



NORWOOD PROJECT

9300 SW Norwood Road

Pre-Application Meeting Summary – February 28, 2024

Thank you for discussing your proposed project. Below you will find a summary of our discussion points. If there is anything else from our meeting that you wish to document, please respond with your notes as well. Thank you.

Please Note: TDC 32.110. [...] The pre-application conference is intended to be a tool to assist applicants in navigating the land use process, but is not intended to be an exhaustive review that identifies or resolves all potential issues, and does not bind or preclude the City from enforcing any applicable regulations or from applying regulations in a manner differently than may have been indicated at the time of the pre-application conference.

Required Land Use Reviews

Submit all application materials electronically via eTrakit: <https://permits.ci.tualatin.or.us/eTrakit/>.

Neighborhood/Developer Meeting

Holding a Neighborhood/Developer meeting is required for Plan Map Amendment (Zone Change) and Type II Subdivision applications.

Neighborhood/Developer meetings should generally be held no more than six months prior to application. This meeting is to be held in-person within the City of Tualatin boundaries. More detailed information about this meeting, is online here: <https://www.tualatinoregon.gov/planning/neighborhooddeveloper-meeting-information-packet>

Applicants are responsible for mailing and posting notice of the Neighborhood Developer meeting. The City can provide a list of addresses for your notice letters for a \$35 fee. Address list requests can be made by emailing: planning@tualatin.gov.

Be sure to email the meeting invite to planning@tualatin.gov.

Plan Map Amendment (Zone Change):

Applicant-initiated Plan Map Amendment is a Type [IV-A](#) Lane Use process – See Tualatin Development Code Chapter [32.240](#)

- Decided by City Council
 - An advisory recommendation is sought with the Tualatin Planning Commission prior to a City Council hearing. The applicant team is invited to attend and share information at this meeting, as are members of the public, but it is not a formal hearing.
- Completeness Review: 30 Days
- Within 45-days of determining an application is complete, a public hearing date will be set before the City Council. Council meetings are held on the 2nd and 4th Monday of each month, beginning at 7:00 PM.

- Application packet: <https://www.tualatinoregon.gov/planning/plan-map-amendment-pmaplan-text-amendment-pta-instructions>
 - Plan Map Amendment fees can be found in the [Fee Schedule](#)
- An example of a recent Plan Map Amendment application can be found on the Projects Page here: <https://www.tualatinoregon.gov/planning/pma-21-0001-tualatin-heights-apartments>
 - For Council recording and packets: <https://www.tualatinoregon.gov/citycouncil/city-council-meeting-358>

Plan Map Amendments require extensive narrative findings to the approval criteria listed in [TDC 33.070\(5\)](#) with supporting evidence including:

- Prove adequate capacity and improvements are identified within master plans for public sanitary sewer, stormwater, water, and transportation systems. If greater capacity or alternate improvements are required, identify those needs.
- A Transportation Planning Rule (TPR) analysis in support of the proposed upzone in residential density.
- Please work with us in advance of application submittal regarding this site to coordinate a plan that can be successful. This is especially needed for modifications compared to master plans of other special requests for consideration.
- A development agreement may be a consideration
- Further comments regarding the available systems are under Public Utilities below.
- Service provider letter from the Sherwood School District.
- Response to Oregon Statewide Planning Goals, Oregon Administrative Rules, Metro Chapter 3.07 - Urban Growth Management Functional Plan
- Response to applicable Tualatin Development Code criteria;
 - [Chapter 32](#): Procedures
 - [Chapter 33.070](#): Plan Amendments
 - [Chapter 41](#): Medium Low Density Residential Zone (RML)
 - [Chapter 49](#): Institutional Zone (IN)
- Response to applicable goals and policies (including housing development goals) found in the current [Housing Needs Analysis](#) and [Tualatin Comprehensive Plan](#) including Chapter 3 and 10 which states:
 - POLICY 1.1.3. Conduct the planning process with adequate input and feedback from citizens in each affected neighborhood
 - POLICY 3.1.1 DENSITY. Maintain a citywide residential density of at least eight (8) dwelling units per net acre.
 - Policy 3.2.1 Housing Type Diversity - Support development of townhomes, duplexes, triplexes, quadplexes, cottages, courtyard housing, accessory dwelling units, single story units, senior housing, and extended family and multi-generational housing in all residential zoning districts.
 - GOAL 3.5 HOUSING AND TRANSPORTATION. Encourage development and redevelopment in Tualatin that supports all modes of transportation, including walking, biking and mass transit.
 - POLICY 3.7.1 ENVIRONMENTAL PROTECTION. Housing and residential growth policies will be evaluated for consistency with the environmental protection goals and policies of Chapter 7 (Parks, Open Space, and the Environment).
 - *Medium-Low Density Residential Planning District (RML): This district supports household living uses with a variety of housing types at moderately low densities. This district is primarily oriented toward middle housing types including attached dwellings, multi-family development, and manufactured dwelling parks.*
 - *Institutional Planning District (IN): The purpose of this district is to provide an environment exclusively for, and conducive to, the development and operation of religious institutions,*

schools, public parks, and related uses, in a manner that is harmonious with adjacent and nearby residential, commercial, or manufacturing planning districts and uses.

- *The district is intended to accommodate large-scale campus style developments, owned and operated by governmental or nonprofit entities, consisting of multiple structures or facilities, which may serve multiple purposes and provide multiple services to the community.*

Subdivision

Type II Land Use Decision – See Tualatin Development Code Chapter [32.220](#)

- Decided by City Staff
- Completeness Review: 30 Days
- Staff issues Notice of Application after application is deemed complete:
 - 14-Day Comment Period
 - Those who comment gain standing for potential appeal
- Decision shared with applicant and property owner within 60 days of a complete application
 - Appeal Period: 14 Days
- Application Packet: <https://www.tualatinoregon.gov/planning/partition-par-subdivision-sb-and-property-line-adjustment-pla-instructions>
 - Subdivision fees can be found in the [Fee Schedule](#)
- Examples of Subdivision applications are found on the Projects Page: https://www.tualatinoregon.gov/projects?term_node_tid_depth=All&field_project_status_value=All&field_project_type_tid=110&keys=

Criteria to address in the narrative submittal include:

Tualatin Development Code

[TDC 32: Procedures](#)

[TDC 33.110: Tree Removal](#)

[TDC 36: Subdividing, Partitions, and Property Line Adjustments](#)

[TDC 42: Medium Low Density Residential Zone \(RML\)](#)

[TDC 73A: Site Design](#), [73B: Landscaping Standards](#), [73C: Parking Standards](#), and [73D: Waste and Recyclables Management Standards](#)

[TDC 74: Public Improvement Requirements](#)

[TDC 75: Access Management](#)

Required Service Provider Letters

Clean Water Services will comment on additional natural resources, through their Review process. The Service Provider Letter from CWS is a requirement of a complete land use or Engineering permit submittal. For more information, see <https://dynamic.cleanwaterservices.org/Forms/PreScreen>. This letter will specify any required wetland and buffer mitigation.

Coordination with Tualatin Valley Fire & Rescue, the City's emergency and fire protection services, is required as part of a complete land use process. To obtain a service provider letter for proposed development, please work directly with TVF&R: <https://www.tvfr.com/FormCenter/Public-Records-7/Service-provider-permit-for-Tualatin-73>

Coordination with Republic Services, the City's waste disposal service, is required as part of the Architectural Review process. To obtain a service provider letter for proposed development, please work directly with Kelly Herrod, Operations Supervisor; kherrod@republicservices.com (503) 404-4181.

Tree Removal

- Tree removal, if proposed, is reviewed under the SB application.
- A tree preservation plan and a tree assessment report prepared by a certified arborist are required to address the approval criteria for tree removal found in [TDC 33.110\(5\)](#).
- Trees have been a major concern raised by community members and decision-makers. While our code is broadly permissive on the issue of tree removal, documenting compliance with section is likely to be especially important.

Highlighted Design Standards

- Basalt Creek Parks & Recreation Plan identifies a 12' bike & pedestrian pathway off street in ROW along Norwood Road.
- Single Family Dwelling, Duplexes, Townhouses, Triplexes, Quadplexes, and Cottage Clusters following Clear and Objective Standards are subject to a [Type I](#) Architectural Review.
 - Architectural Review Single Family (ARSF) Application:
<https://www.tualatinoregon.gov/planning/architectural-review-single-family-residential-arsf-application-information-packet>
 - The ARSF Type I review and associated fees are required for each building.
- [TDC Chapter 41](#) – Medium Low Density Residential Zone (RML)
 - [TDC 41.220 - Housing Types](#)
 - *Townhouse* A dwelling unit constructed in a row of two or more attached units, where each dwelling unit is located on an individual lot or parcel and shares at least one common wall with an adjacent unit.
 - *Cottage Cluster*. A grouping of no fewer than four cottages per acre that includes a common courtyard, subject to the provisions of [Chapter 73A](#).
 - [TDC 41.300 - Development Standards](#)
 - Densities, lot sizes, setbacks, structure heights, lot coverages, etc.
- [TDC Chapter 73A](#) – Site Design Standards
 - [TDC 73A.110](#) - Clear and Objective Residential ([Type I](#)) Design Standards
 - [TDC 73A.150](#) - Clear and Objective ([Type I](#)) Cottage Cluster Design Standards
- [TDC Chapter 73B](#) – Landscaping Standards
 - [TDC 73B.080](#) - Minimum Landscaping Standards for All Zones
 - [TDC 73B.090](#) - Minimum Standards Trees and Plants
- [TDC Chapter 73C](#) – Parking Standards
 - Attached is Tualatin's temporary guidance on Climate-Friendly and Equitable Communities parking mandates.
 - [TDC 73C.130](#) - Parking Lot and Driveway and Walkway Minimum Requirements
- [TDC Chapter 73D](#) – Waste and Recyclables Management Standards
- [TDC Chapter 73G](#) – Masonry Wall Standards
 - Masonry wall standards are broadly applicable, as described in TDC 73G.020 where a subdivision or partition has access-restricted lot lines abutting arterials, collectors, and highways in the RL or RML zones.
 - Alternative masonry wall design proposals may be reviewed through the Architectural Review process in [TDC Chapter 33](#). Approval or denial is based upon the criteria set forth in [TDC 33.020\(5\)](#).

Public Utilities and Other Site Development

Plan Map Amendment

Submit:

- Supporting calculations and documents proving adequate capacity of existing public sewer, stormwater, water, and transportation systems including improvements identified within master plans or identify necessary improvements greater than current master plans.
- A Transportation Planning Rule (TPR) analysis in support of a proposed upzone of residential density.

Land Use For Any Division and Architectural Review Application Submittal Requirements:

Below is a summary of potential public facility requirements. Staff encourages applicants to coordinate with Engineering staff *before* submitting an Architectural Review application. Supply draft supporting materials with associated proposed plans to obtain staff feedback to further learn likely requirements and refine your submittals.

- Public Improvement Plans identifying existing and proposed public improvements required by TDC [74](#) and [75](#) with narrative demonstrating compliance with applicable sections.
- A traffic study per [TDC 74.440](#) is required to be provided by the applicant and furnished to the City as part of the development approval process in conformance with the City's traffic study guidelines: <https://www.tualatinoregon.gov/engineering/tualatin-traffic-study-requirements>.
 - Coordination and scoping with the City Engineer is required before submittal of the application. Mike McCarthy, City Engineer mmccarthy@tualatin.gov (please copy tdoran@tualatin.gov) or call (503) 691-3674.
 - City staff will coordinate with applicable agency/jurisdictions such as Washington County and ODOT
 - ODOT is likely to require proportional fee for an identified project at the SW Boones Ferry Road and I-5 interchange.
 - Show access easements between this development for adjacent lots to the west (east of SW Boones Ferry Road, south of SW Norwood Road).
- Hydraulic Modeling is required for over 48,300 square footage of new building area, 870 gallons/acre/day use, and/or more than 49 residential units. Hydraulic Modeling must verify adequate capacity of the existing public system as the current water master plan identifies potential deficiencies or it will indicate improvements required with the development. Requests are welcomed before submittal of the land use application to assist your understanding of requirements. Additional modeling after land use may be required. Request Hydraulic Modeling via eTrakit <https://permits.ci.tualatin.or.us/eTrakit/>. When submitting a modeling application include:
 - Requirements/alternatives allowed by TVF&R. Apply for a TVF&R service provider letter via <https://www.tvfr.com/FormCenter/Public-Records-7/Service-provider-permit-forTualatin-73>.
 - Hydrant flow test results. Request testing using this link: <https://www.tualatinoregon.gov/publicworks/hydrant-flow-tests>. For questions contact Terrance Leahy, Water Division Manager, (503) 691-3095; [tleahy@tualatin.gov](mailto:t Leahy@tualatin.gov).
 - After submittal Staff will coordinate with you regarding any further fee payment per the current [fee schedule](#).

Required Public Street Improvements:

- Per TDC [74.210](#), [74.420](#), [74.425](#), [74.430](#), public street dedication and improvements must meet the *preferred* street cross-sections. Exceptions to these standards may be granted by the City Engineer. To be granted an exception the alternate dedication and improvement must provide equivalent safety, mobility, and connectivity to the *preferred* standard and be justified due to existing development,

topographical, or other constraints. Staff recommends discussing a request for exemption before submittal of the application.

- Evaluate adjacent existing public sidewalks, driveways, and any ramps to assure conformance with ADA/PROWAG specifications and/or include with your proposal of improvement of any out of compliance locations.
- Dedication and up to full depth construction of public streets adequate to serve the development and provide connectivity.
 - Internal streets must match [Tualatin's Local Street cross-section](#). Requested modifications under TDC [74.430](#) must be approved by the City Engineer.
 - SW Norwood Road is a Major Collector under Washington County jurisdiction:
 - Minimum ROW dedication of 45 feet from centerline (37 + 1 for Tualatin planter + 7 for the multi-use path).
 - The C-1 County standard includes a 5-foot-wide planter strip with a 5-foot-wide sidewalk.
 - The additional width enables the Tualatin requirements of a 6-foot-wide planter strip and 12-foot-wide multi-use path matching
 - Tualatin's Major Collector cross-section
 - Basalt Creek Parks & Recreation Plan.
 - <https://www.co.washington.or.us/LUT/Divisions/Engineering/ConsultantResources/upload/Modded-Ordinance-738-with-Exhibits.pdf>
- Any additional dedication and improvements as a result of an approved traffic study. This may include, but is not limited to:
 - Public access easements for the lots west of this site to cross through the development due access restrictions and traffic issues along SW Boones Ferry Road or as otherwise approved by Washington County and the City Engineer
 - A signal at SW Boones Ferry Road and SW Norwood Road may be required and TDT creditable
 - Turn lanes at intersections
 - Site access potentially relocated to the east
 - Potential sidewalk connections on south side of SW Norwood Road:
 - West to SW Boones Ferry Road
 - East to Autumn Sunrise subdivision
 - Crosswalk treatments (which may include an RRFB) with connecting ramps to the north side of SW Norwood Road
- Washington County TDT credits may be available per the [TDT manual](#) for excess capacity beyond requirements due to the project with greater dedication and constructed width and depth than a [Tualatin Local Street](#). The [Amended Project List](#) includes Project Number 6030 for street widening on SW Norwood Road.
- Underground existing overhead utilities unless power lines are over 50kv (then associated existing utilities may be able to remain above).
 - Work directly with PGE regarding any existing lines and poles vs what they will require to serve your site.
 - Your conversations with PGE may result in their request of special circumstances. Please provide us PGE's response early so we can provide timely feedback.
- 8-foot-wide public utility easements adjacent to rights-of-way.
 - These may be enlarged to surround fire vaults or support franchises such as PGE.
 - Retaining walls must be located outside of PUEs.
 - SW Norwood Road must maintain slopes within the PUE per Washington County code.

Required Sanitary Sewer Improvements:

- Public sanitary sewer mains must be constructed within public streets, adjacent to the lot, and extended adequately to serve future development. A public easement for a line and access may be allowed through the development to improve likelihood of future development obtaining gravity service.
- Propose a local plan to show how this vicinity may be served by the public system.
 - Public sanitary sewer lines exist in SW Boones Ferry Road north of SW Norwood Road and within SW Norwood Road to the east of this site.
 - Gravity flow is required.
 - Propose construction of public lines in accordance with [TDC 74.620 \(2\)](#).
 - Prove the extension of the public sanitary system has adequate depth and slope to serve all adjacent unserved upstream lots and areas.
- Evaluate downstream sanitary sewer capacity including master plan capital projects to determine if thresholds of public pipe upsizing are met by your development:
 - [Master plan](#)
 - Required upsizing would include staff coordination with Clean Water Services. Discussions would include availability of any SDC credits.

Required Stormwater Improvements:

- One public stormwater facility is preferred to serve all the improved and modified public streets required of this development.
 - The public facility should address any subdivided residential lots, however private facilities should address private development such as apartment complexes or condominiums.
 - Tualatin allows LIDA street swales within planter strips; however, this would require approval with Washington County for SW Boones Ferry Road and SW Norwood Road.
- Coordinate with Engineering staff as how to best serve the drainage basin. The preferred goal is one or few regional public facilities which may be within deeded tracts, right-of-way, or easements.
 - Propose construction of public lines in accordance with [TDC 74.630 \(3\)](#).
 - TDC [74.320](#), [74.330](#), and [74.350](#), applicable easements and tracts will be required.
 - Storm drainage lines must be installed to serve each property in accordance with City standards.
 - The storm drainage calculations must confirm that adequate capacity exists to serve the site and upstream flows of the basin. Provide a local system plan enabling gravity flow for the vicinity.
 - Stormwater plans and calculations stamped by an Oregon registered, professional engineer in accordance with [TMC 3-5-390\(1\)](#) proving proposed systems:
 - Address runoff from all new and modified private impervious areas.
 - Show each non-residential or apartment complex lot addresses their own stormwater runoff within private onsite facilities on their respective lot prior to direct connection to the public stormwater system for proposed new and modified impervious areas.
 - Treat new and modified impervious areas in accordance with [CWS D&CS 4.08.1.d](#) meeting phosphorous removal in accordance with [TMC 3-5-350](#) per the design storm in accordance with [TMC 3-5-360](#) and [CWS D&CS 4.08.2](#).
 - Detain in accordance with [TMC 3-5-220](#), [TMC 3-5-230](#), and [CWS D&CS 4.08](#).
 - Accommodate hydromodification in accordance with [CWS D&CS 4.03.5](#).
- Conveyance calculations must show capacity up to a 25-year storm event with 100-year overland flow to the Tualatin public stormwater system in accordance with [TDC 74.640](#) and [CWS D&CS 5.05.2.d](#).
 - Downstream evaluation ¼ mile [TMC 3-5-210 – Review of Downstream System](#) including focus on potential erosion concerns and solutions.
 - A maximum of 82% capacity within public lines.

- If a proposed water quality facility includes infiltration in the design, a Geotech/soil/infiltration report proving infiltration rates must be submitted for a complete land use application in accordance with [CWS D&CS 4.08.3](#).
- Demonstrate compliance with the [Clean Water Services' Service Provider Letter](#) conditions sufficient to obtain a Stormwater Connection Permit Authorization Letter in accordance with [TDC 74.650\(2\)](#) and [CWS D&CS 3.01.2\(d\)](#).

Required Water Improvements:

- Public water mains exist within SW Boones Ferry Road and SW Norwood Road
- Construct mains as determined via the hydraulic modeling request within public streets
- [Master plan](#)

Post-Land Use Permit Requirements

The below listed Engineering division permits will be required after land use approval. Engineering and associated agency permits (e.g. Clean Water Services) must be issued prior to a land division plat release to the County's queue and any Building division's permit issuance.

Apply for a Washington County facility permit and include a copy of plans within the Tualatin permit set: <https://www.co.washington.or.us/LUT/Divisions/Operations/Permits/rowpermits.cfm>

Apply for Tualatin Engineering Division permits using eTrakit: <https://permits.ci.tualatin.or.us/eTrakit/>.

The initial Engineering permit(s) application(s) must include:

- Use NAVD 1988
- One combined 22" x 34" plan set of all applicable Engineering permits attached to one Engineering permit. Include a note with other associated Engineering permits indicating which application includes the set.
- Two 22" x 34" hard copies must be delivered
- Pay fees per the [fee schedule](#) for any Erosion Control permit. These will be calculated after entering your square feet of disturbance within eTrakit.
 - Any Water Quality or Public Works permit must include an associated engineering estimate and deposit per the [fee schedule](#).
 - Obtain an Erosion Control permit for projects disturbing over 500 square feet. In addition to Tualatin's permit if the total disturbed area is:
 - Between one and five acres, submit plans adequate to obtain a National Pollution Discharge Elimination System (NPDES) 1200-CN Stormwater Discharge Permit from Clean Water Services as an agent of Oregon Department of Environmental Quality.
 - Over 5 acres, submit plans adequate to obtain a National Pollution Discharge Elimination System (NPDES) 1200-C Stormwater Discharge Permit from Oregon Department of Environmental Quality.
 - Obtain a Public Works Permit for construction involving public right-of-way, easements, and/or public utilities.
- Obtain a Water Quality Permit for construction of new private and public plus modification of existing public impervious areas. Include:
- All wetland mitigation/revegetation required by your [Clean Water Services' Service Provider Letter](#),
- Tualatin Development Code (TDC) [74.630](#) and [74.650](#),

- Tualatin Municipal Code (TMC) Additional Surface Stormwater Management Standards and Permanent On-Site Water Quality Facilities [3-5-200 through 3-5-430](#),
- [Public Works Construction Code](#) (PWCC), and
 - [Clean Water Services' Design & Construction Standards](#) (CWS) (D&CS) including, but not limited to, Chapter 4 (PDF) – Runoff Treatment and Control.
 - Identify all new private stormwater facilities plus conveyance within a recorded maintenance agreement based on a staff provided template.

Fire

- Alex McGladrey, Tualatin Valley Fire & Rescue (503) 259-1420; alexander.mcgladrey@tvfr.com
- Flow testing: Terrance Leahy, Water Division Manager, (503) 691-3095; [tleahy@tualatin.gov](mailto:t Leahy@tualatin.gov)

Fees

- Current fee schedule: <https://www.tualatinoregon.gov/finance/fee-schedule>
- For calculating SDC fees, please work with Lauren Gonzalez, lgonzalez@tualatin.gov

Interim Climate Friendly and Equitable Communities Policy

In response to Executive Order No. 20-04, DLCD's adoption of Climate-Friendly and Equitable Communities parking management mandates, and Tualatin's approved extension to adopt the applicable regulations by June 30, 2024; the City has instituted a temporary procedure for an applicant to apply regulations as provided in OAR 660-012-0400, OAR 660-012-0405, and OAR 660-012-0415 through OAR 660-012-0420 to a land use application prior to June 30, 2024. This guidance does not change any City ordinances.

QUESTION: How can an applicant seek relief from TDC 32.160 *Application Vesting* and TDC 73C.100 *Off-Street Minimum Parking Requirements*, under Executive Order No. 20-04 and Transportation Planning Rules Chapter 660, Division 12 for land use applications submitted prior to June 30, 2024?

RESPONSE: On January 22, 2024 the Tualatin City Council directed staff to begin a legislative amendment to remove citywide parking minimums, adopt parking maximums in certain areas, and add certain additional regulations for parking areas over ½ acre in size. An applicant may request application of OAR 660-012-0400, OAR 660-012-0405, and OAR 660-012-0415 through OAR 660-012-0420 to a land use application submitted prior to June 30, 2024.

To submit a request:

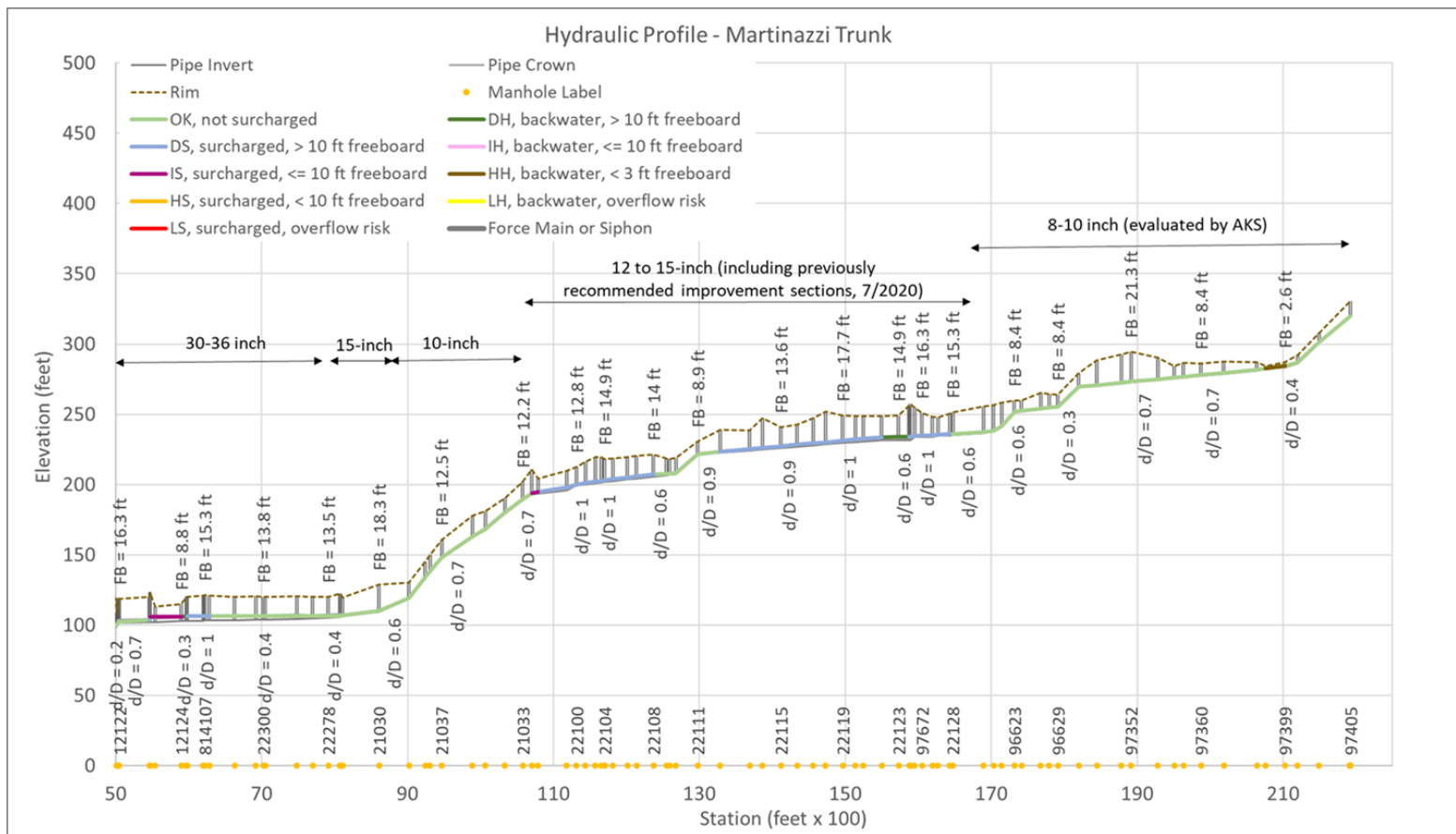
1. Discuss intent with assigned planner during the pre-application meeting or prior to application submittal.
2. Provide narrative findings to address applicable sections of OAR 660-012-0400, OAR 660-012-0405, and OAR 660-012-0415 through OAR 660-012-0420 with your application submittal.
3. Written verification that the applicant desires that all applicable sections of OAR 660-012-0400, OAR 660-012-0405, and OAR 660-012-0415 through OAR 660-012-0420.

This temporary guidance is in effect until June 30, 2024 or until such time adoption of a legislative amendment to remove citywide parking minimums, adopt parking maximums in certain areas, and add certain additional regulations for parking areas over ½ acre in size takes effect.

Jacobs Quick Downstream Sanitary Sewer Capacity Review Based On AKS' Previous Norwood Apartments

Jacobs did a very quick review of downstream capacity with the flows (110 gpm) generated by AKS for the development property's previous proposal. Generally, they state the capacity in the system looks adequate with limited surcharge for wet weather conditions (10 feet of freeboard or greater with few exceptions) and flow within pipe crown for dry weather conditions (less than 80-percent flow depth). Here is a quick snapshot of the pipeline profile and hydraulic gradeline showing the risk categories typical for the City and Clean Water Services downstream system. The analysis includes the improvements previously recommended and document in the attached tech memo for the Martinazzi Trunk. They also included proposed peak flow from the Norwood pump station up to 240 gpm. There are a few pipe segments in the downstream Clean Water Services system with extremely flat slopes that show up slightly surcharged in dry weather conditions.

Typically, they spend more time to document this type of analysis in more detail.



Jacobs Quick Downstream Sanitary Sewer Capacity Review Based On AKS' Previous Norwood Apartments

Figure 1. Wet weather flow, hydraulic profile.

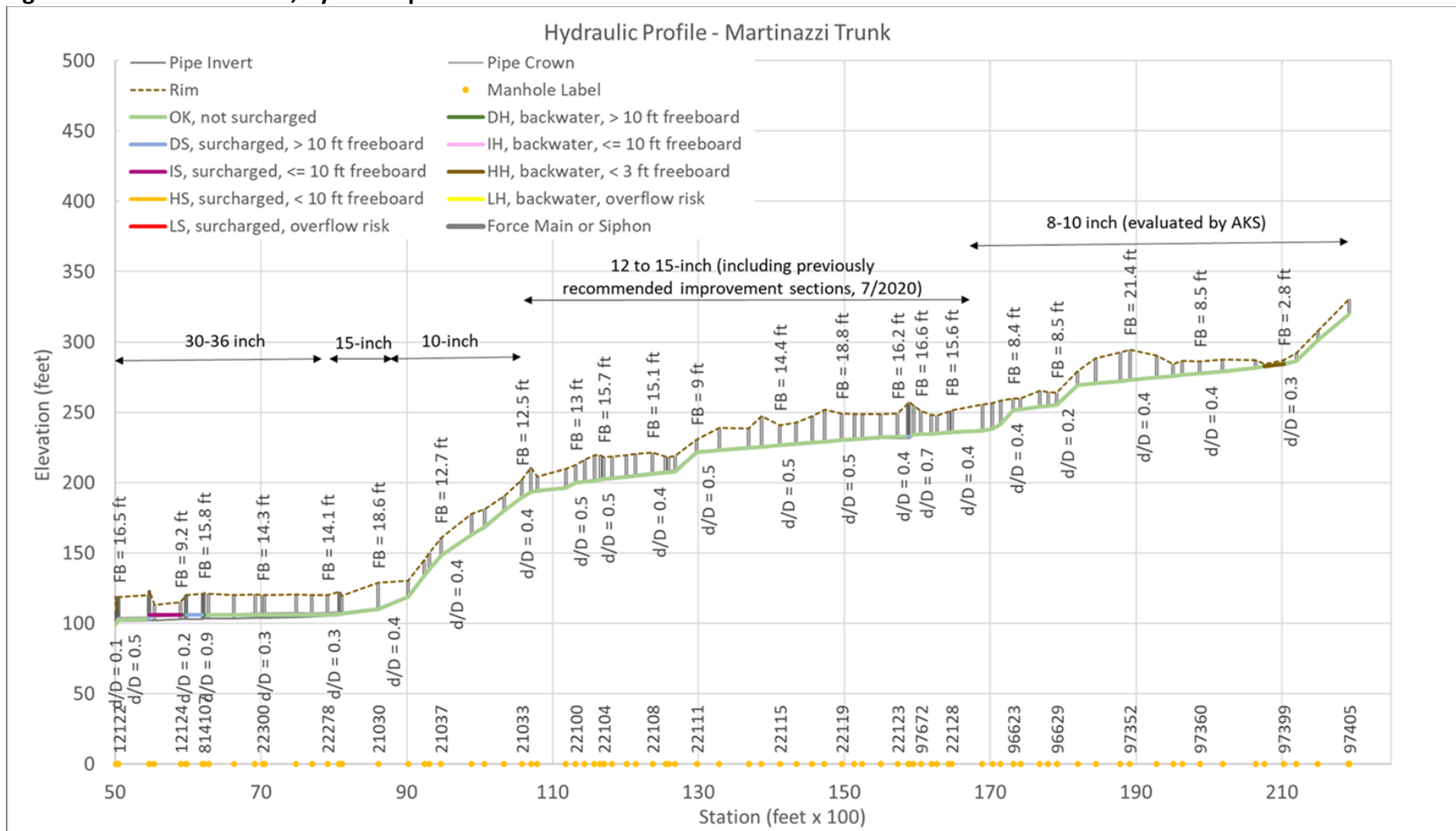


Figure 2. Dry weather flow, hydraulic profile.



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

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

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

Date Prepared : June 20, 2024
Effective Date : 8:00 A.M on June 11, 2024
Order No. : 7019-4177418
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)

A portion of Document Number [2015-081254](#), located in the Southeast One-Quarter of Section 35, Township 2 South, Range 1 West, Willamette Meridian, City of Tualatin, Washington County, Oregon, and being more particularly described as follows:

Commencing at an iron pipe located at the Center One-Quarter corner of said Section 35; thence along the north line of the Southeast One-Quarter of said Section 35, South $88^{\circ}38'39''$ East 294.08 feet to the northerly extension of the east line of Document Number [2023-028948](#), Washington County records; thence leaving said north line, along the northerly extension of said east line, South $01^{\circ}34'14''$ West 17.00 feet to a line parallel with and 17.00 feet southerly of the north line of said Southeast One-quarter and the Point of Beginning; thence along said parallel line, South $88^{\circ}38'39''$ East 85.03 feet to the west line of Document Number [2023-033824](#), Washington County records; thence along said west line, South $01^{\circ}09'30''$ West 199.22 feet to an angle point; thence continuing along said west line, South $51^{\circ}52'23''$ East 77.30 feet to the south line of said Deed; thence along said south line, South $88^{\circ}57'06''$ East 109.43 feet to the southeast corner thereof; thence along the east line of said Deed, North $01^{\circ}20'04''$ East 244.91 feet to a line parallel with and 17.00 feet southerly of the north line of said Southeast One-Quarter; thence along said parallel line, South $88^{\circ}38'39''$ East 346.88 feet; thence leaving said parallel line, South $01^{\circ}21'21''$ West 47.35 feet; thence North $88^{\circ}38'39''$ West 20.00 feet; thence South $01^{\circ}34'46''$ West 500.25 feet; thence along a non-tangent curve to the right (with a radial bearing of North $37^{\circ}18'52''$ West) with a Radius of 220.50 feet, a Central Angle of $12^{\circ}20'05''$, an Arc Length of 47.47 feet, and a Chord of South $58^{\circ}51'11''$ West 47.38 feet; thence South $65^{\circ}01'13''$ West 162.89 feet; thence along a curve to the left with a Radius of 297.00 feet, a Central Angle of $25^{\circ}33'33''$, an Arc Length of 132.49 feet, and a Chord of South $52^{\circ}14'26''$ West 131.39 feet; thence along a reverse curve to the right with a Radius of 64.50 feet, a Central Angle of $44^{\circ}21'28''$, an Arc Length of 49.94 feet, and a Chord of South $61^{\circ}38'24''$ West 48.70 feet; thence along a reverse curve to the left with a Radius of 64.50 feet, a Central Angle of $22^{\circ}47'30''$, an Arc Length of 25.66 feet, and a Chord of South $72^{\circ}25'23''$ West 25.49 feet; thence along a reverse curve to the right with a Radius of 40.00 feet, a Central Angle of $58^{\circ}15'43''$, an Arc Length of 40.67 feet, and a Chord of North $89^{\circ}50'31''$ West 38.94 feet; thence along a reverse curve to the left with a Radius of 194.00 feet, a Central Angle of $36^{\circ}57'36''$, an Arc Length of 125.14 feet, and a Chord of North $79^{\circ}11'27''$ West 122.99 feet to a point of non-tangency; thence North $00^{\circ}38'15''$ East 67.14 feet; thence North $88^{\circ}41'18''$ West 219.01 feet; thence North $01^{\circ}18'42''$ East 14.97 feet to the south line of Document Number [2021-097551](#), Washington County records; thence along said south line, South $88^{\circ}41'18''$ East 150.03 feet to the southeast corner thereof; thence along the east line of said Deed, and the east line of Document Number [2022-035715](#) and [2023-028948](#), North $01^{\circ}34'14''$ East 659.18 feet to the Point of Beginning.

Map No.: 2S135D000106
Tax Account No.: R560208

EXHIBIT "B"
(Vesting)

Horizon Community Church, an Oregon nonprofit corporation

EXHIBIT "C"
(Liens and Encumbrances)

1. City liens, if any, of the City of Tualatin.
2. Statutory powers and assessments of Clean Water Services.
3. 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
4. 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](#).
5. 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](#)
6. 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
7. 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](#)
8. 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](#) (affects additional property)

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.

NOTE: Taxes for the year 2023-2024 PAID IN FULL

Tax Amount: \$6,263.66
Map No.: 2S135D000106
Property ID: R560208 (not segregated and covers additional property)
Tax Code No.: 088.15

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.



First American Title™

First American Title Insurance Company

1 SW Columbia Street, Ste 1600

Portland, OR 97204

Phone: (503)222-3651 / Fax: (877)242-3513

PR: NWEST

Ofc: 7019 (1011)

Final Invoice

To: Ken Allen Properties
16998 Greentree Ave
Lake Oswego, OR 97034

Invoice No.: 1011 - 7019176323

Date: 06/20/2024

Our File No.: 7019-4177418

Title Officer: Dona Lane

Escrow Officer:

Customer ID: AD9364988

Attention: Ken Allen

Liability Amounts

Your Ref.:

RE: Property:
23370 SW Boones Ferry Road, Tualatin, OR 97062

Buyers:

Sellers: Horizon Community Church

Description of Charge	Invoice Amount
Guarantee: Subdivision/Plat Certificate	\$275.00

INVOICE TOTAL \$275.00

Comments:

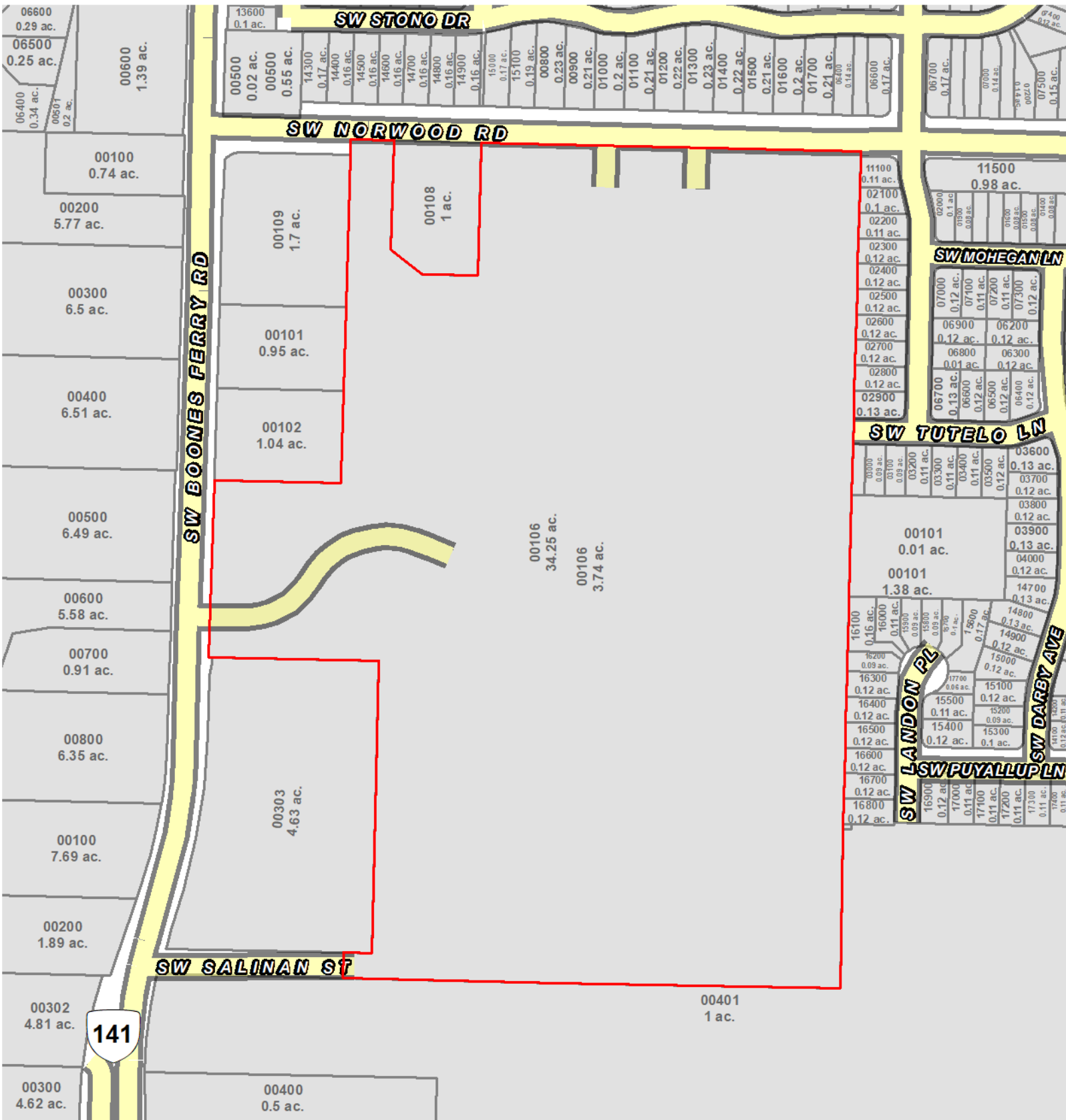
Thank you for your business!

To assure proper credit, please send a copy of this Invoice and Payment to:

Attention: Accounts Receivable Department

To pay electronically go to, <https://firstam.us/paytitleinvoice>, or mail check to PO Box 31001-2281

Pasadena, CA 91110-2281



Taxlot



Subject



Taxlot

Washington County, Oregon **2015-081254**
D-DQ
Stn=18 K GRUNEWALD **09/25/2015 09:58:47 AM**
\$40.00 \$11.00 \$5.00 \$20.00 **\$76.00**

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

APN: 2S132BB00700

Statutory Quitclaim Deed

File No.: **NCS-744201-STLO (LS)**
Date: **09/04/2015**



After recording return to:
First American Title Ins. Co.
ATTN: Lianne Schraer; 8182
Maryland Ave., Ste. 400
St. Louis, MO 63105

Until a change is requested all tax
statements shall be sent to:
Horizon Community Church
23370 SW Boones Ferry Rd.
Tualatin, OR 97062

File No.: NCS-744201-STLO (LS)
Date: September 04, 2015

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY QUITCLAIM DEED

Horizon Community Church, an Oregon nonprofit corporation who acquired title as Grace Community Church of the Assemblies of God, Inc., an Oregon non-profit corporation, Grantor, releases and quitclaims to **Horizon Community Church, an Oregon nonprofit corporation ,** all rights and interest in and to the following described real property:

LEGAL DESCRIPTION: Real property in the County of Washington, State of Oregon, described as follows:

See Exhibit "A" attached hereto and made part hereof.

The true consideration for this conveyance is **\$0.00.** (Here comply with requirements of ORS 93.030)

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

Dated this 24 day of September, 2015.

Horizon Community Church, an Oregon nonprofit corporation who acquired title as Grace Community Church of the Assemblies of God, Inc., an Oregon non-profit corporation

By: [Signature]
Stan Russell, Senior Pastor

By: [Signature]
William Stine, Secretary-Treasurer

STATE OF Oregon,)
Oregon)ss.
County of Washington)

This instrument was acknowledged before me on this _____ day of September, 2015 by Stan Russell and William Stine, the Senior Pastor and Secretary-Treasurer respectively for Horizon Community Church, an Oregon nonprofit Corporation, FKA Grace Community Church of the Assemblies of God, Inc., an Oregon non-profit corporation on behalf of said corporation.

[Signature]
Notary Public for Oregon
My commission expires:

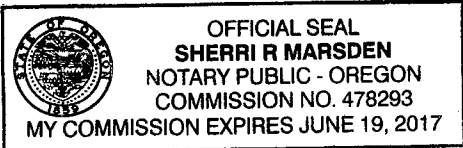


Exhibit "A"

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 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;

APN: 2S132B800700

Statutory Quitclaim Deed
- continued

File No.: NCS-744201-STLO (LS)

**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.