BOX 367	TUALATIN	OR	97062
2S135AD11800	MURPHY MICHAEL F & OLSON-MURPHY ANTONETTE K	8870 SW IOWA DR	TUALATIN	OR	97062

2S135AC13200	MUSIAL LUKE & MUNSEY VICTORIA	22825 SW 94TH TER	TUALATIN	OR	97062
2S135AC03500	NEARY TIMOTHY & NEARY LUCY	22780 SW 92ND PL	TUALATIN	OR	97062
2S135AC14600	NEILL RACHEL & HUSUM BRENT	9350 SW STONO DR	TUALATIN	OR	97062
2S135AD08100	NELL ZACHARY D & NELL KENDRA	8842 SW STONO DR	TUALATIN	OR	97062
2S135AD08500	NELSON KIRIN H	8826 SW STONO DR	TUALATIN	OR	97062
2S135AC11100	NEULEIB TAMI R	9395 SW SKOKOMISH LN	TUALATIN	OR	97062
2S135AC09600	NEWBERRY GARY B & THOMPSON DONNA L	9295 SW IOWA DR	TUALATIN	OR	97062
2S135AD08800	NEWTON KYLE C & NEWTON HAILEY R	8814 SW STONO DR	TUALATIN	OR	97062
2S135BD06900	NGUYEN QUOC & NGUYEN DIANE	9660 SW IOWA DR	TUALATIN	OR	97062
2S135AD08700	NORTH DAVID P & NORTH BARBARA	8818 SW STONO DR	TUALATIN	OR	97062
2S135AD12500	NORWOOD HEIGHTS OWNERS OF LOTS 11 13-24			OR	00000
2S135AD12600	NORWOOD HEIGHTS OWNERS OF LOTS 30 32-42			OR	00000
2S135AC03400	NOYES PATRICK A & THOMPSON CAMILLIA M	22810 SW 92ND PL	TUALATIN	OR	97062
3S102B000105	ODOMS LIVING TRUST	PO BOX 2446	TUALATIN	OR	97062
2S135AD02300	OLIVERA APOLINAR & OLIVERA DEBBIE & WHITWORTH DAVID ET AL	22640 SW VERMILLION DR	TUALATIN	OR	97062
2S135AC06300	O'NEAL DANNY F & O'NEAL JONI L	22625 SW 94TH TER	TUALATIN	OR	97062
2S135AC14400	OSTROWSKI MICHAEL J & OSTROWSKI SHERIE M	9370 SW STONO DR	TUALATIN	OR	97062
2S135BC00800	OWENS RICHARD D & OWENS VALERIE D	22580 SW MIAMI DR	TUALATIN	OR	97062
2S135BD02800	OWENS CLINTON MICHAEL SHOOK	9965 SW LUMBEE LN	TUALATIN	OR	97062
2S135BD03700	PARKER ETHAN T & PARKER JAMIE L	22855 SW ENO PL	TUALATIN	OR	97062
2S135AC11900	PAROSA JOSHUA DAVID	9360 SW IOWA DR	TUALATIN	OR	97062
2S135AC00800	PATTON ANDREW M & PATTON LINDSEY M	9270 SW STONO DR	TUALATIN	OR	97062
2S135AC04400	PEEBLES CRAIG M & PEEBLES TANYA A	22840 SW 90TH PL	TUALATIN	OR	97062
2S135BD03800	PENA ZACHARY G & PENNA TIFFANY R	22865 SW ENO PL	TUALATIN	OR	97062
2S135AD12200	PERRY JANETTE & PERRY KENNETH	8885 SW STONO DR	TUALATIN	OR	97062
2S135BC01500	PETRIDES PHILLIP LIV TRUST	22815 SW MIAMI DR	TUALATIN	OR	97062
2S135AC07600	PFEIFER STEPHANIE B	22530 SW 93RD TER	TUALATIN	OR	97062
2S135BD06400	PICKETT R DEAN & PICKETT E RAYLEA	22995 SW ERIO PL	TUALATIN	OR	97062
2S135AD05400	PIERCE KELLY JOANNE & PIERCE BRIAN LAWRENCE	8675 SW STONO DR	TUALATIN	OR	97062
2S135AC15500	PIRTLE JAMES L JR & PIRTLE LINDA L	22780 SW 93RD TER	TUALATIN	OR	97062
2S135AD10500	PITT CHARLES R	8883 SW IOWA DR	TUALATIN	OR	97062
2S135CA00700	POTTER DYLAN D & POTTER MICHELLE P	23405 SW BOONES FERRY RD	TUALATIN	OR	97062
2S135BD02900	POTTLE KEITH W & POTTLE DARCY A	PO BOX 1996	TUALATIN	OR	97062
2S135BD03600	POWELL MATTHEW & POWELL LAUREN	22835 SW ENO PL	TUALATIN	OR	97062
2S135AD12000	QIAN LIDONG & YANG YUYUAN	8815 SW STONO DR	TUALATIN	OR	97062
2S135AC09900	RAMIREZ JOSE ANTONIO & RAMIREZ SILVIA	22560 SW 94TH TER	TUALATIN	OR	97062
2S135AD09200	RAMKU FAMILY TRUST	14193 NW MEADOWRIDGE DR	PORTLAND	OR	97229
2S135BC01400	RANSOM ANNIE M & RANSOM BRADLEY EDWARD	22785 SW MIAMI DR	TUALATIN	OR	97062
2S135AD07200	RAY CYNTHIA P	8878 SW STONO DR	TUALATIN	OR	97062
2S135AC06000	RAZ DOUGLAS JOHN	22685 SW 94TH TER	TUALATIN	OR	97062
2S135AC15400	REPCAK ROMAN & PARK-REPCAK ROBIN	22810 SW 93RD TER	TUALATIN	OR	97062
2S135AC03000	REYNHOLDS GLENN A & REYNHOLDS NANCY J	22795 SW 92ND PL	TUALATIN	OR	97062
2S135AD00900	REYNOLDS KIRK & REYNOLDS CORINNE	22820 SW VERMILLION DR	TUALATIN	OR	97062
2S135BC00700	RICHARDS MARK R & RICHARDS JILL E	22600 SW MIAMI DR	TUALATIN	OR	97062
2S135BD03300	RICHTER FAMILY JOINT TRUST	22930 SW MIAMI PL	TUALATIN	OR	97062
2S135CA00600	RILEY SHAWN O	23365 SW BOONES FERRY RD	TUALATIN	OR	97062
2S135BD01800	ROBERTS CHRISTOPHER T & ROBERTS KELLY J	9855 SW LUMBEE LN	TUALATIN	OR	97062
2S135AC08000	ROGERS JOHN & AGUILAR-NELSON LIZI	22600 SW 93RD TER	TUALATIN	OR	97062
2S135AD00300	ROMINE CLAUDIA	22980 SW VERMILLION	TUALATIN	OR	97062
2S135AD07400	RONALD TY & RONALD JENNIFER	8870 SW STONO DR	TUALATIN	OR	97062
2S135BC01300	ROSE THEODORE & ROSE SHANNON	22765 SW MIAMI DR	TUALATIN	OR	97062
2S135AC14200	RUDISEL A TRUST	PO BOX 1667	LAKE OSWEGO	OR	97035
2S135BD04500	SABIDO ROBERT & SABIDO JENNIFER M	9760 SW IOWA DR	TUALATIN	OR	97062
2S135AC06800	SANDSTROM GLENN M	9405 SW PALOUSE LN	TUALATIN	OR	97062
2S135AD10700	SAWAI STUART T & SAWAI MARY JANE	8891 SW IOWA DR	TUALATIN	OR	97062
2S135AC04300	SAYLOR ERIC M & SAYLOR BRITTA M	22835 SW 90TH PL	TUALATIN	OR	97062
2S135AD08200	SCHAFROTH J F & SCHAFROTH KATE R	8838 SW STONO DR	TUALATIN	OR	97062

2S135AD01500	SCHOTT DAVID M & SCHOTT COURTNEY A	22690 SW VERMILLION DR	TUALATIN	OR	97062
2S135BD06000	SCHREIBER FAMILY TRUST	22885 SW ERIO PL	TUALATIN	OR	97062
2S135AD11600	SCHULTZ LARRY & JOANN REV LIV TRUST	8890 SW IOWA DR	TUALATIN	OR	97062
2S135AC08900	SCHWEITZ ERIC J & SCHWEITZ KAREN M	9390 SW SKOKOMISH LN	TUALATIN	OR	97062
2S135AC03900	SCOTT JERRY MICHAEL & STAMBAUGH DEBRA R	9080 SW IOWA DR	TUALATIN	OR	97062
2S135AD03200	SEKI KATSUMICHI & SEKI MIYUKI	22625 SW 87TH PL	TUALATIN	OR	97062
2S135AD11200	SELIVONCHICK GREGORY A & SELIVONCHICK GEORGANNE	8945 SW IOWA DR	TUALATIN	OR	97062
2S135AC01200	SEPP JULIE & SEPP ROBERT	9150 SW STONO DR	TUALATIN	OR	97062
3S102B000104	SHAMBURG SCOTT A	PO BOX 908	WILSONVILLE	OR	97070
2S135D000101	SHAVLOVSKIY FAMILY REV LIV TRUST	32031 SW GUISE WAY	WILSONVILLE	OR	97070
2S135D000102	SHAVLOVSKIY VITALIY & SHAVLOVSKIY NATALIA	32031 SW GUISS WAY	WILSONVILLE	OR	97070
2S135BC00900	SHEARER THOMAS M & CHERIE M SHEARER FAMILY TRUST	22595 SW MIAMI DR	TUALATIN	OR	97062
2S135AC05400	SHEETZ DONALD K & MARY M SHEETZ REV LIV TRUST	9155 SW IOWA DR	TUALATIN	OR	97062
2S135AC06200	SHIMADA HIROSHI & SHIMADA ANGELIQUE	22645 SW 94TH TER	TUALATIN	OR	97062
2S135AC09200	SHIPLEY HEATHER	9355 SW IOWA DR	TUALATIN	OR	97062
2S135AD10000	SHOBAKEN THOMAS R	8795 SW STONO CT	TUALATIN	OR	97062
2S135BD03400	SIMMONS LINDA C TRUST	22920 SW MIAMI PL	TUALATIN	OR	97062
2S135AD02000	SIROIS TYSON & JARRARD LINDSEY	22500 SW PINTO DR	TUALATIN	OR	97062
2S135AD15000	SMITH WILLIAM R & SMITH BARBARA J	22865 SW 89TH PL	TUALATIN	OR	97062
2S135BD03500	SMITH GREGORY D & LINDA S REV TRUST	9930 SW LUMBEE LN	TUALATIN	OR	97062
2S135AC11500	SNODDY ROBERT B	9430 SW IOWA DR	TUALATIN	OR	97062
2S135AC09100	SOMERTON RITA G & SOMERTON MARVIN	9375 SW IOWA DR	TUALATIN	OR	97062
2S135BD06100	SPACKMAN KENT A & SPACKMAN DONNA J	22915 SW ERIO PL	TUALATIN	OR	97062
2S135AC13800	SPECHT-SMITH DANA LYNN & SPECHT DAVID LEE	9380 SW QUINAULT LN	TUALATIN	OR	97062
2S135AC15300	SPENCER EVERETT & SPENCER LORRIE HEAPE	22830 SW 93RD TER	TUALATIN	OR	97062
2S135AC12800	ST CLAIR DEBORAH J LIVING TRUST	9375 SW QUINAULT LN	TUALATIN	OR	97062
2S135BD01200	STACKLIE TIM & KAREN LIV TRUST	9655 SW IOWA DR	TUALATIN	OR	97062
2S135AD10300	STILLS DANNY T & STILLS DEBRA J	3498 CHAPARREL LOOP	WEST LINN	OR	97068
2S135AD06800	STIMSON TOM P & GUTIERREZ-STIMSON ERINN M	8894 SW STONO DR	TUALATIN	OR	97062
2S135AD09600	STONE LEAH	8755 SW STONO DR	TUALATIN	OR	97062
2S135AC05500	STRATTON GILLIAN M LIVING TRUST	9195 SW IOWA DR	TUALATIN	OR	97062
2S135AC05600	STUART JAMES W & STUART HOLLY V	9235 SW IOWA DR	TUALATIN	OR	97062
2S135AC03100	SUTHERLAND STUART P & SUTHERLAND LEEANN N FAM TRUST	22805 SW 92ND PL	TUALATIN	OR	97062
2S135AD10800	SYVERSON FAMILY LIV TRUST	8895 SW IOWA DR	TUALATIN	OR	97062
2S135BD01100	TAKALLOU MOJTABA B & AMINI AFSANEH	9625 SW IOWA DR	TUALATIN	OR	97062
2S135AC02800	TAM AARON L M & TAM AMY	9250 SW IOWA DR	TUALATIN	OR	97062
2S135AC06400	TAPASA HEIDI L & TAPASA TUUMAMAO	22605 SW 94TH TER	TUALATIN	OR	97062
2S135AC06700	TAYLOR FLODELIZA J	22535 SW 94TH TER	TUALATIN	OR	97062
2S135AC13500	TAYLOR BRENDA & TAYLOR JOE N	22885 SW 94TH TER	TUALATIN	OR	97062
2S135AD04800	TAYLOR ARTHUR R & MANANDIL MYLYN	22675 SW VERMILLION DR	TUALATIN	OR	97062
2S135BC00300	THOMAS FAMILY TRUST	22770 SW MIAMI DR	TUALATIN	OR	97062
2S135AC01300	THOMPSON JOYCE TRUST	PO BOX 91	TUALATIN	OR	97062
2S135BD00900	THORSTENSON PEDER H & THORNSTENSON KATHLEEN M	9580 SW IOWA DR	TUALATIN	OR	97062
2S135AC02300	THURLEY CHRISTOPHER	9135 SW STONO DR	TUALATIN	OR	97062
2S135A000700	TIGARD-TUALATIN SCHOOL DISTRICT #23J	6960 SW SANDBURG ST	TIGARD	OR	97223
2S135BD10100	TOJONG EDWARD & TOJONG MARISSA	9549 SW IOWA DR	TUALATIN	OR	97062
2S135AD03000	TOLER E TRENT & TOLER ROSEANN T	22595 SW 87TH PL	TUALATIN	OR	97062
2S135AD02700	TOMPKINS TIMOTHY L & TOMPKINS RACHEL N	22570 SW VERMILLION DR	TUALATIN	OR	97062
2S135AD15100	TRAN NICHOLAS	8983 SW STONO DR	TUALATIN	OR	97062
2S135AD02600	TRICKETT AARON & TRICKETT HEATHER	22580 SW VERMILLION DR	TUALATIN	OR	97062
2S135AC04200	TRIKUR MARTA LUIZA & TRIKUR SERGEY F	22775 SW 90TH PL	TUALATIN	OR	97062
2S135AC09000	TROTMAN NEIL	9385 SW IOWA DR	TUALATIN	OR	97062
2S135BD01400	TROYER KENNETH A & VALERIE LEE REV LIV TRUST	24548 SW QUARRYVIEW DR	WILSONVILLE	OR	97070
2S135AC05800	TUALATIN CITY OF	18880 SW MARTINAZZI AVE	TUALATIN	OR	97062
2S135AC11200	TUALATIN CITY OF	18880 SW MARTINAZZI AVE	TUALATIN	OR	97062
2S135AC11300	TUALATIN CITY OF	18880 SW MARTINAZZI AVE	TUALATIN	OR	97062
2S135AC15900	TUALATIN CITY OF	18880 SW MARTINAZZI AVE	TUALATIN	OR	97062

2S135AC16000	TUALATIN CITY OF	18880 SW MARTINAZZI AVE	TUALATIN	OR	97062
2S135AD12700	TUALATIN CITY OF	18880 SW MARTINAZZI AVE	TUALATIN	OR	97062
2S135BC02100	TUALATIN CITY OF	18880 SW MARTINAZZI AVE	TUALATIN	OR	97062
2S135BC02200	TUALATIN CITY OF	18880 SW MARTINAZZI AVE	TUALATIN	OR	97062
2S135BC02300	TUALATIN CITY OF	18880 SW MARTINAZZI AVE	TUALATIN	OR	97062
2S135BD05200	TUALATIN CITY OF	18880 SW MARTINAZZI AVE	TUALATIN	OR	97062
2S135BD05400	TUALATIN CITY OF	18880 SW MARTINAZZI AVE	TUALATIN	OR	97062
2S135BD07300	TUALATIN CITY OF	18880 SW MARTINAZZI AVE	TUALATIN	OR	97062
2S135BD07400	TUALATIN CITY OF	18880 SW MARTINAZZI AVE	TUALATIN	OR	97062
2S135BD11300	TUALATIN CITY OF	18880 SW MARTINAZZI AVE	TUALATIN	OR	97062
2S135BD11500	TUALATIN CITY OF	18880 SW MARTINAZZI AVE	TUALATIN	OR	97062
2S135D000107	TUALATIN CITY OF	18880 SW MARTINAZZI AVE	TUALATIN	OR	97062
2S135D000109	TUALATIN HILLS CHRISTIAN CHURCH INC	23050 SW BOONES FERRY RD	TUALATIN	OR	97062
2S135AC12000	TURNBULL BRENT D	9340 SW IOWA DR	TUALATIN	OR	97062
2S135AD05200	TURNER BENJAMIN & PERKINS EMILY A	22745 SW VERMILLION DR	TUALATIN	OR	97062
2S135AD12300	VANDERBURG SUSAN B & VANDERBURG JOHN TIMOTHY REV TRUST & VANDERBURG JACQUELIN	21715 SW HEDGES DR	TUALATIN	OR	97062
2S135AC07300	VELAZQUEZ BRIAN A & VELAZQUEZ CHRISTINA RALSTON	9325 SW PALOUSE LN	TUALATIN	OR	97062
2S135AC01000	VETETO NANCY LIV TRUST	9220 SW STONO DR	TUALATIN	OR	97062
2S135BC02400	VICTORIA WOODS OWNERS COMMITTEE	PO BOX 1282	TUALATIN	OR	97062
2S135BD05000	VICTORIA WOODS OWNERS COMMITTEE	PO BOX 1282	TUALATIN	OR	97062
2S135BD05100	VICTORIA WOODS OWNERS COMMITTEE	PO BOX 1282	TUALATIN	OR	97062
2S135BD11400	VICTORIA MEADOWS HOA			OR	00000
2S135BD11600	VICTORIA MEADOWS HOA			OR	00000
2S135BD11700	VICTORIA MEADOWS HOA			OR	00000
2S135CA00300	VUKANOVICH MARK	23155 SW BOONES FERRY RD	TUALATIN	OR	97062
2S135AC02700	WADSWORTH ERIC & WADSWORTH WENDY	9265 SW STONO DR	TUALATIN	OR	97062
2S135AD08401	WASHINGTON COUNTY FACILITIES MGMT	169 N 1ST AVE #42	HILLSBORO	OR	97124
2S135AD07100	WEGENER RODNEY R	8882 SW STONO DR	TUALATIN	OR	97062
2S135AD05700	WELBORN RANDALL J & JULIE ANN WELBORN LIV TRUST	22885 SW VERMILLION DR	TUALATIN	OR	97062
2S135AD02200	WELCH RAYMOND P & WELCH PAMELA K	8575 SW MARICOPA DR	TUALATIN	OR	97062
2S135AD02100	WHEELER MARK TIMOTHY & WHEELER YIN TUN	8555 SW MARICOPA DR	TUALATIN	OR	97062
2S135AD09500	WHEELER TERRANCE J & WHEELER LINDA K	8745 SW STONO DR	TUALATIN	OR	97062
2S135BD06600	WHITE RYAN K & WHITE BRENN A	22930 SW ERIO PL	TUALATIN	OR	97062
2S135BD01500	WHITT JASON & WHITT MELANIE	9745 SW IOWA DR	TUALATIN	OR	97062
2S135AD08400	WILLIAMS MEGANN E & WILLIAMS AUSTIN J	8830 SW STONO DR	TUALATIN	OR	97062
2S135D000108	WILLIAMS TOM K	9300 SW NORWOOD RD	TUALATIN	OR	97062
2S135AC03600	WILSON DAVID L & WILSON KAREN A	22750 SW 92ND PL	TUALATIN	OR	97062
2S135BD01900	WISE ROBERT C & WISE SUSAN M	9875 SW LUMBEE LN	TUALATIN	OR	97062
2S135AD14900	WISER BRIAN R & LIRA MARIA ALEJANDRA	22845 SW 89TH PL	TUALATIN	OR	97062
2S135BC00400	WISER THOMAS WAYNE & WISER DIANE MARIE	22750 SW MIAMI DR	TUALATIN	OR	97062
2S135AC16600	WONG JONATHAN D & WONG BETH J	9345 SW STONO DR	TUALATIN	OR	97062
2S135AC15700	WOODRUFF VIRGINIA C	22740 SW 93RD TER	TUALATIN	OR	97062
2S135AD09800	WOOLSEY RANDY M & WOOLSEY DONNA J	8775 SW STONO DR	TUALATIN	OR	97062
2S135AD08900	WORKMAN STEPHEN G & WORKMAN MARY B	8810 SW STONO DR	TUALATIN	OR	97062
2S135AD04500	YARNELL REV LIV TRUST	22620 SW 87TH PL	TUALATIN	OR	97062
2S135AC02200	YEE DONALD M & YEE PAMELA E	9105 SW STONO DR	TUALATIN	OR	97062
2S135AC05900	YOUNG REV TRUST	987 SOLANA CT	MOUNTAIN VIEW	CA	94040
2S135AC12300	ZACHER BRIAN M & ZACHER MICHAELA F	9325 SW QUINAULT LN	TUALATIN	OR	97062



**lancaster
moble**

Horizon Church Sanctuary

Transportation Impact
Analysis

Tualatin, OR

Date:

May 1, 2024

Prepared for:

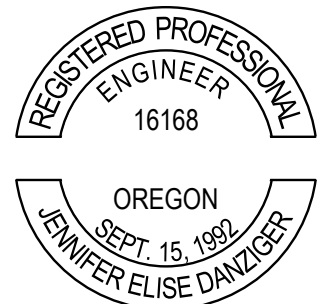
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Prepared by:

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Jennifer Danziger, PE



RENEWS: 12/31/2025

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Executive Summary

1. The proposed Horizon Sanctuary will include the construction of a 19,268-square-foot building to be located on the Horizon Community Church and High School property in Tualatin, Oregon. A baseball field will be constructed in the southeast quadrant of the site. Additionally, a parking lot expansion is proposed, which will include the construction of 234 parking spaces (including 14 ADA spaces) to offset the loss of parking associated with future subdivision of the site.
2. The trip generation calculations show that the proposed development is estimated to generate 6 morning peak hour, 9 evening peak hour, 146 weekday, and 200 Sunday peak hour trips. Compared with the existing church uses a net increase of 2 morning peak hour, 3 evening peak hour, 52 weekday, and 72 Sunday peak hour trips is anticipated.
3. No significant trends or crash patterns were identified at any of the site accesses.
4. Sight distance requirements are met at all site accesses.
5. Preliminary traffic signal warrants are not expected to be met for any of the site accesses.
6. Left-turn lane warrants are not expected to be met for any the site accesses.
7. All study intersections are expected to operate within jurisdictional standards under all analysis scenarios.
8. Queuing analysis results show the 95th percentile queues at the site accesses are anticipated to provide adequate vehicle storage space that does not inhibit safe and expeditious travel under all scenarios.



Project Description

Introduction

The proposed Horizon Sanctuary will include the construction of a 19,268-square-foot building to be located on the Horizon Community Church and High School property in Tualatin, Oregon. A baseball field will be constructed in the southeast quadrant of the site. Additionally, a parking lot expansion is proposed, which will include the construction of 234 parking spaces (including 14 ADA spaces) to offset the loss of parking associated with future subdivision of the site.

Based on scoping coordination with the City of Tualatin and Washington County, it was determined that a full TIA would not be warranted, but rather a limited access and safety review that examines crash history, sight distance, and warrants at the three site driveways.

Detailed information on traffic counts, trip generation calculations, safety analyses, and level of service calculations are included in the appendix to this report.

Location Description

The Horizon Campus is located on Tax Lot 2S135D 000106 and encompasses approximately 37.99 acres which has been annexed into the City of Tualatin. A portion of the tax lot, approximately 8.3 acres, is planned to be subdivided from the campus and developed with other uses.

The site currently includes an existing building and four modular classrooms that serve as the learning center, preschool, and high school facilities for the Horizon Christian School. Church services are currently held in the high school gymnasium, which has a capacity of approximately 660 seats for the service. The 800-seat Horizon Sanctuary would create a new building dedicated to the Church activities. Services would no longer be held in the gym.

The proposed baseball field will replace the existing field in the northwest corner of the property. The existing field will not be removed at this time but a portion of the field lies in Tax Lot 2S135D 000401 to the south. This property is approved for the Autumn Sunrise residential development and the baseball field will no longer be usable.

Three existing driveways serve the campus. The main access road connects to a driveway connecting with SW Boones Ferry Road and a driveway connection with SW Norwood Road. A third driveway serving the parking lot north of the access road also connects with SW Norwood Road. With redevelopment of the subdivided parcel, this access will no longer be available for church and school use.

Figure 1 presents an aerial image with the Horizon Christian Church property outlined in yellow. The location for the proposed Horizon Sanctuary building is outlined in red, the proposed parking is outlined in blue, and the proposed baseball field is outlined in aqua. The 8.3-acre portion of the site to be subdivided for future development is hatched in yellow. A site plan is included as an attachment to this memorandum.



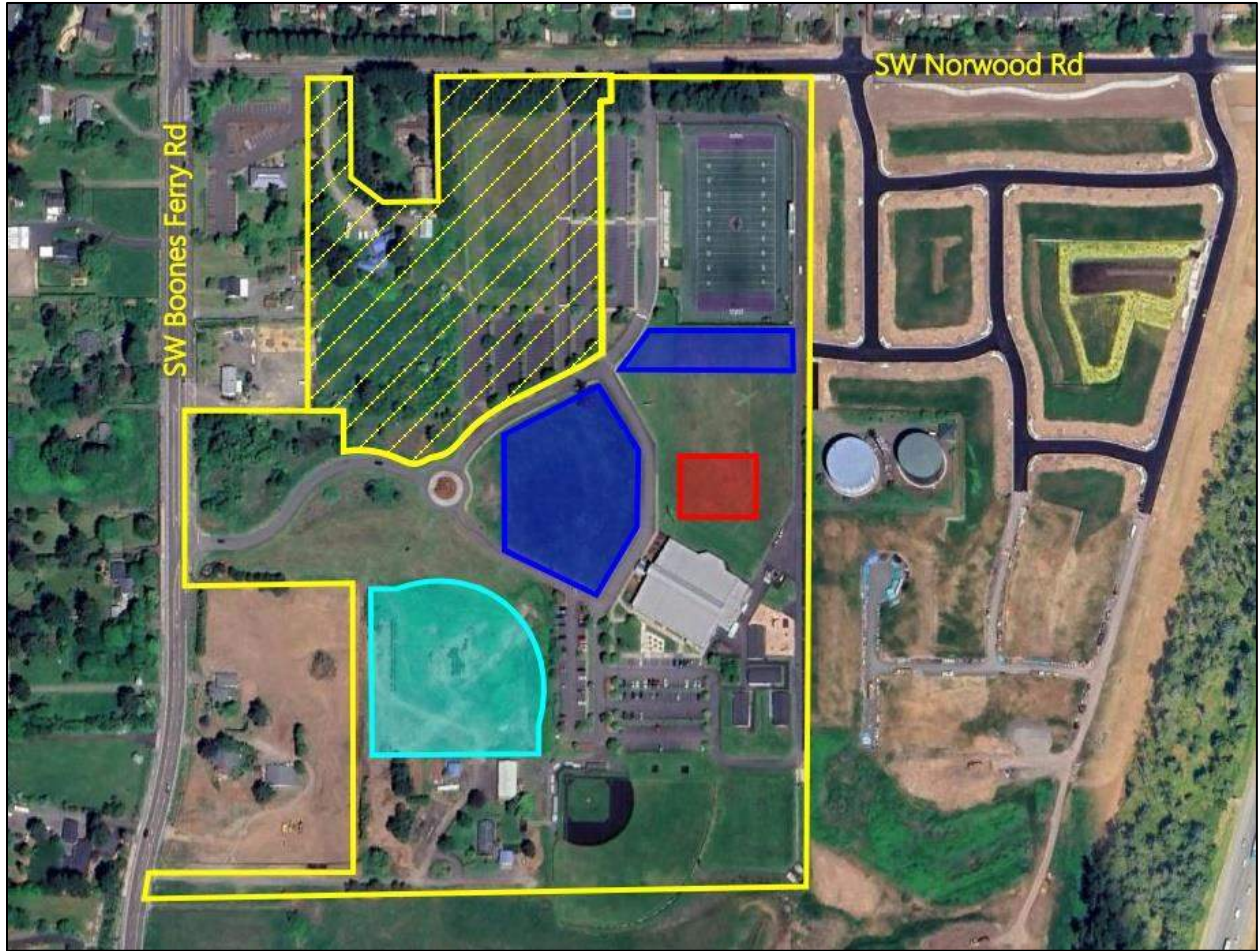


Figure 1: Project Location (©Google Earth 2024)

Vicinity Streets

The proposed development is expected to impact two roadways near the site. Table 1 provides a description of each of the vicinity roadways.

Table 1: Vicinity Roadway Descriptions

Street Name	Jurisdiction	Functional Classification	Cross-Section	Speed	Curbs & Sidewalks	On-Street Parking	Bicycle Facilities
SW Boones Ferry Road ¹	City of Tualatin	Major Arterial	3 Lanes	35 mph	Both Sides	None	Bike Lanes
	Washington Co.	Arterial (Major Arterial ²)		45 mph	Partial Both Sides		
SW Norwood Road	Washington Co.	Collector (Major Collector ²)	2 Lanes	45 mph	Partial Both Sides	None	None

Notes:

1. SW Boones Ferry Road is under City jurisdiction north of SW Norwood Road and County jurisdiction south of SW Norwood Road.
2. City of Tualatin classification of road under County jurisdiction.



Study Intersections

Based on coordination with the City of Tualatin and Washington County staff, the three site accesses were identified for analysis. A summarized description of the study intersections is provided in Table 2.

Table 2: Study Intersection Descriptions

	Intersection	Geometry	Traffic Control	Phasing/Stopped Approaches
1	SW Boones Ferry Road & Main Site Access	Four-Legged ¹	Stop-Controlled	WB Stop-Controlled
2	SW Norwood Road & West Site Access ²	Three-Legged	Stop-Controlled	NB Stop-Controlled
3	SW Norwood Road & East Site Access	Three-Legged	Stop-Controlled	NB Stop-Controlled

Notes:

1. West leg of intersection is a residential driveway.
2. When development of the subdivided portion of the church property occurs, this access will no longer be available for use by activities on the Horizon Campus.

Transit

The project is located near one transit line that has stops within less than a one-quarter mile walking/biking distance of the site.

Route 96 – Tualatin/I-5 provides weekday rush-hour service between Commerce Circle and the Mohawk Park & Ride in Tualatin, and regular service between Mohawk Park & Ride and Portland City Center. Weekday service is scheduled from approximately 5:15 AM to 9:10 PM with headways of approximately 30 to 60 minutes. There is currently no weekend or holiday service. The nearest bus stops to the site are currently located just south of the intersection of SW Boones Ferry Road at SW Norwood Road.

A vicinity map showing the project site, vicinity streets, and study intersection configurations is shown in Figure 2.

LEGEND

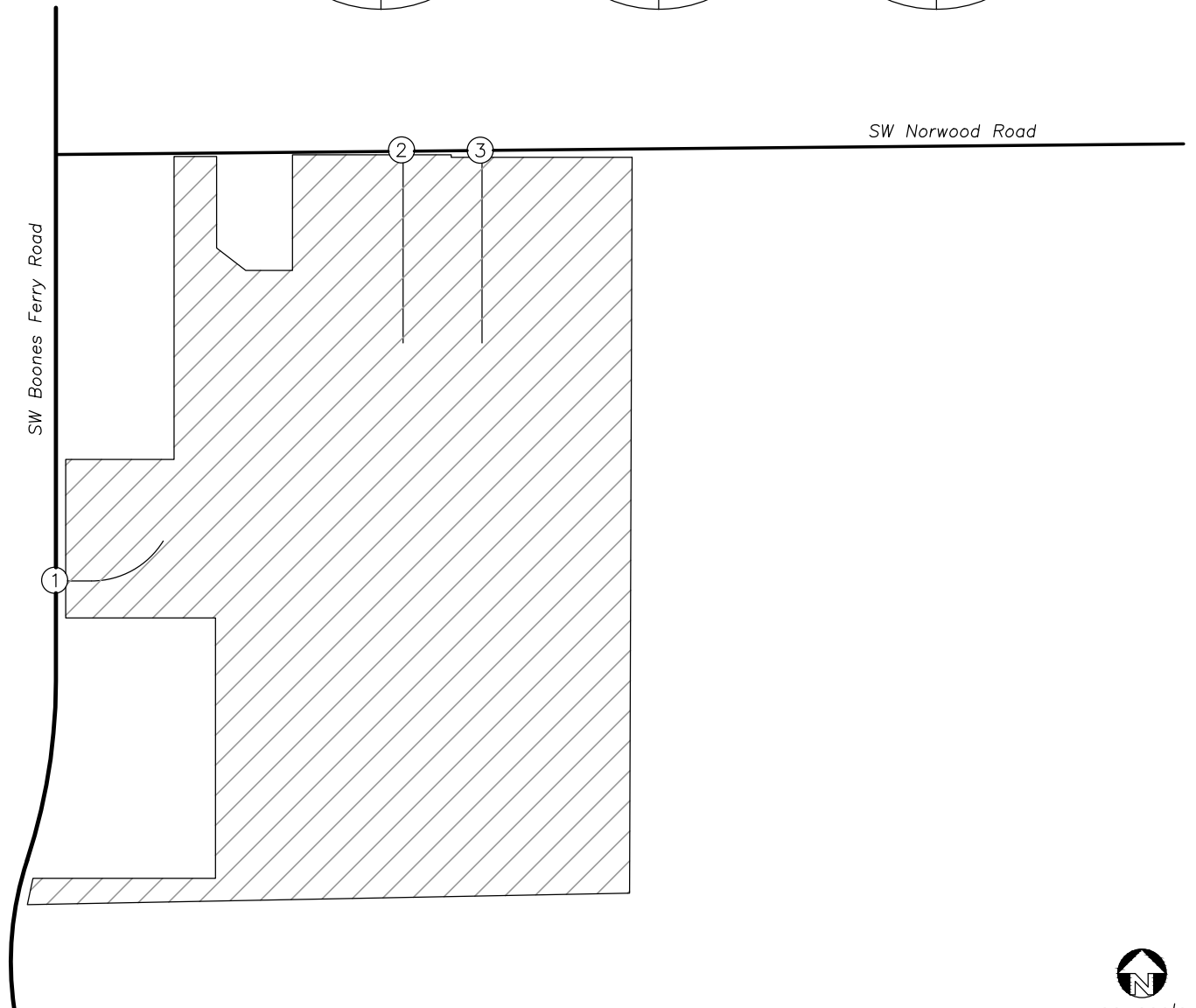
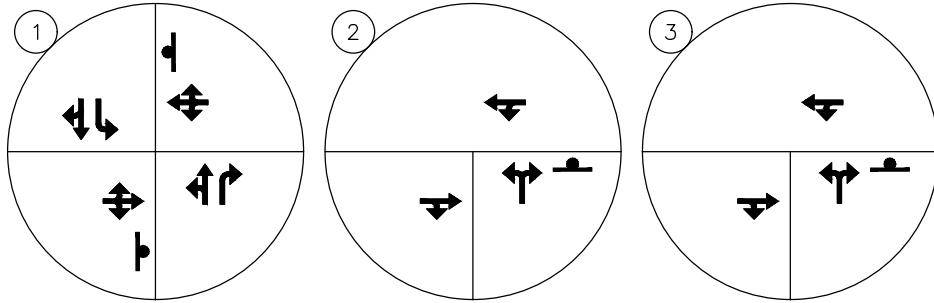
○ STUDY INTERSECTION

⊥ STOP SIGN

▨ PROJECT SITE

— COLLECTOR

— ARTERIAL



no scale

Site Trips

Trip Generation

To estimate trips that will be generated by the proposed development, a combination of traffic counts and trip rates from the Institute of Transportation Engineers (ITE) *Trip Generation Manual*¹ were used. City of Tualatin staff requested that trip generation estimates be prepared based on building size. An explanation of the trip generation methodology is provided below.

Existing Condition

The Horizon Christian Church currently holds services in the high school gym on campus. The 7,750-SF gym has a service capacity of approximately 660 seats. While the gym currently serves as the sanctuary for the church, it does not include an of the accessory spaces, such as offices and meeting rooms, that a church would typically include.

Traffic counts at the three site accesses were collected on Sunday, March 10, 2024, from 10:00 AM to 11:30 AM. The peak traffic volumes entering and exiting were measured at 59 inbound and 69 outbound trips for a total of 128 peak hour trips. Using data from land-use code 560, *Church*, these Sunday peak hour volumes are estimated to be approximately equivalent to a 12,332-SF church. With an equivalent building size, trip generation for other church functions on the campus for the weekday peak hours and daily conditions could also be estimated. The results are summarized in Table 3.

Table 3: Trip Generation Summary

ITE Code	Intensity	Morning Peak Hour			Evening Peak Hour			Weekday Trips	Sunday Peak Hour		
		In	Out	Total	In	Out	Total		In	Out	Total
Existing Condition											
Existing Traffic Counts		-	-	-	-	-	-	-	59	69	128
560 – Church (Equivalent)	12,332 SF ¹	2	2	4	3	3	6	94	61	67	128
Proposed Condition											
560 – Church	19,268 SF	4	2	6	4	5	9	146	96	104	200
Net Change		2	0	2	1	2	3	52	35	37	72

Notes:

1. Based on the measured traffic counts, the traffic volumes for the services held in the Horizon Christian School gym are equivalent to a church of approximately 12,332 SF.

Using the equivalent building size, the existing church functions on campus are estimated to generate 4 morning peak hour, 6 evening peak hour, 94 weekday, and 128 Sunday peak hour trips.

¹ Institute of Transportation Engineers (ITE), *Trip Generation Manual*, 11th Edition, 2021.



Proposed Condition

Data from land-use code 560, *Church*, was also used to estimate the proposed church trip generation based on the building size. The resulting trip generation estimates are summarized in Table 3.

Because the proposed baseball field will replace an existing field that can no longer be used, no additional trip generation will be created with this improvement.

The calculations show that the proposed development is estimated to generate 6 morning peak hour, 9 evening peak hour, 146 weekday, and 200 Sunday peak hour trips.

Net Trip Increase

The proposed development is estimated to result in a net increase of 2 morning peak hour, 3 evening peak hour, 52 weekday, and 72 Sunday peak hour trips.

Detailed trip generation calculations for both the existing and proposed church activities are included in the appendix.

Trip Distribution

The directional distribution of site trips to and from the proposed site was estimated based on the locations of likely trip origins and destinations, locations of major transportation facilities in the site vicinity, and existing travel patterns at the study intersections.

The following trip distribution was estimated and used for analysis for inbound trips:

- Approximately 47 percent of site trips will travel from the south along SW Boones Ferry Road;
- Approximately 41 percent of site trips will travel from the north along SW Boones Ferry Road; and
- Approximately 12 percent of site trips will travel from the east along SW Norwood Road.

The following trip distribution was estimated and used for analysis for outbound trips:

- Approximately 46 percent of site trips will travel to the south along SW Boones Ferry Road;
- Approximately 47 percent of site trips will travel to the north along SW Boones Ferry Road; and
- Approximately 7 percent of site trips will travel to the east along SW Norwood Road.

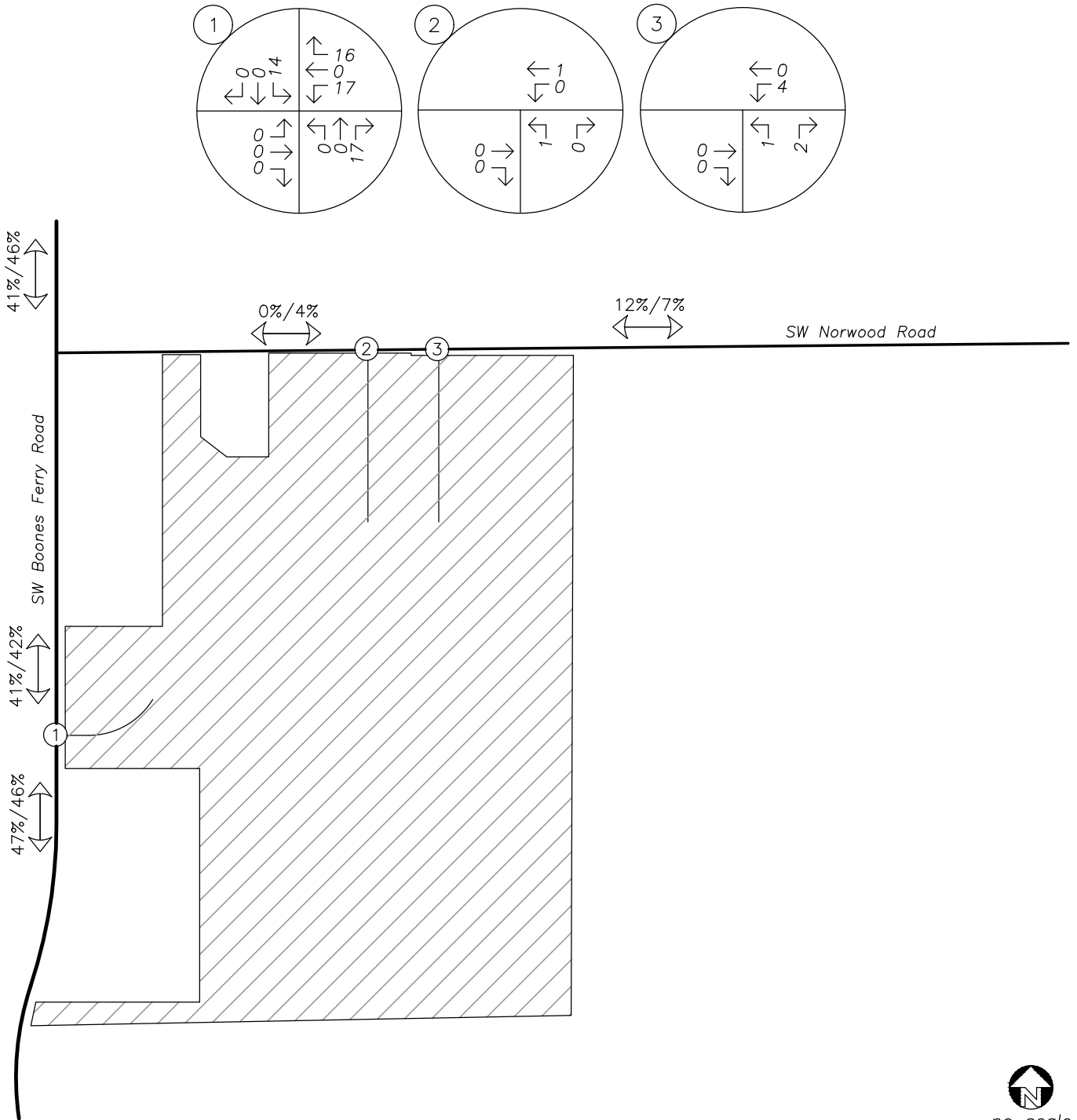
The trip distribution and assignment for the total site trips generated during the Sunday peak hour is shown in Figure 3.

LEGEND

IN%/OUT% PERCENT OF PROJECT TRIPS


	TRIP GENERATION		
	IN	OUT	TOTAL
AM	2	0	2
PM	1	2	3
SUN	35	37	72

SUNDAY PEAK HOUR




no scale

Traffic Volumes

Given the low weekday activity associated with the church under both existing and future conditions, traffic volumes were only developed for the Sunday peak hour condition.

Existing Conditions

Traffic counts were conducted at the study intersections on Sunday, March 10, 2024, from 10:00 AM to 11:30 AM. Data was used from each intersection's Sunday peak hour.

Figure 4 shows the resulting year 2024 existing traffic volumes.

Background Conditions

To provide an analysis of the impact of the proposed development on the nearby transportation facilities, an estimate of future traffic volumes is required. For the general background growth, the annual growth rate of 2.0 percent per year over two years was applied to the year 2024 existing traffic volumes. In addition to the general growth, the following nearby developments are approved but were not yet constructed at the time of the traffic counts will be included as in-process traffic:

- Autumn Sunrise
- Plambeck Gardens

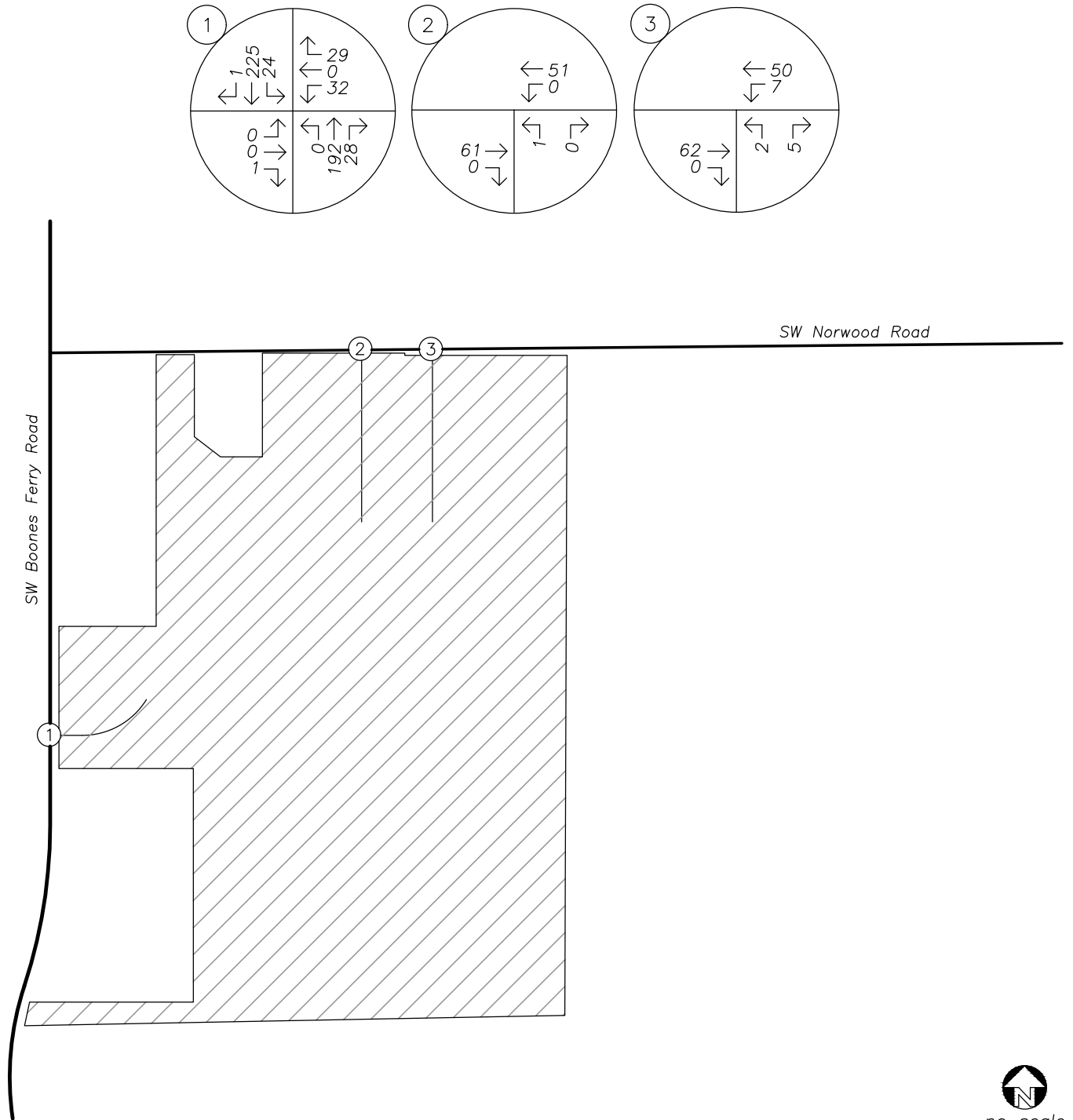
Figure 5 shows the resulting year 2026 background traffic volumes.

Buildout Conditions

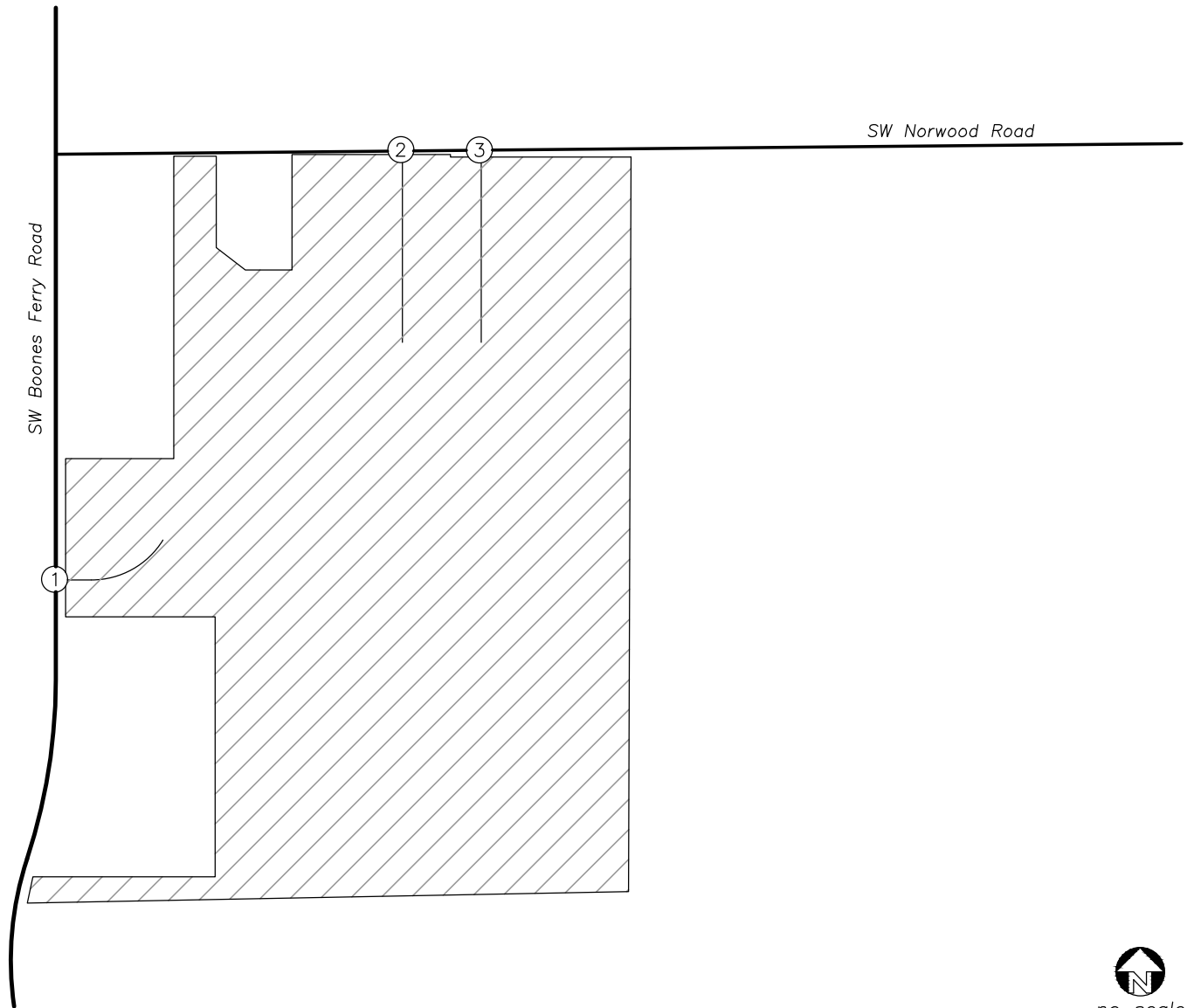
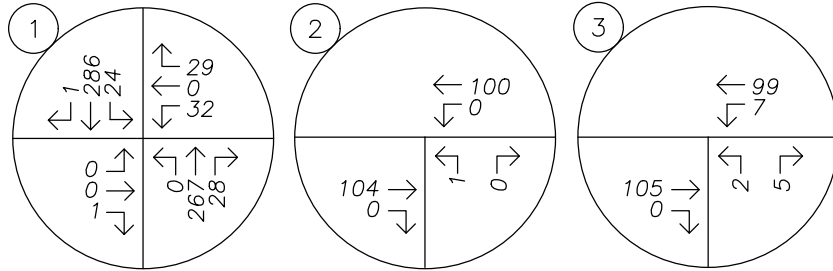
The net increase in Sunday peak hour trips described in the *Site Trips* section, was added to the year 2026 background volumes to obtain the expected year 2026 buildout conditions.

Figure 6 shows the resulting year 2026 buildout traffic volumes.

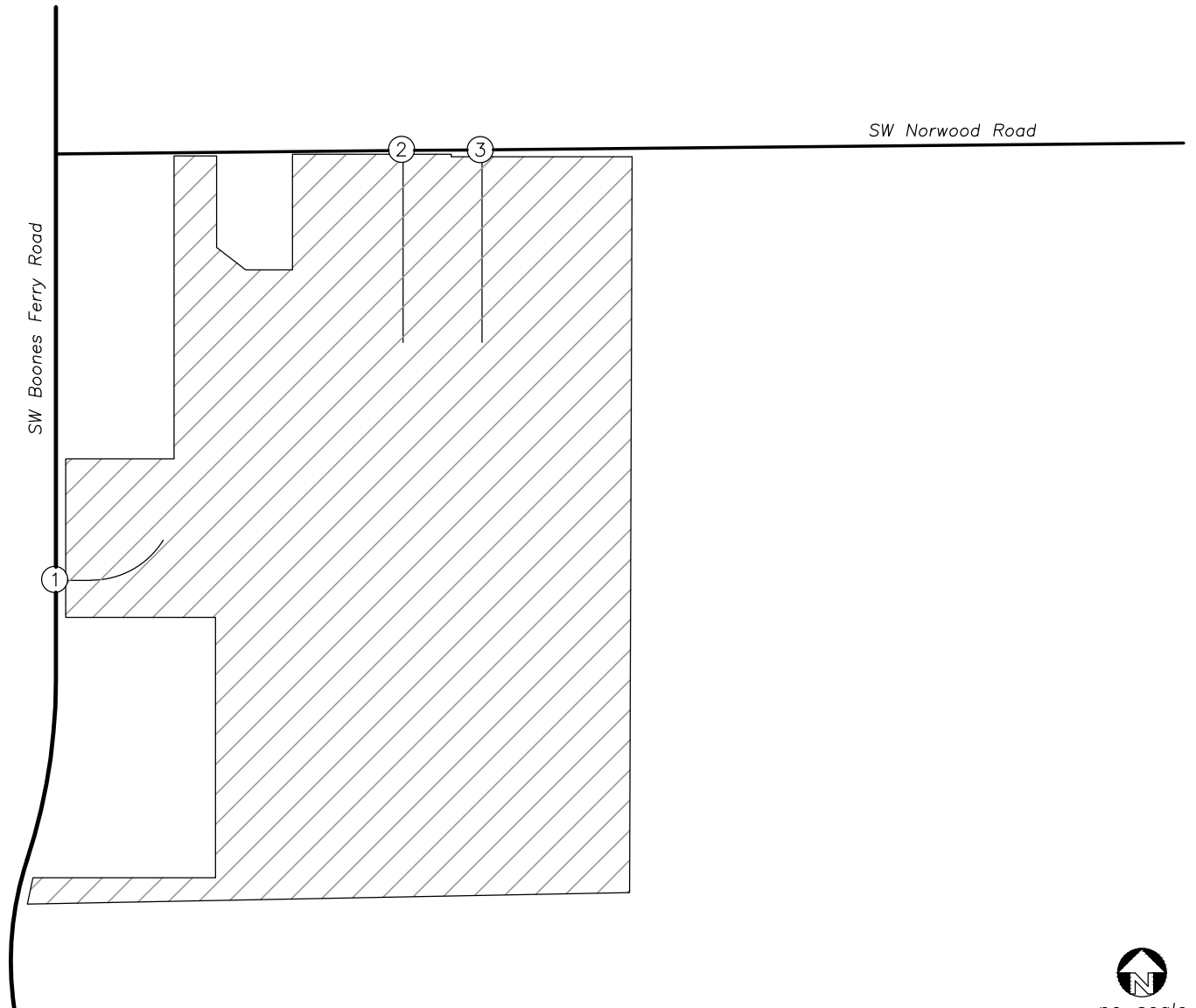
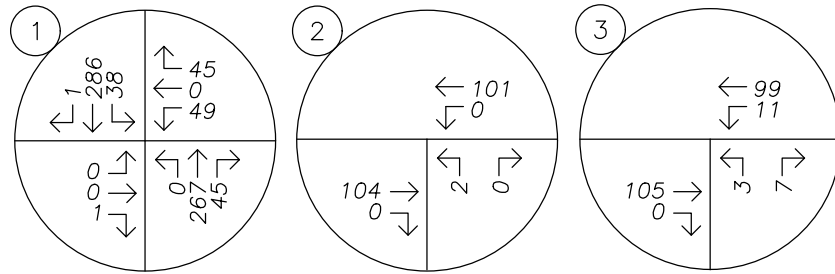
EXISTING CONDITIONS



BACKGROUND CONDITIONS



BUILDOUT CONDITIONS



no scale

Safety Analysis

Crash History Review

Using data obtained from ODOT's Crash Data System, a review of approximately five years of the most recent available crash history (January 2018 through December 2022) was performed at the site access intersections. The crash data was evaluated based on the number of crashes, the type of collisions, and the severity of the collisions. Crash severity is based on injuries sustained by people involved in the crash, and includes five categories:

- Property Damage Only (PDO)
- Suspected Serious Injury (Injury C)
- Suspected Minor Injury (Injury B)
- Possible Injury (Injury A)
- Fatal Injury

Crash rates provide the ability to compare safety risks at different intersections by accounting for both the number of crashes that have occurred during the study period and the number of vehicles that typically travel through the intersection. Crash rates were calculated using the common assumption that traffic counted during the evening peak hour represents approximately 10 percent of the annual average daily traffic (AADT) at the intersection. Crash rates in excess of 1.00 crashes per million entering vehicles (CMEV) may be indicative of design deficiencies and therefore require a need for further investigation and possible mitigation.

One crash was reported at the main site access on SW Boones Ferry Road during the study period. The crash was occurred on Wednesday afternoon between 4:00 and 5:00 PM, which more likely correlates with school activity rather than church activity. It was reported as a turning collision, and resulted in property damage only (PDO). Neither of the site accesses on SW Norwood Road had any crashes reported during the study period.

Based on a review of the most recent five years of available crash data, no significant trends or crash patterns were identified at any of the site access intersections. No safety mitigation is recommended per the crash data analysis.

Sight Distance Evaluation

A sight distance analysis was conducted at the three site access driveways. Both intersection sight distance (ISD) and stopping sight distance (SSD) were assessed. The ISD is an operational measure, intended to provide sufficient line of sight along the major street so that a driver could turn from the minor street without impeding traffic flow. The SSD is the minimum requirement to ensure safe operation of the roadway. Stopping sight distance allows an oncoming driver to see a hazard in the roadway, react, and come to a complete stop if necessary to avoid a collision. As long as the available intersection sight distance is at least equal to the minimum required stopping sight distance for the design speed of the roadway, adequate sight distance is available for safe operation of the intersection.

Sight Distance Measurements

Since all three site accesses are located on roads under Washington County jurisdiction, sight distance was measured at the proposed access locations as required by Development Code Section 501-8.5F., which requires



an eye height of 3.5 feet and an object height of 4.25 feet above the road and be assumed to be 10 feet from the near edge pavement to the front of a stopped vehicle, (actual measurement is taken from 15 feet from pavement edge.) Minimum intersection sight distance shall be equal to ten times the vehicles speed of the road, which is determined by the design speed, posted speed, or the 85th percentile speed.

Available Sight Distance

Both SW Boones Ferry Road and SW Norwood Road have posted speeds of 45 mph where the site accesses are located. Per Washington County code, the minimum sight distance is 450 feet and the required stopping sight distance is 360 feet. The following observations were made at the three site accesses:

- **Site Access at SW Boones Ferry Road:** Sight distance was measured to exceed 530 feet north and south of the site access which meets the minimum recommendation.
- **West Site Access at SW Norwood Road:** Sight distance was measured to exceed 500 feet east and west of the site access which meets the minimum recommendation.
- **East Site Access at SW Norwood Road:** Sight distance was measured to exceed 500 feet east and west of the site access which meets the minimum recommendation.

Warrant Analysis

Preliminary Traffic Signal Warrants

Preliminary traffic signal warrants were examined at the three site accesses to determine whether the installation of a new traffic signal will be warranted at these intersections upon completion of the proposed development. Methodologies were based on the *Manual on Uniform Traffic Control Devices*² (MUTCD). Warrant 1, Eight-Hour Vehicular Volumes, was evaluated based on the common assumption that traffic counted during the evening peak hour represents 10 percent of the average daily traffic (ADT) and that the 8th highest hour is 5.65 percent of the daily volume.

The 70 percent warrant for speeds of 40 mph or greater was analyzed due to the posted speeds of 45 mph along SW Boones Ferry Road and SW Norwood Road. Based on the preliminary analysis, traffic signal warrants are not expected to be met for the intersection. Accordingly, no signalization of the unsignalized study intersection is necessary or recommended.

Left-turn Lane Warrants

Left-turn lanes are not present on SW Norwood Road; therefore, left-turn lane warrants were examined at the existing site accesses on SW Norwood Road using the methodology outlined in the National Cooperative Highway Research Program Report (NCHRP) 457, published by the Transportation Research Board in 2001. These turn-lane warrants are evaluated based on the number of left-turning vehicles, the number of advancing and opposing vehicles, and the roadway travel speed.

Based on the analysis left-turn lane warrants are not met at the proposed site accesses along SW Norwood Road.

² Federal Highway Administration, Manual on Uniform Traffic Control Devices, 11th Edition, 2023

Operational Analysis

Intersection Capacity Analysis

A capacity and delay analysis were conducted for each of the study intersections per the signalized and unsignalized intersection analysis methodologies in the *Highway Capacity Manual (HCM)*³. Intersections are generally evaluated based on the average control delay experienced by vehicles and are assigned a grade according to their operation. The level of service (LOS) of an intersection can range from LOS A, which indicates very little, or no delay experienced by vehicles, to LOS F, which indicates a high degree of congestion and delay. The volume-to-capacity (v/c) ratio is a measure that compares the traffic volumes (demand) against the available capacity of an intersection.

Performance Standards

The following agency performance standards are applicable in the study area:

- The City of Tualatin requires minimum LOS E operations for unsignalized intersections.
- Washington County has a mobility target of 0.90 but a v/c ratio of 0.99 or less is acceptable.

Delay & Capacity Analysis

The LOS, delay, and v/c results of the capacity analysis are shown in Table 4 for the Sunday peak hour.

Table 4: Capacity Analysis Summary

Intersection & Condition	Sunday Peak Hour		
	LOS	Delay (s)	V/C
1. SW Boones Ferry Road & Main Site Access			
2024 Existing Conditions	B	13	0.15
2026 Background Conditions	C	15	0.19
2026 Buildout Conditions	C	18	0.30
2. SW Norwood Road & West Site Access			
2024 Existing Conditions	A	9	0.01
2026 Background Conditions	A	10	0.01
2026 Buildout Conditions	A	10	0.01

³ Transportation Research Board, *Highway Capacity Manual 7th Edition*, 2022.



Table 4: Capacity Analysis Summary

Intersection & Condition	Sunday Peak Hour		
	LOS	Delay (s)	V/C
3. SW Norwood Road & East Site Access			
2024 Existing Conditions	A	9	0.01
2026 Background Conditions	A	9	0.01
2026 Buildout Conditions	A	9	0.02

As shown, all site accesses are expected to operate within jurisdictional standards under all analysis scenarios.

Queuing Analysis

An analysis of expected queuing was conducted for the study intersections. The 95th percentile queue lengths were estimated based on the same Synchro/SimTraffic simulations used for the delay calculations. The 95th percentile queue is a statistical measurement which indicates there is a 5 percent chance that the queue may exceed this length during the analysis period; however, given this is a probability, the 95th percentile queue length may theoretically never be met or observed in the field.

The 95th percentile queue lengths reported in the simulation are presented in Table 5 for the morning and evening peak hours. Reported queue lengths were rounded up to the nearest 25 feet, equivalent to an average vehicle length. Detailed queuing analysis reports are included in the appendix.

Table 5: 95th Percentile Queuing Analysis Summary

Intersection/Movement	Available Storage (ft)	2026 Background Queue (ft)	2026 Buildout Queue (ft)
1. SW Boones Ferry Road & Main Site Access			
SB LTL	340	50	50
NB RTL	125	25	-
WB Approach	>500	50	75
2. SW Norwood Road & West Site Access			
NB Approach	>500	25	25
WB Approach	150	-	-
3. SW Norwood Road & East Site Access			
NB Approach	>500	50	50
WB Approach	400	25	25

Queuing analysis results show the 95th percentile queues at the site accesses are anticipated to provide adequate vehicle storage space that does not inhibit safe and expeditious travel under all scenarios.



Conclusions

Key findings of this study include:

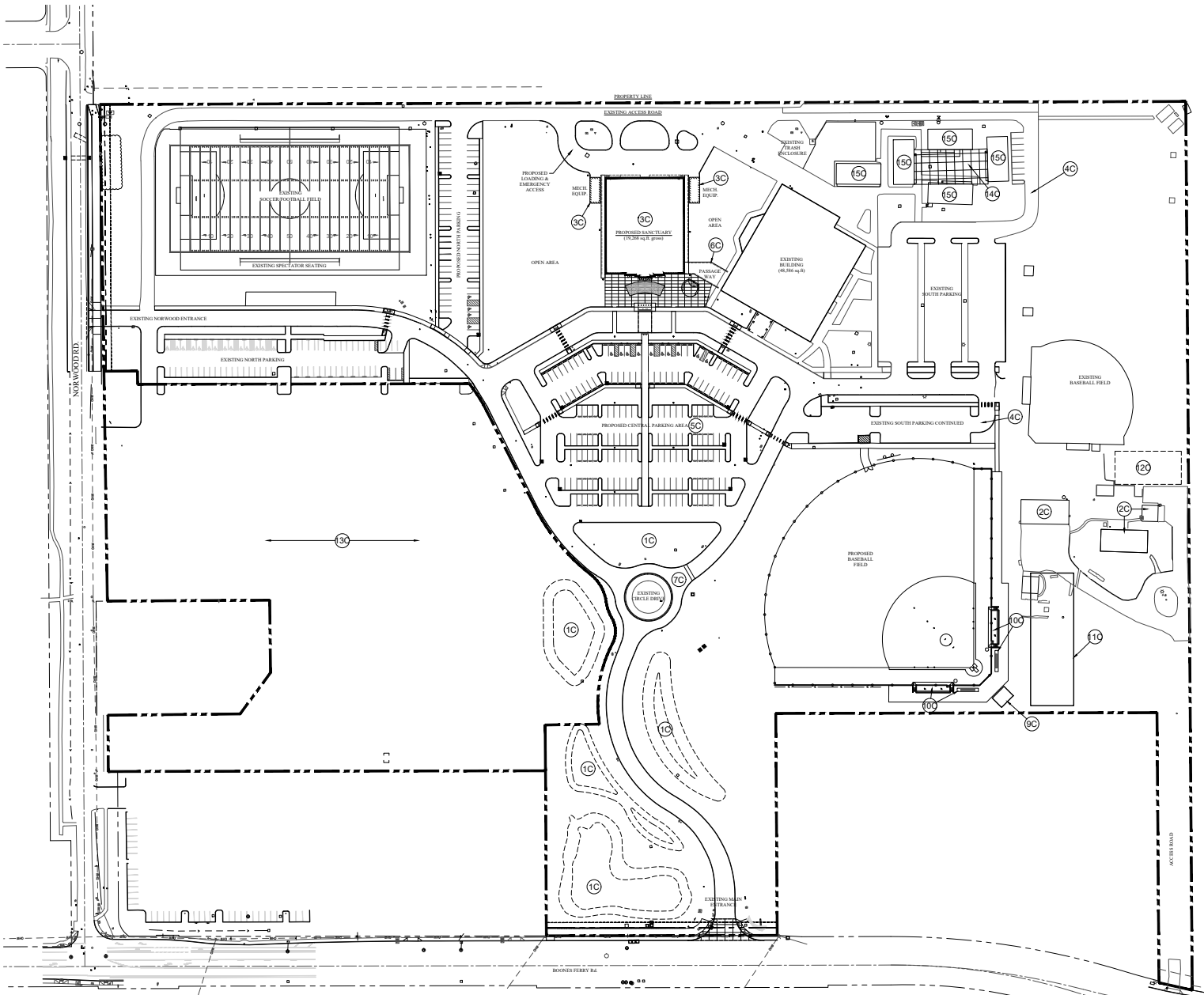
- No significant trends or crash patterns were identified at any of the site accesses.
- Sight distance requirements are met at all site accesses.
- Preliminary traffic signal warrants are not expected to be met for any of the site accesses.
- Left-turn lane warrants are not expected to be met for any the site accesses.
- All study intersections are expected to operate within jurisdictional standards under all analysis scenarios.
- Queuing analysis results show the 95th percentile queues at the site accesses are anticipated to provide adequate vehicle storage space that does not inhibit safe and expeditious travel under all scenarios.



Appendix

- Site Plan
- Trip Generation Calculations
- Traffic Counts
- In-Process Trips
- Crash History Data
- Left-Turn Lane Warrant Analysis
- Preliminary Signal Warrant Analysis
- Definitions
- Synchro Reports
- Queuing Reports





1 OVERALL SITE PLAN
 A1.1 1" = 60'-0" 0" 30' 60'

GENERAL NOTES:

1. DEFERRED SUBMITTALS SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW PER OS5C 106.3.4.2.
 DEFERRED SUBMITTALS (BIDDER DESIGN)

KEY NOTES:

- NOTE: SOME NOTES DO NOT APPLY TO EACH SHEET
- 10 EXISTING STORM FACILITY
 - 20 EXISTING BUILDING TO REMAIN (48,565 sq.ft.)
 - 30 PROPOSED SANCTUARY - NEW 17,268 sq.ft.
 - 4C NEW DRIVE LANE
 - 50 PROPOSED CENTRAL PARKING - 110 SPACES
 - 60 BREEZEWAY - ALTERNATE COST
 - 70 RADIUS IMPROVEMENTS - ALTERNATE COST
 - 80 EXISTING BLDG'S TO REMAIN
 - 90 20'x25' RESTROOM & CONCESSION
 - 100 BLEACHERS & DUSOUT
 - 110 65'x200' TRAINING FACILITY - FUTURE
 - 120 OPTIONAL 50'x100' TRAINING FACILITY - FUTURE
 - 30 FUTURE DEVELOPMENT
 - 140 LANDSCAPE QUAD AREA
 - 50 EXISTING MODULAR CLASSROOMS

PARKING SUMMARY:

NEW SANCTUARY (200 BASED ON 800 SEATS)	225
CURRENT MIDDLE SCHOOL	40
EXTRA	122
TOTAL	367
CURRENT SPACES REMOVED	-141
TOTAL	226
NEW CENTRAL PARKING LOT	110
TOTAL PROVIDED	367

PERMIT SET



dba DAVID BISSETT ARCHITECT P.C.
 503.341.4445 david@dbarch.com
 www.DBArch.com

OVERALL SITE PLAN
 HORIZON COMMUNITY CHURCH
 23620 SW BOONES FERRY RD.
 TUALATIN, OR



Drawn By	Checked By
TA	DB
Issue Date	Nov. 30, 2023
Project Name	Horizon Sanctuary
Sheet Number	

A1.1



TRIP GENERATION CALCULATIONS
Source: Trip Generation Manual, 11th Edition

Land Use: Church
Land Use Code: 560
Land Use Subcategory: All Sites
Setting/Location: General Urban/Suburban
Variable: 1000 SF GFA
Trip Type: Vehicle
Formula Type: Rate
Variable Quantity: 12.332

EXISTING:

AM PEAK HOUR

Trip Rate: 0.32

	Enter	Exit	Total
Directional Split	62%	38%	
Trip Ends	2	2	4

PM PEAK HOUR

Trip Rate: 0.49

	Enter	Exit	Total
Directional Split	44%	56%	
Trip Ends	3	3	6

WEEKDAY

Trip Rate: 7.6

	Enter	Exit	Total
Directional Split	50%	50%	
Trip Ends	47	47	94

SUNDAY PEAK HOUR

Trip Rate: 10.36

	Enter	Exit	Total
Directional Split	48%	52%	
Trip Ends	61	67	128



TRIP GENERATION CALCULATIONS
Source: Trip Generation Manual, 11th Edition

	<i>Land Use:</i> Church
	<i>Land Use Code:</i> 560
	<i>Land Use Subcategory:</i> All Sites
	<i>Setting/Location:</i> General Urban/Suburban
	<i>Variable:</i> 1000 SF GFA
	<i>Trip Type:</i> Vehicle
	<i>Formula Type:</i> Rate
PROPOSED:	<i>Variable Quantity:</i> 19.268

AM PEAK HOUR

Trip Rate: 0.32

	Enter	Exit	Total
Directional Split	62%	38%	
Trip Ends	4	2	6

PM PEAK HOUR

Trip Rate: 0.49

	Enter	Exit	Total
Directional Split	44%	56%	
Trip Ends	4	5	9

WEEKDAY

Trip Rate: 7.6

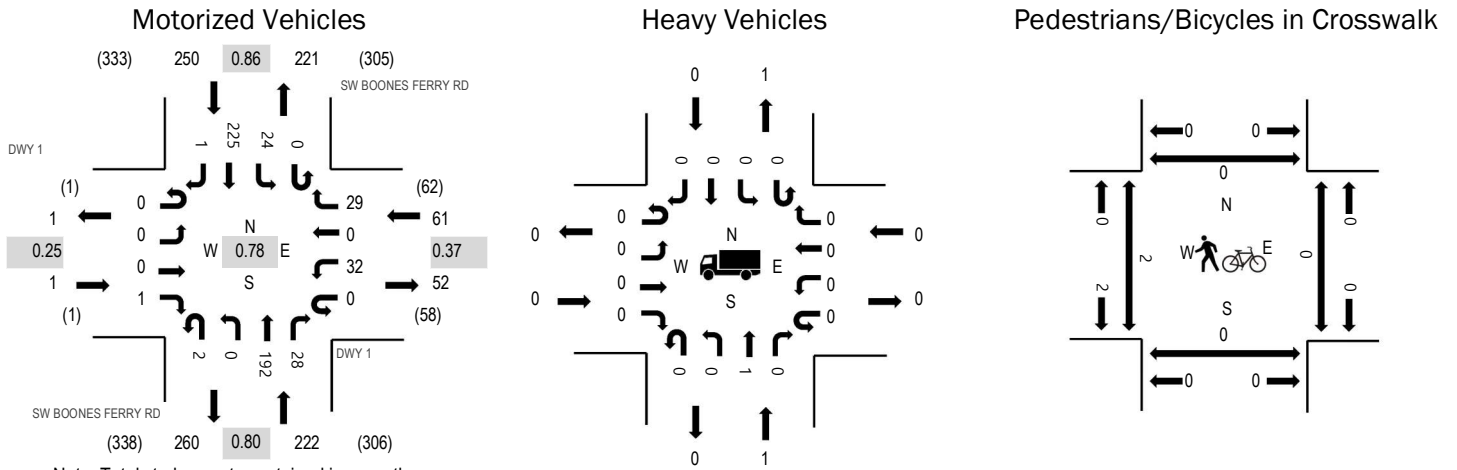
	Enter	Exit	Total
Directional Split	50%	50%	
Trip Ends	73	73	146

SUNDAY PEAK HOUR

Trip Rate: 10.36

	Enter	Exit	Total
Directional Split	48%	52%	
Trip Ends	96	104	200

Peak Hour



Note: Total study counts contained in parentheses.

	HV%	PHF
EB	0.0%	0.25
WB	0.0%	0.37
NB	0.5%	0.80
SB	0.0%	0.86
All	0.2%	0.78

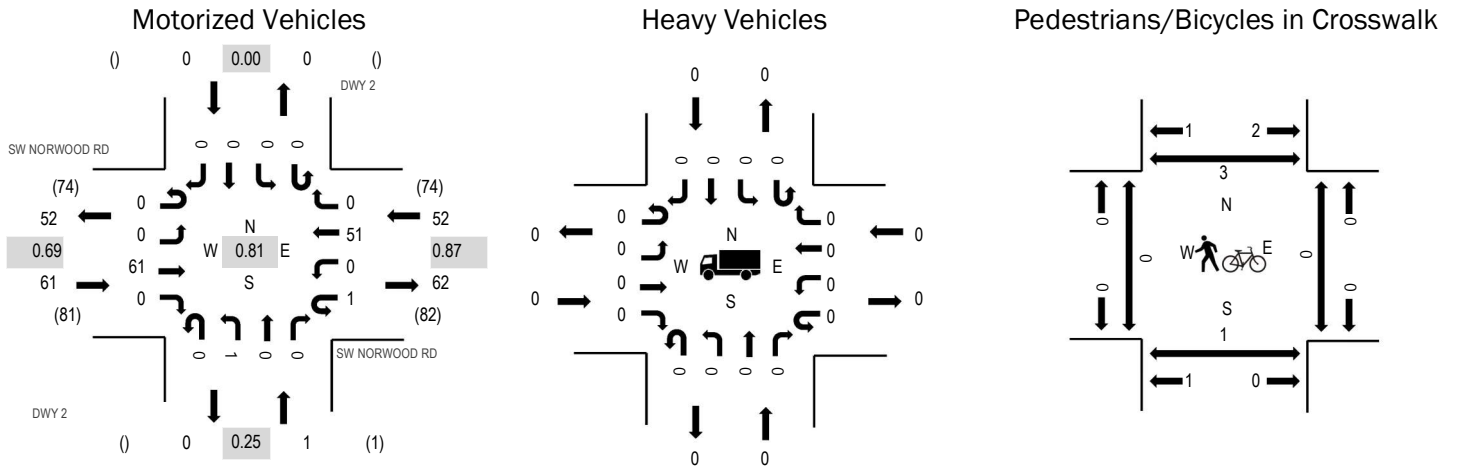
Traffic Counts - Motorized Vehicles

Interval Start Time	DWY 1 Eastbound				DWY 1 Westbound				SW BOONES FERRY RD Northbound				SW BOONES FERRY RD Southbound				Total	Rolling Hour
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right		
10:00 AM	0	0	0	0	0	0	0	0	0	0	38	0	0	1	38	0	77	459
10:15 AM	0	0	0	0	0	1	0	0	0	0	46	0	0	5	39	0	91	512
10:30 AM	0	0	0	0	0	0	0	1	0	0	48	4	0	4	62	0	119	534
10:45 AM	0	0	0	0	0	19	0	22	1	0	55	16	0	9	50	0	172	
11:00 AM	0	0	0	1	0	11	0	6	0	0	53	7	0	9	42	1	130	
11:15 AM	0	0	0	0	0	2	0	0	1	0	36	1	0	2	71	0	113	
Count Total	0	0	0	1	0	33	0	29	2	0	276	28	0	30	302	1	702	
Peak Hour	0	0	0	1	0	32	0	29	2	0	192	28	0	24	225	1	534	

Traffic Counts - Heavy Vehicles, Bicycles on Road, and Pedestrians/Bicycles in Crosswalk

Interval Start Time	Heavy Vehicles					Interval Start Time	Bicycles on Roadway					Interval Start Time	Pedestrians/Bicycles on Crosswalk				
	EB	NB	WB	SB	Total		EB	NB	WB	SB	Total		EB	NB	WB	SB	Total
10:00 AM	0	0	0	1	1	10:00 AM	0	0	0	0	0	10:00 AM	0	0	0	0	0
10:15 AM	0	1	0	0	1	10:15 AM	0	0	0	0	0	10:15 AM	3	0	0	0	3
10:30 AM	0	1	0	0	1	10:30 AM	0	0	0	0	0	10:30 AM	1	0	0	0	1
10:45 AM	0	0	0	0	0	10:45 AM	0	0	0	0	0	10:45 AM	1	0	0	0	1
11:00 AM	0	0	0	0	0	11:00 AM	0	0	0	0	0	11:00 AM	0	0	0	0	0
11:15 AM	0	0	0	0	0	11:15 AM	0	0	0	0	0	11:15 AM	0	0	0	0	0
Count Total	0	2	0	1	3	Count Total	0	0	0	0	0	Count Total	5	0	0	0	5
Peak Hour	0	1	0	0	1	Peak Hour	0	0	0	0	0	Peak Hour	2	0	0	0	2

Peak Hour



Note: Total study counts contained in parentheses.

	HV%	PHF
EB	0.0%	0.69
WB	0.0%	0.87
NB	0.0%	0.25
SB	0.0%	0.00
All	0.0%	0.81

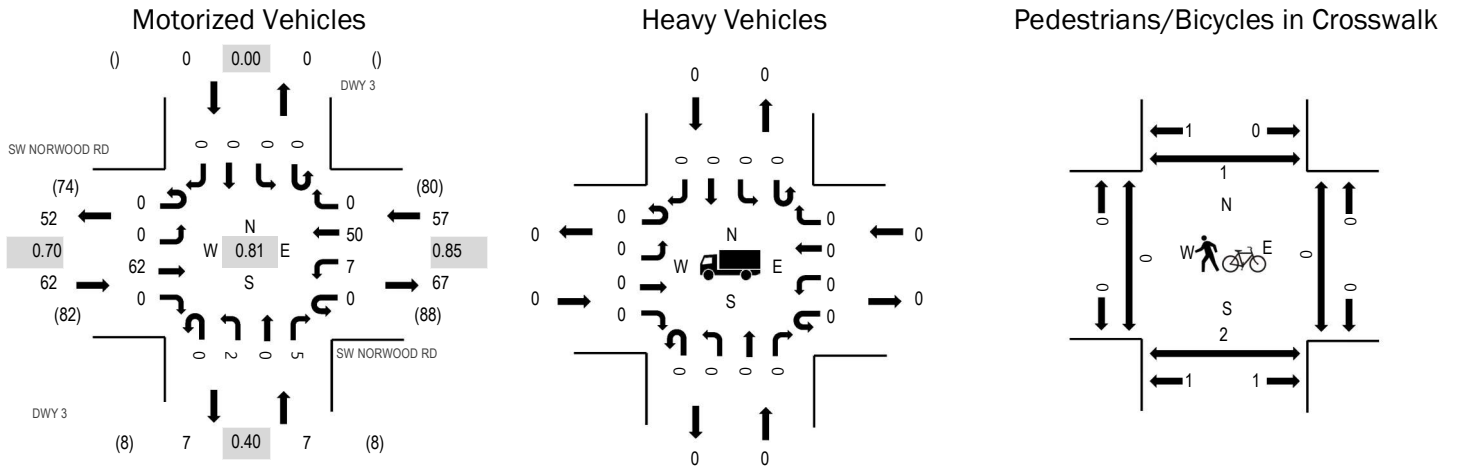
Traffic Counts - Motorized Vehicles

Interval Start Time	SW NORWOOD RD Eastbound				SW NORWOOD RD Westbound				DWY 2 Northbound				DWY 2 Southbound				Total	Rolling Hour
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right		
10:00 AM	0	0	11	0	0	0	9	0	0	0	0	0	0	0	0	0	20	95
10:15 AM	0	0	9	0	0	0	13	0	0	0	0	0	0	0	0	0	22	110
10:30 AM	0	0	10	0	0	0	12	0	0	0	0	0	0	0	0	0	22	114
10:45 AM	0	0	16	0	1	0	14	0	0	0	0	0	0	0	0	0	31	
11:00 AM	0	0	22	0	0	0	12	0	0	1	0	0	0	0	0	0	35	
11:15 AM	0	0	13	0	0	0	13	0	0	0	0	0	0	0	0	0	26	
Count Total	0	0	81	0	1	0	73	0	0	1	0	0	0	0	0	0	156	
Peak Hour	0	0	61	0	1	0	51	0	0	1	0	0	0	0	0	0	114	

Traffic Counts - Heavy Vehicles, Bicycles on Road, and Pedestrians/Bicycles in Crosswalk

Interval Start Time	Heavy Vehicles					Interval Start Time	Bicycles on Roadway					Interval Start Time	Pedestrians/Bicycles on Crosswalk				
	EB	NB	WB	SB	Total		EB	NB	WB	SB	Total		EB	NB	WB	SB	Total
10:00 AM	0	0	0	0	0	10:00 AM	0	0	0	0	0	10:00 AM	0	0	0	2	2
10:15 AM	0	0	0	0	0	10:15 AM	0	0	0	0	0	10:15 AM	0	0	0	0	0
10:30 AM	0	0	0	0	0	10:30 AM	0	0	0	0	0	10:30 AM	0	1	0	0	1
10:45 AM	0	0	0	0	0	10:45 AM	0	0	0	0	0	10:45 AM	0	0	0	1	1
11:00 AM	0	0	0	0	0	11:00 AM	0	0	0	0	0	11:00 AM	0	0	0	0	0
11:15 AM	0	0	0	0	0	11:15 AM	0	0	0	0	0	11:15 AM	0	0	0	2	2
Count Total	0	0	0	0	0	Count Total	0	0	0	0	0	Count Total	0	1	0	5	6
Peak Hour	0	0	0	0	0	Peak Hour	0	0	0	0	0	Peak Hour	0	1	0	3	4

Peak Hour



Note: Total study counts contained in parentheses.

	HV%	PHF
EB	0.0%	0.70
WB	0.0%	0.85
NB	0.0%	0.40
SB	0.0%	0.00
All	0.0%	0.81

Traffic Counts - Motorized Vehicles

Interval Start Time	SW NORWOOD RD Eastbound				SW NORWOOD RD Westbound				DWY 3 Northbound				DWY 3 Southbound				Total	Rolling Hour	
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right			
10:00 AM	0	0	11	0	0	0	9	0	0	0	0	0	0	0	0	0	0	20	107
10:15 AM	0	0	9	0	0	1	13	0	0	0	0	1	0	0	0	0	0	24	124
10:30 AM	0	0	10	0	0	2	12	0	0	0	0	0	0	0	0	0	0	24	126
10:45 AM	0	0	17	0	0	3	14	0	0	1	0	4	0	0	0	0	0	39	
11:00 AM	0	0	22	0	0	2	11	0	0	1	0	1	0	0	0	0	0	37	
11:15 AM	0	0	13	0	0	0	13	0	0	0	0	0	0	0	0	0	0	26	
Count Total	0	0	82	0	0	8	72	0	0	2	0	6	0	0	0	0	0	170	
Peak Hour	0	0	62	0	0	7	50	0	0	2	0	5	0	0	0	0	0	126	

Traffic Counts - Heavy Vehicles, Bicycles on Road, and Pedestrians/Bicycles in Crosswalk

Interval Start Time	Heavy Vehicles					Interval Start Time	Bicycles on Roadway					Interval Start Time	Pedestrians/Bicycles on Crosswalk				
	EB	NB	WB	SB	Total		EB	NB	WB	SB	Total		EB	NB	WB	SB	Total
10:00 AM	0	0	0	0	0	10:00 AM	0	0	0	0	0	10:00 AM	0	0	0	0	0
10:15 AM	0	0	0	0	0	10:15 AM	0	0	0	0	0	10:15 AM	0	0	0	0	0
10:30 AM	0	0	0	0	0	10:30 AM	0	0	0	0	0	10:30 AM	0	2	0	0	2
10:45 AM	0	0	0	0	0	10:45 AM	0	0	0	0	0	10:45 AM	0	0	0	1	1
11:00 AM	0	0	0	0	0	11:00 AM	0	0	0	0	0	11:00 AM	0	0	0	0	0
11:15 AM	0	0	0	0	0	11:15 AM	0	0	0	0	0	11:15 AM	0	0	0	0	0
Count Total	0	0	0	0	0	Count Total	0	0	0	0	0	Count Total	0	2	0	1	3
Peak Hour	0	0	0	0	0	Peak Hour	0	0	0	0	0	Peak Hour	0	2	0	1	3

In-Process Trips: Sunday Estimates

ITE Code	Intensity		Sunday (10:30-11:30 AM)			Daily Trips
			In	Out	Total	
Autumn Sunrise						
210 - Single-Family Detached Housing	320	Dwelling Units	111	138	249	2714
215 - Single-Family Attached Housing	80	Dwelling Units	23	29	52	574
Total	400		134	167	301	3288
Plambeck Gardens						
223 - Affordable Housing	116	Dwelling Units	31	49	80	1096

OREGON.. DEPARTMENT OF TRANSPORTATION - TRANSPORTATION DEVELOPMENT DIVISION
TRANSPORTATION DATA SECTION - CRASH ANALYSIS AND REPORTING UNIT
URBAN NON-SYSTEM CRASH LISTING

CITY OF TUALATIN, WASHINGTON COUNTY

BOONES FERRY RD and Intersectional Crashes at BOONES FERRY RD, City of Tualatin, Washington County, 01/01/2018 to 12/31/2022

95 - 99 of 200 Crash records shown.

Table with columns: SER#, S D M, INVEST, RD DPT, UNLOC?, P R J S W DATE, CLASS, CITY STREET, INT-TYPE, SPCL USE, MOVE, A S, G E LICNS, PED, ERROR, ACT, EVENT, CAUSE. Contains multiple rows of crash data with various fields like date, location, and vehicle details.

Disclaimer: The information contained in this report is compiled from individual driver and police crash reports submitted to the Oregon Department of Transportation as required in ORS 811.720. The Crash Analysis and Reporting Unit is committed to providing the highest quality crash data to customers. However, because submittal of crash report forms is the responsibility of the individual driver, the Crash Analysis and Reporting Unit can not guarantee that all qualifying crashes are represented nor can assurances be made that all details pertaining to a single crash are accurate.



Left-Turn Lane Warrant Analysis

Project: Horizon Church Sanctuary
 Intersection: SW Norwood Road & West Access No left turns NA
 Date: 5/1/2024
 Scenario: 2026 Buildout Conditions Sunday Peak Hour

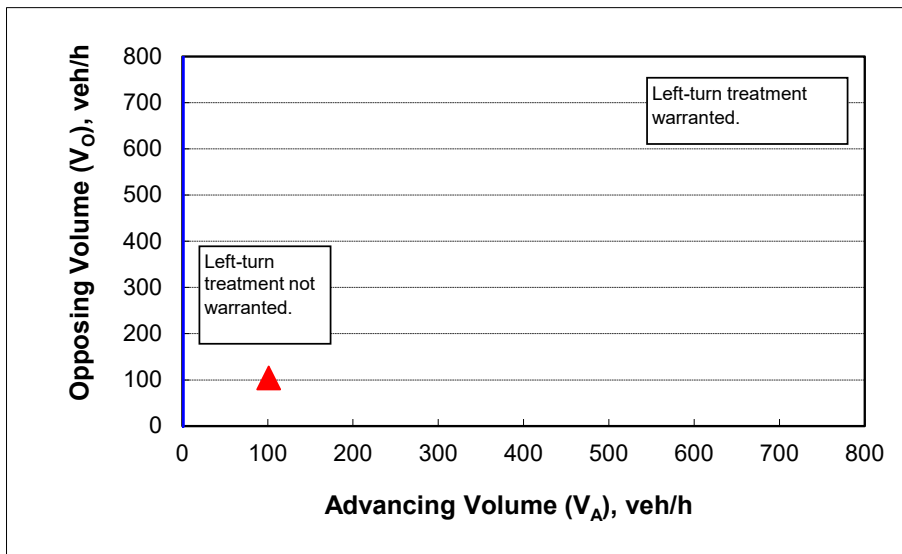
2-lane roadway (English)

INPUT

Variable	Value
85 th percentile speed, mph:	45
Percent of left-turns in advancing volume (V_A), %:	0%
Left turns in advancing volume (V_A), veh/h:	0
Advancing volume (V_A), veh/h:	101
Opposing volume (V_O), veh/h:	104

OUTPUT

Variable	Value
Limiting advancing volume (V_A), veh/h:	#DIV/0!
Guidance for determining the need for a major-road left-turn bay:	#DIV/0!



CALIBRATION CONSTANTS

Variable	Value
Average time for making left-turn, s:	3.0
Critical headway, s:	5.0
Average time for left-turn vehicle to clear the advancing lane, s:	1.9



Left-Turn Lane Warrant Analysis

Project: Horizon Church Sanctuary
Intersection: SW Norwood Road & East Access
Date: 5/1/2024
Scenario: 2026 Buildout Conditions Sunday Peak Hour

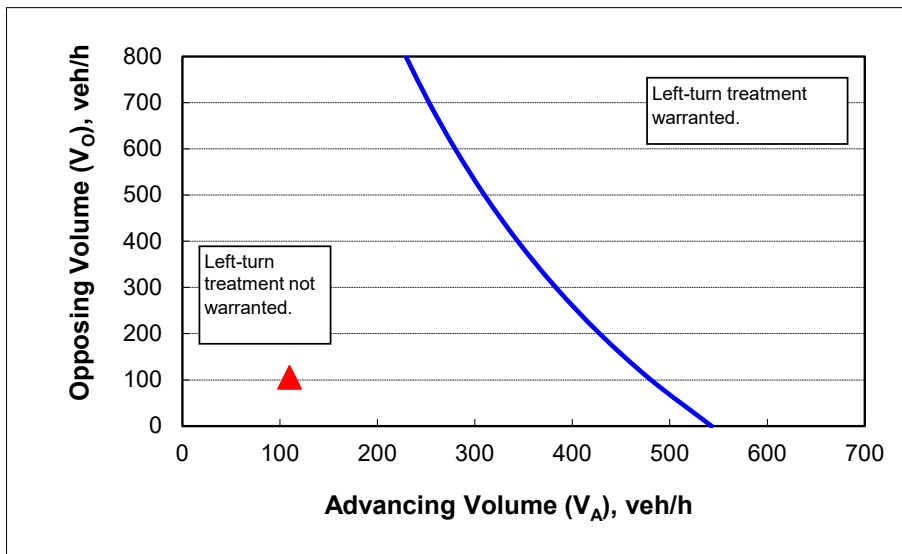
2-lane roadway (English)

INPUT

Variable	Value
85 th percentile speed, mph:	45
Percent of left-turns in advancing volume (V_A), %:	10%
Left turns in advancing volume (V_A), veh/h:	11
Advancing volume (V_A), veh/h:	110
Opposing volume (V_O), veh/h:	105

OUTPUT

Variable	Value
Limiting advancing volume (V_A), veh/h:	478
Guidance for determining the need for a major-road left-turn bay:	
Left-turn treatment NOT warranted.	



CALIBRATION CONSTANTS

Variable	Value
Average time for making left-turn, s:	3.0
Critical headway, s:	5.0
Average time for left-turn vehicle to clear the advancing lane, s:	1.9

Traffic Signal Warrant Analysis



Project: Horizon Church Sanctuary
 Date: 5/1/2024
 Scenario: 2026 Buildout Conditions Sunday Peak Hour

Major Street:	SW Boones Ferry Road	Minor Street:	Main Site Access
Number of Lanes:	1	Number of Lanes:	1
PM Peak Hour Volumes:	637	PM Peak Hour Volumes:	95

Warrant Used:

<input type="checkbox"/>	100 percent of standard warrants used
<input checked="" type="checkbox"/>	70 percent of standard warrants used due to 85th percentile speed in excess of 40 mph or isolated community with population less than 10,000.

Number of Lanes for Moving Traffic on Each Approach:		ADT on Major St. (total of both approaches)		ADT on Minor St. (higher-volume approach)	
Major St.	Minor St.	100% Warrants	70% Warrants	100% Warrants	70% Warrants
WARRANT 1, CONDITION A					
1	1	8,850	6,200	2,650	1,850
2 or more	1	10,600	7,400	2,650	1,850
2 or more	2 or more	10,600	7,400	3,550	2,500
1	2 or more	8,850	6,200	3,550	2,500
WARRANT 1, CONDITION B					
1	1	13,300	9,300	1,350	950
2 or more	1	15,900	11,100	1,350	950
2 or more	2 or more	15,900	11,100	1,750	1,250
1	2 or more	13,300	9,300	1,750	1,250

Note: ADT volumes assume 8th highest hour is 5.6% of the daily volume

	Approach Volumes	Minimum Volumes	Is Signal Warrant Met?
Warrant 1			
<i>Condition A: Minimum Vehicular Volume</i>			
Major Street	6,370	6,200	
Minor Street*	950	1,850	No
<i>Condition B: Interruption of Continuous Traffic</i>			
Major Street	6,370	9,300	
Minor Street*	950	950	No
<i>Combination Warrant</i>			
Major Street	6,370	7,440	
Minor Street*	950	1,480	No

Note: Minor street right-turning traffic volumes reduced by 25%.

Traffic Signal Warrant Analysis



Project: Horizon Church Sanctuary
 Date: 5/1/2024
 Scenario: 2026 Buildout Conditions Sunday Peak Hour

Major Street:	SW Norwood Road	Minor Street:	West Site Access
Number of Lanes:	1	Number of Lanes:	1
PM Peak Hour Volumes:	205	PM Peak Hour Volumes:	2

Warrant Used:

<input type="checkbox"/>	100 percent of standard warrants used
<input checked="" type="checkbox"/>	70 percent of standard warrants used due to 85th percentile speed in excess of 40 mph or isolated community with population less than 10,000.

Number of Lanes for Moving Traffic on Each Approach:		ADT on Major St. (total of both approaches)		ADT on Minor St. (higher-volume approach)	
Major St.	Minor St.	100% Warrants	70% Warrants	100% Warrants	70% Warrants
WARRANT 1, CONDITION A					
1	1	8,850	6,200	2,650	1,850
2 or more	1	10,600	7,400	2,650	1,850
2 or more	2 or more	10,600	7,400	3,550	2,500
1	2 or more	8,850	6,200	3,550	2,500
WARRANT 1, CONDITION B					
1	1	13,300	9,300	1,350	950
2 or more	1	15,900	11,100	1,350	950
2 or more	2 or more	15,900	11,100	1,750	1,250
1	2 or more	13,300	9,300	1,750	1,250

Note: ADT volumes assume 8th highest hour is 5.6% of the daily volume

	Approach Volumes	Minimum Volumes	Is Signal Warrant Met?
Warrant 1			
<i>Condition A: Minimum Vehicular Volume</i>			
Major Street	2,050	6,200	
Minor Street*	20	1,850	No
<i>Condition B: Interruption of Continuous Traffic</i>			
Major Street	2,050	9,300	
Minor Street*	20	950	No
<i>Combination Warrant</i>			
Major Street	2,050	7,440	
Minor Street*	20	1,480	No

Note: Minor street right-turning traffic volumes reduced by 25%.

Traffic Signal Warrant Analysis



Project: Horizon Church Sanctuary
 Date: 5/1/2024
 Scenario: 2026 Buildout Conditions Sunday Peak Hour

Major Street:	SW Norwood Road	Minor Street:	East Site Access
Number of Lanes:	1	Number of Lanes:	1
PM Peak Hour Volumes:	215	PM Peak Hour Volumes:	10

Warrant Used:

<input type="checkbox"/>	100 percent of standard warrants used
<input checked="" type="checkbox"/>	70 percent of standard warrants used due to 85th percentile speed in excess of 40 mph or isolated community with population less than 10,000.

Number of Lanes for Moving Traffic on Each Approach:		ADT on Major St. (total of both approaches)		ADT on Minor St. (higher-volume approach)	
Major St.	Minor St.	100% Warrants	70% Warrants	100% Warrants	70% Warrants
WARRANT 1, CONDITION A					
1	1	8,850	6,200	2,650	1,850
2 or more	1	10,600	7,400	2,650	1,850
2 or more	2 or more	10,600	7,400	3,550	2,500
1	2 or more	8,850	6,200	3,550	2,500
WARRANT 1, CONDITION B					
1	1	13,300	9,300	1,350	950
2 or more	1	15,900	11,100	1,350	950
2 or more	2 or more	15,900	11,100	1,750	1,250
1	2 or more	13,300	9,300	1,750	1,250

Note: ADT volumes assume 8th highest hour is 5.6% of the daily volume

	Approach Volumes	Minimum Volumes	Is Signal Warrant Met?
Warrant 1			
<i>Condition A: Minimum Vehicular Volume</i>			
Major Street	2,150	6,200	
Minor Street*	100	1,850	No
<i>Condition B: Interruption of Continuous Traffic</i>			
Major Street	2,150	9,300	
Minor Street*	100	950	No
<i>Combination Warrant</i>			
Major Street	2,150	7,440	
Minor Street*	100	1,480	No

Note: Minor street right-turning traffic volumes reduced by 25%.



Level of Service Definitions

Level of service is used to describe the quality of traffic flow. Levels of service A to C are considered good, and rural roads are usually designed for level of service C. Urban streets and signalized intersections are typically designed for level of service D. Level of service E is considered to be the limit of acceptable delay. For unsignalized intersections, level of service E is generally considered acceptable. Here is a more complete description of levels of service:

- *Level of service A:* Very low delay at intersections, with all traffic signal cycles clearing and no vehicles waiting through more than one signal cycle. On highways, low volume and high speeds, with speeds not restricted by other vehicles.
- *Level of service B:* Operating speeds beginning to be affected by other traffic; short traffic delays at intersections. Higher average intersection delay than for level of service A resulting from more vehicles stopping.
- *Level of service C:* Operating speeds and maneuverability closely controlled by other traffic; higher delays at intersections than for level of service B due to a significant number of vehicles stopping. Not all signal cycles clear the waiting vehicles. This is the recommended design standard for rural highways.
- *Level of service D:* Tolerable operating speeds; long traffic delays occur at intersections. The influence of congestion is noticeable. At traffic signals many vehicles stop, and the proportion of vehicles not stopping declines. The number of signal cycle failures, for which vehicles must wait through more than one signal cycle, are noticeable. This is typically the design level for urban signalized intersections.
- *Level of service E:* Restricted speeds, very long traffic delays at traffic signals, and traffic volumes near capacity. Flow is unstable so that any interruption, no matter how minor, will cause queues to form and service to deteriorate to level of service F. Traffic signal cycle failures are frequent occurrences. For unsignalized intersections, level of service E or better is generally considered acceptable.
- *Level of service F:* Extreme delays, resulting in long queues which may interfere with other traffic movements. There may be stoppages of long duration, and speeds may drop to zero. There may be frequent signal cycle failures. Level of service F will typically result when vehicle arrival rates are greater than capacity. It is considered unacceptable by most drivers.



Level of Service Criteria
For Signalized Intersections

Level of Service (LOS)	Control Delay per Vehicle (Seconds)
A	<10
B	10-20
C	20-35
D	35-55
E	55-80
F	>80

Level of Service Criteria
For Unsignalized Intersections

Level of Service (LOS)	Control Delay per Vehicle (Seconds)
A	<10
B	10-15
C	15-25
D	25-35
E	35-50
F	>50

Intersection												
Int Delay, s/veh	1.9											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕	↕	↕	↕	
Traffic Vol, veh/h	0	0	1	32	0	29	0	192	28	24	225	1
Future Vol, veh/h	0	0	1	32	0	29	0	192	28	24	225	1
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	0	-	-	-	-	125	350	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	78	78	78	78	78	78	78	78	78	78	78	78
Heavy Vehicles, %	0	0	0	0	0	0	0	1	0	0	0	0
Mvmt Flow	0	0	1	41	0	37	0	246	36	31	288	1

Major/Minor	Minor2		Minor1		Major1			Major2				
Conflicting Flow All	597	633	289	596	597	246	290	0	0	282	0	0
Stage 1	351	351	-	246	246	-	-	-	-	-	-	-
Stage 2	246	282	-	350	351	-	-	-	-	-	-	-
Critical Hdwy	7.1	6.5	6.2	7.1	6.5	6.2	4.1	-	-	4.1	-	-
Critical Hdwy Stg 1	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.3	3.5	4	3.3	2.2	-	-	2.2	-	-
Pot Cap-1 Maneuver	418	400	755	418	419	798	1284	-	-	1292	-	-
Stage 1	670	636	-	762	706	-	-	-	-	-	-	-
Stage 2	762	681	-	671	636	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	389	390	755	408	409	798	1284	-	-	1292	-	-
Mov Cap-2 Maneuver	389	390	-	408	409	-	-	-	-	-	-	-
Stage 1	654	621	-	762	706	-	-	-	-	-	-	-
Stage 2	727	681	-	654	620	-	-	-	-	-	-	-

Approach	EB		WB		NB		SB	
HCM Control Delay, s/v	9.78		12.95		0		0.75	
HCM LOS	A		B					

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1284	-	-	755	531	1292	-	-
HCM Lane V/C Ratio	-	-	-	0.002	0.147	0.024	-	-
HCM Control Delay (s/veh)	0	-	-	9.8	12.9	7.9	-	-
HCM Lane LOS	A	-	-	A	B	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0	0.5	0.1	-	-

HCM 7th TWSC
2: West Access & SW Norwood Road

04/11/2024

Intersection						
Int Delay, s/veh	0.1					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	61	0	0	51	1	0
Future Vol, veh/h	61	0	0	51	1	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	81	81	81	81	81	81
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	75	0	0	63	1	0

Major/Minor	Major1	Major2	Minor1		
Conflicting Flow All	0	0	75	0	138
Stage 1	-	-	-	-	75
Stage 2	-	-	-	-	63
Critical Hdwy	-	-	4.1	-	6.4
Critical Hdwy Stg 1	-	-	-	-	5.4
Critical Hdwy Stg 2	-	-	-	-	5.4
Follow-up Hdwy	-	-	2.2	-	3.5
Pot Cap-1 Maneuver	-	-	1537	-	860
Stage 1	-	-	-	-	953
Stage 2	-	-	-	-	965
Platoon blocked, %	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	1537	-	860
Mov Cap-2 Maneuver	-	-	-	-	860
Stage 1	-	-	-	-	953
Stage 2	-	-	-	-	965

Approach	EB	WB	NB
HCM Control Delay, s/v	0	0	9.19
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	860	-	-	1537	-
HCM Lane V/C Ratio	0.001	-	-	-	-
HCM Control Delay (s/veh)	9.2	-	-	0	-
HCM Lane LOS	A	-	-	A	-
HCM 95th %tile Q(veh)	0	-	-	0	-

HCM 7th TWSC
 3: East Access & SW Norwood Road

04/11/2024

Intersection						
Int Delay, s/veh	0.9					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	62	0	7	50	2	5
Future Vol, veh/h	62	0	7	50	2	5
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	81	81	81	81	81	81
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	77	0	9	62	2	6

Major/Minor	Major1	Major2	Minor1		
Conflicting Flow All	0	0	77	0	156 77
Stage 1	-	-	-	-	77 -
Stage 2	-	-	-	-	79 -
Critical Hdwy	-	-	4.1	-	6.4 6.2
Critical Hdwy Stg 1	-	-	-	-	5.4 -
Critical Hdwy Stg 2	-	-	-	-	5.4 -
Follow-up Hdwy	-	-	2.2	-	3.5 3.3
Pot Cap-1 Maneuver	-	-	1535	-	841 990
Stage 1	-	-	-	-	952 -
Stage 2	-	-	-	-	949 -
Platoon blocked, %	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	1535	-	836 990
Mov Cap-2 Maneuver	-	-	-	-	836 -
Stage 1	-	-	-	-	952 -
Stage 2	-	-	-	-	944 -

Approach	EB	WB	NB
HCM Control Delay, s/v	0	0.9	8.86
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	940	-	-	221	-
HCM Lane V/C Ratio	0.009	-	-	0.006	-
HCM Control Delay (s/veh)	8.9	-	-	7.4	0
HCM Lane LOS	A	-	-	A	A
HCM 95th %tile Q(veh)	0	-	-	0	-

Intersection												
Int Delay, s/veh	1.7											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕	↕	↕	↕	
Traffic Vol, veh/h	0	0	1	32	0	29	0	267	28	24	286	1
Future Vol, veh/h	0	0	1	32	0	29	0	267	28	24	286	1
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	0	-	-	-	-	125	350	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	78	78	78	78	78	78	78	78	78	78	78	78
Heavy Vehicles, %	0	0	0	0	0	0	0	1	0	0	0	0
Mvmt Flow	0	0	1	41	0	37	0	342	36	31	367	1

Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	771	807	367	771	772	342	368	0	0	378	0	0
Stage 1	429	429	-	342	342	-	-	-	-	-	-	-
Stage 2	342	378	-	428	429	-	-	-	-	-	-	-
Critical Hdwy	7.1	6.5	6.2	7.1	6.5	6.2	4.1	-	-	4.1	-	-
Critical Hdwy Stg 1	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.3	3.5	4	3.3	2.2	-	-	2.2	-	-
Pot Cap-1 Maneuver	319	317	683	320	333	705	1202	-	-	1191	-	-
Stage 1	608	588	-	677	641	-	-	-	-	-	-	-
Stage 2	677	619	-	609	587	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	295	309	683	311	324	705	1202	-	-	1191	-	-
Mov Cap-2 Maneuver	295	309	-	311	324	-	-	-	-	-	-	-
Stage 1	592	572	-	677	641	-	-	-	-	-	-	-
Stage 2	641	619	-	592	572	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s/v10.28		15.42	0	0.63
HCM LOS	B	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1202	-	-	683	423	1191	-	-
HCM Lane V/C Ratio	-	-	-	0.002	0.185	0.026	-	-
HCM Control Delay (s/veh)	0	-	-	10.3	15.4	8.1	-	-
HCM Lane LOS	A	-	-	B	C	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0	0.7	0.1	-	-

HCM 7th TWSC
2: West Access & SW Norwood Road

04/11/2024

Intersection						
Int Delay, s/veh	0					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	104	0	0	100	1	0
Future Vol, veh/h	104	0	0	100	1	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	81	81	81	81	81	81
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	128	0	0	123	1	0

Major/Minor	Major1	Major2	Minor1	Minor2	Minor3
Conflicting Flow All	0	0	128	0	252
Stage 1	-	-	-	-	128
Stage 2	-	-	-	-	123
Critical Hdwy	-	-	4.1	-	6.4
Critical Hdwy Stg 1	-	-	-	-	5.4
Critical Hdwy Stg 2	-	-	-	-	5.4
Follow-up Hdwy	-	-	2.2	-	3.5
Pot Cap-1 Maneuver	-	-	1470	-	741
Stage 1	-	-	-	-	902
Stage 2	-	-	-	-	907
Platoon blocked, %	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	1470	-	741
Mov Cap-2 Maneuver	-	-	-	-	741
Stage 1	-	-	-	-	902
Stage 2	-	-	-	-	907

Approach	EB	WB	NB
HCM Control Delay, s/v	0	0	9.87
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	741	-	-	1470	-
HCM Lane V/C Ratio	0.002	-	-	-	-
HCM Control Delay (s/veh)	9.9	-	-	0	-
HCM Lane LOS	A	-	-	A	-
HCM 95th %tile Q(veh)	0	-	-	0	-

HCM 7th TWSC
 3: East Access & SW Norwood Road

04/11/2024

Intersection						
Int Delay, s/veh	0.5					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	105	0	7	99	2	5
Future Vol, veh/h	105	0	7	99	2	5
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	81	81	81	81	81	81
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	130	0	9	122	2	6

Major/Minor	Major1	Major2	Minor1		
Conflicting Flow All	0	0	130	0	269
Stage 1	-	-	-	-	130
Stage 2	-	-	-	-	140
Critical Hdwy	-	-	4.1	-	6.4
Critical Hdwy Stg 1	-	-	-	-	5.4
Critical Hdwy Stg 2	-	-	-	-	5.4
Follow-up Hdwy	-	-	2.2	-	3.5
Pot Cap-1 Maneuver	-	-	1468	-	724
Stage 1	-	-	-	-	901
Stage 2	-	-	-	-	892
Platoon blocked, %	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	1468	-	720
Mov Cap-2 Maneuver	-	-	-	-	720
Stage 1	-	-	-	-	901
Stage 2	-	-	-	-	887

Approach	EB	WB	NB
HCM Control Delay, s/v	0	0.49	9.25
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	856	-	-	119	-
HCM Lane V/C Ratio	0.01	-	-	0.006	-
HCM Control Delay (s/veh)	9.3	-	-	7.5	0
HCM Lane LOS	A	-	-	A	A
HCM 95th %tile Q(veh)	0	-	-	0	-

Intersection												
Int Delay, s/veh	2.7											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕	↕	↕	↕	
Traffic Vol, veh/h	0	0	1	49	0	45	0	267	45	38	286	1
Future Vol, veh/h	0	0	1	49	0	45	0	267	45	38	286	1
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	0	-	-	-	-	125	350	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	78	78	78	78	78	78	78	78	78	78	78	78
Heavy Vehicles, %	0	0	0	0	0	0	0	1	0	0	0	0
Mvmt Flow	0	0	1	63	0	58	0	342	58	49	367	1

Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	807	865	367	806	808	342	368	0	0	400	0	0
Stage 1	465	465	-	342	342	-	-	-	-	-	-	-
Stage 2	342	400	-	464	465	-	-	-	-	-	-	-
Critical Hdwy	7.1	6.5	6.2	7.1	6.5	6.2	4.1	-	-	4.1	-	-
Critical Hdwy Stg 1	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.3	3.5	4	3.3	2.2	-	-	2.2	-	-
Pot Cap-1 Maneuver	302	294	683	302	317	705	1202	-	-	1170	-	-
Stage 1	582	566	-	677	641	-	-	-	-	-	-	-
Stage 2	677	605	-	582	566	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	266	282	683	289	304	705	1202	-	-	1170	-	-
Mov Cap-2 Maneuver	266	282	-	289	304	-	-	-	-	-	-	-
Stage 1	557	543	-	677	641	-	-	-	-	-	-	-
Stage 2	622	605	-	557	543	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s/v10.28		17.69	0	0.96
HCM LOS	B	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1202	-	-	683	403	1170	-	-
HCM Lane V/C Ratio	-	-	-	0.002	0.299	0.042	-	-
HCM Control Delay (s/veh)	0	-	-	10.3	17.7	8.2	-	-
HCM Lane LOS	A	-	-	B	C	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0	1.2	0.1	-	-

HCM 7th TWSC
2: West Access & SW Norwood Road

04/11/2024

Intersection						
Int Delay, s/veh	0.1					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	104	0	0	101	2	0
Future Vol, veh/h	104	0	0	101	2	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	81	81	81	81	81	81
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	128	0	0	125	2	0

Major/Minor	Major1	Major2	Minor1		
Conflicting Flow All	0	0	128	0	253
Stage 1	-	-	-	-	128
Stage 2	-	-	-	-	125
Critical Hdwy	-	-	4.1	-	6.4
Critical Hdwy Stg 1	-	-	-	-	5.4
Critical Hdwy Stg 2	-	-	-	-	5.4
Follow-up Hdwy	-	-	2.2	-	3.5
Pot Cap-1 Maneuver	-	-	1470	-	740
Stage 1	-	-	-	-	902
Stage 2	-	-	-	-	906
Platoon blocked, %	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	1470	-	740
Mov Cap-2 Maneuver	-	-	-	-	740
Stage 1	-	-	-	-	902
Stage 2	-	-	-	-	906

Approach	EB	WB	NB
HCM Control Delay, s/v	0	0	9.88
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	740	-	-	1470	-
HCM Lane V/C Ratio	0.003	-	-	-	-
HCM Control Delay (s/veh)	9.9	-	-	0	-
HCM Lane LOS	A	-	-	A	-
HCM 95th %tile Q(veh)	0	-	-	0	-

HCM 7th TWSC
 3: East Access & SW Norwood Road

04/11/2024

Intersection						
Int Delay, s/veh	0.8					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	105	0	11	99	3	7
Future Vol, veh/h	105	0	11	99	3	7
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	81	81	81	81	81	81
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	130	0	14	122	4	9

Major/Minor	Major1	Major2	Minor1		
Conflicting Flow All	0	0	130	0	279
Stage 1	-	-	-	-	130
Stage 2	-	-	-	-	149
Critical Hdwy	-	-	4.1	-	6.4
Critical Hdwy Stg 1	-	-	-	-	5.4
Critical Hdwy Stg 2	-	-	-	-	5.4
Follow-up Hdwy	-	-	2.2	-	3.5
Pot Cap-1 Maneuver	-	-	1468	-	715
Stage 1	-	-	-	-	901
Stage 2	-	-	-	-	883
Platoon blocked, %	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	1468	-	708
Mov Cap-2 Maneuver	-	-	-	-	708
Stage 1	-	-	-	-	901
Stage 2	-	-	-	-	874

Approach	EB	WB	NB
HCM Control Delay, s/v	0	0.75	9.31
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	847	-	-	180	-
HCM Lane V/C Ratio	0.015	-	-	0.009	-
HCM Control Delay (s/veh)	9.3	-	-	7.5	0
HCM Lane LOS	A	-	-	A	A
HCM 95th %tile Q(veh)	0	-	-	0	-

Queuing and Blocking Report

Baseline

04/11/2024

Intersection: 1: SW Boones Ferry Road & Residential Driveway/Main Access

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	R	L
Maximum Queue (ft)	18	56	4	31
Average Queue (ft)	1	24	0	6
95th Queue (ft)	9	43	3	26
Link Distance (ft)	568	648		
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)			125	350
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 2: West Access & SW Norwood Road

Movement	NB
Directions Served	LR
Maximum Queue (ft)	23
Average Queue (ft)	1
95th Queue (ft)	10
Link Distance (ft)	380
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 3: East Access & SW Norwood Road

Movement	WB	NB
Directions Served	LT	LR
Maximum Queue (ft)	18	31
Average Queue (ft)	1	7
95th Queue (ft)	10	27
Link Distance (ft)	548	457
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Network Summary

Network wide Queuing Penalty: 0

Queuing and Blocking Report

Baseline

04/11/2024

Intersection: 1: SW Boones Ferry Road & Residential Driveway/Main Access

Movement	EB	WB	SB
Directions Served	LTR	LTR	L
Maximum Queue (ft)	16	78	40
Average Queue (ft)	1	28	9
95th Queue (ft)	8	56	33
Link Distance (ft)	568	648	
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)			350
Storage Blk Time (%)			
Queuing Penalty (veh)			

Intersection: 2: West Access & SW Norwood Road

Movement	NB
Directions Served	LR
Maximum Queue (ft)	25
Average Queue (ft)	2
95th Queue (ft)	16
Link Distance (ft)	380
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 3: East Access & SW Norwood Road

Movement	WB	NB
Directions Served	LT	LR
Maximum Queue (ft)	24	35
Average Queue (ft)	1	8
95th Queue (ft)	12	31
Link Distance (ft)	548	457
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Network Summary

Network wide Queuing Penalty: 0

Horizon Community Church Expansion Tualatin, Oregon

Preliminary Stormwater Report

Date:	May 14, 2024
Client:	Horizon Community Church 23370 SW Boones Ferry Road Tualatin, OR, 97062
Engineering Contact:	Chris Knight, PE (503) 563-6151 knightc@aks-eng.com
Prepared By:	Chris Beatty, EIT
Engineering Firm:	AKS Engineering & Forestry, LLC 12965 SW Herman Road, Suite 100 Tualatin, OR 97062
AKS Job Number:	9349



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Figure 2: Post Development Basin Map

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Figure 4: Hydromodification Analysis

Appendix A: HydroCAD Reports for Pre-Developed Condition Storm Events

Appendix B: HydroCAD Reports for Post-Developed Condition Storm Events

Appendix C: USDA-NRCS Soils Resource Report

Appendix D: TR55 Runoff Curve Numbers

Appendix E: Stormwater Quality Calculations and Extended Dry Sizing

Appendix F: Operations and Maintenance Plans

Preliminary Stormwater Report

HORIZON COMMUNITY CHURCH EXPANSION

TUALATIN, OREGON

1.0 Purpose of Report

The purpose of this report is to analyze the effects the proposed development will have on the existing and proposed stormwater conveyance system; document the criteria, methodology, and informational sources used to design the proposed stormwater system; and present the results of the final hydraulic analysis.

2.0 Project Location/Description

The project site is located in the City of Tualatin, southeast of the SW Boones Ferry Road and SW Norwood Road intersection and consists of a 29.4 acre partitioned parcel, within the 38.1 acre parent parcel, Tax Lot 106 (Washington County Assessor's Map 2S135D).

The proposed project consists of constructing a religious sanctuary, baseball field, parking facilities, and road frontage improvements. The site improvements also include the construction of an extended dry basin, underground detention facility, and related underground utilities.

Stormwater management for the site will be provided by two separate stormwater facilities, located near the central and northern portions of the site. The northern stormwater facility will be constructed as part of the frontage improvements to SW Norwood Road and will manage excess runoff not treated by the existing northeast stormwater facility within the Autumn Sunrise Subdivision to the east. The central stormwater facility will be constructed as part of the development of a new sanctuary, baseball field, and associated improvements. Runoff from this facility will release to the existing stormwater system crossing under SW Boones Ferry Road to the west.

3.0 Regulatory Design Criteria

3.1. Stormwater Quantity

The City of Tualatin requires new development to provide stormwater quantity management in accordance with Clean Water Services (CWS). Per Clean Water Services' Design and Construction Standards for Sanitary Sewer and Surface Water Management (R&O 19-5, as Amended by R&O 19-22), Section 4.02.1 Mitigation Requirement, the District or City shall determine which of the following techniques may be used:

- a. *Construction of permanent on-site stormwater quantity detention facilities designed in accordance with this Chapter; or.*
- b. *Enlargement or improvement of the downstream conveyance system in accordance with this Chapter and Chapter 5; or.*
- c. *Payment of a Storm and Surface Water Management System Development Charge (SWM SDC), as provided in CWS Ordinance 28, which includes a water quantity component to meet these requirements. If District or City requires that an on-site detention facility be constructed*

the development shall be eligible for a credit against SWM SDC fees, as provided in District Ordinance and Rules.

Per Clean Water Services' (CWS) Design and Construction Standards for Sanitary Sewer and Surface Water Management (R&O 19-5, as Amended by R&O 19-22), Section 4.02.2 Criteria for Requiring On-Site Detention for Conveyance Capacity, on-site facility shall be constructed when any of the following conditions exist:

- a. There is an identified downstream deficiency, and the District or City determines that detention rather than conveyance system enlargement is the more effective solution.*
- b. There is an identified regional detention site within the boundary of the development.*
- c. Water quantity facilities are required by District-adopted watershed management plans or adopted subbasin master plans.*

3.2. Stormwater Hydromodification

Per Clean Water Services' (CWS) Design and Construction Standards for Sanitary Sewer and Surface Water Management (R&O 19-5, as Amended by R&O 19-22), Section 4.03.1 *Hydromodification Approach Requirements General*, The implementation or funding of techniques to reduce impacts to the downstream receiving water body is required when a new development, or other activities, creates or modifies 1,000 square feet or more of impervious surface or increases the amount or rate of surface water leaving the site. The following techniques can be implemented:

- a. Construction of permanent LIDA designed in accordance with this Chapter; or*
- b. Construction of a permanent stormwater detention facility designed in accordance with this Chapter; or*
- c. Construction or funding of a hydromodification approach that is consistent with a District-approved subbasin strategy; or*
- d. Payment of a Hydromodification Fee-In-Lieu.*

Per Clean Water Services' (CWS) Design and Construction Standards for Sanitary Sewer and Surface Water Management (R&O 19-5, as Amended by R&O 19-22), Section 4.03.2 Hydromodification Assessment Requirements, unless specifically waived in writing by the District, a Hydromodification Assessment is required for any activities described in Section 4.03.1, unless activities meet any of the following requirements:

- a. The project results in the addition and/or modification of less than 12,000 square feet of impervious surface.*
- b. The project is located in an area with a District approved subbasin strategy with an identified regional stormwater management approach for hydromodification.*

Per Section 4.03.3, Hydromodification Assessment Methodology, the receiving reach for this project is a tributary to Tapman Creek. The risk level for the receiving reach is Moderate. Using the Hydromodification Planning Tool Map, provided by CWS, the project site is classified as an Expansion Area. Per section 4.03.5 *Hydromodification Approach Selection* the project is classified as a *Large Project: >80,000 square feet*. Using these input parameters, per Table 4.2 Hydromodification Approach Project Category Table, the project walls within Category 3, as shown below. See appendices of this report for further information.

**TABLE 4-2
HYDROMODIFICATION APPROACH PROJECT CATEGORY TABLE**

Development Class/ Risk Level	Small Project 1,000 – 12,000 SF	Medium Project >12,000 – 80,000 SF	Large Project > 80,000 SF
Expansion/High	Category 1	Category 3	Category 3
Expansion/ Moderate		Category 2	
Expansion/ Low		Category 3	
Developed/ High		Category 2	Category 2
Developed/ Moderate			
Developed/ Low			

Per Section 4.03.5.c *Hydromodification Approach Selection – Category 3*, any of the following options may be used to address hydromodification:

1. *Peak-Flow Matching Detention and LIDA:*
 - A. *Peak Flow Matching Detention using the design criteria described in Section 4.08.6, and*
 - B. *Management of runoff from 30% of the impervious area using any LIDA in Table 4-3, sized in accordance with Section 4.08.4.b, and designed as described in Section 4.09; or*
2. *Flow Duration Curve Matching Detention, using the sizing methodology described in Section 4.08.7*

Hydromodification for this project will be met through Peak Flow Matching and LIDA.

3.3. Stormwater Quality

Per Clean Water Services’ (CWS) Design and Construction Standards for Sanitary Sewer and Surface Water Management (R&O 19-5, as Amended by R&O 19-22) Section 4.04 *Water Quality Treatment Requirements*, the implementation or funding of a permanent water quality approach is required with a new development, or other activities, creates or modifies 1,000 square feet or more of impervious surfaces, or increases the amount of stormwater runoff or pollution leaving the site. Additionally, per section 4.08 *Stormwater Management Approach Sizing*, stormwater management approaches are to be sized based on the following:

All new impervious surfaces and three times the modified impervious surface, up to the total existing impervious surface on the site. The area requiring treatment is shown in the formula below:

$$\text{Area} = \text{New Impervious} + 3 (\text{Modified Impervious})$$

Impervious areas shall be determined based upon building permits, construction plans, or other appropriate methods of measurement deemed reliable by District and/or City.

Stormwater quality management for this project will be met with the design of a dry detention facility.

4.0 Design Methodology

The Santa Barbara Urban Hydrograph (SBUH) method was used to analyze stormwater runoff from the site. This method uses the Soil Conservation Service (SCS) Type 1A 24-hour design storm. HydroCAD 10.0 computer software aided in the analysis. Representative runoff curve numbers (CN) were obtained from the 1986 Natural Resources Conservation Service (NRCS) Technical Release 55 (TR-55), *Urban Hydrology for Small Watersheds*, and are included in Appendix D.

5.0 Design Parameters

5.1. Design Storms

Per CWS *Design & Construction Standards* Section 4.08.2, Storm Events Used in Design, the following rainfall intensities, and durations were used in analyzing the proposed stormwater facility:

Table 5-1: 24-Hour Rainfall Depths

Recurrence Interval (Years)	Total Precipitation Depth (Inches)
2	2.50
5	3.10
10	3.45
25	3.90

5.2. Pre-Developed Site Conditions

5.2.1. Site Topography

Existing on-site grades vary from $\pm 0.5\%$ to $\pm 42\%$, with a high point of elevation ± 363 feet located near the southern property line and a low point of elevation ± 321 feet located near the western property line. The site generally slopes downward from east to west, towards SW Boones Ferry Road.

5.2.2. Land Use

The existing site consists of a multi-use church, private residence, baseball field, multi-use sports field, and parking areas. The church functions as a high school, pre-school, and place of worship. A wetland exists on the site near the western property line, adjacent to SW Boones Ferry Road.

5.2.3. Existing Stormwater System

The existing project site contains five connected detention basins used for stormwater routing and detention. These ponds were designed to Washington County standards, prior to the site's annexation into the City of Tualatin.

5.3. Soil Type

The soil beneath the project site and associated drainage basins is classified as Laurelwood silt loam, according to the NRCS Soil Survey for Washington County. The following table outlines the Hydrologic Soil Group rating for the soil type.

Table 5-2: Hydrologic Soil Groupings

NRCS Map Unit Identification	NRCS Soil Classification	Hydrologic Soil Group Rating
28B	Laurelwood silt loam	B

Further information on this soil type is included in the NRCS Soil Resource Report located in Appendix C of this report.

5.4. Post-Developed Site Conditions

5.4.1. Site Topography

The on-site slopes will be modified with cuts and fills to accommodate the construction of the new sanctuary, parking areas, baseball field, and storm detention facility. The storm detention facility will be constructed by grading an existing detention pond and excavating a new, connected detention pond. Post-developed stormwater runoff will generally maintain existing drainage patterns. See section 5.4.2, 5.4.3, and Figure 1 for more information regarding the lot partition and stormwater rerouting.

5.4.2. Land Use

The City of Tualatin has conditionally approved the partition of the existing ±38.1-acre lot into two parcels and a tract (PAR 22-0023). The existing site would result in a ±29.4-acre parcel, a ±8.3-acre parcel, and a ±0.4-acre tract. The site’s land-use post-partition will consist of the new sanctuary, high-school, pre-school, baseball field, multi-use sports field, and parking facilities.

5.4.3. Modification of Existing Stormwater System

Figure 1 describes the five existing detention ponds on the subject site. Stormwater piping previously feeding Pond 2 will be disconnected and rerouted to feed Pond 1. Pond 1 will be extended to detain a larger volume of stormwater and modified to meet current CWS design criteria for an extended dry basin. Stormwater effluent from Pond 1 will continue to feed Pond 4 at less than or equal to the current rate. Pond 5 will continue to act as the final receiving detention pond for the site’s stormwater system before release into the public stormwater system.

5.4.4. Post-Developed Site Parameters

Appendices A and B provide the HydroCAD reports and input parameters that were generated for the analyzed storm events with respect to the drainage basins contributing to the project site. These reports include all parameters used to model site hydrology (e.g. impervious and previous areas, time of concentration, etc.).

5.4.5. Description of Off-Site Contributing Basins

The surrounding properties do not direct any stormwater runoff towards the subject site.

6.0 Stormwater Analyses

6.1. Proposed Stormwater Conduit Sizing and Inlet Spacing

To properly convey stormwater runoff, the proposed on-site catch basins have been spaced per City and CWS requirements and standard details to properly convey stormwater runoff. The proposed storm pipes will be sized using Manning’s equation to convey the peak flows of the 25-year storm event.

6.2. Proposed Stormwater Quality Control Facility

The pre-development condition assumes no impervious area. All existing and proposed impervious areas have been treated as new Impervious areas Per Clean Water Services’ (CWS) Design and Construction Standards for Sanitary Sewer and Surface Water Management (R&O 19-5, as Amended by R&O 19-22) Section 4.08 the impervious area requiring treatment is defined as: *Area – New Imp. + 3(Modified Imp.)*. Impervious areas are summarized in table 6-1.

Table 6-1: On-Site Impervious Area Summary

New Impervious Area (sq. ft.)	Modified Impervious Area (sq. ft.)	Permanently Removed Impervious Area (sf.ft.)	Treatment Area Required (sq. ft.)
449,287	0	0	449,287

Pond 1 will be modified and expanded to meet extended dry basin design criteria per *CWS Design & Construction Standards* Section 4.09.5. This extended dry basin will provide water quality treatment for runoff from the impervious area created by the proposed project.

Pond 1 in Figure 1 will be modified and expanded to mee on-site water quality criteria for an extended dry basin deign per *CWS Design & Construction Standards* Section 4.09.5.

Figures 1 and 2 describe the pre- and post-developed basin maps for this project. The new property boundary created by the partition separates the project site’s stormwater system from Pond 2. Stormwater previously routed to Pond 2 will be rerouted to Pond 1 to prevent stormwater from travelling across the future property line. The existing asphalt parking lot and turf sports field are considered impervious by the City. The design for the extended dry basin will consider the added runoff from the existing parking lot and sports field as if they were newly impervious. As previously discussed with City staff, the parking lot and multi-use sports field will be considered undeveloped land when modelling pre-development conditions.

6.3. Stormwater Hydromodification Management

The proposed project area treated by the central stormwater facility, will require treatment of ±449,287 square feet of impervious are using a Low Impact Development Approach (LIAD) and will require a Category 3 Hydromodification Approach. Per CWS’ Section 4.08.6.c when hydromodification is required, post-developed runoff rates shall be designed not to exceed 50% of the 2-year, 5-year and 10-year pre-developed runoff rates.

A small facility may be required for the Norwood Frontage improvements. Design for the northern facility is pending per as-built information and coordination with Autumn Sunrise Subdivision.

6.4. Stormwater Quantity Control Facility Design

The proposed project provides stormwater quantity management for the new development by using an extended dry basin (LIDA facility) and by peak flow matching. Due to known downstream conveyance

deficiencies and project risk assessment peak flow matching for both water quantity (CWS Section 4.08.6.b) and hydromodification (CWS’s Section 4.08.6.c) will be required. The following table outlines how the extended dry basin’s outflow will limit the development’s post-developed peak flows to less than or equal to the pre-developed peak flows for each storm event.

Table 6-2: Pre- and Post-Developed Flows

Recurrence Interval (Years)	Peak Pre-Developed Flows (cubic feet per second)	Peak Post-Developed Flows (cubic feet per second)	Peak Flow Increase or (Decrease) (cubic feet per second)
2	0.24 (50% = 0.12)	0.20*	0.08
5	0.43	0.43	(0.00)
10	0.56	0.50	(0.06)
25	0.75	0.64	(0.11)

* The required orifice size to maintain water quality releases water at a rate faster than the rate established for 50% of the 2-year storm. Per discussions with CWS staff, maintaining the appropriate office size for water quality takes priority and a release rate exceeding 50% of the 2-year is allowed.

The extended dry basin has been designed per CWS *Design & Construction Standards* Section 4.09.5 to have 1 foot of freeboard during the 25-year storm event and a permanent pool storage depth of 0.2 feet.

A small facility may be required for the Norwood Frontage improvements. Design for the northern facility is pending per as-built information and coordination with Autumn Sunrise Subdivision.

6.5. Downstream Analysis

Per CWS requirements, the project provides detention and peak flow matching up to the 25-year storm event. In all cases, peak flows for post-development are less than the pre-development flows. Based on stormwater modeling, the downstream storm system will not be subject to additional/increased peak flow volumes from this project.

The City has identified maintenance issues with the existing detention ponds. Several outlet structures along the east side of SW Boones Ferry Road will be replaced to improve maintenance ability.

Custom Soil Resource Report for Washington County, Oregon



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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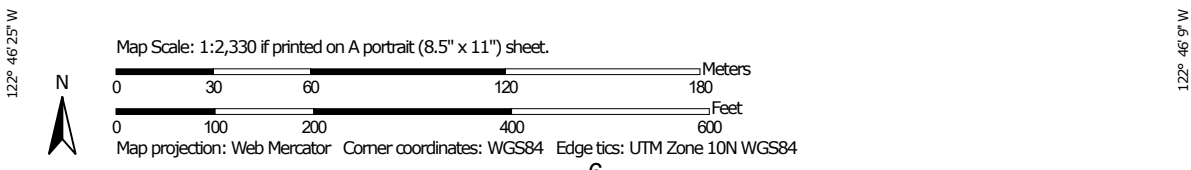
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Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report Soil Map



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines


 Soil Map Unit Points

Special Point Features






-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot

-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features

Water Features

 Streams and Canals

Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Washington County, Oregon
 Survey Area Data: Version 22, Sep 14, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Apr 16, 2021—Apr 18, 2021

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
28B	Laurelwood silt loam, 3 to 7 percent slopes	14.9	100.0%
Totals for Area of Interest		14.9	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Custom Soil Resource Report

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Washington County, Oregon

28B—Laurelwood silt loam, 3 to 7 percent slopes

Map Unit Setting

National map unit symbol: 21yp
Elevation: 200 to 1,500 feet
Mean annual precipitation: 45 to 60 inches
Mean annual air temperature: 52 to 54 degrees F
Frost-free period: 165 to 210 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Laurelwood and similar soils: 85 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Laurelwood

Setting

Landform: Hills
Landform position (two-dimensional): Summit, toeslope
Landform position (three-dimensional): Interfluve, base slope
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Loess

Typical profile

H1 - 0 to 11 inches: silt loam
H2 - 11 to 52 inches: silty clay loam
H3 - 52 to 72 inches: silty clay

Properties and qualities

Slope: 3 to 7 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.57 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: High (about 11.7 inches)

Interpretive groups

Land capability classification (irrigated): 2e
Land capability classification (nonirrigated): 2e
Hydrologic Soil Group: B
Ecological site: F002XB005OR - Loess Hill Group
Forage suitability group: Well drained < 15% Slopes (G002XY002OR)
Other vegetative classification: Well drained < 15% Slopes (G002XY002OR)
Hydric soil rating: No

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Oregon

Tina Kotek, Governor

Department of State Lands

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April 18, 2024

State Land Board

Horizon Community Church
Attn: Ken Allen
23370 SW Boones Ferry Road
Tualatin, OR 97602

Tina Kotek
Governor

Re: WD # 2024-0057 **Approved**
Wetland Delineation Report for Horizon Community Church
Washington County; T2S R1W S35D TL106
APP # 30645

LaVonne Griffin-Valade
Secretary of State

Tobias Read
State Treasurer

Dear Ken Allen:

The Department of State Lands has reviewed the wetland delineation report prepared by AKS Engineering & Forestry LLC for the site referenced above. Based upon the information presented in the report, we concur with the wetland and waterway boundaries as mapped in Figures 5 and 5A of the report. Please replace all copies of the preliminary wetland maps with these final Department-approved maps.

Within the study area, one wetland (Wetland A, totaling approximately 0.28 acres which includes 0.17 acres of wetland mitigation) and 5 ponds (Storm Pond 1 through 5) were identified. The wetland is subject to the permit requirements of the state Removal-Fill Law. Under current regulations, a state permit is required for cumulative fill or annual excavation of 50 cubic yards or more in wetlands or below the ordinary high-water line (OHWL) of the waterway (or the 2-year recurrence interval flood elevation if OHWL cannot be determined). The ponds are exempt per OAR 141-085-0515(7) and therefore, are not subject to these state permit requirements.

This concurrence is for purposes of the state Removal-Fill Law only. We recommend that you attach a copy of this concurrence letter to any subsequent state permit application to speed application review. Federal, other state agencies or local permit requirements may apply as well. The U.S. Army Corps of Engineers will determine jurisdiction under the Clean Water Act, which may require submittal of a complete Wetland Delineation Report.

Please be advised that state law establishes a preference for avoidance of wetland impacts. Because measures to avoid and minimize wetland impacts may include reconfiguring parcel layout and size or development design, we recommend that you work with Department staff on appropriate site design before completing the city or county land use approval process.

This concurrence is based on information provided to the agency. The jurisdictional determination is valid for five years from the date of this letter unless new information necessitates revision. Circumstances under which the Department may change a determination are found in OAR 141-090-0045 (available on our web site or upon request). In addition, laws enacted by the legislature and/or rules adopted by the Department may result in a change in jurisdiction; individuals and applicants are subject to the regulations that are in effect at the time of the removal-fill activity or complete permit application. The applicant, landowner, or agent may submit a request for reconsideration of this determination in writing within six months of the date of this letter.

Thank you for having the site evaluated. If you have any questions, please contact Chris Stevenson, PWS the Wetland Ecologist for Washington County at (503) 798-7622.

Sincerely,

A handwritten signature in black ink, appearing to read "Peter Ryan". The signature is fluid and cursive, with a long horizontal stroke at the end.

Peter Ryan, SPWS
Aquatic Resource Specialist

Enclosures

ec: Sonya Davis, PWS, AKS Engineering & Forestry, LLC
City of Tualatin Planning Department
Brittney Campos, Corps of Engineers
Michael De Blasi, DSL
Lindsey Obermiller, Clean Water Services

TERMINATION REPORT COVER FORM

A complete report and signed report cover form, along with [applicable review fee](#), are required before a report review timeline can be initiated by the Department of State Lands. All applicants will receive an emailed confirmation that includes the report's unique file number and other information.

Ways to submit report:

- ❖ **Under 50MB** - A single unlocked PDF can be emailed to: wetland.delineation@dsl.oregon.gov.
- ❖ **50MB or larger** - A single unlocked PDF can be uploaded to [DSL's Box.com](#) website. After upload notify DSL by email at: wetland.delineation@dsl.oregon.gov.
- ❖ **OR** a hard copy of the unbound report and signed cover form can be mailed to: Oregon Department of State Lands, 775 Summer Street NE, Suite 100, Salem, OR 97301-1279.

Ways to pay review fee:

- ❖ By credit card on [DSL's epayment portal](#) after receiving the unique file number from DSL's emailed confirmation.
- ❖ By check payable to the Oregon Department of State Lands attached to the unbound mailed hardcopy **OR** attached to the complete signed cover form if report submitted electronically.

Contact and Authorization Information

<input checked="" type="checkbox"/> Applicant <input type="checkbox"/> Owner Name, Firm and Address: Horizon Community Church Attn: Ken Allen 23370 SW Boones Ferry Road Tualatin, OR 97602	Business phone # (503) 519-4684 Mobile phone # (optional) E-mail: kenallenproperty@gmail.com
<input type="checkbox"/> Authorized Legal Agent, Name and Address (if different):	Business phone # Mobile phone # (optional) E-mail:
I either own the property described below or I have legal authority to allow access to the property. I authorize the Department to access the property for the purpose of confirming the information in the report, after prior notification to the primary contact.	
Typed/Printed Name: <u>Ken Allen</u> Signature: <u><i>Ken Allen</i></u> Date: <u>1/29/2024</u> Special instructions regarding site access: _____	

Project and Site Information

Project Name: Horizon Community Church	Latitude: 45.351295° Longitude: -122.771703° decimal degree - centroid of site or start & end points of linear project
Proposed Use: Infrastructure improvement and new development.	Tax Map # 2S135D
	Tax Lot(s) 106
Project Street Address (or other descriptive location): 23370 SW Boones Ferry Road	Tax Map # _____
	Tax Lot(s) _____
City: Tualatin County: Washington	Township 2S Range 1W Section 35 QQ D Use separate sheet for additional tax and location information
	Waterway: N/A River Mile: N/A

Wetland Delineation Information

Wetland Consultant Name, Firm and Address: Sonya Davis AKS Engineering & Forestry, LLC 12965 SW Herman Rd, STE 100 Tualatin, OR 97602	Phone # (503) 562-6151 Mobile phone # (if applicable) E-mail: daviss@aks-eng.com
The information and conclusions on this form and in the attached report are true and correct to the best of my knowledge.	
Consultant Signature: <u><i>Sonya Davis</i></u> <small>DocuSigned by: Sonya Davis</small>	Date: <u>1/29/2024</u>

Primary Contact for report review and site access is Consultant Applicant/Owner Authorized Agent

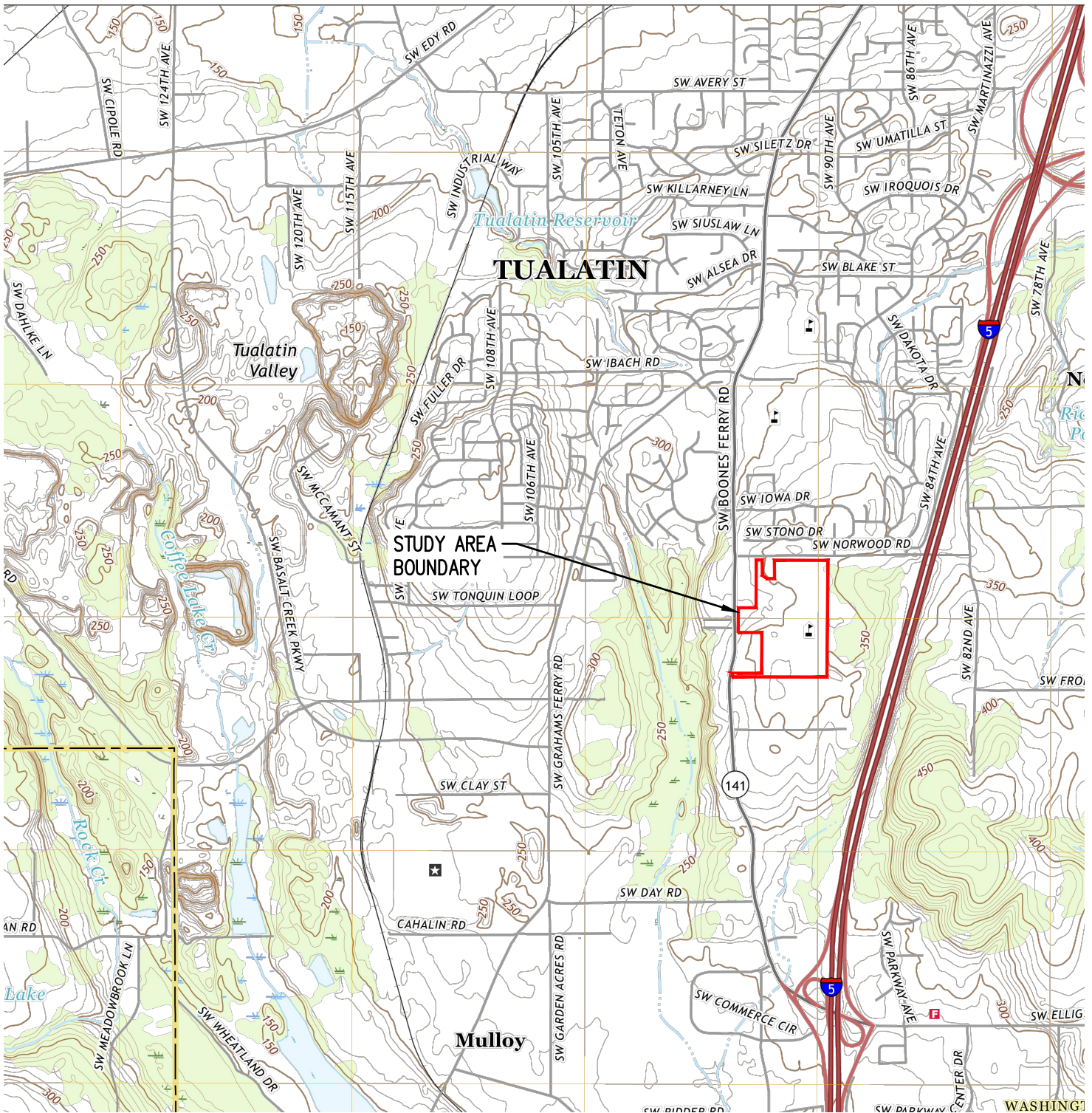
Wetland/Waters Present? Yes No Study Area size: 37.88 acres Total Wetland Acreage: 0.2800

Check Applicable Boxes Below

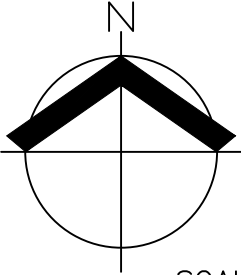
<input type="checkbox"/> R-F permit application submitted	<input checked="" type="checkbox"/> Fee payment submitted \$ <u>540</u>
<input type="checkbox"/> Mitigation bank site	<input type="checkbox"/> Resubmittal of rejected report (\$100)
<input type="checkbox"/> EFSC/ODOE Proj. Mgr: _____	<input type="checkbox"/> Request for Reissuance. See eligibility criteria. (no fee)
<input type="checkbox"/> Wetland restoration/enhancement project (not mitigation)	DSL # _____ Expiration date _____
<input checked="" type="checkbox"/> Previous delineation/application on parcel If known, previous DSL # <u>WD2013-0002</u>	<input type="checkbox"/> LWI shows wetlands or waters on parcel Wetland ID code _____

For Office Use Only

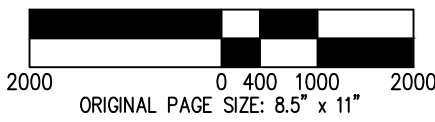
DSL Reviewer: CS Fee Paid Date: ____ / ____ / ____ DSL WD # 2024-0057
 Date Delineation Received: 1 / 30 / 23 DSL App.# _____



USGS 7.5' TOPOGRAPHIC SERIES
 QUADRANGLE: SHERWOOD, OR (2020)



SCALE: 1" = 2000 FEET



ORIGINAL PAGE SIZE: 8.5" x 11"

DATE: 12/19/2023

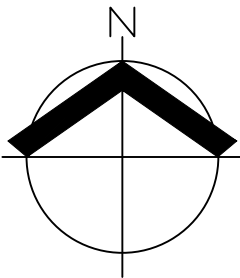
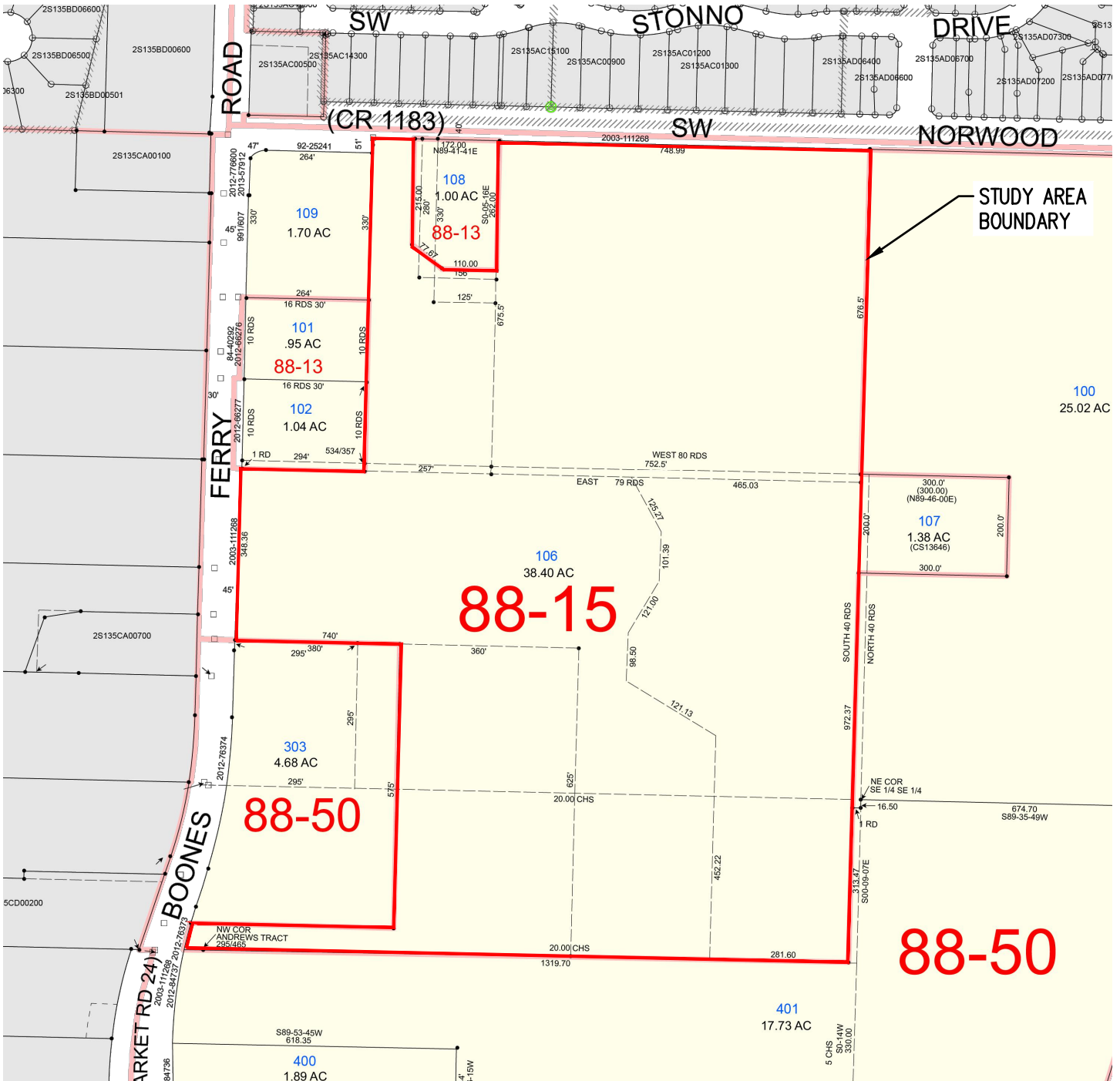
USGS VICINITY MAP
 HORIZON COMMUNITY CHURCH WETLAND AND WATER DELINEATION REPORT

FIGURE
1

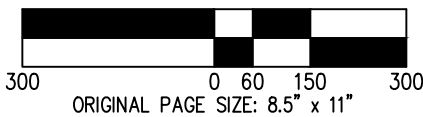
AKS ENGINEERING & FORESTRY, LLC
 12965 SW HERMAN RD, STE 100
 TUALATIN, OR 97062
 503.563.6151 WWW.AKS-ENG.COM



DRWN: GPM
 CHKD: SKD
 AKS JOB:
 9349



SCALE: 1" = 300 FEET



WASHINGTON COUNTY
TAX LOT 106
TAX MAP 2S 1 35D

DATE: 12/19/2023

TAX MAP (MAP 2S 1 35D)
HORIZON COMMUNITY CHURCH WETLAND AND WATER DELINEATION REPORT

FIGURE
2

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DRWN: GPM
CHKD: SKD
AKS JOB:
9349

DSL WD # 2024-0057
Approval Issued 4/18/2024
Approval Expires 4/18/2029

LEGEND (COLOR COPY):

TOTAL ON-SITE PSS/PFO/PEM/DEPRESSIONAL WETLAND A AREA:
12,256 SF± (0.28 ACRES)

 TOTAL ON-SITE PSS/DEPRESSIONAL WETLAND A AREA:
4,660 SF± (0.11 ACRES)

 TOTAL ON-SITE PFO/DEPRESSIONAL WETLAND A AREA:
4,385 SF± (0.10 ACRES)

 TOTAL ON-SITE PEM/DEPRESSIONAL WETLAND A AREA:
3,211 SF± (0.07 ACRES)

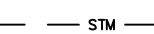
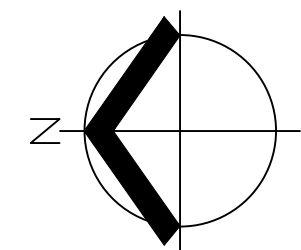
 STM STORMWATER LINE

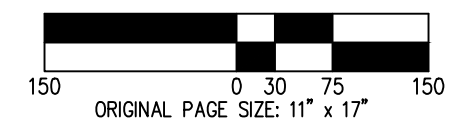
 PHOTO POINT LOCATION AND ORIENTATION

WETLAND BOUNDARY AND DATA PLOTS SHOWN WERE DELINEATED BY AKS ENGINEERING & FORESTRY, LLC (AKS) ON MAY 31, 2022 AND LOCATED WITH SUBMETER ACCURACY USING A TRIMBLE GEO 7X HANDHELD GPS RECEIVER.

1-FT INTERVAL GROUND CONTOURS, EXISTING CONDITIONS, STUDY AREA BOUNDARY, AND A PARTIAL TREE SURVEY OF TREES >6" DBH DERIVED FROM AKS PROFESSIONAL LAND SURVEY ON APRIL 4-6, OCTOBER 17-21, FEBRUARY 20-21, 2022 AND APRIL 22, 2023.



SCALE: 1" = 150 FEET



DATE: 01/10/2024

WETLAND DELINEATION OVERVIEW

FIGURE

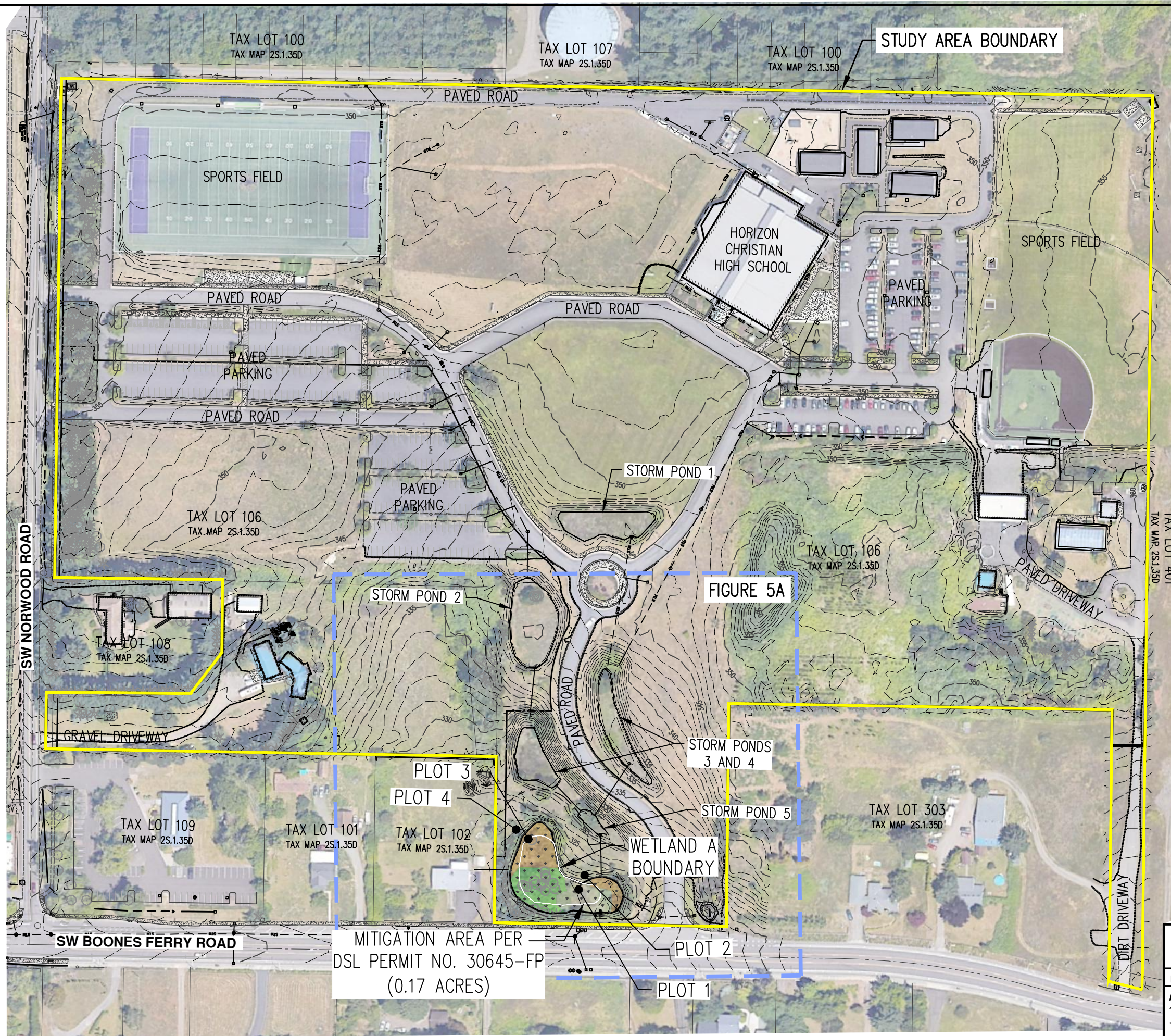
5

HORIZON COMMUNITY CHURCH WETLAND AND WATER DELINEATION REPORT

AKS ENGINEERING & FORESTRY, LLC
12965 SW HERMAN RD, STE 100
TUALATIN, OR 97062
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DRWN: RAS
CHKD: SAR
AKS JOB:
9349



DSL WD # 2024-0057
Approval Issued 4/18/2024
Approval Expires 4/18/2029

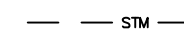
LEGEND (COLOR COPY):


TOTAL ON-SITE PSS/PFO/PEM/DEPRESSIONAL WETLAND A AREA:
12,256 SF± (0.28 ACRES)

 TOTAL ON-SITE PSS/DEPRESSIONAL WETLAND A AREA:
4,660 SF± (0.11 ACRES)

 TOTAL ON-SITE PFO/DEPRESSIONAL WETLAND A AREA:
4,385 SF± (0.10 ACRES)

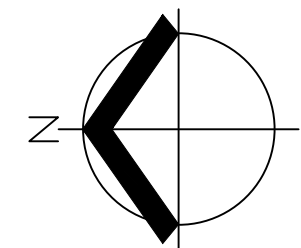
 TOTAL ON-SITE PEM/DEPRESSIONAL WETLAND A AREA:
3,211 SF± (0.07 ACRES)

 STM STORMWATER LINE

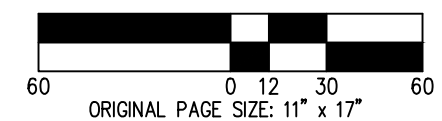
 PHOTO POINT LOCATION AND ORIENTATION

WETLAND BOUNDARY AND DATA PLOTS SHOWN WERE DELINEATED BY AKS ENGINEERING & FORESTRY, LLC (AKS) ON MAY 31, 2022 AND LOCATED WITH SUBMETER ACCURACY USING A TRIMBLE GEO 7X HANDHELD GPS RECEIVER.

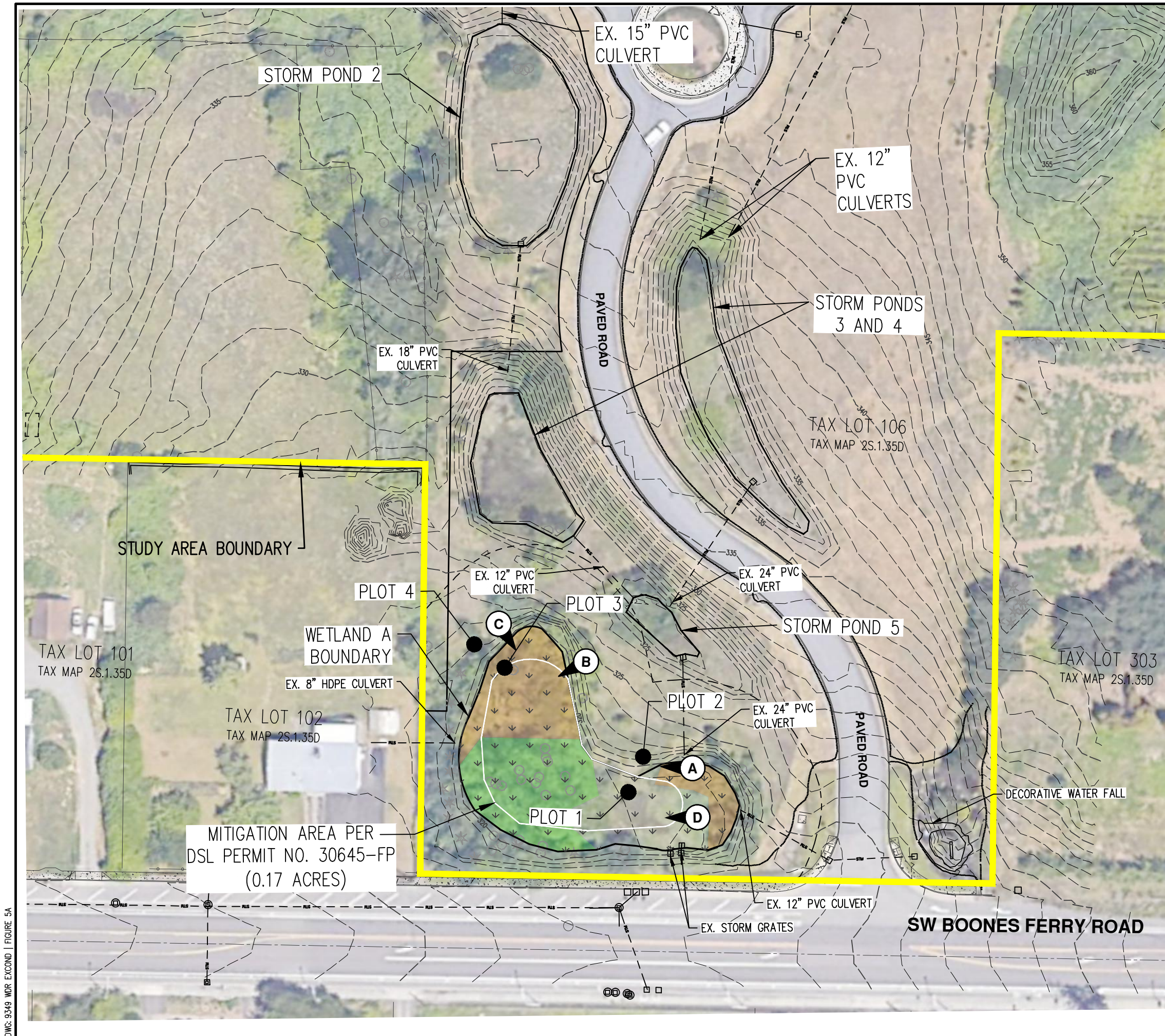
1-FT INTERVAL GROUND CONTOURS, EXISTING CONDITIONS, STUDY AREA BOUNDARY, AND A PARTIAL TREE SURVEY OF TREES >6" DBH DERIVED FROM AKS PROFESSIONAL LAND SURVEY ON APRIL 4-6, OCTOBER 17-21, FEBRUARY 20-21, 2022 AND APRIL 22, 2023.



SCALE: 1" = 60 FEET



DATE: 01/10/2024



WETLAND DELINEATION MAP

HORIZON COMMUNITY CHRUCH WETLAND AND WATER DELINEATION REPORT

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



FIGURE

5A

DRWN: RAS
CHKD: SAR
AKS JOB:
9349

Horizon Community Church Tualatin, Oregon Wetland and Water Delineation Report

Date: January 2024

Prepared for: Horizon Community Church
23370 SW Boones Ferry Rd
Tualatin, OR 97602

Prepared by: AKS Engineering & Forestry, LLC
Grant McLendon, Natural Resource Specialist
Sonya Davis, Wetland Scientist
503.563.6151 | Daviss@aks-eng.com

Study Area: 23370 SW Boones Ferry Road
Tualatin, OR 97062
Washington County Assessor's Map 2S 1 35D
Tax Lot 106

AKS Job Number: 9349



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

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Appendix A: Maps

Figure 1: USGS Vicinity Map

Figure 2: Clackamas County Assessor’s Map (2S 1 35D)

Figure 3: NRCS Soil Survey Map

Figure 4: National Wetlands Inventory (NWI) Map

Figure 5 and 5A: Wetland Delineation Map

Appendix B: Wetland Determination Data Forms

Appendix C: Representative Site Photographs

A. Introduction

This report was prepared by AKS Engineering & Forestry, LLC (AKS) in accordance with Oregon Administrative Rules (OAR) 141-090-0030 and 141-090-0035 and describes the results of a wetland and waters delineation conducted on Tax Lot 106 of Washington County Assessor's Map 2S 1 35D, which consists of the Horizon Community Church and is located at 23370 SW Boones Ferry Road in Tualatin, Washington County, Oregon (Figures 1 and 2 in Appendix A). The study area for the delineation was approximately 38.4 acres and is shown in Figures 1 through 5 in Appendix A.

AKS conducted a site visit on May 31, 2022, to delineate the on-site boundary of one palustrine scrub-shrub/forested/emergent (PSS/PFO/PEM) wetland (referred to as Wetland A). Seasonal surface water within Wetland A discharges via two storm grates under SW Boones Ferry Road. Wetland conditions do not extend off-site.

A wetland delineation was conducted by Schott & Associates (Schott) in 2002 for the Grace Community Church which covered the study area and received concurrence from DSL under WD2002-0127. Schott delineated one wetland 0.05 acres in size in the vicinity of Wetland A delineated under this study. No other jurisdictional features were delineated on tax lot 106 under WD2002-0127. In 2003, a removal-fill permit was issued by DSL for permanent impacts to the entire wetland for the half-street improvements along SW Boones Ferry Road (DSL Permit 30645-FP). Wetland impacts were mitigated through the on-site creation of 0.17 acres of PEM/PSS wetland adjacent to the impacted wetland.

Another wetland delineation was conducted on a portion of the study area by Pacific Habitat Services, Inc. (PHS) in 2013 for Washington County's SW Boones Ferry Road Widening project and received concurrence from DSL under WD2013-0002. Under the 2013 PHS study, a portion of wetland (totaling 0.17 acres in size) was delineated, with wetland conditions extending beyond their study area to the east. The PHS 2013 delineation included the mitigation wetland associated with DSL Permit 30645-FP for Grace Community Church. Under this study, AKS delineated a total of 0.28 acres wetland which exceeds the mitigation wetland (0.17 acres) in size.

B. Landscape Setting and Land Use

The study area consists of Horizon Community Church and includes the main church building, several smaller buildings, sports fields, paved driveways, parking lots, and stormwater ponds. A residence with associated outbuildings is present in the southern portion of the site. The study area is surrounded by high density residential to the north, with rural residential to the south and west. A forested area and Interstate 5 are located east of the study area. Surrounding land use is generally residential.

The majority of the site is landscaped and planted with turf grasses and ornamental trees around buildings and parking areas. The western portion of the study area is vegetated with trees and shrubs, including Oregon ash (*Fraxinus latifolia*; FACW), Douglas-fir (*Pseuotsuga menziesii*; FACU), balsam poplar (*Populus balsamifera*; FAC), Oregon white oak (*Quercus garryana*; FACU), English hawthorn (*Crataegus monogyna*; FAC), Himalayan blackberry (*Rubus armeniacus*; FAC), Douglas spirea (*Spiraea douglasii*; FACW), oceanspray (*Holodiscus discolor*; FACU), Nootka rose (*Rosa nutkana*; FAC), and snowberry (*Symphoricarpos albus*; FACU). The herb stratum is dominated by soft rush (*Juncus effusus*; FACW) and reed canary grass (*Phalaris arundinacea*, FACW) within the wetland, and sweet vernal grass (*Anthoxanthum odoratum*; FACU) in the upland, along with lesser amounts of other weedy herbaceous

species. The highest elevation on the site is approximately 360 feet in the southern and northern portions of the site. Topography within the study area gently slopes to the west towards Wetland A.

The following soil units are mapped within the study area, according to the Natural Resources Conservation Service (NRCS) Washington County Area Soil Survey Map and Washington County hydric soil list (Figure 3):

- (Unit 11B) Cornelius and Kinton silt loams, 2 to 7 percent; Non-hydric
- (Unit 28B) Laurelwood silt loam, 3 to 7 percent; Non-hydric

C. Site Alterations

Historical aerial photos dating from May 1994 to April 2022 were reviewed from Google Earth. The site consisted of open fields since before 1994 until site clearing and grading began in 2003 to prepare for the development of the Horizon Community Church. Sometime between August 2005 and June 2006, the SW Boones Ferry Road widening project began per DSL Permit No. 30645-FP, resulting in the complete fill of the 0.05-acre wetland delineated under WD2002-0127. As a result of the wetland impacts, 0.17 acres of wetland was created for mitigation in 2005 per DSL Permit No. 30645-FP.

Additionally, five stormwater treatment ponds were constructed sometime between August 2005 and June 2006 as part of the Horizon Community Church development. These ponds were constructed in areas that were determined to be upland per WD2002-0127. The stormwater treatment ponds discharge post construction treated surface water into Wetland A. Seasonal overflow discharges through grated overflow outlets under SW Boones Ferry Road to discharge into an intermittent tributary to Tapman Creek located off-site to the west. The stormwater input likely increased hydrology fed into Wetland A, thus increasing wetland conditions as observed under this 2022 AKS study.

Since July 2014, the study area has remained relatively unchanged with no apparent site alterations that would impact the extent of wetland delineated under this study.

D. Precipitation Data and Analysis

Observed precipitation data were obtained from the Portland-Hillsboro AP weather station via the National Oceanic and Atmospheric Administration (NOAA) Applied Climate Information System (ACIS). The closest NRCS Climate Analysis for Wetlands Tables (WETS) station to the study area is the Portland-Hillsboro AP station. According to the Portland-Hillsboro AP WETS data, the growing season is almost year-round, between January 24 and December 9. The May 31, 2022, site visit was conducted within the WETS growing season.

According to the Portland-Hillsboro AP station, no rainfall was received the day of the May 31, 2022, site visit and 0.92 inches of rainfall was received within the two weeks prior. Observed water-year-to-date (starting October 1, 2021) was 31.18 inches, which was 4.27 inches above normal. According to the WETS data, monthly observed precipitation for the Portland-Hillsboro area was within the wetter than normal range. The wetter than normal conditions did not have an adverse impact to the results of the wetland delineation as vegetation and hydric soils were still reliable indicators. Indicators of wetland hydrology were not observed in the upland. Precipitation data is available upon request. Table 1 shows antecedent rainfall according to the WETS Portland-Hillsboro AP station for the three months prior to the May 31, 2022, site visit:

Table 1: Precipitation Data – Monthly Averages Based on the Climate Period 1991-2020

Prior Months	Observed Precipitation (Inches)	Average WETS Precipitation (Inches)	30% Chance Will Have		Condition Dry, Wet, Normal	Condition Value (1=dry, 2=normal, 3=wet)	Month Weight	Multiply Previous Two Columns
			Less Than (Inches)	More Than (Inches)				
May 2002	4.05	2.02	1.06	2.21	Wet	3	3	9
April 2022	4.80	2.57	1.78	2.82	Wet	3	2	6
Mar. 2022	1.94	3.70	2.77	4.43	Dry	1	1	1
							Sum	16- WET
Rainfall of prior period was: drier than normal (sum is 6-9), normal (sum is 10-14), wetter than normal (sum is 15-18)								

E. Site-Specific Methods

The methodology used to determine the presence of wetlands followed the *Corps of Engineers Wetlands Delineation Manual* (Environmental Laboratory 1987) and the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region* (Wakeley et al. 2010). The *National Wetland Plant List* (USACE 2020) was used to assign wetland indicator status for the appropriate region.

Field work was conducted on May 31, 2022, by AKS Wetland Scientist Sonya Davis and Natural Resource Specialist Rebecca Schilling. Soils, vegetation, and indicators of hydrology were recorded at 4 sample plot locations on standardized wetland determination data forms (Appendix B) to document site conditions. The Wetland Delineation Map is included as Figures 5 and 5A in Appendix A. The edge of water was delineated as the potentially jurisdictional limits of the five stormwater ponds.

Representative ground-level site photographs are included in Appendix C. References cited and literature used are listed at the end of this report.

F. Description of All Wetlands and Other Non-Wetland Waters

Wetlands

Wetland A

Wetland A is PSS/PFO/PEM wetland located in the western portion of the study area. A portion of Wetland A was created as mitigation under DSL permit No. 30645-RF and belongs to the Depressional Hydrogeomorphic (HGM) classification. Seasonal surface water within Wetland A discharges via two grated overflow outlets at Wetland A's west boundary, which discharges west under SW Boones Ferry Road through twin culverts into an intermittent drainage.

Vegetation within Wetland A is dominated by soft rush and reed canary grass in the herb layer with Oregon ash, Douglas spirea, and willows (*Salix* spp; FAC) in the tree and shrub layer. Other vegetation such as Himalayan blackberry and English hawthorn were observed within Wetland A but less prevalent than the previously mentioned species.

The wetland boundary was delineated based on a distinct change in the topography and landform from a low elevation, concave landform in the wetland to a higher elevation, convex landform in the upland. The elevation change coincides with a change in vegetation from hydrophytic dominated in the wetland (soft rush, reed canary grass, and Douglas spiraea) to non-hydrophytic dominated in the upland (sweet vernal

grass, snowberry, and oceanspray). The adjacent upland also lacked hydric soil and wetland hydrology indicators as documented at paired upland Plots 2 and 4.

Uplands

Upland conditions were recorded at Plots 2 and 4. The upland area adjacent to Wetland A is dominated by upland vegetation, predominantly sweet vernal grass (FACU) and shrubs such as snowberry (FACU), oceanspray (FACU), Himalayan blackberry (FAC), and English hawthorn (FAC). No hydric soil indicators or wetland hydrology indicators were observed at Plots 2 and 4.

Stormwater Ponds

East of Wetland A five stormwater treatment ponds of various sizes were delineated that were constructed for the Horizon Community Church in 2006. These ponds are not located within NRCS mapped hydric soils and based on review of historical aerial imagery, appear to have been created wholly from within uplands. Further, no wetlands were mapped in the vicinity of the stormwater treatment ponds per WD2002-0127. The ponds are connected via polyvinyl chloride (PVC) culverts ranging in size from 12 to 24 inches to divert treated runoff into Wetland A, which discharges through grated overflow outlets under SW Boones Ferry Road. Vegetation surrounding the ponds consists mainly of sweet vernal grass (FACU), English hawthorn (FAC), snowberry (FACU), oceanspray (FACU), and Himalayan blackberry (FAC). No wetland conditions were observed along the fringe of the ponds.

G. Deviation from NWI

The study area is not mapped on a DSL approved Local Wetland Inventory (LWI) map. According to the US Fish and Wildlife Service (USFWS) National Wetland Inventory (NWI) map, there are no wetland, lake, riverine or other features mapped within the study area or within 200 feet of the study area (Figure 4 in Appendix A). AKS delineated one wetland (Wetland A) in the western portion of the study area (Figure 5 in Appendix A).

H. Mapping Method

Wetland A boundary and sample plots 1 through 4 were flagged in the field and professionally land surveyed by AKS with submeter accuracy. The delineation map is included as Figures 5 and 5A in Appendix A.

I. Additional Information

A portion of Wetland A is an artificially created mitigation wetland and according to OAR 141-085-0515(6)(c) requiring a removal-fill authorization for any amount of disturbance.

Five stormwater ponds were delineated within the study area east and are likely non-jurisdictional to DSL per OAR 141-085-0515(7)(c) since they are artificially created ponds entirely from upland for use of stormwater detention and treatment.

Seasonal overflow may exit Wetland A through two grated overflow outlets under SW Boones Ferry Road into an intermittent tributary west of the study area. The intermittent tributary drains to Tapman Creek, which is a relatively permanent water with a direct hydrologic connection to the Willamette River (a traditional navigable water). Therefore, Wetland A may be considered WOTUS.

The stormwater ponds are likely non-jurisdictional to the USACE as they were constructed from within upland to convey and treat upland runoff and can be considered a paragraph (b)(10) non-jurisdictional water.

J. Summary of Results and Conclusions

Table 2 below provides a summary of the on-site sizes of the features, hydrologic connections to other nearby waters, the Cowardin and HGM classifications for the wetlands, and our prediction of whether each feature would likely be determined jurisdictional by DSL and USACE.

Table 2: Summary of Study Results and Conclusions

Potentially Jurisdictional Feature	Latitude/ Longitude	Size	Cowardin Class	HGM Subclass	Connection to Other Waters	DSL/USACE Predicted Jurisdiction
Wetland A	45.31572, -122.774308	0.28 Acre±	PSS/PFO/PEM	Depressional	Tributary to Tapman Creek	Jurisdictional to DSL and USACE
Stormwater Ponds	45.351502/ -122.773290	0.48 Acre±	Open Water	Depressional	Wetland A	Non-jurisdictional to DSL and USACE

K. Required Disclaimer

This report documents the investigation, best professional judgment, and conclusions of the investigators. It is correct and complete to the best of our knowledge. It should be considered a Preliminary Jurisdictional Determination of wetlands and other waters and used at your own risk, unless it has been reviewed and approved in writing by the Oregon Department of State Lands in accordance with Oregon Administrative Rules (OAR) 141-090-0005 through 141-090-0055.

L. List of Preparers



Grant McLendon
Natural Resource Specialist
Report Preparation



Sonya Davis
Wetland Scientist
Fieldwork and Report QA/QC

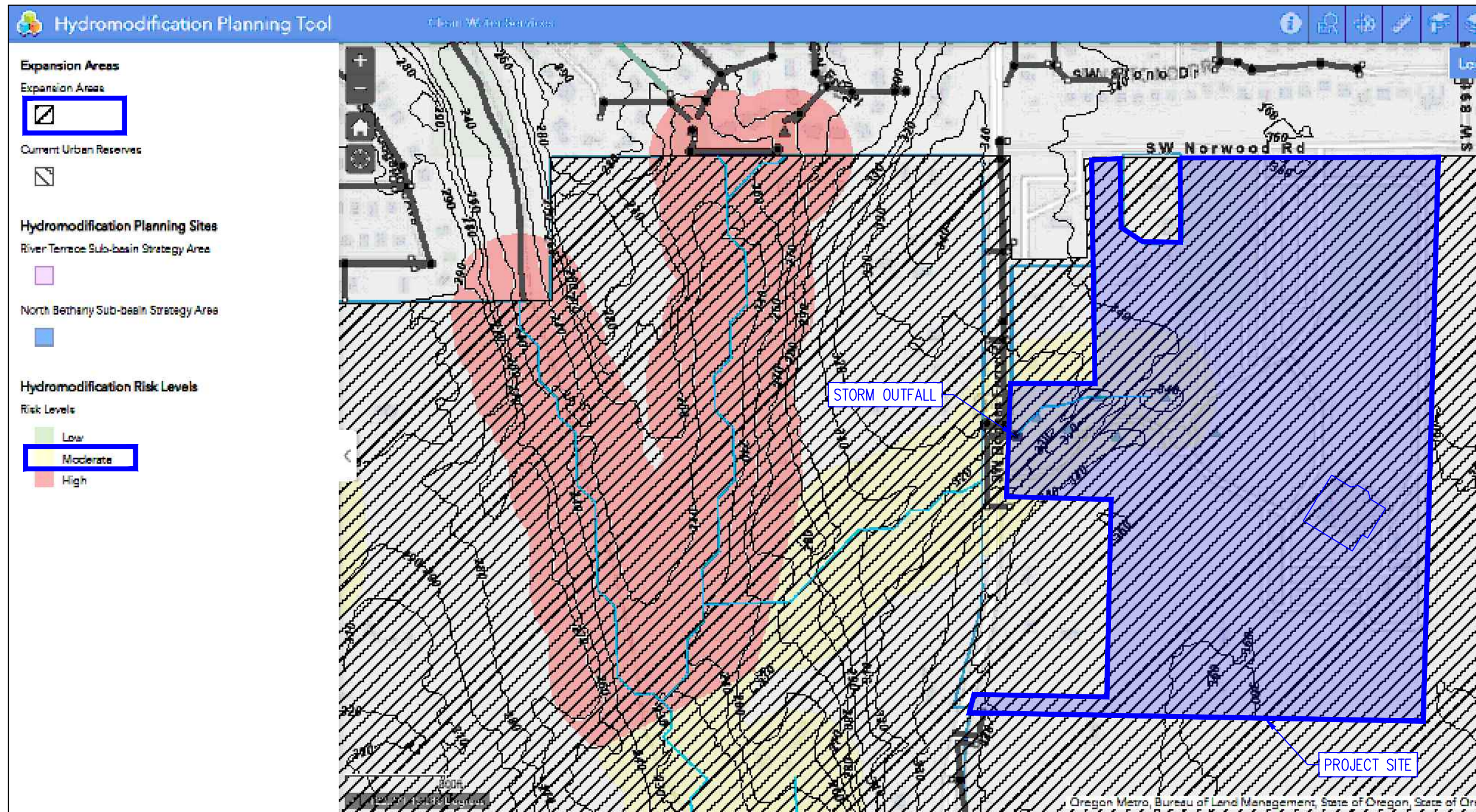
Literature Cited and Referenced

- Adamus, P.R. 2001. *Guidebook for Hydrogeomorphic (HGM)-based Assessment of Oregon Wetland and Riparian Sites: Statewide Classification and Profiles*. Salem (OR): Oregon Division of State Lands.
- DSL. 2014. *Administrative Rules for Wetland Delineation Report Requirements*. Salem (OR): Oregon Department of State Lands. Available at: <https://secure.sos.state.or.us/oard/displayDivisionRules.action?selectedDivision=355> [Accessed January 2024].
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HYDROMODIFICATION ANALYSIS	FIGURE
HORIZON COMMUNITY CHURCH EXPANSION	4
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