



## Land Use Application

<b>Project Information</b>		
Project Title:		
Brief Description: THIS PROJECT IS AN APPROXIMATELY 18,430 SQUARE FOOT CONCRETE TILT-PANEL BUILDING EXPANSION. THE EXPANSION WILL INCLUDE ADDITIONAL WAREHOUSE SPACE TO SUPPORT KAI-USA'S EXISTING OPERATIONS. THIS PROJECT WILL ALSO INCLUDE EXTENSIVE WORK TO THE SITE, PROVIDING NEW ADDITIONAL PARKING AND FRONTAGE CHANGES.		
Estimated Construction Value:		
<b>Property Information</b>		
Address:		
Assessor's Map Number and Tax Lot(s):		
<b>Applicant/Primary Contact</b>		
Name:	Company Name:	
Address:		
City:	State:	ZIP:
Phone:	Email:	
<b>Property Owner</b>		
Name:		
Address:		
City:	State:	ZIP:
Phone:	Email:	
Property Owner's Signature: <b>(Note: Letter of authorization is required if not signed by owner)</b>		Date:

<b>AS THE PERSON RESPONSIBLE FOR THIS APPLICATION, I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND STATE THAT THE INFORMATION IN AND INCLUDED WITH THIS APPLICATION IN ITS ENTIRETY IS CORRECT. I AGREE TO COMPLY WITH ALL APPLICABLE CITY AND COUNTY ORDINANCES AND STATE LAWS REGARDING BUILDING CONSTRUCTION AND LAND USE.</b>	
Applicant's Signature:	Date:

**Land Use Application Type:**

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

<b>Office Use</b>		
Case No:	Date Received:	Received by:
Fee:	Receipt No:	



1/21/25.

To whom it may concern,

CIDA is authorized to represent KAI USA Ltd in regard to executing any documents required for the Land use application regarding our property in Tualatin, Oregon.

Regards,

A handwritten signature in black ink, appearing to read 'N. Sawamura', with a long horizontal flourish extending to the right.

Nori Sawamura, C.O.O. KAI USA Ltd.



# SENSITIVE AREA PRE-SCREENING SITE ASSESSMENT

Clean Water Services File Number 24-002512

**1. Jurisdiction:** Tualatin

**2. Property Information** (example: 1S234AB01400)  
 Tax lot ID(s): 2S123B000701

**OR Site Address:** 18600 SW Teton Ave  
 City, State, Zip: Tualatin, Oregon, 97062  
 Nearest cross street: \_\_\_\_\_

**3. Owner Information**  
 Name: Craig Green  
 Company: KAI-USA  
 Address: 18600 SW Teton Ave  
 City, State, Zip: Tualatin, Oregon, 97062  
 Phone/fax: 800-325-2891  
 Email: Craig@Kai-USA.com

**4. Applicant Information**  
 Name: Raymond Vuong  
 Company: CIDA, INC  
 Address: 15895 SW 72nd Ave. Suite 200  
 City, State, Zip: Portland, Oregon, 97224  
 Phone/fax: 503.226.1285  
 Email: raymondv@cidainc.com

**4. Development Activity** (check **all** that apply)  
 Addition to single family residence (rooms, deck, garage)  
 Lot line adjustment       Minor land partition  
 Residential condominium       Commercial condominium  
 Residential subdivision       Commercial subdivision  
 Single lot commercial       Multi lot commercial  
 Other Warehouse addition to an existing building.

**6. Will the project involve any off-site work?**  Yes    No    Unknown  
 Location and description of off-site work: Modifications to existing street frontage along Herman Road.

**7. Additional comments or information that may be needed to understand your project:** \_\_\_\_\_

**This application does NOT replace Grading and Erosion Control Permits, Connection Permits, Building Permits, Site Development Permits, DEQ 1200-C Permit or other permits as issued by the Department of Environmental Quality, Department of State Lands and/or Department of the Army COE. All required permits and approvals must be obtained and completed under applicable local, state, and federal law.**

By signing this form, the Owner or Owner's authorized agent or representative, acknowledges and agrees that employees of Clean Water Services have authority to enter the project site at all reasonable times for the purpose of inspecting project site conditions and gathering information related to the project site. I certify that I am familiar with the information contained in this document, and to the best of my knowledge and belief, this information is true, complete, and accurate.

Print/type name Raymond Vuong      Print/type title Project Architect  
 Signature ONLINE SUBMITTAL      Date 11/5/2024

**FOR DISTRICT USE ONLY**

Sensitive areas potentially exist on site or within 200' of the site. **THE APPLICANT MUST PERFORM A SITE ASSESSMENT PRIOR TO ISSUANCE OF A SERVICE PROVIDER LETTER.** If Sensitive Areas exist on the site or within 200 feet on adjacent properties, a Natural Resources Assessment Report may also be required.

Based on review of the submitted materials and best available information sensitive areas do not appear to exist on site or within 200' of the site. This Sensitive Area Pre-Screening Site Assessment does NOT eliminate the need to evaluate and protect water quality sensitive areas if they are subsequently discovered. This document will serve as your Service Provider Letter as required by Resolution and Order 19-5, Section 3.02.1, as amended by Resolution and Order 19-22. All required permits and approvals must be obtained and completed under applicable local, State and federal law.

Based on review of the submitted materials and best available information the above referenced project will not significantly impact the existing or potentially sensitive area(s) found near the site. This Sensitive Area Pre-Screening Site Assessment does NOT eliminate the need to evaluate and protect additional water quality sensitive areas if they are subsequently discovered. This document will serve as your Service Provider Letter as required by Resolution and Order 19-5, Section 3.02.1, as amended by Resolution and Order 19-22. All required permits and approvals must be obtained and completed under applicable local, state and federal law.

**THIS SERVICE PROVIDER LETTER IS NOT VALID UNLESS \_\_\_\_\_ CWS APPROVED SITE PLAN(S) ARE ATTACHED.**

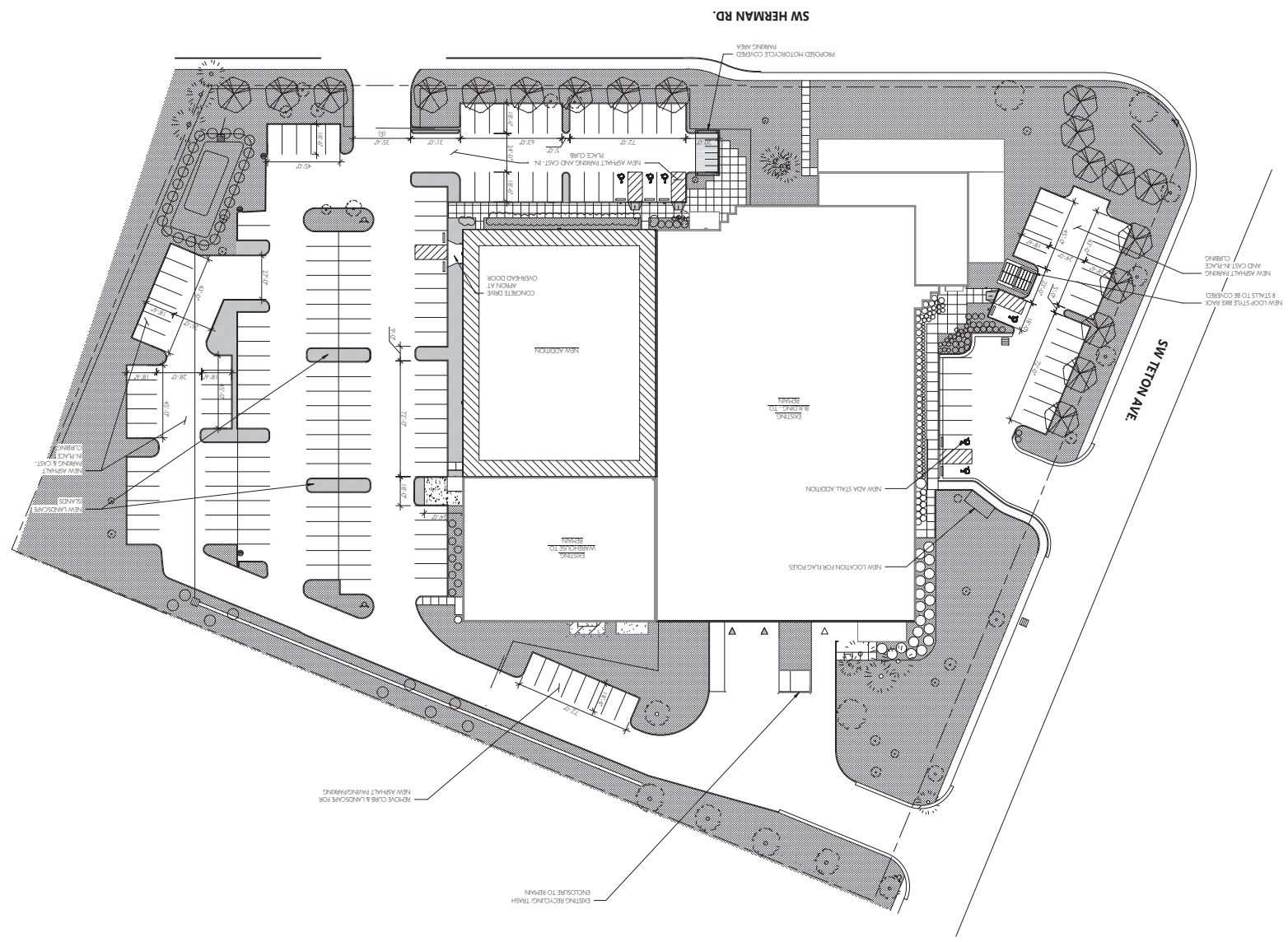
The proposed activity does not meet the definition of development or the lot was platted after 9/9/95 ORS 92.040(2). **NO SITE ASSESSMENT OR SERVICE PROVIDER LETTER IS REQUIRED.**

Reviewed by Mila Gonzalez Lima      Date 11/06/2024  
 Once complete, email to: **SPLReview@cleanwaterservices.org** • Fax: **(503) 681-4439**  
**OR** mail to: SPL Review, Clean Water Services, 2550 SW Hillsboro Highway, Hillsboro, Oregon 97123





PROPOSED SITE PLAN



SW HERMAN RD.

SW TETON AVE.

PROPOSED HOTWATER COVERED PARKING AREA

NEW ASPHALT PARKING AND CURB IN PLACE ISLANDS TO BE COVERED.

EXISTING

NEW ADA STALL ADDITION

NEW LOCATION FOR FAC POLES

EXISTING RECYCLING TRASH ENCLOSURE TO REMAIN

REMOVE CURB & LANDSCAPE FOR NEW ASPHALT PARKING

NEW ASPHALT PARKING ISLANDS

NEW ASPHALT PARKING AND CURB IN PLACE

NEW ASPHALT DRIVE

NEW ADDITION

CONCRETE DRIVE

OVERHEAD DOOR

WATERWORKS

SEWER

SEWER

SEWER

SEWER

SEWER

SEWER

SEWER

SEWER

SEWER

SEWER

SEWER

SEWER

SEWER

SEWER



10295 Southwest Ridder Road, Wilsonville, OR 97070  
o 503.670.0626, f 503.632.9107, republicservices.com

December 16, 2024

Raymond Vuong  
CIDA Inc.

Re: KAI Warehouse Expansion  
18600 SW Teton Ave.  
Tualatin, OR 97062

Dear Raymond,

Thank you, for sending us the preliminary site plans for this proposed development in Tualatin OR.

My Company: Republic Services of Clackamas and Washington Counties has the franchise agreement to service this area with the City of Tualatin. We will provide complete commercial waste removal and recycling services as needed on a weekly basis for this location

Per your facility expansion design plans, the current frontload recycle will remain at its existing enclosure, and the 20-yard open top drop box will remain along the North curblin. The existing 10-yard drop box that is in the footprint of the expansion will be displaced by the project. Your plan calls for the 10-yard box to be relocated to the North curblin in proximity to the 20-yard drop box. Truck access for the two drop boxes will require the 116' feet of curb line, from the security gate and East, to be unobstructed and dedicated specifically for placement and service of our drop boxes.

Service levels are available as follows:

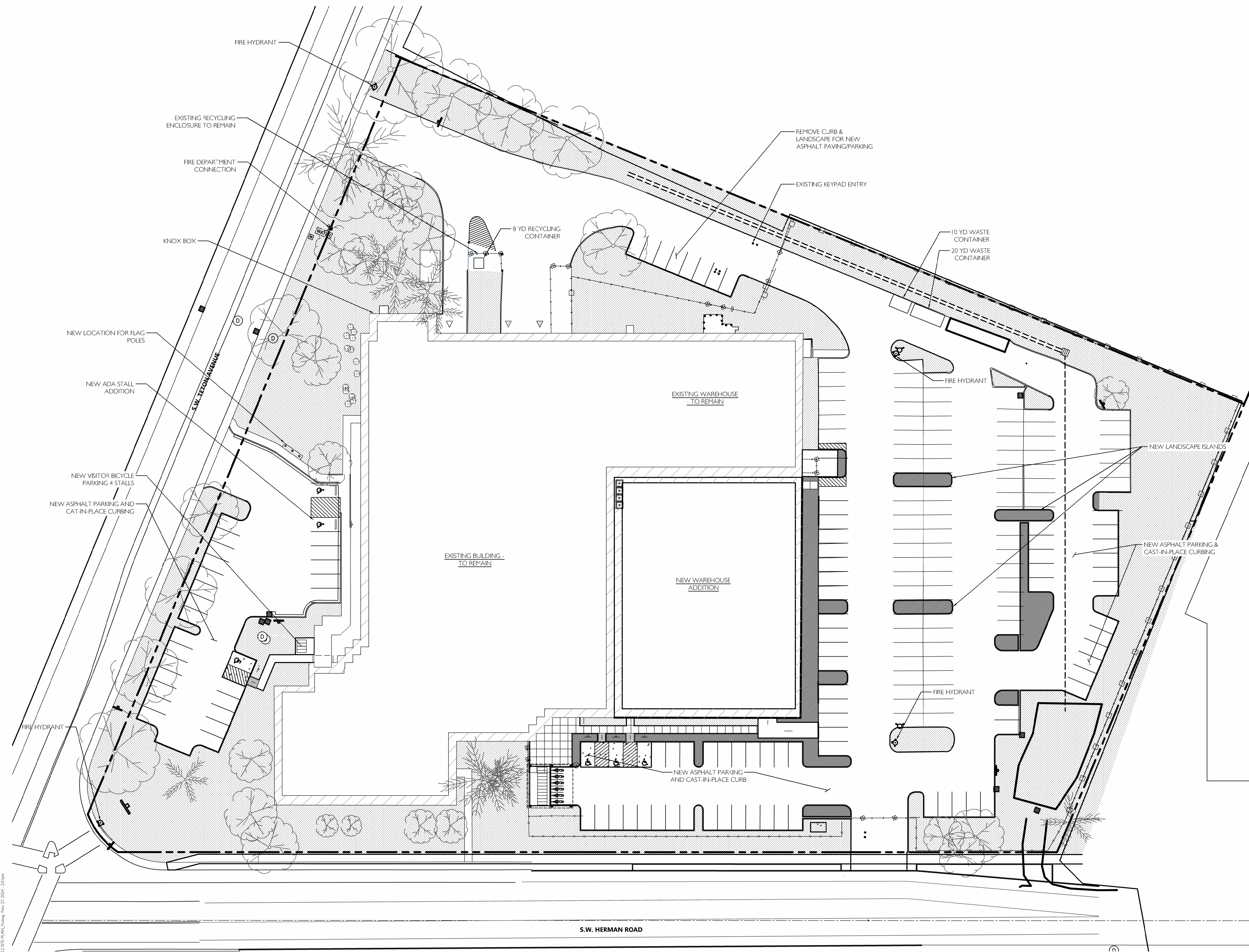
Trash –	6 days per week
Recycle –	5 days per week
Food Waste –	5 days per week
Glass –	1 day per week

Thanks Raymond, for your help and concerns for our services prior to this project being developed.

Sincerely,

A handwritten signature in blue ink, appearing to read "Kelly Herrod", written over a blue horizontal line.

Kelly Herrod  
Operations Supervisor  
Republic Services Inc.



### LANDSCAPING REQUIRED

PERCENT OF SITE AREA REQUIRED TO BE LANDSCAPED: 15%  
 PERCENT OF SITE AREA LANDSCAPED AFTER PARKING: 30%

### SITE PLAN LEGEND

SYMBOL	DESCRIPTION	ABBREVIATIONS
--- (dashed line)	CURBING AND LANDSCAPING TO BE REMOVED	(N) NEW
- - - (dash-dot line)	PROPERTY LINE	(E) EXISTING
▨ (hatched pattern)	EXISTING LANDSCAPING	
■ (solid grey)	NEW LANDSCAPING	

### PARKING MATRIX

TYPE	SIZE	# PROVIDED
(E) STANDARD	9' X 20'-0"	105 STALLS
(E) ADA	9' X 20'-0"	1 STALL
(N) STANDARD	9' X 16'-0"	67 STALLS
(N) VANPOOL / CARPOOL	9' X 16'-0"	8 STALLS
(N) ADA	9' X 16'-0"	4 STALLS
(N) ADA	9' X 16'-0"	1 STALL

TOTAL REQUIRED PARKING BASED ON OCCUPANCY AFTER EXPANSION: 110 STALLS  
 TOTAL PARKING PROVIDED: TOTAL VEHICLE PARKING 186 STALLS  
 TOTAL REQUIRED COVERED MOTORCYCLE STALLS: 6 STALLS  
 TOTAL REQUIRED BICYCLE STALLS BASED ON OCCUPANCY: 16 SPACES  
 TOTAL REQUIRED BICYCLE STALLS TO BE COVERED: 0 STALLS  
 TOTAL PROVIDED BICYCLE STALLS: 16 STALLS  
 TOTAL PROVIDED COVERED BICYCLE STALLS: 12 STALLS

NOTE: 1 ADA SPACE TO BE DESIGNATED "WHEELCHAIR USER ONLY"

**PRELIMINARY PLAN ONLY-NOT FOR CONSTRUCTION**

ISSUED DATE: 11/27/2024 - REPUBLIC SERVICES PLAN REVIEW



15895 SW 72ND AVE SUITE 200  
 PORTLAND, OREGON 97224  
 TEL: 503.224.1285  
 FAX: 503.224.1676  
 WWW.CIDAINC.COM

TENANT IMPROVEMENT FOR:  
**KAI - USA ADDITION**  
 18600 SW TETON AVE  
 TUALATIN, OREGON

PROPOSED SITE PLAN

**A0.2**  
 220127.02

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E:\shared\2024\10\10\101 - USA Addition\Drawings\A0.2 - A0.2 SITE PLAN.dwg, Nov 27, 2024, 2:50pm

**FIRE CODE / LAND USE / BUILDING REVIEW  
APPLICATION**



**North Operating Center**  
11945 SW 70<sup>th</sup> Avenue  
Tigard, OR 97223  
Phone: 503-649-8577

**South Operating Center**  
8445 SW Elligsen Rd  
Wilsonville, OR 97070  
Phone: 503-649-8577

REV 6-30-20

**Project Information**

Applicant Name: Raymond Vuong on behalf of KAI-USA  
Address: 15895 SW 72nd Ave Ste 200, Portland, OR 97224  
Phone: (503) 226-1285  
Email: raymondv@cidainc.com  
Site Address: 18600 SW Teton Ave.  
City: Tualatin  
Map & Tax Lot #: 2S123B000701 & R1388000  
Business Name: KAI-USA  
Land Use/Building Jurisdiction: Tualatin  
Land Use/ Building Permit # \_\_\_\_\_

Choose from: Beaverton, Tigard, Newberg, Tualatin, North Plains, West Linn, Wilsonville, Sherwood, Rivergrove, Durham, King City, Washington County, Clackamas County, Multnomah County, Yamhill County

**Project Description**

The scope of work includes a concrete tilt-panel, building addition approximately 79,227 square foot for warehouse use to support KAI-USA's existing operations. Improvements will be made to existing street frontage, onsite stormwater management, additional vehicular and bike parking as well as landscaping.

**Permit/Review Type (check one):**

- Land Use / Building Review - Service Provider Permit
- Emergency Radio Responder Coverage Install/Test
- LPG Tank (Greater than 2,000 gallons)
- Flammable or Combustible Liquid Tank Installation (Greater than 1,000 gallons)
  - \* Exception: Underground Storage Tanks (UST) are deferred to DEQ for regulation.
- Explosives Blasting (Blasting plan is required)
- Exterior Toxic, Pyrophoric or Corrosive Gas Installation (in excess of 810 cu.ft.)
- Tents or Temporary Membrane Structures (in excess of 10,000 square feet)
- Temporary Haunted House or similar
- OLCC Cannabis Extraction License Review
- Ceremonial Fire or Bonfire (For gathering, ceremony or other assembly)

**For Fire Marshal's Office Use Only**

TVFR Permit # 2024-0186  
Permit Type: SPP - Tualatin  
Submission Date: 12/16/2024  
Assigned To: MGladra  
Due Date: 12/17/2024  
Fees Due: N/A  
Fees Paid: N/A

**Approval/Inspection Conditions**  
(For Fire Marshal's Office Use Only)

**This section is for application approval only**

MG \_\_\_\_\_ 12/17/2024  
Fire Marshal or Designee Date

Conditions:  
A final TVFR inspection is required for this project.

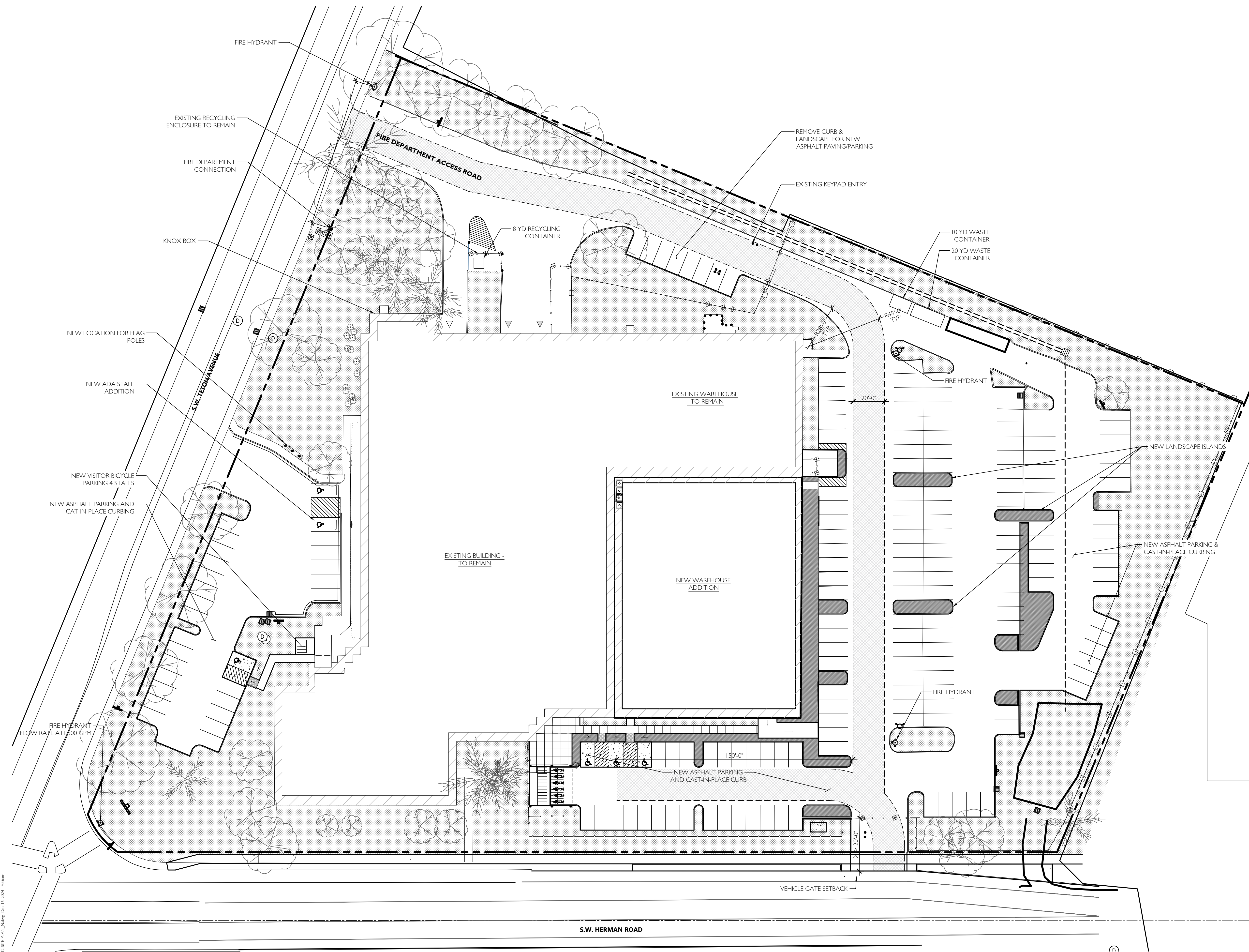
See Attached Conditions:  Yes  No  
Site Inspection Required:  Yes  No

**This section used when site inspection is required**

Inspection Comments:

\_\_\_\_\_  
Final TVFR Approval Signature & Emp ID Date





**LANDSCAPING REQUIRED**

PERCENT OF SITE AREA REQUIRED TO BE LANDSCAPED: 15%  
 PERCENT OF SITE AREA LANDSCAPED AFTER PARKING: 30%

**SITE PLAN LEGEND**

	CURBING AND LANDSCAPING TO BE REMOVED	ABBREVIATIONS
	PROPERTY LINE	(N) NEW
	EXISTING LANDSCAPING	(E) EXISTING
	NEW LANDSCAPING	

**PARKING MATRIX**

TYPE	SIZE	# PROVIDED
(E) STANDARD	9' X 20'-0"	105 STALLS
(E) ADA	9' X 20'-0"	1 STALL
(N) STANDARD	9' X 16'-0"	67 STALLS
(N) VANPOOL / CARPOOL	9' X 16'-0"	8 STALLS
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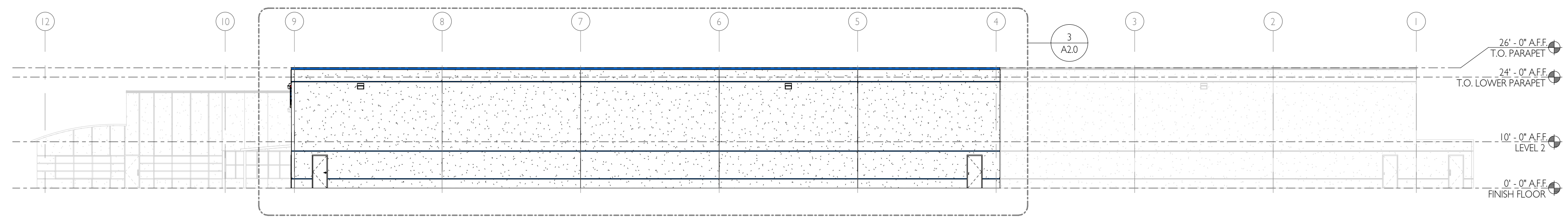
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NOTE: 1 ADA SPACE TO BE DESIGNATED "WHEELCHAIR USER ONLY"

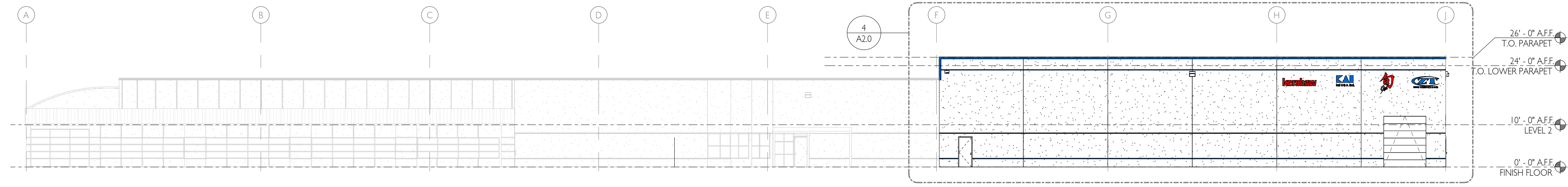


Note: A TVF&R final inspection is required for this project.

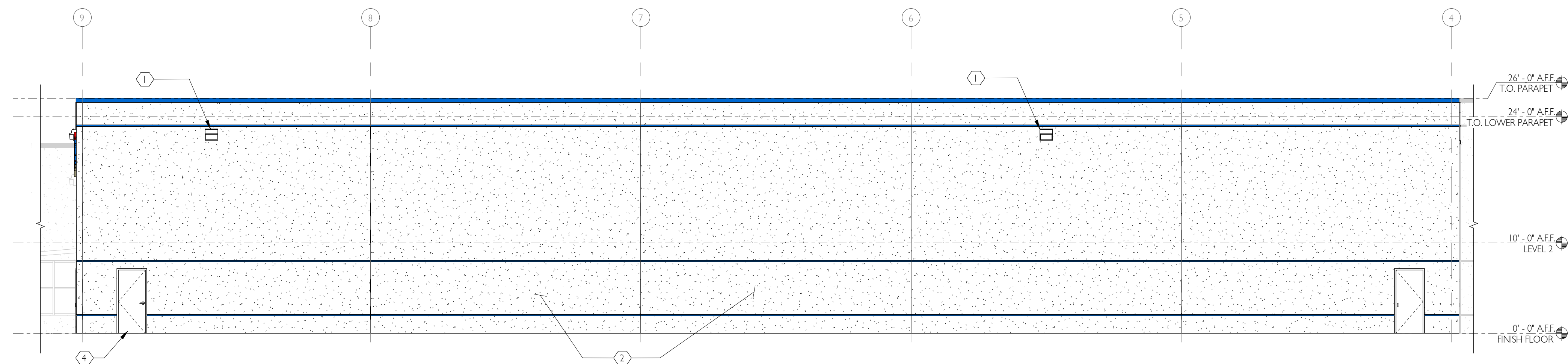
E:\draft\2310127\01\_KAI\_USA Addition\Current\CD\02\_A01\_A02\_Site Plan.dwg, Dec 16, 2024, 4:46pm



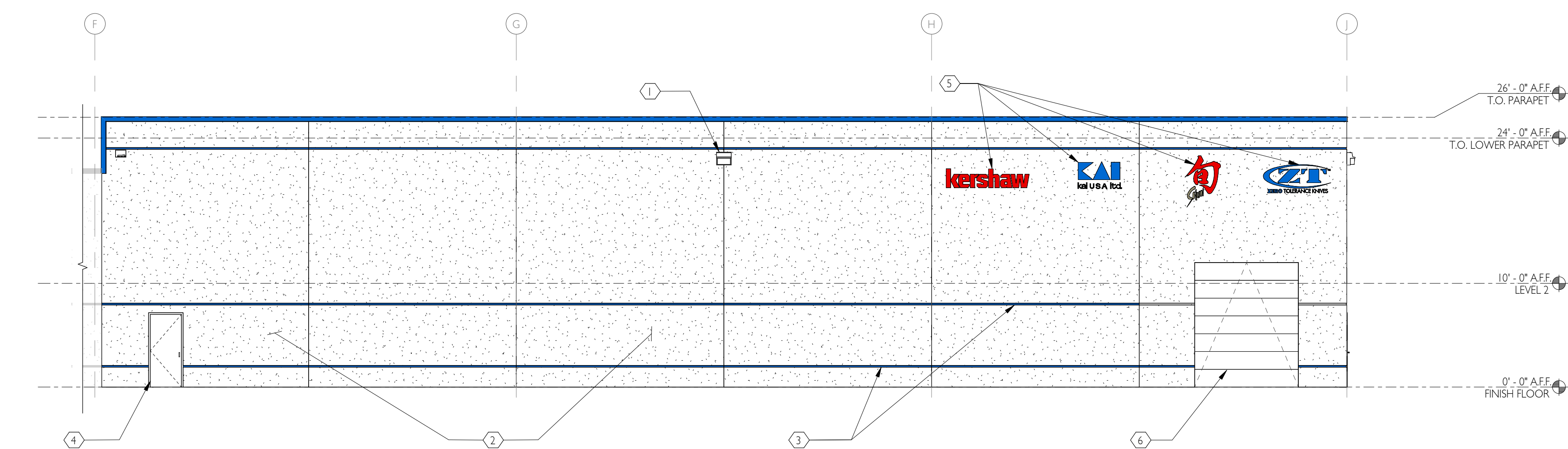
**1 BUILDING ELEVATION - EAST**  
 1/16" = 1'-0"  
 A2.0



**2 BUILDING ELEVATION - SOUTH**  
 1/16" = 1'-0"  
 A2.0



**3 ENLARGED EAST ELEVATION**  
 1/8" = 1'-0"  
 A2.0



**4 ENLARGED SOUTH ELEVATION**  
 1/8" = 1'-0"  
 A2.0

**ELEVATION NOTES**

I. NOTES

**KEYNOTES**

- 1 EXTERIOR BUILDING LIGHT - REFER TO ELECTRICAL DRAWINGS.
- 2 EXTERIOR WALL PAINT: TO MATCH EXISTING WHITE PAINT
- 3 2" REVEAL STRIP - PAINT COLOR: MATCH TO EXISTING
- 4 HM DOOR: COLOR TO MATCH EXISTING DOORS - WHITE
- 5 MULTI - KAI BUILDING SIGNAGE
- 6 SECTIONAL OVERHEAD DOOR - PAINT, COLOR: TBD

**ELEVATION MATERIAL LEGEND**

HATCH	TAG	MATERIAL TYPE	MANUFACTURER	PRODUCT LINE	COLOR	NOTES
	CONC.	CONCRETE TILT PANEL	---	---	WHITE	COLOR TO MATCH EXISTING



TVF&R Permit #2024-0186

**PRELIMINARY PLAN ONLY - NOT FOR CONSTRUCTION**

ISSUE DATE  
 10/04/2024  
 10/21/2024  
 12/12/2024

CONTRACTOR PRICING  
 1 NEIGHBORHOOD MEETING  
 3 TUALATIN VALLEY FIRE & RESCUE PERMIT

**CIDA**  
 ARCHITECTURE  
 ENGINEERING  
 PLANNING  
 INTERIORS  
 LANDSCAPE  
 15895 SW 72ND AVE SUITE 200  
 PORTLAND, OREGON 97224  
 TEL: 503.228.1286  
 FAX: 503.228.1670  
 WWW.CIDAINC.COM

BUILDING ADDITION FOR:  
**KAI - USA**  
 18600 SW TETON AVE. TUALATIN, OREGON, 97062

EXTERIOR ELEVATIONS

**FS-2**

220127.02  
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# WYATT

FIRE PROTECTION, INC.

9095 S.W. Burnham  
Tigard, OR 97223

## Fire Hydrant Fire Flow

PROJECT	Kershaw Knives Booth	
ADDRESS	18600 SW Teton Tualatin, OR 07062	
CROSS STREET		
<b>FLOW</b>		
HYDRANT LOCATION	18600 SW Teton	
STATIC	66	
PITOT RESIDUAL	23	
GPM	1803	4" Hose Monster flowed
GPM AT 20 PSI	9803 - 3% drop	<i>calculated per NFPA 291</i>
DATED	08.25.20	
<b>MONITOR</b>		
HYDRANT LOCATION	SW Teton & SW Herman Rd	
STATIC	66	
RESIDUAL	64	
DATED	08.25.20	
<b>WITNESS</b>		
WITNESSED BY		
TITLE	Tualatin Public Works	
ORGANIZATION		
SIGNATURE		
PERFORMED BY	Jack Gardner	



TVFR Permit #2024-0186



**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:

Takashi Hashimoto  
18600 SW Teton Ave  
Tualatin, OR 97062  
Phone:  
Fax:

Date Prepared : February 27, 2025  
Effective Date : 8:00 A.M on February 18, 2025  
Order No. : 7019-4245182  
Subdivision :

THIS IS NOT a title report since no examination has been made of the title to the above-described property. Our search for apparent encumbrances was limited to our tract Indices and therefore does not include additional matters which might have been disclosed by an examination of the record title, such as pending litigation. The charge for this service will not include supplemental reports, rechecks or other services.

**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 I: TL 701

A tract of land situated in the Northwest one-quarter of Section 23, Township 2 South, Range 1 West, of the Willamette Meridian, in the City of Tualatin, County of Washington and State of Oregon:

Beginning at a point in the East line of SW Teton Avenue that bears South 0°00'35" West along the West line of said Section 23, a distance of 376.83 feet; thence continuing North 89°47'53" East parallel with the North line of said Section 23, a distance of 1187.79 feet and North 89°47'53" parallel with the North line of said Section 23, a distance of 376.83 feet; thence continuing North 89°47'53" East parallel with the North line of said Section 23, a distance of 586.18 feet to a point in the East line of that parcel conveyed to Joseph G. Chamberlain in Deed No. 82-29902, Washington County Deed Records; thence South 0°11'58" West along said East line, a distance of 320.00 feet to a point in the Northwesterly line of Herman Road as established by Deed of Dedication in Deed No. 84-40854; thence South 67°30'58" West tracing said Northwesterly line, a distance of 334.17 feet to the East line of that parcel conveyed to Almer E. Kurtz, et ux, in Book 766, page 929, Washington County Deed Records; thence North 0°00'35" East along the East line of said Kurtz Tract, a distance of 1.08 feet to a point in the Northwesterly right-of-way line of Herman Road as established by Deed of Dedication in Deed No. 84-16451; thence South 67°30'58" West tracing said Northwesterly line, a distance of 228.43 to a point of tangent curve to the right; thence on the arc of a 53.00 foot radius curve to the right and through a central angle of 80°41'01", a distance of 74.63 feet (the chord bears North 72°08'31" West 68.62 feet) to a point in the East line of SW Teton Avenue; thence North 0°00'36" East along said East line, a distance of 510.96 feet to the point of beginning.

Excepting therefrom that portion of land conveyed to the City of Tualatin, its successors in interest and assigns as described in Deed for dedication purposes recorded July 25, 2005 as Fee No. 2005 086942.

PARCEL II: TL 500

Lot 5, PACIFIC STATES INDUSTRIAL PARK, in the City of Tualatin, County of Washington and State of Oregon.

EXCEPTING THEREFROM the following described portion of said lot:

BEGINNING at the Southwest corner of said Lot 5; thence North 82°55'41" East along the South line of said Lot 5 246.43 feet; thence North 00°01'03" East 251.05 feet; thence North 89°58'57" West 244.77 feet to the West line of said Lot 5; thence South 00°01'43" East along said West line 281.46 feet to the point of beginning

Together with an undivided one-sixth interest in Tract "A", being the private roadway indicated on the recorded plat therein.

ALSO TOGETHER WITH an easement for access as delineated on said plat as follows: Lot 1, from the Southerly line of the railroad to a point 234.22 feet Southerly of the N.W. corner thereof shall be subject to a private easement for ingress and egress in favor of Lots 2, 3, 4, and 5 and a public easement for public facilities and regulated private utilities as shown and noted on the plat.

Map No.: 2S123B000701 and 2S123BD00500

Tax Account No.: [R1388000](#), [R2180027](#), [R2212608](#) and [R2058493](#)

**EXHIBIT "B"**  
**(Vesting)**

KAI USA Ltd., as to Parcel I and 9620 Herman Rd LLC, an Oregon limited liability company, as to Parcel  
II

**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. Unrecorded leases or periodic tenancies, if any.

THE FOLLOWING EXCEPTIONS AFFECT PARCEL I:

4. Easement, including terms and provisions contained therein:  
Recording Information: May 02, 1984 as Fee No. [84016451](#)  
In Favor of: City of Tualatin, Oregon  
For: slopes  
Affects: The Southerly portion
5. Easement, including terms and provisions contained therein:  
Recording Information: June 20, 1984 as Fee No. [84023860](#)  
In Favor of: City of Tualatin, Oregon  
For: public utility, sidewalk and slope  
Affects: The Southerly portion
6. Easement, including terms and provisions contained therein:  
Recording Information: September 27, 1984 as Fee No. [84038449](#)  
In Favor of: City of Tualatin, Oregon  
For: public utility, sidewalk and slope  
Affects: The Southerly portion
7. Covenants, conditions, restrictions and/or easements; but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, family status, or national origin to the extent such covenants, conditions or restrictions violate Title 42, Section 3604(c), of the United States Codes:  
Recording Information: December 31, 1985 as Fee No. [85052035](#)  
  
Re-recorded January 13, 1986 as Fee No. [86001968](#)
8. Easement, including terms and provisions contained therein:  
Recording Information: August 13, 1986 as Fee No. [86035962](#)  
In Favor of: Portland General Electric Company, an Oregon Corporation  
For: underground distribution line  
Affects: The Southerly 10.00 feet of the Southwesterly 330.00 feet
9. City of Tualatin, Ordinance No. 1203-06, an Ordinance renaming a portion of SW Herman Road to SW Tualatin Road and The naming of new portions of SW Tualatin Road and SW Cheyenne Way  
Recorded: February 06, 2006 as Fee No. [2006 014087](#)

THE FOLLOWING EXCEPTIONS AFFECT PARCEL II:

10. Easement, including terms and provisions contained therein:  
Recording Information: July 27, 1979 as Fee No. [79029914](#)  
In Favor of: City of Tualatin  
For: sanitary sewer  
Affects: a 20 foot strip along the Easterly boundary and Southerly portion
  
11. Wetlands Mitigation Agreement and the terms and conditions thereof:  
  
By and Between: City of Tualatin, an Oregon Municipal Corporation, The Oregon Division of State Lands  
Recording Information: April 07, 1992 as Fee No. [92022692](#)
  
12. Easement, including terms and provisions contained therein:  
Recording Information: October 06, 1994 as Fee No. [94091221](#)  
In Favor of: The Wetlands Conservancy, Inc., a non-profit corporation of the State of Oregon  
For: conservation  
Affects: The Southerly 40 feet
  
13. Easements on the recorded plat of Pacific States Industrial Park, as follows:  
  
(a) All lot lines adjacent to Tract "A" private drive shall be subject to a 10 foot wide public easement for public facilities and regulated private utilities.  
  
(b) The Wetland buffer easement on Lots 4 and 5 is for the benefit of "The Wetlands Conservancy".
  
14. Road Maintenance Agreement and the terms and conditions thereof:  
  
Between: April 17, 1996 as Fee No. [96034126](#)  
And: C.A.P. Investors, L.L.C., an Oregon Limited Liability Company, Oregon Sandblasting & Coating, Inc., an Oregon corporation  
Recording Information: Rodda Paint Co., an Oregon corporation  
  
Modification and/or amendment by instrument:  
Recording Information: November 15, 1996 as Fee No. [96102500](#)  
  
Modification and/or amendment by instrument:  
Recording Information: January 30, 2004 as Fee No. [2004 009414](#)
  
15. An unrecorded lease dated May 15, 2000, executed by C.A.A. L.L.C., an Oregon Limited Liability Company as lessor and Webster Industries, Inc., an Ohio Corporation as lessee, as disclosed by a Memorandum of Lease recorded August 30, 2000 as Fee No. [2000 069769](#) of Official Records.
  
16. An unrecorded lease dated March 08, 2000, executed by C.A.A. L.L.C., an Oregon Limited Liability Company as lessor and AIRTEQ Systems, Inc. as lessee, as disclosed by a Memorandum of Lease recorded August 30, 2000 as Fee No. [2000 069770](#) of Official Records.



17. An unrecorded lease dated July 21, 2000, executed by C.A.A. L.L.C., an Oregon Limited Liability Company as lessor and Poly Concepts, Inc. as lessee, as disclosed by a Memorandum of Lease recorded August 30, 2000 as Fee No. [2000 069771](#) of Official Records.
  
18. Easement, including terms and provisions contained therein:  
Recording Information: May 10, 2007 as Fee No. [2007 052323](#)  
In Favor of: Clean Water Services  
For: placing, constructing, operating, maintaining, inspecting, repairing, replacing and removing sanitary sewer, associated facilities and planting and maintaining vegetation and controlling invasive vegetation through, under
  
19. Deed of Trust and Assignment of Rents.  
Grantor/Trustor: 9620 Herman Road, LLC, an Oregon Limited Liability Company  
Grantee/Beneficiary: KeyBank National Association  
Trustee: Fidelity National Title, its successors and assigns  
Amount: \$2,022,666.00  
Recorded: September 04, 2018  
Recording Information: Fee No. [2018 061176](#)

Modification and/or amendment by instrument:  
Recording Information: March 24, 2022 as Fee No. [2022 020781](#)

NOTE: Taxes for the year 2024-2025 PAID IN FULL  
Tax Amount: \$119,056.49  
Map No.: 2S123B000701  
Property ID: [R1388000](#)  
Tax Code No.: 023.76  
(Affects Parcel I)

NOTE: Taxes for the year 2024-2025 PAID IN FULL  
Tax Amount: \$126,618.41  
Map No.: 2S123B000701  
Property ID: [R2180027](#)  
Tax Code No.: 023.76  
(Affects Parcel I of M and E)

NOTE: Taxes for the year 2024-2025 PAID IN FULL  
Tax Amount: \$376.04  
Map No.: 2S123BD00500  
Property ID: [R2212608](#)  
Tax Code No.: 023.76  
(Affects Parcel II of M and E)

NOTE: Taxes for the year 2024-2025 PAID IN FULL  
Tax Amount: \$69,071.14  
Map No.: 2S123BD00500  
Property ID: [R2058493](#)  
Tax Code No.: 023.76  
(Affects Parcel II)

NOTE: This Public Record Report-Subdivision-OR does not include a search for Financing Statements filed in the Office of the Secretary of State, or in a county other than the county wherein the premises

are situated, and no liability is assumed if a Financing Statement is filed in the Office of the County Clerk covering Fixtures on the premises wherein the lands are described other than by metes and bounds or under the rectangular survey system or by recorded lot and block.

NOTE: We find no outstanding voluntary liens of record affecting subject property. An inquiry should be made concerning the existence of any unrecorded lien or other indebtedness which could give rise to any security interest in the subject property.

(Affects Parcel I)

## 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:** Takashi Hashimoto  
18600 SW Teton Ave  
Tualatin, OR 97062

**Invoice No.:** 1011 - 7019178643

**Date:** 02/28/2025

**Our File No.:** 7019-4245182

**Title Officer:** Dona Lane

**Escrow Officer:**

**Customer ID:** AD9520048

**Attention:**

**Your Ref.:**

**RE: Property:**  
18600 SW Teton Avenue, 9640 SW Herman Road, Tualatin,  
OR 97062

**Liability Amounts**

**Buyers:**

**Sellers:** Kai USA Ltd

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

**INVOICE TOTAL** **\$275.00**

**Comments:**

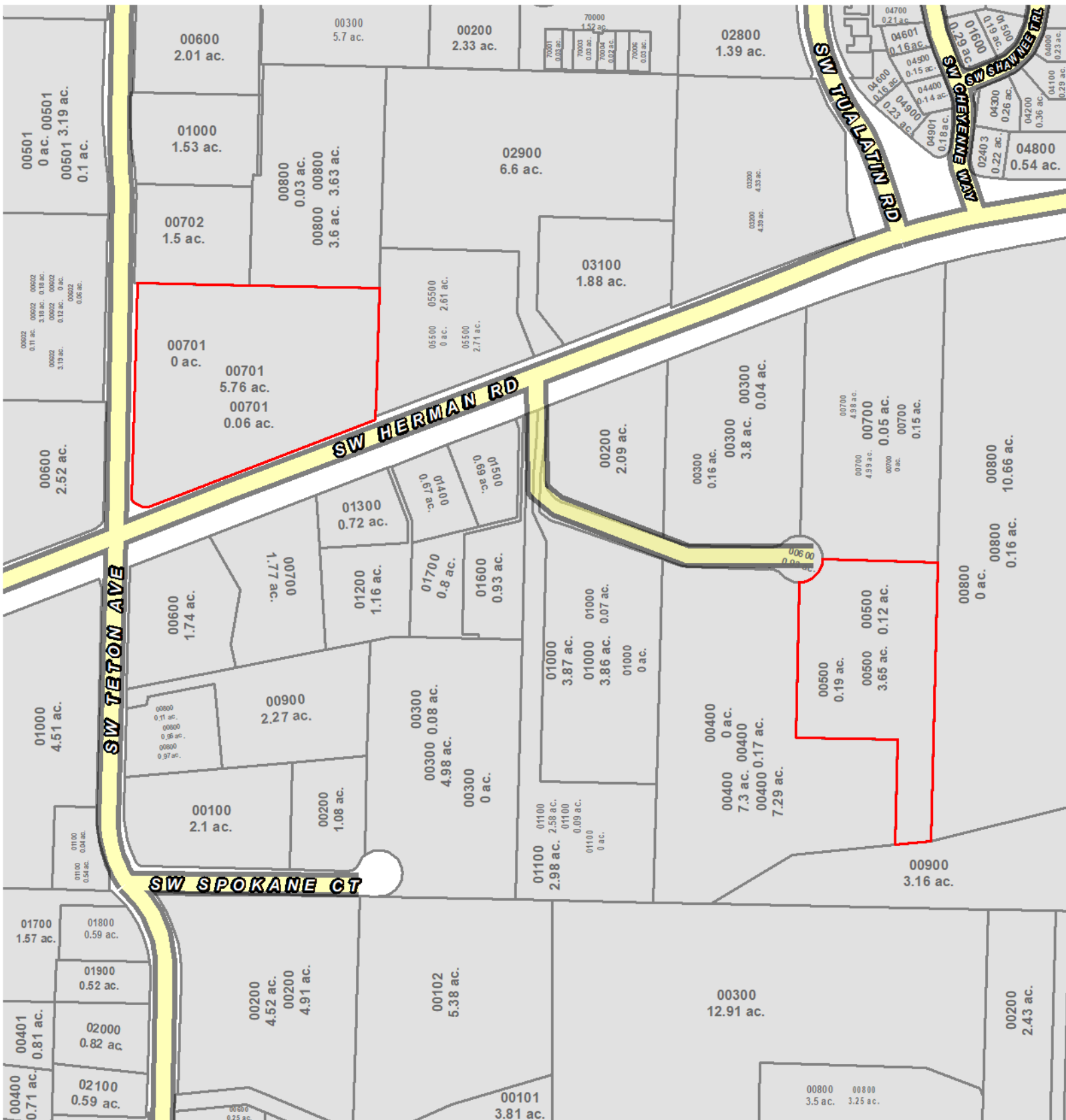
**Thank you for your business!**

*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

25  
4100

Washington County, Oregon  
05/29/2008 08:37:38 AM 2008-048414

D-DW Cnt=1 Stn=29 RECORDS1  
\$25.00 \$5.00 \$11.00 \$4,100.00 - Total = \$4,141.00



01255463200800484140050055

I, Richard Hobermicht, 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 Hobermicht, Director of Assessment and Taxation, Ex-Officio County Clerk



Order No. P0010575 After Recording Return To: 9620 Herman Rd LLC 5611 NE Columbia Blvd. Portland, OR 97218
Name, Address, Zip
Until a change is requested send all tax statements to: 9620 Herman Rd LLC 5611 NE Columbia Blvd. Portland, OR 97218
Name, Address, Zip

SPACE ABOVE RESERVED FOR RECORDER'S USE

### STATUTORY WARRANTY DEED

Farouk H. Al-Hadi, Terry Aarnio and Kern Cavanaugh, each as to an undivided interest, all as tenants in common, Grantor, conveys and warrants to 9620 Herman Rd LLC, An Oregon limited liability company, Grantee, the following described real property free of encumbrances, except as specifically set forth herein situated in Washington County, State of Oregon, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

This property is free from encumbrances, EXCEPT: SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007 (BALLOT MEASURE 49 (2007)). 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 SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007 (BALLOT MEASURE 49 (2007)).

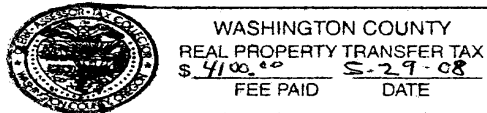
The true consideration for this conveyance is \$4,100,000.00 a portion of which are paid to a Qualified Intermediary pursuant to a Section 1031 deferred exchange. (Here comply with the requirements of ORS 93.030)

Dated this 21<sup>st</sup> day of May, 2008.

Farouk H. Al-Hadi

Terry Aarnio

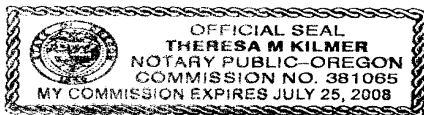
Kern Cavanaugh



STATE OF OREGON )  
County of Clackamas ) ss

This instrument was acknowledged before me this 21<sup>st</sup> day of May, 2008, by Farouk H. Al-Hadi.

Theresa M Kilmer  
Notary Public for Oregon  
My commission expires: 7/25/08



ORWDC - 07/06

STATE OF OREGON )  
COUNTY OF Clackamas ) SS

This instrument was acknowledged before me this 21st day of May, 2008, by Terry Aarnio.



Theresa M Kilmer  
Notary Public for Oregon  
My commission expires: 7/25/08

STATE OF OREGON )  
COUNTY OF Clackamas ) SS

This instrument was acknowledged before me this 21st day of May, 2008, by Kern Cavanaugh.



Theresa M Kilmer  
Notary Public for Oregon  
My commission expires: 7/25/08



Exhibit A

**Lot 5, PACIFIC STATES INDUSTRIAL PARK, in the City of Tualatin, County of Washington and State of Oregon.**

**EXCEPTING THEREFROM the following described portion of said lot:**

**BEGINNING at the Southwest corner of said Lot 5; thence North 82°55'41" East along the South line of said Lot 5 246.43 feet; thence North 00°01'03" East 251.05 feet; thence North 89°58'57" West 244.77 feet to the West line of said Lot 5; thence South 00°01'43" East along said West line 281.46 feet to the point of beginning**

**Together with an undivided one-sixth interest in Tract "A", being the private roadway indicated on the recorded plat therein.**

**ALSO TOGETHER WITH an easement for access as delineated on said plat as follows: Lot 1, from the Southerly line of the railroad to a point 234.22 feet Southerly of the N.W. corner thereof shall be subject to a private easement for ingress and egress in favor of Lots 2, 3, 4, and 5 and a public easement for public facilities and regulated private utilities as shown and noted on the plat.**

EXHIBIT "B"

1. Easement, including terms and provisions contained therein:  
In Favor of: The City of Tualatin  
For: Water lines  
Recorded: April 7, 1976, in Book 1077, page 550  
  
Modification and/or amendment by instrument:  
Recorded: August 4, 1999, as Fee No. 99091833
2. Easement, including terms and provisions contained therein:  
In Favor of: The City of Tualatin  
For: Sanitary sewers  
Recorded: July 27, 1979, as Fee No. 79029914
3. Wetlands Protected Boundary Adjustment, including terms and provisions thereof.  
Resolution No.: 1434-84  
Recorded: July 10, 1984, as Fee No. 84026641
4. Wetlands Mitigation Agreement, including terms and provisions thereof.  
Recorded: April 7, 1992, as Fee No. 92022692
5. Easements and Restrictions as shown on the recorded plat of Partition Plat No. 1993-090  
For: Road, sewers, and waterline  
Affects: See recorded plat for location
6. Conservation Easement, including terms and provisions contained therein:  
In Favor of: The Wetlands Conservancy, Inc., a non-profit corporation of the  
State of Oregon  
Recorded: October 16, 1994, as Fee No. 94091221
7. Easement, including terms and provisions contained therein:  
For: Ingress and egress  
Recorded: May 2, 1995, as Fee No. 95030547  
Affects a portion of Tract "A"
8. Easement, including terms and provisions contained therein:  
For: Ingress and egress, sanitary sewer, storm drainage, public and  
private utilities  
Recorded: May 2, 1995, as Fee No. 95030548  
Affects a portion of Tract "A"
9. Easement as shown on the recorded plat of Pacific States Industrial Park  
For: Public facilities and regulated private utilities  
Affects: Tract "A" in its entirety, and portions of Lot 5 - see recorded plat  
for location
10. Road Maintenance Agreement For Private Roadway, including terms and provisions  
thereof.  
Recorded: April 17, 1996, as Fee No. 96034126

Modification and/or amendment by instrument:  
Recorded: November 15, 1996, as Fee No. 96102500

Modification and/or amendment by instrument:  
Recorded: January 30, 2004, as Fee No. 2004-009414

11. Lease and the terms and conditions thereof as disclosed by Memorandum of Lease.  
Lessor: C.A.A. L.L.C., an Oregon limited liability company  
Lessee: Webster Industries, Inc., an Ohio corporation  
Dated: May 15, 2000  
Recorded: August 30, 2000, as Fee No. 2000069769  
Affects additional property
  
12. Easement and temporary easement, including terms and provisions contained therein:  
In Favor of: Clean Water Services  
For: Sanitary sewers  
Recorded: May 10, 2007, as Fee No. 2007-052323

15  
6  
11  
2676 2675 TT  
20 MS



After recording return to:  
KAI USA Ltd.  
18600 SW Teton Avenue  
Tualatin, OR 97062

Until a change is requested all tax statements  
shall be sent to the following address:  
KAI USA Ltd.  
18600 SW Teton Avenue  
Tualatin, OR 97062

File No.: NCS-30337-OR1 (mk)  
Date: February 27, 2004

FATCO. NO. NCS-30337-OR1

Washington County, Oregon 2004-019475  
02/27/2004 02:53:28 PM  
D-DW Cnt=1 Stn=22 I REED  
\$15.00 \$6.00 \$11.00 \$20.00 \$2,675.00 - Total = \$2,727.00

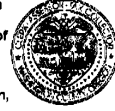


00538476200400194750030035

I, Jerry Hanson, 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.

*Jerry Hanson*

Jerry R. Hanson, Director of Assessment and Taxation,  
Ex-Officio County Clerk



THIS SPACE RESERV



WASHINGTON COUNTY  
REAL PROPERTY TRANSFER TAX  
\$2675.00 2/27/04  
FEE PAID DATE

### STATUTORY SPECIAL WARRANTY DEED

**EPC Holdings 603 LLC, a Washington Limited Liability Company**, Grantor, conveys and specially warrants to **KAI USA Ltd.**, Grantee, the following described real property free of liens and encumbrances created or suffered by the Grantor, except as specifically set forth herein:

**A tract of land situated in the Northwest one-quarter of Section 23, Township 2 South, Range 1 West, of the Willamette Meridian, in the City of Tualatin, County of Washington and State of Oregon:**



APN: R1388000

Statutory Special Warranty Deed  
- continued

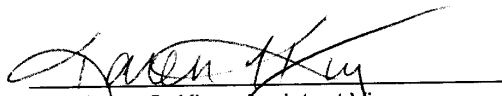
File No.: NCS-30337-OR1 (mk)  
Date: 02/25/2004

Beginning at a point in the East line of SW Teton Avenue that bears South 0°00'35" West along the West line of said Section 23, a distance of 376.83 feet; thence continuing North 89°47'53" East parallel with the North line of said Section 23, a distance of 1187.79 feet and North 89°47'53" parallel with the North line of said Section 23, a distance of 376.83 feet; thence continuing North 89°47'53" East parallel with the North line of said Section 23, a distance of 586.18 feet to a point in the East line of that parcel conveyed to Joseph G. Chamberlain in Deed No. 82-29902, Washington County Deed Records; thence South 0°11'58" West along said East line, a distance of 320.00 feet to a point in the Northwesterly line of Herman Road as established by Deed of Dedication in Deed No. 84-40854; thence South 67°30'58" West tracing said Northwesterly line, a distance of 334.17 feet to the East line of that parcel conveyed to Almer E. Kurtz, et ux, in Book 766, page 929, Washington County Deed Records; thence North 0°00'35" East along the East line of said Kurtz Tract, a distance of 1.08 feet to a point in the Northwesterly right-of-way line of Herman Road as established by Deed of Dedication in Deed No. 84-16451; thence South 67°30'58" West tracing said Northwesterly line, a distance of 228.43 to a point of tangent curve to the right; thence on the arc of a 53.00 foot radius curve to the right and through a central angle of 80°41'01", a distance of 74.63 feet (the chord bears North 72°08'31" West 68.62 feet) to a point in the East line of SW Teton Avenue; thence North 0°00'36" East along said East line, a distance of 510.96 feet to the point of beginning.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true consideration for this conveyance is **\$2,675,000 pursuant to the completion of an IRC 1031 exchange.**

EPC Holdings 603 LLC, a Washington limited liability company by: Exchange Properties Corporation, its sole member

  
By: Karen S. King, Assistant Vice-President



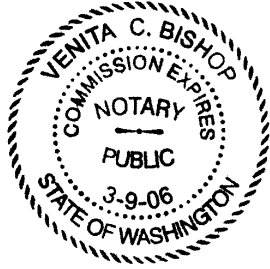
APN: **R1388000**

Statutory Special Warranty Deed  
- continued

File No.: **NCS-30337-OR1 (mk)**  
Date: **02/25/2004**

STATE OF Washington )  
County of King )ss.  
)

This instrument was acknowledged before me on this 25th day of February, 2004  
by Karen S. King, as Assistant Vice-President of Exchange Properties Corporation as sole member of EPC  
Holdings 603 LLC, on behalf of the limited liability company.



*Venita C. Bishop*

\_\_\_\_\_  
Venita C. Bishop  
Notary Public for Washington  
Residing at: Renton, WA  
My commission expires: 3-09-06

Washington County, Oregon 2004-024424

03/11/2004 09:55:06 AM

D-DW Cnt=1 Stn=16 D HOFFMAN

\$20.00 \$6.00 \$11.00 \$20.00 - Total = \$57.00

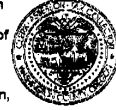


00545908200400244240040048

I, Jerry Hanson, 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.

*Jerry Hanson*

Jerry R. Hanson, Director of Assessment and Taxation,  
Ex-Officio County Clerk



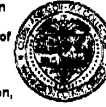
20  
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20 MS



Washington County, Oregon 2004-019475  
02/27/2004 02:53:28 PM  
D-DW Cnt=1 Stn=22 | REED  
\$15.00 \$6.00 \$11.00 \$20.00 \$2,675.00 - Total = \$2,727.00



I, Jerry Hanson, 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.  
Jerry Hanson  
Jerry R. Hanson, Director of Assessment and Taxation, Ex-Officio County Clerk



After recording return to:  
KAI USA Ltd.  
18600 SW Teton Avenue  
Tualatin, OR 97062

Until a change is requested all tax statements shall be sent to the following address:  
KAI USA Ltd.  
18600 SW Teton Avenue  
Tualatin, OR 97062

File No.: NCS-30337-OR1 (mk)  
Date: February 27, 2004

THIS SPACE RESERV



FATCO. NO. NCS-30337-OR1

### STATUTORY SPECIAL WARRANTY DEED

EPC Holdings 603 LLC, a Washington Limited Liability Company, Grantor, conveys and specially warrants to KAI USA Ltd., Grantee, the following described real property free of liens and encumbrances created or suffered by the Grantor, except as specifically set forth herein:

**A tract of land situated in the Northwest one-quarter of Section 23, Township 2 South, Range 1 West, of the Willamette Meridian, in the City of Tualatin, County of Washington and State of Oregon:**

**THIS DEED IS BEING RE-RECORDED TO CORRECT THE LEGAL DESCRIPTION**  
Previously recorded as Fee No. 2004-019475





APN: R1388000

Statutory Special Warranty Deed  
- continued

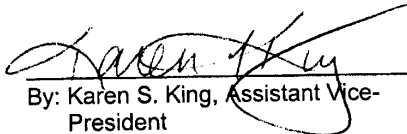
File No.: NCS-30337-OR1 (mk)  
Date: 02/25/2004

Beginning at a point in the East line of SW Teton Avenue that bears South 0°00'35" West along the West line of said Section 23, a distance of [REDACTED] 1187.79 feet and North 89°47'53" parallel with the North line of said Section 23, a distance of 376.83 feet POB; thence continuing North 89°47'53" East parallel with the North line of said Section 23, a distance of 586.18 feet to a point in the East line of that parcel conveyed to Joseph G. Chamberlain in Deed No. 82-29902, Washington County Deed Records; thence South 0°11'58" West along said East line, a distance of 320.00 feet to a point in the Northwesterly line of Herman Road as established by Deed of Dedication in Deed No. 84-40854; thence South 67°30'58" West tracing said Northwesterly line, a distance of 334.17 feet to the East line of that parcel conveyed to Almer E. Kurtz, et ux, in Book 766, page 929, Washington County Deed Records; thence North 0°00'35" East along the East line of said Kurtz Tract, a distance of 1.08 feet to a point in the Northwesterly right-of-way line of Herman Road as established by Deed of Dedication in Deed No. 84-16451; thence South 67°30'58" West tracing said Northwesterly line, a distance of 228.43 to a point of tangent curve to the right; thence on the arc of a 53.00 foot radius curve to the right and through a central angle of 80°41'01", a distance of 74.63 feet (the chord bears North 72°08'31" West 68.62 feet) to a point in the East line of SW Teton Avenue; thence North 0°00'36" East along said East line, a distance of 510.96 feet to the point of beginning.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true consideration for this conveyance is **\$2,675,000 pursuant to the completion of an IRC 1031 exchange.**

EPC Holdings 603 LLC, a Washington limited liability company by: Exchange Properties Corporation, its sole member

  
By: Karen S. King, Assistant Vice-President



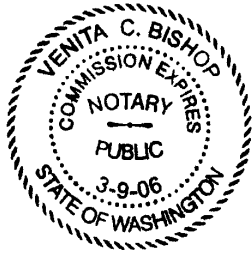
APN: R1388000

Statutory Special Warranty Deed  
- continued

File No.: NCS-30337-OR1 (mk)  
Date: 02/25/2004

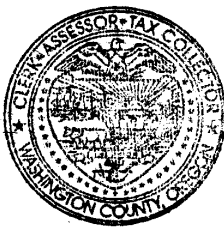
STATE OF Washington )  
County of King )ss.

This instrument was acknowledged before me on this 25th day of February, 2004 by Karen S. King, as Assistant Vice-President of Exchange Properties Corporation as sole member of EPC Holdings 603 LLC, on behalf of the limited liability company.



*Venita C. Bishop*

Venita C. Bishop  
Notary Public for Washington  
Residing at: Renton, WA  
My commission expires: 3-09-06



I, **Jerry R. Hanson**, Director of Assessment and Taxation and Ex-Officio County Clerk for Washington County, do hereby certify this to be a true and correct copy of the original.

Date: March 8 2004  
By: B. Barnes  
Title: Deputy Clerk

PDX 1111959v1 48626-7

Page 3 of 3



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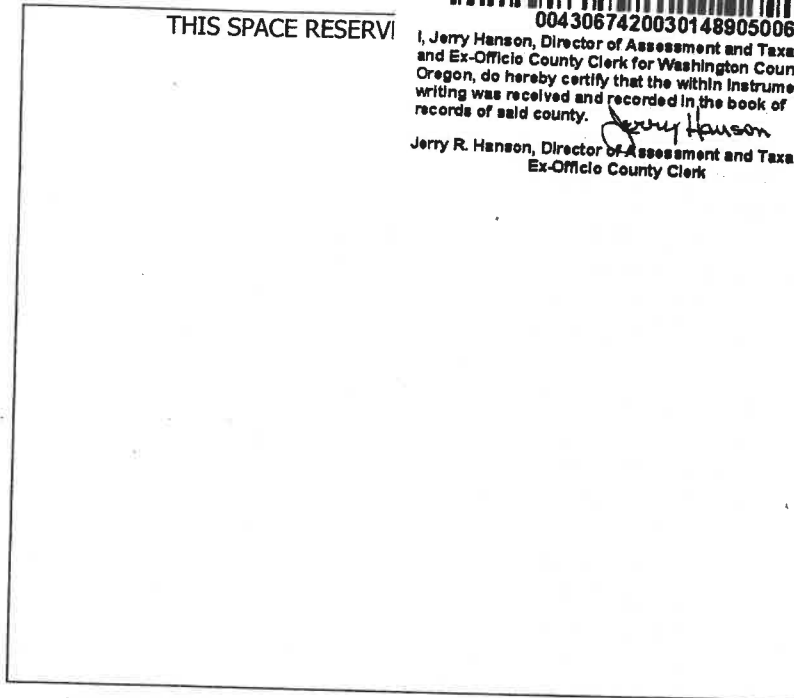
I, Jerry Hanson, Director of Assessment and Taxation and Ex-Officio County Clerk for Washington County, Oregon, do hereby certify that the within instrument of writing was received and recorded in the book of records of said county.

*Jerry Hanson*

Jerry R. Hanson, Director of Assessment and Taxation, Ex-Officio County Clerk



THIS SPACE RESERVE



After recording return to:  
KAI USA Ltd.  
25300 SW Parkway Ave.  
Wilsonville, OR 97070

File No.: NCS-30337-OR1 (mk)  
Date: August 21, 2003

### TRUST DEED

*(Assignment Restricted)*

THIS DEED OF TRUST, made this **Third day of September, 2003**, between **EPC Holdings 603 LLC**, a **Washington limited liability company**, as GRANTOR, and **First American Title Insurance Company of Oregon**, as TRUSTEE, and **KAI U.S.A., Ltd.**, as BENEFICIARY.

**WITNESSETH:** Grantor irrevocably conveys to Trustee in trust, with power of sale, certain real property in **Washington County, Oregon**, described as:

**A tract of land situated in the Northwest one-quarter of Section 23, Township 2 South, Range 1 West, of the Willamette Meridian, in the City of Tualatin, County of Washington and State of Oregon:**

Note: The Trust Deed Act provides that the Trustee hereunder must be either an attorney who is an active member of the Oregon State Bar, a bank, trust company or savings and loan association authorized to do business under the laws of Oregon or the United States, a title insurance company authorized to insure title to real property of the state, its subsidiaries, affiliates, agents or branches, the United States or any agency thereof, or an escrow agent licensed under ORS 896.505 to 896.585.

\*WARNING: 12 USC 1701/-S regulates and may prohibit exercise of this option.



Beginning at a point in the East line of SW Teton Avenue that bears South 0°00'35" West along the West line of said Section 23, a distance of 376.83 feet; thence continuing North 89°47'53" East parallel with the North line of said Section 23, a distance of 1187.79 feet and North 89°47'53" parallel with the North line of said Section 23, a distance of 376.83 feet; thence continuing North continuing North 89°47'53" East parallel with the North line of said Section 23, a distance of 586.18 feet to a point in the East line of that parcel conveyed to Joseph G. Chamberlain in Deed No. 82-29902, Washington County Deed Records; thence South 0°11'58" West along said East line, a distance of 320.00 feet to a point in the Northwesterly line of Herman Road as established by Deed of Dedication in Deed No. 84-40854; thence South 67°30'58" West tracing said Northwesterly line, a distance of 334.17 feet to the East line of that parcel conveyed to Almer E. Kurtz, et ux, in Book 766, page 929, Washington County Deed Records; thence North 0°00'35" East along the East line of said Kurtz Tract, a distance of 1.08 feet to a point in the Northwesterly right-of-way line of Herman Road as established by Deed of Dedication in Deed No. 84-16451; thence South 67°30'58" West tracing said Northwesterly line, a distance of 228.43 to a point of tangent curve to the right; thence on the arc of a 53.00 foot radius curve to the right and through a central angle of 80°41'01", a distance of 74.63 feet (the chord bears North 72°08'31" West 68.62 feet) to a point in the East line of SW Teton Avenue; thence North 0°00'36" East along said East line, a distance of 510.96 feet to the point of beginning.

Together with all singular the tenements, hereditaments and appurtenances and all other rights thereunto belonging or in any way now or hereafter appertaining, and the rents, issues, and profits thereof, together with all fixtures now or hereafter attached to or used in connection with said real estate.

FOR THE PURPOSE OF SECURING PERFORMANCE of each agreement of Grantor herein contained and payment of the sum of **Two Million Six Hundred Seventy Five and no/100 dollars (\$2,675,000.00)**, with interest thereon according to the terms of a promissory note of even date herewith, payable to Beneficiary or order, and made by Grantor, the final payment of principal and interest hereof, if not sooner paid, to be due and payable **the earlier of the sale or transfer of the security property or the 180th day after maker's acquisition of the security property or maker's breach of any of the terms and provisions of this Trust Deed or any obligations secured hereby.**

In the event the within described property, or any part thereof, or any interest therein is sold, agreed to be sold, conveyed, assigned or alienated by the Grantor without first having obtained the written consent or approval of the Beneficiary, then, at the Beneficiary's option, all obligations secured by this instrument, irrespective of the maturity dates expressed therein, or herein, shall become immediately due and payable.

**Grantor agrees:**

1. To protect, preserve and maintain the property in good condition and repair; not to remove or demolish any building or improvement therein; not to commit or permit any waste of said property.
2. To complete or restore promptly and in good and workmanlike manner any building or improvement, which may be constructed, damaged or destroyed thereon, and pay when due all costs incurred therefore.
3. To provide and continuously maintain insurance on the buildings now or hereafter erected on the said property against loss or damage by fire and other hazards as the Beneficiary may require, in an

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amount not less than **\$2,675,000.00**, written by companies acceptable to the Beneficiary, with loss payable to Beneficiary; proof of insurance shall be delivered to the Beneficiary as soon as issued.

4. To comply with all laws, ordinances, regulations, covenants, conditions and restrictions affecting said property.

5. To keep said premises free from construction liens and to pay all taxes, assessments and other charges that may be levied or assessed upon or against said property before any part of such taxes, assessments and other charges become past due or delinquent and promptly deliver receipt of payment to Beneficiary.

6. Should the Grantor fail to make payment of any taxes, assessments, insurance premiums, liens or other charges payable by Grantor, either by direct payment or by providing Beneficiary with funds with which to make such payment, Beneficiary may, at its option, make payment thereof, and the amount so paid, with interest at the rate set forth in the note secured hereby, together with the obligations described in paragraphs 7 and 8 of this Trust Deed, shall be added to and become a part of the debt secured by this Trust Deed, without waiver of any rights arising from breach of any of the covenants hereof and for such payments, with interest as aforesaid, the property herein before described, as well as the Grantor, shall be bound to the same extent that they are bound for the payment of the obligation herein described and all such payments shall be immediately due and payable without notice, and the nonpayment thereof shall, at the option of the Beneficiary, render all sums secured by this Trust Deed immediately due and payable and constitute a breach of this Trust Deed.

7. To pay all costs, fees and expenses of this trust including the cost of title search, as well as the other costs and expenses of the Trustee incurred in connection with or in enforcing this obligation together with trustees' and attorneys' fees actually incurred.

8. To appear in and defend any action or proceeding purporting to affect the security rights or powers of Beneficiary or Trustee; and in any suit, action or proceeding in which the Beneficiary or Trustee may appear, including evidence of title and the Beneficiary's or Trustee's attorneys' fees. The amount of attorneys' fees mentioned in this paragraph 7 above in all cases shall be fixed by the trial court and in the event of an appeal from any judgment or decree of the trial court, Grantor further agrees to pay such sum as the appellate court shall adjudge reasonable as the Beneficiary's or Trustee's attorneys' fees on such appeal.

**The parties mutually agree:**

1. In the event that any portion of the property is taken under the right of eminent domain or condemnation, Beneficiary shall have the right, if it so elects, to require that all or any portion of the monies payable as compensation for such taking, which are in excess of the amount required to pay all reasonable costs, expenses and attorneys' fees, both in the trial and appellate courts, necessarily paid or incurred by Beneficiary in such proceedings, and the balance applied upon the indebtedness secured hereby; and Grantor agrees, at its own expense, to take such actions and execute such instruments as shall be necessary in obtaining such compensation promptly upon Beneficiary's request.

2. Upon any default by Grantor hereunder, Beneficiary may, at any time without notice, either in person, by agent, or by a receiver to be appointed by a court, and without regard to the adequacy of any security for the indebtedness hereby secured, enter upon and take possession of the property or any part thereof, in its own name, sue or otherwise collect the rents, issues and profits, including those past due and unpaid, and apply the same, less costs and expenses of operation and collection, including reasonable attorneys' fees upon any indebtedness secured hereby, and in such order as Beneficiary may determine.

3. The entering upon and taking possession of the property, the collection of such rents, issues and profits, or the proceeds of fire and other insurance policies or compensation or awards for any taking or damage of the property, and the application or release thereof as aforesaid, shall not cure or waive any default or notice of default hereunder, or invalidate any act done pursuant to such notice.



4. Upon default by Grantor in payment of any indebtedness secured hereby or in Grantor's performance of any agreement contained hereunder, time being of the essence with respect to such payment and/or performance, the Beneficiary may declare all sums secured hereby immediately due and payable. In such event Beneficiary, at its election, may proceed to foreclose this trust deed by advertisement and sale, or may direct the Trustee to pursue any other right or remedy, either at law or in equity, which the Beneficiary may have. In the event the Beneficiary elects to foreclose by advertisement and sale, the Beneficiary or the Trustee shall execute and cause to be recorded a written notice of default and election to sell the said described real property to satisfy the obligation secured hereby whereupon the Trustee shall fix the time and place of sale, give notice thereof as then required by law and proceed to foreclose this trust deed in the manner provided in ORS 86.735 to 86.795.

5. The Grantor and those persons authorized by ORS 86.753 may cure any default(s) 5 days before the date the Trustee has designated for sale. Any cure of default(s) shall require payment of or tendering performance and the payment of all costs and expenses actually incurred in enforcing the obligations of this Trust Deed, including, but not limited to, trustees' and attorneys' fees as authorized by law.

In the absence of any such cure, the Trustee will enforce the obligations of this Trust Deed in accordance with paragraph 4 herein and as authorized and required by applicable law.

6. When Trustee sells pursuant to the powers provided herein, Trustee shall apply the proceeds of sale to payment of (1) the expenses of sale, including the compensation of the Trustee and a reasonable charge by Trustee's attorney, (2) the obligation secured by the trust deed, (3) to all persons having recorded liens subsequent to the interest of the Trustee in the trust deed as their interest may appear in the order of their priority and (4) the surplus, if any, to the Grantor or to his successor in interest entitled to such surplus.

7. Beneficiary may from time to time appoint a successor or successors to any Trustee named herein or to any successor trustee appointed hereunder. Upon such an appointment, and without conveyance to the successor trustee, the latter shall be vested with all title, powers and duties conferred upon any Trustee herein named or appointed hereunder. Each such appointment and substitution shall be made by written instrument executed by Beneficiary, which, when recorded in the mortgage records of the county or counties in which the property is situated, shall be conclusive proof of proper appointment of the successor trustee.

The Grantor covenants to and agrees with the Beneficiary and the Beneficiary's successors in interest that the Grantor is lawfully seized in fee simple of the real property and has a valid, unencumbered title thereto, except as may be set forth in any addendum or exhibit attached hereto, and that the Grantor will warrant and forever defend the same against all persons whomsoever.

This deed applies to, inures to the benefit of, and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, personal representatives, successors and assigns. The term Beneficiary shall mean the holder and owner, including pledgee, of the contract secured hereby, whether or not named as a Beneficiary herein. In construing this deed and whenever the context so requires the singular number includes the plural.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand the day and year first above written.



APN: R1388000

Trust Deed - continued

File No.: NCS-30337-OR1 (mk)

Date: 08/21/2003

EPC Holdings 603 LLC, a Washington Limited Liability Company

By: Exchange Properties Corporation <sup>(KSK)</sup> sole member

Karen S. King  
By: Karen S. King, Exchange coordinator

STATE OF Washington )  
County of King )ss.  
)

This instrument was acknowledged before me on this 29th day of August, 2003  
By Karen S. King, exchange coordinator for Exchange Properties Corporation, sole member of EPC Holdings 603 LLC, on behalf of the Limited Liability Company.



Christine E. Tovey  
Christine E. Tovey  
Notary Public for Washington  
My commission expires: 12-09-2004  
Residing at: Seattle, WA



APN: R1388000

Trust Deed - continued

File No.: NCS-30337-OR1 (mk)  
Date: 08/21/2003

**REQUEST FOR FULL RECONVEYANCE (To be used only when obligations have been paid.)**

TO: **First American Title Insurance Company of Oregon, Trustee**

The undersigned is the legal owner and holder of all indebtedness secured by the foregoing trust deed. All sums secured by the trust deed have been fully paid and satisfied. You hereby are directed, on payment to you of any sums owing to you under the terms of the trust deed or pursuant to statute, to cancel all evidences of indebtedness secured by the trust deed (which are delivered to you herewith together with the trust deed) and to reconvey, without warranty, to the parties designated by the terms of the trust deed, the estate now held by you under the same.

Mail Reconveyance to:

Dated: \_\_\_\_\_

EPC Holdings 603 LLC

By KAI U.S.A., LTD.

c/o Section 1031 Services, Inc.

By *Leslie O. Shields*

40 Lake Bellevue Dr. Suite 101

By Leslie O. Shields, Controller

Bellevue WA 98005

Beneficiary

**Do not lose or destroy this Deed of Trust OR THE NOTE which it secures.  
Both must be delivered to the Trustee before cancellation before reconveyance is made.**



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2496 2675 #  
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2004-24424

Washington County, Oregon 2004-019475  
02/27/2004 02:53:28 PM  
D-DW Crg#1 @tn#22 I RECD  
\$15.00 \$6.00 \$11.00 \$20.00 \$2,975.00 - Total = \$2,727.00



00538476200400184750030035

I, Jerry Hanson, 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.

Jerry Hanson  
Jerry R. Hanson, Director of Assessment and Taxation, Ex-Officio County Clerk



After recording return to:  
KAI USA Ltd.  
18600 SW Teton Avenue  
Tualatin, OR 97062

Until a change is requested all tax statements shall be sent to the following address:  
KAI USA Ltd.  
18600 SW Teton Avenue  
Tualatin, OR 97062

File No.: NCS-30337-OR1 (mk)  
Date: February 27, 2004

THIS SPACE RESERV

	WASHINGTON COUNTY	
	REAL PROPERTY TRANSFER TAX	
	\$2675.00	2/27/04
	FEE PAID	DATE

### STATUTORY SPECIAL WARRANTY DEED

EPC Holdings 603 LLC, a Washington Limited Liability Company, Grantor, conveys and specially warrants to KAI USA Ltd., Grantee, the following described real property free of liens and encumbrances created or suffered by the Grantor, except as specifically set forth herein:

A tract of land situated in the Northwest one-quarter of Section 23, Township 2 South, Range 1 West, of the Willamette Meridian, in the City of Tualatin, County of Washington and State of Oregon:

**THIS DEED IS BEING RE-RECORDED TO CORRECT THE LEGAL DESCRIPTION**

Previously recorded as Fee No. 2004-019475

FATCO. NO. NCS-30337-OR1

33  
3  
3



APN: R1388000

Statutory Special Warranty Deed  
- continued

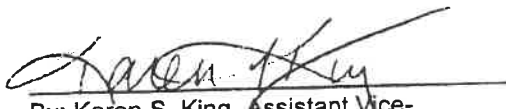
File No.: NCS-30337-OR1 (mk)  
Date: 02/25/2004

Beginning at a point in the East line of SW Teton Avenue that bears South 0°00'35" West along the West line of said Section 23, a distance of [REDACTED] 1187.79 feet and North 89°47'53" parallel with the North line of said Section 23, a distance of 376.83 feet POB; thence continuing North 89°47'53" East parallel with the North line of said Section 23, a distance of 586.18 feet to a point in the East line of that parcel conveyed to Joseph G. Chamberlain in Deed No. 82-29902, Washington County Deed Records; thence South 0°11'58" West along said East line, a distance of 320.00 feet to a point in the Northwesterly line of Herman Road as established by Deed of Dedication in Deed No. 84-40854; thence South 67°30'58" West tracing said Northwesterly line, a distance of 334.17 feet to the East line of that parcel conveyed to Almer E. Kurtz, et ux, in Book 766, page 929, Washington County Deed Records; thence North 0°00'35" East along the East line of said Kurtz Tract, a distance of 1.08 feet to a point in the Northwesterly right-of-way line of Herman Road as established by Deed of Dedication in Deed No. 84-16451; thence South 67°30'58" West tracing said Northwesterly line, a distance of 228.43 to a point of tangent curve to the right; thence on the arc of a 53.00 foot radius curve to the right and through a central angle of 80°41'01", a distance of 74.63 feet (the chord bears North 72°08'31" West 68.62 feet) to a point in the East line of SW Teton Avenue; thence North 0°00'36" East along said East line, a distance of 510.96 feet to the point of beginning.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true consideration for this conveyance is \$2,675,000 pursuant to the completion of an IRC 1031 exchange.

EPC Holdings 603 LLC, a Washington limited liability company by: Exchange Properties Corporation, its sole member

  
By: Karen S. King, Assistant Vice-President



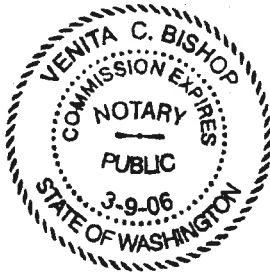
APN: R1388000

Statutory Special Warranty Deed  
- continued

File No.: NCS-30337-OR1 (mk)  
Date: 02/25/2004

STATE OF Washington )  
 )ss.  
County of King )

This instrument was acknowledged before me on this 25th day of February, 2004 by Karen S. King, as Assistant Vice-President of Exchange Properties Corporation as sole member of EPC Holdings 603 LLC, on behalf of the limited liability company.



*Venita C. Bishop*

Venita C. Bishop  
Notary Public for Washington  
Residing at: Renton, WA  
My commission expires: 3-09-06



I, *Jerry R. Hanson*, Director of Assessment and Taxation and Ex-Officio County Clerk for Washington County, do hereby certify this to be a true and correct copy of the original.

Date: *March 8 2004*

By: *B. Barney*

Title: *Deputy Clerk*

**AFFIDAVIT OF MAILING NOTICE**

STATE OF OREGON            )  
  ) SS  
COUNTY OF WASHINGTON )

I, Raymond Vuong being first duly sworn, depose and say:

That on the 21 day of October, 2024, 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.



*Signature*

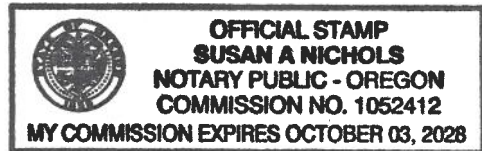
SUBSCRIBED AND SWORN to before me this 11 day of November, 2024.



Notary Public for Oregon

My commission expires: October 03, 2028

RE: \_\_\_\_\_





ARCHITECTURE  
ENGINEERING  
PLANNING  
INTERIORS

NOTICE OF  
NEIGHBORHOOD/ DEVELOPER  
MEETING

10-16-2024

KAI USA. Ltd.  
18600 SW TETON AVE.  
TUALATIN, OREGON, 97062

RE: KAI USA WAREHOUSE EXPANSION  
CIDA #: 220127.02

Dear Property Owner:

You are cordially invited to attend a meeting on Wednesday November 6th, 2024 at 6:00pm and at 18600 SW Teton Ave. Tualatin, Oregon, 97062. This meeting shall be held to discuss a proposed project located at 18600 SW Teton Ave. and SW Herman Rd. The proposal is to add an approximately 18,430 square foot concrete tilt-panel expansion to KAI USA's existing building. The expansion will include additional warehouse space to support KAI's existing operations. This project will also consist of site changes which include additional parking and landscape.

This is an informational meeting to share the development proposal with interested neighbors. You will have the opportunity to review preliminary plans and identify topics of interest or consideration. Feel free to contact me with any questions or commentary.

Sincerely,

Chris Walker  
Principal Architect  
CIDA Architecture | Engineering | Planning | Interiors  
503-226-1285, [Chrisw@CIDAinc.com](mailto:Chrisw@CIDAinc.com)

Enclosures:

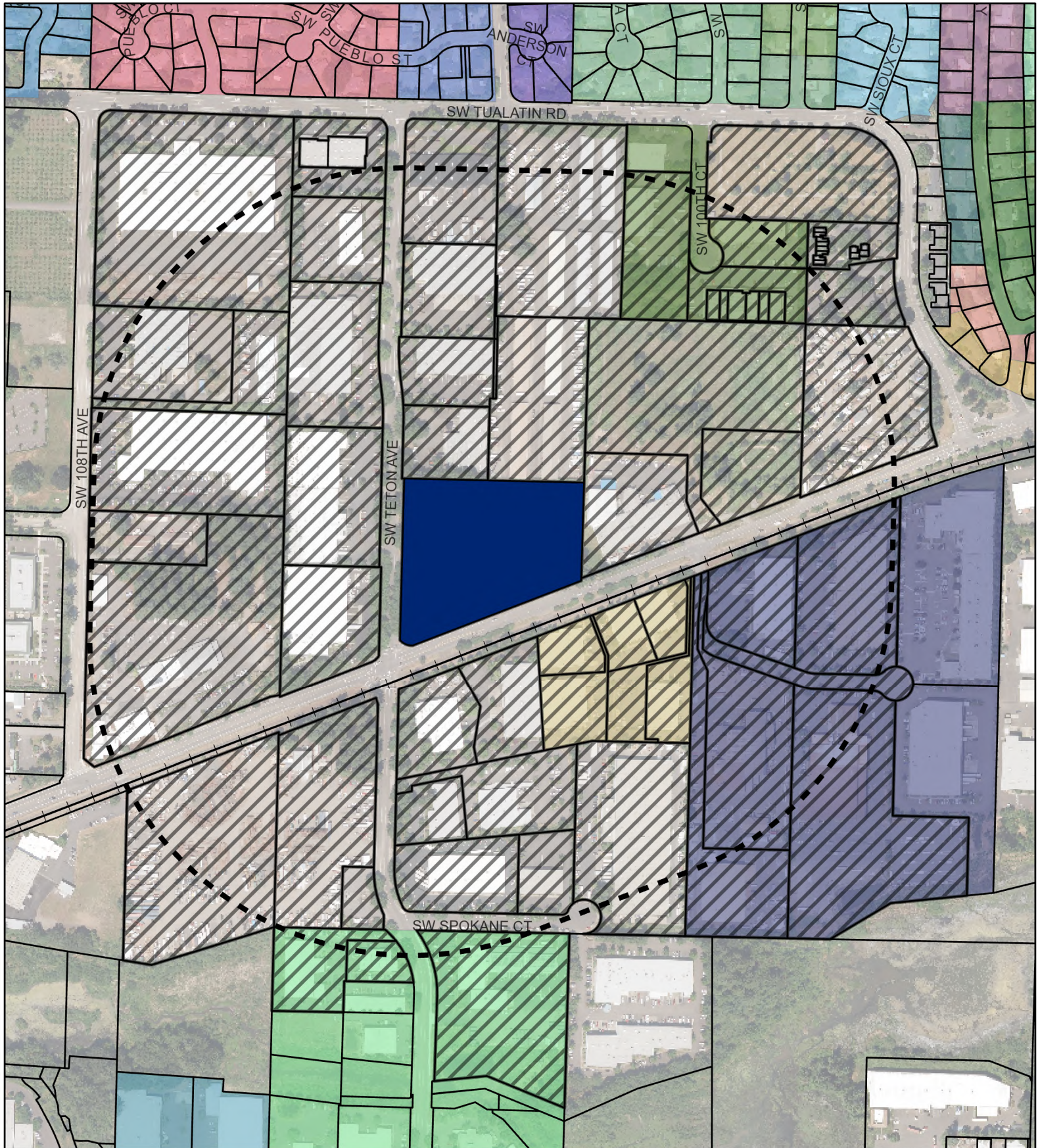
Cc: [planning@tualatin.gov](mailto:planning@tualatin.gov); Tualatin Community Development Department


**POSITIVE IMPACT.  
BALANCED DESIGN.**

15895 SW 72<sup>ND</sup> AVE, STE 200  
PORTLAND, OR 97224  
PHONE: 503.226.1285

PO BOX 4746  
MEDFORD, OR 97501  
PHONE: 541.330.6322

INFO@CIDAINC.COM  
WWW.CIDAINC.COM  
WBE #10209



 1000' Buffer

 Selected Taxlots



## Mailing List

TLID	OWNER1	OWNERADDR	OWNERCITY	OWNERSTATE	OWNERZIP
2S122AA00100	HELSEER LLC	PO BOX 1569	TUALATIN	OR	97062
2S122AA00400	ASCENTEC ENGINEERING LLC	18500 SW 108TH AVE	TUALATIN	OR	97062
2S122AA00600	HR LLC	18280 SW 108TH AVE	TUALATIN	OR	97062
2S122AA00700	LUMBER FAMILY CO LLC	PO BOX 1427	TUALATIN	OR	97062
2S122AD00200	TUALATIN CITY OF	PO BOX 723597	ATLANTA	GA	31139
2S122AD01000	MARSHALL ASSOCIATED LLC	PO BOX 278	TUALATIN	OR	97062
2S123B000600	CHAMBERLAIN HUSSA PROPERTIES	18755 SW TETON AVE	TUALATIN	OR	97062
2S123B000602	TUALATIN TETON LLC	621 SW ALDER ST STE 800	PORTLAND	OR	97205
2S123B000701	KAI USA LTD	18600 SW TETON AVE	TUALATIN	OR	97062
2S123B000702	ROSEDALE PROPERTIES LLC	PO BOX 151	WEST LINN	OR	97068
2S123B000800	TOTE 'N STOW INC	PO BOX 25216	PORTLAND	OR	97298
2S123BA02700	WINONA CEMETERY ASSOC	8380 SW TONKA ST	TUALATIN	OR	97062
2S123BA02800	LONDON POINTE LLC	7831 SE LAKE RD	PORTLAND	OR	97267
2S123BA02900	LU QBF II LLC	PO BOX 483	TUALATIN	OR	97062
2S123BA03100	LU QBF II LLC	PO BOX 483	TUALATIN	OR	97062
2S123BA03200	LIFE FRONT 2 LLC	3015 NE 44th AVE	PORTLAND	OR	97213
2S123BA05001	100TH COURT LLC	5611 NE COLUMBIA BLVD	PORTLAND	OR	97218
2S123BA05500	LU QBF LLC	PO BOX 483	TUALATIN	OR	97062
2S123BA70001	EASTBOUND PROPERTIES LLC	32019 NE CORRAL CREEK RD	NEWBERG	OR	97132
2S123BA70003	AEB PROPERTIES LLC	21136 SW NURSERY WAY	SHERWOOD	OR	97140
2S123BA70005	TOLAR STREET PROPERTIES LLC	13455 SW 22ND ST	BEAVERTON	OR	97008
2S123BB00200	ROLLING FRITO-LAY SALES LP	10 INVERNESS DR EAST STE 250	ENGLEWOOD	CO	80112
2S123BB00400	CHAMBERLAIN PARTNERS LLC	10340 SW TUALATIN RD	TUALATIN	OR	97062
2S123BB00501	18355 SW TETON AVENUE TUALATIN OR LLC	17455 SW RIDGEVIEW LN	LAKE OSWEGO	OR	97034
2S123BB00600	MARKS 18200 LCC	18200 SW TETON AVE	TUALATIN	OR	97062
2S123BB00701	AAA OREGON/IDAHO	600 MARKET ST	PORTLAND	OR	97201
2S123BB01000	MARKS 18400 LLC	18200 SW TETON AVE	TUALATIN	OR	97062
2S123BB01100	WASHINGTON COUNTY FACILITIES MGMT	169 N 1ST AVE #42	HILLSBORO	OR	97124
2S123BC00100	MS JONES HOLDINGS LLC	10360 SW SPOKANE CT	TUALATIN	OR	97062
2S123BC00200	NORTHWEST TECH CENTER LLC	10 SEA TERRACE DR	NEWPORT COAST	CA	92657
2S123BC00300	MJMARK LLC & MARK PROPERTIES LP	111 SW COLUMBIA ST STE 1380	PORTLAND	OR	97201
2S123BC00600	JKLM INVESTMENT COMPANY LLC	18880 SW TETON AVE	TUALATIN	OR	97062
2S123BC00700	FUENTE ROSE LLC	33120 NE LESLEY RD	NEWBERG	OR	97132
2S123BC00800	PACIFIC NW PROPERTIES LP	6600 SW 105TH AVE STE 175	BEAVERTON	OR	97008
2S123BC00900	UNITED STATES POSTAL SERVICE	160 INVERNESS DR W STE 400	ENGLEWOOD	CO	80112
2S123BC01100	JUBITZ CORPORATION	33 NE MIDDLEFIELD RD	PORTLAND	OR	97211
2S123BC01200	PZHERMAN LLC	PO BOX 1696	BEAVERTON	OR	97075
2S123BC01300	PACIFIC PARTNER WAREHOUSE LLC	PO BOX 2034	LAKE OSWEGO	OR	97035
2S123BC01400	TRUMBO INVESTMENTS LLC	14365 SW 144TH AVE	TIGARD	OR	97224
2S123BC01500	DJI INVESTMENT LLC	10100 SW HERMAN RD	TUALATIN	OR	97062
2S123BC01600	BARR FAMILY IX LLC	3455 W FIRST AVE	EUGENE	OR	97402
2S123BD00200	BOWLSBY/MCCORD ENTERPRISES LLC	9730 SW HERMAN RD	TUALATIN	OR	97062
2S123BD00300	NIEMEYER JOHN E & MEADER JEFFREY W	15 82ND DR STE 210	GLADSTONE	OR	97027
2S123BD00400	VALMONT COATINGS INC	15000 VALMONT PLAZA	OMAHA	NE	68154
2S123BD01000	OREGON SANDBLASTING & COATING INC	PO BOX 1171	TUALATIN	OR	97062
2S123BD01100	POWDER TECH INC	PO BOX 3221	TUALATIN	OR	97062

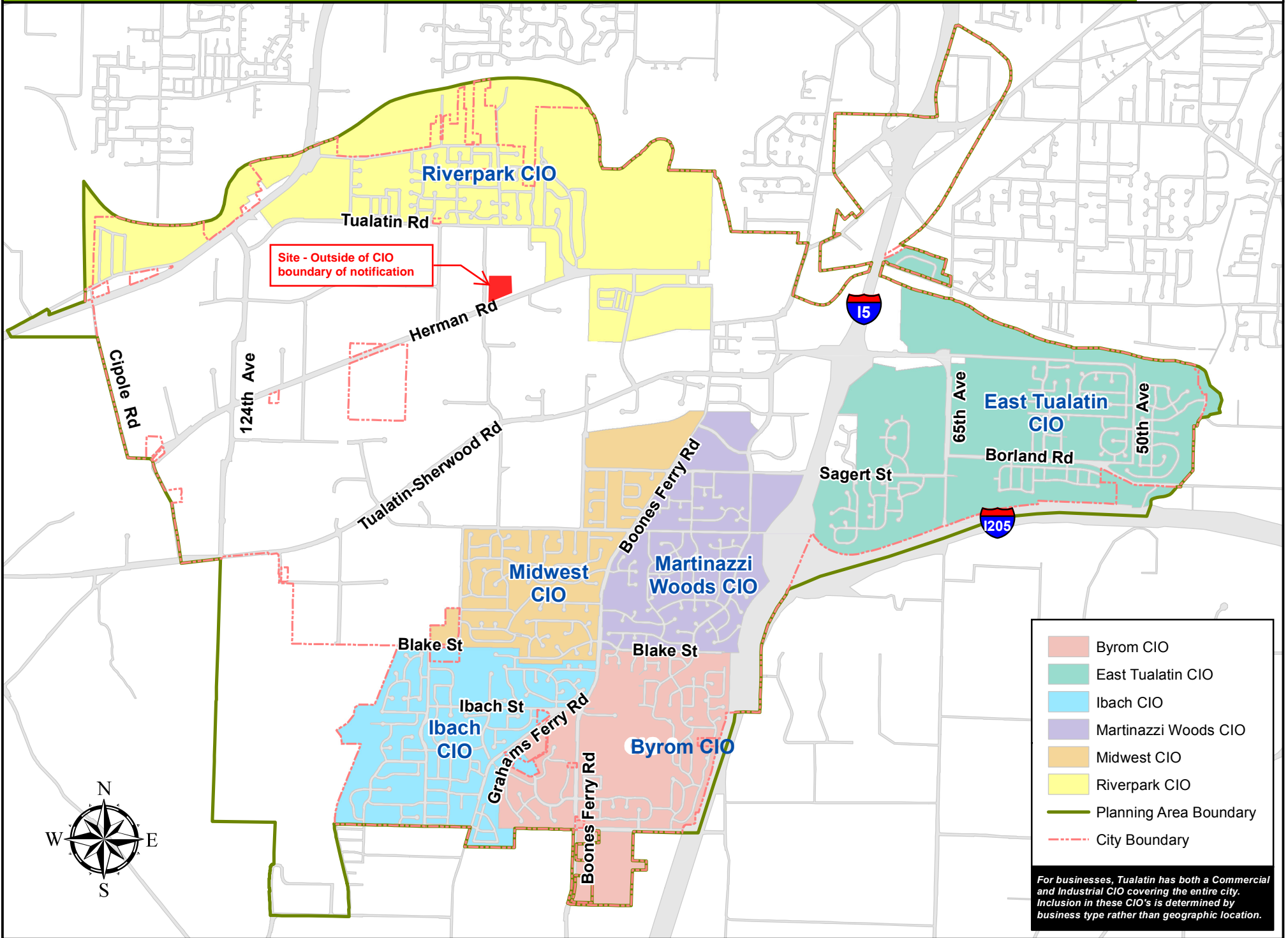
2S123CB00200 CJD HOLDINGS LLC  
2S123CB01700 GNT LEASING LLC  
2S123CB01800 TETON PARK LLC









19200 SW TETON AVE  
PO BOX 2687  
19602 DERBY CT

TUALATIN	OR	97062
TUALATIN	OR	97062
WEST LINN	OR	97068



# Citizen Involvement Organizations (CIOs)



	Byrom CIO
	East Tualatin CIO
	Ibach CIO
	Martinazzi Woods CIO
	Midwest CIO
	Riverpark CIO
	Planning Area Boundary
	City Boundary

*For businesses, Tualatin has both a Commercial and Industrial CIO covering the entire city. Inclusion in these CIO's is determined by business type rather than geographic location.*



# Notice of Meeting

Meeting Date & Time:

**WEDNESDAY,  
NOVEMBER 6TH, 2024  
AT 6:00 PM**

**LOCATION:**

**18600 SW TETON AVE.**

**TUALATIN, OREGON, 97062**

**FOR MORE INFORMATION**

**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. A template of this sign is available at: <https://www.tualatinoregon.gov/planning/neighborhooddeveloper-meeting-information-packet>

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As the applicant for the KAI USA WAREHOUSE EXPANSION project, I hereby certify that on this day, 10/21/2024 sign(s) was/were posted on the subject property in accordance with the requirements of the Tualatin Development Code and the Community Development Division.

Applicant's Name: CHRIS WALKER  
*(Please Print)*

Applicant's Signature: 

Date: 11/11/2024



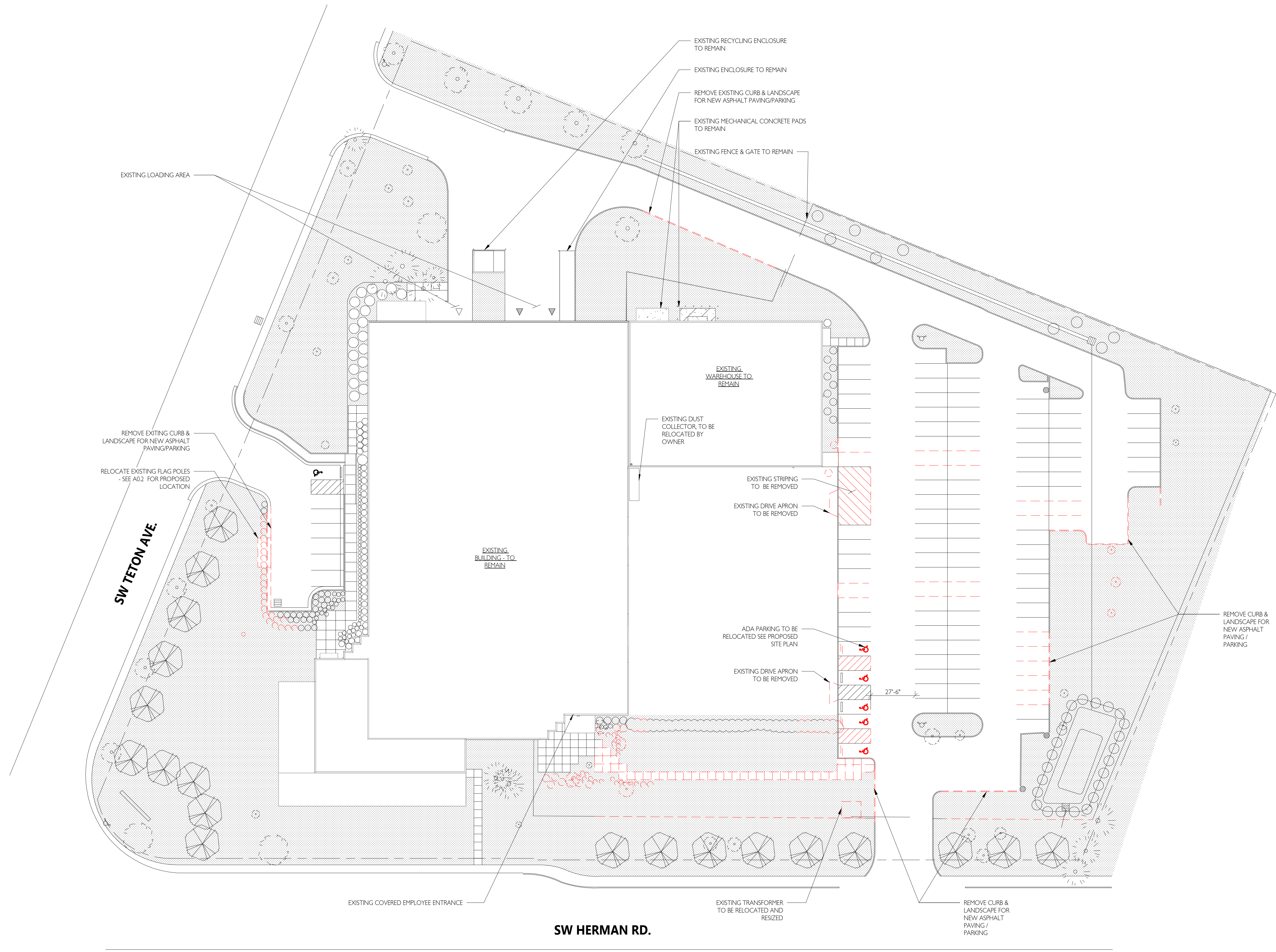
# KAI USA WAREHOUSE EXPANSION

Neighborhood Meeting - Sign-up Sheet

Date: November 6, 2024 at 6pm

Location: 18600 SW Teton Ave. Tualatin, OR. 97062

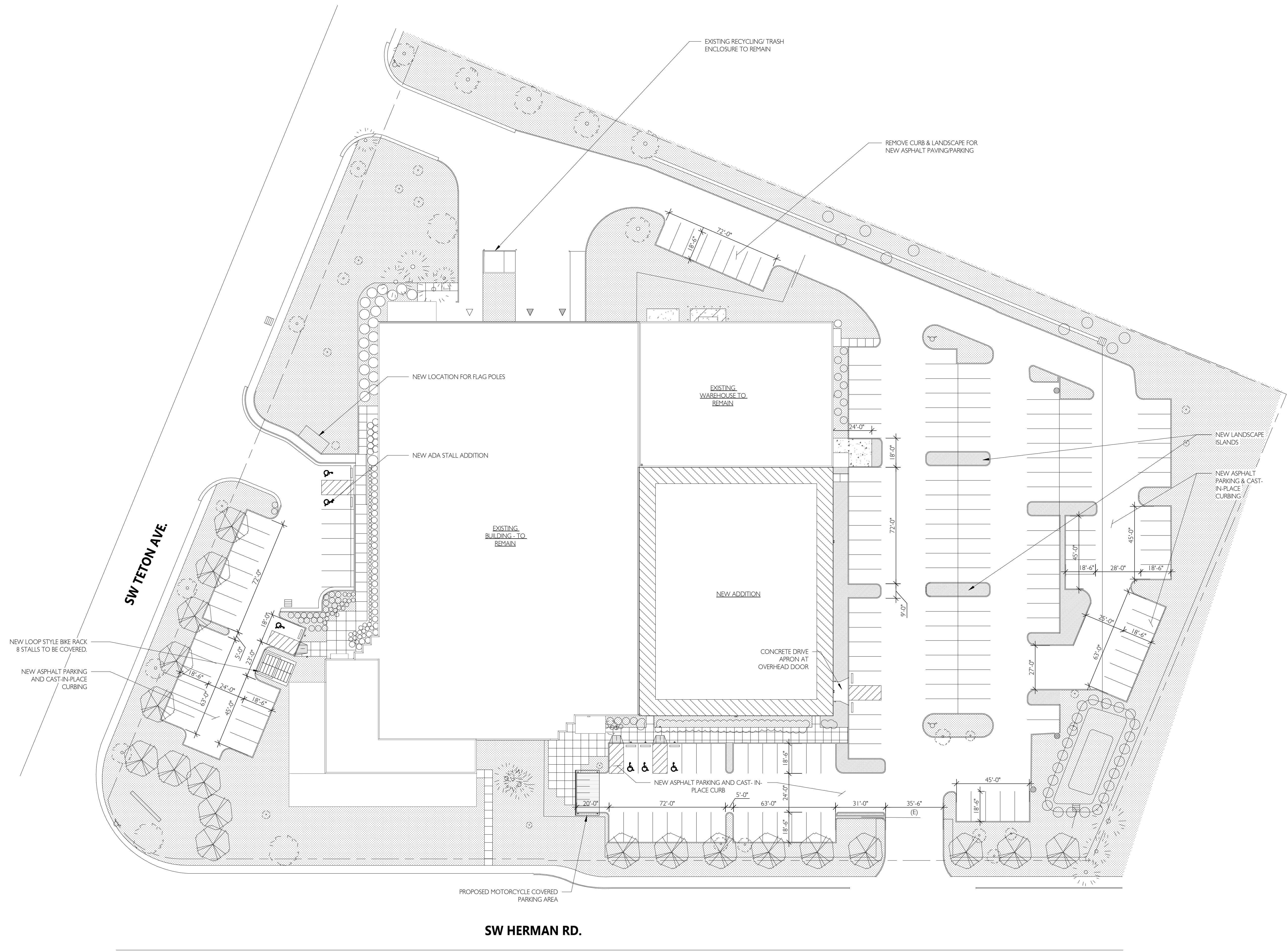
#	Attendee:	Address:	Phone Number:	Email Address:
1	Alfonso Perez-Cruz	15895 SW 72nd Ave, Suite 20 Portland, Or. 97224	503-226-1285	Alfonso@CIDAinc.com
2	RAYMOND VUONG	SAME AS ABOVE	SAME AS ABOVE	RAYMONDV@CIDAINC.COM
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				



SW HERMAN RD.

EXISTING SITE PLAN & DEMO



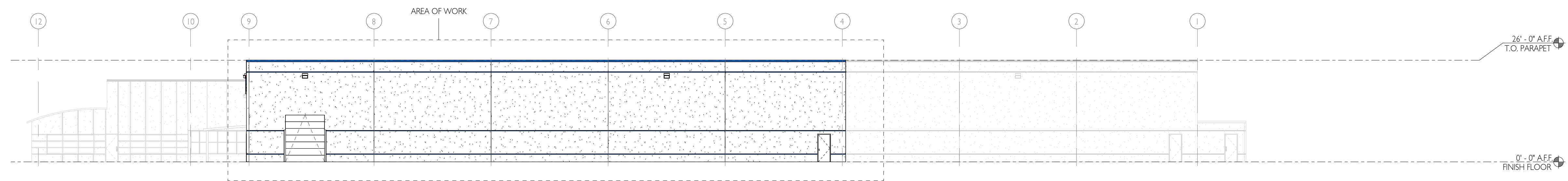


PROPOSED SITE PLAN

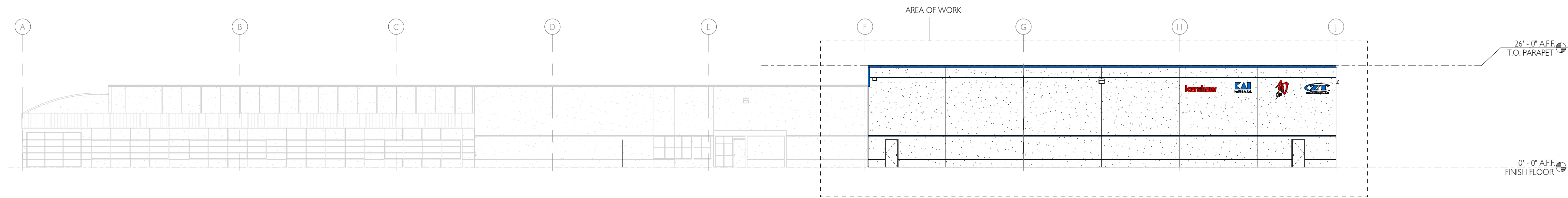
KAI- USA

18600 SW TETON AVE. TUALATIN, OREGON, 97062

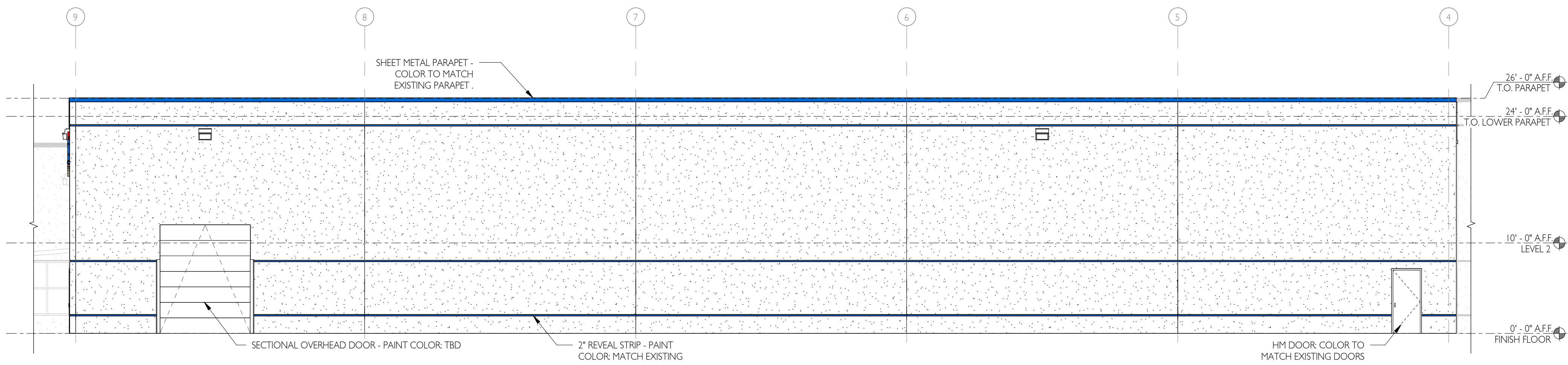




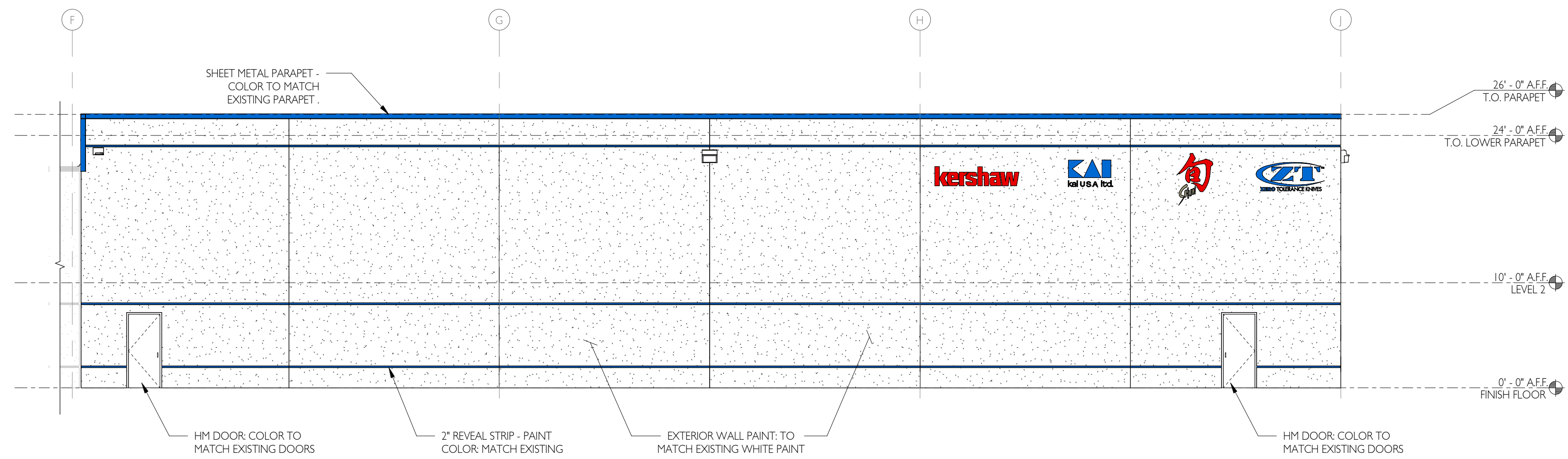
1 BUILDING ELEVATION - EAST  
1/16" = 1'-0"



2 BUILDING ELEVATION - SOUTH  
1/16" = 1'-0"



3 ENLARGED EAST ELEVATION  
1/8" = 1'-0"



4 ENLARGED SOUTH ELEVATION  
1/8" = 1'-0"

BUILDING ELEVATIONS

KAI - USA

18600 SW TETON AVE. TUALATIN, OREGON, 97062





# Meeting Minutes

Date: 11-06-2024  
Subject: Neighborhood Meeting  
Project Title: KAI – USA Warehouse Expansion  
Project No: 220127.02  
Present: CIDA Staff: Alfonso Perez-Cruz & Raymond Vuong

By: Alfonso Perez-Cruz

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15895 SW 72ND AVE  
SUITE 200  
PORTLAND, OR 97224  
PHONE: 503.226.1285  
FAX: 503.226.1670  
INFO@CIDAINC.COM  
WWW.CIDAINC.COM

## Action Items:

- Meeting start time 11-06-2024 at 6:00 PM
- Meeting end time 11-06-2024 at 6:30 PM
- Attendance: No Attendees
- No documented comments from the meeting.

ARCHITECTURE  
ENGINEERING  
PLANNING  
INTERIORS

*Every effort has been made to accurately record this meeting. If any errors or omissions are noted, recipients are asked to please provide written response within five days of receipt.*

**From:** Catherine Holland <tualatincio@gmail.com>  
**Sent:** Wednesday, February 26, 2025 2:31 PM  
**To:** Chris Walker  
**Cc:** Raymond Vuong; Keith Leonard  
**Subject:** Re: 18600 SW Teton - development

Hi Chris -

The attached packet will be fine. Thanks for contacting us.

Cathy Holland

On Tue, Feb 25, 2025 at 11:46 AM Chris Walker <[chrisw@cidainc.com](mailto:chrisw@cidainc.com)> wrote:

Good Morning

I am reaching out about a proposed addition to KAI USA at 18600 SW Teton Ave. (corner of Teton and Herman). It was brought to our attention that we need to contact the Commercial CIO that covers all of Tualatin about this project. I have attached the package that was used at the neighborhood meeting. Please let me know if there is someone specific to talk to about this development that I can answer any questions.

Thank you

**Chris Walker, RA**

**Principal Architect**

**CIDA | ARCHITECTURE | ENGINEERING | PLANNING | INTERIORS**

**Positive Impact. Balanced Design.**

*Please note I will be out on PTO the following days...*

*February 21<sup>st</sup>*

*March 7<sup>th</sup>*

*March 21<sup>st</sup>*

*April 4<sup>th</sup>*

*April 18<sup>th</sup>*

[CHRISW@CIDAINC.COM](mailto:CHRISW@CIDAINC.COM)

PHONE: 503.226.1285 x 308

WBE# 10209

Portland | Medford

[WWW.CIDAINC.COM](http://WWW.CIDAINC.COM)

CIDA'S ON [FACEBOOK](#), [LINKEDIN](#), & [INSTAGRAM](#)

