

# Tonquin Commerce Center Annexation

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**Date:** November 2024

**Submitted to:** City of Tualatin  
18800 SW Martinazzi Avenue  
Tualatin, OR 97062

**Applicant:** Schnitzer Properties, LLC  
1121 SW Salmon Street, Suite 500  
Portland, OR 97205

**AKS Job Number:** 9720



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

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## Table of Contents

<b>I.</b>	<b>Executive Summary</b> .....	<b>2</b>
<b>II.</b>	<b>Site Description/Setting</b> .....	<b>2</b>
<b>III.</b>	<b>Applicable Review Criteria</b> .....	<b>3</b>
	TUALATIN DEVELOPMENT CODE .....	3
	Chapter 32 – Procedures.....	3
	Chapter 33 – Applications and Approval Criteria.....	8
	METRO CODE .....	10
	Title III. Planning.....	10
	OREGON REVISED STATUTES .....	12
	ORS Chapter 222 - City Boundary Changes; Mergers; Consolidations; Withdrawals .....	12
<b>IV.</b>	<b>Conclusion</b> .....	<b>13</b>

## Exhibits

- Exhibit A:** City of Tualatin Annexation Application and Property Information Sheet
  - Exhibit B:** Petition for Annexation and Property Information
  - Exhibit C:** Legal Description and Map
  - Exhibit D:** Property Ownership Information
  - Exhibit E:** Washington County Certifications
  - Exhibit F:** Washington County Assessor’s Maps
  - Exhibit G:** Measure 37 and 49 Waiver Form
  - Exhibit H:** Neighborhood Meeting Documentation
  - Exhibit I:** Utility Availability Report
  - Exhibit J:** Documents Referenced in Legal Description and Map
  - Exhibit K:** Notes from Pre-Application Conference
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<b>Applicant/Property Owner:</b>	Schnitzer Properties, LLC 1121 SW Salmon Street, Suite 500 Portland, OR 97205
<b>Applicant's Consultant:</b>	AKS Engineering & Forestry, LLC 12965 SW Herman Road, Suite 100 Tualatin, OR 97062
	Contact: Melissa Slotemaker Email: slotemakerm@aks-eng.com Phone: (503) 563-6151
<b>Site Location:</b>	Various properties in the Tonquin Road vicinity; see Exhibits C and J.
<b>Washington County Assessor's Map:</b>	Map 2S134DA, Tax Lots 500, 600, 700 Map 2S134DB, Tax Lot 3000 Map 2S134DD, Tax Lots 100, 200, 300, 450, 500
<b>Site Size:</b>	±54.79 total acres (including applicable public right-of-way to be annexed)
<b>Land Use District:</b>	Washington County zoning: Future Development 20-acre District (FD-20) After Annexation: Basalt Creek Employment (BCE)



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## I. Executive Summary

Schnitzer Properties, LLC (Applicant/Property Owner) is seeking approval for the annexation of a ±54.79-acre site into the City of Tualatin. The subject site is described as the following maps/tax lots within Washington County:

Map 2S134DA, Tax Lots 500, 600, 700

Map 2S134DB, Tax Lot 3000

Map 2S134DD, Tax Lots 100, 200, 300, 450, 500

Additionally, the planned annexation includes portions of the rights-of-way of SW Grahams Ferry Road, SW Tonquin Road, SW Tonquin Loop Road, and SW Basalt Creek Parkway that abut the site. These tax lots are currently located within unincorporated Washington County and within the City of Tualatin Planning Area of the Metro Urban Growth Boundary (UGB). The tax lots are connected to the city limits to the north by SW Grahams Ferry Road. The site is within the Washington County Future Development 20-Acre District (FD-20). Upon annexation to the City of Tualatin, the site is planned to be zoned Basalt Creek Employment (BCE). The subject property is within the Basalt Creek Concept Plan area.



This application includes the City application forms and written materials necessary for City staff to review and determine compliance with the applicable approval criteria. The evidence is substantial and supports the City's approval of the application.

## II. Site Description/Setting

The annexation area consists of real property ±54.79 acres in size in addition to the rights-of-way of SW Grahams Ferry Road, SW Basalt Creek Parkway, SW Tonquin Road, and SW Tonquin Loop Road. The site is located within the UGB and is planned to be designated BCE upon its annexation. The site was annexed

into the Metro UGB in 2004 by Ordinance No. 04-1040B and is subject to an intergovernmental agreement between the City of Tualatin, the City of Wilsonville, Washington County, and Metro.

The site comprises multiple properties as described above and is generally located north of SW Basalt Creek Parkway, south and east of SW Tonquin Loop Road, and west/adjacent to SW Grahams Ferry Road. The site comprises 9 tax lots within the Basalt Creek Planning Area that are currently improved with farm buildings, stick-built and manufactured dwellings, and other accessory structures.

### III. Applicable Review Criteria

#### TUALATIN DEVELOPMENT CODE

#### Chapter 32 – Procedures

#### TDC 32.010. – Purpose and Applicability

- (1) *Purpose.* The purpose of this Chapter is to establish standard procedures for the review and processing of land use applications and legislative land use proposals, as well as ministerial actions. This Chapter is intended to enable the City, the applicant, and the public, where applicable, to reasonably review applications and participate in the local decision-making process in a timely and effective way. Table 32-1 provides a key for determining the review procedure and the decision-making body for particular applications.
- (2) *Applicability of Review Procedures.* All land use and development permit applications and decisions, will be made by using the procedures contained in this Chapter. The procedure "type" assigned to each application governs the decision-making process for that permit or application. There are five types of permit/application procedures as described in subsections (a) through (e) below. Table 32-1 lists the City's land use and development applications and corresponding review procedure(s).  
[...]
- (d) *Type IV-A Procedure (Quasi-Judicial Review—City Council Public Hearing).* Type IV-A procedure is used when the standards and criteria require discretion, interpretation, or policy or legal judgment and is the procedure used for site-specific land use actions initiated by an applicant. Type IV-A decisions are made by the City Council and require public notice and a public hearing. Appeals of Type IV-A decisions are heard by the Land Use Board of Appeals (LUBA).

Excerpt of Table 32-1 —Applications Types and Review Procedures						
Application/ Action	Procedure Type	Decision Body*	Appeal Body*	Pre-Application Conference Required	Neighborhood/ Developer Mtg Required	Applicable Code Chapter
<b>Annexations</b>						
Quasi-Judicial	TDC 32.260	CC	LUBA	Yes	Yes	TDC 33.010

**Response:** This application includes an annexation and therefore will be processed according to the Type IV-A procedures for a quasi-judicial review.

#### TDC 32.110. – Pre-Application Conference.

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- (1) *Purpose of Pre-Application Conferences.* Pre-application conferences are intended to familiarize applicants with the requirements of the TDC; to provide applicants with an opportunity discuss proposed projects in detail with City staff; and to identify approval criteria, standards, and procedures prior to filing a land use application. 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.
  - (2) *When Mandatory.* Pre-application conferences are mandatory for all land use actions identified as requiring a pre-application conference in Table 32-1. An applicant may voluntarily request a pre-application conference for any land use action even if it is not required.
  - (3) *Timing of Pre-Application Conference.* A pre-application conference must be held with City staff before an applicant submits an application and before an applicant conducts a Neighborhood/Developer meeting.
  - (4) *Application Requirements for Pre-Application Conference.*
    - (a) *Application Form.* Pre-application conference requests must be made on forms provided by the City Manager.
    - (b) *Submittal Requirements.* Pre-application conference requests must include:
      - (i) A completed application form;
      - (ii) Payment of the application fee;
      - (iii) The information required, if any, for the specific pre-application conference sought; and
      - (iv) Any additional information the applicant deems necessary to demonstrate the nature and scope of the proposal in sufficient detail to allow City staff to review and comment.
  - (5) *Scheduling of Pre-Application Conference.* Upon receipt of a complete application, the City Manager will schedule the pre-application conference. The City Manager will coordinate the involvement of city departments, as appropriate, in the pre-application conference. Pre-application conferences are not open to the general public.
  - (6) *Validity Period for Mandatory Pre-Application Conferences; Follow-Up Conferences.* A follow-up conference is required for those mandatory pre-application conferences that have previously been held when:
    - (a) An application relating to the proposed development that was the subject of the pre-application conference has not been submitted within six months of the pre-application conference;
    - (b) The proposed use, layout, and/or design of the proposal have significantly changed; or
    - (c) The owner and/or developer of a project changes after the pre-application conference and prior to application submittal.

**Response:** The required pre-application conference was held on January 10, 2024, and a follow-up conference was held August 13, 2024, less than six months prior to the application's submittal. These requirements are met.

TDC 32.120. - Neighborhood/Developer Meetings.

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- (1) *Purpose.* The purpose of this meeting is to provide a means for the applicant and surrounding property owners to meet to review a development proposal and identify issues regarding the proposal so they can be considered prior to the application submittal. The meeting is intended to allow the developer and neighbors to share information and concerns regarding the project. The applicant may consider whether to incorporate solutions to these issues prior to application submittal.
  - (2) *When Mandatory.* Neighborhood/developer meetings are mandatory for all land use actions identified in Table 32-1 as requiring a neighborhood/developer meeting. An applicant may voluntarily conduct a neighborhood/developer meeting even if it is not required and may conduct more than one neighborhood/developer meeting at their election.
  - (3) *Timing.* A neighborhood/developer meeting must be held after a pre-application meeting with City staff, but before submittal of an application.
  - (4) *Time and Location.* Required neighborhood/developer meetings must be held within the city limits of the City of Tualatin at the following times:
    - (a) If scheduled on a weekday, the meeting must begin no earlier than 6:00 p.m.
    - (b) If scheduled on a weekend, the meeting must begin between 10:00 a.m. and 6:00 p.m.
  - (5) *Notice Requirements.*
    - (a) The applicant must provide notice of the meeting at least 14 calendar days and no more than 28 calendar days before the meeting. The notice must be by first class mail providing the date, time, and location of the meeting, as well as a brief description of the proposal and its location. The applicant must keep a copy of the notice to be submitted with their land use application.
    - (b) The applicant must mail notice of a neighborhood/developer meeting to the following persons:
      - (i) All property owners within 1,000 feet measured from the boundaries of the subject property;
      - (ii) All property owners within a platted residential subdivision that is located within 1,000 feet of the boundaries of the subject property. The notice area includes the entire subdivision and not just those lots within 1,000 feet. If the residential subdivision is one of two or more individually platted phases sharing a single subdivision name, the notice area need not include the additional phases; and
      - (iii) All designated representatives of recognized Citizen Involvement Organizations as established in TMC Chapter 11-9.
    - (c) The City will provide the applicant with labels for mailing for a fee.
    - (d) Failure of a property owner to receive notice does not invalidate the neighborhood/developer meeting proceedings.
  - (6) *Neighborhood/Developer Sign Posting Requirements.* The applicant must provide and post on the subject property, at least 14 calendar days before the meeting. The sign must conform to the design and placement standards established by the City for signs notifying the public of land use actions in TDC 32.150.

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- (7) *Neighborhood/Developer Meeting Requirements.* The applicant must have a sign-in sheet for all attendees to provide their name, address, telephone number, and email address and keep a copy of the sign-in sheet to provide with their land use application. The applicant must prepare meeting notes identifying the persons attending, those commenting and the substance of the comments expressed, and the major points that were discussed. The applicant must keep a copy of the meeting notes for submittal with their land use application.

**Response:** This application is being processed according to the Type IV-A procedures for a quasi-judicial review. Therefore, a neighborhood meeting is required. A neighborhood meeting was held on September 25, 2024, at the Tualatin Public Library and was attended by approximately 18 members of the general public. See the Neighborhood Meeting Materials provided in Exhibit F for additional information.

**TDC 32.130. - Initiation of Applications.**

- (1) *Type I, Type II, Type III, and Type IV-A Applications.* Type I, Type II, Type III, and Type IV-A applications may be submitted by one or more of the following persons:
- (a) The owner of the subject property;
  - (b) The contract purchaser of the subject property, when the application is accompanied by proof of the purchaser's status as such and by the seller's written consent;
  - (c) A lessee in possession of the property, when the application is accompanied by the owners' written consent; or
  - (d) The agent of any of the foregoing, when the application is duly authorized in writing by a person authorized to submit an application by paragraphs (a), (b) or (c) of this subsection, and accompanied by proof of the agent's authority.

**Response:** This application has been submitted by the owner of the property. This requirement is met.

**TDC 32.140. - Application Submittal.**

- (1) *Submittal Requirements.* Land use applications must be submitted on forms provided by the City. A land use application may not be accepted in partial submittals. All information supplied on the application form and accompanying the application must be complete and correct as to the applicable facts. Unless otherwise specified, all of the following must be submitted to initiate completeness review under TDC [32.160](#):
- (a) *A completed application form.* The application form must contain, at a minimum, the following information:
    - (i) The names and addresses of the applicant(s), the owner(s) of the subject property, and any authorized representative(s) thereof;
    - (ii) The address or location of the subject property and its assessor's map and tax lot number;
    - (iii) The size of the subject property;
    - (iv) The comprehensive plan designation and zoning of the subject property;
    - (v) The type of application(s);
    - (vi) A brief description of the proposal; and

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- (vii) Signatures of the applicant(s), owner(s) of the subject property, and/or the duly authorized representative(s) thereof authorizing the filing of the application(s).
  - (b) A written statement addressing each applicable approval criterion and standard;
  - (c) Any additional information required under the TDC for the specific land use action sought;
  - (d) Payment of the applicable application fee(s) pursuant to the most recently adopted fee schedule;
  - (e) Recorded deed/land sales contract with legal description.
  - (f) A preliminary title report or other proof of ownership.
  - (g) For those applications requiring a neighborhood/developer meeting:
    - (i) The mailing list for the notice;
    - (ii) A copy of the notice;
    - (iii) An affidavit of the mailing and posting;
    - (iv) The original sign-in sheet of participants; and
    - (v) The meeting notes described in TDC 32.120(7).
  - (h) A statement as to whether any City-recognized Citizen Involvement Organizations (CIOs) whose boundaries include, or are adjacent to, the subject property were contacted in advance of filing the application and, if so, a summary of the contact. The summary must include the date when contact was made, the form of the contact and who it was with (e.g. phone conversation with neighborhood association chairperson, meeting with land use committee, presentation at neighborhood association meeting), and the result;
  - (i) Any additional information, as determined by the City Manager, that may be required by another provision, or for any other permit elsewhere, in the TDC, and any other information that may be required to adequately review and analyze the proposed development plan as to its conformance to the applicable criteria;

**Response:** The application for annexation with the required information is attached as Exhibit A. The subject property information, names and addresses of the applicant and owners, the authorized representative, the size and zoning designation of the subject property, as well as a description of the proposal, type of application, and required signatures, are included on the attached forms. No additional information was requested.

The site is adjacent to the Ibach Citizen Involvement Organization (CIO). An email with the neighborhood/developer meeting information was sent to City staff and the applicable City-recognized Citizen Involvement Organization (CIOs) contact. The neighborhood/developer meeting documentation is provided in Exhibit H. The above submittal requirements are met.

TDC 32.240. - Type IV-A Procedure (Quasi-Judicial Review—City Council Public Hearing).

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Type IV-A decisions are quasi-judicial decisions made by the City Council after a public hearing. A hearing under these procedures provides a forum to apply standards to a specific set of facts to determine whether the facts conform to the applicable criteria and the resulting determination will directly affect only a small number of identifiable persons. Except as otherwise provided, the procedures set out in this section must be followed when the subject matter of the evidentiary hearing would result in a quasi-judicial decision. City Council decisions may be appealed to the state Land Use Board of Appeals pursuant to ORS 197.805—197.860.

- (1) *Submittal Requirements.* Type IV-A applications must include the submittal information required by TDC 32.140(1).

**Response:** The required materials, as outlined by Tualatin Development Code (TDC) 32.140 (1) and addressed above, have been provided and are included with this application. This requirement is met.

#### TDC 32.260. - Annexation Procedures.

An Annexation brings property from outside the City Limits into the City Limits. At the same time, the City also removes the property from any county special districts that are no longer needed. For example, property in Washington County is withdrawn from the Washington County Enhanced Sheriff's Patrol District because police services will be provided by the Tualatin Police Department.

- (1) *Procedure Type—Annexations.*
  - (a) Quasi-Judicial Annexations will be conducted by City Council under the Type IV-A process in TDC 32.240, as modified by this Section. The 120-day rule does not apply to annexations.
- (2) *Submittal Information and Completeness.*
  - (a) *Quasi-Judicial Annexation.* For quasi-judicial annexation applications, submittal requirements must be in accordance with TDC 32.240(1) and will be reviewed for completeness in accordance with TDC 32.240(2).

**Response:** The application for annexation has been submitted with the required information as outlined. These criteria are met.

#### Chapter 33 – Applications and Approval Criteria

##### TDC 33.010. - Annexations.

- (1) *Purpose.* The purpose of this Section is to establish the application requirements for annexing territory to the City Limits, consistent with Metro Code 3.09 and Oregon law.
- (2) *Applicability.* The requirements of this section apply to all applications for annexation to the City of Tualatin.
- (3) *Procedure Type.* Annexations are processed in accordance with the annexation procedure in TDC Chapter 32.260.

**Response:** The application narrative addresses each of the application requirements for the proposed annexation of territory into the city limits of the City of Tualatin. The application is also consistent with Metro Code 3.09 and Oregon law, addressed later within this document. These criteria are satisfied.

- (4) *Specific Submittal Requirements.* In addition to the general application submittal requirements in TDC 32.140 (Application Submittal), an applicant(s) for a quasi-judicial annexation must submit the following:
  - (a) The Application for Annexation form;

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- (b) The Petition to Annex to the City of Tualatin form;
  - (c) A legal description of the subject territory including any abutting public street right-of-way that is not yet in the City Limits;
  - (d) The Certification of Legal Description and Map form;
  - (e) The Certification of Property Ownership form;
  - (f) The Certification of Registered Voters form;
  - (g) The Property Owner Information Sheet form;
  - (h) The City application fee, and the Metro application fee in a separate check made payable to Metro;
  - (i) The three column by ten row matrix sheet listing the Assessors Map Number and Tax Lot Number, name and mailing address for:
    - (i) The owner (fee title) of the subject territory, and
    - (ii) Recipients pursuant to TDC 32.240 (3) and the governing jurisdiction of any public street right-of-way to be annexed;
  - (j) The Annexation Property Information Sheet form;
  - (k) A copy of the County Assessors Maps showing the subject territory, any public street right-of-way to be annexed and the lots within 1,000 feet of the subject territory including any public street right-of-way. The subject territory and right-of-way to be annexed must be outlined with a wide, light colored ink marker;
  - (l) If necessary, a letter from the County or State Road Authority stating its consent to annex the right-of-way described in the legal description; and
  - (m) Any information required by the City Manager in addition to the above.

**Response:** The applicant has submitted the required materials for annexation applications in accordance with TDC 32.140 and 33.010. No additional materials have been requested. This criterion is met.

(5) *Approval Criteria.* To grant an annexation application, the Council must find:

- (a) The territory to be annexed is within the Metro Urban Growth Boundary;

**Response:** As shown within Exhibit C, the territory to be annexed is within the Metro UGB and within Tualatin’s Urban Planning Area. This criterion is met.

- (b) The owners of the territory to be annexed have petitioned to be annexed;

**Response:** A Petition to Annex to the City of Tualatin that is signed by 100 percent of the owners of the territory to be annexed is attached as part of Exhibit B. A Certification of Ownership is included with Exhibit F. This criterion is met.

- (c) The application conforms to the applicable criteria in Metro Code 3.09; and

**Response:** The applicable criteria of Metro Code 3.09 have been listed below, addressed, and satisfied.

- (d) The application is consistent with applicable provisions of ORS Chapter 222.

**Response:** The applicable criteria of Oregon Revised Statutes (ORS) Chapter 222 have been listed below, addressed, and satisfied.

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## METRO CODE

### Title III. Planning

#### 3.09 Local Government Boundary Changes

##### 3.09.040 Requirements for Petitions

- A. A petition for a boundary change must contain the following information:
  - 1. The jurisdiction of the reviewing entity to act on the petition;
  - 2. A map and a legal description of the affected territory in the form prescribed by the reviewing entity;
  - 3. For minor boundary changes, the names and mailing addresses of all persons owning property and all electors within the affected territory as shown in the records of the tax assessor and county clerk; and
  - 4. For boundary changes under ORS 198.855(3), 198.857, 222.125 or 222.170, statements of consent to the annexation signed by the requisite number of owners or electors.
- B. A city, county and Metro may charge a fee to recover its reasonable costs to carry out its duties and responsibilities under this chapter.

**Response:** The City is the reviewing entity that will act on this petition. All necessary application forms and exhibits, as well as associated review fees, have been submitted with this application. A legal description and map of the affected territory are included in Exhibit C. The names and mailing addresses of all persons owning property and all electors within the affected territory, per County Tax Assessor and County Clerk records, are included in Exhibit F. Finally, statements of consent from the requisite owners and/or electors are included in Exhibit B. The criteria are met.

##### 3.09.045 Expedited Decisions

**Response:** The City does not have a process for an expedited annexation decision. However, Subsections D and E are required to be met as part of the non-expedited decision requirements in Metro Code 3.09.050 below. Therefore, responses to Subsections D and E are provided.

- D. To approve a boundary change through an expedited process, the city shall:
  - 1. Find that the change is consistent with expressly applicable provisions in:
    - a. Any applicable urban service agreement adopted pursuant to ORS 195.065;
    - b. Any applicable annexation plan adopted pursuant to ORS 195.205;
    - c. Any applicable cooperative planning agreement adopted pursuant to ORS 195.020(2) between the affected entity and a necessary party;
    - d. Any applicable public facility plan adopted pursuant to a statewide planning goal on public facilities and services;
    - e. Any applicable comprehensive plan;
    - f. Any applicable concept plan; and

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**Response:** The proposed annexation is consistent with intergovernmental planning agreements between the jurisdictions of the City of Tualatin, the City of Wilsonville, Washington County, and Metro. The area was included within the City’s adopted Basalt Creek Concept Plan and related documents. The City has also addressed future transportation needs in the area through its adopted Transportation System Plan (February 2014). Wastewater within this area is handled by Clean Water Services (CWS), which has adopted an updated Sanitary Sewer Master Plan (August 2019) to address this area’s needs. The City of Tualatin has an intergovernmental agreement with CWS for cooperation and the provision of these services. These criteria are met.

2. Consider whether the boundary change would:

- a. Promote the timely, orderly and economic provision of public facilities and services;
- b. Affect the quality and quantity of urban services; and
- c. Eliminate or avoid unnecessary duplication of facilities or services.

**Response:** The proposed boundary change would promote the timely, orderly, and economic provision of public facilities and services. The territory to be annexed is included within the Basalt Creek Concept Plan, an adopted part of the Tualatin Comprehensive Plan, and other implemented plans such as the City’s Sanitary Sewer Master Plan. The territory to be annexed includes the SW Grahams Ferry Road right-of-way to connect to the current city limits, and annexation of the property is integral to providing urban services to the area. Future development of the site could and would affect the quality and quantity of urban services. The subject annexation would not create unnecessary duplication of facilities or services. Many of the service districts which currently serve the property would continue to do so after annexation and further development. See the Utility Availability Report (Exhibit I) for details on the provision of services to the site. The criteria are met.

- E. A city may not annex territory that lies outside the UGB, except it may annex a lot or parcel that lies partially within and partially outside the UGB.

**Response:** The territory proposed for annexation lies entirely within the Metro UGB. This criterion is met.

3.09.050 Hearing and Decision Requirements for Decisions Other Than Expedited Decisions

- A. The following requirements for hearings on petitions operate in addition to requirements for boundary changes in ORS Chapters 198, 221 and 222 and the reviewing entity's charter, ordinances or resolutions.

**Response:** This narrative and accompanying exhibits respond to all applicable state and local requirements pertaining to boundary changes. Additionally, Metro Code Chapter 3.09 and Tualatin Development Code Subchapter 33.010 implement the applicable annexation provisions from ORS Chapters 198, 221, and 222. This narrative demonstrates satisfaction of the applicable boundary change requirements. The criterion is met.

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B. Not later than 15 days prior to the date set for a hearing the reviewing entity shall make available to the public a report that addresses the criteria identified in subsection (D) and includes the following information:

1. The extent to which urban services are available to serve the affected territory, including any extra territorial extensions of service;

**Response:** Urban services are available or will be made available to serve the affected territory to a level consistent with City and CWS standards. The provision of urban services is outlined in the Utility Availability Report in Exhibit I. This criterion is met.

2. Whether the proposed boundary change will result in the withdrawal of the affected territory from the legal boundary of any necessary party; and

**Response:** Metro Code Section 3.09.020 defines the term “affected territory” as a territory described in a petition. “Necessary party” is defined as any county, city, or district whose jurisdictional boundary or adopted urban service area includes any part of the affected territory, or who provides any urban service to any portion of the affected territory, Metro, or any other unit of local government, as defined in ORS 190.003, that is a party to any agreement for provision of an urban service to the affected territory. The proposed annexation will withdraw ±54.79 acre of land from the current Washington County jurisdictional boundary and the Washington County Enhanced Sheriff’s Patrol District (ESPD). The legal description of the area proposed for withdrawal is included in Exhibit C.

3. The proposed effective date of the boundary change.

**Response:** The Applicant anticipates approval of the annexation request by May of 2025. The criterion is met

C. The person or entity proposing the boundary change has the burden to demonstrate that the proposed boundary change meets the applicable criteria.

**Response:** This application includes responses demonstrating compliance to all applicable boundary change criteria. The criterion is met.

D. To approve a boundary change, the reviewing entity shall apply the criteria and consider the factors set forth in subsections (D) and (E) of section 3.09.045.

**Response:** Responses to Metro Code Subsections 3.09.045(D) and (E) are included above. This criterion is met.

## OREGON REVISED STATUTES

### ORS Chapter 222 - City Boundary Changes; Mergers; Consolidations; Withdrawals

#### 222.111 Authority and procedure for annexation.

(1) When a proposal containing the terms of annexation is approved in the manner provided by the charter of the annexing city or by ORS 222.111 to 222.180 or 222.840 to 222.915, the boundaries of any city may be extended by the annexation of territory that is not within a city and that is contiguous to the city or separated from it only by a public right of way or a stream, bay, lake or other body of water. Such territory may lie either wholly or partially within or without the same county in which the city lies.”

**Response:** The subject property is not within a city and is contiguous to the City of Tualatin via the right-of-way of SW Grahams Ferry Road. This criterion is met.

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222.520 Annexation of less than entire district; assumption of obligations by city conditional.

- (1) Whenever a part less than the entire area of a district named in ORS 222.510 becomes incorporated as or annexed to a city in accordance with law, the city may cause that part to be withdrawn from the district in the manner set forth in ORS 222.120 or at any time after such incorporation or annexation in the manner set forth in ORS 222.524. Until so withdrawn, the part of such a district incorporated or annexed into a city shall continue to be a part of the district.

**Response:** The subject property is currently within the Washington County Enhanced Sheriff's Patrol District (ESPD). Upon annexation, the property would be withdrawn from the ESPD. The City of Tualatin would provide law enforcement services. This standard is met.

#### **IV. Conclusion**

The required findings have been made and this written narrative and accompanying documentation demonstrate that the application is consistent with the applicable provisions of the Tualatin Development Code, Plan, Metro Code, and applicable Oregon Revised Statutes. The evidence in the record is substantial and supports approval of the application.



## Land Use Application

Project Information		
Project Title: Tonquin Commerce Center Annexation		
Brief Description: Annexation; see attached narrative.		
Estimated Construction Value: N/A		
Property Information		
Address: Various; see application materials		
Assessor's Map Number and Tax Lot(s): Various; see application materials		
Applicant's Consultant		
Name: Sean Vermilya	Company Name: AKS Engineering & Forestry, LLC	
Address: 12965 SW Herman Road, Suite 100		
City: Tualatin	State: OR	ZIP: 97062
Phone: (503) 563-6151	Email: vermilyas@aks-eng.com	
Property Owner / Applicant		
Name: Schnitzer Properties, LLC		
Address: 1121 SW Salmon Street, Suite 500		
City: Portland	State: OR	ZIP: 97205
Phone: Please contact Applicant's Consultant, above	Email: Please contact Applicant's Consultant, above	
Property Owner's Signature: (Note: Letter of authorization is required if not signed by owner)	 Jordan Schnitzer, President	Date: 10/14/24

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

Office Use		
Case No:	Date Received:	Received by:
Fee:	Receipt No:	



## Land Use Application

<b>Project Information</b>		
Project Title: Tonquin Commerce Center Annexation		
Brief Description: Annexation; see attached narrative.		
Estimated Construction Value: N/A		
<b>Property Information</b>		
Address: Various; see application materials		
Assessor's Map Number and Tax Lot(s): Various; see application materials		
<b>Applicant's Consultant</b>		
Name: Sean Vermilya	Company Name: AKS Engineering & Forestry, LLC	
Address: 12965 SW Herman Road, Suite 100		
City: Tualatin	State: OR	ZIP: 97062
Phone: (503) 563-6151	Email: vermilyas@aks-eng.com	
<b>Property Owner / Applicant</b>		
Name: Schnitzer Properties, LLC		
Address: 1121 SW Salmon Street, Suite 500		
City: Portland	State: OR	ZIP: 97205
Phone: Please contact Applicant's Consultant, above	Email: Please contact Applicant's Consultant, above	
Property Owner's Signature: <b>(Note: Letter of authorization is required if not signed by owner)</b>		Date:

AS THE PERSON RESPONSIBLE FOR THIS APPLICATION, I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND STATE THAT THE INFORMATION IN AND INCLUDED WITH THIS APPLICATION IN ITS ENTIRETY IS CORRECT. I AGREE TO COMPLY WITH ALL APPLICABLE CITY AND COUNTY ORDINANCES AND STATE LAWS REGARDING BUILDING CONSTRUCTION AND LAND USE.	
Applicant's Signature:	Date: 11/1/24

Ryan Schera  
AVP, Development

**Land Use Application Type:**

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

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





**AKS ENGINEERING & FORESTRY**

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

P: (503) 563-6151

F: (503) 563-6152

AKS Job #9720

## EXHIBIT A

### City of Tualatin Annexation

A tract of land and portions of rights-of-way, located in the Southeast One-Quarter of Section 34, and the Southwest One-Quarter of Section 35, Township 2 South, Range 1 West, Willamette Meridian, Washington County, Oregon, and being more particularly described as follows:

Beginning at the southwest corner of "Victoria Gardens", recorded as Document Number 2006-038778, Washington County Records, also being on the easterly right-of-way line of SW Graham's Ferry Road (20.00 feet from centerline) and the City of Tualatin city limits line; thence leaving said city limits line along said easterly right-of-way line, South  $16^{\circ}42'09''$  West 713.61 feet; thence continuing along said easterly right-of-way line on a curve to the left with a Radius of 1412.39 feet, a Central Angle of  $08^{\circ}22'45''$ , an Arc Length of 206.56 feet, and a Chord of South  $12^{\circ}30'46''$  West 206.37 feet to the south line of Document Number 95017311, Washington County Records; thence continuing along said easterly right-of-way line (variable width from centerline), South  $88^{\circ}36'56''$  East 17.13 feet; thence continuing along said easterly right-of-way line on a non-tangent curve to the left (with a radial bearing of South  $81^{\circ}35'30''$  East) with a Radius of 1395.39 feet, a Central Angle of  $06^{\circ}49'18''$ , an Arc Length of 166.14 feet, and a Chord of South  $04^{\circ}59'50''$  West 166.04 feet; thence continuing along said easterly right-of-way line, South  $01^{\circ}35'11''$  West 1155.48 feet to the easterly extension of the centerline of SW Basalt Creek Road; thence along said easterly extension and said centerline of SW Basalt Creek Road, North  $88^{\circ}49'44''$  West 102.00 feet; thence continuing along said centerline on a curve to the right with a Radius of 3000.00 feet, a Central Angle of  $11^{\circ}30'44''$ , an Arc Length of 602.78 feet, and a Chord of North  $83^{\circ}04'22''$  West 601.77 feet; thence continuing along said centerline on a reverse curve to the left with a Radius of 2725.00 feet, a Central Angle of  $12^{\circ}38'06''$ , an Arc Length of 600.92 feet, and a Chord of North  $83^{\circ}38'03''$  West 599.71 feet to the northeasterly line of a 100.00 foot wide Bonneville Power Administration Line; thence along said northeasterly line, North  $42^{\circ}56'52''$  West 82.04 feet to the east line of Document Number 2020-059197, Washington County Records; thence along said east line, North  $01^{\circ}34'32''$  East 452.52 feet to the south right-of-way line of SW Tonquin Road (37.00 feet from centerline), also being Reference Point 'A'; thence leaving said south right-of-way line along the southerly extension of the east line of Document Number 2018-020023, Washington County Records, and the east line of said Deed and the east line of Document Number 2016-104160, Washington County Records, North  $01^{\circ}34'32''$  East 696.89 feet to the northeast corner of said Document Number 2016-104160; thence along the north line of said deed, North  $88^{\circ}36'56''$  West 329.94 feet to the east line of Document Number 2016-042425, Washington County Records; thence along said east line and the northerly extension thereof, North  $01^{\circ}32'32''$  East 679.47 feet to the north right-of-way line of SW Tonquin Loop (20.00 feet from centerline); thence along said north right-of-way line, South  $88^{\circ}34'54''$  East 1805.18 feet to the westerly right-of-way line of SW Graham's Ferry Road (20.00 feet from centerline), also being Reference Point 'B'; thence along said westerly right-of-way line, North  $16^{\circ}42'09''$  East 223.60 feet to the westerly extension of the south line of said "Victoria Gardens"; thence along said westerly extension, South  $88^{\circ}34'54''$  East 41.46 feet to the Point of Beginning.

Excepting therefrom;

Parcel 1

Commencing at the aforementioned Reference Point 'A', also being on the south right-of-way line of SW Tonquin Road (37.00 feet from centerline); thence along said south right-of-way line, South 88°39'47" East 660.70 feet to the east line of Document Number 2020-021595, Washington County Records, and the Point of Beginning; thence continuing along said south right-of-way line, South 88°39'47" East 566.46 feet to the west right-of-way line of SW Graham's Ferry Road (variable width from centerline); thence along said west right-of-way line, South 26°25'00" East 66.53 feet; thence continuing along said west right-of-way line (61.00 feet from centerline), South 01°35'11" West 469.83 feet; thence continuing along said west right-of-way line (variable width from centerline), South 50°31'19" West 49.94 feet to the north right-of-way line of SW Basalt Creek Road (61.00 feet from centerline); thence along said north right-of-way line on a non-tangent curve to the right (with a radial bearing of North 01°49'07" East) with a Radius of 2939.00 feet, a Central Angle of 10°51'53", an Arc Length of 557.31 feet, and a Chord of North 82°44'57" West 556.48 feet; thence continuing along said north right-of-way line (variable width from centerline), South 12°41'00" West 24.00 feet; thence continuing along said north right-of-way line (37.00 feet from centerline) on a non-tangent curve to the left (with a radial bearing of South 12°41'00" West) with a Radius of 2762.00 feet, a Central Angle of 00°03'42", an Arc Length of 2.97 feet, and a Chord of North 77°20'51" West 2.97 feet to the east line of said Document Number 2020-021595; thence along said east line, North 01°43'21" East 526.96 feet to the Point of Beginning.

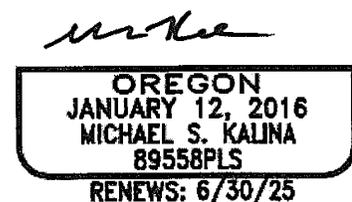
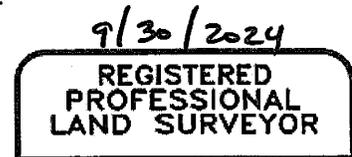
Excepting therefrom;

Parcel 2

Commencing at the aforementioned Reference Point 'B', also being the intersection of the north right-of-way line of SW Tonquin Loop (20.00 feet from centerline) and the westerly right-of-way line of SW Graham's Ferry Road (20.00 feet from centerline); thence along said westerly right-of-way line, South 16°42'09" West 41.47 feet to the south right-of-way line of SW Tonquin Loop (20.00 feet from centerline), and the Point of Beginning; thence continuing along said westerly right-of-way line, South 16°42'09" West 437.61 feet; thence continuing along said westerly right-of-way line on a curve to the left with a Radius of 1452.39 feet, a Central Angle of 08°42'06", an Arc Length of 220.58 feet, and a Chord of South 12°21'06" West 220.37 feet to the south line of Document Number 2020-016104, Washington County Records; thence along said south line, North 88°36'56" West 248.09 feet to the east line of Document Number 91-034487, Washington County Records; thence along said east line, North 01°35'11" East 638.65 feet to the south right-of-way line of said SW Tonquin Loop; thence along said south right-of-way line, South 88°34'54" East 403.37 feet to the Point of Beginning.

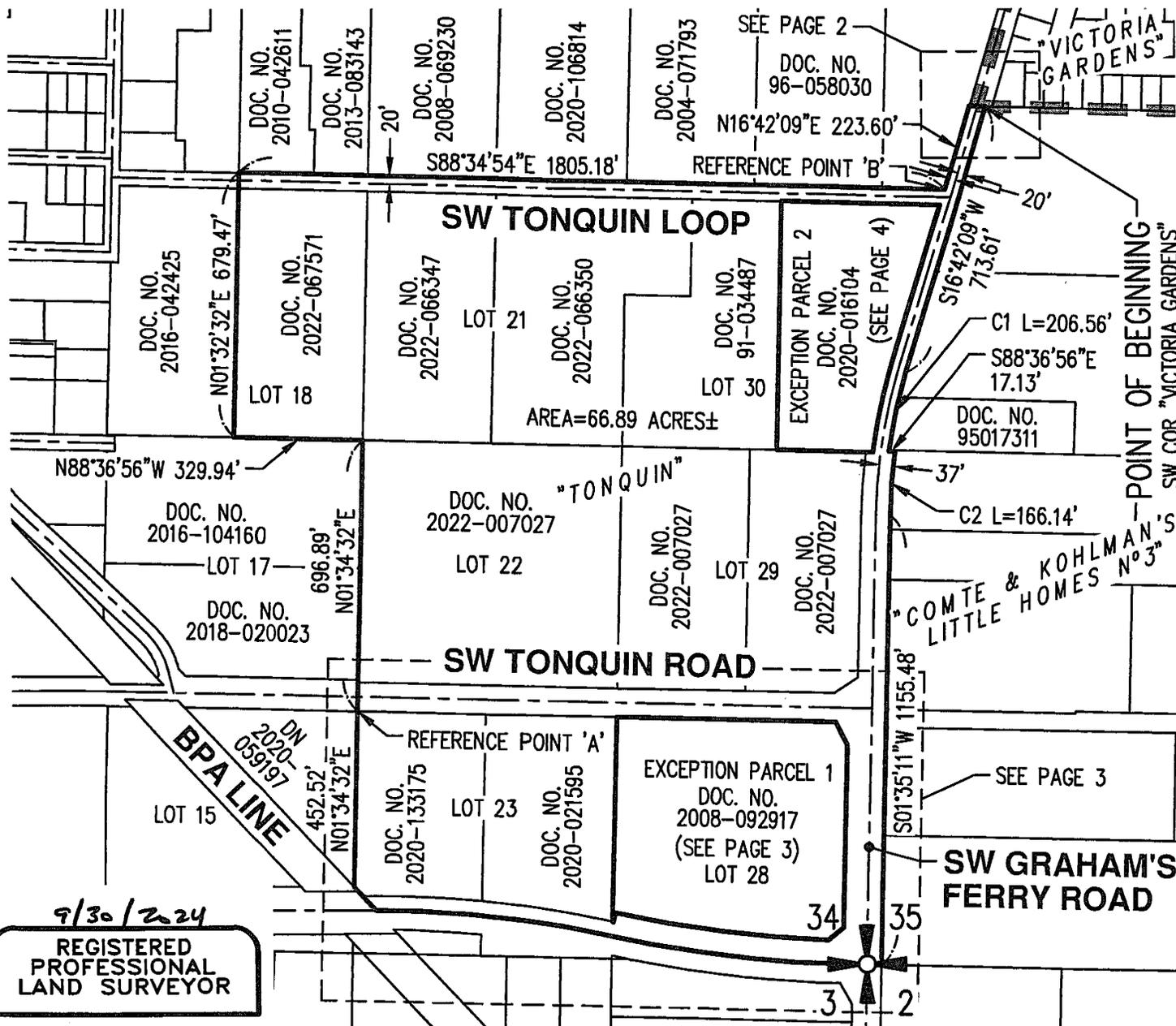
The above described tract of land contains 54.79 acres, more or less.

Bearings for this description are based on State Plane Grid bearing, Oregon State Plane, North Zone 3601, NAD83(2011) Epoch: 2010.0000. Distances shown are International Foot ground values.



# EXHIBIT B

A TRACT OF LAND AND PORTIONS OF RIGHTS-OF-WAY,  
LOCATED IN THE SOUTHEAST 1/4 OF SECTION 34, AND  
THE SOUTHWEST 1/4 OF SECTION 35,  
TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN,  
WASHINGTON COUNTY, OREGON



9/30/2024

**REGISTERED  
PROFESSIONAL  
LAND SURVEYOR**

*Michael S. Kalina*

**OREGON  
JANUARY 12, 2016  
MICHAEL S. KALINA  
89558PLS  
RENEWS: 6/30/25**

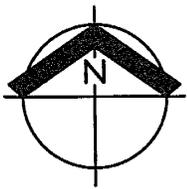
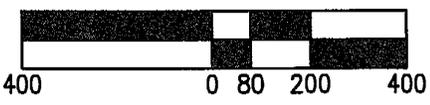
SEE PAGE 5 FOR CURVE DATA

TOTAL AREA=54.79 ACRES±

SCALE: 1"= 400 FEET

### LEGEND

CITY OF TUALATIN CITY LIMITS LINE



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

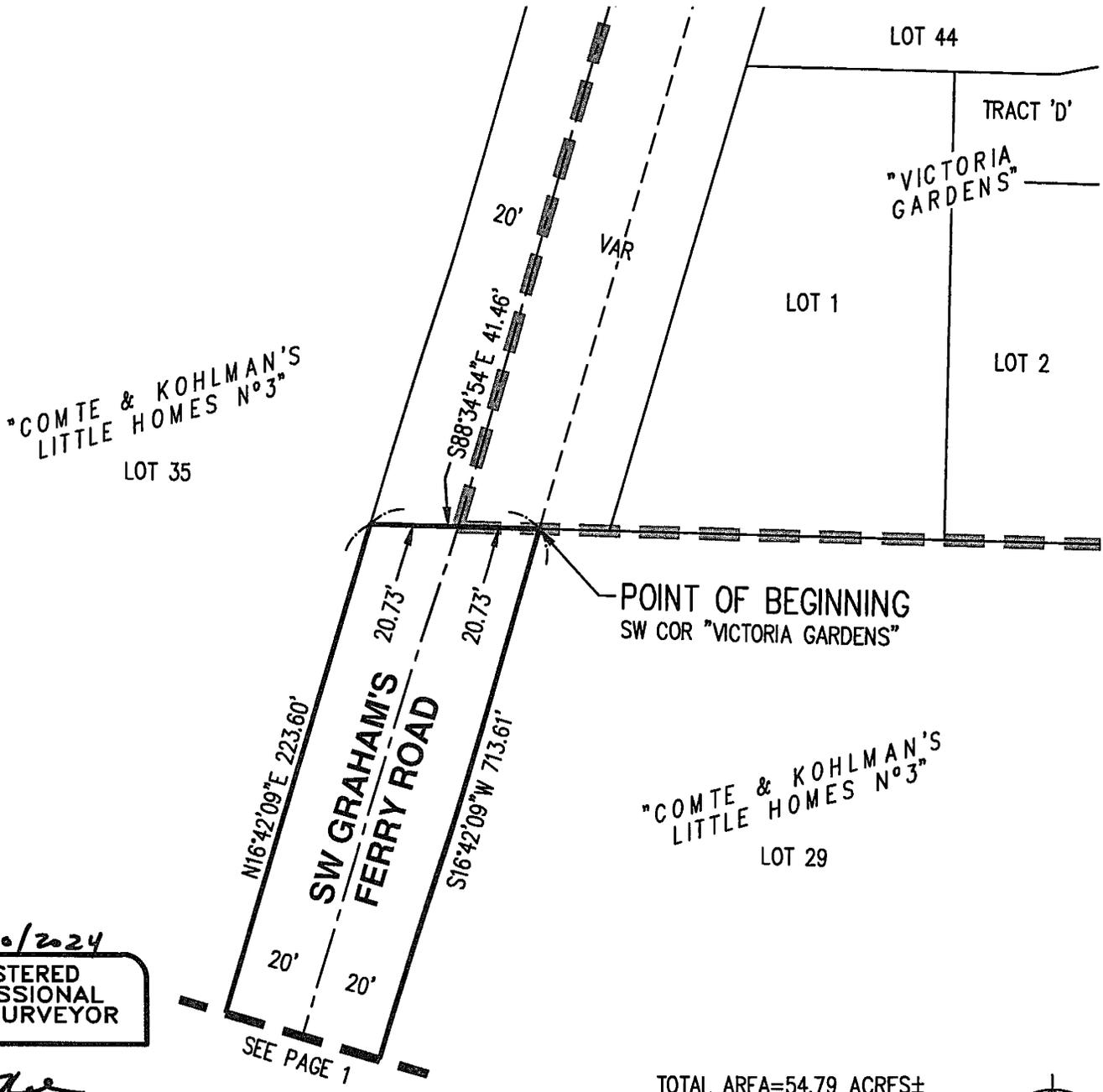


**CITY OF TUALATIN ANNEXATION**

DRWN: WCB	CHKD: MSK
AKS JOB: 9720	EXHIBIT B

# EXHIBIT B

A TRACT OF LAND AND PORTIONS OF RIGHTS-OF-WAY,  
LOCATED IN THE SOUTHEAST 1/4 OF SECTION 34, AND  
THE SOUTHWEST 1/4 OF SECTION 35,  
TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN,  
WASHINGTON COUNTY, OREGON



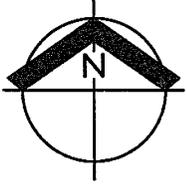
9/30/2024  
**REGISTERED PROFESSIONAL LAND SURVEYOR**

*Michael S. Kalina*

**OREGON**  
 JANUARY 12, 2016  
 MICHAEL S. KALINA  
 89558PLS  
 RENEWS: 6/30/25

**LEGEND**  
 --- CITY OF TUALATIN CITY LIMITS LINE

TOTAL AREA=54.79 ACRES±  
 SCALE: 1"= 40 FEET



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



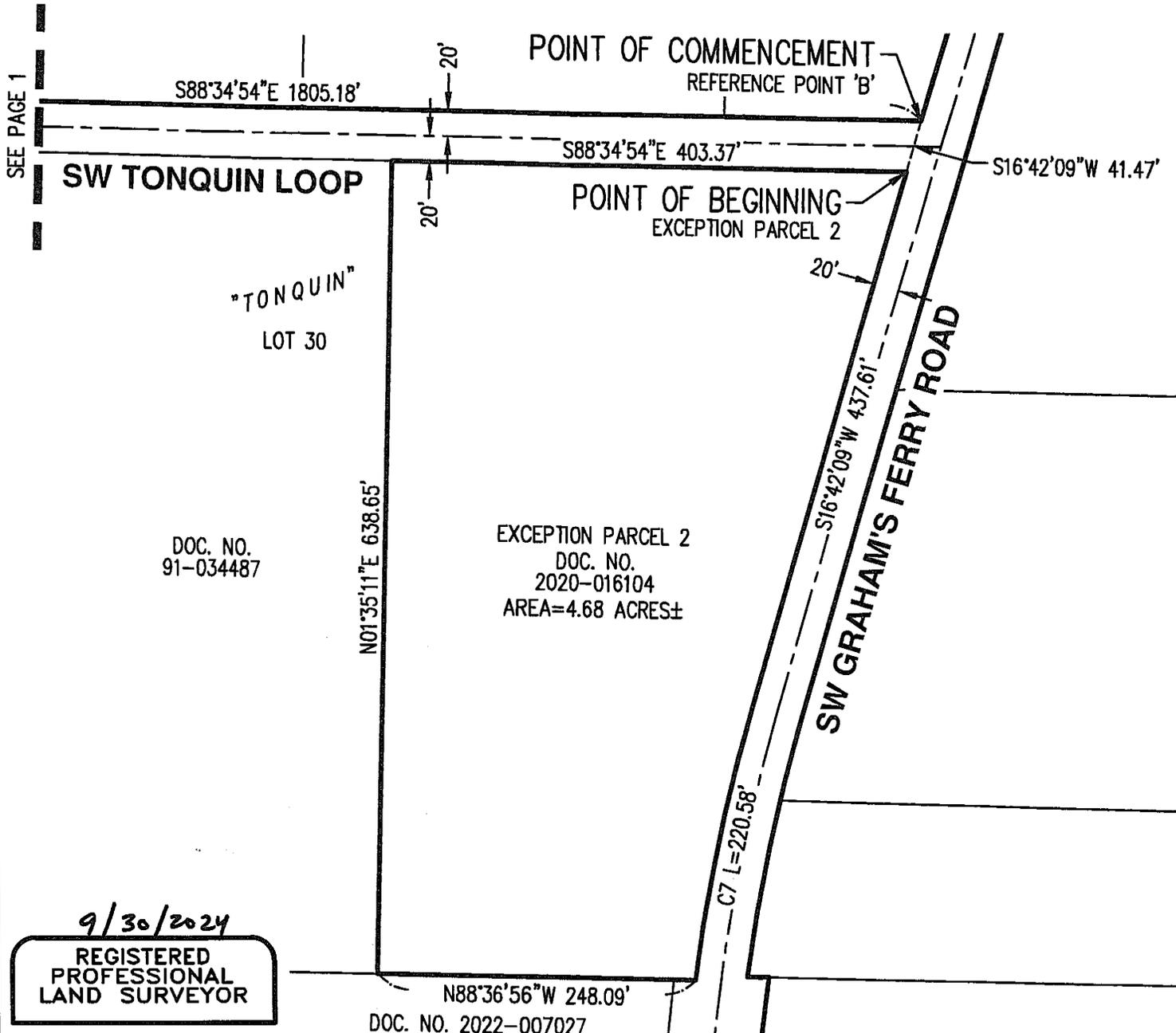
**CITY OF TUALATIN ANNEXATION**

DRWN: WCB	CHKD: MSK
AKS JOB: 9720	EXHIBIT B



# EXHIBIT B

A TRACT OF LAND AND PORTIONS OF RIGHTS-OF-WAY,  
LOCATED IN THE SOUTHEAST 1/4 OF SECTION 34, AND  
THE SOUTHWEST 1/4 OF SECTION 35,  
TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN,  
WASHINGTON COUNTY, OREGON



9/30/2024

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Michael S. Kalina*

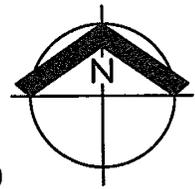
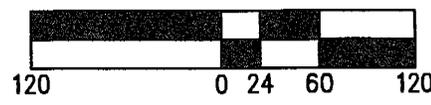
OREGON  
JANUARY 12, 2016  
MICHAEL S. KALINA  
89558PLS

RENEWS: 6/30/25

SEE PAGE 5 FOR CURVE DATA

TOTAL AREA=54.79 ACRES±

SCALE: 1"=120 FEET



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



CITY OF TUALATIN ANNEXATION

DRWN: WCB	CHKD: MSK
AKS JOB: 9720	EXHIBIT B

# EXHIBIT B

A TRACT OF LAND AND PORTIONS OF RIGHTS-OF-WAY,  
 LOCATED IN THE SOUTHEAST 1/4 OF SECTION 34, AND  
 THE SOUTHWEST 1/4 OF SECTION 35,  
 TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN,  
 WASHINGTON COUNTY, OREGON

## CURVE TABLE

CURVE	RADIAL BEARING	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD
C1		1412.39'	08°22'45"	206.56'	S12°30'46"W 206.37'
C2	S81°35'30"E	1395.39'	06°49'18"	166.14'	S04°59'50"W 166.04'
C3		3000.00'	11°30'44"	602.78'	N83°04'22"W 601.77'
C4		2725.00'	12°38'06"	600.92'	N83°38'03"W 599.71'
C5	N01°49'07"E	2939.00'	10°51'53"	557.31'	N82°44'57"W 556.48'
C6	S12°41'00"W	2762.00'	00°03'42"	2.97'	N77°20'51"W 2.97'
C7		1452.39'	08°42'06"	220.58'	S12°21'06"W 220.37'

9/30/2024

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR



OREGON  
 JANUARY 12, 2016  
 MICHAEL S. KALINA  
 89558PLS

RENEWS: 6/30/25

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



CITY OF TUALATIN ANNEXATION  
 (CURVE DATA)

DRWN: WCB	CHKD: MSK
AKS JOB: 9720	EXHIBIT B

### PROPERTY OWNER INFORMATION

*(This form is NOT the petition)*

Metro Code 3.09.040 requires the names and address of all property owners and/or registered voters of the property, regardless of support shown on petition to annex. This is not for notification purposes. A signature on this form does not indicate support or opposition to the request.

**NAME OF OWNER/VOTER (V)**

**PROPERTY DESIGNATION**

(Indicate Section, Township, Range and Lot No.)

**MAILING ADDRESS**

**PROPERTY ADDRESS** (If different)

- |                                     |   |
|-------------------------------------|---|
| (1) <u>Schnitzer Properties LLC</u> | <u>1121 SW Salmon Street, Suite 500, Portland, OR 97205</u> |
| <u>34DA 2S 1W 500</u>               | <u>10970 SW Tonquin Loop Road, Sherwood, OR 97140</u>       |
| (2) <u>Schnitzer Properties LLC</u> | <u>1121 SW Salmon Street, Suite 500, Portland, OR 97205</u> |
| <u>34DA 2S 1W 600</u>               | <u>10770 SW Tonquin Loop Road, Sherwood, OR 97140</u>       |
| (3) <u>Schnitzer Properties LLC</u> | <u>1121 SW Salmon Street, Suite 500, Portland, OR 97205</u> |
| <u>34DA 2S 1W 700</u>               | <u>10650 SW Tonquin Loop Road, Sherwood, OR 97140</u>       |
| (4) <u>Schnitzer Properties LLC</u> | <u>1121 SW Salmon Street, Suite 500, Portland, OR 97205</u> |
| <u>34DD 2S 1W 100</u>               | <u>No situs</u>   |
| (5) <u>Schnitzer Properties LLC</u> | <u>1121 SW Salmon Street, Suite 500, Portland, OR 97205</u> |
| <u>34DD 2S 1W 200</u>               | <u>10795 SW Tonquin Road, Sherwood, OR 97140</u>            |
| (6) <u>Schnitzer Properties LLC</u> | <u>1121 SW Salmon Street, Suite 500, Portland, OR 97205</u> |
| <u>34DD 2S 1W 300</u>               | <u>No situs</u>   |
| (7) <u>Schnitzer Properties LLC</u> | <u>1121 SW Salmon Street, Suite 500, Portland, OR 97205</u> |
| <u>34DD 2S 1W 450</u>               | <u>10880 SW Tonquin Road, Sherwood, OR 97140</u>            |
| (8) <u>Schnitzer Properties LLC</u> | <u>1121 SW Salmon Street, Suite 500, Portland, OR 97205</u> |
| <u>34DD 2S 1W 500</u>               | <u>10800 SW Tonquin Road, Sherwood, OR 97140</u>            |
| (9) <u>Schnitzer Properties LLC</u> | <u>1121 SW Salmon Street, Suite 500, Portland, OR 97205</u> |
| <u>34DB 2S 1W 3000</u>              | <u>11080 SW Tonquin Loop Road, Sherwood, OR 97140</u>       |
| (10) _____                          | _____   |

## ANNEXATION PROPERTY INFORMATION SHEET

### **EXISTING CONDITIONS IN AREA TO BE ANNEXED:**

Land area, in acres: ±46.09

General description of territory *(Include topographic features such as slopes, vegetation, drainage basins, and floodplain areas which are pertinent to this proposal):* \_\_\_\_\_

Existing dwellings and accessory structures; farmland and vacant land. Dwellings and structures to be removed.

Describe land uses on surrounding parcels *(Use tax lots as reference points)*

North: Rural residential properties within the Tualatin UGB and Basalt Creek Planning Area

South: Industrial and residential properties within the Wilsonville UGB and Basalt Creek Planning Area

East: Rural residential properties within the Tualatin UGB and Basalt Creek Planning Area

West: Industrial and residential properties within the Tualatin UGB and Basalt Creek Planning Area

### **EXISTING LAND USE:**

Number of existing units/structures:

Single-family: 6      Multi-family: N/A      Commercial: N/A      Industrial: N/A

Describe existing units/structures: 6 dwellings, 14 farm/industrial buildings across the total site area.

Dwellings and structures to be removed.

What is the current use(s) of the land proposed to be annexed: Rural residential, farmland

Public facilities or other uses: N/A

Total current year assessed valuation – Land \$: \_\_\_\_\_ Structures \$: \_\_\_\_\_

Total existing population: N/A

Is the territory contiguous to the City limits: Separated by right-of-way of SW Grahams Ferry Road

Is the subject territory inside or outside of the Metro Regional Urban Growth Boundary: Inside

**URBAN SERVICE PROVIDERS:**

If the territory described in the proposal is presently included within the boundaries of any of the following types of governmental units, please indicate so by stating the name or names of the governmental units involved.

County: Washington County

Highway Lighting District: N/A

Fire District: Tualatin Valley Fire and Rescue (TVF&R)

Sanitary District: Clean Water Services (CWS)

Water District: City of Tualatin

Grade School District: City of Sherwood

High School District: City of Sherwood

Library District: N/A

Drainage District: N/A

Parks & Recreation District: N/A

Other: CWS (stormwater)

Is the territory served by any of the providers listed above (describe existing connections to public services): \_\_\_\_\_

TVF&R, City of Sherwood School District

### CERTIFICATION OF PROPERTY OWNERSHIP

I certify that the attached petition for annexation of the described territory to the City of Tualatin contains the names of the owners\* of a majority of the land area of the territory to be annexed, as shown on the last available complete assessment roll.

TA FOSTER                      GIS TECH  
Printed Name                      Title

[Signature]                      10/25/24  
Signature                      Date

CARTOGRAPHY                      WASHINGTON  
Department                      County of

ANNEXATION CERTIFIED

BY [Signature]

OCT 25 2024

WASHINGTON COUNTY A & T  
CARTOGRAPHY

\*Owner means the owner of the title to real property or the contract purchaser of the real property.

### CERTIFICATION OF REGISTERED VOTERS

I certify that the attached petition for annexation of described territory to the City of Tualatin contains the names of at least a majority of the electors registered in the territory to be annexed.

\_\_\_\_\_  
Printed Name                      Title

\_\_\_\_\_  
Signature                      Date

\_\_\_\_\_  
Department                      County of

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



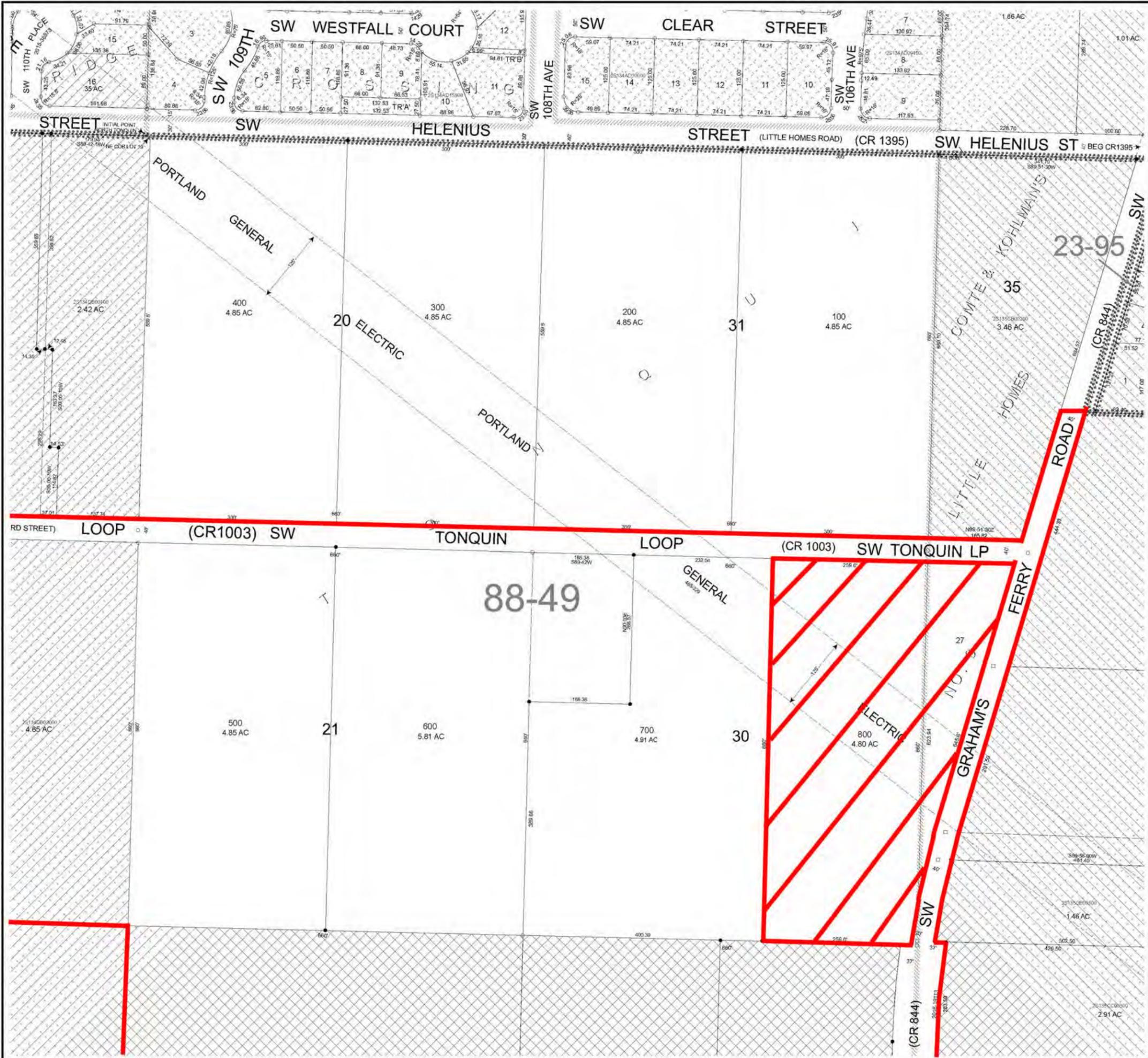
WASHINGTON COUNTY OREGON  
NE 1/4 SE 1/4 SECTION 34 T2S R1W  
SCALE 1"= 100'



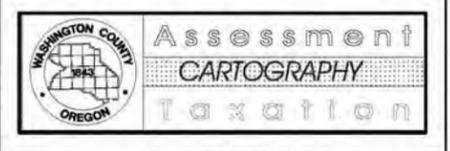
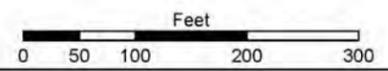
35	31	32	33	34	35	36	31
1	6	5	4	3	2	1	6
12	7	8	9	10	11	12	7
13	18	17	16	15	14	13	18
24	19	20	21	22	23	24	19
25	30	29	28	27	26	25	30
38	31	32	33	34	35	36	31
1	6	5	4	3	2	1	6

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

FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT  
[www.co.washington.or.us](http://www.co.washington.or.us)



Cancelled Taxlots For: 2S134DA  
None



PLOT DATE: 9/15/2022  
RELATION: 0  
FOR ASSESSMENT PURPOSES  
ONLY - DO NOT RELY ON  
FOR OTHER USE

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

WASHINGTON COUNTY OREGON  
NW 1/4 SE 1/4 SECTION 34 T2S R1W  
SCALE 1"= 100'

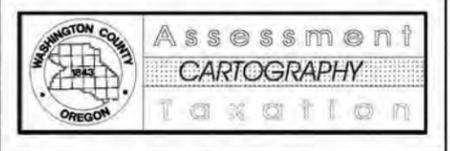
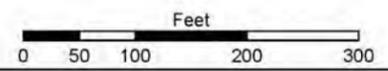


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24	19	20	21	22	23	24	19
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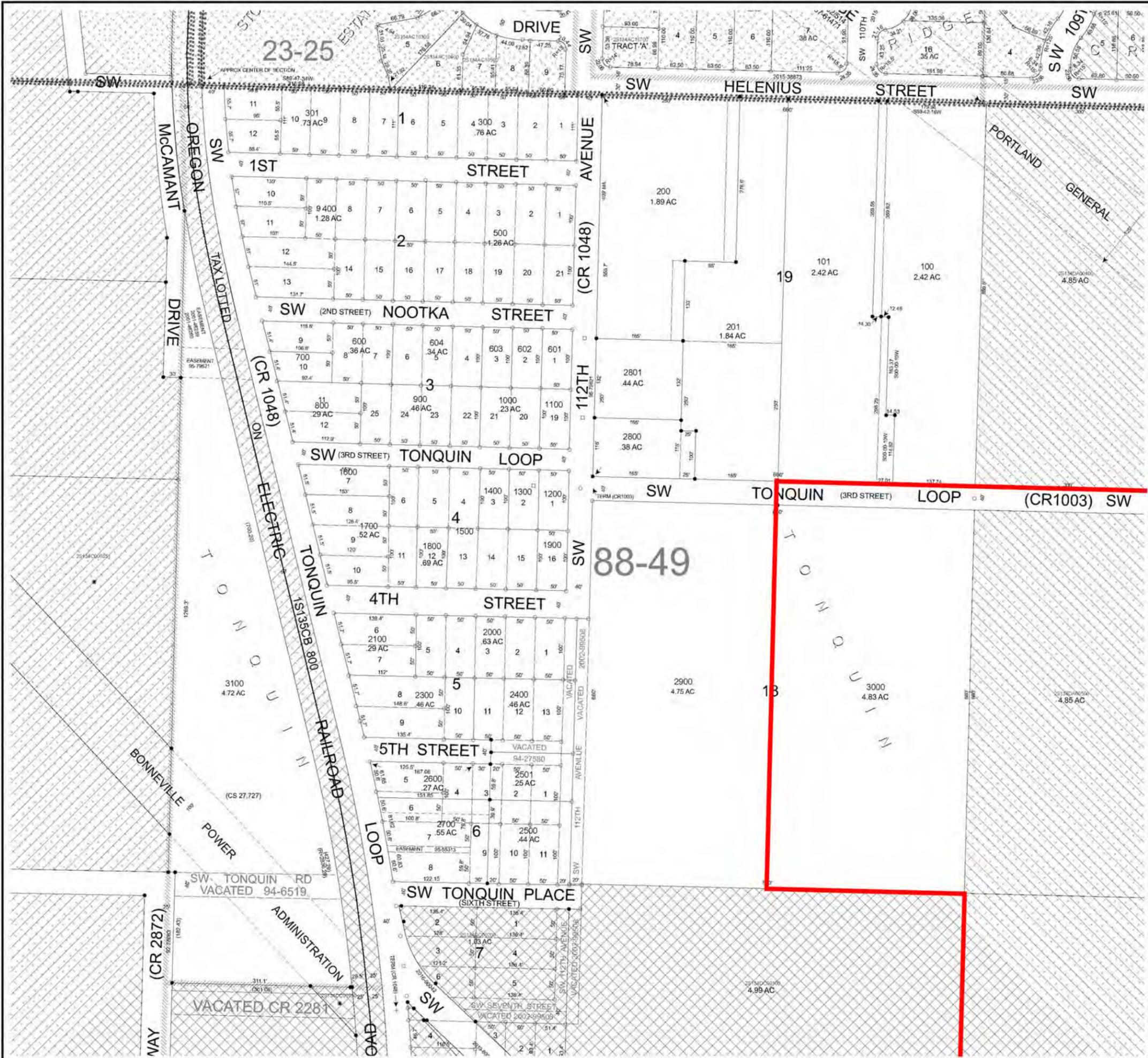
BB	BA	AB	AA
BC	BD	AC	AD
CB	CA	DB	DA
CC	CD	DC	DD

FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT  
[www.co.washington.or.us](http://www.co.washington.or.us)

Cancelled Taxlots For: 2S134DB  
3101, 2200



PLOT DATE: 9/16/2022  
RELATION: 0  
FOR ASSESSMENT PURPOSES  
ONLY - DO NOT RELY ON  
FOR OTHER USE  
Map areas delineated by either gray shading or a cross-hatched pattern are for reference only and may not indicate the most current property boundaries. Please consult the appropriate map for the most current information.



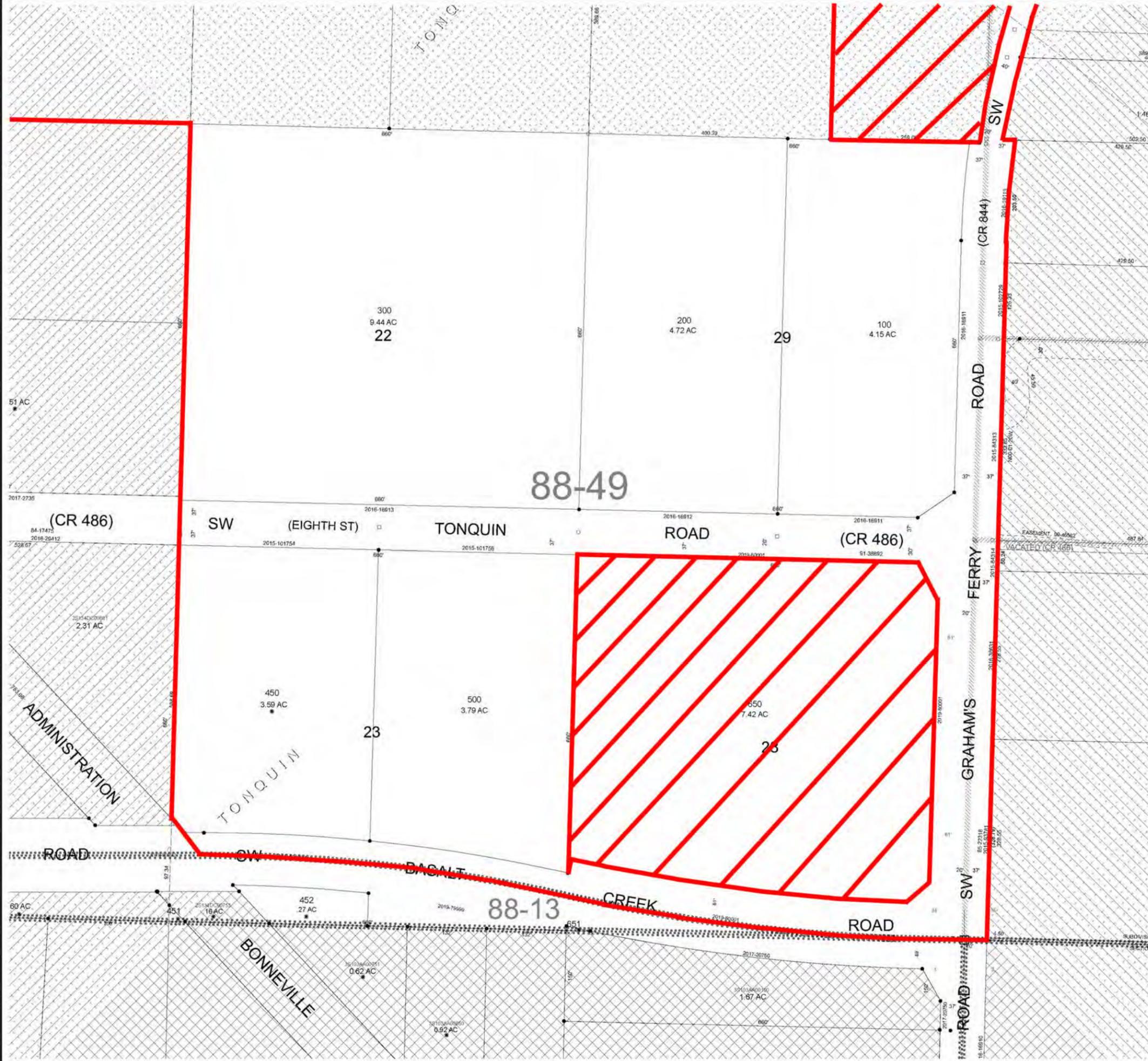
WASHINGTON COUNTY OREGON  
SE 1/4 SE 1/4 SECTION 34 T2S R1W  
SCALE 1"= 100'



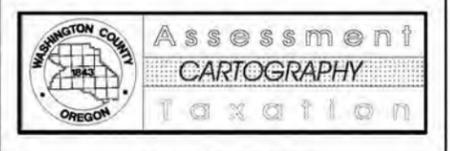
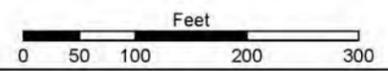
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12	7	8	9	10	11	12	7
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24	19	20	21	22	23	24	19
25	30	29	28	27	26	25	30
36	31	32	33	34	35	36	31
1	6	5	4	3	2	1	6

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

FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT  
[www.co.washington.or.us](http://www.co.washington.or.us)



Cancelled Taxlots For: 2S134DD  
400



PLOT DATE: 2/3/2022  
FOR ASSESSMENT PURPOSES  
ONLY - DO NOT RELY ON  
FOR OTHER USE  
Map areas delineated by either gray shading or a cross-hatched pattern are for reference only and may not indicate the most current property boundaries. Please consult the appropriate map for the most current information.

<p><b><u>NAME OF DOCUMENT FOR RECORDING:</u></b>  <b>Waiver Of Rights And Remedies</b>  Grantor: (Petitioner(s))  Grantee: City of Tualatin  Consideration: None.  Tax Statement to be mailed to: No change.  <u>After Recording, Return To:</u> City of Tualatin,  Attn: City Recorder, 18880 SW Martinazzi,  Tualatin, OR 97062</p>	<p>(For (</p>  <p>03039707202400515630050055</p> <p>I, Joe Nelson, 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.</p>  <p>Joe Nelson, Director of Assessment and Taxation, Ex-Officio County Clerk</p>
---	---

**MEASURE 37 & 49 WAIVER OF RIGHTS AND REMEDIES**

**Whereas,** Jordan Schnitzer ("Petitioner", including collectively all petitioners) has petitioned to the City of Tualatin ("City") to commence certain proceedings, i.e., annexation, planning district change, and/or plan text amendment for the following described real property,

See attached legal description

**Whereas,** under Ballot Measure 37 (effective December 2, 2004), as amended by Ballot Measure 49 (effective December 6, 2007), a property owner may seek just compensation or waiver of certain land use regulations if a public entity enacts or enforces the land use regulations after the property owner acquired the property; and

**Whereas,** Oregon electors or the Oregon Legislature may, in the future, enact further statutory or constitutional amendments relating to compensation for the impact of local regulations upon real property, under certain circumstances; and

**Whereas,** City does not wish to approve the Petitioner's requested proceedings if such approval could result in the owner or the owner's successors or assigns filing a claim for compensation for the land use regulations in effect upon the effective date of the proceedings or a claim seeking to require the City to waive its land use regulations, which are being newly imposed upon the property as a result of the Petitioner's requested proceedings; and

**Whereas,** Petitioner wishes to obtain the City's approval of Petitioner's requested proceedings and therefore agrees to eliminate the potential of claim for compensation or the right to seek waiver from the City's land use regulations existing as of the effective date of the proceedings.

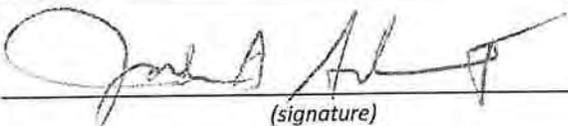
Now, therefore, Petitioner warrants that the Petitioner executing this Waiver Agreement holds the full and complete present ownership or any interest therein in the property, and agrees as follows:

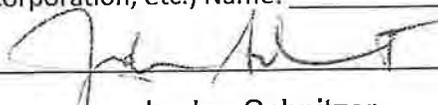
1. As inducement to the City to proceed with the following proceeding(s) affecting the subject real property: Annexation, planning district change, and/or plan text amendment which may include designation of the property as subject to additional applicable land use regulations and overlay zones and districts, which may include, but are not limited to the Mixed Use Commercial Overlay District, Industrial Business Park Overlay District, Flood Plain District, Wetlands Protection District, Greenway Protection Overlay District and Natural Areas, and/or design districts ("proceedings"), the undersigned Petitioner, on behalf of Petitioner, Petitioner's heirs, devisees, executors, administrators, successors and assigns, agrees and covenants to the City of Tualatin, its officers, agents, employees and assigns that the Petitioner hereby waives, releases and

forever discharges, and agrees that Petitioner shall be estopped from asserting any rights and remedies, actions, causes of action, suits, claims, liabilities, demands, and rights to waivers arising under or granted by any statutory or constitutional regulatory compensation or waiver provisions, including but not limited to Ballot Measure 37 (2004) and Ballot Measure 49 (2007) or otherwise enacted after the date of this proceeding which would create a right of claim for compensation or waiver from city land use regulations that exist upon the effective date of the proceeding and which, by the approval of the proceeding, are then applicable to the property.

2. This covenant, waiver, release, and discharge binds the undersigned's heirs, devisees, executors and administrators, successors in interests, and assigns. This covenant, waiver, release, and discharge will run with the land, and this instrument or a memorandum of it may be recorded in the official records of the County in which the subject real property is located. This instrument may be terminated upon the filing of a Notice of Termination of Waiver filed by the City of Tualatin.
3. If this instrument is given contemporaneous with a consent to future proceedings to be initiated by the City, Petitioner acknowledges that the proceedings may be initiated by the City of Tualatin at any time in the discretion of the City and that this waiver and release is applicable to any ordinances adopted prior to the effective date of the proceeding.
4. This document is executed of my own free will and without duress. I/we respectively acknowledge that I/we have been advised to obtain legal advice prior to the execution of this document, and that either I, or each of us respectively, have either obtained legal advice or have independently elected not to seek legal advice prior to the execution of this document, recognizing that this document may affect our legal rights and remedies.

DATED this 14th day of October, 2024

 (signature)	   (signature)
Petitioner Name: Jordan Schnitzer, President	Petitioner Name:
Date Signed: 10/14/24	Date Signed:

Petitioner (corporation, etc.) Name: Schnitzer Properties, LLC  
By:   
Name of Signor: Jordan Schnitzer  
Office/Title of Signor: President

State of Oregon \_\_\_\_\_ )  
County of Multnomah

On this 14<sup>th</sup> day of October, 2024, before me the undersigned Notary Public, personally appeared

Jordan Schnitzer

*(Name of Petitioners signing; not Notary name)*

- Personally known to me
- Proved to me on the basis of satisfactory evidence
- To be the person who executed the within instrument
- As President or on behalf of the entity therein named, pursuant to authority, and acknowledged to me the execution hereof.

WITNESS my hand and official seal <i>(Do not write outside of the box)</i>	Place Notary Seal Below
Notary Signature: <u></u> Notary name (legible): <u>ERICA GRAY</u>	

This document is accepted pursuant to authority and approved for recording.

City of Tualatin, Oregon

  
City Manager



## EXHIBIT A

### City of Tualatin Annexation

A tract of land and portions of rights-of-way, located in the Southeast One-Quarter of Section 34, and the Southwest One-Quarter of Section 35, Township 2 South, Range 1 West, Willamette Meridian, Washington County, Oregon, and being more particularly described as follows:

Beginning at the southwest corner of "Victoria Gardens", recorded as Document Number 2006-038778, Washington County Records, also being on the easterly right-of-way line of SW Graham's Ferry Road (20.00 feet from centerline) and the City of Tualatin city limits line; thence leaving said city limits line along said easterly right-of-way line, South  $16^{\circ}42'09''$  West 713.61 feet; thence continuing along said easterly right-of-way line on a curve to the left with a Radius of 1412.39 feet, a Central Angle of  $08^{\circ}22'45''$ , an Arc Length of 206.56 feet, and a Chord of South  $12^{\circ}30'46''$  West 206.37 feet to the south line of Document Number 95017311, Washington County Records; thence continuing along said easterly right-of-way line (variable width from centerline), South  $88^{\circ}36'56''$  East 17.13 feet; thence continuing along said easterly right-of-way line on a non-tangent curve to the left (with a radial bearing of South  $81^{\circ}35'30''$  East) with a Radius of 1395.39 feet, a Central Angle of  $06^{\circ}49'18''$ , an Arc Length of 166.14 feet, and a Chord of South  $04^{\circ}59'50''$  West 166.04 feet; thence continuing along said easterly right-of-way line, South  $01^{\circ}35'11''$  West 1155.48 feet to the easterly extension of the centerline of SW Basalt Creek Road; thence along said easterly extension and said centerline of SW Basalt Creek Road, North  $88^{\circ}49'44''$  West 102.00 feet; thence continuing along said centerline on a curve to the right with a Radius of 3000.00 feet, a Central Angle of  $11^{\circ}30'44''$ , an Arc Length of 602.78 feet, and a Chord of North  $83^{\circ}04'22''$  West 601.77 feet; thence continuing along said centerline on a reverse curve to the left with a Radius of 2725.00 feet, a Central Angle of  $12^{\circ}38'06''$ , an Arc Length of 600.92 feet, and a Chord of North  $83^{\circ}38'03''$  West 599.71 feet to the northeasterly line of a 100.00 foot wide Bonneville Power Administration Line; thence along said northeasterly line, North  $42^{\circ}56'52''$  West 82.04 feet to the east line of Document Number 2020-059197, Washington County Records; thence along said east line, North  $01^{\circ}34'32''$  East 452.52 feet to the south right-of-way line of SW Tonquin Road (37.00 feet from centerline), also being Reference Point 'A'; thence leaving said south right-of-way line along the southerly extension of the east line of Document Number 2018-020023, Washington County Records, and the east line of said Deed and the east line of Document Number 2016-104160, Washington County Records, North  $01^{\circ}34'32''$  East 696.89 feet to the northeast corner of said Document Number 2016-104160; thence along the north line of said deed, North  $88^{\circ}36'56''$  West 329.94 feet to the east line of Document Number 2016-042425, Washington County Records; thence along said east line and the northerly extension thereof, North  $01^{\circ}32'32''$  East 679.47 feet to the north right-of-way line of SW Tonquin Loop (20.00 feet from centerline); thence along said north right-of-way line, South  $88^{\circ}34'54''$  East 1805.18 feet to the westerly right-of-way line of SW Graham's Ferry Road (20.00 feet from centerline), also being Reference Point 'B'; thence along said westerly right-of-way line, North  $16^{\circ}42'09''$  East 223.60 feet to the westerly extension of the south line of said "Victoria Gardens"; thence along said westerly extension, South  $88^{\circ}34'54''$  East 41.46 feet to the Point of Beginning.

Excepting therefrom;

Parcel 1

Commencing at the aforementioned Reference Point 'A', also being on the south right-of-way line of SW Tonquin Road (37.00 feet from centerline); thence along said south right-of-way line, South 88°39'47" East 660.70 feet to the east line of Document Number 2020-021595, Washington County Records, and the Point of Beginning; thence continuing along said south right-of-way line, South 88°39'47" East 566.46 feet to the west right-of-way line of SW Graham's Ferry Road (variable width from centerline); thence along said west right-of-way line, South 26°25'00" East 66.53 feet; thence continuing along said west right-of-way line (61.00 feet from centerline), South 01°35'11" West 469.83 feet; thence continuing along said west right-of-way line (variable width from centerline), South 50°31'19" West 49.94 feet to the north right-of-way line of SW Basalt Creek Road (61.00 feet from centerline); thence along said north right-of-way line on a non-tangent curve to the right (with a radial bearing of North 01°49'07" East) with a Radius of 2939.00 feet, a Central Angle of 10°51'53", an Arc Length of 557.31 feet, and a Chord of North 82°44'57" West 556.48 feet; thence continuing along said north right-of-way line (variable width from centerline), South 12°41'00" West 24.00 feet; thence continuing along said north right-of-way line (37.00 feet from centerline) on a non-tangent curve to the left (with a radial bearing of South 12°41'00" West) with a Radius of 2762.00 feet, a Central Angle of 00°03'42", an Arc Length of 2.97 feet, and a Chord of North 77°20'51" West 2.97 feet to the east line of said Document Number 2020-021595; thence along said east line, North 01°43'21" East 526.96 feet to the Point of Beginning.

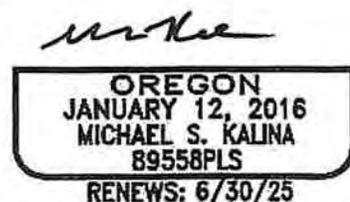
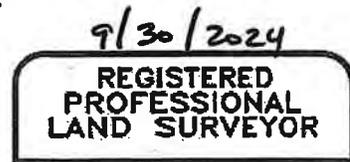
Excepting therefrom;

Parcel 2

Commencing at the aforementioned Reference Point 'B', also being the intersection of the north right-of-way line of SW Tonquin Loop (20.00 feet from centerline) and the westerly right-of-way line of SW Graham's Ferry Road (20.00 feet from centerline); thence along said westerly right-of-way line, South 16°42'09" West 41.47 feet to the south right-of-way line of SW Tonquin Loop (20.00 feet from centerline), and the Point of Beginning; thence continuing along said westerly right-of-way line, South 16°42'09" West 437.61 feet; thence continuing along said westerly right-of-way line on a curve to the left with a Radius of 1452.39 feet, a Central Angle of 08°42'06", an Arc Length of 220.58 feet, and a Chord of South 12°21'06" West 220.37 feet to the south line of Document Number 2020-016104, Washington County Records; thence along said south line, North 88°36'56" West 248.09 feet to the east line of Document Number 91-034487, Washington County Records; thence along said east line, North 01°35'11" East 638.65 feet to the south right-of-way line of said SW Tonquin Loop; thence along said south right-of-way line, South 88°34'54" East 403.37 feet to the Point of Beginning.

The above described tract of land contains 54.79 acres, more or less.

Bearings for this description are based on State Plane Grid bearing, Oregon State Plane, North Zone 3601, NAD83(2011) Epoch: 2010.0000. Distances shown are International Foot ground values.



**AFFIDAVIT OF MAILING NOTICE**

STATE OF OREGON            )  
  ) SS  
COUNTY OF WASHINGTON )

I, Tracie McLaughlin being first duly sworn, depose and say:

That on the 5th day of September, 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.

Tracie McLaughlin  
Signature

SUBSCRIBED AND SWORN to before me this 6<sup>th</sup> day of September, 2024.

Martha Jo Rakestraw  
Notary Public for Oregon  
My commission expires:

RE: Annexation in the Basalt Creek Planning Area



September 5, 2024



**Ref: Neighborhood Meeting – Annexation in the Basalt Creek Planning Area**

Dear Neighbor/Property Owner:

AKS Engineering & Forestry, LLC is holding a neighborhood meeting regarding a ±46.09-acre site located in the Basalt Creek Planning Area within the Urban Growth Boundary (UGB) of the City of Tualatin. The site includes the following properties presently located within Washington County:

- Map 2S134DD, Tax Lots 100, 200, 300, 450, 500
- Map 2S134DA, Tax Lots 500, 600, 700
- Map 2S134DB, Tax Lot 3000

The properties are currently designated Future Development 20-Acre (FD-20) by Washington County and are planned to have the Basalt Creek Employment (BCE) zoning designation upon annexation into the City, per the City’s Comprehensive Plan and Zoning Map. The site is planned to be annexed in order to receive City services. The site is anticipated to be improved with commercial and industrial uses, which will be reviewed under a subsequent land use application.

Prior to submitting the application, we would like to take the opportunity to discuss the application in more detail with you. We will attempt to answer questions relevant to meeting standards consistent with the City of Tualatin Development Code. You are cordially invited to attend a meeting at the date, time, and location detailed below:

**September 25<sup>th</sup> at 6:30 PM**  
**Tualatin Public Library Community Room**  
**18878 SW Martinazzi Ave**

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

I look forward to discussing this project with you. If you have questions, but will be unable to attend, please feel free to call me at 503-563-6151 or email me at [vermilyas@aks-eng.com](mailto:vermilyas@aks-eng.com).

Sincerely,

**AKS ENGINEERING & FORESTRY, LLC**

A handwritten signature in black ink that reads "Sean Vermilya". The signature is written in a cursive, flowing style.

Sean Vermilya

12965 SW Herman Road, Suite 100

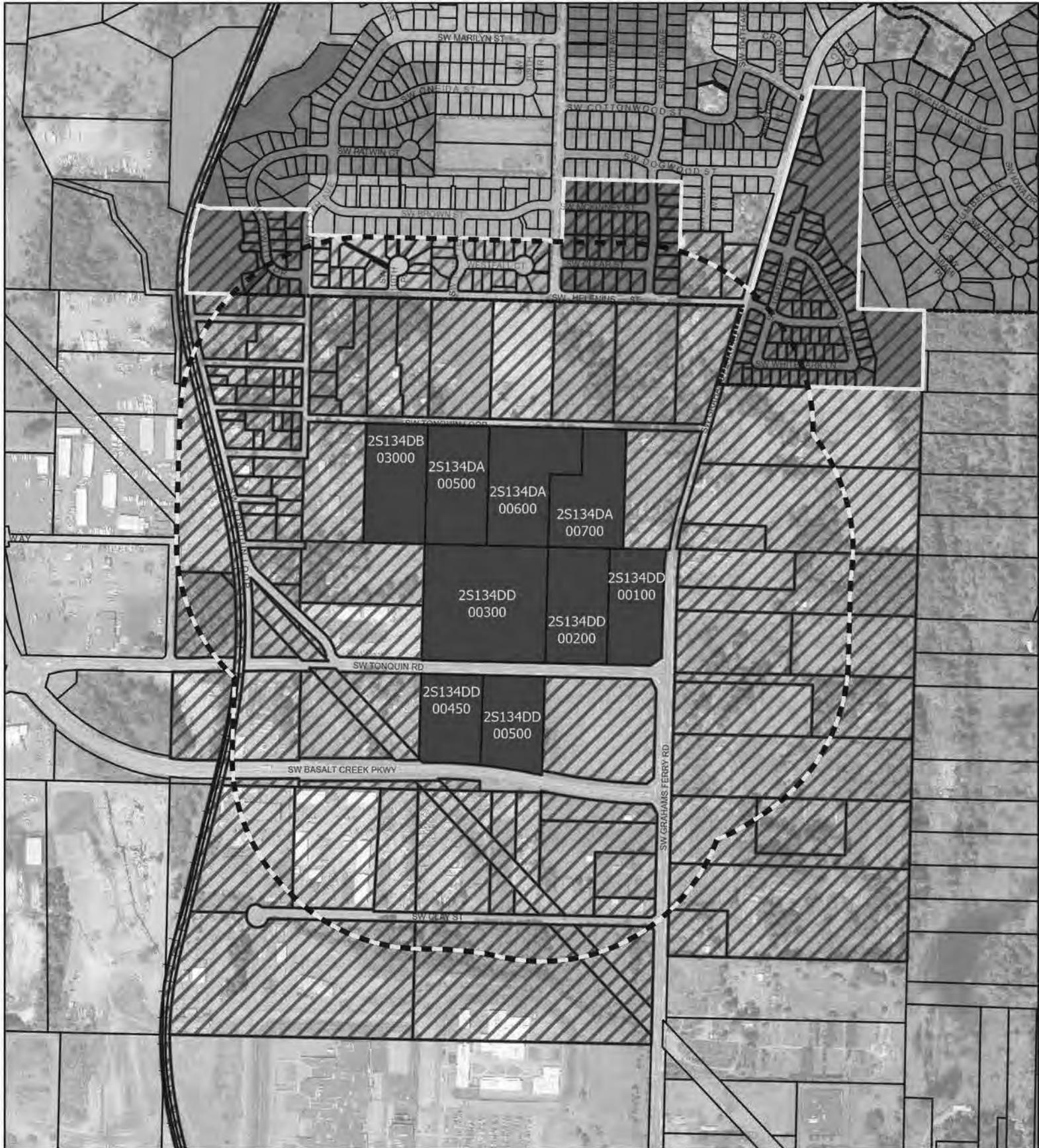
Tualatin, OR 97062

503-563-6151 | [vermilyas@aks-eng.com](mailto:vermilyas@aks-eng.com)



Data Resource Center  
 600 NE Grand Ave, Portland, OR 97232  
 503.797.1742 – [drc@oregonmetro.gov](mailto:drc@oregonmetro.gov)

This Web site is offered as a public service, integrating various government records into a region-wide mapping system. The property assessment records are a multi-county integration of Clackamas, Multnomah and Washington County records. MetroMap blends each county's records into a common database on a quarterly basis. Therefore, to view each county's official records, go to their respective web sites or offices. The other MetroMap data are derived from city, county, state, federal and Metro sources. The metadata (data about the data) are included on this site, including the sources to be consulted for verification of the information contained herein. It describes some cases where Metro blends city and county records by generalizing the disparities. Metro assumes no legal responsibility for the compilation of multi-source government information displayed by Metro Map.



 1000' Buffer

 1000' Buffer with Subdivisions

 Selected Taxlots



1210 OREGON LLC  
[REDACTED]  
POST FALLS, ID, 83854

ALEXANDER ALAN VAUGHAN &  
ALEXANDER LAURIE LEE  
[REDACTED]  
TUALATIN, OR, 97062

ALLAN TERRANCE M & ALLAN  
YONG-SUK  
10896 SW WESTFALL CT  
TUALATIN, OR, 97062

ANDERSON STEPHEN &  
ANDERSON BORGNY  
[REDACTED]  
WILSONVILLE, OR, 97070

ANDERSON STEPHEN FRANK &  
ANDERSON BORGNY ANN  
[REDACTED]  
WILSONVILLE, OR, 97070

ANDERSON STEPHEN & BORGNY  
FAM TRUST  
[REDACTED]  
WILSONVILLE, OR, 97070

APONTE DAVID & APONTE AUREA  
[REDACTED]  
TUALATIN, OR, 97062

ARMSTRONG LANITA J ISSAH &  
ARMSTRONG ISAAC ISSAH  
[REDACTED]  
TUALATIN, OR, 97062

BARTHEL REV LIV TRUST  
[REDACTED]  
TUALATIN, OR, 97062

BELL JAMES & ZHANG MING  
[REDACTED]  
TUALATIN, OR, 97062

BENNETT DANA & BENNETT  
LAWRENCE JR  
[REDACTED]  
TUALATIN, OR, 97062

BERGMANN MICHELE JEAN LIV  
TRUST  
[REDACTED]  
TUALATIN, OR, 97062

BEWLEY ROY W JR & BEWLEY  
KELLEY J  
[REDACTED]  
SHERWOOD, OR, 97140

BLANK FAMILY TRUST  
[REDACTED]  
TUALATIN, OR, 97062

BOATSMAN LESLIE A & BOATSMAN  
VICKI L  
[REDACTED]  
TUALATIN, OR, 97062

BOHN AARON & BOHN ABIGAIL  
[REDACTED]  
TUALATIN, OR, 97062

BOLTON DEVAUNTE R & BOLTON  
ARIEL E A  
[REDACTED]  
SHERWOOD, OR, 97140

BORDERS EDNA R  
[REDACTED]  
BEAVERCREEK, OR, 97004

BOSKET JENNIFER R REV LIV TRUST  
[REDACTED]  
TUALATIN, OR, 97062

BOWEN EDWARD A  
[REDACTED]  
BULLHEAD CITY, AZ, 86442

BOWKER JOEL A & BOWKER NANCY  
J  
[REDACTED]  
TUALATIN, OR, 97062

BOYER GARY J & DEAL MICHAEL W  
[REDACTED]  
TUALATIN, OR, 97062

BRAUN LAURA  
[REDACTED]  
WELLINGTON, FL, 33414

BRAUN PROPERTIES LLC  
[REDACTED]  
WILSONVILLE, OR, 97070

BRICK JONATHAN R & BRICK  
LORIANN C  
[REDACTED]  
TUALATIN, OR, 97062

BRIX PROPERTIES LLC & CLAY  
STREET PROPERTIES LLC  
[REDACTED]  
WEST LINN, OR, 97068

BUTTLERFIELD RAYMON CLOUD &  
SPOONER MEGAN IRENE  
[REDACTED]  
TUALATIN, OR, 97062

CABREROS ANACLETO CURA JR  
[REDACTED]  
TUALATIN, OR, 97062

CAIN DERICK D & CAIN ANNIE R  
[REDACTED]  
TUALATIN, OR, 97062

CAREY JAMES A & CAREY JENNIFER  
L  
[REDACTED]  
TUALATIN, OR, 97062

CARLEY DANIELLE  
[REDACTED]  
TUALATIN, OR, 97062

CASPELL STEVE G & KUMAR ANJU  
[REDACTED]  
TUALATIN, OR, 97062

CATLOW CHRISTINE MARY &  
CATLOW JOSEPH  
[REDACTED]  
TUALATIN, OR, 97062

CESERANI VICTOR W & LEAH M LIV  
TRUST  
[REDACTED]  
TUALATIN, OR, 97062

CHAMBERLIN GEORGE E &  
CHAMBERLIN CHARLENE  
[REDACTED]  
APO, AP, 96549

CHILDS THOMAS L & CHILDS  
HANNAH J & POWELL SCOTT D ET  
AL  
[REDACTED]  
SHERWOOD, OR, 97140  
CLARKE ANDREW W & CLARKE  
STEPHANIE J  
[REDACTED]  
TUALATIN, OR, 97062

CLAESSEMS STEVEN MICHAEL &  
CLAESSENS ADRIAN JOVANA  
[REDACTED]  
TUALATIN, OR, 97062

CLARK & COOL LLC  
[REDACTED]  
SHERWOOD, OR, 97140

CLINE S DANIELLE TRUST  
[REDACTED]  
TUALATIN, OR, 97062

CONRAD CARL & CONRAD  
STEPHANIE  
[REDACTED]  
TUALATIN, OR, 97062

CONSTANZA JANELLE & REMSEN  
STEVEN  
[REDACTED]  
TUALATIN, OR, 97062

COUSINS FAMILY TRUST  
[REDACTED]  
TUALATIN, OR, 97062

CRT LEASING LLC  
[REDACTED]  
WILSONVILLE, OR, 97070

CULP JESSE  
[REDACTED]  
SHERWOOD, OR, 97140

DAIISADEGHI MOHAMMAD  
HOSSEIN REV LIV TRUST  
[REDACTED]  
BEAVERTON, OR, 97007

DAVIS JOSEPH C & DAVIS SUZETTE  
B  
[REDACTED]  
TUALATIN, OR, 97062

DEHAAN MICHAEL & DEHAAN  
SAMANTHA  
[REDACTED]  
TUALATIN, OR, 97062

DONG FAMILY TRUST  
[REDACTED]  
TUALATIN, OR, 97062

DUKEMINIER WILLIAM MARK &  
DUKEMINIER CATHERINE G  
[REDACTED]  
TUALATIN, OR, 97062

EATON LARRY A REV LIV TRUST  
[REDACTED]  
SHERWOOD, OR, 97140

EDTL LISA  
[REDACTED]  
TUALATIN, OR, 97062

EGG JOHN JOSEPH & EGG  
REBECCA ANN  
[REDACTED]  
TUALATIN, OR, 97062

EISERT CLARK L & EISERT  
STEPHANIE A  
[REDACTED]  
SHERWOOD, OR, 97140

ELDER DAVID B & ELDER AMY K  
[REDACTED]  
TUALATIN, OR, 97062

ELLERBROOK MATTHEW &  
ELLERBROOK BRITANY  
[REDACTED]  
TUALATIN, OR, 97062

EMJ PROPERTIES LLC  
[REDACTED]  
PORTLAND, OR, 97206

ERIKSEN FAMILY REV TRUST  
[REDACTED]  
TUALATIN, OR, 97062

FARNSTROM CRAIG S &  
FARNSTROM CINDI L  
[REDACTED]  
TUALATIN, OR, 97062

FELLERS MICHELLE ELIZABETH  
[REDACTED]  
OREGON CITY, OR, 97045

FORCE DAVID & FORCE ALINA

TUALATIN, OR, 97062

FREEZA ANGELA L

TUALATIN, OR, 97062

GILLAM ERIK & GILLAM ERIN

TUALATIN, OR, 97062

GORDIN HOWARD S & GORDIN  
CHRISTINE D

TUALATIN, OR, 97062

HADDAD WAYNE & HADDAD DEBRA

TUALATIN, OR, 97062

HARRIS MICHAEL R & HARRIS  
SUSAN E

SHERWOOD, OR, 97140

HENLEY RONALD C & HENLEY  
JOANNA M

TUALATIN, OR, 97062

HERNANDEZ KIMBERLY A &  
HERNANDEZ RICARDO

TUALATIN, OR, 97062

HOUSTON HOWARD W JR FAMILY  
TRUST

ODELL, OR, 97044

HUTCHISON FAMILY TRUST

TUALATIN, OR, 97062

FOX LOIS C REV TRUST

SHERWOOD, OR, 97140

FREILEY DOUGLAS & FREILEY  
MARJENE

TUALATIN, OR, 97062

GLASER KIM A & GLASER ADAM N

SHERWOOD, OR, 97140

GOUDY REBECCA E & NJS TRUST

TUALATIN, OR, 97062

HALL CHRISTOPHER M & GIBSON  
SARAH E

TUALATIN, OR, 97062

HAYNIE FAMILY TRUST

TUALATIN, OR, 97062

HERBST PROPERTIES LLC

TUALATIN, OR, 97062

HOLSTROM ERIC

SHERWOOD, OR, 97140

HOWE CRAIG S & HOWE JULIE A

TUALATIN, OR, 97062

ICE JAMES NEAL

SHERWOOD, OR, 97140

FREEPONS SHANE & WABAUNSEE  
GWENDOLYN

TUALATIN, OR, 97062

GERTTULA DEBRA KAY & GERTTULA  
SUZANNE & GREENWAIT JUDY ET  
AL

SEASIDE, OR, 97138

GOODELL MICHAEL L & GOODELL  
NINA N

TUALATIN, OR, 97062

GREENSPAN DANIEL M & SUZANNE  
S REV TRUST

TUALATIN, OR, 97062

HANCOCK KEITH & HANCOCK  
CHRISTINA

TUALATIN, OR, 97062

HELENIUS LLC

LAKE OSWEGO, OR, 97035

HERD BRETT R & HERD JAQUELIN D

TUALATIN, OR, 97062

HORNER GEOFFREY CHAD &  
HORNER DANA

TUALATIN, OR, 97062

HUGHES TRAVIS & HUGHES  
MELANIE

TUALATIN, OR, 97062

ITAMI BRIAN C & ITAMI COURTNEY  
M

TUALATIN, OR, 97062

JACOBS ZACHARY ALLAN & CLIZER  
MAKENNA MARIE  
[REDACTED]  
SHERWOOD, OR, 97140

JANES JAMES NATHAN & JANES  
HOLLY  
[REDACTED]  
TUALATIN, OR, 97062

JOHANSON ANDREW D &  
JOHANSON RUTH M  
[REDACTED]  
TUALATIN, OR, 97062

JOLLEY JOHN NATHA  
[REDACTED]  
TUALATIN, OR, 97062

JONES NATHAN M & JONES NICOLE  
S  
[REDACTED]  
TUALATIN, OR, 97062

KAIHANI NOVIN & KAIHANI MISTY R  
[REDACTED]  
TUALATIN, OR, 97062

KARVER CHAD R & KARVER SARAH J  
[REDACTED]  
TUALATIN, OR, 97062

KCV PROPERTIES LLC  
[REDACTED]  
PORTLAND, OR, 97219

KEENEY TRENT D & KEENEY AIMEE  
[REDACTED]  
TUALATIN, OR, 97062

KHANNA ANIL  
[REDACTED]  
TUALATIN, OR, 97062

KOHL ANDREW & KOHL MEGAN  
[REDACTED]  
TUALATIN, OR, 97062

KU LICHUNG  
[REDACTED]  
TUALATIN, OR, 97062

LAMPERT JAMES A & LAMPERT  
DEANNA  
[REDACTED]  
TUALATIN, OR, 97062

LANDSTROM JAMES & BRENDA  
FAMILY TRUST  
[REDACTED]  
TUALATIN, OR, 97062

LARSON THOMAS R & LARSON  
TETIANA P  
[REDACTED]  
TUALATIN, OR, 97062

LEEB STEVEN & THARLER JEN  
[REDACTED]  
TUALATIN, OR, 97062

LEGGETT ALBERT SCOT  
[REDACTED]  
SHERWOOD, OR, 97140

LEITGEB SHERMAN W & LEITGEB  
LARK L  
[REDACTED]  
SHERWOOD, OR, 97140

LINEBARGER KIMBERLY LEE ALLIDA  
& LINEBARGER NICK RAY JR  
[REDACTED]  
TUALATIN, OR, 97062

LITERA JIRI  
[REDACTED]  
TUALATIN, OR, 97062

LONG ROBERT HOLLAND & LONG  
EMILY RICHARD  
[REDACTED]  
TUALATIN, OR, 97062

LOVITT ROBYN C & LOVITT ROGER A  
[REDACTED]  
SHERWOOD, OR, 97140

MACLEAN HEATHER M & MACLEAN  
JEFFERY S  
[REDACTED]  
TUALATIN, OR, 97062

MADRID MICHAEL THOMAS & JULIE  
ANNE REV LIV TRUST  
[REDACTED]  
TUALATIN, OR, 97062

MAGBITANG JENNIFER & DUONG  
JIMMY  
[REDACTED]  
TUALATIN, OR, 97062

MAI ANH  
[REDACTED]  
TUALATIN, OR, 97062

MARCHETTI JASON D & MARCHETTI  
THERESA S  
[REDACTED]  
TUALATIN, OR, 97062

MARTELLA DARIN M  
[REDACTED]  
TUALATIN, OR, 97062

MCCORMACK ERIC M &  
MCCORMACK TARA E  
[REDACTED]  
TUALATIN, OR, 97062

MCDONALD JEANETTE K &  
MCDONALD DANIEL B  
[REDACTED]  
TUALATIN, OR, 97062

MCGILL KYLE & NIEMAN JAMIE

[REDACTED]

TUALATIN, OR, 97062

MCGUIRE BROS LLC

[REDACTED]

PORTLAND, OR, 97214

MCINTOSH KEVIN A

[REDACTED]

TUALATIN, OR, 97062

MCLEAN JON PATRICK & MCLEAN  
KIMBERLY ANN

[REDACTED]

LAKE OSWEGO, OR, 97035

MCLEOD ESTELLA L

[REDACTED]

CARLTON, OR, 97111

MCMILLIN MICHELLE & MCMILLIN  
GREG

[REDACTED]

TUALATIN, OR, 97062

MEESE CAPRICE A & MEESE  
JEFFREY

[REDACTED]

TUALATIN, OR, 97062

MENDOZA BELEN

[REDACTED]

TUALATIN, OR, 97062

MEYER DIANA

[REDACTED]

TUALATIN, OR, 97062

MICHAEL & ELIZABETH FAM LIV  
TRUST

[REDACTED]

TUALATIN, OR, 97062

MILLER FAMILY TRUST

[REDACTED]

TUALATIN, OR, 97062

MINER RHONDA L & ROSENTHAL  
MARK A

[REDACTED]

SHERWOOD, OR, 97140

MITCHELL SHAWN ALAN &  
MITCHELL MARINA DENISE

[REDACTED]

TUALATIN, OR, 97062

MOLEN JON A & MOLEN MAE V

[REDACTED]

SHERWOOD, OR, 97140

MONAHAN RICHARD P

[REDACTED]

TUALATIN, OR, 97062

MOODY JULIETTE

[REDACTED]

TUALATIN, OR, 97062

MOOERS NICHOLAS K & MOOERS  
CARLYN R

[REDACTED]

TUALATIN, OR, 97062

MOORE MEGAN ELIZABETH

[REDACTED]

TUALATIN, OR, 97062

MORRISON PAUL & MORRISON  
CYNTHIA

[REDACTED]

TUALATIN, OR, 97062

NEEDELMAN SHAWN &  
NEEDELMAN ALISON

[REDACTED]

TUALATIN, OR, 97062

NEUFELD SCOTT DOUGLAS &  
KRAFT AMY

[REDACTED]

TUALATIN, OR, 97062

NGUYEN HIEU PHAM MINH & BANY  
ROBERT LAWRENCE

[REDACTED]

TUALATIN, OR, 97062

NICKLE BRENT & NICKLE AMBER

[REDACTED]

TUALATIN, OR, 97062

NIEMI CHRIS & FITZGERALD  
CHERYL

[REDACTED]

TUALATIN, OR, 97062

NIETO ESTANISLAO LUCIO &  
GONZALEZ JUANAMARIA D  
ROSALES

[REDACTED]

TUALATIN, OR, 97062

OLLILA DONALD

[REDACTED]

TUALATIN, OR, 97062

OLSON DALE G TRUST

[REDACTED]

WILSONVILLE, OR, 97070

OLSON RYAN & OLSON JULIA

[REDACTED]

TUALATIN, OR, 97062

OREGON STATE OF DEPT OF  
TRANSPORTATION

[REDACTED]

SALEM, OR, 97302

OREGON STATE OF DEPT OF  
CORRECTIONS

[REDACTED]

SALEM, OR, 97301

OSORIO SERVANDO & OSORIO  
KRISTIN BRK  
[REDACTED]  
TUALATIN, OR, 97062

PARKER RONALD R & PARKER  
CANDY C  
[REDACTED]  
TUALATIN, OR, 97062

PAZDA CHRISTOPHER & PAZDA  
RACHEL  
[REDACTED]  
TUALATIN, OR, 97062

PLATT DANIEL & PLATT LESLEE  
[REDACTED]  
TUALATIN, OR, 97062

PURSLEY RANDALL K & PURSLEY L  
KAREN BRAGG  
[REDACTED]  
TUALATIN, OR, 97062

RICHARD GEORGE & RICHARD  
CANDACE T  
[REDACTED]  
TUALATIN, OR, 97062

ROBINSON FAMILY TRUST  
[REDACTED]  
TUALATIN, OR, 97062

RUSK TRENT & RUSK ELLEN  
[REDACTED]  
TUALATIN, OR, 97062

SCHNITZER PROPERTIES LLC  
[REDACTED]  
PORTLAND, OR, 97205

SCHWINDT MEAGAN E  
[REDACTED]  
TUALATIN, OR, 97062

OTTE DYANA L  
[REDACTED]  
TUALATIN, OR, 97062

PARR STEVEN M & PARR KATHRYN E  
[REDACTED]  
SHERWOOD, OR, 97140

PEARSON FAMILY TRUST  
[REDACTED]  
TUALATIN, OR, 97062

POTTLE STEPHEN C & POTTLE STEVI  
L  
[REDACTED]  
TUALATIN, OR, 97062

RANKIN JEREMY R & RANKIN  
KRISTEN G  
[REDACTED]  
TUALATIN, OR, 97062

RICHARDS DONALD P REVOC LIV  
TRUST  
[REDACTED]  
WILSONVILLE, OR, 97070

ROSHAK JOINT TRUST  
[REDACTED]  
TUALATIN, OR, 97062

SAMANI PARI  
[REDACTED]  
TUALATIN, OR, 97062

SCHNITZER PROPERTIES LLC  
[REDACTED]  
PORTLAND, OR, 97205

SEARLE SAMUEL C & SEARLE  
TRACY DARNELL  
[REDACTED]  
TUALATIN, OR, 97062

PANDOLFI RONALD J & PANDOLFI  
AYAKA I  
[REDACTED]  
TUALATIN, OR, 97062

PARRISH RICHARD L & PARRISH  
REBEKAH L  
[REDACTED]  
TUALATIN, OR, 97062

PETERSEN JOEL C & PETERSEN LISA  
M  
[REDACTED]  
TUALATIN, OR, 97062

PUMPELLY CHINO & PUMPELLY  
JENNIFER  
[REDACTED]  
TUALATIN, OR, 97062

RATHORE TRIBHUVAN SINGH &  
SHEKHAWAT DEEPIKA  
[REDACTED]  
TUALATIN, OR, 97062

ROBERTSON BARRY & ROBERTSON  
CAROL  
[REDACTED]  
TUALATIN, OR, 97062

ROWAN MATTHEW & SIVYER  
SUZANNE  
[REDACTED]  
WEST LINN, OR, 97068

SCHMITZ JOHN & FIELD KARIN E  
[REDACTED]  
TUALATIN, OR, 97062

SCHOTT RICHARD J & SCHOTT  
DAWN M  
[REDACTED]  
TUALATIN, OR, 97062

SEARLE DAVID M & GIROD JORIE M  
[REDACTED]  
TUALATIN, OR, 97062

SEIBERT ROBERT & SEIBERT MINDA  
[REDACTED]  
TUALATIN, OR, 97062

SHEPHERD NEIL WN & SHEPHERD  
CARMEN  
[REDACTED]  
TUALATIN, OR, 97062

SHERWOOD GRAHAMS FERRY  
INVESTORS LLC  
[REDACTED]  
WEST LINN, OR, 97068

SHEVCHENKO DAVID &  
SHEVCHENKO NATASHA  
[REDACTED]  
SHERWOOD, OR, 97140

SHULL ROBERT & BONITA FAMILY  
TRUST  
[REDACTED]  
TUALATIN, OR, 97062

SLENES CHAD & SLENES  
SHANNON CHRISTINE  
[REDACTED]  
SHERWOOD, OR, 97140

SMITH CHRISTOPHER K  
[REDACTED]  
TUALATIN, OR, 97062

SNYDER RONALD & CATHERINE  
REV LIV TRUST  
[REDACTED]  
SHERWOOD, OR, 97140

SRINIVASAN SRIDHAR &  
SARANGAPANI DEEPA  
[REDACTED]  
TUALATIN, OR, 97062

STADICK ERIN  
[REDACTED]  
TUALATIN, OR, 97062

STEPHENS JASON D & KENNEDY  
VICTORIA M  
[REDACTED]  
TUALATIN, OR, 97062

SU CHANG-HUNG & TAN HUI SIE  
[REDACTED]  
TUALATIN, OR, 97062

SUTTON GRETCHEN S  
[REDACTED]  
TUALATIN, OR, 97062

SWITZER JAMES E  
[REDACTED]  
TUALATIN, OR, 97062

TAN BELDAVID  
[REDACTED]  
TUALATIN, OR, 97062

TANNER ROSEMARY J & TANNER  
DAVID M  
[REDACTED]  
TUALATIN, OR, 97062

TAYLOR-WEBER ANTHONY &  
TAYLOR-WEBER JAMIE  
[REDACTED]  
TUALATIN, OR, 97062

TERRAZZINO JEFF & TERRAZZINO  
PATIENCE  
[REDACTED]  
TUALATIN, OR, 97062

TONKIN BRENDAN  
[REDACTED]  
TUALATIN, OR, 97062

TOTTEN KELLY S & TOTTEN TIMOTHY  
K  
[REDACTED]  
TUALATIN, OR, 97062

TOWNE FAMILY TRUST  
[REDACTED]  
TUALATIN, OR, 97062

TUALATIN CITY OF DEVELOPMENT  
COMMISSION  
[REDACTED]  
TUALATIN, OR, 97062

TUALATIN CITY OF  
[REDACTED]  
TUALATIN, OR, 97062

UNITED STATES OF AMERICA  
[REDACTED]  
PORTLAND, OR, 97232

USA DEPT OF ENERGY BONNEVILLE  
POWER ADMINISTRATION  
[REDACTED]  
PORTLAND, OR, 97208

VALDEZ FAMILY TRUST  
[REDACTED]  
TUALATIN, OR, 97062

VANAUSTEN PATRICIA MARIE &  
VANAUSTEN CARL VICTOR  
[REDACTED]  
SHERWOOD, OR, 97140

VANDERZANDEN JAMES L &  
HAMMOND VICTORIA E WILLS  
[REDACTED]  
TUALATIN, OR, 97062

VANHORN KAYLA & VANHORN  
ANDREW  
[REDACTED]  
TUALATIN, OR, 97062

VICTORIA GARDENS  
[REDACTED]  
PORTLAND, OR, 97224

VIRK AMANDEEP

[REDACTED]  
TUALATIN, OR, 97062

WALDO RONALD M TRUST

[REDACTED]  
SHERWOOD, OR, 97140

WARD MICHAEL

[REDACTED]  
TUALATIN, OR, 97062

WARNER ANDREW E & YU AMY Y

[REDACTED]  
TUALATIN, OR, 97062

WASHINGTON COUNTY

[REDACTED]  
HILLSBORO, OR, 97123

WILLIAMS DANIEL LEE & WILLIAMS

KATHRYN PATRICIA

[REDACTED]  
TUALATIN, OR, 97062

WILSON ZACHARY & WILSON  
ELIZABETH

[REDACTED]  
TUALATIN, OR, 97062

WILSON MATTHEW J & WILSON  
MISTY DAWN

[REDACTED]  
TUALATIN, OR, 97062

WILSONVILLE ASSEMBLAGE 5 LLC

[REDACTED] L  
PORTLAND, OR, 97205

WITHERS ALEX V & WITHERS  
KATHLEEN A

[REDACTED]  
TUALATIN, OR, 97062

WOODBURN INDUSTRIAL CAPITAL  
GROUP LLC

[REDACTED]  
WOODBURN, OR, 97071

WOODWARD JASON R &  
WOODWARD DAWN M

[REDACTED]  
TUALATIN, OR, 97062

WORKMAN THOMAS DEAN &  
WORKMAN PENNY SUE

[REDACTED]  
TUALATIN, OR, 97062

YOUNG LISA N & YOUNG SHANE A

[REDACTED]  
TUALATIN, OR, 97062

ZUCKERMAN JOHN & ZUCKERMAN  
PAMELA

[REDACTED]  
TUALATIN, OR, 97062



# NOTICE of Meeting

**Meeting Date & Time:**  
**September 25**  
**6:30 PM**

**LOCATION:**

**Tualatin Public Library Community Room**  
**18878 SW Martinazzi Avenue**

**FOR MORE INFORMATION**

**Sean Vermilya**  
**AKS Engineering & Forestry, LLC**  
**503-563-6151**  
**[vermilyas@aks-eng.com](mailto:vermilyas@aks-eng.com)**

**CERTIFICATION OF SIGN POSTING**

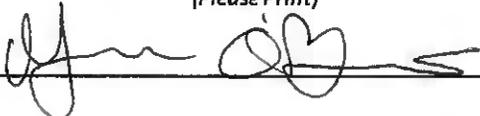


In addition to the requirements of TDC 32.150, the 18" x 24" sign must display the meeting date, time, and address as well as a contact phone number. A template of this sign is available at: <https://www.tualatinoregon.gov/planning/neighborhooddeveloper-meeting-information-packet>

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As the applicant for the Annexation in the Basalt Creek Planning Area project, I hereby certify that on this day, September 5th, 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: Michael O'Brien  
*(Please Print)*

Applicant's Signature: 

Date: 9-5-2024



September 26, 2024

**Neighborhood Meeting Summary:** Tonquin Commerce Center Annexation

**Meeting Date:** September 25, 2024

**Time:** 6:30 PM

**Location:** Tualatin Library Community Room

The following serves as a summary of the Neighborhood Meeting process. On September 5, 2024, property owners within 1,000 feet of the subject site were sent notification of the proposed Annexation and Zone Change application. This notification included the project location, project details, and the neighborhood meeting date, time and location.

On September 25, 2024, meeting presenters included Sean Vermilya, Melissa Slotemaker, and Darko Simic of AKS Engineering & Forestry and Ryan Schera of Schnitzer Properties. The meeting began with a brief introduction by Sean Vermilya summarizing the project and the application. Information about the City's review process and opportunities for public input were provided. Following the introduction, attendees were then given the opportunity to ask questions. The following topics were discussed.

- The plans for future development on the site, including potential uses, buildings, building design, landscaping, and tenants.
- The timing and extent of street improvements to adjacent roads.
- Traffic management for future uses on the site on adjacent roads.
- Restriping on SW Boones Ferry Road to alleviate existing congestion.
- The timing and extent of utility improvements, including the extension of sanitary sewer, water, and stormwater lines along and within adjacent roads.
- The timing and extent of tree removal and site clearing and grading.
- The planned phasing of development on the site.
- Visual buffers from future site development and adjacent residential properties, particularly along visual corridors and adjacent roads.
- The potential for reduced speed limits in the area.
- The appropriate authority to contact about sight distance issues in the area.

The meeting concluded at approximately 7:30 pm.

Sincerely,

**AKS ENGINEERING & FORESTRY, LLC**

Sean Vermilya

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

P: 503.563.6151 | [vermilyas@aks-eng.com](mailto:vermilyas@aks-eng.com)

# Tonquin Commerce Center Annexation and Zone Change Application

Neighborhood Meeting  
September 25<sup>th</sup>, 2024

City of Tualatin

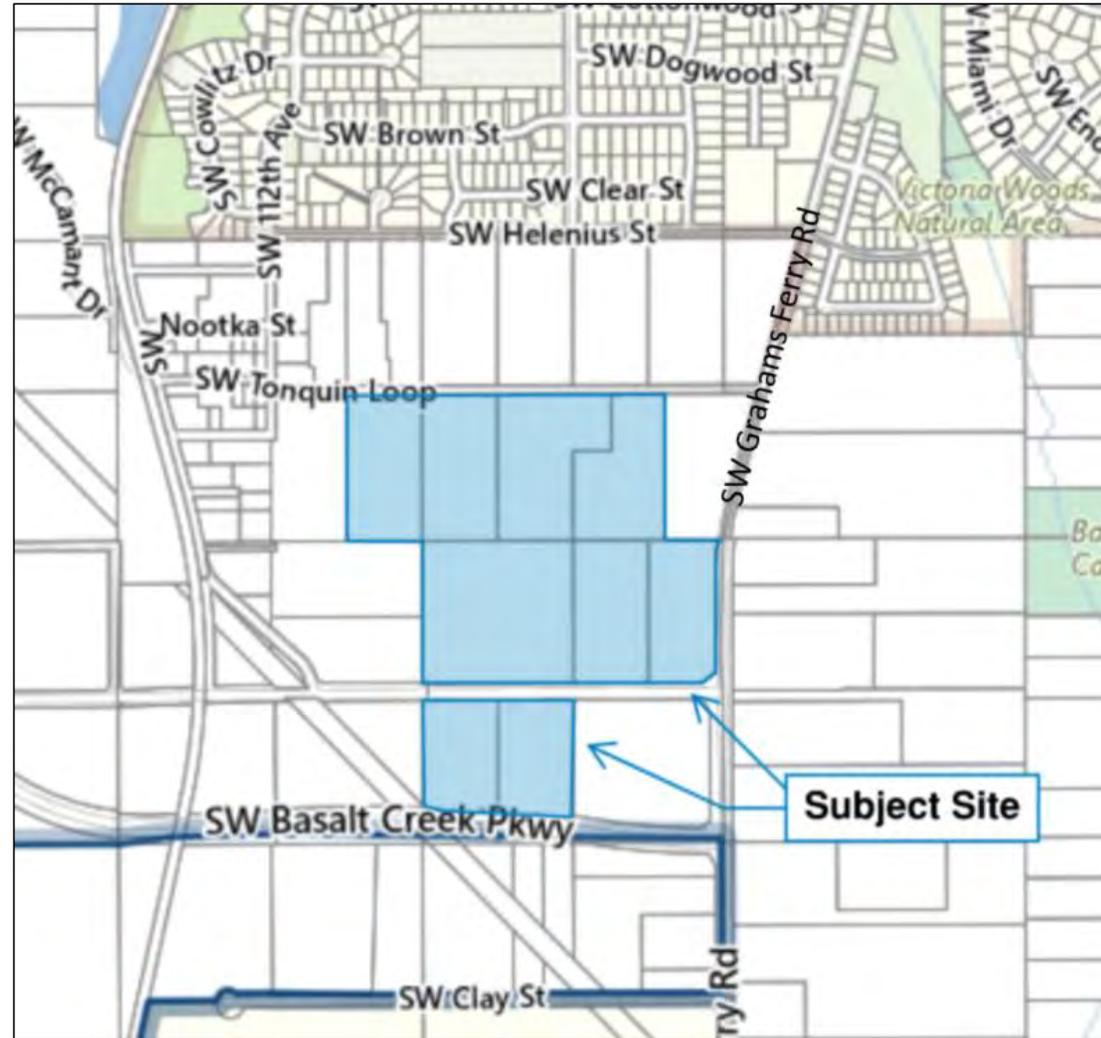
# Introductions

- » AKS Engineering & Forestry, LLC
  - » Melissa Slotemaker, AICP – Land Use Planner
  - » Sean Vermilya – Land Use Planner
  - » Darko Simic, PE – Project Engineer



# Site Overview

- » 9 tax lots within the Basalt Creek Planning Area
- » Total area: ±46.09 acres
- » Access onto SW Grahams Ferry Road, SW Tonquin Road, SW Tonquin Loop Road, SW Basalt Creek Parkway
- » Current Zone: FD-20 (Washington County)
- » Within Tualatin Urban Growth Boundary (UGB). Basalt Creek Planning Area





# City of Tualatin Annexation/Zone Change Land Use Application Process



# Questions?

**Sean Vermilya**

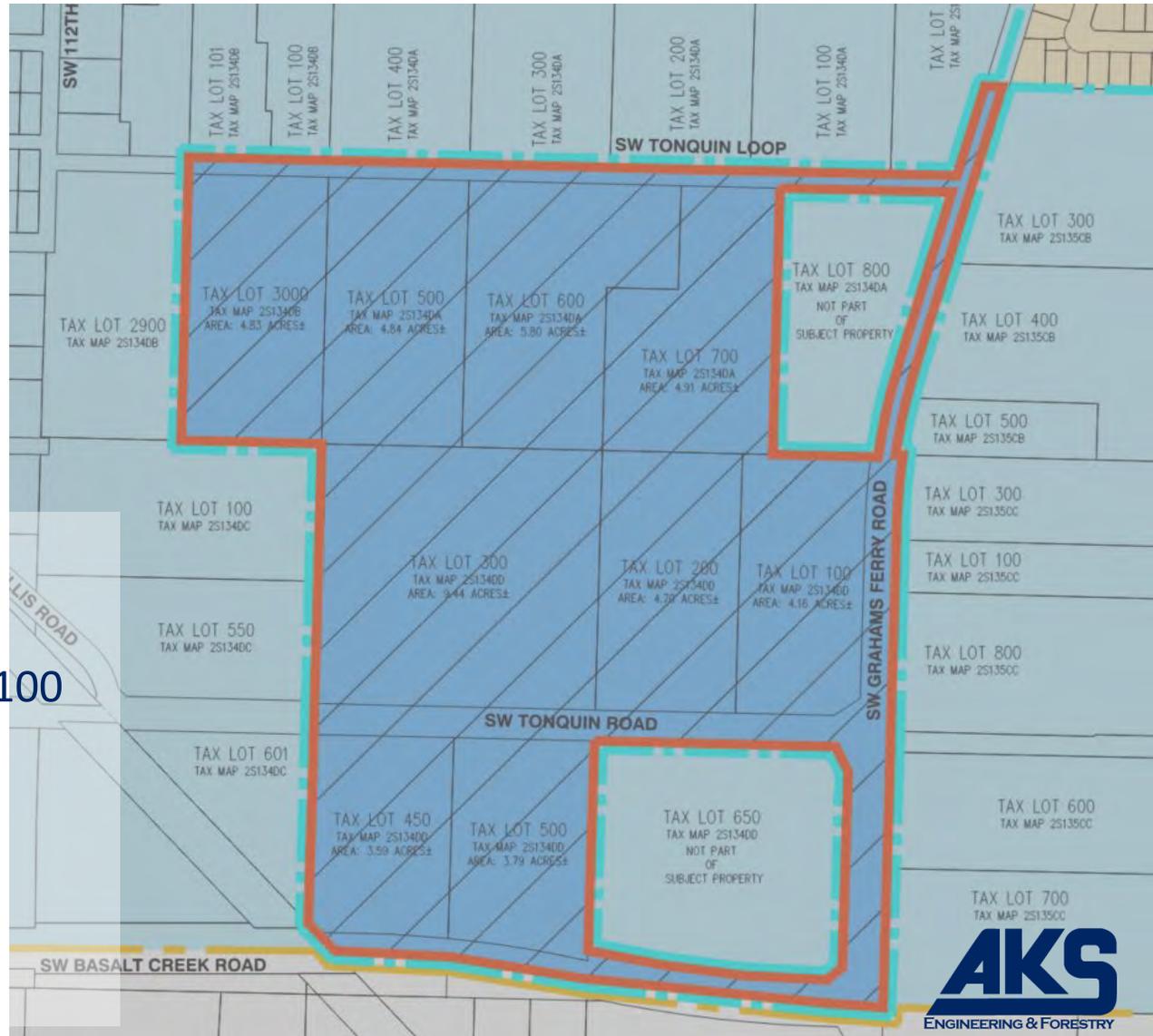
AKS Engineering & Forestry

12965 SW Herman Road, Suite 100

Tualatin, OR 97062

vermilyas@aks-eng.com

(503) 563-6151



October 9, 2024

Tony Doran, Engineering Associate  
City of Tualatin – Engineering Division  
18880 SW Martinazzi Ave., Tualatin, OR 97062



**RE: Public Utility Availability report for Tonquin Commerce Center Annexation**

Dear Tony,

The purpose of this letter is to demonstrate how the proposed project can connect to the existing public sanitary and storm sewers and water infrastructure, for purposes of annexation. The 46.06-acre site, that will be annexed to the City of Tualatin, is located north of SW Basalt Creek Road, west of SW Grahams Ferry Road, and south of SW Tonquin Loop and comprises of Tax Lots 3000 of Tax Map 2S134DB; Tax lots 500, 600, 700, of Tax Map 2S134DA; tax lots 100, 200, 300, 450, 500, of Tax Map 2S134DD.

**Sanitary Sewer:**

The subject site is dependent on the Clean Water Services sanitary sewer pump station being constructed and operational. Currently, CWS has completed a siting study identifying pump station location and conduit system routing, and has engaged a private property owner in land acquisition, required for the pump station site. Per the siting study, the pump station is proposed to be located at the southwest corner of SW Tonquin Rd and SW Tonquin Loop intersection. The proposed CWS pump station development design will provide adequate infrastructure to service the subject site and is scheduled to be available prior to subject’s site development completion. Refer to Exhibit A for additional information.

**Stormwater:**

The subject site slopes north to south, aligning with the stormwater system overview laid out by the City of Tualatin Stormwater Master Plan, dated April 2019. Stormwater will be managed onsite prior to releasing runoff into the existing SW Tonquin Rd and SW Basalt Creek Rd roadside ditches and closed conduit storm systems. The stormwater connection points into the existing street system are proposed to be located at; the southeast and southwest corners of the subject site, north of SW Tonquin Rd, and the southeast corner of the subject site, north of Basalt Creek Rd. Refer to the attached Exhibit A for additional information regarding the stormwater management.

**Domestic Water:**

There is an existing twelve-inch water main, terminus point located at the southwest corner of Victoria Gardens subdivision, within Graham’s Ferry Road, which can be extended within the public right of way to service the subject site. The existing water main will extend south along SW Grahams Ferry Rd, down to SW Tonquin Rd, where it will continue west, to the southwest corner of the subject site. The proposed extension of the water system to the subject site will provide domestic and fire water service and aligns with the future planned construction laid out by the City of Tualatin Water System Master Plan, dated

March 2023. As part of the subject site analysis, the City of Tualatin has provided a water hydraulics analysis which identified a need for Norwood reservoir pump station upgrades to be completed in order to provide fire flow demands needed for the subject site. The updates to the pump station are anticipated to occur in 2026, prior to the subject site development. Refer to the attached Exhibits A & B for additional information regarding the natural slopes, elevations, and proposed service locations to serve the subject site.

Sincerely,

**AKS ENGINEERING & FORESTRY, LLC**

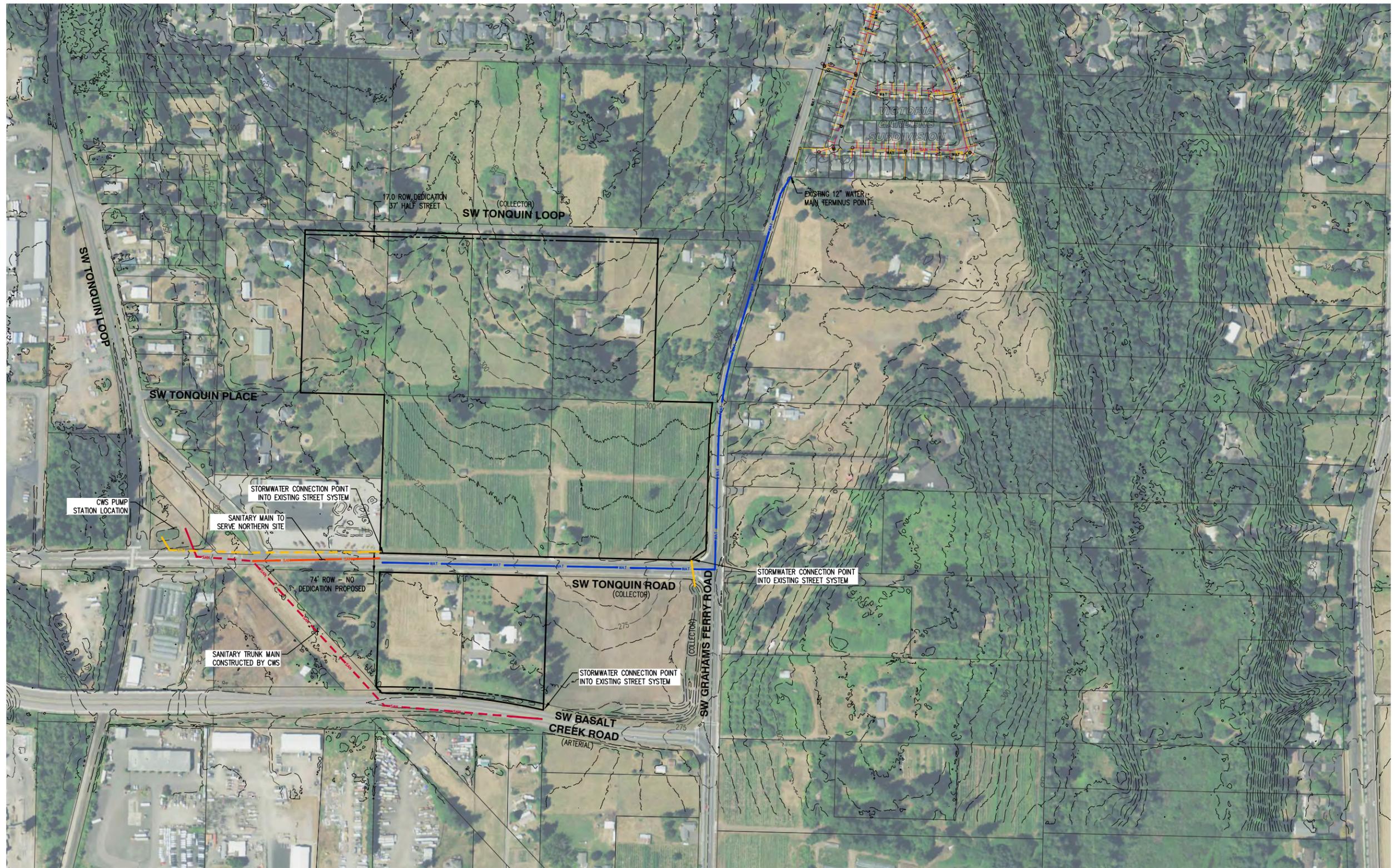


Darko Simic, PE  
12965 SW Herman Rd, Suite 100 Tualatin, OR 97062  
503-563-6151 | darkos@aks-eng.com

**Attachments:**

Exhibit A: Existing Public Infrastructure Utility Availability

Exhibit B: Water System Capacity Analysis Technical Memorandum



DATE: 10/08/2024 AKS JOB: 9720

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



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

# EXISTING PUBLIC INFRASTRUCTURE UTILITY AVAILABILITY TONQUIN COMMERCE CENTER

SCHNITZER PROPERTIES  
 TUALATIN, OR



## Technical Memorandum

**Date:** August 26, 2024

**Project:** HMW24-0001 – 10795 SW Tonquin Road, Basalt Creek Commerce Center

**To:** Mr. Tony Doran – Engineering Associate  
City of Tualatin – Engineering Division

**From:** Brian Ginter, PE

**Re:** Water System Capacity Analysis

---

### Introduction

As requested, this memorandum has been prepared to present the findings of our analysis of the water service to the proposed Basalt Creek Commerce Center, located in the Basalt Creek Planning Area, west of SW Grahams Ferry Road between SW Tonquin Loop and SW Basalt Creek Parkway. This memorandum presents the findings of this analysis for the City’s use in determining the water system improvements necessary to meet fire flow and pressure requirements.

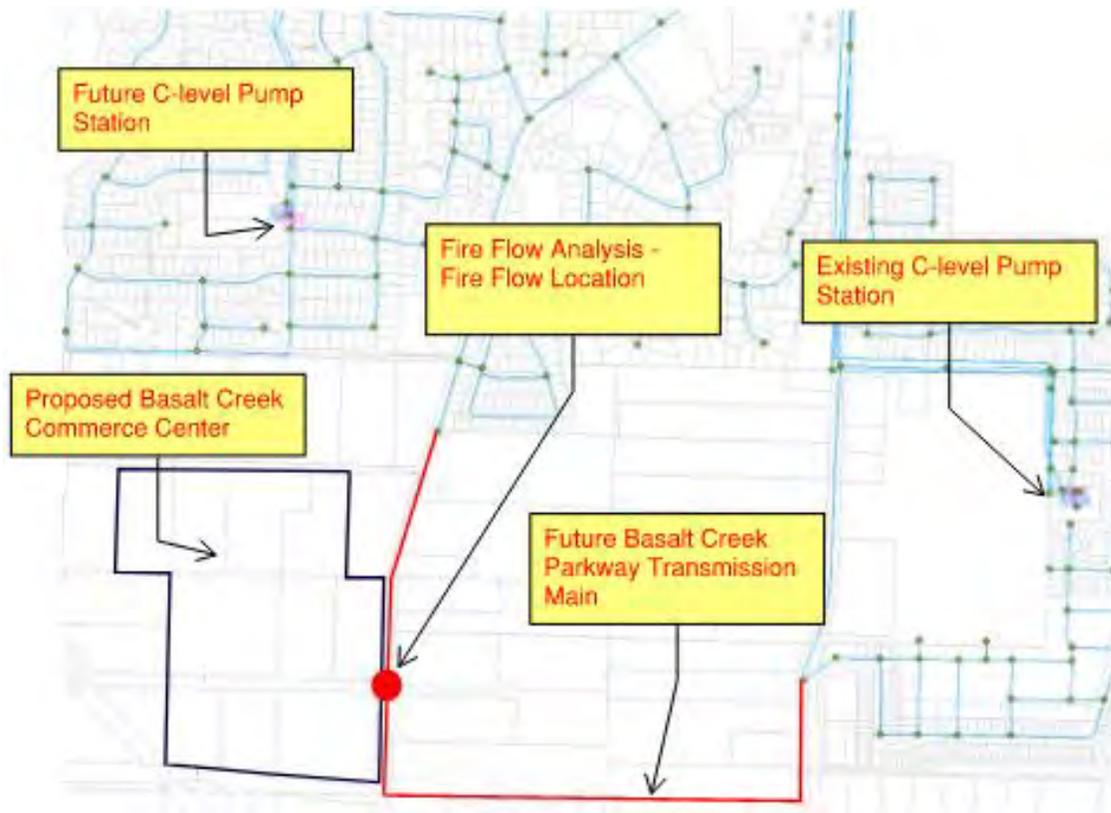
### Background

The proposed development consists of approximately 580,000 square feet of warehouse and office buildings. The proposed development is located within the City’s existing Pressure Zone C, served by the C level pump station and the C level reservoirs at a nominal hydraulic grade of 506 feet above mean sea level (msl).

The City’s water system hydraulic model was used to perform a hydraulic analysis of pressure and fire flow performance in the City’s water system under maximum day demand conditions with fire flow events evaluated at the site. Extension of Service Level C piping south in Grahams Ferry Road was added in the model to evaluate water service to the proposed development. In addition, two additional system expanding improvements identified in the City’s Water System Master Plan (ConSOR, March 2023), were considered as part of the ultimate development of the C-level in the Basalt Creek area:

- A. 12-inch diameter C-level transmission main in the proposed Basalt Creek Parkway, extending from Boones Ferry Road to Grahams Ferry Road.
- B. New C-level Pump Station at the City’s ASR well site on SW 108<sup>th</sup> Avenue north of SW Brown Street.

**Figure 1** illustrates the development site, adjacent water system infrastructure, and proposed piping. Fire flow was modeled at the intersection of SW Tonquin Road and SW Grahams Ferry Road at the edge of the proposed development area.



**Figure 1. Proposed Development Site and Water System Infrastructure**

## Analysis and Findings

The hydraulic model was updated as described above and fire flow performance tested at the proposed intersection (approximate location, shown in Figure 1).

A summary of specific model conditions for this analysis is presented below:

**Demand Conditions:** 2030 Maximum Day Demand

**Fire Flow:** 2,000 gpm

**Physical Condition:** Base - Existing facilities plus proposed 12-inch Diameter Grahams Ferry Road Transmission Main Extension to Basalt Creek Parkway

Scenario 1 – Basalt Creek Parkway Extension to SW Boones Ferry Road

Scenario 2 – C-Level Pump Station at ASR Site

Scenario 3 – Scenario 1 and Scenario 2 improvements included

The available fire flow at the identified fire flow test location at the development, with a minimum 25 pounds per square inch (psi) residual pressure within the area influenced by the fire flow in Pressure Zone C are summarized in Table 1 below, for each of the scenarios.

Table 1 | Analysis Results

Scenario	Available Fire Flow at 25 psi System Residual Pressure
Base	1,400 gpm
Scenario 1	2,100 gpm
Scenario 2	2,900 gpm
Scenario 3	>3,000 gpm

Based on the findings of this analysis and a review of overall system improvement needs presented in the Water System Master Plan, planned system improvements in addition to the extension of the Grahams Ferry Road main to the proposed develop are required to serve domestic and fire suppression flows to the proposed development. *If either the Basalt Creek Parkway Transmission Main loop to Boones Ferry Road or the planned C-level pumping improvements at the ASR site (B-level Reservoir and C-level Pump Station), then the required fire suppression flows to serve the proposed development can be met.*

It is the developer’s responsibility to size internal (private) fire and domestic mains for adequate service pressure, private hydrants and fire suppression sprinkler systems as these facilities are outside the scope of this analysis.

Please do not hesitate to contact us if you have any questions or comments in this regard. We would be happy to meet with you personally to discuss the findings presented in this memorandum.



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



When recorded return to:  
USAA FEDERAL SAVINGS BANK  
HOME EQUITY LOAN SERVICING  
10750 McDERMOTT FREEWAY  
SAN ANTONIO, TX 78288-0558

State of Oregon Space Above This Line For Recording Data

**LINE OF CREDIT TRUST DEED**  
(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Deed of Trust (Security Instrument) is May 28, 2004 and the parties, their addresses and tax identification numbers, if required, are as follows:

**GRANTOR:**

Donald P. Richards, an unmarried man; whose address is 10685 SW TONQUIN LP, SHERWOOD, OR 97140

If checked, refer to the attached Addendum incorporated herein, for additional Grantors, their signatures and acknowledgments.

**TRUSTEE:**

Michael G. Magnus, Esq.  
10700 SW Beaverton-Hillsdale Hwy  
Beaverton, OR 97005

**LENDER:**

USAA FEDERAL SAVINGS BANK("USAA FSB")LENDER IS BENEFICIARY  
10750 McDERMOTT FREEWAY  
SAN ANTONIO, TX 78288-0558

2. **CONVEYANCE.** For good and valuable consideration, the receipt and sufficiency of which is acknowledged, and to secure the Secured Debt (defined below) and Grantor's performance under this Security Instrument, Grantor irrevocably grants, conveys and sells to Trustee, in trust for the benefit of Lender, with power of sale, the following described property:

**See Exhibit A, which is attached to this Deed of Trust and made a part of this Deed of Trust as if fully set forth herein.**

**The Real Property tax identification number is R558854.**

The property is located in Washington at  
(County)  
10685 SW TONQUIN LP SHERWOOD Oregon 97140  
(Address) (City) (ZIP Code)

Together with all rights, easements, appurtenances, royalties, mineral rights, oil and gas rights, all water and riparian rights, ditches, and water stock and all existing and future improvements, structures, fixtures, and replacements that may now, or at any time in the future, be part of the real estate described above (all referred to as "Property").

3. **MAXIMUM OBLIGATION LIMIT.** The total principal amount secured by this Security Instrument at any one time shall not exceed \$ 250,000.00. This limitation of amount does not include interest and other fees and charges validly made pursuant to this Security Instrument. Also, this limitation does not apply to advances made under the terms of this Security Instrument to protect Lender's security and to perform any of the covenants contained in this Security Instrument.

4. **SECURED DEBT AND FUTURE ADVANCES.** The term "Secured Debt" is defined as follows:  
A. Debt incurred under the terms of all promissory note(s), contract(s), guaranty(ies) or other evidence of debt described below and all their extensions, renewals, modifications or substitutions. (You must specifically identify the debt(s) secured and you should include the final maturity date of such debt(s).)

That Line of Credit Agreement dated 05/28/2004 having a Credit Limit of \$250,000.00 executed by [Borrower(s)]: DONALD P. RICHARDS to USAA FSB as Lender and having a Maturity Date of 5/29/2024.



2004-71793

- B. All future advances from Lender to Grantor. If more than one person signs this Security Instrument, each Grantor agrees that this Security Instrument will secure all future advances that are given to or incurred by any one or more Grantor, or any one or more Grantor and others. All future advances are secured by this Security Instrument even though all or part may not yet be advanced. All future advances are secured as if made on the date of this Security Instrument. Nothing in this Security Instrument shall constitute a commitment to make additional or future loans or advances in any amount. Any such commitment must be agreed to in a separate writing.
- C. All additional sums advanced and expenses incurred by Lender for insuring, preserving or otherwise protecting the Property and its value and any other sums advanced and expenses incurred by Lender under the terms of this Security Instrument.
5. **DEED OF TRUST COVENANTS.** Grantor agrees that the covenants in this section are material obligations under the Secured Debt and this Security Instrument. If Grantor breaches any covenant in this section, Lender may refuse to make additional extensions of credit and reduce the credit limit. By not exercising either remedy on Grantor's breach, Lender does not waive Lender's right to later consider the event a breach if it happens again.

**Payments.** Grantor agrees that all payments under the Secured Debt will be paid when due and in accordance with the terms of the Secured Debt and this Security Instrument.

**Prior Security Interests.** With regard to any other mortgage, deed of trust, security agreement or other lien document that created a prior security interest or encumbrance on the Property, Grantor agrees to make all payments when due and to perform or comply with all covenants. Grantor also agrees not to allow any modification or extension of, nor to request any future advances under any note or agreement secured by the lien document without Lender's prior written approval.

**Claims Against Title.** Grantor will pay all taxes, assessments, liens, encumbrances, lease payments, ground rents, utilities, and other charges relating to the Property when due. Lender may require Grantor to provide to Lender copies of all notices that such amounts are due and the receipts evidencing Grantor's payment. Grantor will defend title to the Property against any claims that would impair the lien of this Security Instrument. Grantor agrees to assign to Lender, as requested by Lender, any rights, claims or defenses Grantor may have against parties who supply labor or materials to maintain or improve the Property.

**Property Condition, Alterations and Inspection.** Grantor will keep the Property in good condition and make all repairs that are reasonably necessary. Grantor shall not commit or allow any waste, impairment, or deterioration of the Property. Grantor agrees that the nature of the occupancy and use will not substantially change without Lender's prior written consent. Grantor will not permit any change in any license, restrictive covenant or easement without Lender's prior written consent. Grantor will notify Lender of all demands, proceedings, claims, and actions against Grantor, and of any loss or damage to the Property.

Lender or Lender's agents may, at Lender's option, enter the Property at any reasonable time for the purpose of inspecting the Property. Lender shall give Grantor notice at the time of or before an inspection specifying a reasonable purpose for the inspection. Any inspection of the Property shall be entirely for Lender's benefit and Grantor will in no way rely on Lender's inspection.

**Authority to Perform.** If Grantor fails to perform any duty or any of the covenants contained in this Security Instrument, Lender may, without notice, perform or cause them to be performed. Grantor appoints Lender as attorney in fact to sign Grantor's name or pay any amount necessary for performance. Lender's right to perform for Grantor shall not create an obligation to perform, and Lender's failure to perform will not preclude Lender from exercising any of Lender's other rights under the law or this Security Instrument.

**Leaseholds; Condominiums; Planned Unit Developments.** Grantor agrees to comply with the provisions of any lease if this Security Instrument is on a leasehold. If the Property includes a unit in a condominium or is part of a planned unit development ("PUD"), Grantor agrees to the following: (i) The Property includes not only the property described above, but also an undivided interest in certain common elements and facilities of the condominium or PUD, and any interest of the Grantor in the homeowners' association or other equivalent entity owning or managing the common areas and facilities and the uses, benefits and proceeds of that interest; (ii) Grantor will perform all of Grantor's duties under the covenants, by-laws, or regulations of the condominium or PUD; (iii) Grantor will take such actions as are reasonable to ensure that any homeowners' association or equivalent entity maintains a public liability insurance policy and a "master" or "blanket" policy on the Property providing insurance coverage against loss by fire, hazards included within the term "extended coverage," and any other hazards, including but not limited to, earthquakes and floods, from which Lender requires insurance that is acceptable in form, amount, and extent of coverage to Lender.

**Condemnation.** Grantor will give Lender prompt notice of any pending or threatened action, by private or public entities to purchase or take any or all of the Property through condemnation, eminent domain, or any other means. Grantor authorizes Lender to intervene in Grantor's name in any of the above described actions or claims. Grantor assigns to Lender the proceeds of any award or claim for damages connected with a condemnation or other taking of all or any part of the Property. Such proceeds shall be considered payments and will be applied as provided in this Security Instrument. This assignment of proceeds is subject to the terms of any prior mortgage, deed of trust, security agreement or other lien document.

**Insurance.** Grantor shall keep Property insured against loss by fire, flood, theft and other hazards and risks reasonably associated with the Property due to its type and location. This insurance shall be maintained in the amounts and for the periods that Lender requires. What Lender requires pursuant to the preceding two sentences can change during the term of the Secured Debt. The insurance carrier providing the insurance shall be chosen by Grantor subject to Lender's approval, which shall not be unreasonably withheld. If Grantor fails to maintain the coverage described above, Lender may, at Lender's option, obtain coverage to protect Lender's rights in the Property according to the terms of this Security Instrument.

All insurance policies and renewals shall be acceptable to Lender and shall include a standard "mortgage clause" and, where applicable, "loss payee clause." Grantor shall immediately notify Lender of cancellation or termination of the insurance. Lender shall have the right to hold the policies and renewals. If Lender requires, Grantor shall immediately give to Lender all receipts of paid premiums and renewal notices. Upon loss, Grantor shall give immediate notice to the insurance carrier and Lender. Lender may make proof of loss if not made immediately by Grantor.

Unless otherwise agreed in writing, all insurance proceeds shall be applied to the restoration or repair of the Property or to the Secured Debt, whether or not then due, at Lender's option. Any application of proceeds to principal shall not extend or postpone the due date of the scheduled payment nor change the amount of any payment. Any excess will be paid to the Grantor. If the Property is acquired by Lender, Grantor's right to any insurance policies and proceeds resulting from damage to the Property before the acquisition shall pass to Lender to the extent of the Secured Debt immediately before the acquisition.



**Financial Reports and Additional Documents.** Grantor will provide to Lender upon request, any financial statement or information Lender may deem reasonably necessary. Grantor agrees to sign, deliver, and file any additional documents or certifications that Lender may consider necessary to perfect, continue, and preserve Grantor's obligations under this Security Instrument and Lender's lien status on the Property.

6. **ASSIGNMENT OF LEASES AND RENTS.** Grantor irrevocably grants, conveys and sells to Trustee, in trust for the benefit of Lender, as additional security all the right, title and interest in and to any and all existing or future leases, subleases, and other written or verbal agreements for the use and occupancy of any portion of the Property, including any extensions, renewals, modifications or substitutions of such agreements (all referred to as "Leases") and rents, issues and profits (all referred to as "Rents"). Grantor will promptly provide Lender with true and correct copies of all existing and future Leases. Grantor may collect, receive, enjoy and use the Rents so long as Grantor is not in default under the terms of this Security Instrument.

Grantor agrees that this assignment is immediately effective between the parties to this Security Instrument. Grantor agrees that this assignment is effective as to third parties when Lender or Trustee takes affirmative action prescribed by law, and that this assignment will remain in effect during any redemption period until the Secured Debt is satisfied. Grantor agrees that Lender or Trustee may take actual possession of the Property without the necessity of commencing legal action and that actual possession is deemed to occur when Lender, or its agent, notifies Grantor of default and demands that any tenant pay all future Rents directly to Lender. On receiving notice of default, Grantor will endorse and deliver to Lender any payment of Rents in Grantor's possession and will receive any Rents in trust for Lender and will not commingle the Rents with any other funds. Any amounts collected will be applied as provided in this Security Instrument. Grantor warrants that no default exists under the Leases or any applicable landlord/tenant law. Grantor also agrees to maintain and require any tenant to comply with the terms of the Leases and applicable law.

7. **WARRANTY OF TITLE.** Grantor warrants that Grantor is or will be lawfully seized of the estate conveyed by this Security Instrument and has the right to irrevocably grant, convey and sell the Property to Trustee, in trust, with power of sale. Grantor also warrants that the Property is unencumbered, except for encumbrances of record.
8. **DUE ON SALE.** Lender may, at its option, declare the entire balance of the Secured Debt to be immediately due and payable upon the creation of, or contract for the creation of, a transfer or sale of the Property. This right is subject to the restrictions imposed by federal law (12 C.F.R. 591), as applicable.
9. **DEFAULT.** Grantor will be in default if any of the following occur:

**Fraud.** Any Consumer Borrower engages in fraud or material misrepresentation in connection with the Secured Debt that is an open end home equity plan.

**Payments.** Any Consumer Borrower on any Secured Debt that is an open end home equity plan fails to make a payment when due.

**Property.** Any action or inaction by the Borrower or Grantor occurs that adversely affects the Property or Lender's rights in the Property. This includes, but is not limited to, the following: (a) Grantor fails to maintain required insurance on the Property; (b) Grantor transfers the Property; (c) Grantor commits waste or otherwise destructively uses or fails to maintain the Property such that the action or inaction adversely affects Lender's security; (d) Grantor fails to pay taxes on the Property or otherwise fails to act and thereby causes a lien to be filed against the Property that is senior to the lien of this Security Instrument; (e) a sole Grantor dies; (f) if more than one Grantor, any Grantor dies and Lender's security is adversely affected; (g) the Property is taken through eminent domain; (h) a judgment is filed against Grantor and subjects Grantor and the Property to action that adversely affects Lender's interest; or (i) a prior lienholder forecloses on the Property and as a result, Lender's interest is adversely affected.

**Executive Officers.** Any Borrower is an executive officer of Lender or an affiliate and such Borrower becomes indebted to Lender or another lender in an aggregate amount greater than the amount permitted under federal laws and regulations.

10. **REMEDIES ON DEFAULT.** In addition to any other remedy available under the terms of this Security Instrument, Lender may accelerate the Secured Debt and foreclose this Security Instrument in a manner provided by law if Grantor is in default. In some instances, federal and state law will require Lender to provide Grantor with notice of the right to cure, or other notices and may establish time schedules for foreclosure actions.

At the option of the Lender, all or any part of the agreed fees and charges, accrued interest and principal shall become immediately due and payable, after giving notice if required by law, upon the occurrence of a default or anytime thereafter. In accordance with applicable law and to its fullest extent, Trustee shall have the right to foreclose by power of sale, or, at its option, Lender shall have the right to foreclose by judicial foreclosure.

If there is a default, Trustee shall, at the request of the Lender, advertise and sell the Property as a whole or in separate parcels at public auction to the highest bidder for cash and convey absolute title free and clear of all right, title and interest of Grantor at such time and place as Trustee designates. Trustee shall give notice of sale including the time, terms and place of sale and a description of the property to be sold as required by the applicable law in effect at the time of the proposed sale.

Upon sale of the Property and to the extent not prohibited by law, Trustee shall make and deliver a deed to the Property sold which conveys absolute title to the purchaser, and after first paying all fees, charges and costs, shall pay to Lender all moneys advanced for repairs, taxes, insurance, liens, assessments and prior encumbrances and interest thereon, and the principal and interest on the Secured Debt, paying the surplus, if any, to Grantor. Lender may purchase the Property. The recitals in any deed of conveyance shall be prima facie evidence of the facts set forth therein.

The acceptance by Lender of any sum in payment or partial payment on the Secured Debt after the balance is due or is accelerated or after foreclosure proceedings are filed shall not constitute a waiver of Lender's right to require complete cure of any existing default. By not exercising any remedy on Grantor's default, Lender does not waive Lender's right to later consider the event a default if it happens again.

11. **EXPENSES; ADVANCES ON COVENANTS; ATTORNEYS' FEES; COLLECTION COSTS.** If Grantor breaches any covenant in this Security Instrument, Grantor agrees to pay all expenses Lender incurs in performing such covenants or protecting its security interest in the Property. Such expenses include, but are not limited to, fees incurred for inspecting, preserving, or otherwise protecting the Property and Lender's security interest. These expenses are payable on demand and will bear interest from the date of payment until paid in full at the highest rate of interest in effect as provided in the terms of the Secured Debt. Grantor agrees to pay all costs and expenses incurred by Lender in collecting, enforcing or protecting Lender's rights and remedies under this Security Instrument. This amount may include, but is not limited to, attorneys'

(page 3 of 5)



fees, court costs, and other legal expenses. To the extent permitted by the United States Bankruptcy Code, Grantor agrees to pay the reasonable attorneys' fees Lender incurs to collect the Secured Debt as awarded by any court exercising jurisdiction under the Bankruptcy Code. This Security Instrument shall remain in effect until released. Grantor agrees to pay for any recordation costs of such release.

12. **ENVIRONMENTAL LAWS AND HAZARDOUS SUBSTANCES.** As used in this section, (1) Environmental Law means, without limitation, the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA, 42 U.S.C. 9601 et seq.), and all other federal, state and local laws, regulations, ordinances, court orders, attorney general opinions or interpretive letters concerning the public health, safety, welfare, environment or a hazardous substance; and (2) Hazardous Substance means any toxic, radioactive or hazardous material, waste, pollutant or contaminant which has characteristics which render the substance dangerous or potentially dangerous to the public health, safety, welfare or environment. The term includes, without limitation, any substances defined as "hazardous material," "toxic substances," "hazardous waste" or "hazardous substance" under any Environmental Law.

Grantor represents, warrants and agrees that:

- A. Except as previously disclosed and acknowledged in writing to Lender, no Hazardous Substance is or will be located, stored or released on or in the Property. This restriction does not apply to small quantities of Hazardous Substances that are generally recognized to be appropriate for the normal use and maintenance of the Property.
- B. Except as previously disclosed and acknowledged in writing to Lender, Grantor and every tenant have been, are, and shall remain in full compliance with any applicable Environmental Law.
- C. Grantor shall immediately notify Lender if a release or threatened release of a Hazardous Substance occurs on, under or about the Property or there is a violation of any Environmental Law concerning the Property. In such an event, Grantor shall take all necessary remedial action in accordance with any Environmental Law.
- D. Grantor shall immediately notify Lender in writing as soon as Grantor has reason to believe there is any pending or threatened investigation, claim, or proceeding relating to the release or threatened release of any Hazardous Substance or the violation of any Environmental Law.

13. **ESCROW FOR TAXES AND INSURANCE.** Unless otherwise provided in a separate agreement, Grantor will not be required to pay to Lender funds for taxes and insurance in escrow.

14. **JOINT AND INDIVIDUAL LIABILITY; CO-SIGNERS; SUCCESSORS AND ASSIGNS BOUND.** All duties under this Security Instrument are joint and individual. If Grantor signs this Security Instrument but does not sign an evidence of debt, Grantor does so only to mortgage Grantor's interest in the Property to secure payment of the Secured Debt and Grantor does not agree to be personally liable on the Secured Debt. If this Security Instrument secures a guaranty between Lender and Grantor, Grantor agrees to waive any rights that may prevent Lender from bringing any action or claim against Grantor or any party indebted under the obligation. These rights may include, but are not limited to, any anti-deficiency or one-action laws. The duties and benefits of this Security Instrument shall bind and benefit the successors and assigns of Grantor and Lender.

15. **SEVERABILITY; INTERPRETATION.** This Security Instrument is complete and fully integrated. This Security Instrument may not be amended or modified by oral agreement. Any section in this Security Instrument, attachments, or any agreement related to the Secured Debt that conflicts with applicable law will not be effective, unless that law expressly or impliedly permits the variations by written agreement. If any section of this Security Instrument cannot be enforced according to its terms, that section will be severed and will not affect the enforceability of the remainder of this Security Instrument. Whenever used, the singular shall include the plural and the plural the singular. The captions and headings of the sections of this Security Instrument are for convenience only and are not to be used to interpret or define the terms of this Security Instrument. Time is of the essence in this Security Instrument.

16. **SUCCESSOR TRUSTEE.** Lender, at Lender's option, may from time to time remove Trustee and appoint a successor trustee without any other formality than the designation in writing. The successor trustee, without conveyance of the Property, shall succeed to all the title, power and duties conferred upon Trustee by this Security Instrument and applicable law.

17. **NOTICE.** Unless otherwise required by law, any notice shall be given by delivering it or by mailing it by first class mail to the appropriate party's address on page 1 of this Security Instrument, or to any other address designated in writing. Notice to one grantor will be deemed to be notice to all grantors.

18. **WAIVERS.** Except to the extent prohibited by law, Grantor waives all appraisal and homestead exemption rights relating to the Property.

19. **LINE OF CREDIT.** The Secured Debt includes a revolving line of credit. Although the Secured Debt may be reduced to a zero balance, this Security Instrument will remain in effect until released.

20. **APPLICABLE LAW.** This Security Instrument will be governed by applicable federal law and the law of the state of Texas without regard to its rules regarding the conflicts of laws, except for laws regarding the perfection and enforcement of the lien on real property, which will be governed by the law of the situs of the Property.

21. **RIDERS.** The covenants and agreements of each of the riders described below are incorporated into and supplement and amend the terms of this Security Instrument:

.....  
.....

22.  **ADDITIONAL TERMS.**



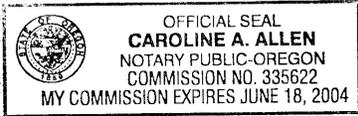
**SIGNATURES:** By signing below, Grantor agrees to the terms and covenants contained in this Security Instrument and in any attachments. Grantor also acknowledges receipt of a copy of this Security Instrument on the date stated on page 1.

*Donald P. Richards* *5/25/04*  
(Signature) DONALD P. RICHARDS (Date) (Signature) (Date)

(Signature) (Date) (Signature) (Date)

**ACKNOWLEDGMENT:**

(Individual) STATE OF OREGON, COUNTY OF *CLACKAMAS* } ss.  
This instrument was acknowledged before me this *28<sup>th</sup>* day of *May*, *2004*  
by *DONALD P. RICHARDS*  
My commission expires: *6-18-04*  
(Seal) *Caroline Allen*  
(Notary Public)



(Individual) STATE OF OREGON, COUNTY OF ..... } ss.  
This instrument was acknowledged before me this ..... day of .....  
by .....  
My commission expires:  
(Seal) .....  
(Notary Public)

(Individual) STATE OF OREGON, COUNTY OF ..... } ss.  
This instrument was acknowledged before me this ..... day of .....  
by .....  
My commission expires:  
(Seal) .....  
(Notary Public)

(Individual) STATE OF OREGON, COUNTY OF ..... } ss.  
This instrument was acknowledged before me this ..... day of .....  
by .....  
My commission expires:  
(Seal) .....  
(Notary Public)

**REQUEST FOR RECONVEYANCE**

(Not to be completed until paid in full)

**TO TRUSTEE:**

The undersigned is the holder of the note or notes secured by this Deed of Trust. Said note or notes, together with all other indebtedness secured by this Deed of Trust, have been paid in full. You are hereby directed to cancel this Deed of Trust, which is delivered hereby, and to reconvey, without warranty, all the estate now held by you under this Deed of Trust to the person or persons legally entitled thereto.

.....  
(Authorized Bank Signature)

.....  
(Date)



## LEGAL DESCRIPTION

### EXHIBIT A

That certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Washington and State of Oregon, described as follows, to-wit:

West 1/2 of Lot 31 \_Torguin in Section 34, Township 2 South, Range 1 West, of the Willamette Meridian.

**\*\*\* Derivation - grantor and grantee names only as shown on recorded**

**\*\*\* Being the same parcel conveyed to From Caroline S. Richards**

**by virtue of a Deed date 4/22/1993 recorded 11/23/1993 in Instrument # 93097597 in County of WASHINGTON \*\*\***



01279367200800692300020026

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 County Clerk



10/5  
After recording, return to:  
John McNeese  
Attorney at Law  
5410 SW Macadam Avenue, #100  
Portland, Oregon 97239-3824

Send tax statements to:  
Ronald M. Waldo, Trustee  
10965 SW Tonquin Loop  
Sherwood, Oregon 97140

Grantor's Name and Address:  
Ronald M. Waldo, Trustee  
10965 SW Tonquin Loop  
Sherwood, Oregon 97140

Grantee's Name and Address:  
Ronald M. Waldo, Trustee  
10965 SW Tonquin Loop  
Sherwood, Oregon 97140

---

The true consideration for this conveyance is Zero Dollars [\$0].

---

### WARRANTY DEED

**RONALD M. WALDO**, Trustee of the Ronald M. Waldo Revocable Living Trust, dated February 13, 2002, GRANTOR, conveys and warrants to **RONALD M. WALDO**, Trustee (or any successor Trustee) of the Ronald M. Waldo Trust under Agreement dated February 13, 2002, as amended, with **RONALD M. WALDO** as Trustor, GRANTEE, the following described real property, free of encumbrances except as specifically set forth herein, situated in Washington County, Oregon, commonly known as 10965 SW Tonquin Loop, Sherwood, Oregon 97140, Reference Parcel Number 2S134DA 00400, Parcel Number R0558881:

The West 1/2 of Block 20, TONQUIN, Washington County, Oregon;  
SUBJECT TO rights of the public in any portion within streets of roads.





01306665200800929170020029

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 County Clerk



**BARGAIN AND SALE DEED**

BETTYE PARISH SCHULER,  
formerly known as Bettye A. Parish,  
Successor Trustee of the D & B Marks  
Trust, dated February 5, 1999,

**Grantor.**

BETTYE PARISH SCHULER,

**Grantee.**

**AFTER RECORDING RETURN TO:**

Bettye Parish Schuler  
700 Overlake Drive East  
Medina WA 98039

**UNTIL A CHANGE IS REQUESTED  
ALL TAX STATEMENTS SHALL BE  
SENT TO THE FOLLOWING ADDRESS:**

Bettye Parish Schuler  
700 Overlake Drive East  
Medina WA 98039

**BARGAIN AND SALE DEED - STATUTORY FORM  
Individual Grantor**

BETTYE PARISH SCHULER, formerly known as Bettye A. Parish, Successor Trustee of the D & B MARKS TRUST, dated February 5, 1999, Grantor, conveys to BETTYE PARISH SCHULER, individually, Grantee, the following real property situated in Washington County, Oregon, to-wit:

No. 28, TONQUIN, according to the duly recorded plat thereof at the County Clerk's office at Hillsboro, Washington County, Oregon and being located about one mile southeast of the Tonquin Station, Washington County, State of Oregon.

The true and actual consideration for this conveyance is none. The property is being transferred in accordance with the distribution provisions of the D & B MARKS TRUST, dated February 5, 1999. The appraised value of the property at the time of the death of the surviving original Trustee, Daniel L. Marks, was \$355,000.

///

///

///

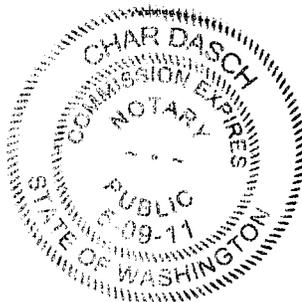
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS 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.

DATED this 10<sup>th</sup> day of November, 2008.

STATE OF Washington )  
County of King ) ss.

*Betty Parish Schuler*  
BETTYE PARISH SCHULER,  
formerly known as Bettye A. Parish,  
Successor Trustee of the D & B Marks  
Trust, dated February 5, 1999

This instrument was acknowledged before me on November 10<sup>th</sup>, 2008, by BETTYE PARISH SCHULER, formerly known as Bettye A. Parish, as Successor Trustee of the D & B Marks Trust, dated February 5, 1999.



*Char Dasch*  
Notary Public for Bellevue, WA  
My Commission Expires: 5-9-11

Fidelity National Title of Oregon

20100006419-09

41  
360 -

Washington County, Oregon 2010-042611  
06/04/2010 03:59:39 PM  
D-DPR Cnt=1 Stn=29 ANGELAD  
\$15.00 \$11.00 \$5.00 \$360.00 \$15.00 - Total = \$406.00



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 County Clerk

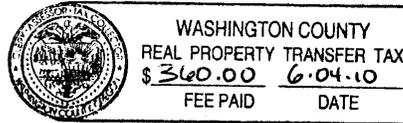


GRANTOR'S NAME:  
Estate of Audrey Barbara Ryan  
GRANTEE'S NAME:  
Don Herbst and Becky Herbst  
SEND TAX STATEMENTS TO:  
Don Herbst and Becky Herbst  
10595 SW Ibach Street  
Tualatin, Oregon 97062

AFTER RECORDING RETURN TO:  
Don Herbst and Becky Herbst  
10595 SW Ibach Street  
Tualatin, OR 97062

Escrow No: 20100006419-FTPOR09

11075 SW Tonquin Loop  
Sherwood, OR 97140



SPACE ABOVE THIS LINE FOR RECORDER'S USE

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE dated June 1, 2010, by and between Roger F. Anderson, the duly appointed, qualified and acting personal representative of the estate of Audrey Barbara Ryan, deceased, hereinafter called the first party, and Don Herbst and Becky Herbst, husband and wife, hereinafter called the second party, WITNESSETH:

For value received and the consideration hereinafter stated, the first party has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the second party and second party's heirs, successors and assigns all the estate, right and interest of the estate of the deceased, whether acquired by operation of the law or otherwise, in that certain real property situated in the County of Washington, State of Oregon, described as follows, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO - Exhibit B. *RJA*

TO HAVE AND TO HOLD the same unto the second party, and the second party's heirs, successors-in-interest and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$359,900.00.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

IN WITNESS WHEREOF, the first party has executed this instrument; if first party is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

*Roger F. Anderson*  
Roger F. Anderson

Personal Representative of the Estate of, Deceased

State of OREGON  
County of *Washington*

This instrument was acknowledged before me on 6-1, 2010 by Roger F. Anderson as Personal Representative for the Estate of Audrey Barbara Ryan, deceased..

*Nancy L. Fontaine*, Notary Public - State of Oregon  
My commission expires: 4-1-13



2013 436970

**Exhibit "B"**

The West one-half of the East one-half of Block 19, TONQUIN, in the County of Washington and State of Oregon.

TOGETHER WITH: A portion of Block 19, Plat of Tonquin, in the Northwest quarter of the Southeast quarter of Section 34, Township 2 South, Range 1 West of the Willamette Meridian, Washington County, Oregon, being more particularly described as follows:

Beginning at a point on the South line of said Block 19, lying S 89° 47' 39" W 137.72 feet from the Southeast corner of said Block 19; thence S 89° 47' 39" W along said South line 27.01 feet to the Southwest corner of the East half of the East half of said Block 19; thence N 00° 00' 10" E along the West line of said East half 298.29 feet to a point that is N 89° 59' 50" W 12.48 feet from a 5/8" iron rod with a yellow plastic cap marked "K.L.S. SURVEYING INC"; thence S 89° 59' 50" E 12.49 feet to a 5/8" iron rod with a yellow plastic cap marked "K.L.S. SURVEYING INC"; thence S 00° 00' 10" W 163.37 feet to a 5/8" iron rod with a yellow plastic cap marked "K.L.S. SURVEYING INC"; thence S 89° 59' 50" E 14.53 feet to a 5/8" iron rod with a yellow plastic cap marked "K.L.S. SURVEYING INC"; thence S 00° 00' 10" W 114.82 feet to a 5/8" iron rod with a yellow plastic cap marked "K.L.S. SURVEYING INC" on the North right of way line of Southwest Tonquin Loop ( County Road No. 1300); thence continuing S 00° 00' 10" W 20.00 feet to a point of beginning.

EXCEPTING THEREFROM: A portion of Block 19, Plat of Tonquin, in the Northwest quarter of the Southeast quarter of Section 34, Township 2 South, Range 1 West of the Willamette Meridian, Washington County, Oregon, being more particularly described as follows:

Beginning at a 5/8" iron rod with a yellow plastic cap marked "K.L.S. SURVEYING INC" on the North line of Block 19, Plat of Tonquin, lying S 89° 42' 16" W 179.94 feet from the Northeast corner of said Block 19; thence N 89° 42' 16" E along said North line 14.30 feet to the Northeast corner of the East half of the East half of said Block 19; thence S 00° 00' 10" W along the West line of said East half 359.62 feet to a point that is S 89° 59' 50" E 14.30 feet from a 5/8" iron rod with a yellow plastic cap marked "K.L.S. SURVEYING INC"; thence N 89° 59' 50" W 14.30 feet to a 5/8" iron rod with a yellow plastic cap marked "K.L.S. SURVEYING INC"; thence N 00° 00' 10" E 359.55 feet to the point of beginning.-----

CHICAGO TITLE 472513511591-42

**RECORDING REQUESTED BY:**

Chicago Title Company of Oregon  
5300 SW Meadows Road, Suite 100  
Lake Oswego, OR 97035

**GRANTOR:**

Amy Foster  
10100 SW Evergreen Ct.  
Wilsonville, OR 97070

**GRANTEE:**

David Shevchenko and Natasha Shevchenko  
30248 SW Thomas St. #1003  
Wilsonville, OR 97070

**SEND TAX STATEMENTS TO:**

David Shevchenko and Natasha Shevchenko  
11015 SW Tonquin Loop  
Sherwood, OR 97140

**AFTER RECORDING RETURN TO:**

David Shevchenko and Natasha Shevchenko  
11015 SW Tonquin Loop  
Sherwood, OR 97140

Escrow No: 472513511591LTS-CT42

11015 SW Tonquin Loop  
Sherwood, OR 97140

Washington County, Oregon	<b>2013-083143</b>
<b>D-DW</b>	<b>09/13/2013 01:28:09 PM</b>
Stn=4 A STROM	
\$15.00 \$11.00 \$5.00 \$15.00 \$20.00	<b>\$326.00</b>
\$280.00	
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	

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**WARRANTY DEED – STATUTORY FORM**  
(INDIVIDUAL or CORPORATION)

Amy Foster

Grantor, conveys and warrants to

David Shevchenko and Natasha Shevchenko

Grantee, the following described real property free of encumbrances except as specifically set forth herein:

The East one-half of the East one-half of Block 19, TONQUIN, in the County of Washington and State of Oregon.

TOGETHER WITH a portion of Block 19, PLAT OF TONQUIN, in the Northwest quarter of the Southeast quarter of Section 34, 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 iron rod with a yellow plastic cap marked "K.L.S. SURVEYING INC" on the North line of Block 19, Plat of Tonquin, lying South 89°42'16" West 179.94 feet from the Northeast corner of said Block 19; thence North 89°42'16" East along said North line 14.30 feet to the Northwest corner of the East half of the East half of said Block 19; thence South 00°00'10" West along the West line of said East half 359.62 feet to a point that is South 89°59'50" East 14.30 feet from a 5/8-inch iron rod with a yellow plastic cap marked "K.L.S. SURVEYING INC"; thence North 89°59'50" West 14.30 feet to a 5/8-inch iron rod with a yellow plastic cap marked "K.L.S. SURVEYING INC"; thence North 00°00'10" East 359.55 feet to the point of beginning.

EXCEPTING THEREFROM a portion of Block 19, Plat of Tonquin, in the Northwest quarter of the Southeast quarter of Section 34, 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 South line of said Block 19, lying South 89°47'39" West 137.72 feet from the Southeast corner of said Block 19; thence South 89°47'39" West along said South line 27.01 feet to the Southwest corner of the East half of the East half of said Block 19; thence North

00°00'10" East along the West line of said East half 298.29 feet to a point that is North 89°59'50" West 12.48 feet from a 5/8-inch iron rod with a yellow plastic cap marked "K.L.S. SURVEYING INC"; thence South 89°59'50" East 12.49 feet to a 5/8-inch iron rod with a yellow plastic cap marked "K.L.S. SURVEYING INC"; thence South 00°00'10" West 163.37 feet to a 5/8-inch iron rod with a yellow plastic cap marked "K.L.S. SURVEYING INC"; thence South 89°59'50" East 14.53 feet to a 5/8-inch iron rod with a yellow plastic cap marked "K.L.S. SURVEYING INC"; thence South 00°00'10" West 114.82 feet to a 5/8-inch iron rod with a yellow plastic cap marked "K.L.S. SURVEYING INC" on the North right-of-way line of SW Tonquin Loop (County Road No. 1300); thence continuing South 00°00'10" West 20.00 feet to a point of beginning.

The true consideration for this conveyance is \$260,000.00.

ENCUMBRANCES: Please see attached Exhibit A.

**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 September 12, 2013; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

Amy Foster  
Amy Foster

STATE OF OREGON  
County of Clackamas

This instrument was acknowledged before me on 09/ 12 /13 by Amy Foster.

[Signature]  
Notary Public for Oregon  
My Commission Expires: 5-30-14

(SEAL)



EXHIBIT "A"

1. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year 2013-2014
2. Rights of the public to any portion of the Land lying within the area of roads and/or highways
3. Shared Well Water Agreement

Executed by: Roger F. Anderson, Personal Representative of the Estate of Audrey Barbara Ryan;  
Donald R. Herbst and Becky L. Herbst  
Recording Date: June 4, 2010  
Recording No.: 2010-042612

Washington County, Oregon	<b>2016-042425</b>
<b>D-DW</b>	<b>06/03/2016 01:34:15 PM</b>
Stn=24 C WHITE	
\$10.00 \$11.00 \$5.00 \$860.00 \$20.00	<b>\$906.00</b>
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	

<b>Grantor</b>
Joseph D. Miller Betty A. Apodaca-Miller
<b>Grantee</b>
Albert Scot Leggett
<b>After recording return to</b>
Albert Scot Leggett 11150 SW Tonquin Loop Sherwood, OR 97140
<b>Until requested, all tax statements shall be sent to</b>
SAME AS ABOVE
Tax Acct No(s): <b>R0559309</b>

Reserved for Recorder's Use

**STATUTORY WARRANTY DEED**

Joseph D. Miller and Betty A. Apodaca-Miller , as tenants by the entirety, Grantor(s) convey and warrant to Albert Scot Leggett, Grantee(s), the following described real property free of encumbrances except as specifically set forth herein:

The West one-half of Block 18, Tonquin, Washington County, Oregon.

TOGETHER WITH that portion of 112th Avenue vacated by Resolution and Order No. 02- 104 recorded August 28, 2002 as 2002099508.

This property is free of encumbrances, EXCEPT: Covenants, Conditions, Restrictions and Easements of record as of the date of this Deed, if any, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is \$860,000.00 (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.

WFG Title 16005726 550

Executed this 3RD day of June, 2016

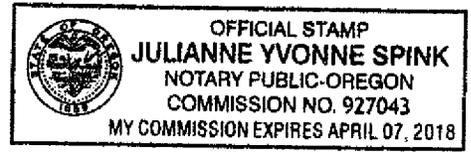
Joseph D. Miller  
Joseph D. Miller

Betty A. Apodaca-Miller by Joseph D. Miller, her attorney in fact  
Betty A. Apodaca-Miller by Joseph D. Miller, her attorney in fact

State of Oregon, County of Clatsop ss.

This instrument was acknowledged before me on this 3 day of June, 2016 by Joseph D. Miller and by Joseph D. Miller as Power of Attorney in fact for Betty A. Apodaca-Miller.

[Signature]  
Notary Public for Oregon  
My commission expires 4/7/18





After recording return to:  
Joseph A. Monego and Cheryl  
Monego  
11190 SW Tonquin Place  
Sherwood, OR 97140

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Joseph A. Monego and Cheryl Monego  
11190 SW Tonquin Place  
Sherwood, OR 97140

File No.: 7000-2769743 (clb)  
Date: December 09, 2016

Washington County, Oregon **2016-104160**  
**D-DBS**  
Strn=32 Y LOPEZ **12/16/2016 11:35:37 AM**  
\$10.00 \$11.00 \$5.00 \$20.00 **\$46.00**

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

THIS SPACE RESE

### STATUTORY BARGAIN AND SALE DEED

**A. Joseph Monego and Cheryl A. Monego, trustees, under agreement dated February 8, 1999, The Monego Family Trust, Grantor, conveys to Joseph A. Monego and Cheryl A. Monego, as tenants by the entirety, Grantee, the following described real property:**

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

**The North one-half of Block 17, Tonquin, Washington County, Oregon.**

**TOGETHER WITH that portion of vacated SW 112th Avenue adjoining that inured thereto by Vacation No. 422 recorded August 28, 2002 in 2002-099508.**

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

FIRST AMERICAN 2769743-20

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 10<sup>th</sup> day of December, 2016.

A. Joseph Monego, Trustee  
A. Joseph Monego, Trustee

Cheryl A. Monego, Trustee  
Cheryl A. Monego, Trustee

STATE OF Oregon )  
County of Washington )ss.

This instrument was acknowledged before me on this 10 day of December, 2016 by A. Joseph Monego and Cheryl A. Monego, Trustees, under agreement dated February 8, 1999, The Monego Family Trust as of, on behalf of the .

[Signature]

Notary Public for Oregon  
My commission expires: 4/2/2019



WFG Trid 8-157063 COMM

Washington County, Oregon **2018-020023**  
**D-DW**  
 Stn=9 B MAHER **03/21/2018 12:38:34 PM**  
 \$25.00 \$11.00 \$5.00 \$20.00 \$745.00 **\$806.00**

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

File No.: 18-157063

<b>Grantor</b>
David King
<b>Grantee</b>
Woodburn Industrial Capital Group, LLC
<b>After recording return to</b>
Woodburn Industrial Capital Group, LLC P.O. Box 1060 Woodburn, OR 97071
<b>Until requested, all tax statements shall be sent to</b>
Woodburn Industrial Capital Group, LLC P.O. Box 1060 Woodburn, OR 97071
Tax Acct No(s): <b>R559372; R2200350</b>

Reserved for Recorder's Use

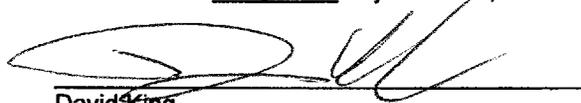
**STATUTORY WARRANTY DEED**

**David King**, Grantor(s) convey and warrant to **WOODBURN INDUSTRIAL CAPITAL GROUP, LLC**, an Oregon limited liability company, Grantee(s), the real property described in the attached Exhibit A, subject only to those liens and encumbrances set forth on the attached Exhibit B.

The true consideration for this conveyance is **\$745,000.00**. (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.

Executed this 20 day of March, 2018



David King

*Please see attached for  
CA Civil Code Section 1189  
compliant acknowledgment.*

# CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document

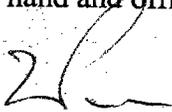
State of California

County of Orange

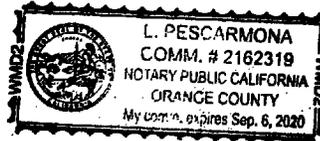
On March 20, 2018, before me, L. Pescarmona, Notary Public, personally appeared DAVID KING who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



L. Pescarmona  
Commission expires Sept 6, 2020



(Seal)

## DESCRIPTION OF THE ATTACHED DOCUMENT (Optional)

Warranty Deed

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 2 Document Date March 20, 2018

(Additional Information)

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

The South one-half of Block 17, TONQUIN, in the County of Washington and State of Oregon.

EXCEPTING THEREFROM that portion of the said South one-half of Block 17, TONQUIN, which lies within a strip of land 100 feet in width, lying 75 feet on the Westerly side and 25.0 feet on the Easterly side of the Vancouver-Eugene Transmission line survey, as acquired by Judgment Civil Case 119, entered April 21, 1939, a copy of which was recorded in Book 180 page 501; said survey being located as follows:

Beginning at a point which is the intersection of said survey line with the West line of the Northwest one-quarter of said Section 34, said point being South 0°13'25" East along said West line, a distance of 1067.62 feet from the Section corner common to Sections 27, 28, 33 and 34, Township 2 South, Range 1 West of the Willamette Meridian; thence running South 44°34'00" East, a distance of 5865.89 feet to the intersection of said survey line with the South line of the Southeast one-quarter of said Section 34, said point being South 89°42'20" West along said South line, a distance of 1188.96 feet from the Southeast corner of Section 34, Township 2 South, Range 1 West of the Willamette Meridian, as described in Book 4 page 108, Register of Titles.

FURTHER EXCEPTING THEREFROM those portions described in Dedication Deed to the Washington County, a political subdivision of the State of Oregon on behalf of the public for right of ways as described in Dedication Deed recorded January 12, 2017, Recording No. 2017-002735, Washington County Records.

**EXHIBIT "B"**  
**Exceptions**

1. Easement, including the terms and provisions thereof:
  - For Permanent easement : Permanent Sidewalk, Slope and Utility easement and Sidewalk and Utility Easement and Public Utility
  - Granted to : Washington County, a political subdivision of the State of Oregon, on behalf of the public
  - Recorded : January 12, 2017
  - Recording No(s) : 2017-002735
  - Affects : see document for actual location

19-396127  
WFG Title  
LO

File No.: 19-396127

Washington County, Oregon	<b>2020-016104</b>
<b>D-DW</b>	<b>02/26/2020 10:42:59 AM</b>
Stn=11 C WHITE	
\$15.00 \$11.00 \$5.00 \$60.00 \$775.00	<b>\$866.00</b>
I, Margaret Garza, Interim 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.	
Margaret Garza, Interim Director of Assessment and Taxation, Ex-Officio	

<b>Grantor</b>
James V. Paul and Cheryl A. Paul 33777 SW Ladd Hill Road Wilsonville, OR 97070
<b>Grantee</b>
Patricia Marie Van Austen and Carl Victor Van Austen 16100 SW Highpoint Drive Sherwood, OR 97140
<b>After recording return to</b>
Patricia Marie Van Austen and Carl Victor Van Austen 16100 SW Highpoint Drive Sherwood, OR 97140
<b>Until requested, all tax statements shall be sent to</b>
Patricia Marie Van Austen and Carl Victor Van Austen 16100 SW Highpoint Drive Sherwood, OR 97140 Tax Acct No(s): 2S134DA-00800, R953677

Reserved for Recorder's Use

### STATUTORY WARRANTY DEED

James V. Paul and Cheryl A. Paul, as tenants by the entirety, Grantor(s) convey and warrant to Patricia Marie Van Austen and Carl Victor Van Austen, as tenants by the entirety, Grantee(s), the real property described in the attached Exhibit A, free of encumbrances EXCEPT covenants, conditions, restrictions, easements, and encumbrances of record as of the date hereof.

The true consideration for this conveyance is **\$775,000.00**. (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.

Executed this 20 day of February, 2020

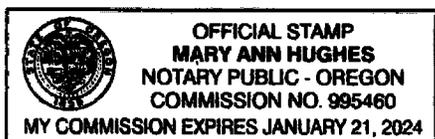
JVP  
James V. Paul

CAP  
Cheryl A. Paul

STATE OF OREGON  
COUNTY OF CLACKAMAS

This instrument was acknowledged before me this 20 day of February, 2020 by James V. Paul and Cheryl A. Paul

Mary Ann Hughes  
Notary Public for Oregon  
My Commission Expires: 1/21/24



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Lot 27, Comte & Kohlman's Little Homes No. 3, in the County of Washington and State of Oregon. TOGETHER WITH the East 259.0 feet of Lot 30, Tonquin, as measured parallel with the East line of Section 34, Township 2 South, Range 1 West of the Willamette Meridian, in the County of Washington and State of Oregon.

19-374818 COMM WFG Title

File No.: 19-374818

<b>Grantor</b>
Jared J. Summers and Lynnette Summers
<b>Grantee</b>
Dumont LLC
<b>After recording return to</b>
Dumont LLC 20915 SW 105th Avenue Tualatin, OR 97062
<b>Until requested, all tax statements shall be sent to</b>
Dumont LLC 20915 SW 105th Avenue Tualatin, OR 97062
Tax Acct No(s): <b>2S134DD-00500, R558952</b>

Washington County, Oregon **2020-021595**  
**D-DW**  
 Stn=2 S AKINS **03/13/2020 10:22:38 AM**  
 \$20.00 \$11.00 \$5.00 \$60.00 \$1,050.00 **\$1,146.00**

I, Margaret Garza, Interim 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.

Margaret Garza, Interim Director of Assessment and Taxation, Ex-Officio

Reserved for Recorder's Use

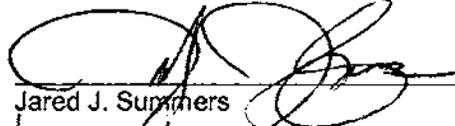
**STATUTORY WARRANTY DEED**

**Jared J. Summers and Lynnette Summers, as tenants by the entirety**, Grantor(s) convey and warrant to **Dumont LLC, an Oregon limited liability company**, Grantee(s), the real property described in the attached Exhibit A, subject only to those liens and encumbrances set forth on the attached Exhibit B.

The true consideration for this conveyance is **\$1,050,000.00**. (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.

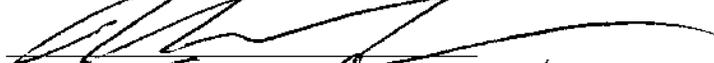
Executed this 12 day of March, 2020

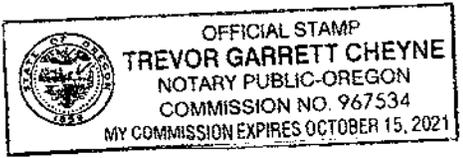
  
\_\_\_\_\_  
Jared J. Summers

  
\_\_\_\_\_  
Lynnette Summers

STATE OF OREGON  
COUNTY OF WASHINGTON

This instrument was acknowledged before me this 12 day of March, 2020 by Jared J. Summers and Lynnette Summers, on their own behalf.

  
\_\_\_\_\_  
Print Name: Trevor Garrett Cheyne  
Notary Public for Oregon  
My Commission Expires: 10/15/21



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

The East one-half of Block 23, TONQUIN, in the County of Washington and State of Oregon.

EXCEPT the North 20 feet lying in S.W.Tonquin Road.

EXCEPTING that portion conveyed to Washington County, a political subdivision of the State of Oregon by Deed recorded October 30, 2015, Recording No. 2015-091213, as re-recorded December 11, 2015, Recording No. 2015-101755..

FURTHER EXCEPTING THEREFROM that portion taken for S.W. Tonquin Road and S.W. Basalt Creek Road described in Dedication Deed to Washington County, a political subdivision of the State of Oregon, recorded October 30, 2015, Recording No. 2015-091214.

**EXHIBIT "B"**  
**Exceptions**

1. Waiving Right of Remonstrance Against Customarily (commonly) accepted farm or forestry practices, including the terms and provisions thereof:  
Recorded : September 2, 1994  
Recording No(s) : 94081338
  
2. Waiving Right of Remonstrance Against Customarily (commonly) Accepted Farm or Forestry Practices, including the terms and provisions thereof: :  
For : Health Hardship Permit in the AF-5 district  
Recorded : April 7, 2003  
Recording No(s) : 2003-053067
  
3. Easement, including the terms and provisions thereof:  
For : Permanent slope  
Granted to : Washington County, a political subdivision of the State of Oregon  
Recorded : October 30, 2015  
Recording No(s) : 2015-091214  
Affects : a portion lying Southerly of SW Tonquin Road and a portion lying Northerly of SW Basalt Creek Road

RECORDING REQUESTED BY:  
 **Fidelity National Title**  
Company of Oregon

5400 SW Meadows Road, Suite 100  
Lake Oswego, OR 97035

**GRANTOR'S NAME:**  
Steven E. Sattler

**GRANTEE'S NAME:**  
Kenneth A VanDomelen and Carol L VanDomelen, Trustees or  
their Successors of the VanDomelen Joint Trust dated 2/11/2015,  
and any amendments

**AFTER RECORDING RETURN TO:**  
**Order No.:** 45142018286-KL  
Kenneth A VanDomelen and Carol L VanDomelen, Trustees or  
their Successors of the VanDomelen Joint Trust dated 2/11/2015,  
and any amendments  
11060 SW Tonquin Road  
Sherwood, OR 97140

**SEND TAX STATEMENTS TO:**  
VanDomelen Joint Trust dated 2/11/2015  
11060 SW Tonquin Road  
Sherwood, OR 97140

APN: R1321037  
Map: 2S134DC00601

Washington County, Oregon **2020-059197**  
**D-DW**  
Stn=4 A STROM **07/02/2020 08:40:17 AM**  
\$10.00 \$11.00 \$5.00 \$60.00 \$725.00 **\$811.00**  
I, Margaret Garza, Interim 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.  
Margaret Garza, Interim Director of  
Assessment and Taxation, Ex-Officio

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### STATUTORY WARRANTY DEED

**Steven E. Sattler**, Grantor, conveys and warrants to **Kenneth A VanDomelen and Carol L VanDomelen, Trustees or their Successors of the VanDomelen Joint Trust dated 2/11/2015, and any amendments**, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Washington, State of Oregon:

Part of Lot 15, TONQUIN, in the County of Washington and State of Oregon, described as follows:

Beginning at the Southwest corner of said Block 15; thence along the South line of said Block 15, North 89°45'27" East 659.07 feet to the Southeast corner thereof; thence along the East line of said Block 15, North 0°04'20" East 97.34 feet to the true point of beginning; said point also being the center line of a 100 foot wide Bonneville Power Administration right-of-way as described in Declaration of Taking Under Civil Suit No. 119, in the U. S. District Court for the District of Oregon; thence, along the center line of said Bonneville Power Administration right-of-way, North 44°30'20" West 753.08 feet to a point that is 25.00 feet, when measured at right angles, from the center line of S.W. Tonquin Road; thence parallel with the center line of said S.W. Tonquin Road, North 89°49'34" East, 528.57 feet to a point on the East line of said Block 15; thence along the East line of said Block 15, South 0°04'20" West 538.69 feet to the true point of beginning.

EXCEPTING THEREFROM that portion taken by the United States of America in Final Judgment in Condemnation, recorded in Book 198, Page 394, Records of the County of Washington and State of Oregon.

ALSO EXCEPTING THEREFROM that portion dedicated to Washington County by document recorded April 20, 2016, recording no. 2016-029412.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS SEVEN HUNDRED TWENTY-FIVE THOUSAND AND NO/100 DOLLARS (**\$725,000.00**). (See ORS 93.030).

**Subject to:**

The Land has been classified as Farmland, as disclosed by the tax roll. If the Land becomes disqualified, said Land may be subject to additional taxes and/or penalties.

Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Entitled: Easement Deed  
In favor of: Adjacent property owner  
Purpose: Ingress and egress  
Recording Date: October 19, 1951  
Recording No: Book 326, Page 107  
Affects: The Southwesterly portion

Bonneville Power Administration Danger Tree Offer, including the terms and provisions thereof

Recording Date: February 11, 1960  
Recording No.: Book 427, Page 183

Fidelity National Title of Oregon 45142018286-08

**STATUTORY WARRANTY DEED**

(continued)

Waiver of Remonstrance and Consent to Local Improvement District:

Purpose: Customarily (commonly) Accepted Farm or Forestry Practices  
Recording Date: May 3, 1984  
Recording No.: 84-016742

Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: May 10, 1984  
Recording No: 84-017800

**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.**

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 6-18-2020

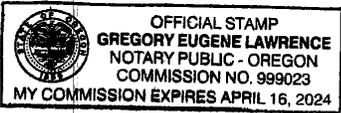
*Steven E. Sattler*  
Steven E. Sattler

State of Oregon  
County of Washington

This instrument was acknowledged before me on 6-18-2020 by Steven E. Sattler.

*Gregory Eugene Lawrence*  
Notary Public, State of Oregon

My Commission Expires: 4-16-2024



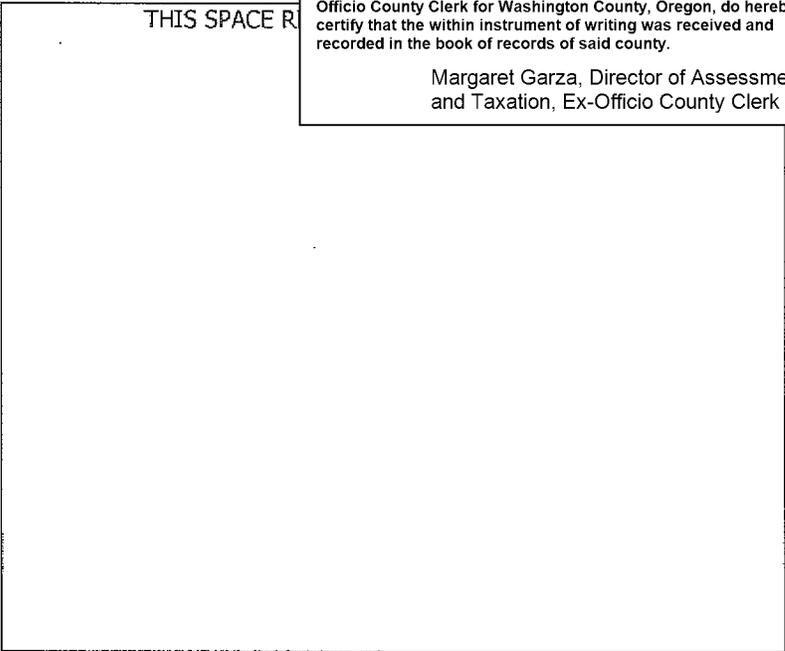


After recording return to:  
Michael R and Susan E Harris  
22046 SW Grahans Ferry Rd Unti B  
Tualatin, OR 97062

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Michael R and Susan E Harris  
22046 SW Grahans Ferry Rd Unti B  
Tualatin, OR 97062

File No.: 7083-3507266 (LB)  
Date: October 19, 2020

FIRST AMERICAN 3507266



Washington County, Oregon **2020-106814**  
**D-DBS**  
Stn=8 J CHOATE **10/26/2020 03:46:04 PM**  
\$10.00 \$11.00 \$5.00 \$60.00 **\$86.00**  
I, Margaret Garza, 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.  
Margaret Garza, Director of Assessment  
and Taxation, Ex-Officio County Clerk

**STATUTORY BARGAIN AND SALE DEED**

**Susan Harris** , Grantor, conveys to **Michael R Harris and Susan E Harris, as tenants by the entirety**, Grantee, the following described real property:

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

**THE EAST 1/2 OF BLOCK 20, TONQUIN, IN WASHINGTON COUNTY, OREGON.**

The true consideration for this conveyance is **\$to change vesting**. (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.

APN: R558863

Bargain and Sale Deed  
- continued

File No.: 7083-3507266 (LB)  
Date: 10/19/2020

Dated this 21 day of October, 2020.

Susan Harris

Susan Harris

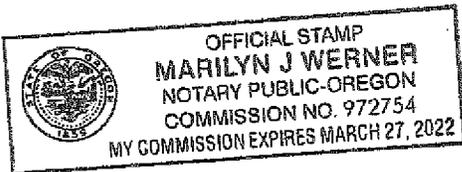
STATE OF Oregon )  
County of Washington )ss.  
)

This instrument was acknowledged before me on this 21 day of October, 2020  
by **Susan Harris**.



[Signature]

Notary Public for Oregon  
My commission expires: 3/27/2022



WFG Title 20-321620 COMM

File No.: 20-321620

Washington County, Oregon	<b>2020-133175</b>
<b>D-DW</b>	<b>12/24/2020 09:29:59 AM</b>
Stn=61 N MEJIA	
\$20.00 \$11.00 \$5.00 \$60.00 \$1,200.00	<b>\$1,296.00</b>

I, Margaret Garza, 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.

Margaret Garza, Director of Assessment and Taxation, Ex-Officio County Clerk

<b>Grantor</b>
Jiri Litera 9287 SW Sweek Drive Tualatin, OR 97062
<b>Grantee</b>
Basalt Industrial, LLC 13170 SW Wall St. Portland, OR 97223
<b>After recording return to</b>
Basalt Industrial, LLC 13170 SW Wall St. Portland, OR 97223
<b>Until requested, all tax statements shall be sent to</b>
Basalt Industrial, LLC 13170 SW Wall St. Portland, OR 97223 Tax Acct No(s): 2S134DD 00450, R558943, 2S134DD 00452, R2197906, 2S134DD 00451, R2197192

Reserved for Recorder's Use

### STATUTORY WARRANTY DEED

Jiri Litera, Grantor(s) convey and warrant to Basalt Industrial, LLC, an Oregon limited liability company, Grantee(s), the real property described in the attached Exhibit A, subject only to those liens and encumbrances set forth on the attached Exhibit B.

The true consideration for this conveyance is **\$1,200,000.00**. (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.

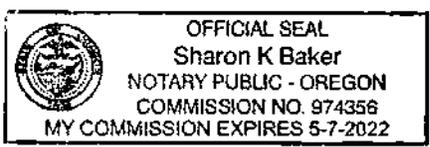
Executed this 21 day of December, 2020

Jiri Litera  
Jiri Litera

STATE OF OREGON  
COUNTY OF ~~MULTNOMAH~~ Washington  
803

This instrument was acknowledged before me this 21 day of December, 2020 by Jiri Litera.

Notary Public for Oregon  
My Commission Expires: 5.7.2022



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

The West half of Block 23, TONQUIN, in the County of Washington and State of Oregon.

EXCEPTING portion lying within S.W. Tonquin Road (County Road No. 486).

EXCEPTING THEREFROM that portion taken by the United States of America in Final Judgment in Condemnation, filed April 21, 1941 in the District Court of the United States for the District of Oregon (United States vs L. Semler, et al), a copy of which was recorded on April 24, 1941 in Book 198, page 394, Records of Washington County, Oregon.

ALSO FURTHER EXCEPTING THEREFROM that portion conveyed to Washington County, a political subdivision of the State of Oregon for public roads (S.W. Basalt Creek Road and a portion of S.W. Tonquin Road) as described in Dedication Deed recorded July 17, 2015, Recording No. 2015-059499, as re-recorded December 11, 2015, Recording No. 2015-101754.

**EXHIBIT "B"**  
**Exceptions**

1. Waiving Right of Remonstrance against Customarily (commonly) accepted Farm or Forestry Practices, including the terms and provisions thereof:
  - Recorded : July 15, 1991
  - Recording No(s) : 91037801
  
2. Easement, including the terms and provisions thereof:
  - For : construct and maintain Slopes
  - Granted to : Washington County, a political subdivision of the State of Oregon
  - Recorded : July 17, 2015
  - Recording No(s) : 2015-059499
  - Affects : portions North and South of S.W. Basalt Creek Road  
see document for location
  
- Said instrument was Re-Recorded : December 11, 2015
- Recording No(s) : 2015-101754

RECORDING REQUESTED BY:



115 N College St., Ste 2  
Newberg, OR 97132

AFTER RECORDING RETURN TO:

Order No.: 471821111745-MJH  
Schnitzer Properties Management, LLC  
1121 SW Salmon St. 5th Floor  
Portland, OR 97205

SEND TAX STATEMENTS TO:

Schnitzer Properties, LLC  
1121 SW Salmon Street, 5th Floor  
Portland, OR 97205

APN: R558916  
R558925  
R558934

Map: 2S134DD00100  
2S134DD00200  
2S134DD00300

10795 SW Tonquin Road, Sherwood, OR 97140

Washington County, Oregon	<b>2022-007027</b>
<b>D-DW</b>	
Stn=4 A STROM	<b>01/28/2022 09:41:41 AM</b>
\$15.00 \$11.00 \$5.00 \$60.00 \$7,971.00	<b>\$8,062.00</b>
I, Joe Nelson, 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.	
Joe Nelson, Director of Assessment and Taxation, Ex-Officio County Clerk	

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### STATUTORY WARRANTY DEED

Lee H. and Marion B. Thompson Foundation, an Oregon non-profit corporation, Grantor, conveys and warrants to Schnitzer Properties, LLC, an Oregon limited liability company, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Washington, State of Oregon:

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

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS SEVEN MILLION NINE HUNDRED SEVENTY THOUSAND EIGHT HUNDRED NINETY AND NO/100 DOLLARS (\$7,970,890.00). (See ORS 93.030).

**Subject to:**

The Land has been classified as Farmland, as disclosed by the tax roll. If the Land becomes disqualified, said Land may be subject to additional taxes and/or penalties.

Account No.: R558916, R558925 and R558934

Rights of the public to any portion of the Land lying within the area commonly known as roads, streets and highways.

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Washington County  
Purpose: Slopes and Drainage  
Recording Date: March 4, 2016  
Recording No: 2016-016911  
Affects: Parcel II

Rights of tenants, as tenants only, in unrecorded leaseholds.

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.

TICOR TITLE 302621079168

**STATUTORY WARRANTY DEED**

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated January 21, 2022; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

Lee H. and Marion B. Thompson Foundation

BY: [Signature]  
Roger A. Starr  
President

State of Oregon  
County of Jamhill

This instrument was acknowledged before me on Jan 21, 2022 by Roger A. Starr, as President for Lee H. and Marion B. Thompson Foundation.

[Signature]  
Notary Public - State of Oregon

My Commission Expires: 6/16/2024



## EXHIBIT A

Order No.: 47182111745

Parcel I:

All of Block 22, TONQUIN, in the County of Washington and State of Oregon.

EXCEPTING THEREFROM that portion deeded to Washington County by document recorded March 4, 2016 as document No. 2016-016913

Parcel II:

The East one-half of Block 29, TONQUIN, in the County of Washington and State of Oregon.

EXCEPTING THEREFROM that portion deeded to Washington County by document recorded March 4, 2016 as document No. 2016-016911

Parcel III:

The West one-half of Block 29, TONQUIN, in the County of Washington and State of Oregon.

EXCEPTING THEREFROM that portion deeded to Washington County by document recorded March 4, 2016 as document No. 2016-016912

RECORDING REQUESTED BY:



111 SW Columbia St., Ste 1000  
Portland, OR 97201

**GRANTOR'S NAME:**

Margaret L. Daane

**GRANTEE'S NAME:**

Schnitzer Properties, LLC, an Oregon limited liability company

**AFTER RECORDING RETURN TO:**

Schnitzer Properties, LLC, an Oregon limited liability company  
1121 SW Salmon Street, Suite 500  
Portland, OR 97205

**SEND TAX STATEMENTS TO:**

Schnitzer Properties, LLC, an Oregon limited liability company  
1121 SW Salmon Street, Suite 500  
Portland, OR 97205

R558872 and 2S134DA00500  
10970 SW Tonquin Loop, Sherwood, OR 97140

Washington County, Oregon	<b>2022-066347</b>
D-DW	
Stn=11 C WHITE	<b>11/07/2022 10:33:47 AM</b>
\$15.00 \$11.00 \$5.00 \$60.00 \$2,536.00	<b>\$2,627.00</b>
I, Joe Nelson, 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.	
Joe Nelson, Director of Assessment and Taxation, Ex-Officio County Clerk	

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**SPECIAL WARRANTY DEED - STATUTORY FORM**  
(INDIVIDUAL or CORPORATION)

**Margaret L. Daane**, Grantor, conveys and specially warrants to **Schnitzer Properties, LLC, an Oregon limited liability company**, Grantee, the following described real property free and clear of encumbrances created or suffered by the grantor except as specifically set forth below:

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

The true consideration for this conveyance is Two Million Five Hundred Thirty-Five Thousand One Hundred Ninety-Two And No/100 Dollars **(\$2,535,192.00)**.

**Subject to:**

Rights of the public to any portion of the Land lying within the area commonly known as streets, roads and highways.

**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.**

Recorded by TICOR TITLE 36202204055

**SPECIAL WARRANTY DEED - STATUTORY FORM**

(continued)

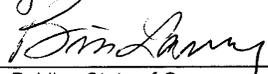
IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: November 7, 2022

  
Margaret L. Daane

State of OR  
County of Multnomah

This instrument was acknowledged before me on November 1, 2022 by Margaret L. Daane.

  
Notary Public - State of Oregon

My Commission Expires: 2/13/23



**EXHIBIT "A"**  
Legal Description

The West half of Block 21, TONQUIN, in the County of Washington and State of Oregon.

RECORDING REQUESTED BY:



111 SW Columbia St., Ste 1000  
Portland, OR 97201

GRANTOR'S NAME:  
Monique J. Tyler

GRANTEE'S NAME:  
Schnitzer Properties, LLC, an Oregon limited liability company

AFTER RECORDING RETURN TO:  
Schnitzer Properties, LLC, an Oregon limited liability company  
1121 SW Salmon Street, Suite 500  
Portland, OR 97205

SEND TAX STATEMENTS TO:  
Schnitzer Properties, LLC, an Oregon limited liability company  
1121 SW Salmon Street, Suite 500  
Portland, OR 97205

R558890 and 2S134DA00600  
10770 SW Tonquin Loop, Sherwood, OR 97140

Washington County, Oregon	<b>2022-066350</b>
D-DW	
Stn=11 C WHITE	11/07/2022 10:43:39 AM
\$20.00 \$11.00 \$5.00 \$60.00 \$3,664.00	<b>\$3,760.00</b>
I, Joe Nelson, 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.	
Joe Nelson, Director of Assessment and Taxation, Ex-Officio County Clerk	

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**SPECIAL WARRANTY DEED - STATUTORY FORM**  
(INDIVIDUAL or CORPORATION)

Monique J. Tyler, Grantor, conveys and specially warrants to Schnitzer Properties, LLC, an Oregon limited liability company, Grantee, the following described real property free and clear of encumbrances created or suffered by the grantor except as specifically set forth below:

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

The true consideration for this conveyance is Three Million Six Hundred Sixty-Three Thousand Three Hundred Ninety-Six And No/100 Dollars (**\$3,663,396.00**).

Subject to:

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 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.

36202204054

Recorded by TICOR TITLE

**SPECIAL WARRANTY DEED - STATUTORY FORM**  
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 11-3-22

*Monique J. Tyler*  
Monique J. Tyler

State of OREGON  
County of MULTNOMAH

This instrument was acknowledged before me on Nov. 3, 2022 by Monique J. Tyler.

*Allison Mae Swallow*  
Notary Public - State of Oregon

My Commission Expires: 2/20/23



**EXHIBIT "A"**  
Legal Description

The East one-half of Block 21 and Block 30, TONQUIN, in the County of Washington and State of Oregon.

EXCEPTING THEREFROM that portion of Block 30 described as follows:

Beginning at the Southeast corner of Lot 30; thence West along the South line of the said lot, 259.0 feet to the true point of beginning of the tract herein described, from the true point of beginning; thence North, parallel with the East line of Lot 30, a distance of 660 feet, more or less, to the centerline of 3rd Street (Tonquin Loop Road), said point being on the North line of Lot 30; thence West along the North line of Lot 30, a distance of 232.04 feet to a point; thence South, parallel to the East line of Section 34, a distance of 268.57 feet to a point; thence West, parallel with the North line of Lot 30, a distance of 168.36 feet, more or less, to a point on the West line of Lot 30; thence South along the West line of Lot 30, a distance of 389.66 feet, more or less, to the Southwest corner thereof; thence along the South line of Lot 30, East 401 feet, more or less, to the true point of beginning of the tract herein described.

ALSO EXCEPTING THEREFROM the East 259.0 feet of Lot 30, TONQUIN, as measured parallel with the East line of Section 34, Township 2 South, Range 1 West, of the Willamette Meridian, in the County of Washington and State of Oregon.

**EXHIBIT "B"**  
Exceptions

**Subject to:**

1. Rights of the public to any portion of the Land lying within the area commonly known as streets, roads and highways.

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Portland General Electric Company  
Purpose: Electric transmission line  
Recording Date: April 24, 1963  
Recording No: Book 485, Page 329  
Affects: The Northeast corner - Reference is hereby made to said document for full particulars.

3. Waiver of Remonstrance and Consent to Local Improvement District:

Purpose: Customarily (commonly) accepted farm or forestry practices  
Recording Date: February 22, 2002  
Recording No.: 2002-021370

RECORDING REQUESTED BY:



111 SW Columbia St., Ste 1000  
Portland, OR 97201

**GRANTOR'S NAME:**

Michael C. Cataldo and Joanne M. Fairchild-Cataldo

**GRANTEE'S NAME:**

Schnitzer Properties, LLC, an Oregon limited liability company

**AFTER RECORDING RETURN TO:**

Schnitzer Properties, LLC, an Oregon limited liability company  
1121 SW Salmon Street, Suite 500  
Portland, OR 97205

**SEND TAX STATEMENTS TO:**

Schnitzer Properties, LLC, an Oregon limited liability company  
1121 SW Salmon Street, Suite 500  
Portland, OR 97205

R559318 and 2S134DB03000  
11080 SW Tonquin Loop, Sherwood, OR 97140

Washington County, Oregon	<b>2022-067571</b>
<b>D-DW</b>	
Stn=6 M FERNANDES	<b>11/15/2022 10:30:41 AM</b>
\$10.00 \$11.00 \$5.00 \$60.00 \$2,536.00	<b>\$2,622.00</b>
I, Joe Nelson, 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.	
Joe Nelson, Director of Assessment and Taxation, Ex-Officio County Clerk	

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**SPECIAL WARRANTY DEED - STATUTORY FORM**  
(INDIVIDUAL or CORPORATION)

Michael C. Cataldo and Joanne M. Fairchild-Cataldo, Grantor, conveys and specially warrants to **Schnitzer Properties, LLC, an Oregon limited liability company**, Grantee, the following described real property free and clear of encumbrances created or suffered by the grantor except as specifically set forth below:

The East one-half of Block 18, TONQUIN, in the County of Washington and State of Oregon.

The true consideration for this conveyance is Two Million Five Hundred Thirty-Five Thousand One Hundred Ninety-Two And No/100 Dollars **(\$2,535,192.00)**.

**Subject to:**

Taxes, including current year, have been assessed with an exemption. If the exempt status is terminated under the statute prior to the date on which the assessment roll becomes the tax roll in the year in which said taxes were assessed, an additional tax may be levied.

Exemption: DV2 - Disabled Veteran  
Tax Account No.: R559318

**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.**

Recorded by TICOR TITLE 36262-204277

**SPECIAL WARRANTY DEED - STATUTORY FORM**

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: November 15, 2022

*Michael C Cataldo*  
Michael C. Cataldo

*Joanne M. Fairchild-Cataldo*  
Joanne M. Fairchild-Cataldo

State of OR  
County of Multnomah

This instrument was acknowledged before me on 11/14/22 by Michael C. Cataldo.

*Beth Ann Lavey*  
Notary Public - State of Oregon

My Commission Expires: 2/13/22



State of OR  
County of Multnomah

This instrument was acknowledged before me on 11/14/22 by Joanne M. Fairchild-Cataldo.

*Beth Ann Lavey*  
Notary Public - State of Oregon

My Commission Expires: 2/13/22



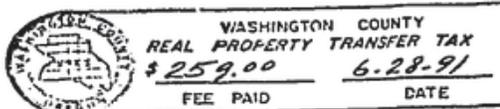
Fidelity National Title Company of Oregon

91034487  
Washington County

STATUTORY WARRANTY DEED  
(Individual or Corporate)

DONALD B MCCLURE AND PAULINE J MCCLURE, as tenants by the entirety, an estate in fee simple  
grantor, conveys and warrants to  
STEVEN M PARR AND KATHRYN E. PARR, as tenants by the entirety, an estate in fee simple  
grantee, the following described real property, free and clear of encumbrances except as specifically set forth herein, situated in the county of WASHINGTON, State of Oregon, to wit:

See Attached Exhibit "A"



Subject to and excepting: See attached Exhibit "B"

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.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$ 259,000.00

(See ORS 93.030)

Dated this 27th day of June, 19 91.

(If executed by a corporation, affix corporate seal)

Donald B McClure  
Pauline J McClure

STATE OF OREGON, }  
County of Clackamas } ss.  
June 27, 19 91

Personally appeared the above named Donald B & Pauline J McClure

and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 6/23/93

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
\_\_\_\_\_, 19 \_\_\_\_\_

Personally appeared \_\_\_\_\_ and \_\_\_\_\_ who, being duly sworn, each for himself and not one for the other, did say that the former is the president and the latter is the secretary of \_\_\_\_\_ a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

MCCLURE  
GRANTOR'S NAME AND ADDRESS  
Steven and Kathryn Parr  
10550 SW Tonquin Loop  
Sherwood OR 97140

GRANTEE'S NAME AND ADDRESS  
After recording return to:  
Same As Above

NAME, ADDRESS, ZIP  
Until a change is requested all tax statements shall be sent to the following address:  
Same As Above

FNIO-0011

STATE OF OREGON,

County of \_\_\_\_\_  
I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book/reel/volume No. \_\_\_\_\_ on page \_\_\_\_\_ or as document/fee/file/instrument/microfilm No. \_\_\_\_\_ Record of Deeds of said county.  
Witness my hand and seal of County affixed.

SPACE RESERVED FOR RECORDER'S USE

1-2

By \_\_\_\_\_ Deputy



Fidelity National Title Company of Oregon

401 S.W. Fourth Avenue, Portland, Oregon 97204  
(503) 223-8338

Page No. 6  
Order No. 510554-008

EXHIBIT A

A portion of Lot 30, TONQUIN, Washington County, Oregon, being more particularly described as follows:

Commencing at the southeast corner of Lot 30; thence West along the south line of said lot, 259.0 feet to the true point of beginning of the tract herein described; thence from the true point of beginning North parallel with the east line of said Lot 30, a distance of 660 feet, more or less, to a point on the north line of said Lot 30; thence West along the north line of Lot 30, a distance of 232.04 feet to a point; thence South parallel to the east line of Section 34, a distance of 268.57 feet to a point; thence West parallel with the north line of Lot 30, a distance of 168.36 feet, more or less, to a point on the west line of Lot 30; thence South along the west line of Lot 30, a distance of 389.66 feet, more or less, to the southwest corner thereof; thence along the south line of Lot 30 East 400.39 feet, more or less, to the true point of beginning.

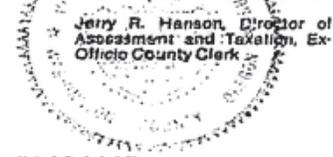
EXHIBIT "B"

- 6. As disclosed by the tax roll, the premises herein described have been zoned or classified for farm use. At any time that said land is disqualified for such use, the property will be subject to additional taxes or penalties and interest.
- 7. Rights of the public and governmental agencies in and to any portion of said land included within the boundaries of SW Tonquin Loop (County Road No. 1003).
- 8. Easement, including the terms, rights and provisions thereof,  
For : Electric transmission line  
Granted to : PORTLAND GENERAL ELECTRIC COMPANY,  
an Oregon corporation  
Recorded : April 24, 1963  
Book : 485 Page : 329  
Affects : Northeasterly portion of property

STATE OF OREGON }  
County of Washington } 88

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

2



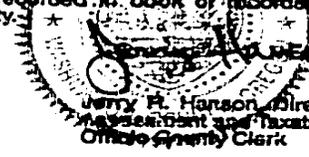
Doc : 91034487  
Rect: 57182 297.00  
06/29/1991 12:05:02PM

JUN 28 1991

95017311

STATE OF OREGON }  
County of Washington } 88

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



95 MAR 17 AM 8:50

1-3

WARRANTY DEED - STATUTORY FORM

(INDIVIDUAL or CORPORATION)



ROBERT W. LOWRY and MARGARET L. LOWRY, as tenants by the entirety

Grantor, conveys and warrants to THOMAS L. CHILDS AND HANNAH J. CHILDS, HUSBAND AND WIFE, AND SCOTT D. POWELL AND CYNTHIA M. POWELL, HUSBAND AND WIFE,

Grantee, the following described real property free of encumbrances except as specifically set forth herein:

(Continued)

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.

ENCUMBRANCES:

RIGHTS OF THE PUBLIC AND AND TO THAT PORTION OF PREMISES LYING WITHIN LIMITS OF S.W.GRAHAMS FERRY ROAD, EASEMENT RECORDED 2/25/63 IN BK. 481, PG. 254.

The true consideration for this conveyance is \$154,500.00

Dated March 14, 1995 ; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

[Signature]  
Robert W. Lowry

[Signature]  
Margaret L. Lowry

STATE OF OREGON, County of Washington ) ss.

This instrument was acknowledged before me on

March 13, 19 95,

by Robert W. Lowry and Margaret L. Lowry

This instrument was acknowledged before me on

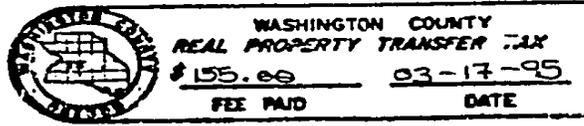
by \_\_\_\_\_, 19 \_\_\_\_\_,

as \_\_\_\_\_

of \_\_\_\_\_

[Signature]  
Notary for Public for Oregon

My commission expires 4/1/97



After recording return to:  
Thomas L. Childs  
Hannah J. Childs  
23470 SW Grahams Ferry Rd,  
Sherwood, Or. 97140

Until a change is requested all tax statements shall be sent to the following address:  
Same as above

Escrow No. 3400-15840 CV  
Order No. 135844

2

CHICAGO TITLE INSURANCE COMPANY

W135844

Order No: 135844

LEGAL DESCRIPTION

A portion of Lot 30, CONTE & KOHLMAN'S LITTLE HOMES NO. 3, in the County of Washington and State of Oregon, more particularly described as follows:

BEGINNING at the Southwest corner of Lot 30; thence North  $0^{\circ}03'$  East along the West line of said lot and the centerline of the Highway 31.83 feet to a point; thence North  $14^{\circ}56'$  East 153.2 feet along the West line of said lot and the centerline of said Highway, to a point; thence North  $89^{\circ}56'$  East 461.4 feet; thence South  $0^{\circ}03'$  West 179.8 feet to the South line of said Lot 30, thence West along the South line of said lot 500.7 feet to the place of beginning.

EXCEPTING THEREFROM the North 46 feet.

3

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



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

Doc : 96058030  
Rect: 167036 91.00  
06/27/1996 01:20:52pm

Until a change is requested,  
all tax statements shall be  
mailed to:

Eric Holstrom  
10545 S.W. Tonquin Loop  
Sherwood, OR 97140

After recording, return to:

Burda & Richards  
P.O. Box 427  
Wilsonville, OR 97070

SPECIAL WARRANTY DEED

For the true and actual consideration of \$43,000.00,  
CAROLINE A. SCHINDLER, hereinafter called the Grantor, conveys  
and specially warrants to ERIC HOLSTROM, hereinafter called the  
Grantee, the following described real property, free of  
encumbrances created or suffered by the Grantor except as  
specifically set forth herein:

East one-half of Block 31, TONQUIN, Washington County,  
Oregon.

Subject to and excepting the following restrictions, conditions  
and covenants:

The restrictions, conditions, and covenants hereinafter set  
out are to run with the land and shall be binding upon all  
parties claiming under them until March 1, 2017:

1. Grantee shall not, at any time prior to March 1, 2017  
(the termination date), sell, contract to sell, transfer,  
exchange, grant an option to sell or lease, or otherwise dispose  
of the property (or any portion thereof or interest therein) to  
anyone other than Grantor or Donald P. Richards or Carrie S.  
Richards (hereinafter called Richards) unless Grantee shall have  
first communicated to Grantor and Richards, by written notice, a  
written offer to sell the property to Grantor and Richards, which  
offer (hereinafter called grantee's offer) shall specify, in  
commercially reasonable detail, the price, terms and conditions  
upon which Grantee is willing to sell the property.

2. Grantor and Richards shall have a period of thirty (30)  
days, following the giving of grantee's offer notice, within  
which to accept grantee's offer by giving Grantee written notice  
of acceptance. If the grantee's offer is accepted, the parties  
shall be obligated to close the sale in accordance with the terms  
of the grantee's offer. Closing shall occur within thirty (30)  
days following acceptance or within such longer closing period as  
may be specified in the grantee's offer.

3. If Grantor and Richards do not accept the grantee's  
offer, Grantee may sell the property to any other party, provided  
that such a sale must be consummated (a) within 60 days following

the earlier of the expiration of the acceptance period for the grantee's offer or the date of any written rejection of grantee's offer by Grantor and Richards, and (b) for and upon the same price, terms, and conditions as those specified in the grantee's offer (or for a greater price and upon terms and conditions more favorable to Grantee). If such a sale to another party is consummated, Grantor's and Richards' rights hereunder shall be automatically and forever extinguished. If, however, such a sale to another party is not consummated, Grantor's and Richards' rights hereunder shall remain in full force and effect.

4. Any lease of the property by Grantee for a period in excess of five (5) years shall be subject to the terms hereof, provided that the property shall remain subject to the terms hereof notwithstanding any lease of the property, whether to Grantor and Richards or any other party.

5. Grantor's and Richards' rights hereunder shall terminate automatically and forever at 11:59 p.m. on the termination date. Upon such termination, or in the event of termination pursuant to paragraph 3 above, Grantor and Richards shall cooperate in providing Grantor with any instruments which Grantor may reasonably require for the purpose of removing from the public record any cloud on Grantee's title to the property attributable in any manner to the grant or existence of this right of first refusal.

6. The property shall be used for single family residential and farm purposes only.

7. No mobile home or modular home shall be placed on the property other than as a temporary residence while building a permanent single family residence. In no event shall a mobile home or modular home be permitted for more than one year even if the residential construction is not completed without the written consent of Grantor or Richards.

8. No structure of a temporary nature (trailer, tent, shack, or similar structure) shall be permitted on the property either temporarily or permanently. No structure other than a fully completed residence shall be occupied. This will not prohibit a temporary shelter/construction shack during the term of construction.

9. No building of any nature whatsoever shall be built or constructed on the northern half (330' x 330') of the property, nor shall any dwelling or structure be located on the property within 25 feet from the side lot lines.

10. The Grantee, his heirs, successors and permissible assigns, prior to commencement of construction of any building upon the property, shall first obtain approval of the plans from

Grantor and Donald P. Richards and Carrie S. Richards, their heirs, successors or assigns.

11. If the Grantee shall violate any of the covenants, conditions, or restrictions hereinafter set out, it shall be lawful for the Grantor or Richards to prosecute any proceedings at law or in equity against the Grantee or person violating any of such covenants and either to prevent him from doing so or to recover damages for such violation or both.

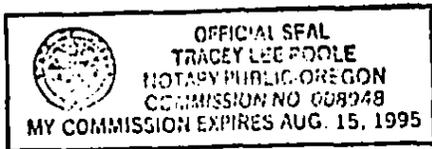
12. Invalidation of any of these covenants, conditions or restrictions by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect.

DATED this 17 day of January, 1994.

*Caroline A. Schindler*  
CAROLINE A. SCHINDLER

STATE OF OREGON            )  
  )    ss.  
County of Clackamas    )

On this 17 day of January, 1994, personally appeared the above-named CAROLINE A. SCHINDLER, and acknowledged the foregoing to be her voluntary act and deed.



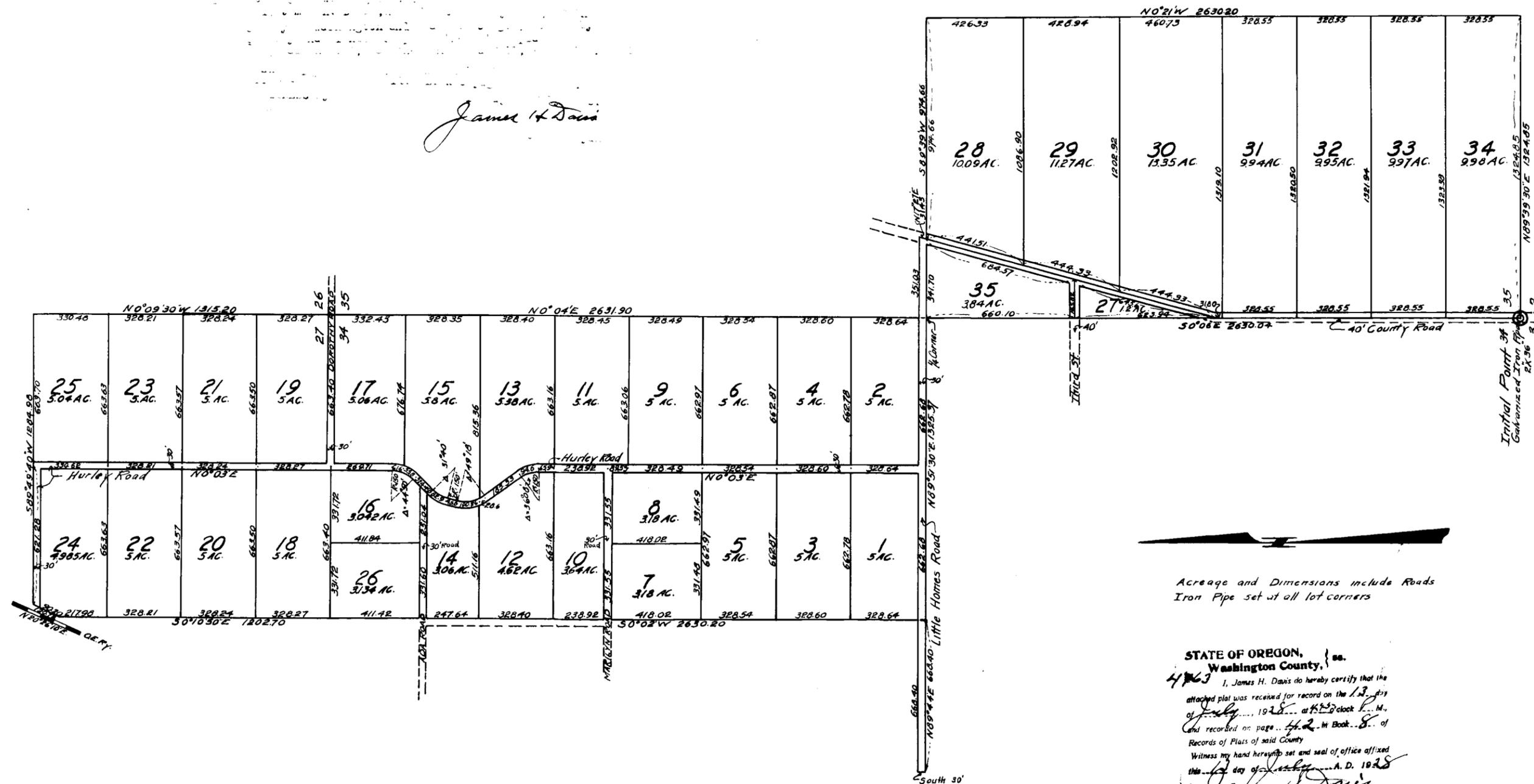
*Tracey Lee Poole*  
Notary Public for Oregon  
My Commission Expires: 8-15-95

# COMTE & KOHLMAN'S LITTLE HOMES N° 3

IN SECTIONS 27, 34-35 T.2 S., R.1 W. W.M. WASHINGTON COUNTY OREGON  
D.J. SAGE PORTLAND ORE.

Scale 1 in. = 300 ft.

*James H. Davis*



Acreage and Dimensions include Roads  
Iron Pipe set at all lot corners

STATE OF OREGON, } ss.  
Washington County, }  
4/26/28 I, James H. Davis do hereby certify that the  
attached plat was received for record on the 13<sup>th</sup> day  
of July, 1928, at 4:20 o'clock P.M.,  
and recorded on page 442 in Book 8 of  
Records of Plats of said County.  
Witness my hand hereunto set and seal of office affixed  
this 13<sup>th</sup> day of July, A. D. 1928  
*James H. Davis*  
Recorder of Clatsop County.

KNOW ALL MEN BY THESE PRESENTS: That I, A.S. Pattullo and Myra G. Pattullo, his wife, and The Oregon Iron & Steel Company, a corporation organized and existing under and by virtue of the laws of the State of Oregon, do hereby make, establish, and declare the annexed map, a true and correct map and plat of "COMTE & KOHLMANS LITTLE HOMES NO. 3" as described in the accompanying surveyor's certificate, all tracts being of the dimensions shown on said map and all roads of the widths therein set forth and said A.S. Pattullo and Myra G. Pattullo, his wife, and said The Oregon Iron & Steel Company, do hereby dedicate to the use of the public as public ways forever, all roads shown on said map.

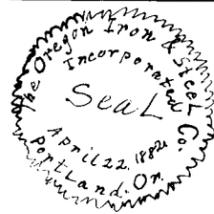
IN WITNESS WHEREOF, said A.S. Pattullo and Myra G. Pattullo, his wife, do here unto set their hands and seals and said "The Oregon Iron & Steel Company," has caused these presents to be executed by its President and Asst. Secretary and its corporate seal to be here unto affixed this 5th day of July, 1928.

Executed in the presence of

John J. Caspary  
Ernest R. Seamer

A.S. Pattullo  
Myra G. Pattullo  
The Oregon Iron & Steel Company  
By Paul C. Murphy Pres.

The Oregon Iron & Steel Company  
By Elsie M. Silver Asst. Sec.



STATE OF OREGON }  
COUNTY OF MULTNOMAH } ss.

I, D.J. Sage, being first duly sworn, depose and say that I have correctly surveyed and marked with appropriate monuments the lands represented on the annexed map of "COMTE & KOHLMANS LITTLE HOMES NO. 3". The initial point of said survey is a 2" galvanized iron pipe, 36" long and driven 6" below the surface of the ground at the corners of Section's 34, 35, 2 and 3, T.2S., R.1W., W.M. Washington County Oregon. The property platted is described as follows, to wit: Beginning at the initial point of said survey, thence N 89° 39' 30" E along the southerly line of Section 35, 1324.85 feet thence N 0° 21' W, 2630.20 feet to the east and west center line through Section 35 thence S 89° 39' W along said east and west line 974.66 feet to the center line of a County Road, thence N 17° 27' E along said center line 31.43 feet thence S 89° 39' W 351.03 feet to the line between Secs. 34 and 35, thence N 0° 04' E along said line 2631.90 feet to the corners of Sections 26, 27, 34 and 35, thence N 0° 09' 30" W on the line between Sections 26 and 27 1315.20 feet thence S 89° 49' 40" W 1284.98, thence S 20° 26' 10" W 120.72 feet thence S 0° 10' 30" E 1202.70 feet thence S 0° 02' W 2600.20 feet, thence S 89° 44' W 668.40 feet thence South 30 feet, thence N 89° 44' E 668.40 feet to stone at the initial point of North Tanguin, thence N 89° 51' 30" E along the east and west line of Section 34 1325.37 feet to the one quarter corner on the east line of Section 34, thence S 0° 06' E along the line between Secs. 34 and 35 2630.04 feet to the point of beginning, all in Sections 27, 34, and 35 T.2S., R.1W. W.M.

D.J. Sage

Subscribed and sworn to before me this 5th day of July, 1928

John J. Caspary

Notary Public in and for Oregon  
My commission expires May 21-1929.



STATE OF OREGON }  
COUNTY OF MULTNOMAH } ss.

BE IT REMEMBERED that on this 5th day of July, 1928 before me, the undersigned, a Notary Public in and for said State and County, personally appeared A.S. Pattullo, and Myra G. Pattullo, his wife, to me known to be the identical persons described in and who executed the foregoing instrument, and they then and there acknowledged to me that they executed the said instrument as their free and voluntary act and deed for the uses and purposes therein set forth, also personally appeared Paul C. Murphy, and Elsie M. Silver, to me personally known to be the President and Assistant Secretary, respectively, of The Oregon Iron & Steel Company, the corporation above named, who being first severally sworn, did say that he the said Paul C. Murphy, is the President, and she the said Elsie M. Silver is the Asst. Secretary of said "The Oregon Iron & Steel Company" and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors and they acknowledged said instrument to be the act and deed of said corporation.

IN WITNESS WHEREOF I have here unto set my hand and affixed my official seal the day and year last above written.



John J. Caspary  
Notary Public in and for Oregon  
My commission expires May 21-1929.

All taxes from to 1927 are paid

E. Seamer Sheriff  
By Ernest R. Seamer Deputy

Approved July 11<sup>th</sup> 1928  
W.F. Bolay County Assessor

By J.E. Carpenter Deputy

Approved July 11 1928  
Edwin Luce County Surveyor

Approved July 11 - 1928

Edward County JUDGE  
John J. Caspary County  
Ernest R. Seamer Commissioners

Attest Edwin Luce  
County Clerk

Washington County, Oregon

08/28/2002 11:16:46 AM

D-R&O Cnt=1 Stn=4 A DUYCK

\$35.00 \$6.00 \$11.00 - Total=\$52.00

2002-099508



00154421200200995080070079

I, Jerry Hanson, Director of Assessment and Taxation  
and Ex-Officio County Clerk for Washington County,  
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



IN THE BOARD OF COUNTY COMMISSIONERS

FOR WASHINGTON COUNTY, OREGON

In the Matter of the Vacation of a )  
Portion of SW 112th Avenue and )  
SW 7th Street In Section 34, T2S, )  
R1W, W.M., Washington County, )  
Oregon, VACATION NO. 422 )

RESOLUTION AND ORDER

NO. 02-104

The above-entitled matter having come on regularly before the Board at its meeting of August 20, 2002; and

It appearing to the Board that a petition has been filed for the Vacation of portions of SW 112th Avenue and SW 7th Street, situated in Section 34, Township 3 South, Range 1 West of the Willamette Meridian, Washington County, Oregon, and that said petition was signed by owners of 100% of the property to be vacated and by the owners of 100% of the abutting property, pursuant to ORS 368.351(2); and

It appearing to the Board that said petition did describe the portions of SW 112th Avenue and SW 7th Street to be vacated, the names of the parties to be particularly affected thereby, and set forth the particular circumstances of the case; and

It appearing to the Board that the portions of SW 112th Avenue and SW 7th Street, proposed to be vacated are not within the corporate limits of any city or town; and

It appearing to the Board that the portions of SW 112th Avenue and SW 7th Street proposed to be vacated are not necessary for future access as stated in the attached Vacation Report; and

It appearing to the Board that the County Road Official did examine the portions of SW 112th Avenue and SW 7th Street proposed to be vacated and hereby submits to the Board the Vacation Report attached hereto; and by this reference made a part hereof, in accordance with ORS 368.351(1); it is therefore

RESOLVED AND ORDERED that the portions of SW 112th Avenue and SW 7th Street, as described in the attached Vacation Report be and hereby are vacated as it is in the public interest; and it is further

RESOLVED AND ORDERED that the County Surveyor of Washington County, Oregon, be and hereby is authorized and directed to mark the vacated portions of SW 112th Avenue and SW 7th Street as vacated on the plats and records of Washington County Oregon, all in accordance with ORS 368.356(2); and it is further

AFTER RECORDING **LNT**

RETURN TO: #15A



2002-99508

35  
11  
6  
LNT-B

RESOLVED AND ORDERED that the County Surveyor of Washington County, Oregon, is hereby authorized and directed to have this order of vacation recorded in the records of Washington County, Oregon, and cause copies of this order to be filed with the Director of Assessment and Taxation and the County Surveyor's office in accordance with ORS 368.356(3).

Dated this 20th day of August, 2002.

**BOARD OF COUNTY COMMISSIONERS  
FOR WASHINGTON COUNTY, OREGON**

	AYE	NAY	ABSENT
BRIAN	✓	---	---
SCHOUTEN	✓	---	---
LEEPER	✓	---	---
ROGERS	✓	---	---
DUYCK	✓	---	---

Tom Brun  
Chairperson

Barbara Hejmanek  
Recording Secretary

Approved as to form:

Loretta Skurdahl  
Loretta Skurdahl

Senior Assistant County Counsel  
for Washington County, Oregon

Date: 7/29/02

Page 2 - R&O No.  
Vacation No. 422



**DEPARTMENT OF LAND USE AND TRANSPORTATION  
REPORT ON VACATION NO. 422**

**AUGUST 20, 2002**

A request to initiate a vacation proceeding has been received by the Board of County Commissioners to vacate portions of SW 112<sup>th</sup> Avenue and SW 7<sup>th</sup> Street, lying in Section 34, Township 2 South, Range 1 West of the Willamette Meridian as shown on Exhibit "A", and being more particularly described as follows:

All that portion of SW 112<sup>th</sup> Avenue lying South of the easterly extension of the south right-of-way line of SW Fourth Street and North of the easterly extension of the north right-of-way line of SW Tonquin Place, including all that portion of SW 112<sup>th</sup> Avenue lying southerly of the easterly extension of the south right-of-way line of SW Tonquin Place and all that portion of SW 7<sup>th</sup> Street lying easterly of the easterly right-of-way line of SW Tonquin Loop Road as shown on the duly recorded plat of "TONQUIN", situated in the East One Half of Section 34, Township 2 South, Range 1 West of the Willamette Meridian, Washington County, Oregon.

The owners of the property abutting said roadways are:

**2S1 34 DB, TL 2000, 2400, 2501 & 2500**  
James Neal & Chris M. Ice  
11348 SW Tonquin Loop  
Sherwood, OR 97140

**2S1 34 DB, TL 2900**  
James A. Monego  
P.O. Box 901  
Tualatin, OR 97062

**2S1 34 DC, TL 200**  
Edward A. Bowen  
11210 SW Tonquin Place  
Sherwood, OR 97140

**2S1 34 DC, TL 400**  
Dawn Tapia-King  
11285 SW Tonquin Road  
Sherwood, OR 97140

**2S1 34 DC, TL 100**  
Joseph A. & Cheryl A. Monego  
P.O. Box 901  
Tualatin, OR 97062.

**CRITERIA FOR EVALUATION OF ROAD VACATION REQUEST**

**1.) Conformance with the County's Comprehensive Plan**

Portions of SW 112<sup>th</sup> Avenue and a portion of SW 7<sup>th</sup> Street proposed to be vacated have not been designated as necessary transportation facilities by the County Comprehensive Plan.

**2.) Use of the Right-of-Way**

The portions of SW 112<sup>th</sup> Avenue and SW 7<sup>th</sup> Street, proposed to be vacated are not improved and have not been used for access. There are structures on the portions of SW 112<sup>th</sup> Avenue and SW 7<sup>th</sup> Street.

The purpose of the vacation request is to allow the adjacent property owners to consolidate this right-of-way (when vacated), with their property and mitigate the existing structures' encroachment.



3). Impact on Utilities and Emergency Services

All utility providers have been notified of the County's intention vacating portions of SW 112<sup>th</sup> Avenue and SW 7<sup>th</sup> Street as proposed and were instructed to secure proper easements for their existing facilities.

4). Limits of Vacation and Evaluation of "County Road" Status

The limits of the right-of-way proposed to be vacated are logical and justifiable. The portions of SW 112<sup>th</sup> Avenue and SW 7<sup>th</sup> Street are not designated County Roads. The area proposed for vacation will not have any adverse impact on the abutting properties.

Based on the above statements, it is recommended that the Board of Commissioners grant the vacation of the area proposed herein, as it would be in the public interest.



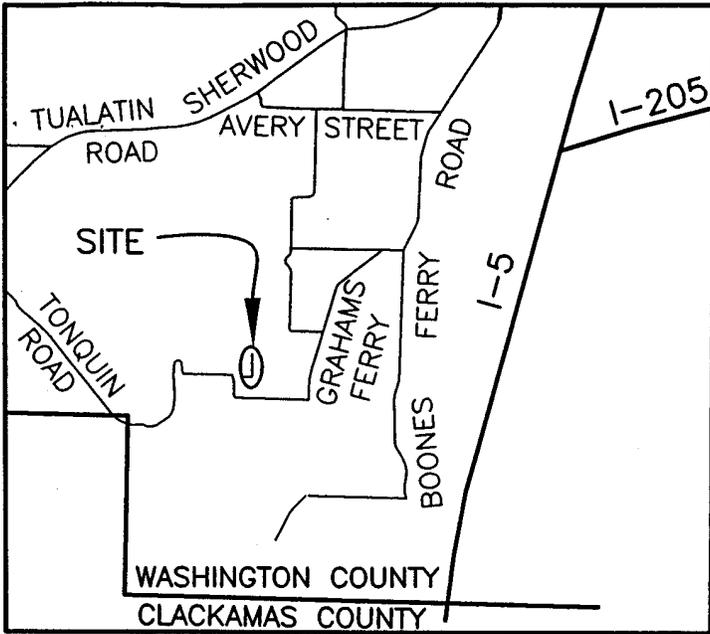
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Michael A. Borresen, P.E.  
Washington County Engineer

Attachments: Exhibit "A"

S:\ENG\WPSHARE\Colleen\agendas\VACAgendas\Vac422SW112&7thSt082002.doc



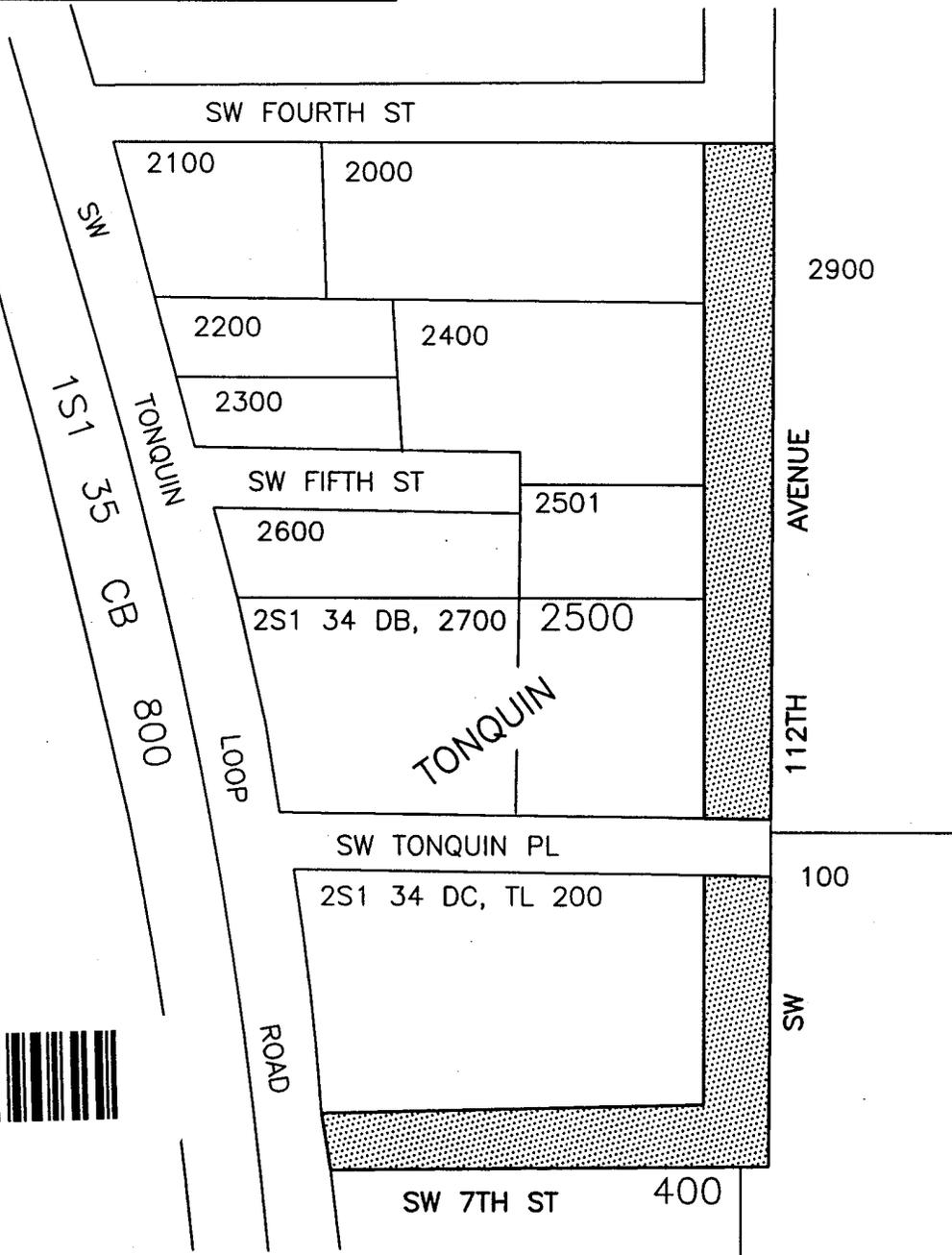


PROPOSED VACATION



NOT TO SCALE

VICINITY MAP



LUT  
ENG

# AGENDA

## WASHINGTON COUNTY BOARD OF COMMISSIONERS

**Agenda Category:** Consent – Land Use and Transportation (CPO 5)

**Agenda Title:** APPROVE VACATION OF A PORTION OF SW 112TH AVENUE AND SW 7TH STREET, VACATION NO. 422

**Presented by:** Michael A. Borresen, County Engineer

**SUMMARY** (Attach Supporting Documents if Necessary)

A petition was received by the Board to vacate portions of SW 112th Avenue and SW 7th Street, situated in Section 34, T2S, R1W, W.M., Washington County, Oregon. The purpose of the vacation request is to mitigate the existing structures encroachment. The petition was signed by 100% of the abutting property owners. Staff has reviewed this request and finds that portions of SW 112th Avenue and SW 7th Street proposed to be vacated are unimproved and not necessary for future access. Therefore, staff determines that the vacation of portions of SW 112th Avenue and SW 7th Street, as described in the Vacation Report will be in the public interest. A Resolution and Order has been prepared granting the requested vacation and, when executed, will complete the vacation proceedings.

- Attachments: 1. Resolution and Order  
2. Vacation Report

**DEPARTMENT'S REQUESTED ACTION:**

Approve the attached Resolution and Order, vacating a portion of SW 112th Avenue and SW 7th Street.

S:\ENG\WPSHARE\Colleen\agendas\NewAgendaFormat2002\NewBlankAgenda2002doc.doc

**COUNTY ADMINISTRATOR'S RECOMMENDATION:**

I concur with the requested action.

RO 02-104

Agenda Item No.	<u>1.1.</u>
Date:	<u>8/20/02</u>



# DEDICATION

Know All Men By These Presents: That in consideration of the sum of One (\$1.00) Dollar, to them in hand paid, Wallace M<sup>c</sup> Camant and Katherine S. M<sup>c</sup> Camant, his wife, do hereby adopt the accompanying plat, the same being a plat of the Southeast quarter of section 34 in township 2 South of range 1 West of the Willamette Meridian and of the North half of the Northeast quarter of section 3 in township 3 South of range 1 West of the Willamette Meridian, excepting therefrom the right of way and station grounds of the Oregon Electric Railway Company. We do hereby designate the property included in said plat as Tonquin. We do further more dedicate to the public the streets and roads noted on the said map, forever.

In Testimony Whereof we have hereunto affixed our hands and seals this 30<sup>th</sup> day of June, 1910.

Wallace M<sup>c</sup> Camant (seal)

Katherine S. M<sup>c</sup> Camant (seal)

WITNESSES:

Estelle Chapman

C. M. Ewanks

State of Oregon  
County of Multnomah

This certifies that before me, a Notary Public in and for said County and State, on this 30<sup>th</sup> day of June, 1910, personally appeared the within named Wallace M<sup>c</sup> Camant and Katherine S. M<sup>c</sup> Camant, his wife, to me known to be the identical individuals described in and who executed the foregoing dedication and acknowledged to me that they executed the same.

In Testimony Whereof I have hereunto affixed my hand and official seal the day and year last above written.

seal

C. M. Ewanks  
Notary Public for Oregon

State of Oregon,  
County of Washington... SS.

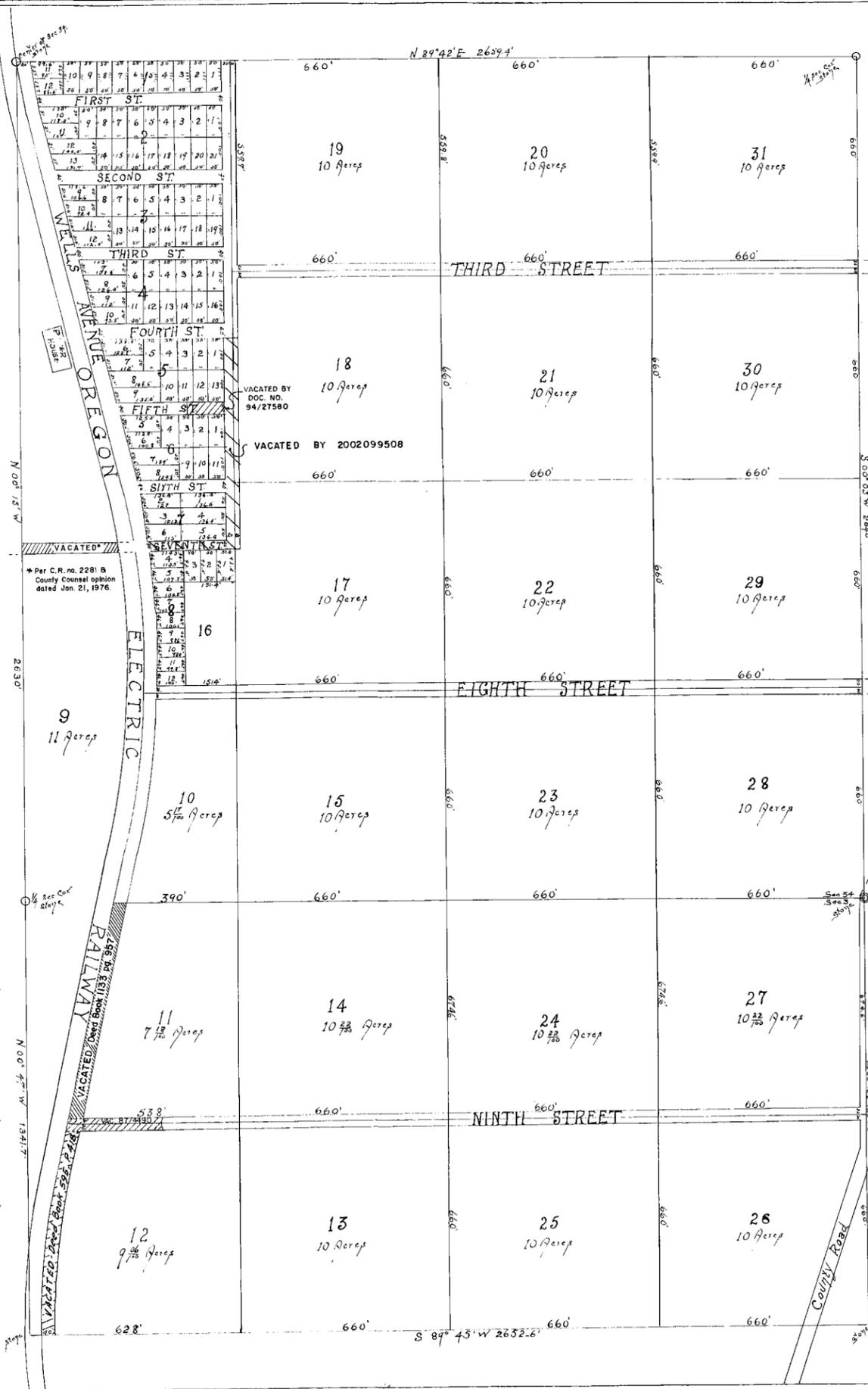
I, A. A. Morrill, being first duly sworn, depose and say: That on the... day of June 1910, I accurately surveyed the real property designated on the attached Map and Plat of Tonquin, particularly described by metes and bounds as follows:

Being the Southeast quarter of section 34 in township 2 South of range 1 West of the Willamette Meridian and of the North half of the Northeast quarter of section 3 in township 3 South of range 1 West of the Willamette Meridian, excepting therefrom the right of way and station grounds of the Oregon Electric Railway Company. The initial point of said survey is the corner to sec. 34 & 35 T2S R1W and sec. 2 & 3 T3S R1W being marked by a stone 12 in. x 10 in. x 8 in. All streets are 40 feet in width. The corners of all lots and blocks are marked with proper monuments.

A. A. Morrill

Subscribed and sworn before me on this day of July, 1910.

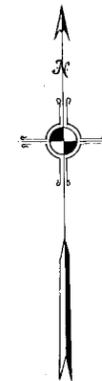
W. B. Bailey  
County Clerk of Washington County, Oregon



# TONQUIN

SE 1/4 of Sec 34 T 2 S  
N 1/2 of NE 1/4 of Sec. 3 T 3 S R 1 W  
Will. Mer.  
Surveyed June 15<sup>th</sup> to 21<sup>st</sup> 1910 by A. A. Morrill.

Scale 200 ft. = 1 in.



State of Oregon  
County of Washington SS. I hereby certify that the foregoing plat of Tonquin was filed July 16<sup>th</sup> 1910 in the County Clerk's office in Book 3 at page 1 of record of plats for Washington County Oregon. Witness my hand and official seal this 16<sup>th</sup> day of July 1910.

Willis Ireland  
Recorder of Conveyances

Attest July 8<sup>th</sup> 1910  
W. B. Bailey  
County Clerk

Approved this 8<sup>th</sup> day of July 1910  
J. W. Goodin  
County Judge

Approved this... day of... 1910  
W. J. Butler  
Commissioner

Approved this... day of... 1910  
John M. Claran  
Commissioner

Approved this... day of... 1910  
A. A. Morrill  
County Surveyor

Approved this 8<sup>th</sup> day of July 1910  
Max Brandau  
County Assessor

State of Oregon  
County of Washington SS. I, Willis Ireland, Recorder of Conveyances for Washington County, Oregon do hereby certify that I have compared the foregoing copy of plat of Tonquin with the original plat as same appears of record in plat Book 3 at page 1 and that it is a true copy thereof. Witness my hand and official seal this 16<sup>th</sup> day of July 1910.

Willis Ireland  
Recorder of Conveyances

I HEREBY CERTIFY THAT THIS IS  
AN EXACT COPY OF THE PLAT  
OF "VICTORIA GARDENS"

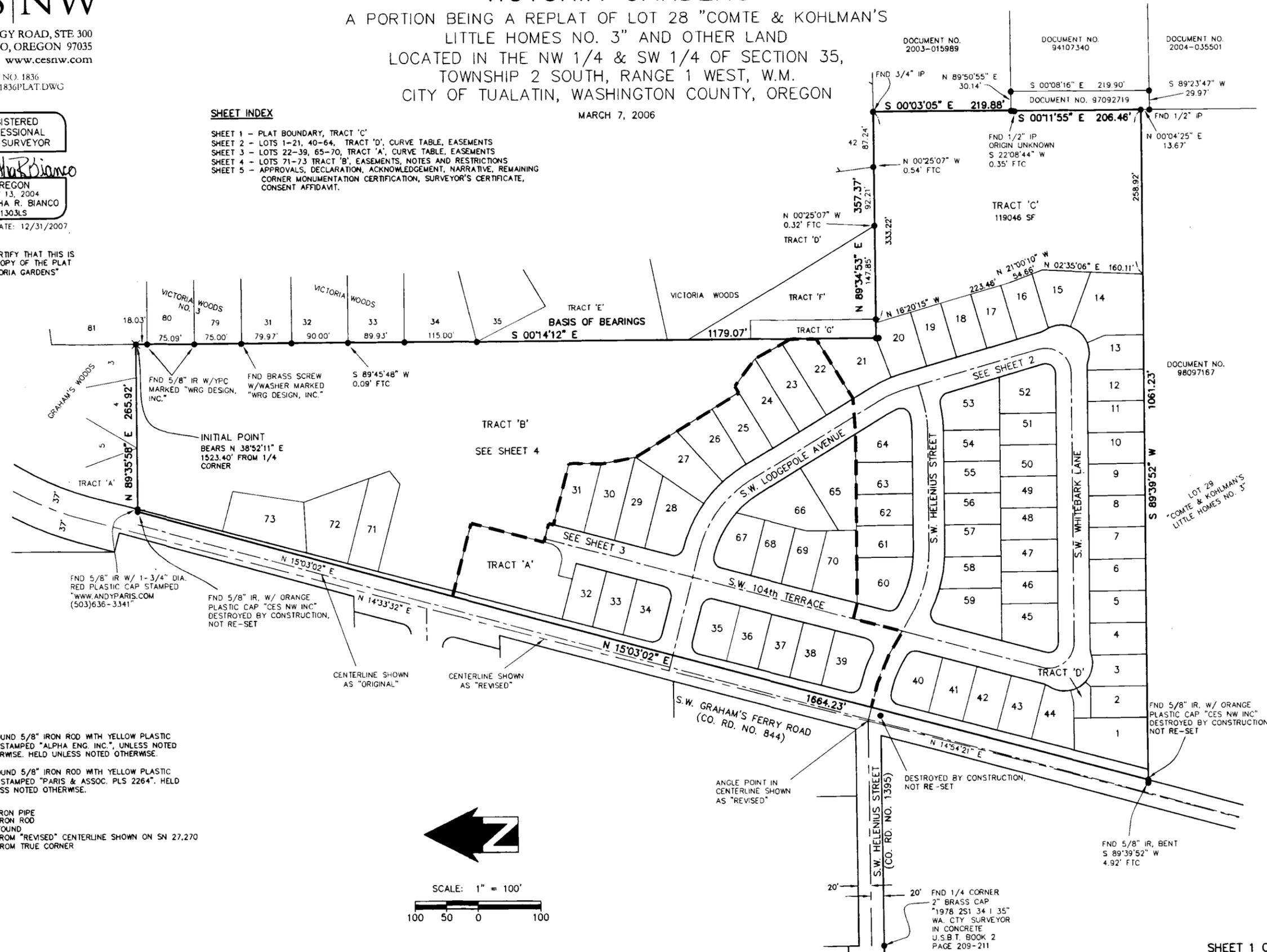
### SHEET INDEX

- SHEET 1 - PLAT BOUNDARY, TRACT 'C'
- SHEET 2 - LOTS 1-21, 40-64, TRACT 'D', CURVE TABLE, EASEMENTS
- SHEET 3 - LOTS 22-39, 65-70, TRACT 'A', CURVE TABLE, EASEMENTS
- SHEET 4 - LOTS 71-73 TRACT 'B', EASEMENTS, NOTES AND RESTRICTIONS
- SHEET 5 - APPROVALS, DECLARATION, ACKNOWLEDGEMENT, NARRATIVE, REMAINING CORNER MONUMENTATION CERTIFICATION, SURVEYOR'S CERTIFICATE, CONSENT AFFIDAVIT.

MARCH 7, 2006

## VICTORIA GARDENS

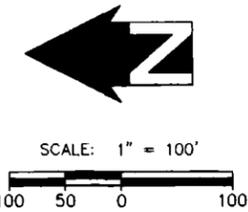
A PORTION BEING A REPLAT OF LOT 28 "COMTE & KOHLMAN'S  
LITTLE HOMES NO. 3" AND OTHER LAND  
LOCATED IN THE NW 1/4 & SW 1/4 OF SECTION 35,  
TOWNSHIP 2 SOUTH, RANGE 1 WEST, W.M.  
CITY OF TUALATIN, WASHINGTON COUNTY, OREGON



### LEGEND

- = FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "ALPHA ENG. INC.", UNLESS NOTED OTHERWISE. HELD UNLESS NOTED OTHERWISE.
- ✱ = FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PARIS & ASSOC. PLS 2264". HELD UNLESS NOTED OTHERWISE.

- IP = IRON PIPE
- IR = IRON ROD
- FND = FOUND
- FRC = FROM "REVISED" CENTERLINE SHOWN ON SN 27.270
- FTC = FROM TRUE CORNER



CURVE	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA
C1	41.00'	75.31'	65.16'	S 37°42'56" E	105°14'24"
C2	41.00'	75.85'	65.49'	N 36°39'49" E	106°00'07"
C3	185.00'	48.43'	48.29'	N 23°50'12" W	14°59'54"
C5	185.00'	51.67'	51.50'	N 81°39'49" E	16°00'07"
C6	185.00'	96.52'	95.43'	S 75°23'18" E	28°53'40"
C7	185.00'	48.43'	48.29'	N 67°56'28" W	15°00'00"
C8	782.00'	4.72'	4.72'	N 14°43'54" E	0°20'44"
C9	45.00'	114.97'	86.16'	S 37°42'56" E	146°23'25"
C10	45.00'	45.79'	43.84'	N 76°34'28" W	58°18'09"
C11	45.00'	27.00'	26.60'	S 30°13'59" E	34°22'48"
C12	45.00'	38.11'	36.98'	S 11°13'06" W	48°31'22"
C13	16.00'	4.46'	4.45'	S 27°29'20" W	15°58'53"
C14	45.00'	4.07'	4.07'	N 71°40'55" E	5°11'06"
C15	16.00'	5.75'	5.71'	S 79°22'37" W	20°34'31"
C16	45.00'	114.65'	86.06'	N 36°39'49" E	145°58'30"
C17	16.00'	5.58'	5.55'	N 80°20'32" W	19°59'12"
C18	45.00'	32.88'	32.16'	N 88°43'00" E	41°52'07"
C19	45.00'	37.32'	36.26'	N 44°01'26" E	47°31'03"
C20	45.00'	36.74'	35.73'	N 03°07'25" W	46°46'37"
C21	45.00'	7.71'	7.70'	N 31°25'05" W	9°48'43"
C22	16.00'	5.58'	5.55'	S 26°19'51" E	19°59'11"
C23	16.00'	29.60'	25.56'	N 36°39'49" E	106°00'07"
C24	16.00'	29.39'	25.43'	S 37°42'56" E	105°14'24"
C25	16.00'	28.21'	24.69'	S 65°24'32" W	101°00'32"
C26	210.00'	34.82'	34.78'	S 68°50'14" E	9°30'04"
C27	210.00'	50.87'	50.74'	S 80°31'37" E	13°52'41"
C28	210.00'	10.52'	10.52'	S 88°54'02" E	2°52'11"
C29	210.00'	2.41'	2.41'	N 89°20'08" E	0°38'28"
C30	210.00'	41.36'	41.29'	N 83°21'52" E	11°17'04"
C31	16.00'	24.00'	21.81'	N 59°18'27" W	85°56'25"
C32	210.00'	16.13'	16.12'	N 18°32'16" W	4°24'01"
C33	210.00'	38.84'	38.79'	N 26°02'13" W	10°35'53"
C34	16.00'	29.33'	25.39'	N 28°06'01" E	105°01'39"
C35	160.00'	19.33'	19.32'	N 27°52'29" W	6°55'21"
C36	160.00'	25.27'	25.25'	N 85°08'22" E	9°03'01"
C37	160.00'	10.07'	10.07'	S 88°31'54" E	3°36'28"
C38	160.00'	73.41'	72.76'	S 73°35'04" E	26°11'12"
C39	16.00'	20.94'	19.48'	S 22°56'28" E	75°00'00"
C40	16.00'	21.04'	19.56'	N 22°46'06" W	75°20'44"
C41	160.00'	41.89'	41.77'	N 67°56'28" W	15°00'00"
C42	16.00'	25.04'	22.56'	S 59°43'56" W	89°39'11"
C58	16.00'	1.28'	1.28'	N 17°12'05" E	4°35'38"

# VICTORIA GARDENS

A PORTION BEING A REPLAT OF LOT 28 "COMTE & KOHLMAN'S LITTLE HOMES NO. 3" AND OTHER LAND LOCATED IN THE NW 1/4 & SW 1/4 OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, W.M. CITY OF TUALATIN, WASHINGTON COUNTY, OREGON

MARCH 7, 2006

\* AMENDED BY RECORDING DOCUMENT NUMBER 2006074094

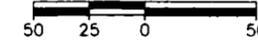
## CES|NW

15573 SW BANGY ROAD, STE 300  
LAKE OSWEGO, OREGON 97035  
503.968.6655 www.cesnw.com

JOB NO. 1836  
DRG NO. 1836PLAT.DWG



SCALE: 1" = 50'



REGISTERED PROFESSIONAL LAND SURVEYOR  
*Samantha R. Bianco*  
OREGON  
JULY 13, 2004  
SAMANTHA R. BIANCO  
61303LS  
RENEWAL DATE: 12/31/2007

I HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE PLAT OF "VICTORIA GARDENS"



DETAIL 'A'  
SCALE: 1" = 30'

\*BP - SET A 1" BRASS PLUG STAMPED "CES/NW INC".  
LEGEND

- = FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "ALPHA ENG. INC.", UNLESS NOTED OTHERWISE, HELD UNLESS NOTED OTHERWISE.
- = 5/8" X 30" IRON ROD WITH ORANGE PLASTIC CAP INSCRIBED "CES NW INC" TO BE SET DURING POST MONUMENTATION. SET ON 5-4-06
- = 5/8" X 30" IRON ROD WITH ORANGE PLASTIC CAP INSCRIBED "CES NW INC" IN MONUMENT BOX TO BE SET DURING POST MONUMENTATION. SET ON 5-4-06
- △ = 5/8" X 30" IRON ROD WITH ALUMINUM CAP INSCRIBED "CES NW INC" TO BE SET DURING POST MONUMENTATION. SET ON 5-4-06

SF = SQUARE FEET  
P.U.E. = PUBLIC UTILITY EASEMENT  
P.S.D.E. = PUBLIC STORM DRAINAGE EASEMENT  
FRC = FROM "REVISED" CENTERLINE SHOWN ON SN 27,270  
FTC = FROM TRUE CORNER

FND 5/8" IR. BENT S 89°39'52" W 4.92' FTC  
FND 5/8" IR. W/ ORANGE PLASTIC CAP "CES NW INC" DESTROYED BY CONSTRUCTION, NOT RE-SET

LOT 29  
"COMTE & KOHLMAN'S LITTLE HOMES NO. 3"

## VICTORIA GARDENS

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LITTLE HOMES NO. 3" AND OTHER LAND  
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CITY OF TUALATIN, WASHINGTON COUNTY, OREGON

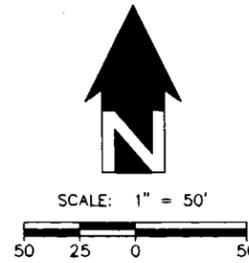
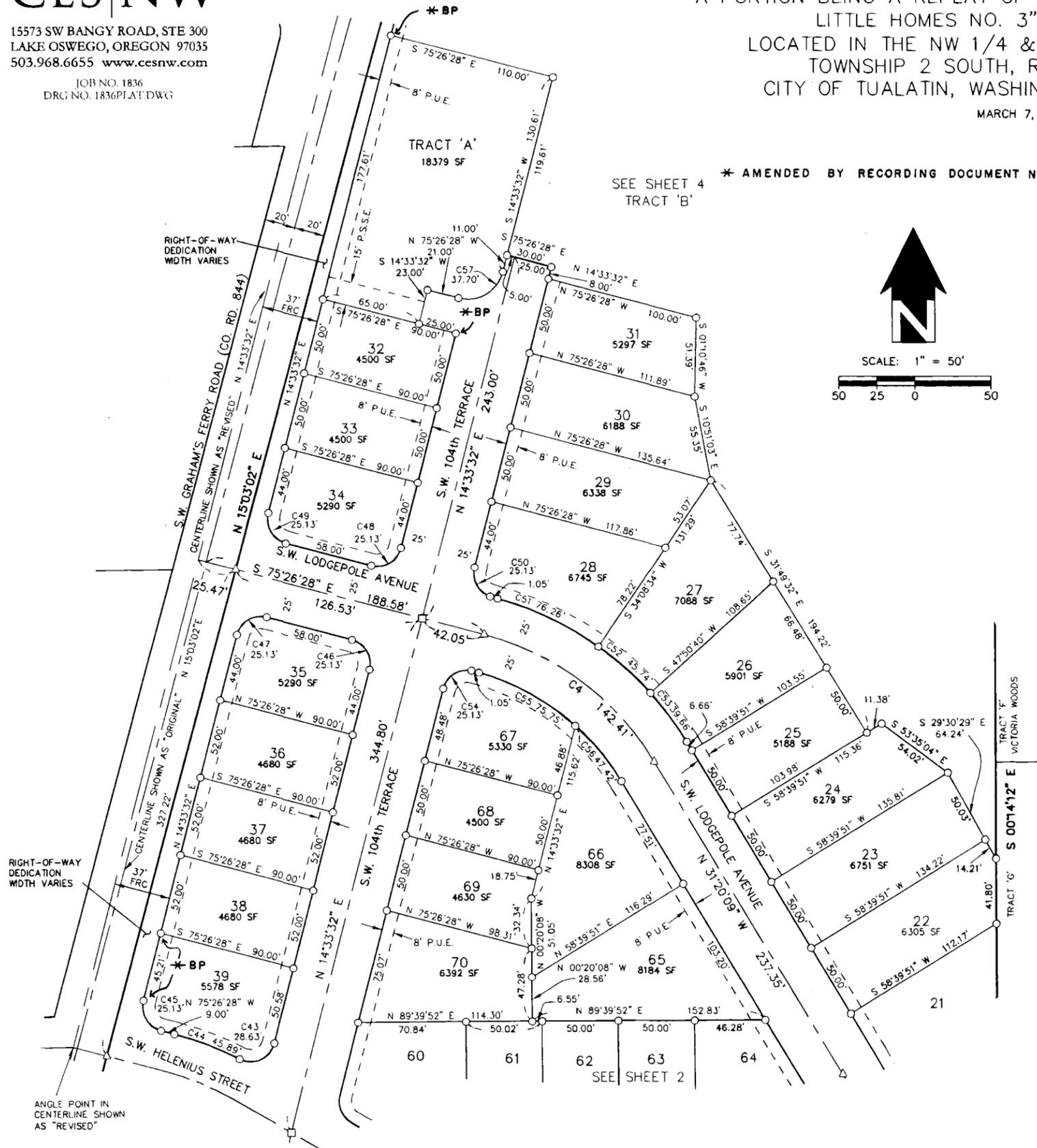
MARCH 7, 2006

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Samantha Bianco*  
OREGON  
JULY 13, 2004  
SAMANTHA R. BIANCO  
61303LS  
RENEWAL DATE: 12/31/2007

I HEREBY CERTIFY THAT THIS IS  
AN EXACT COPY OF THE PLAT  
OF "VICTORIA GARDENS"

\* AMENDED BY RECORDING DOCUMENT NUMBER 2006074094

SEE SHEET 4  
TRACT 'B'



CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA
C4	185.00'	142.41'	138.92'	N 53°23'18" W	44°06'19"
C43	16.00'	28.63'	24.96'	N 65°49'11" E	102°31'18"
C44	210.00'	45.89'	45.80'	N 69°10'49" W	12°31'18"
C45	16.00'	25.13'	22.63'	S 30°26'28" E	90°00'00"
C46	16.00'	25.13'	22.63'	N 30°26'28" W	90°00'00"
C47	16.00'	25.13'	22.63'	S 59°33'32" W	90°00'00"
C48	16.00'	25.13'	22.63'	N 59°33'32" E	90°00'00"
C49	16.00'	25.13'	22.63'	S 30°26'28" E	90°00'00"
C50	16.00'	25.13'	22.63'	S 30°26'28" E	90°00'00"
C51	210.00'	76.26'	75.84'	N 65°02'19" W	20°48'19"
C52	210.00'	45.74'	45.65'	N 48°23'45" W	12°28'49"
C53	210.00'	39.66'	39.60'	N 36°44'45" W	10°49'11"
C54	16.00'	25.13'	22.63'	S 59°33'32" W	90°00'00"
C55	160.00'	75.75'	75.04'	N 61°52'41" W	27°07'33"
C56	160.00'	47.42'	47.24'	N 39°49'32" W	16°58'46"
C57	24.00'	37.70'	33.94'	N 59°33'32" E	90°00'00"

### LEGEND

- = FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "ALPHA ENG. INC.", UNLESS NOTED OTHERWISE. HELD UNLESS NOTED OTHERWISE.
- = 5/8" X 30" IRON ROD WITH ORANGE PLASTIC CAP INSCRIBED "CES NW INC" TO BE SET DURING POST MONUMENTATION. SET ON 5-4-06
- = 5/8" X 30" IRON ROD WITH ORANGE PLASTIC CAP INSCRIBED "CES NW INC" IN MONUMENT BOX TO BE SET DURING POST MONUMENTATION. SET ON 5-4-06
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\* BP - SET A 1" BRASS PLUG STAMPED "CES/NW INC",

SF = SQUARE FEET  
P.U.E. = PUBLIC UTILITY EASEMENT  
P.S.E. = PUBLIC SANITARY SEWER EASEMENT  
FRC = FROM "REVISED" CENTERLINE SHOWN ON SN 27,270  
FTC = FROM TRUE CORNER

## VICTORIA GARDENS

A PORTION BEING A REPLAT OF LOT 28 "COMTE & KOHLMAN'S  
LITTLE HOMES NO. 3" AND OTHER LAND  
LOCATED IN THE NW 1/4 & SW 1/4 OF SECTION 35,  
TOWNSHIP 2 SOUTH, RANGE 1 WEST, W.M.  
CITY OF TUALATIN, WASHINGTON COUNTY, OREGON

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Samantha R. Bianco*  
OREGON  
JULY 13, 2004  
SAMANTHA R. BIANCO  
61303LS  
RENEWAL DATE: 12/31/2007

### LEGEND

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- ✱ = FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PARIS & ASSOC. PLS 2264". HELD UNLESS NOTED OTHERWISE.
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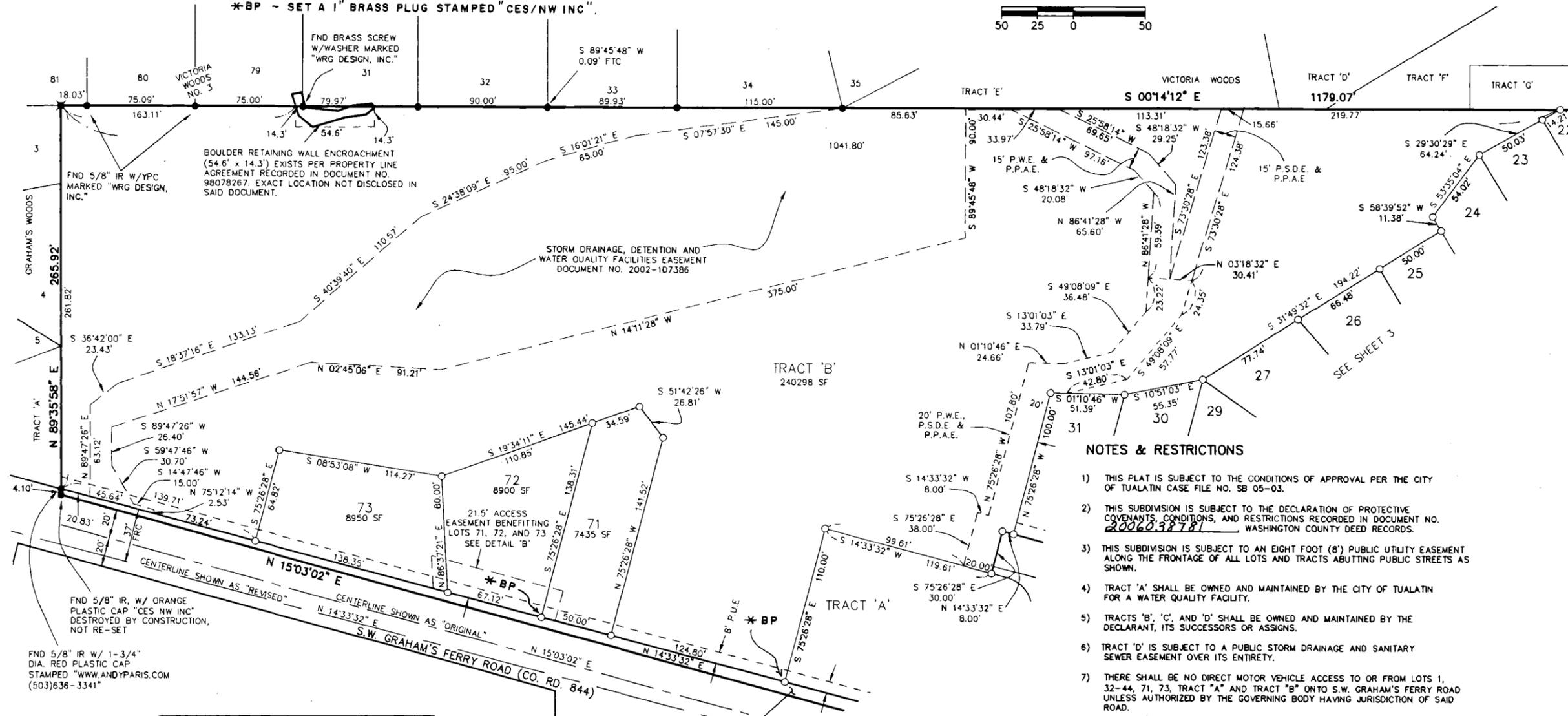
- SF = SQUARE FEET
- P.U.E. = PUBLIC UTILITY EASEMENT
- P.W.E. = PUBLIC WATER EASEMENT
- P.S.D.E. = PUBLIC STORM DRAINAGE EASEMENT
- P.P.A.E. = PUBLIC PEDESTRIAN ACCESS EASEMENT
- FRC = FROM "REVISED" CENTERLINE SHOWN ON SN 27,270
- ✱BP = SET A 1" BRASS PLUG STAMPED "CES/NW INC".

✱ AMENDED BY RECORDING DOCUMENT NUMBER 2006074094



SCALE: 1" = 50'

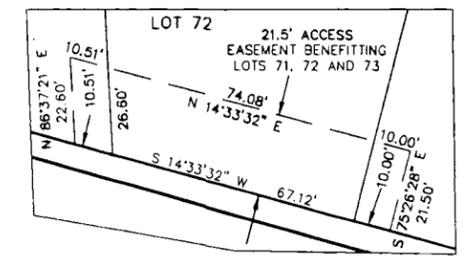
I HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE PLAT OF "VICTORIA GARDENS"



### NOTES & RESTRICTIONS

- 1) THIS PLAT IS SUBJECT TO THE CONDITIONS OF APPROVAL PER THE CITY OF TUALATIN CASE FILE NO. 5B 05-03.
- 2) THIS SUBDIVISION IS SUBJECT TO THE DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED IN DOCUMENT NO. 2006038778 WASHINGTON COUNTY DEED RECORDS.
- 3) THIS SUBDIVISION IS SUBJECT TO AN EIGHT FOOT (8') PUBLIC UTILITY EASEMENT ALONG THE FRONTAGE OF ALL LOTS AND TRACTS ABUTTING PUBLIC STREETS AS SHOWN.
- 4) TRACT 'A' SHALL BE OWNED AND MAINTAINED BY THE CITY OF TUALATIN FOR A WATER QUALITY FACILITY.
- 5) TRACTS 'B', 'C', AND 'D' SHALL BE OWNED AND MAINTAINED BY THE DECLARANT, ITS SUCCESSORS OR ASSIGNS.
- 6) TRACT 'D' IS SUBJECT TO A PUBLIC STORM DRAINAGE AND SANITARY SEWER EASEMENT OVER ITS ENTIRETY.
- 7) THERE SHALL BE NO DIRECT MOTOR VEHICLE ACCESS TO OR FROM LOTS 1, 32-44, 71, 73, TRACT "A" AND TRACT "B" ONTO S.W. GRAHAM'S FERRY ROAD (CO. RD. 844) UNLESS AUTHORIZED BY THE GOVERNING BODY HAVING JURISDICTION OF SAID ROAD.
- 8) TRACT 'C' IS SUBJECT TO A STORM SEWER, SURFACE WATER, DRAINAGE, AND DETENTION EASEMENT OVER ITS ENTIRETY TO CLEAN WATER SERVICES AND THE CITY OF TUALATIN.
- 9) TRACT 'B' IS SUBJECT TO A STORM SEWER, SURFACE WATER, DRAINAGE, AND DETENTION EASEMENT OVER ITS ENTIRETY TO THE CITY OF TUALATIN.
- 10) LOTS 71, 72, AND 73 ARE SUBJECT TO A DRIVEWAY MAINTENANCE AGREEMENT PER DOCUMENT NO. 2006-2006038778
- 11) TRACT 'D' IS SUBJECT TO A PRIVATE ACCESS EASEMENT OVER ITS ENTIRETY FOR THE BENEFIT OF LOTS 1 AND 2 AND SHALL BE MAINTAINED AS DESCRIBED IN THE PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS. SEE NOTE 2.

FND 5/8" IR W/ 1-3/4" DIA. RED PLASTIC CAP STAMPED "WWW.ANDYPARIS.COM (503)638-3341"

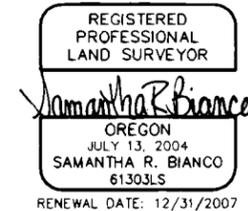


DETAIL 'B'  
SCALE: 1" = 30'

VICTORIA GARDENS

A PORTION BEING A REPLAT OF LOT 28 "COMTE & KOHLMAN'S  
LITTLE HOMES NO. 3" AND OTHER LAND  
LOCATED IN THE NW 1/4 & SW 1/4 OF SECTION 35,  
TOWNSHIP 2 SOUTH, RANGE 1 WEST, W.M.  
CITY OF TUALATIN, WASHINGTON COUNTY, OREGON

MARCH 7, 2006



I HEREBY CERTIFY THAT THIS IS  
AN EXACT COPY OF THE PLAT  
OF "VICTORIA GARDENS"

APPROVALS

CITY OF TUALATIN

APPROVED THIS 12<sup>th</sup> DAY OF March, 20 06  
CITY OF TUALATIN MAYOR

BY: [Signature]

ATTEST THIS 12<sup>th</sup> DAY OF MARCH, 20 06  
CITY OF TUALATIN RECORDER

BY: [Signature]

WASHINGTON COUNTY

APPROVED THIS 23<sup>rd</sup> DAY OF March, 20 06  
WASHINGTON COUNTY BOARD OF COMMISSIONERS

BY: Kathy Lehtola, Director, LUT.

APPROVED THIS 4<sup>th</sup> DAY OF April, 20 06  
WASHINGTON COUNTY SURVEYOR

BY: [Signature]

ATTEST THIS 4<sup>th</sup> DAY OF April, 20 06  
DIRECTOR OF ASSESSMENT AND TAXATION  
EX-OFFICIO COUNTY CLERK

BY: Jamie Gregory



APPROVED THIS 4<sup>th</sup> DAY OF April, 20 06  
DIRECTOR OF ASSESSMENT AND TAXATION  
(WASHINGTON COUNTY ASSESSOR)

[Signature]

STATE OF OREGON }  
COUNTY OF WASHINGTON } SS

I DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAT  
WAS RECEIVED FOR RECORD ON THIS 4<sup>th</sup> DAY OF  
April, 2006, AT 1:00 O'CLOCK P.M.,  
AND RECORDED IN THE COUNTY CLERK RECORDS.

Jamie Gregory  
DEPUTY COUNTY CLERK

STATE OF OREGON }  
COUNTY OF WASHINGTON } SS

I DO HEREBY CERTIFY THAT THIS TRACING IS A COPY CERTIFIED  
TO ME BY THE SURVEYOR OF THIS SUBDIVISION PLAT, TO BE A  
TRUE AND EXACT COPY OF THE ORIGINAL AND THAT IT WAS  
RECORDED ON THE 4<sup>th</sup> DAY OF April, 2006,  
AT 1:00 O'CLOCK P.M. IN THE COUNTY CLERK RECORDS.

Jamie Gregory  
DEPUTY COUNTY CLERK

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE THOSE LANDS AS DESCRIBED IN DOCUMENT  
NO. 95013188 AND DOCUMENT NO. 97092719, WASHINGTON COUNTY DEED RECORDS, AND SHOWN  
ON THE RECORD OF SURVEY RECORDED AS SURVEY NO. 30,199, WASHINGTON COUNTY SURVEY  
RECORDS. THE BASIS OF BEARINGS AND BOUNDARY DETERMINATION ARE LIKEWISE BASED ON SAID  
SURVEY NO. 30,199. ALL BEARINGS AND DISTANCES ALONG THE BOUNDARY LINES WERE FOUND TO  
BE CONSISTENT WITH RECORD DATA AS SHOWN.

SURVEYOR'S CERTIFICATE

I, SAMANTHA R. BIANCO, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH  
PROPER MONUMENTS ALL BOUNDARY POINTS OF THE LANDS SHOWN ON THE PLAT OF "VICTORIA  
GARDENS", LOCATED WITHIN THE NORTHWEST QUARTER AND SOUTHWEST QUARTER OF SECTION 35,  
TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN IN THE CITY OF TUALATIN, WASHINGTON  
COUNTY, STATE OF OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE QUARTER SECTION CORNER COMMON TO SECTIONS 34 AND 35, TOWNSHIP 2  
SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, A 2" BRASS CAP STAMPED "1978 251 34/35 WA.  
CTY SURVEYOR", THENCE NORTH 38°52'11" EAST A DISTANCE OF 1523.40 FEET TO THE INITIAL  
POINT, SAID POINT BEING THE NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN  
DOCUMENT NO. 95013188, WASHINGTON COUNTY DEED RECORDS AND ALSO BEING ON THE  
WESTERLY LINE OF LOT 81, "VICTORIA WOODS NO. 3", WASHINGTON COUNTY PLAT RECORDS, BEING  
MARKED BY A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PARIS & ASSOC, PLS 2264";  
THENCE ALONG THE WESTERLY LINE OF "VICTORIA WOODS NO. 3" AND "VICTORIA WOODS",  
WASHINGTON COUNTY PLAT RECORDS, SOUTH 00°14'12" EAST A DISTANCE OF 1179.07 FEET TO THE  
SOUTHWEST CORNER OF TRACT "G", "VICTORIA WOODS" FROM WHICH A 5/8" IRON ROD WITH  
YELLOW PLASTIC CAP STAMPED "ALPHA ENG. INC." BEARS SOUTH 79°47'59" WEST A DISTANCE OF  
0.31 FEET; THENCE ALONG THE SOUTHERLY LINE OF TRACTS "G", "F", "D", AND LOT 42 "VICTORIA  
WOODS", NORTH 89°34'53" EAST A DISTANCE OF 357.37 FEET TO THE NORTHWEST CORNER OF  
THAT TRACT OF LAND DESCRIBED IN DOCUMENT NO. 2003-015989, WASHINGTON COUNTY DEED  
RECORDS, SAID CORNER BEING MARKED BY A 3/4" IRON PIPE; THENCE ALONG THE WEST LINE OF  
SAID TRACT, SOUTH 00°03'05" EAST A DISTANCE OF 219.88 FEET TO THE SOUTHWEST CORNER OF  
SAID TRACT, SAID CORNER BEING MARKED BY A 5/8" IRON ROD WITH YELLOW PLASTIC CAP  
STAMPED "ALPHA ENG. INC."; THENCE ALONG THE WEST LINE OF THAT TRACT OF LAND DESCRIBED  
IN DOCUMENT NO. 97092719, WASHINGTON COUNTY DEED RECORDS, SOUTH 00°11'55" EAST A  
DISTANCE OF 206.46 FEET TO THE NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN  
DOCUMENT NO. 98097167, SAID CORNER BEING MARKED BY A 5/8" IRON ROD WITH YELLOW  
PLASTIC CAP STAMPED "ALPHA ENG. INC."; THENCE ALONG THE NORTH LINE OF SAID TRACT,  
SOUTH 89°39'52" WEST A DISTANCE OF 1061.23 FEET TO A POINT BEING 20.00 FEET EASTERLY  
OF, WHEN MEASURED AT RIGHT ANGLES TO, THE ORIGINAL CENTERLINE OF S.W. GRAHAM'S FERRY  
ROAD (COUNTY ROAD NO. 844); THENCE ALONG A LINE PARALLEL WITH, AND 20.00 FEET  
EASTERLY OF SAID CENTERLINE, NORTH 15°03'02" EAST A DISTANCE OF 1664.23 FEET TO A POINT  
ON THE WESTERLY PROJECTION OF THE SOUTH LINE OF "GRAHAM'S WOODS", WASHINGTON COUNTY  
PLAT RECORDS; THENCE ALONG SAID SOUTH LINE, NORTH 89°35'58" EAST A DISTANCE OF 265.92  
FEET TO THE INITIAL POINT.

CONTAINING 930,794 SQUARE FEET, OR 21.37 ACRES MORE OR LESS.

AS PER ORS 92.060(5) AND 92.070(2) I HEREBY CERTIFY THAT THE REMAINING MONUMENTS WILL  
BE SET WITHIN 90 CALENDAR DAYS OF COMPLETION OF IMPROVEMENTS OR WITHIN ONE CALENDAR  
YEAR OF THE ORIGINAL PLAT RECORDATION, WHICHEVER COMES FIRST.

CONSENT AFFIDAVIT

A SUBDIVISION PLAT CONSENT AFFIDAVIT FROM FIRST INDEPENDENT BANK, A TRUST DEED  
BENEFICIARY, HAS BEEN RECORDED AS DOCUMENT NO. 2006038779 WASHINGTON  
COUNTY DEED RECORDS

DECLARATION

KNOW ALL MEN BY THESE PRESENTS: THAT MATRIX DEVELOPMENT CORPORATION, AN  
OREGON CORPORATION AND THE OWNER OF THE LANDS DESCRIBED IN THE SURVEYOR'S  
CERTIFICATE, DOES HEREBY MAKE, ESTABLISH AND DECLARE THE ANNEXED MAP OF  
"VICTORIA GARDENS" TO BE A TRUE AND CORRECT PLAT THEREOF, ALL LOT AND TRACT  
LINES BEING OF THE DIMENSIONS SHOWN AND ALL STREETS AND EASEMENTS OF THE  
WIDTHS THEREIN SET FORTH AND DOES HEREBY DEDICATE TO THE PUBLIC ALL RIGHT OF  
WAYS AND HEREBY GRANT ALL EASEMENTS AS SHOWN OR NOTED HEREON. TRACT 'A' IS  
HEREBY CONVEYED TO THE CITY OF TUALATIN.

BY: [Signature]  
CRAIG F. BROWN, VICE PRESIDENT

ACKNOWLEDGMENT

STATE OF OREGON }  
COUNTY OF WASHINGTON } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON March 14, 2006  
BY CRAIG F. BROWN, AS VICE PRESIDENT OF MATRIX DEVELOPMENT CORPORATION,  
AN OREGON CORPORATION.

Jacqueline T. Herb  
NOTARY SIGNATURE

Jacqueline T. Herb  
NOTARY PUBLIC - OREGON

COMMISSION No. 364125

MY COMMISSION EXPIRES: February 01, 2007

REMAINING CORNER MONUMENTATION

IN ACCORDANCE WITH O.R.S. 92.070, THE REMAINING CORNERS OF THIS SUBDIVISION  
HAVE BEEN CORRECTLY SET WITH PROPER MONUMENTS. AN AFFIDAVIT HAS BEEN  
PREPARED REGARDING THE SETTING OF SAID MONUMENTS AND IS RECORDED IN  
DOCUMENT NO. 2006074094 WASHINGTON COUNTY DEED  
RECORDS.

APPROVED THIS 1<sup>st</sup> DAY OF August, 2006

[Signature]  
WASHINGTON COUNTY SURVEYOR



00970030200600740940020023

I, Richard Hobemicht, 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 W. Hobemicht, Director of Assessment and Taxation, Ex-Officio County Clerk



10  
11  
After Recording:  
CESNW, Inc.  
15573 S.W. Bangy Road  
Suite 300  
Lake Oswego, Oregon 97035

7000

## REMAINING MONUMENTATION AFFIDAVIT

J J J J J J J J J J  
I, Samantha R. Bianco, P.L.S. No. 61303LS, being duly sworn, depose and say that I am the surveyor who surveyed the plat of Victoria Gardens, as recorded in Document No. 2006038778, Washington County Records. In accordance with O.R.S. 92.070, the subdivision plat has been correctly surveyed and marked with proper monuments at the remaining corners of the subdivision as noted on the original subdivision plat. The monuments were set on May 4, 2006.

The following changes are necessary and are as follows:

- J 1) The monument for the southwest corner of Lot 1, also being on the easterly right-of-way line of S.W. Grahams Ferry Road (County Road No. 844) is a 1" brass plug stamped "CES/NW INC" in the sidewalk, set in record position.
- J 2) The monument for the northwest corner of Lot 1, also being on the easterly right-of-way line of S.W. Grahams Ferry Road (County Road No. 844) is a 1" brass plug stamped "CES/NW INC" in the sidewalk, set in record position.
- J 3) The monument at the north end of curve C45 of Lot 39, also being on the easterly right-of-way line of S.W. Grahams Ferry Road (County Road No. 844) is a 1" brass plug stamped "CES/NW INC" in the sidewalk, set in record position.
- J 4) The monument for the southwest corner of Lot 38, also being on the easterly right-of-way line of S.W. Grahams Ferry Road (County Road No. 844) is a 1" brass plug stamped "CES/NW INC" in the sidewalk, set in record position.
- J 5) The monument for the northwest corner of Tract "A", also being on the easterly right-of-way line of S.W. Grahams Ferry Road (County Road No. 844) is a 1" brass plug stamped "CES/NW INC" in the sidewalk, set in record position.
- J 6) The monument for the northeast corner of Lot 32, also being on the westerly right-of-way line of S.W. 104<sup>th</sup> Terrace, is a 1" brass plug stamped "CES/NW INC" in the curb, set in record position.
- J 7) The monument for the northwest corner of Lot 71, also being on the easterly right-of-way line of S.W. Grahams Ferry Road (County Road No. 844) is a 1" brass plug stamped "CES/NW INC" in the sidewalk, set in record position.
- J 8) The monument for the angle point on the easterly boundary line, also being the southeast corner of Lot 21, was destroyed by construction and was reset with a 5/8" iron rod with an orange plastic cap stamped "CES NW INC.", in its true position.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Samantha R. Bianco* 6.14.06

OREGON  
JULY 13, 2004  
SAMANTHA R. BIANCO  
81303LS

RENEWAL DATE: 12.31.07

Samantha R. Bianco, P.L.S.  
CESNW, Inc.  
15573 S.W. Bangy Road  
Suite 300  
Lake Oswego, Oregon 97035

NOTARY CERTIFICATE

Signed and sworn to before me on this 14<sup>th</sup> day of June, 2006, by  
Samantha R. Bianco.

*Hoang Thanh Thuy*  
Notary Public for the State of Oregon

My commission expires November 30, 2006



STATE OF OREGON                    )  
  ) ss  
COUNTY OF WASHINGTON        )

Approved this 16<sup>th</sup> day of June, 2006 in accordance with ORS 92.070.

*James H. Elam*  
James H. Elam, Washington County Surveyor



# FIRST AMERICAN TITLE

# Property Research Report

**SUBJECT PROPERTY**

10970 SW Tonquin Loop

**Parcel #:** R558872

**Map & Taxlot #:** 2S134DA00500

**County:** Washington

**OWNER**

Schnitzer Properties LLC

**DATE PREPARED**

Date: 08/16/2024

**PREPARED BY**

[baspacio@firstam.com](mailto:baspacio@firstam.com)



*First American Title*

Customer Service Department

503.219.8746

[cs.oregon@firstam.com](mailto:cs.oregon@firstam.com)

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**First American Title™**

Customer Service Department  
503.219.8746  
cs.oregon@firstam.com  
Date: 08/16/2024

### OWNERSHIP INFORMATION

Owner: Schnitzer Properties LLC  
CoOwner:

Site: 10970 SW Tonquin Loop Sherwood OR 97140  
Mail: 1121 SW Salmon St Ste 500 Portland OR 97205

Parcel #: R558872  
Ref Parcel #: 2S134DA00500  
TRS: 02S / 01W / 34 / SE  
County: Washington

### PROPERTY DESCRIPTION

Map Grid: 715-C1  
Census Tract: 032110 Block: 1016  
Neighborhood: CPO5S1 - Cpo 5 Sherwood-Tualatin S1  
School Dist: 88J Sherwood  
Impr Type: R1 - Residence Single Family  
Subdiv/Plat: Tonquin  
Land Use: 2300  
Std Land Use: RSFR - Single Family Residence  
Zoning: Tualatin-BCE - Basalt Creek Employment  
Lat/Lon: 45.35084057 / -122.78950431  
Watershed: Abernethy Creek-Willamette River  
Legal: TONQUIN, LOT PT 21, ACRES 4.85

### ASSESSMENT AND TAXATION

Market Land: \$1,574,700.00  
Market Impr: \$171,450.00  
Market Total: \$1,746,150.00 (2023)  
% Improved: 10.00%  
Assessed Total: \$379,330.00 (2023)  
Levy Code: 88.49  
Tax: \$6,236.35 (2023)  
Millage Rate: 16.4404  
Exemption:  
Exemption Type:

### PROPERTY CHARACTERISTICS

Bedrooms: 2	Total SqFt: 2,520 SqFt	Year Built: 1940
Baths, Total: 1	First Floor: 1,008 SqFt	Eff Year Built: 1950
Baths, Full:	Second Floor: 504 SqFt	Lot Size Ac: 4.85 Acres
Baths, Half:	Basement Fin: 1,008 SqFt	Lot Size SF: 211,266 SqFt
Total Units:	Basement Unfin: 1,008 SqFt	Lot Width:
# Stories:	Basement Total: 2,016 SqFt	Lot Depth:
# Fireplaces: 1	Attic Fin: 504 SqFt	Roof Material: Shingle
Cooling:	Attic Unfin:	Roof Shape:
Heating: Floor/Wall Furnace	Attic Total: 504 SqFt	Ext Walls: Wood
Building Style: RS0 - Single Family	Garage: Unfinished Detached Garage 400 SqFt	Const Type: Wood

### SALES AND LOAN INFORMATION

Owner	Date	Doc #	Sale Price	Deed Type	Loan Amt	Loan Type
SCHNITZER PROPERTIES LLC	11/07/2022	66347	\$2,535,192.00	Deed		Conv/Unk
DAANE,MARGARET L	10/13/2011	0000071245		Deed Of Trust	\$160,000.00	Conv/Unk
DAANE,MARGARET L	02/26/2007	0000020852		Deed Of Trust	\$85,000.00	Conv/Unk
MARGARET L DAANE	04/14/2006	43837		Deed	\$120,000.00	Conventional
MCVEIGH,MARGARET	10/21/1998	0000117389	\$143,500.00	Deed	\$84,000.00	Conv/Unk
LAURENCE A DAANE			\$92,000.00	Deed		Conv/Unk

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.



**First American Title™**

**Parcel ID: R558872**

**Site Address: 10970 SW Tonquin Loop**

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Aerial Map



*First American Title*™

**Parcel ID: R558872**

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

RECORDING REQUESTED BY:



111 SW Columbia St., Ste 1000  
Portland, OR 97201

**GRANTOR'S NAME:**  
Margaret L. Daane

**GRANTEE'S NAME:**  
Schnitzer Properties, LLC, an Oregon limited liability company

**AFTER RECORDING RETURN TO:**  
Schnitzer Properties, LLC, an Oregon limited liability company  
1121 SW Salmon Street, Suite 500  
Portland, OR 97205

**SEND TAX STATEMENTS TO:**  
Schnitzer Properties, LLC, an Oregon limited liability company  
1121 SW Salmon Street, Suite 500  
Portland, OR 97205

R558872 and 2S134DA00500  
10970 SW Tonquin Loop, Sherwood, OR 97140

Washington County, Oregon	<b>2022-066347</b>
<b>D-DW</b>	
Sl#-11 C WHITE	11/07/2022 10:33:47 AM
\$15.00 \$11.00 \$5.00 \$60.00 \$2,536.00	<b>\$2,627.00</b>
I, Joe Nelson, 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.	
Joe Nelson, Director of Assessment and Taxation, Ex-Officio County Clerk	

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**SPECIAL WARRANTY DEED - STATUTORY FORM**  
(INDIVIDUAL or CORPORATION)

Margaret L. Daane, Grantor, conveys and specially warrants to Schnitzer Properties, LLC, an Oregon limited liability company, Grantee, the following described real property free and clear of encumbrances created or suffered by the grantor except as specifically set forth below:

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

The true consideration for this conveyance is Two Million Five Hundred Thirty-Five Thousand One Hundred Ninety-Two And No/100 Dollars (**\$2,535,192.00**).

**Subject to:**

Rights of the public to any portion of the Land lying within the area commonly known as streets, roads and highways.

**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.**

Recorded by TICOR TITLE 26202204055

SPECIAL WARRANTY DEED - STATUTORY FORM

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: November 7, 2022

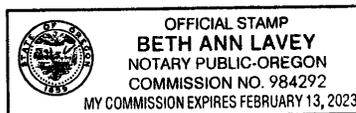
[Signature]  
Margaret L. Daane

State of OR  
County of Multnomah

This instrument was acknowledged before me on November 1, 2022 by Margaret L. Daane.

[Signature]  
Notary Public - State of Oregon

My Commission Expires: 2/13/23



**EXHIBIT "A"**  
Legal Description

The West half of Block 21, TONQUIN, in the County of Washington and State of Oregon.



# FIRST AMERICAN TITLE

# Property Research Report

**SUBJECT PROPERTY**

10770 SW Tonquin Loop

**Parcel #:** R558890

**Map & Taxlot #:** 2S134DA00600

**County:** Washington

**OWNER**

Schnitzer Properties LLC

**DATE PREPARED**

Date: 08/16/2024

**PREPARED BY**

[baspacio@firstam.com](mailto:baspacio@firstam.com)



*First American Title*

Customer Service Department

503.219.8746

[cs.oregon@firstam.com](mailto:cs.oregon@firstam.com)

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**First American Title™**

Customer Service Department  
503.219.8746  
cs.oregon@firstam.com  
Date: 08/16/2024

### OWNERSHIP INFORMATION

Owner: Schnitzer Properties LLC  
CoOwner:

Site: 10770 SW Tonquin Loop Sherwood OR 97140  
Mail: 1121 SW Salmon St Ste 500 Portland OR 97205

Parcel #: R558890  
Ref Parcel #: 2S134DA00600  
TRS: 02S / 01W / 34 / SE  
County: Washington

### PROPERTY DESCRIPTION

Map Grid: 715-C1  
Census Tract: 032110 Block: 1016  
Neighborhood: CPO5S1 - Cpo 5 Sherwood-Tualatin S1  
School Dist: 88J Sherwood  
Impr Type: R1 - Residence Single Family  
Subdiv/Plat: Tonquin  
Land Use: 2300  
Std Land Use: RSFR - Single Family Residence  
Zoning: Tualatin-BCE - Basalt Creek Employment  
Lat/Lon: 45.35093311 / -122.7880597  
Watershed: Abernethy Creek-Willamette River  
Legal: TONQUIN, LOT PT 21 & 30, ACRES 5.81

### ASSESSMENT AND TAXATION

Market Land: \$2,717,050.00  
Market Impr: \$1,593,600.00  
Market Total: \$4,310,650.00 (2023)  
% Improved: 37.00%  
Assessed Total: \$1,409,880.00 (2023)  
Levy Code: 88.49  
Tax: \$23,179.01 (2023)  
Millage Rate: 16.4404  
Exemption:  
Exemption Type:

## PROPERTY CHARACTERISTICS

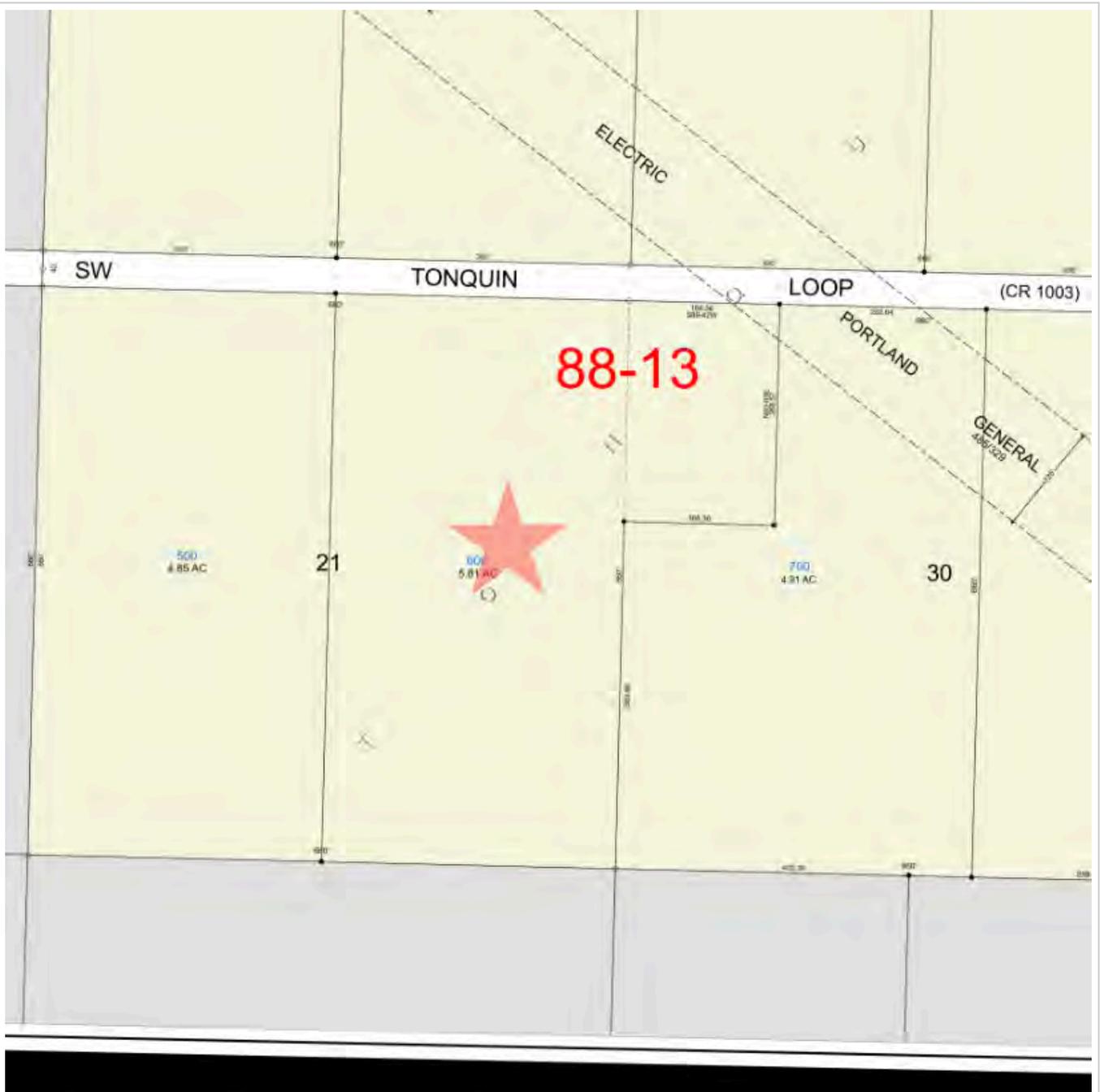
Bedrooms: 4	Total SqFt: 7,291 SqFt	Year Built: 1938
Baths, Total: 6	First Floor: 4,126 SqFt	Eff Year Built: 1960
Baths, Full:	Second Floor: 3,165 SqFt	Lot Size Ac: 5.81 Acres
Baths, Half:	Basement Fin:	Lot Size SF: 253,084 SqFt
Total Units:	Basement Unfin: 650 SqFt	Lot Width:
# Stories:	Basement Total: 650 SqFt	Lot Depth:
# Fireplaces: 1	Attic Fin: 560 SqFt	Roof Material: Shake
Cooling: Yes	Attic Unfin:	Roof Shape:
Heating:	Attic Total: 560 SqFt	Ext Walls: Wood Sheathing
Building Style: RSO - Single Family	Garage: Finished Garage 1,244 SqFt	Const Type: Wood

## SALES AND LOAN INFORMATION

Owner	Date	Doc #	Sale Price	Deed Type	Loan Amt	Loan Type
SCHNITZER PROPERTIES LLC	11/07/2022	66350	\$3,663,396.00	Deed		Conv/Unk
MARVIN L TYLER	01/21/2020	5583		Release/Recis	\$1,000,000.00	Conventional
BUTLER AUDREY B TRUST	07/26/2012	60771		Quit Claim		Conv/Unk
MARVIN L TYLER	12/02/2003	200707		Deed		Conv/Unk
MARVIN L TYLER	11/13/2003	191778		Deed	\$1,000,000.00	Conventional
RECORD OWNER	08/16/2002	94492		Deed		Conv/Unk
MARVIN L TYLER	08/16/2002	94494		Deed	\$1,000,000.00	Conv/Unk
MONIQUE J SHAVER	12/08/1998	137963	\$374,000.00	Deed	\$299,200.00	Conventional
REBER DANIEL H & WILLIAM E JR CO-TRUSTEES	10/30/1998	122406		Deed		Conv/Unk

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Assessor Map



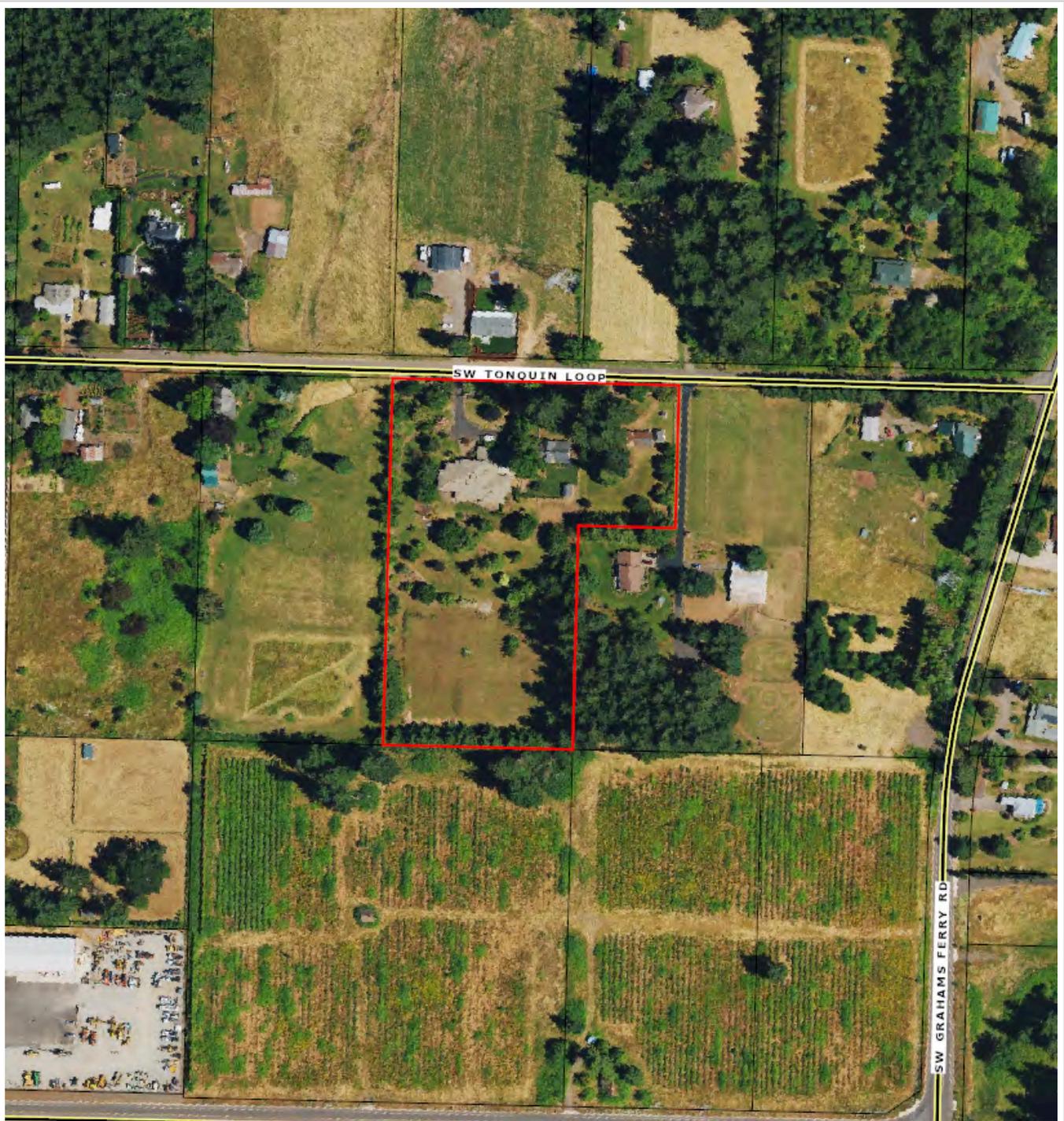
**First American Title™**

**Parcel ID: R558890**

**Site Address: 10770 SW Tonquin Loop**

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Aerial Map



*First American Title*™

**Parcel ID: R558890**

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RECORDING REQUESTED BY:



111 SW Columbia St., Ste 1000  
Portland, OR 97201

**GRANTOR'S NAME:**  
Monique J. Tyler

**GRANTEE'S NAME:**  
Schnitzer Properties, LLC, an Oregon limited liability company

**AFTER RECORDING RETURN TO:**  
Schnitzer Properties, LLC, an Oregon limited liability company  
1121 SW Salmon Street, Suite 500  
Portland, OR 97205

**SEND TAX STATEMENTS TO:**  
Schnitzer Properties, LLC, an Oregon limited liability company  
1121 SW Salmon Street, Suite 500  
Portland, OR 97205

R558890 and 2S134DA00600  
10770 SW Tonquin Loop, Sherwood, OR 97140

Washington County, Oregon	<b>2022-066350</b>
<b>D-DW</b>	
Sl#-11 C WHITE	11/07/2022 10:43:39 AM
\$20.00 \$11.00 \$5.00 \$60.00 \$3,664.00	<b>\$3,760.00</b>
I, Joe Nelson, 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.	
Joe Nelson, Director of Assessment and Taxation, Ex-Officio County Clerk	

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**SPECIAL WARRANTY DEED - STATUTORY FORM**  
(INDIVIDUAL or CORPORATION)

Monique J. Tyler, Grantor, conveys and specially warrants to Schnitzer Properties, LLC, an Oregon limited liability company, Grantee, the following described real property free and clear of encumbrances created or suffered by the grantor except as specifically set forth below:

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

The true consideration for this conveyance is Three Million Six Hundred Sixty-Three Thousand Three Hundred Ninety-Six And No/100 Dollars (\$3,663,396.00).

Subject to:

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 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.

36262204054  
Recorded by TICOR TITLE

SPECIAL WARRANTY DEED - STATUTORY FORM  
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 11-3-22

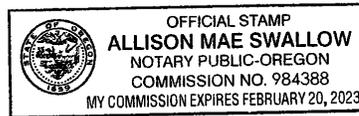
*M. Tyler*  
Monique J. Tyler

State of OREGON  
County of MULTNOMAH

This instrument was acknowledged before me on Nov. 3, 2022 by Monique J. Tyler.

*Allison Mae Swallow*  
Notary Public - State of Oregon

My Commission Expires: 2/26/23



**EXHIBIT "A"**  
Legal Description

The East one-half of Block 21 and Block 30, TONQUIN, in the County of Washington and State of Oregon.

EXCEPTING THEREFROM that portion of Block 30 described as follows:

Beginning at the Southeast corner of Lot 30; thence West along the South line of the said lot, 259.0 feet to the true point of beginning of the tract herein described, from the true point of beginning; thence North, parallel with the East line of Lot 30, a distance of 660 feet, more or less, to the centerline of 3rd Street (Tonquin Loop Road), said point being on the North line of Lot 30; thence West along the North line of Lot 30, a distance of 232.04 feet to a point; thence South, parallel to the East line of Section 34, a distance of 268.57 feet to a point; thence West, parallel with the North line of Lot 30, a distance of 168.36 feet, more or less, to a point on the West line of Lot 30; thence South along the West line of Lot 30, a distance of 389.66 feet, more or less, to the Southwest corner thereof; thence along the South line of Lot 30, East 401 feet, more or less, to the true point of beginning of the tract herein described.

ALSO EXCEPTING THEREFROM the East 259.0 feet of Lot 30, TONQUIN, as measured parallel with the East line of Section 34, Township 2 South, Range 1 West, of the Willamette Meridian, in the County of Washington and State of Oregon.

## EXHIBIT "B"

### Exceptions

**Subject to:**

1. Rights of the public to any portion of the Land lying within the area commonly known as streets, roads and highways.
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  

Granted to:	Portland General Electric Company
Purpose:	Electric transmission line
Recording Date:	April 24, 1963
Recording No:	Book 485, Page 329
Affects:	The Northeast corner - Reference is hereby made to said document for full particulars.
3. Waiver of Remonstrance and Consent to Local Improvement District:  

Purpose:	Customarily (commonly) accepted farm or forestry practices
Recording Date:	February 22, 2002
Recording No.:	2002-021370



# FIRST AMERICAN TITLE

# Property Research Report

**SUBJECT PROPERTY**

10650 SW Tonquin Loop

**Parcel #:** R558907

**Map & Taxlot #:** 2S134DA00700

**County:** Washington

**OWNER**

Schnitzer Properties LLC

**DATE PREPARED**

Date: 08/16/2024

**PREPARED BY**

[baspacio@firstam.com](mailto:baspacio@firstam.com)



*First American Title*

Customer Service Department

503.219.8746

[cs.oregon@firstam.com](mailto:cs.oregon@firstam.com)

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Customer Service Department  
503.219.8746  
cs.oregon@firstam.com  
Date: 08/16/2024

### OWNERSHIP INFORMATION

Owner: Schnitzer Properties LLC  
CoOwner:  
Site: 10650 SW Tonquin Loop Sherwood OR 97140  
Mail: 1121 SW Salmon St Portland OR 97205

Parcel #: R558907  
Ref Parcel #: 2S134DA00700  
TRS: 02S / 01W / 34 / SE  
County: Washington

### PROPERTY DESCRIPTION

Map Grid: 715-C1  
Census Tract: 032110 Block: 1016  
Neighborhood: CPO5S1 - Cpo 5 Sherwood-Tualatin S1  
School Dist: 88J Sherwood  
Impr Type: R1 - Residence Single Family  
Subdiv/Plat: Tonquin  
Land Use: 2310 - Commercial In Industrial Zone Improved  
Std Land Use: RSFR - Single Family Residence  
Zoning: Tualatin-BCE - Basalt Creek Employment  
Lat/Lon: 45.35074345 / -122.78671043  
Watershed: Abernethy Creek-Willamette River  
Legal: TONQUIN, LOT PT 30, ACRES 4.91, UNZONED  
FARMLAND LIEN \$3,694.48, POTENTIAL ADD'L  
TAX LIABILITY

### ASSESSMENT AND TAXATION

Market Land: \$1,750,490.00  
Market Impr: \$342,250.00  
Market Total: \$2,092,740.00 (2023)  
% Improved: 16.00%  
Assessed Total: \$648,820.00 (2023)  
Levy Code: 88.49  
Tax: \$10,666.88 (2023)  
Millage Rate: 16.4404  
Exemption:  
Exemption Type:

### PROPERTY CHARACTERISTICS

Bedrooms: 3	Total SqFt: 2,326 SqFt	Year Built: 1980
Baths, Total: 3	First Floor: 1,666 SqFt	Eff Year Built:
Baths, Full:	Second Floor: 660 SqFt	Lot Size Ac: 4.91 Acres
Baths, Half:	Basement Fin:	Lot Size SF: 213,880 SqFt
Total Units:	Basement Unfin:	Lot Width:
# Stories:	Basement Total:	Lot Depth:
# Fireplaces: 1	Attic Fin:	Roof Material: Composition
Cooling: Yes	Attic Unfin:	Roof Shape:
Heating:	Attic Total:	Ext Walls: Wood Sheathing
Building Style: RS0 - Single Family	Garage: Finished Garage 594 SqFt	Const Type: Wood

### SALES AND LOAN INFORMATION

Owner	Date	Doc #	Sale Price	Deed Type	Loan Amt	Loan Type
SCHNITZER PROPERTIES LLC	06/27/2024	27862	\$2,500.00	Deed		Conv/Unk
PARR, STEVEN M	03/20/2013	0000025030		Deed Of Trust	\$25,125.00	Conv/Unk
STEVEN M PARR	06/28/1991	34487	\$259,000.00	Deed		Conv/Unk
PARR, STEVEN M & KATHRYN E	06/27/1991		\$259,000.00	Deed	\$80,000.00	Conv/Unk
			\$131,000.00	Deed		Conv/Unk

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Assessor Map



**First American Title™**

**Parcel ID: R558907**

**Site Address: 10650 SW Tonquin Loop**

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Aerial Map



**First American Title™**

**Parcel ID: R558907**

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Washington County, Oregon	<b>2024-027862</b>
<b>D-DW</b>	<b>06/27/2024 11:12:43 AM</b>
Stn=2 S AKINS	
\$20.00 \$11.00 \$5.00 \$60.00 \$2,500.00	<b>\$2,596.00</b>
I, Joe Nelson, 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.	
Joe Nelson, Director of Assessment and Taxation, Ex-Officio County Clerk	

Until a change is requested,  
 all tax statements shall be  
sent to the following address:  
 Schnitzer Properties, LLC  
 Att: Tax Department  
 1121 SW Salmon St., 4<sup>th</sup> floor  
 Portland, OR 97205

After recording, return to:  
 Schnitzer Properties, LLC  
 c/o John W. Raborn VP and Senior Counsel  
 (same address as above)

**WARRANTY DEED**

**STEVEN M. PARR**, an individual, Grantor, whose address is 10650 SW Tonquin Loop, Sherwood, OR 97140 conveys and warrants to Schnitzer Properties, LLC, an Oregon limited liability company, Grantee, whose address is set forth above, the real property described on **Exhibit A**, subject to the exceptions listed on **Exhibit B**:

The true and actual consideration paid for this conveyance is \$2,500,000, plus other property or other value given, which property was part of the consideration.

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.

**EXECUTED** this 26 day of June, 2024, by Steven M. Parr, as Grantor.

[signature is on the following page.]

Recorded by TICOR TITLE 36262400755

GRANTOR:

STEVEN M. PARR

SIGN Steven M Parr

DATE: 6-26-2024

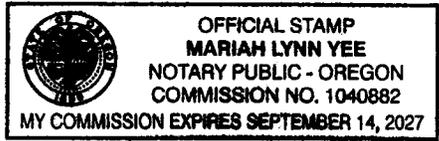
STATE OF OREGON

County of Clackamas

)  
) ss.  
)

Personally appeared before me this 26 day of June, 2024, STEVEN M. PARR who, being duly sworn, did say that he is he is authorized to sign this Deed and that the foregoing instrument was signed on behalf of him, and who acknowledged such instrument to be his voluntary act and deed.

mariah l. yee  
Notary Public for Oregon  
My commission expires Sept 14, 2027



**Exhibit A**  
**LEGAL DESCRIPTION**

A portion of Lot 30, TONQUIN, located in Section 34, Township 2 South, Range 1 West, Willamette Meridian, Washington County, Oregon, being more particularly described as follows:

Commencing at the Southeast corner of Lot 30; thence West, along the South line of said lot, 259.0 feet to the true point of beginning of the tract herein described; thence, from the true point of beginning, North parallel with the East line of said Lot 30, a distance of 660 feet, more or less, to a point on the North line of said Lot 30; thence West along the North line of Lot 30 a distance of 232.04 feet to a point; thence South, parallel to the East line of Section 34, a distance of 268.57 feet to a point; thence West, parallel with the North line of Lot 30, a distance of 168.36 feet, more or less, to a point on the West line of said Lot 30; thence South along the West line of Lot 30 a distance of 389.66 feet, more or less, to the Southwest corner thereof; thence, along the South line of Lot 30, East 400.39 feet, more or less, to the true point of beginning.

**Exhibit B**  
**PERMITTED EXCEPTIONS**

1. Rights of the public to any portion of the Land lying within streets, roads and highways.
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a

document: Granted to: Portland General Electric Company  
Purpose: Electric power transmission lines  
Recording Date: April 24, 1963  
Recording No: Book 485, Page 329  
Affects: Northerly portion of subject property



# FIRST AMERICAN TITLE

# Property Research Report

## SUBJECT PROPERTY

Ns

**Parcel #:** R558916

**Map & Taxlot #:** 2S134DD00100

**County:** Washington

## OWNER

Schnitzer Properties LLC

## DATE PREPARED

Date: 08/16/2024

## PREPARED BY

[baspacio@firstam.com](mailto:baspacio@firstam.com)



*First American Title*

Customer Service Department

503.219.8746

[cs.oregon@firstam.com](mailto:cs.oregon@firstam.com)

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Customer Service Department  
503.219.8746  
cs.oregon@firstam.com  
Date: 08/16/2024

### OWNERSHIP INFORMATION

Owner: Schnitzer Properties LLC  
CoOwner:

Site: Ns Unincorporated OR 97140  
Mail: 1121 SW Salmon St Fl 5th Ste 500 Portland OR 97205

Parcel #: R558916  
Ref Parcel #: 2S134DD00100  
TRS: 02S / 01W / 34 / SE  
County: Washington

### PROPERTY DESCRIPTION

Map Grid: 715-C1  
Census Tract: 032110 Block: 1016  
Neighborhood: CPO5S1 - Cpo 5 Sherwood-Tualatin S1  
School Dist: 88J Sherwood  
Impr Type:  
Subdiv/Plat: Tonquin  
Land Use: 2300  
Std Land Use: IMSC - Industrial Miscellaneous  
Zoning: Tualatin-BCE - Basalt Creek Employment  
Lat/Lon: 45.34913071 / -122.7857248  
Watershed: Abernethy Creek-Willamette River  
Legal: TONQUIN, LOT PT 29, ACRES 4.15 ACRES 3.79,  
POTENTIAL ADD'L TAX LIABILITY

### ASSESSMENT AND TAXATION

Market Land: \$0.00  
Market Impr: \$0.00  
Market Total: \$969,240.00 (2023)  
% Improved: 0.00%  
Assessed Total: \$7,440.00 (2023)  
Levy Code: 88.49  
Tax: \$122.30 (2023)  
Millage Rate: 16.4404  
Exemption:  
Exemption Type:

### PROPERTY CHARACTERISTICS

Bedrooms:	Total SqFt:	Year Built:
Baths, Total:	First Floor:	Eff Year Built:
Baths, Full:	Second Floor:	Lot Size Ac: 4.15 Acres
Baths, Half:	Basement Fin:	Lot Size SF: 180,774 SqFt
Total Units:	Basement Unfin:	Lot Width:
# Stories:	Basement Total:	Lot Depth:
# Fireplaces:	Attic Fin:	Roof Material:
Cooling:	Attic Unfin:	Roof Shape:
Heating:	Attic Total:	Ext Walls:
Building Style:	Garage:	Const Type:

### SALES AND LOAN INFORMATION

Owner	Date	Doc #	Sale Price	Deed Type	Loan Amt	Loan Type
SCHNITZER PROPERTIES LLC	01/28/2022	7027	\$7,970,890.00	Deed		Conv/Unk
LEE H & MARION B THOMPSON FOUN	01/04/2008	698		Deed		Conv/Unk

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**Parcel ID: R558916**

**Site Address: Ns**

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Aerial Map



**First American Title™**

**Parcel ID: R558916**

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RECORDING REQUESTED BY:



115 N College St., Ste 2  
Newberg, OR 97132

AFTER RECORDING RETURN TO:

Order No.: 471821111745-MJH  
Schnitzer Properties Management, LLC  
1121 SW Salmon St. 5th Floor  
Portland, OR 97205

SEND TAX STATEMENTS TO:

Schnitzer Properties, LLC  
1121 SW Salmon Street, 5th Floor  
Portland, OR 97205

APN: R558916  
R558925  
R558934

Map: 2S134DD00100  
2S134DD00200  
2S134DD00300

10795 SW Tonquin Road, Sherwood, OR 97140

Washington County, Oregon 2022-007027

D-DW

Stn=4 A STROM 01/28/2022 09:41:41 AM

\$15.00 \$11.00 \$5.00 \$60.00 \$7,971.00 \$8,062.00

I, Joe Nelson, 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.

Joe Nelson, Director of Assessment and Taxation, Ex-Officio County Clerk

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### STATUTORY WARRANTY DEED

Lee H. and Marion B. Thompson Foundation, an Oregon non-profit corporation, Grantor, conveys and warrants to Schnitzer Properties, LLC, an Oregon limited liability company, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Washington, State of Oregon:

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

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS SEVEN MILLION NINE HUNDRED SEVENTY THOUSAND EIGHT HUNDRED NINETY AND NO/100 DOLLARS (\$7,970,890.00). (See ORS 93.030).

**Subject to:**

The Land has been classified as Farmland, as disclosed by the tax roll. If the Land becomes disqualified, said Land may be subject to additional taxes and/or penalties.

Account No.: R558916, R558925 and R558934

Rights of the public to any portion of the Land lying within the area commonly known as roads, streets and highways.

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Washington County  
Purpose: Slopes and Drainage  
Recording Date: March 4, 2016  
Recording No: 2016-016911  
Affects: Parcel II

Rights of tenants, as tenants only, in unrecorded leaseholds.

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.

TICOR TITLE 2022-007027

**STATUTORY WARRANTY DEED**

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated January 21, 2022; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

Lee H. and Marion B. Thompson Foundation

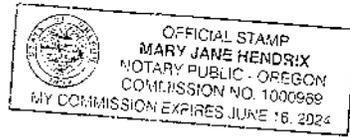
BY: [Signature]  
Roger A. Starr  
President

State of Oregon  
County of Washill

This instrument was acknowledged before me on Jan 21, 2022 by Roger A. Starr, as President for Lee H. and Marion B. Thompson Foundation.

[Signature]  
Notary Public - State of Oregon

My Commission Expires: 6/16/2024



## EXHIBIT A

Order No.: 471821111745

Parcel I:

All of Block 22, TONQUIN, in the County of Washington and State of Oregon.

EXCEPTING THEREFROM that portion deeded to Washington County by document recorded March 4, 2016 as document No. 2016-016913

Parcel II:

The East one-half of Block 29, TONQUIN, in the County of Washington and State of Oregon.

EXCEPTING THEREFROM that portion deeded to Washington County by document recorded March 4, 2016 as document No. 2016-016911

Parcel III:

The West one-half of Block 29, TONQUIN, in the County of Washington and State of Oregon.

EXCEPTING THEREFROM that portion deeded to Washington County by document recorded March 4, 2016 as document No. 2016-016912



# FIRST AMERICAN TITLE

# Property Research Report

**SUBJECT PROPERTY**

10795 SW Tonquin Rd

**Parcel #:** R558925

**Map & Taxlot #:** 2S134DD00200

**County:** Washington

**OWNER**

Schnitzer Properties LLC

**DATE PREPARED**

Date: 08/16/2024

**PREPARED BY**

[baspacio@firstam.com](mailto:baspacio@firstam.com)



*First American Title*

Customer Service Department

503.219.8746

[cs.oregon@firstam.com](mailto:cs.oregon@firstam.com)

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**First American Title™**

Customer Service Department  
503.219.8746  
cs.oregon@firstam.com  
Date: 08/16/2024

### OWNERSHIP INFORMATION

Owner: Schnitzer Properties LLC  
CoOwner:

Site: 10795 SW Tonquin Rd Sherwood OR 97140  
Mail: 1121 SW Salmon St Fl 5th Ste 500 Portland OR 97205

Parcel #: R558925  
Ref Parcel #: 2S134DD00200  
TRS: 02S / 01W / 34 / SE  
County: Washington

### PROPERTY DESCRIPTION

Map Grid: 715-C1  
Census Tract: 032110 Block: 1016  
Neighborhood: CPO5S1 - Cpo 5 Sherwood-Tualatin S1  
School Dist: 88J Sherwood  
Impr Type:  
Subdiv/Plat: Tonquin  
Land Use: 2300  
Std Land Use: IMSC - Industrial Miscellaneous  
Zoning: Tualatin-BCE - Basalt Creek Employment  
Lat/Lon: 45.34911918 / -122.7869325  
Watershed: Abernethy Creek-Willamette River  
Legal: TONQUIN, LOT PT 29, ACRES 4.72, POTENTIAL  
ADD'L TAX LIABILITY

### ASSESSMENT AND TAXATION

Market Land: \$233,550.00  
Market Impr: \$0.00  
Market Total: \$1,102,360.00 (2023)  
% Improved: 0.00%  
Assessed Total: \$139,050.00 (2023)  
Levy Code: 88.49  
Tax: \$2,286.03 (2023)  
Millage Rate: 16.4404  
Exemption:  
Exemption Type:

### PROPERTY CHARACTERISTICS

Bedrooms:	Total SqFt:	Year Built:
Baths, Total:	First Floor:	Eff Year Built:
Baths, Full:	Second Floor:	Lot Size Ac: 4.72 Acres
Baths, Half:	Basement Fin:	Lot Size SF: 205,603 SqFt
Total Units:	Basement Unfin:	Lot Width:
# Stories:	Basement Total:	Lot Depth:
# Fireplaces:	Attic Fin:	Roof Material:
Cooling:	Attic Unfin:	Roof Shape:
Heating:	Attic Total:	Ext Walls:
Building Style:	Garage:	Const Type:

### SALES AND LOAN INFORMATION

Owner	Date	Doc #	Sale Price	Deed Type	Loan Amt	Loan Type
SCHNITZER PROPERTIES LLC	01/28/2022	7027	\$7,970,890.00	Deed		Conv/Unk
LEE H & MARION B THOMPSON FOUN	01/04/2008	698		Deed		Conv/Unk

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.



**First American Title™**

**Parcel ID: R558925**

**Site Address: 10795 SW Tonquin Rd**

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

Aerial Map



**First American Title™**

**Parcel ID: R558925**

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

RECORDING REQUESTED BY:



115 N College St., Ste 2  
Newberg, OR 97132

AFTER RECORDING RETURN TO:

Order No.: 471821111745-MJH  
Schnitzer Properties Management, LLC  
1121 SW Salmon St. 5th Floor  
Portland, OR 97205

SEND TAX STATEMENTS TO:

Schnitzer Properties, LLC  
1121 SW Salmon Street, 5th Floor  
Portland, OR 97205

APN: R558916  
R558925  
R558934

Map: 2S134DD00100  
2S134DD00200  
2S134DD00300

10795 SW Tonquin Road, Sherwood, OR 97140

Washington County, Oregon 2022-007027

D-DW

Stn=4 A STROM 01/28/2022 09:41:41 AM

\$15.00 \$11.00 \$5.00 \$60.00 \$7,971.00 \$8,062.00

I, Joe Nelson, 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.

Joe Nelson, Director of Assessment and Taxation, Ex-Officio County Clerk

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### STATUTORY WARRANTY DEED

Lee H. and Marion B. Thompson Foundation, an Oregon non-profit corporation, Grantor, conveys and warrants to Schnitzer Properties, LLC, an Oregon limited liability company, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Washington, State of Oregon:

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

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS SEVEN MILLION NINE HUNDRED SEVENTY THOUSAND EIGHT HUNDRED NINETY AND NO/100 DOLLARS (\$7,970,890.00). (See ORS 93.030).

**Subject to:**

The Land has been classified as Farmland, as disclosed by the tax roll. If the Land becomes disqualified, said Land may be subject to additional taxes and/or penalties.

Account No.: R558916, R558925 and R558934

Rights of the public to any portion of the Land lying within the area commonly known as roads, streets and highways.

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Washington County  
Purpose: Slopes and Drainage  
Recording Date: March 4, 2016  
Recording No: 2016-016911  
Affects: Parcel II

Rights of tenants, as tenants only, in unrecorded leaseholds.

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.

TICOR TITLE 2022-007027

**STATUTORY WARRANTY DEED**

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated January 21, 2022; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

Lee H. and Marion B. Thompson Foundation

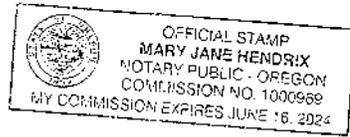
BY: [Signature]  
Roger A. Starr  
President

State of Oregon  
County of Washburn

This instrument was acknowledged before me on Jan 21, 2022 by Roger A. Starr, as President for Lee H. and Marion B. Thompson Foundation.

[Signature]  
Notary Public - State of Oregon

My Commission Expires: 6/16/2024



## EXHIBIT A

Order No.: 471821111745

Parcel I:

All of Block 22, TONQUIN, in the County of Washington and State of Oregon.

EXCEPTING THEREFROM that portion deeded to Washington County by document recorded March 4, 2016 as document No. 2016-016913

Parcel II:

The East one-half of Block 29, TONQUIN, in the County of Washington and State of Oregon.

EXCEPTING THEREFROM that portion deeded to Washington County by document recorded March 4, 2016 as document No. 2016-016911

Parcel III:

The West one-half of Block 29, TONQUIN, in the County of Washington and State of Oregon.

EXCEPTING THEREFROM that portion deeded to Washington County by document recorded March 4, 2016 as document No. 2016-016912



# FIRST AMERICAN TITLE

# Property Research Report

## SUBJECT PROPERTY

Ns

**Parcel #:** R558934

**Map & Taxlot #:** 2S134DD00300

**County:** Washington

## OWNER

Schnitzer Properties LLC

## DATE PREPARED

Date: 08/16/2024

## PREPARED BY

[baspacio@firstam.com](mailto:baspacio@firstam.com)



*First American Title*

Customer Service Department

503.219.8746

[cs.oregon@firstam.com](mailto:cs.oregon@firstam.com)

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**First American Title™**

Customer Service Department  
503.219.8746  
cs.oregon@firstam.com  
Date: 08/16/2024

### OWNERSHIP INFORMATION

Owner: Schnitzer Properties LLC  
CoOwner:

Site: Ns Unincorporated OR 97140  
Mail: 1121 SW Salmon St Fl 5th Ste 500 Portland OR 97205

Parcel #: R558934  
Ref Parcel #: 2S134DD00300  
TRS: 02S / 01W / 34 / SE  
County: Washington

### PROPERTY DESCRIPTION

Map Grid: 715-C1  
Census Tract: 032110 Block: 1016  
Neighborhood: CPO5S1 - Cpo 5 Sherwood-Tualatin S1  
School Dist: 88J Sherwood  
Impr Type:  
Subdiv/Plat: Tonquin  
Land Use: 2300  
Std Land Use: IMSC - Industrial Miscellaneous  
Zoning: Tualatin-BCE - Basalt Creek Employment  
Lat/Lon: 45.34911271 / -122.78885831  
Watershed: Abernethy Creek-Willamette River  
Legal: TONQUIN, LOT 22, ACRES 9.44, POTENTIAL  
ADD'L TAX LIABILITY

### ASSESSMENT AND TAXATION

Market Land: \$0.00  
Market Impr: \$0.00  
Market Total: \$2,204,720.00 (2023)  
% Improved: 0.00%  
Assessed Total: \$16,930.00 (2023)  
Levy Code: 88.49  
Tax: \$278.35 (2023)  
Millage Rate: 16.4404  
Exemption:  
Exemption Type:

### PROPERTY CHARACTERISTICS

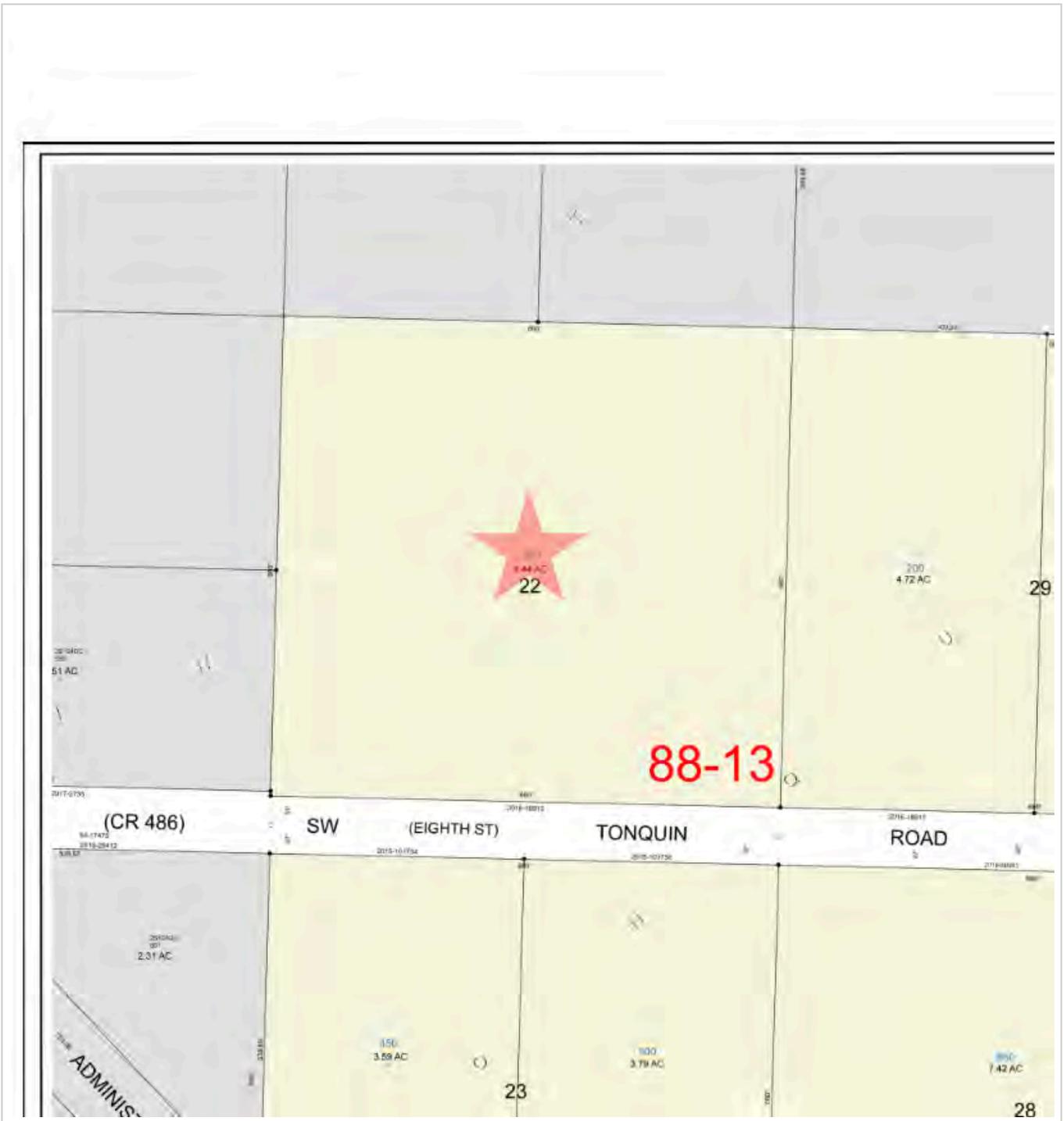
Bedrooms:	Total SqFt:	Year Built:
Baths, Total:	First Floor:	Eff Year Built:
Baths, Full:	Second Floor:	Lot Size Ac: 9.44 Acres
Baths, Half:	Basement Fin:	Lot Size SF: 411,206 SqFt
Total Units:	Basement Unfin:	Lot Width:
# Stories:	Basement Total:	Lot Depth:
# Fireplaces:	Attic Fin:	Roof Material:
Cooling:	Attic Unfin:	Roof Shape:
Heating:	Attic Total:	Ext Walls:
Building Style:	Garage:	Const Type:

### SALES AND LOAN INFORMATION

Owner	Date	Doc #	Sale Price	Deed Type	Loan Amt	Loan Type
SCHNITZER PROPERTIES LLC	01/28/2022	7027	\$7,970,890.00	Deed		Conv/Unk
LEE H & MARION B THOMPSON FOUN	01/04/2008	698		Deed		Conv/Unk

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

Assessor Map



**First American Title™**

**Parcel ID: R558934**

**Site Address: Ns**

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Aerial Map



**First American Title™**

**Parcel ID: R558934**

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

RECORDING REQUESTED BY:



115 N College St., Ste 2  
Newberg, OR 97132

AFTER RECORDING RETURN TO:

Order No.: 471821111745-MJH  
Schnitzer Properties Management, LLC  
1121 SW Salmon St. 5th Floor  
Portland, OR 97205

SEND TAX STATEMENTS TO:

Schnitzer Properties, LLC  
1121 SW Salmon Street, 5th Floor  
Portland, OR 97205

APN: R558916  
R558925  
R558934

Map: 2S134DD00100  
2S134DD00200  
2S134DD00300

10795 SW Tonquin Road, Sherwood, OR 97140

Washington County, Oregon 2022-007027

D-DW

Stn=4 A STROM 01/28/2022 09:41:41 AM

\$15.00 \$11.00 \$5.00 \$60.00 \$7,971.00 \$8,062.00

I, Joe Nelson, 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.

Joe Nelson, Director of Assessment and Taxation, Ex-Officio County Clerk

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### STATUTORY WARRANTY DEED

Lee H. and Marion B. Thompson Foundation, an Oregon non-profit corporation, Grantor, conveys and warrants to Schnitzer Properties, LLC, an Oregon limited liability company, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Washington, State of Oregon:

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

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS SEVEN MILLION NINE HUNDRED SEVENTY THOUSAND EIGHT HUNDRED NINETY AND NO/100 DOLLARS (\$7,970,890.00). (See ORS 93.030).

**Subject to:**

The Land has been classified as Farmland, as disclosed by the tax roll. If the Land becomes disqualified, said Land may be subject to additional taxes and/or penalties.

Account No.: R558916, R558925 and R558934

Rights of the public to any portion of the Land lying within the area commonly known as roads, streets and highways.

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Washington County  
Purpose: Slopes and Drainage  
Recording Date: March 4, 2016  
Recording No: 2016-016911  
Affects: Parcel II

Rights of tenants, as tenants only, in unrecorded leaseholds.

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.

TICOR TITLE 2022-007027

**STATUTORY WARRANTY DEED**

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated January 21, 2022; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

Lee H. and Marion B. Thompson Foundation

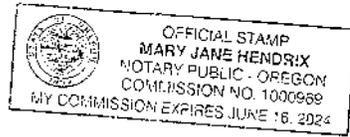
BY: [Signature]  
Roger A. Starr  
President

State of Oregon  
County of Washill

This instrument was acknowledged before me on Jan 21, 2022 by Roger A. Starr, as President for Lee H. and Marion B. Thompson Foundation.

[Signature]  
Notary Public - State of Oregon

My Commission Expires: 6/16/2024



## EXHIBIT A

Order No.: 471821111745

Parcel I:

All of Block 22, TONQUIN, in the County of Washington and State of Oregon.

EXCEPTING THEREFROM that portion deeded to Washington County by document recorded March 4, 2016 as document No. 2016-016913

Parcel II:

The East one-half of Block 29, TONQUIN, in the County of Washington and State of Oregon.

EXCEPTING THEREFROM that portion deeded to Washington County by document recorded March 4, 2016 as document No. 2016-016911

Parcel III:

The West one-half of Block 29, TONQUIN, in the County of Washington and State of Oregon.

EXCEPTING THEREFROM that portion deeded to Washington County by document recorded March 4, 2016 as document No. 2016-016912



# FIRST AMERICAN TITLE

# Property Research Report

**SUBJECT PROPERTY**

10880 SW Tonquin Rd

**Parcel #:** R558943

**Map & Taxlot #:** 2S134DD00450

**County:** Washington

**OWNER**

Schnitzer Properties LLC

**DATE PREPARED**

Date: 08/16/2024

**PREPARED BY**

[baspacio@firstam.com](mailto:baspacio@firstam.com)



*First American Title*

Customer Service Department

503.219.8746

[cs.oregon@firstam.com](mailto:cs.oregon@firstam.com)

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**First American Title™**

Customer Service Department  
503.219.8746  
cs.oregon@firstam.com  
Date: 08/16/2024

### OWNERSHIP INFORMATION

Owner: Schnitzer Properties LLC  
CoOwner:

Site: 10880 SW Tonquin Rd Sherwood OR 97140  
Mail: 1121 SW Salmon St Fl 5th Ste 500 Portland OR 97205

Parcel #: R558943  
Ref Parcel #: 2S134DD00450  
TRS: 02S / 01W / 34 / SE  
County: Washington

### PROPERTY DESCRIPTION

Map Grid: 715-C1  
Census Tract: 032110 Block: 1015  
Neighborhood: CPO5S1 - Cpo 5 Sherwood-Tualatin S1  
School Dist: 88J Sherwood  
Impr Type: G - General Improvements  
Subdiv/Plat:  
Land Use: 2300  
Std Land Use: IMSC - Industrial Miscellaneous  
Zoning: Tualatin-BCE - Basalt Creek Employment  
Lat/Lon: 45.34740262 / -122.78949454  
Watershed: Abernethy Creek-Willamette River  
Legal: ACRES 3.59, LAND HOOK

### ASSESSMENT AND TAXATION

Market Land: \$1,161,780.00  
Market Impr: \$1,000.00  
Market Total: \$1,162,780.00 (2023)  
% Improved: 0.00%  
Assessed Total: \$160,580.00 (2023)  
Levy Code: 88.49  
Tax: \$2,640.01 (2023)  
Millage Rate: 16.4404  
Exemption:  
Exemption Type:

### PROPERTY CHARACTERISTICS

Bedrooms: 3	Total SqFt: 1,296 SqFt	Year Built: 1992
Baths, Total: 2	First Floor: 1,296 SqFt	Eff Year Built:
Baths, Full:	Second Floor:	Lot Size Ac: 3.59 Acres
Baths, Half:	Basement Fin:	Lot Size SF: 156,380 SqFt
Total Units:	Basement Unfin:	Lot Width:
# Stories:	Basement Total:	Lot Depth:
# Fireplaces:	Attic Fin:	Roof Material: Composition Shingle
Cooling:	Attic Unfin:	Roof Shape:
Heating: Forced Air	Attic Total:	Ext Walls: Wood
Building Style:	Garage:	Const Type: Wood

### SALES AND LOAN INFORMATION

Owner	Date	Doc #	Sale Price	Deed Type	Loan Amt	Loan Type
SCHNITZER PROPERTIES LLC	03/31/2023	12931	\$2,007,215.00	Deed		Conv/Unk
BASALT INDUSTRIAL LLC	12/24/2020	133175	\$1,200,000.00	Deed		Conv/Unk
RECORD OWNER	06/23/1994	60569		Deed		Conv/Unk
JIRI LITERA	06/23/1994	60570		Deed	\$50,000.00	Conventional
RECORD OWNER	05/08/1990	22929	\$45,000.00	Deed		Conv/Unk
LITERA,JIRI & JANA	04/30/1990		\$45,000.00	Deed		Conv/Unk

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.



**First American Title™**

**Parcel ID: R558943**

**Site Address: 10880 SW Tonquin Rd**

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

Aerial Map



**First American Title™**

**Parcel ID: R558943**

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

**RECORDING REQUESTED BY:**



111 SW Columbia St., Ste 1000  
Portland, OR 97201

**GRANTOR'S NAME:**

Basalt Industrial, LLC, an Oregon limited liability company and A. R. Vial Associates, P.C., an Oregon Domestic Professional Corporation

**GRANTEE'S NAME:**

Schnitzer Properties, LLC, an Oregon limited liability company

**AFTER RECORDING RETURN TO:**

Order No.: 36262201206-AS  
Schnitzer Properties, LLC, an Oregon limited liability company  
1121 SW Salmon Street, Suite 500  
Portland, OR 97205

**SEND TAX STATEMENTS TO:**

Schnitzer Properties, LLC, an Oregon limited liability company  
1121 SW Salmon Street, Suite 500  
Portland, OR 97205

Map: 2S134DD00450  
2S134DD00451  
2S134DD00452

10880 SW Tonquin Rd, Sherwood, OR 97140

Washington County, Oregon **2023-012931**

**D-DW**

Stn=19 S GALLARDO 03/31/2023 12:21:29 PM

\$20.00 \$11.00 \$5.00 \$60.00 \$2,008.00 **\$2,104.00**

I, Joe Nelson, 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.

Joe Nelson, Director of Assessment and Taxation, Ex-Officio County Clerk

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**STATUTORY WARRANTY DEED**

Basalt Industrial, LLC, an Oregon limited liability company and A. R. Vial Associates, P.C., an Oregon Domestic Professional Corporation, Grantor, conveys and warrants to Schnitzer Properties, LLC, an Oregon limited liability company, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Washington, State of Oregon:

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

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS TWO MILLION SEVEN THOUSAND TWO HUNDRED FIFTEEN AND NO/100 DOLLARS (\$2,007,215.00). (See ORS 93.030).

**Subject to:**

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 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.

Recorded by TICOR TITLE No 262201206

**STATUTORY WARRANTY DEED**  
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated 28 March 2023; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

Basalt Industrial, LLC, an Oregon limited liability company

[Signature]  
By: A. Nicolas Vial, Member and Authorized Signatory

A. R. Vial Associates, P.C., an Oregon Domestic Professional Corporation

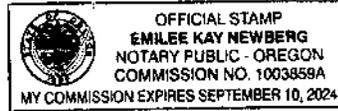
[Signature]  
By: A.R. Vial  
Its: President

State of Oregon  
County of Clatsop

This instrument was acknowledged before me on 28 March 2023 by  
A. Nicolas Vial as Member and Authorized Signatory of  
Basalt Industrial, LLC.

[Signature]  
Notary Public - State of Oregon

My Commission Expires: 9/10/2024

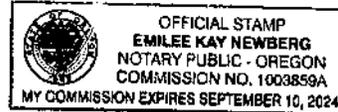


State of Oregon  
County of Clatsop

This instrument was acknowledged before me on 28 March 2023 by  
A. R. Vial as President of  
A. R. Vial Associates, P.C.

[Signature]  
Notary Public - State of Oregon

My Commission Expires: 9/10/2024



**EXHIBIT "A"**  
Legal Description

The West half of Block 23, TONQUIN, in the County of Washington and State of Oregon.

EXCEPTING portion lying within S.W. Tonquin Road (County Road No. 486).

EXCEPTING THEREFROM that portion taken by the United States of America in Final Judgment in Condemnation, filed April 21, 1941 in the District Court of the United States for the District of Oregon (United States vs L. Semler, et al), a copy of which was recorded on April 24, 1941 in Book 198, page 394, Records of Washington County, Oregon.

ALSO FURTHER EXCEPTING THEREFROM that portion conveyed to Washington County, a political subdivision of the State of Oregon for public roads (S.W. Basalt Creek Road and a portion of S.W. Tonquin Road) as described in Dedication Deed recorded July 17, 2015, Recording No. 2015-059499, as re-recorded December 11, 2015, Recording No. 2015-101754.

**EXHIBIT "B"**  
Exceptions

**Subject to:**

1. Waiver of Remonstrance and Consent to Local Improvement District:

Purpose: Customarily (commonly) accepted Farm or Forestry Practices  
Recording Date: July 15, 1991  
Recording No.: 91037801

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Washington County  
Purpose: Slopes  
Recording Date: July 17, 2015  
Recording No: 2015-059499

Re-Recording Date: December 11, 2015  
Re-Recording No: 2015-101754

3. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Job No.: 20224986  
Dated: March 15, 2022  
Prepared by: Michael A. Hoffmann of TERRAMARK  
Matters shown:

Wire Fence extends into the property on the South boundary



# FIRST AMERICAN TITLE

# Property Research Report

**SUBJECT PROPERTY**

10800 SW Tonquin Rd

**Parcel #:** R558952

**Map & Taxlot #:** 2S134DD00500

**County:** Washington

**OWNER**

Schnitzer Properties LLC

**DATE PREPARED**

Date: 08/16/2024

**PREPARED BY**

[baspacio@firstam.com](mailto:baspacio@firstam.com)



*First American Title*

Customer Service Department

503.219.8746

[cs.oregon@firstam.com](mailto:cs.oregon@firstam.com)

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**First American Title™**

Customer Service Department  
503.219.8746  
cs.oregon@firstam.com  
Date: 08/16/2024

### OWNERSHIP INFORMATION

Owner: Schnitzer Properties LLC  
CoOwner:

Site: 10800 SW Tonquin Rd Sherwood OR 97140  
Mail: 1121 SW Salmon St Fl 5th Ste 500 Portland OR 97205

Parcel #: R558952  
Ref Parcel #: 2S134DD00500  
TRS: 02S / 01W / 34 / SE  
County: Washington

### PROPERTY DESCRIPTION

Map Grid: 715-C1  
Census Tract: 032110 Block: 1015  
Neighborhood: CPO5S1 - Cpo 5 Sherwood-Tualatin S1  
School Dist: 88J Sherwood  
Impr Type: G - General Improvements  
Subdiv/Plat: Tonquin  
Land Use: 2310 - Commercial In Industrial Zone Improved  
Std Land Use: CMSC - Commercial Miscellaneous  
Zoning: Tualatin-BCE - Basalt Creek Employment  
Lat/Lon: 45.34737086 / -122.78820425  
Watershed: Abernethy Creek-Willamette River  
Legal: TONQUIN, LOT PT 23, ACRES 3.79, POTENTIAL  
ADD'L TAX LIABILITY

### ASSESSMENT AND TAXATION

Market Land: \$526,200.00  
Market Impr: \$142,930.00  
Market Total: \$1,549,990.00 (2023)  
% Improved: 9.00%  
Assessed Total: \$230,610.00 (2023)  
Levy Code: 88.49  
Tax: \$3,791.34 (2023)  
Millage Rate: 16.4404  
Exemption:  
Exemption Type:

## PROPERTY CHARACTERISTICS

Bedrooms:	Total SqFt: 1,755 SqFt	Year Built: 1978
Baths, Total:	First Floor:	Eff Year Built:
Baths, Full:	Second Floor: 1,755 SqFt	Lot Size Ac: 3.79 Acres
Baths, Half:	Basement Fin:	Lot Size SF: 165,092 SqFt
Total Units:	Basement Unfin:	Lot Width:
# Stories:	Basement Total:	Lot Depth:
# Fireplaces:	Attic Fin:	Roof Material:
Cooling:	Attic Unfin:	Roof Shape:
Heating:	Attic Total:	Ext Walls:
Building Style:	Garage:	Const Type:

## SALES AND LOAN INFORMATION

Owner	Date	Doc #	Sale Price	Deed Type	Loan Amt	Loan Type
SCHNITZER PROPS LLC	06/29/2022	42704	\$1,750,000.00	Deed		Conv/Unk
DUMONT LLC	03/13/2020	21595	\$1,050,000.00	Deed	\$1,050,000.00	Conventional
JARED J SUMMERS	07/24/2009	68086		Deed		Conv/Unk
JARED J SUMMERS	07/20/2009	66023		Deed		Conv/Unk
SUMMERS RACHEL FAMILY TRUST	09/22/2006	113491		Deed		Conv/Unk
RECORD OWNER	01/23/2006	8356		Deed		Conv/Unk
SUMMERS,JARED J & LYNNETTE	11/08/2004	0000128335		Deed Of Trust	\$30,000.00	Conv/Unk
JARED J SUMMERS	04/21/2003	61701		Deed	\$72,000.00	Conventional
SUMMERS BRADLEY B & RACHEL TRUST	06/03/2002	63505		Deed		Conv/Unk
BRADLEY R SUMMERS	05/09/1994	45155		Deed	\$65,000.00	Conventional
JARED SUMMERS			\$38,526.00	Deed		Conv/Unk

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

Assessor Map



Parcel ID: R558952

Site Address: 10800 SW Tonquin Rd

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.



First American Title™

Aerial Map



*First American Title*™

**Parcel ID: R558952**

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Washington County, Oregon **2022-042704**  
**D-DW**  
 Stn=2 S AKINS **06/29/2022 01:31:08 PM**  
 \$15.00 \$11.00 \$5.00 \$60.00 \$1,750.00 **\$1,841.00**  
 I, Joe Nelson, 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.  
 Joe Nelson, Director of Assessment and  
 Taxation, Ex-Officio County Clerk

THIS SPACE RESERVE

After recording return to:

Schnitzer Properties, LLC  
 1121 SW Salmon St., 5th Floor  
 Portland, OR 97205  
 Attn: Rob Mecklenborg

Until a change is requested all tax  
 statements shall be sent to the  
 following address:

Schnitzer Properties, LLC  
 1121 SW Salmon St., 5th Floor  
 Portland, OR 97205

36262201400

Recorded by TICOR TITLE

**STATUTORY SPECIAL WARRANTY DEED**

DUMONT LLC, an Oregon limited liability company, Grantor, conveys and specially warrants to SCHNITZER PROPERTIES, LLC, an Oregon limited liability company, Grantee, the following described real property free of encumbrances created or suffered by the Grantor except as specifically set forth herein:

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

See Exhibit A attached hereto for legal description.

This property is free from liens and encumbrances, EXCEPT: Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is \$1,750,000.00. (Here comply with requirements of ORS 93.030)



EXHIBIT A  
Legal Description

The East one-half of Block 23, TONQUIN, in the County of Washington and State of Oregon.

EXCEPTING THEREFROM the North 20 feet lying in S.W. Tonquin Road.

ALSO EXCEPTING THEREFROM that portion conveyed to Washington County, a political subdivision of the State of Oregon by Deed recorded October 30, 2015, Recording No. 2015-091213, as re-recorded December 11, 2015, Recording No. 2015-101755.

FURTHER EXCEPTING THEREFROM that portion taken for S.W. Tonquin Road and S.W. Basalt Creek Road described in Dedication Deed to Washington County, a political subdivision of the State of Oregon, recorded October 30, 2015, Recording No. 2015-091214, as re-recorded December 11, 2015, Recording No. 2015-101756.

Tax Account No.: R558952

Tax Map No.: 2S134DD0500



# FIRST AMERICAN TITLE

# Property Research Report

**SUBJECT PROPERTY**

11080 SW Tonquin Loop

**Parcel #:** R559318

**Map & Taxlot #:** 2S134DB03000

**County:** Washington

**OWNER**

Schnitzer Properties LLC

**DATE PREPARED**

Date: 08/21/2024

**PREPARED BY**

rrizo@firstam.com



*First American Title*

Customer Service Department

503.219.8746

cs.oregon@firstam.com

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**First American Title**

Customer Service Department  
503.219.8746  
cs.oregon@firstam.com  
Date: 08/21/2024

### OWNERSHIP INFORMATION

Owner: Schnitzer Properties LLC  
CoOwner:

Site: 11080 SW Tonquin Loop Sherwood OR 97140  
Mail: 1121 SW Salmon St Ste 500 Portland OR 97205

Parcel #: R559318  
Ref Parcel #: 2S134DB03000  
TRS: 02S / 01W / 34 / SE  
County: Washington

### PROPERTY DESCRIPTION

Map Grid: 715-C1  
Census Tract: 032110 Block: 1016  
Neighborhood: CPO5S1 - Cpo 5 Sherwood-Tualatin S1  
School Dist: 88J Sherwood  
Impr Type: R1 - Residence Single Family  
Subdiv/Plat: Tonquin  
Land Use: 2310 - Commercial In Industrial Zone Improved  
Std Land Use: RSFR - Single Family Residence  
Zoning: Tualatin-BCE - Basalt Creek Employment  
Lat/Lon: 45.3508367 / -122.79078704  
Watershed: Abernethy Creek-Willamette River  
Legal: TONQUIN, LOT PT 18, ACRES 4.85

### ASSESSMENT AND TAXATION

Market Land: \$2,045,540.00  
Market Impr: \$135,000.00  
Market Total: \$2,180,540.00 (2023)  
% Improved: 6.00%  
Assessed Total: \$305,120.00 (2023)  
Levy Code: 88.49  
Tax: \$5,016.28 (2023)  
Millage Rate: 16.4404  
Exemption:  
Exemption Type:

### PROPERTY CHARACTERISTICS

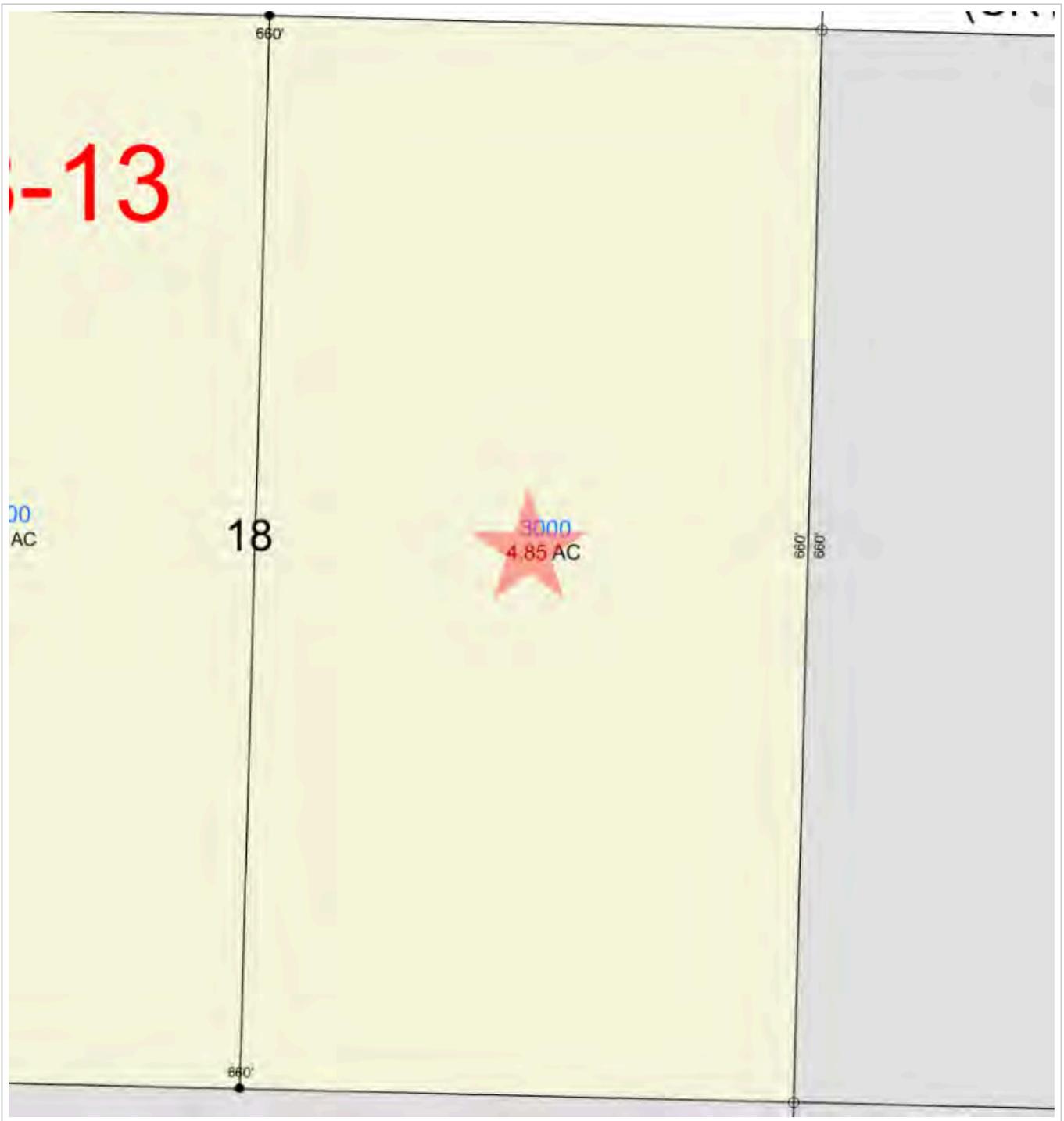
Bedrooms: 2	Total SqFt: 1,518 SqFt	Year Built: 1980
Baths, Total: 2	First Floor: 1,278 SqFt	Eff Year Built:
Baths, Full:	Second Floor:	Lot Size Ac: 4.85 Acres
Baths, Half:	Basement Fin: 240 SqFt	Lot Size SF: 211,266 SqFt
Total Units:	Basement Unfin:	Lot Width:
# Stories:	Basement Total: 240 SqFt	Lot Depth:
# Fireplaces:	Attic Fin:	Roof Material: Composition
Cooling:	Attic Unfin:	Roof Shape:
Heating: Forced Air	Attic Total:	Ext Walls: Wood Sheathing
Building Style: RS0 - Single Family	Garage: Carport 506 SqFt	Const Type: Wood

### SALES AND LOAN INFORMATION

Owner	Date	Doc #	Sale Price	Deed Type	Loan Amt	Loan Type
SCHNITZER PROPERTIES LLC	11/15/2022	67571	\$2,535,192.00	Deed		Conv/Unk
CATALDO, MICHAEL C	07/14/2014	0000042347		Deed Of Trust	\$24,900.00	Conv/Unk
MICHAEL C CATALDO	04/09/2002	41834	\$56,500.00	Deed		Conv/Unk
MICHAEL C CATALDO	02/06/2002	14583		Deed	\$42,250.00	Conventional
	05/01/1986		\$56,500.00	Deed		Conv/Unk
OREGON STATE OF DEPT OF VETS AF			\$56,500.00	Deed		Conv/Unk

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

Assessor Map



*First American Title*

**Parcel ID: R559318**

**Site Address: 11080 SW Tonquin Loop**

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Aerial Map



*First American Title*

**Parcel ID: R559318**

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

RECORDING REQUESTED BY:



111 SW Columbia St., Ste 1000  
Portland, OR 97201

GRANTOR'S NAME:

Michael C. Cataldo and Joanne M. Fairchild-Cataldo

GRANTEE'S NAME:

Schnitzer Properties, LLC, an Oregon limited liability company

AFTER RECORDING RETURN TO:

Schnitzer Properties, LLC, an Oregon limited liability company  
1121 SW Salmon Street, Suite 500  
Portland, OR 97205

SEND TAX STATEMENTS TO:

Schnitzer Properties, LLC, an Oregon limited liability company  
1121 SW Salmon Street, Suite 500  
Portland, OR 97205

R559318 and 2S134DB03000  
11080 SW Tonquin Loop, Sherwood, OR 97140

Washington County, Oregon	<b>2022-067571</b>
D-DW	
Stn=6 M FERNANDES	11/15/2022 10:30:41 AM
\$10.00 \$11.00 \$5.00 \$60.00 \$2,536.00	<b>\$2,622.00</b>
I, Joe Nelson, 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.	
Joe Nelson, Director of Assessment and Taxation, Ex-Officio County Clerk	

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**SPECIAL WARRANTY DEED - STATUTORY FORM**  
(INDIVIDUAL or CORPORATION)

Michael C. Cataldo and Joanne M. Fairchild-Cataldo, Grantor, conveys and specially warrants to Schnitzer Properties, LLC, an Oregon limited liability company, Grantee, the following described real property free and clear of encumbrances created or suffered by the grantor except as specifically set forth below:

The East one-half of Block 18, TONQUIN, in the County of Washington and State of Oregon.

The true consideration for this conveyance is Two Million Five Hundred Thirty-Five Thousand One Hundred Ninety-Two And No/100 Dollars **(\$2,535,192.00)**.

Subject to:

Taxes, including current year, have been assessed with an exemption. If the exempt status is terminated under the statute prior to the date on which the assessment roll becomes the tax roll in the year in which said taxes were assessed, an additional tax may be levied.

Exemption: DV2 - Disabled Veteran  
Tax Account No.: R559318

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.

Recorded by TICOR TITLE 36267-204277

**SPECIAL WARRANTY DEED - STATUTORY FORM**

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: November 15, 2022

Michael C. Cataldo  
Michael C. Cataldo

Joanne M. Fairchild-Cataldo  
Joanne M. Fairchild-Cataldo

State of OR  
County of Multnomah

This instrument was acknowledged before me on 11/14/22 by Michael C. Cataldo.

Beth Ann Lavey  
Notary Public - State of Oregon

My Commission Expires: 2/13/23

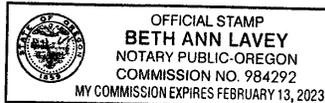


State of OR  
County of Multnomah

This instrument was acknowledged before me on 11/14/22 by Joanne M. Fairchild-Cataldo.

Beth Ann Lavey  
Notary Public - State of Oregon

My Commission Expires: 2/13/23





## BASALT CREEK COMMERCE CENTER

### Pre-Application Meeting Summary

Thank you for sharing your proposed project and preliminary plans. 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.

*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 ([TDC 32.110](#)).*

#### Required Land Use Reviews

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

#### Neighborhood/Developer meeting

- Holding a Neighborhood/Developer meeting is required for both the Annexation and Type III Architectural Review applications. The same meeting may be used for both 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/neighborhood-developer-meetings>
- 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](mailto:planning@tualatin.gov).
- Be sure to email the meeting invite to: [planning@tualatin.gov](mailto:planning@tualatin.gov).

#### Annexation:

- Applicant-initiated Annexation is a [Type IV-A](#) procedure that is decided by City Council. Within 45-days of determining an annexation application is complete, a public hearing date will be set before the City Council. Council meetings are held on the 2<sup>nd</sup> and 4<sup>th</sup> Monday of each month, beginning at 7:00 pm.
- Application packet: <https://www.tualatinoregon.gov/planning/annexation-ann-application>
- Work with Dyami and CJ at Washington County for signatory consent to annex the full SW Grahams Ferry Road and SW Tonquin Loop (starting at adjacent property to the east) right of way and SW Basalt Creek Parkway to centerline. They can be reached at: [Dyami\\_Valentine@washingtoncountyor.gov](mailto:Dyami_Valentine@washingtoncountyor.gov) and [CJ\\_Doxsee@washingtoncountyor.gov](mailto:CJ_Doxsee@washingtoncountyor.gov).

- Work with Washington County Assessment and Taxation’s Cartography staff to obtain a certified tax map and have your other application forms certified:  
<https://www.co.washington.or.us/AssessmentTaxation/GISCartography/index.cfm>
- Provide extensive narrative findings to approval criteria listed in [TDC 33.010\(5\)](#) with supporting evidence:
  - Identify possible connections to existing public facilities or those shown within master plans for public sanitary sewer, stormwater, water, and transportation systems;
  - Prove how the site may be served by gravity sanitary sewer, including Concept Plans (10%); and
  - Work with us in advance of the application submittal to coordinate a plan that can be successful, especially if you are seeking special requests for consideration.
  - Further comments regarding the available systems are under Public Utilities below.
- A signed Measure 37 & 49 Waiver that is recorded with the County is required as part of a complete application. Please coordinate the City Manager signature with your assigned City planner:  
[https://www.tualatinoregon.gov/sites/default/files/fileattachments/planning/page/5060/anx\\_petitionsandwaiversonly.pdf](https://www.tualatinoregon.gov/sites/default/files/fileattachments/planning/page/5060/anx_petitionsandwaiversonly.pdf)
- Provide Metro filing fee as a separate check made out to “Metro” with annexation application. For fee schedule, refer to: <https://www.oregonmetro.gov/tools-partners/data-resourcecenter/annexation-and-boundary-change-information>
- Examples of recent annexation applications are found on our projects website:  
[https://www.tualatinoregon.gov/projects?term\\_node\\_tid\\_depth=All&field\\_project\\_status\\_value=All&field\\_project\\_type\\_tid=All&keys=ANN](https://www.tualatinoregon.gov/projects?term_node_tid_depth=All&field_project_status_value=All&field_project_type_tid=All&keys=ANN)

### **Architectural Review Application:**

Type III Land Use Decision – See [TDC 33.230](#)

- Decided by Architectural Review Board, meets as needed on Wednesdays:  
<https://www.tualatinoregon.gov/arb>
  - 30 day Completeness Review
    - Hearing typically scheduled within 60 days of complete application
  - Notice of Hearing:
    - 20 day prior to hearing
    - Those who comment gain standing for potential appeal
  - Notice of Decision:
    - 14 day appeal period – opportunity to appeal decision to City Council
- Application Packet: <https://www.tualatinoregon.gov/planning/architectural-review-ar-instructions>
- Architectural Review fees can be found in the [Fee Schedule](#)
- Examples of recent Architectural Review 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=101&keys=](https://www.tualatinoregon.gov/projects?term_node_tid_depth=All&field_project_status_value=All&field_project_type_tid=101&keys=)

- If you are considering a phased development, please include the details of that proposal in your application submittal.
- A Property Line Adjustment application may be submitted before or concurrent with the AR application, though it should be noted that the approved PLA must be recorded prior to scheduling the Architectural Review Board hearing date.

### **Tualatin Development Code**

Criteria to address in the Architectural Review narrative submittal include:

[TDC 32: Procedures](#)

[TDC 33.020: Architectural Review](#)

[TDC 33.110: Tree Removal](#)

[TDC 65: Basalt Creek Employment \(BCE\)](#)

[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](mailto:kherrod@republicservices.com) (503) 404-4181.

### **Tree Removal:**

- Tree removal, if proposed, is reviewed under the AR 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 Site Design Standards**

- Landscape Screening D is required adjacent to the residential zone, north of Tonquin Loop Road (See TDC 65.310(3)-(4)).
- Masonry standards in Chapter 73G apply to development of RL and RML zones. BCE is exempt.

- Parks Basalt Creek Master Plan identifies a widened sidewalk along SW Tonquin Loop, Grahams Ferry Road, and Basalt Creek Parkway. The sidewalk is a 12-ft wide concrete facility (4-in depth of concrete over a 6-in gravel base) with a 6-ft wide vegetated buffer between the street and the sidewalk as defined in the Plan appendices.

## Public Utilities and Other Site Development

Please contact Tony Doran, Engineering Associate, at 503.691.3035 or [tdoran@tualatin.gov](mailto:tdoran@tualatin.gov) with public facilities-related questions.

### Annexation

Include adjacent full width of right-of-ways and entirety of residential SW Tonquin Loop to connect to SW Grahams Ferry Road.

A 10% concept plan and any supporting technical memorandums for sanitary sewer, stormwater, and water systems showing public utilities within right-of-way. This may include planned lot consolidation.

### Architectural Review Application Submittal Requirements:

Below is a summary of potential public facility requirements. Staff encourages the applicant to coordinate with Engineering staff *before* submitting an Architectural Review application by supplying draft supporting materials with associated proposed plans to further refine likely requirements.

- 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](mailto:mmccarthy@tualatin.gov) (please copy [tdoran@tualatin.gov](mailto:tdoran@tualatin.gov)) or (503) 691-3674.
  - City staff will coordinate with ODOT, Sherwood, Wilsonville, and Washington County.
  - Shadow plat residential local street locations as shown on Map 8-3 north of SW Tonquin Loop to assure proposed driveways associated with this development on the south side do not create a conflict.
  - Washington County will require driveway access only on SW Tonquin Loop and SW Tonquin Road with restrictions for SW Grahams Ferry Road or SW Basalt Creek Parkway, which convey regional movement.
- Hydraulic Modeling to verify adequate capacity of the existing public system as the current water master plan identifies potential deficiencies. 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 is required before submittal of the land use application. Additional modeling after land use may be required. 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:tleahy@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.
  - All streets must include a 6-foot wide planter strip matching [Tualatin's Major Collector cross-section](#) (SW Tonquin Road, Tonquin Loop, and Grahams Ferry Road) and [Tualatin's Major Arterial cross-section](#) (SW Basalt Creek Parkway).
  - SW Tonquin Road must have a sidewalk matching [Tualatin's Major Collector cross-section](#)
  - The south side of SW Tonquin Loop, SW Grahams Ferry Road, and north side of SW Basalt Creek Parkway must include a [12-foot wide multi-use path](#) matching the [Basalt Creek Parks & Recreation Plan](#)
  - SW Basalt Creek Parkway is a Washington County Arterial:
    - The A-4 standard is shown on the County's Road Standards – City will require a wider planter strip and sidewalk.
    - Minimum ROW dedication is 51 feet from centerline (45 + 6 for the multi-use path).
    - [https://library.municode.com/or/washington\\_county/codes/community\\_development\\_code?nodeld=ARTVPUFASE\\_501PUFASERE](https://library.municode.com/or/washington_county/codes/community_development_code?nodeld=ARTVPUFASE_501PUFASERE)
  - Washington County classifies SW Tonquin Loop as a Local and SW Tonquin Road, and SW Grahams Ferry Road as Collectors. With Tualatin classifying SW Tonquin Loop as a Major Collector all three streets cross-sections are below:
    - 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.
    - Minimum ROW dedication:
      - SW Tonquin Road is 39 feet from centerline (37 + 1 for Tualatin planter + 1 for sidewalk).
      - SW Tonquin Loop are 45 feet from centerline (37 + 1 for Tualatin planter + 7 for the multi-use path).
      - SW Grahams Ferry Road are 45 feet from centerline (37 + 1 for Tualatin planter + 7 for the multi-use path). Future development on the east side will match this half-street resulting in no offset crown.
    - <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 TIA. This may include, but is not limited to:

- A signal at SW Helenius Street and SW Grahams Ferry Road.
- Turn lanes at intersections
- Connecting sidewalks to SW Grahams Ferry Road on south sides of:
  - SW Tonquin Loop, TLID 2S134DA00800, [10630 SW TONQUIN LOOP](#), existing home.
  - SW Tonquin Road, TLID 2S134DD00650, [10620 SW TONQUIN RD](#), Owner WASHINGTON COUNTY.
- Washington County TDT credits are 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:
  - 6019 Tualatin Grahams Ferry Helenius Signal
  - 1043 Wash Co Grahams Ferry Helenius Clay Widen to 3 lanes; add signal and improve geometry at Tonquin Rd
- 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.
  - PUEs must maintain slopes 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.
- A Clean Water Services sanitary sewer pump station is planned to serve this area west of the intersection of SW Tonquin Loop and SW Tonquin Road. A system of public sanitary sewer mains must serve all lots by gravity, extending to serve adjacent un- and underdeveloped lots with a force main from the pump station back to existing public mains.
  - Most of the development site south of Helenius Road slopes to the south. CWS has recently completed a siting study and will soon be moving toward design of a pump station. They are working with Washington County (who owns the parcel) to acquire rights to construct the pump station on the property. Timing of pump station construction and commissioning is approximately 3-4 years from now.
  - If you indicate willingness to construct the pump station and force main in an earlier timeframe, staff will commence coordination with Clean Water Services and your team for discussion of applicable credits.
- Public sanitary sewer lines exist near SW Helenius Street and both SW 112<sup>th</sup> Avenue and SW Grahams Ferry Road.
  - 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](#)
    - SS-7: Tualatin Reservoir Trunk
    - SS-9: Fuller Drive Sewer

- Required upsizing would include staff coordination with Clean Water Services. Discussions would include availability of any SDC credits.
- Propose a local plan to show how this vicinity may be served by the public system.
- Prove the extension of the public sanitary system has adequate depth and slope to serve all adjacent unserved upstream lots and areas.
- Gravity flow is required with this development.
- Propose construction of public lines in accordance with [TDC 74.620 \(2\)](#).

#### **Required Stormwater Improvements:**

- Public stormwater facilities for the improved and modified streets are preferred to be singular for the developed project. It is understood that different drainage directions would require separate facilities.
  - 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 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.
  - Including Wilsonville concerns.
- 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 Grahams Ferry Road and SW Helenius Street.
- 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 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 Trakit: <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.
  - 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.

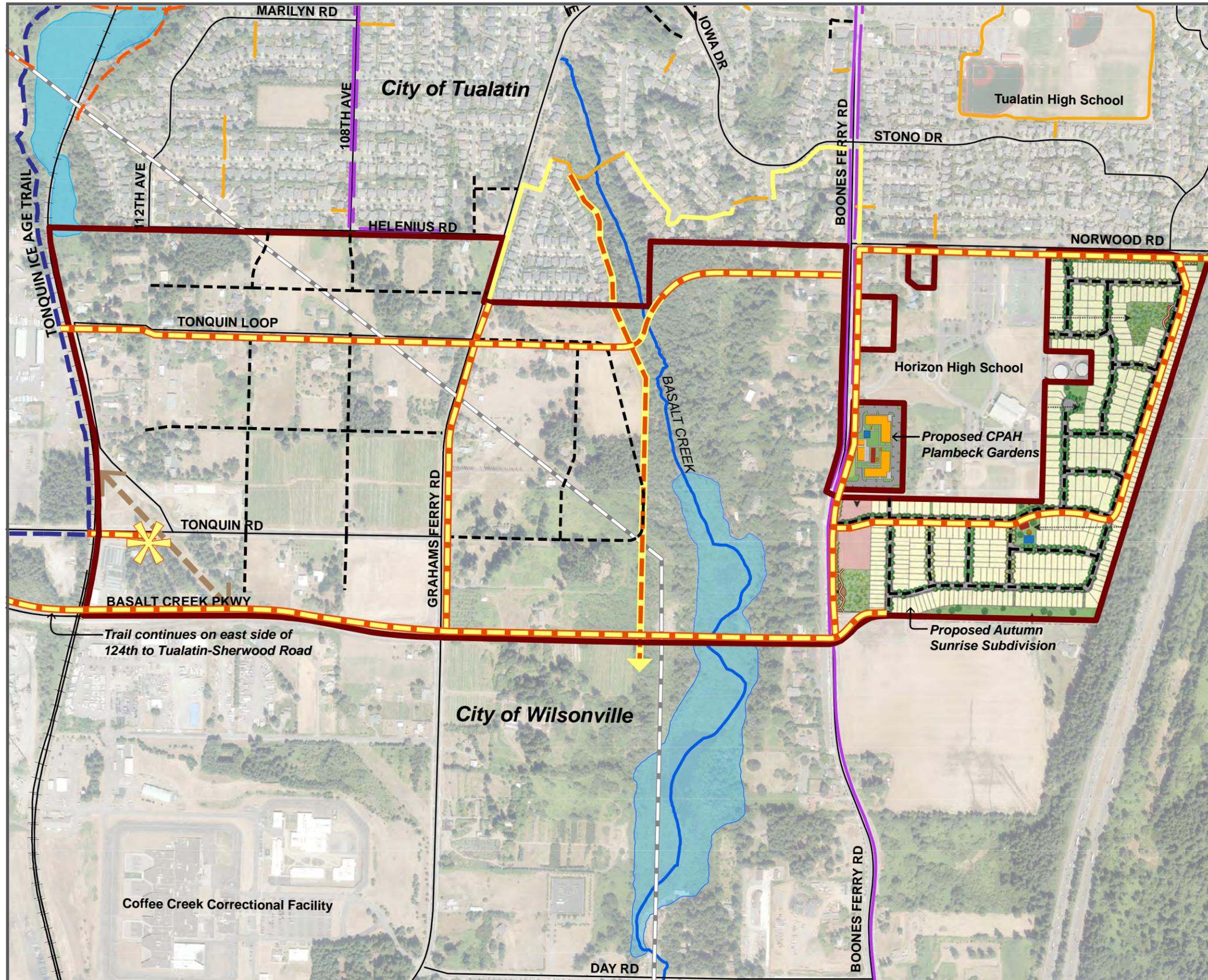
## Fire

- 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

## Fees

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



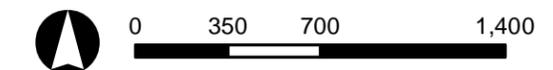


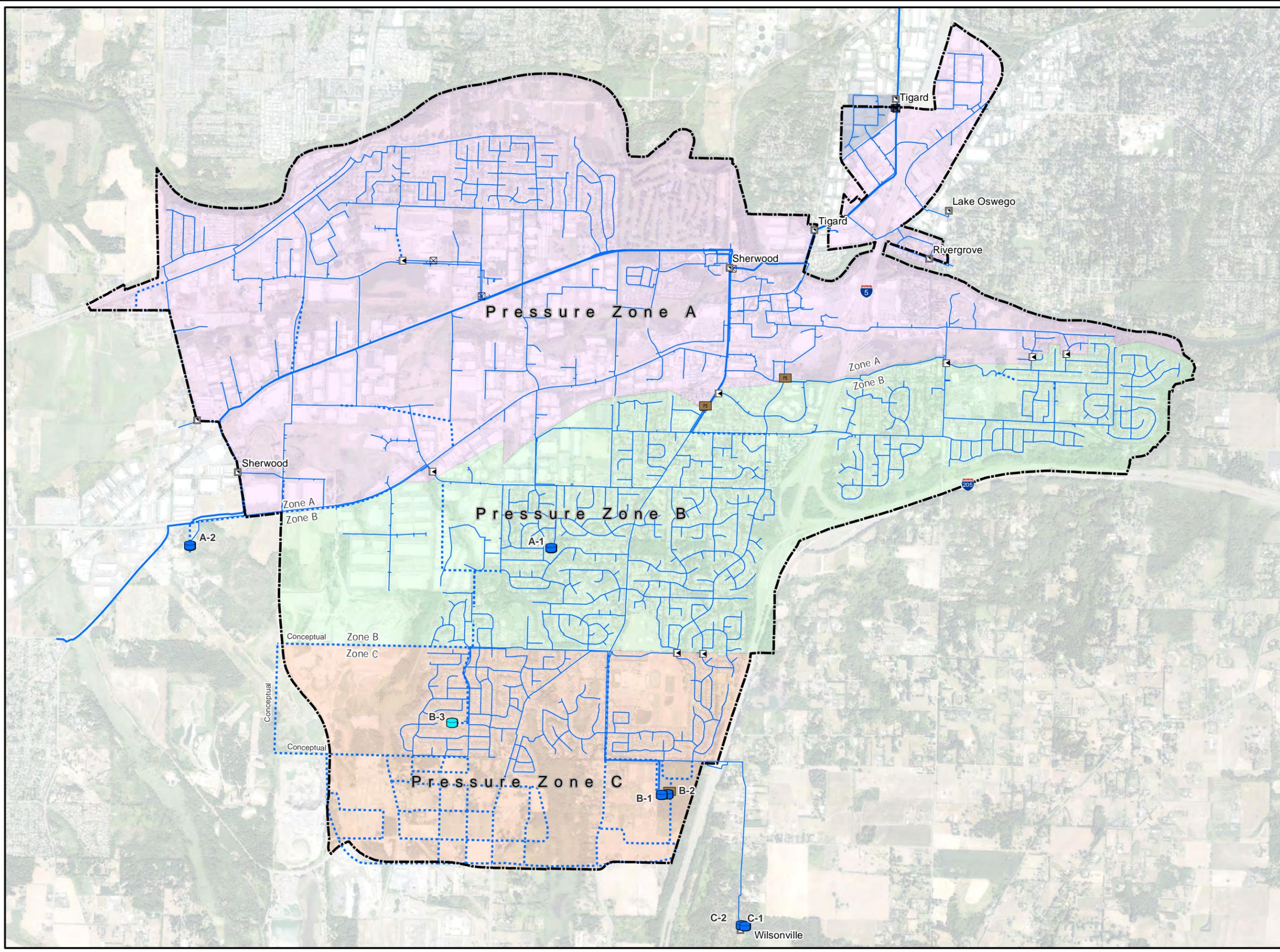
**Basalt Creek Trails Concept**

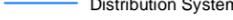
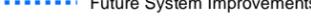
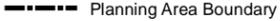
**Legend**

- Basalt Creek Planning Area
- Existing Roads
- Proposed Roads
- Existing Sidewalk
- Existing Bike Lanes
- Existing Trails
- Planned and Proposed Trails**
- Tualatin (general)
- On-street trail/widened sidewalk
- Off-street trail/greenway
- Tonquin Ice Age Trail
- Sherwood to Sandy Power Line Trail
- ✱ Proposed Trailhead
- PGE Overhead Power Lines
- Railroad
- Streams
- Waterbodies

*Note: On-street trails (enhanced sidewalks or multi-use paths) in residential areas to follow future development street systems.*





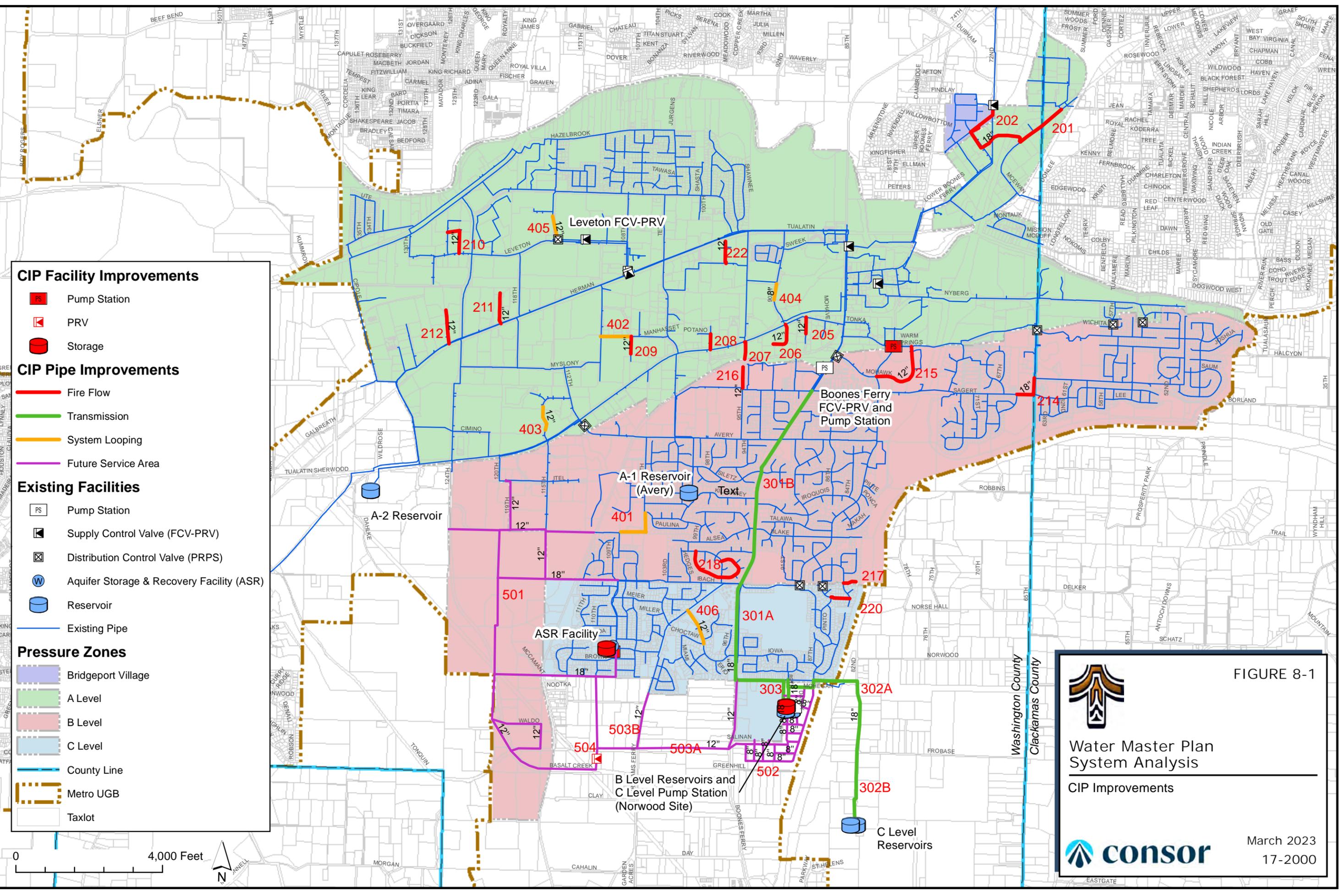
-  Pump Stations
-  Pressure Reducing Valve
-  Pressure Reducing-Sustaining Valve
-  Existing Reservoirs
-  Future Reservoirs
-  Water System Interties
-  Transmission Lines
-  Distribution System
-  Future System Improvements
-  A-Level
-  B-Level
-  C-Level
-  Bridgeport
-  Planning Area Boundary



RF 1:26,500

This map is derived from various digital database sources. While an attempt has been made to provide an accurate map, the City of Tualatin assumes no responsibility or liability for any errors or omissions in the information. This map is provided "as is". -TualGIS

G:\PDX Projects\17\2000 - Tualatin WMP Update\GIS\17-2000-System Analysis Figures 8 - V10-7.mxd 9/5/2023 4:52:03 PM bmg



**CIP Facility Improvements**

- PS Pump Station
- PRV
- Storage

**CIP Pipe Improvements**

- Fire Flow
- Transmission
- System Looping
- Future Service Area

**Existing Facilities**

- PS Pump Station
- Supply Control Valve (FCV-PRV)
- Distribution Control Valve (PRPS)
- Aquifer Storage & Recovery Facility (ASR)
- Reservoir
- Existing Pipe

**Pressure Zones**

- Bridgeport Village
- A Level
- B Level
- C Level
- County Line
- Metro UGB
- Taxlot



**FIGURE 8-1**

Water Master Plan  
System Analysis

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CIP Improvements

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March 2023  
17-2000

Table 8-3 | CIP Projects

CIP #	Project Type	Description	Diameter (in)/Size	Length (LF)	Cost Estimate	Timing
303	Transmission	C Level Transmission - Oversize Autumn Sunrise piping <sup>1</sup>	18	1400	\$1,304,000	0-5
605	Facilities	Seismic Upgrades at C Level Reservoirs			\$450,000	0-5
603	Facilities	B to C Level Pump Station at ASR Site (after or concurrent with 601)	1,000 gpm		\$2,000,000	0-5
302A	Transmission	C Level Transmission - new I-5 crossing and connect at Greenhill Rd	18	2,200	2,042,000	6-10
604	Facilities	Emergency Supply Improvements Placeholder			\$2,000,000	0-5
503A	Transmission	Basalt Creek Pipeline from Boones to Graham			\$2,555,000	0-5
301A	Transmission	B Level Transmission upsizing - Ibach to B Level Reservoirs	18	5,000	\$4,655,000	0-5
601	Facilities	B Level Reservoir 3 (predate or concurrent with 603)	2.5 MG		\$6,250,000	0-5
607	Facilities	C Level Pump Station, On Site Power Generation			\$200,000	0-5
610	Facilities	Miscellaneous Physical Site and Cyber Security Upgrades			\$250,000	0-5
611	Facilities	SCADA Upgrades			\$2,050,000	0-5
613	Facilities	A-1 Reservoir upgrades			\$2,100,000	0-5
404	System Looping	90th Ave (A Level)	8	500	\$255,000	6-10
401	System Looping	SW Blake St – 105 <sup>th</sup> to 108th (B Level)	12	1,400	\$924,000	6-10
405	System Looping	Leveton (A Level)	12	800	\$549,000	6-10
402	System Looping	Manhasset Dr (A Level)	12	900	\$617,000	6-10
403	System Looping	Amu St Extension (A Level)	12	750	\$515,000	6-10
406	System Looping	Iowa St (C Level)	12	1,100	\$755,000	6-10
302B	Transmission	C Level Transmission upsizing - SW 82nd Ave to C Level Reservoirs	18	1,300	\$1,210,000	6-10
301B	Transmission	B Level Transmission upsizing - Ibach to Sagert	18	5,800	\$5,400,000	6-10
606	Facilities	Upgrade Martinazzi Pump Station	4,000 gpm		\$5,500,000	6-10
612	Facilities	ASR Well Rehabilitation			\$600,000	6-10
614	Facilities	A-2 Reservoir upgrades			\$1,500,000	6-10
220	Fire Flow	Residential - SW Dakota Dr	8	600	\$305,000	11-20
214	Fire Flow	Non-residential - SW Sagert St and 65th Ave	18	1,000	\$932,000	11-20
202	Fire Flow	Non-residential - SW Bridgeport Rd	12, 18	1,300	\$1,210,000	11-20
701	Renewal and Replacement	Annual Replacement of Aging Pipes <sup>2</sup>	\$1M/Yr		\$9,000,000	11-20
217	Fire Flow	Residential - SW Lummi St	8	400	\$204,000	11-20
208	Fire Flow	Non-residential - SW 97th Ave	12	500	\$343,000	11-20
205	Fire Flow	Non-residential - SW 89th Ave	12	500	\$343,000	11-20
209	Fire Flow	Non-residential - SW Manhasset Dr	12	500	\$343,000	11-20
207	Fire Flow	Non-residential - SW 95th Ave	12	500	\$343,000	11-20
216	Fire Flow	Non-residential - SW 95th Ave	12	600	\$412,000	11-20
222	Fire Flow	Non-residential - SW Herman Rd	12	700	\$480,000	11-20
218	Fire Flow	Residential - SW Columbia and SW Chehalis Cir	8	2,400	\$1,222,000	11-20
211	Fire Flow	Non-residential - SW 119th Ave	12	900	\$617,000	11-20
206	Fire Flow	Non-residential - SW 90th Ct	12	900	\$617,000	11-20
212	Fire Flow	Non-residential - SW 125th Ct	12	1,000	\$686,000	11-20
210	Fire Flow	Non-residential - SW 124th Ave	12	1,000	\$686,000	11-20
215	Fire Flow	Non-residential - SW Mohawk St	12	1,900	\$1,303,000	11-20
615	Facilities	Water System Master Plan Update			\$250,000	11-20
201	Fire Flow	Non-residential - SW Hazel Fern Rd, McEwan Rd, and I-5 Crossing	18	3,300	Future Cost	Beyond 20
608	Facilities	B-1 Reservoir seismic upgrades			\$2,110,000	11-20
609	Facilities	Portland Supply Valve Seismic Upgrades			\$1,000,000	11-20
702	Renewal and Replacement	Childs Road I-5 crossing and AC Main Replacement			\$900,000	11-20
602	Facilities	B Level Reservoir 4	1 MG		\$2,500,000	11-20
501	Future Service Area	Western B Level Extension	12, 18	32,800	Developer Driven and Funded	
502	Future Service Area	Planned Residential near I-5	8, 12	11,600		
503B	Future Service Area	C Level Extension	12	9,600		
504	Future Service Area	C to B Level PRV in Basalt Creek Area	Fire Flow			

Notes:

1. Assumed City to pay only oversizing costs. Total cost shown consistent with other pipe improvements.
2. Pipe replacement is a perpetual ongoing cost and should be planned for. \$1,000,000/year was assumed to allow for systematic replacement of aging mains beginning in Year 11 of the CIP
3. Some of the non-residential fire flow improvements may be for locations with onsite pumping.

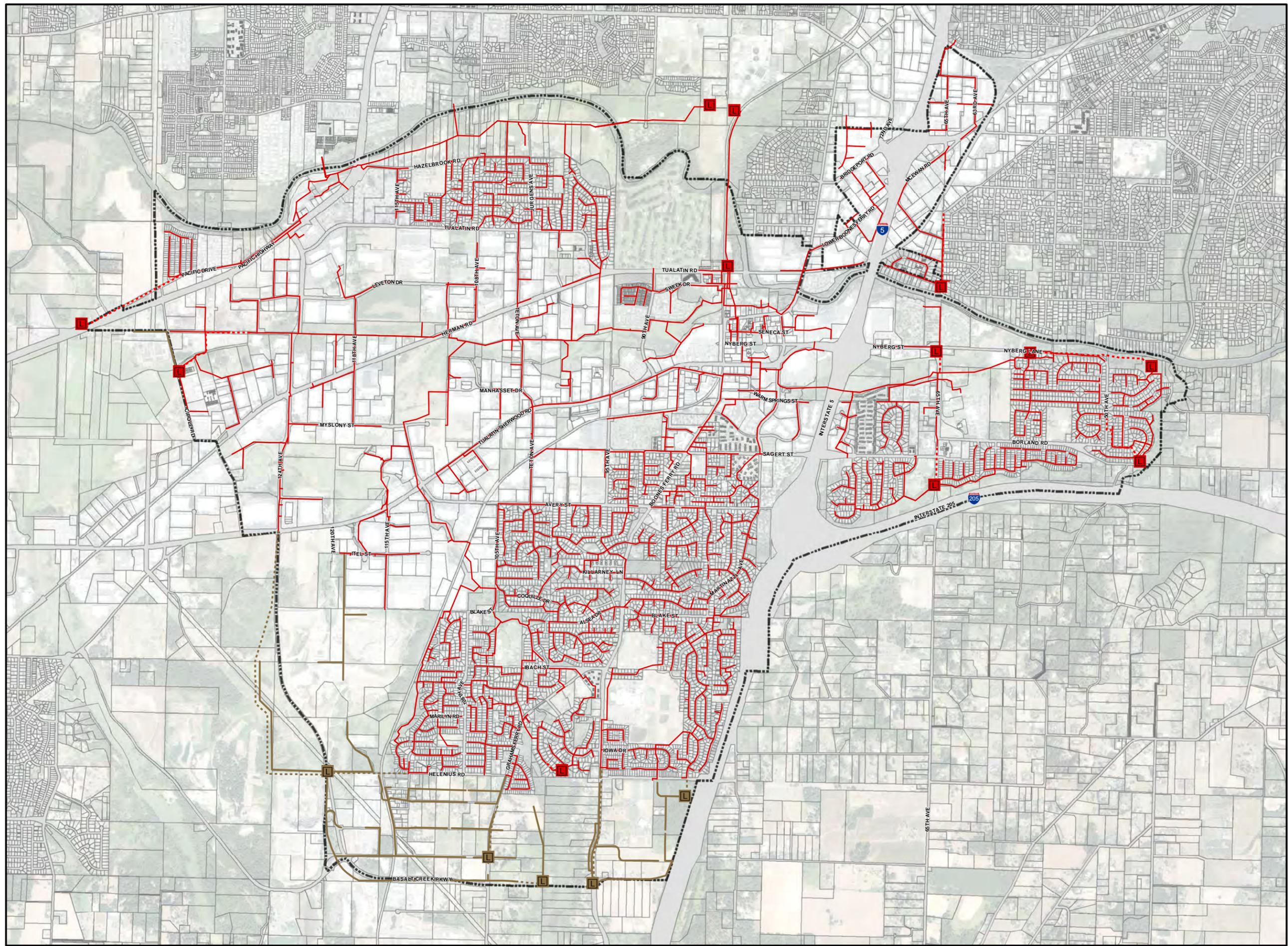
City of Tualatin  
Sewer System Master Plan  
Map 9-2

-  Conceptual Lift Station
-  Lift Station
-  Gravity Pipe
-  Force Main
-  Conceptual Gravity Pipe
-  Conceptual Force Main
-  Planning Area Boundary



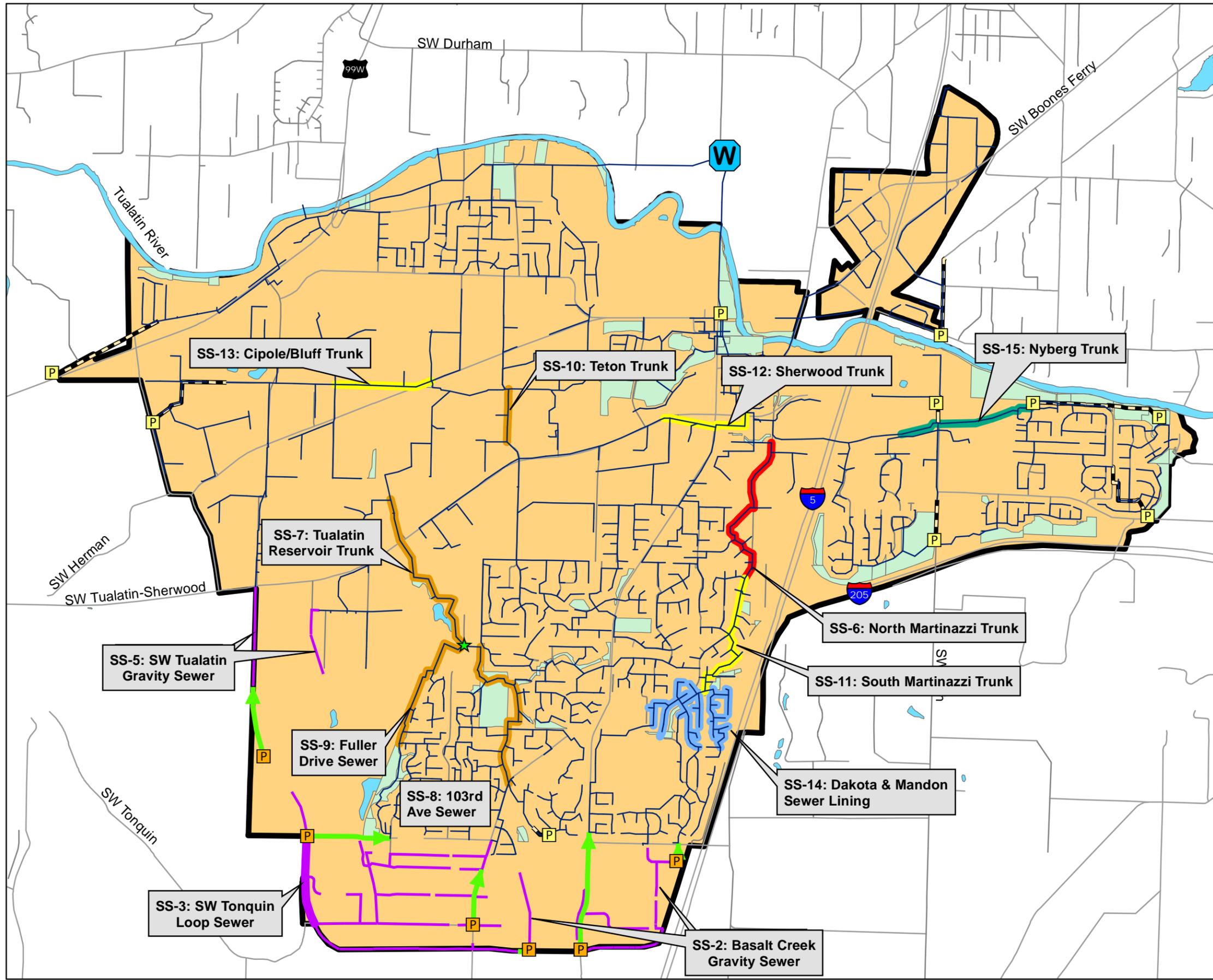
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This map is derived from various digital database sources. While an attempt has been made to provide an accurate map, the City of Tualatin assumes no responsibility or liability for any errors or omissions in the information. This map is provided "as is". -TualGIS



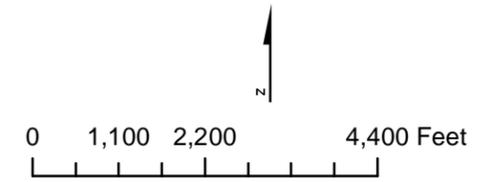
Most of the development site south of Helenius Road slopes to the south. CWS has recently completed a siting study and will soon be moving toward design of a pump station north of Tonquin Road and east of the rail line as shown in the figure below. They are working with the Washington County who owns the parcel to acquire rights to construct the pump station on the property. Timing of pump station construction and commissioning is approximately 3-4 years from now.





**LEGEND**

- Durham AWWTF
  - Existing Pump Station
  - UGB
  - City Greenway
  - Existing Sewer
  - Existing Force Main
- Sewer Upgrades:**
- Near-Term (0-10 years)
  - Intermediate (10-20 years)
  - Long-Term (20+ years)
  - Lining Project (Long-term)
  - Flow Study (0-10 years)
  - Indicates split between SW Fuller and Tualatin Reservoir Projects
- Planning Area Projects:**
- Proposed Sewer (City funded)
  - Proposed Sewer (Dev. funded)
  - Proposed Pump Station
  - Proposed Force Main



**FIGURE ES-2**  
**Recommended Improvements**  
 City of Tualatin Sewer Master Plan  
**JACOBS**

Table ES-3. List of Recommended Improvements

Project No.	Project Name	Project Driving Force	Recommended Action	Responsible Funding Party	Remaining Capacity (EDUs)	Deficiency Priority <sup>b</sup>	Length (feet)	Existing Pipe Size (inches)	New Pipe Size (inches)	Project Figure No.
SS-1	Basalt Creek Pump Stations and Force Mains	Basalt Creek development	New Pump Stations	CWS	N/A	N/A	N/A	N/A	N/A	4-1
SS-2	Basalt Creek Gravity Sewer	Basalt Creek development	New Pipe	Developer	N/A	N/A	34,250	N/A	8	4-1
SS-3	SW Tonquin Loop Sewer	Northwest Basalt Creek development	New Pipe	Tualatin/Developer	N/A	N/A	2,170	N/A	10	4-1
SS-4	Southwest Tualatin Pump Station and Force Main	Southwest Tualatin development	New Pump Station	CWS	N/A	N/A	1,720	N/A	6	4-1
SS-5	Southwest Tualatin Gravity Sewer	Southwest Tualatin development	New Pipe	Developer	N/A	N/A	5,175	N/A	8	4-1
SS-6	North Martinazzi Trunk	Eastern Basalt Creek development + city infill	Pipe Upsize	CWS	0–50	1	3,950	10–12	15	4-2
SS-7	Tualatin Reservoir Trunk	Western Basalt Creek development	Pipe Upsize	CWS	50–100	2	4,390	10–15	24	4-3
SS-8	103rd Avenue Sewer	West-central Basalt Creek development	Pipe Upsize	CWS/Tualatin	0–50	3	4,230	8	15	4-4
SS-9	Fuller Drive Sewer	Western Basalt Creek development	Pipe Upsize	Tualatin	150–200	3	3,230	10	12	4-5
SS-10	Teton Trunk	Future industrial flows	Pipe Upsize	CWS/Tualatin	0–50	2	1,235	10–12	15	4-6
SS-11	South Martinazzi Trunk	Eastern Basalt Creek development	Pipe Upsize	CWS	200–300	3	3,450	12	15	4-7
SS-12	Sherwood Trunk	City infill + future industrial flows	Pipe Upsize	CWS/Tualatin	400	3	2,270	10–12	15	4-8
SS-13	Cipole/Bluff Trunk	City infill + future industrial flows	Flow Monitoring	CWS/Tualatin	400	3	2,265	15	18	4-9
SS-14	Dakota & Mandon Lining	High I/I levels	Flow Monitoring + Sewer Lining	CWS/Tualatin	600	N/A	10,160	8–12	N/A	4-10
SS-15	Nyberg Trunk	Frequent surcharge location	Flow Monitoring	CWS/Tualatin	0-50	N/A	3,210	18	N/A	4-11

<sup>a</sup> This project has been designed outside of this master plan; refer to relevant construction plans (not provided in this plan) in lieu of project figures.

<sup>b</sup> See Table 3-4 for Deficiency Priority Definitions.

N/A = not applicable.

Table ES-4. Capital Improvement Plan Schedule

Project Name	Total Project Cost <sup>a</sup>	City of Tualatin Share <sup>b</sup>	2020/21	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2034/35	2035/36	2037/38	2039/40
SS-1: Basalt Creek Pump Stations and Force Mains	\$4,160,000	-	CWS	CWS	CWS	CWS	CWS			CWS	CWS							
SS-2: Basalt Creek Gravity Sewer (Developer Funded)	\$7,676,000	-																
SS-3: SW Tonquin Loop Sewer	\$606,000	\$54,000	\$27,000	\$27,000														
SS-4: SW Tualatin Pump Station and Force Main	\$734,000	-						CWS	CWS									
SS-5: SW Tualatin Gravity Sewer (Developer Funded)	\$836,000	-																
SS-6: North Martinazzi Trunk	\$2,959,000	\$1,202,000	\$601,000	\$601,000														
SS-7: Tualatin Reservoir Trunk	\$3,354,000	\$212,000			\$127,200	\$84,800												
SS-8: 103rd Avenue Sewer	\$1,928,000	\$1,157,000			\$462,800	\$694,200												
SS-9: Fuller Drive Sewer	\$1,477,000	\$1,477,000					\$738,500	\$738,500										
SS-10: Teton Trunk	\$398,000	\$197,000							\$137,900	\$59,100								
SS-11: South Martinazzi Trunk	\$2,592,000	-						CWS	CWS	CWS	CWS							
SS-12: Sherwood Trunk	\$1,550,000	\$725,000								\$290,000	\$435,000							
SS-14: Dakota & Mandon Sewer Lining	\$1,264,000	\$632,000														\$316,000	\$316,000	
<b>Total for Site-Specific Projects Per Fiscal Year</b>			\$628,000	\$628,000	\$590,000	\$779,000	\$738,500	\$738,500	\$137,900	\$349,100	\$435,000	\$-	\$-	\$-	\$-	\$316,000	\$316,000	\$-
Data Collection							\$100,000							\$125,000				
Sanitary Master Plan												\$500,000	\$500,000					
Condition Assessment									\$125,000	\$125,000					\$250,000			
Pipe Rehabilitation and Replacement									\$80,000	\$90,000	\$100,000	\$110,000	\$130,000	\$150,000	\$170,000	\$200,000	\$230,000	\$260,000
<b>Total for Non-Site-Specific Projects Per Fiscal Year</b>			\$-	\$-	\$-	\$-	\$100,000	\$-	\$205,000	\$215,000	\$100,000	\$610,000	\$630,000	\$275,000	\$420,000	\$200,000	\$230,000	\$260,000
<b>Total Per Fiscal Year</b>			\$628,000	\$628,000	\$590,000	\$779,000	\$838,500	\$738,500	\$342,900	\$564,100	\$535,000	\$610,000	\$630,000	\$275,000	\$420,000	\$516,000	\$546,000	\$260,000

Note: SS-13 and SS-15 are not listed in the site-specific project list because they are accounted for in the Data Collection line item as an investigative study.

<sup>a</sup> All costs shown are in 2017 dollars. Estimates are Association for the Advancement of Cost Engineering Class 5: accuracy range -50% to +100%.

<sup>b</sup> Cost share is determined based on information shown in Table 2-2. Projects that are funded by CWS or Developer are noted as such. Costs under Fiscal Year headers reflect City of Tualatin costs only. See Table 2-2 for description of CWS cost sharing.

## 4.2 Description of Recommended Projects

Figures 4-2 through 4-12 show detailed information for each project identified in this report. This includes a description of the deficiency, remaining capacity, project area, sewer asset IDs, recommended sizes, design flows, and schedule.

### 4.2.1 SS-1: Basalt Creek Pump Stations and Force Mains

The conceptual sanitary sewer design for Basalt Creek includes the construction of six new pump stations, each with 6-inch force mains. One pump station is in the Wilsonville portion of the planning area and will be constructed by Wilsonville. CWS will own and operate the five remaining pump stations in the planning area, and will also be responsible for construction costs. Because these projects are entirely driven by new development, they are eligible for SDC reimbursement. The locations of all six pump stations are shown in Figure 3-1, and are described below:

- Greenhill Pump Station—Near Boones Ferry and SW Greenhill in the east-central portion of the planning area. The 6-inch force main runs roughly 4,000 feet north and discharges into existing manhole SSF-1408.
- Grahams Ferry Pump Station—Near Grahams Ferry and SW Tonquin in the west-central area of the planning area. The 6-inch force main runs 520 feet north and discharges into an 8-inch line to be installed by developers.
- Pump Station 3—In the Wilsonville portion of the Basalt Creek Planning Area near Grahams Ferry and SW Clutter Road in the southern portion of the planning area. Flows from this area connect to the City of Wilsonville sanitary sewer.
- Pump Station 4—Near SW Waldo and SW Tonquin in the northwest corner of the planning area. The 6-inch force main runs 1,970 feet north and discharges into existing manhole SSF-2261.
- Basalt Creek Pump Station—In between Grahams Ferry and Boones Ferry in the central portion of the planning area. The short 6-inch force main runs 260 feet east and discharges into an 8-inch line to be installed by developers.
- Pump Station 6—Near SW Norwood and I-5 in the northeast corner of the planning area. The 6-inch force main runs 440 feet north and discharges into existing manhole SSF-0017.

### 4.2.2 SS-2: Basalt Creek Gravity Sewer

The *Basalt Creek Conceptual Plan* includes approximately 34,250 feet of 8-inch gravity pipe within the planning area. These projects will be funded by developers, and scheduling will be coordinated with the City and CWS. It is expected that the residential portion of the planning area will develop within the next 10 years, while the commercial and industrial portions may develop in the next 20 years. More information on the conceptual sewer layout can be found in the *Basalt Creek Conceptual Plan* as well as Section 3.1.4.2.

### 4.2.3 SS-3: SW Tonquin Loop Sewer

Most of the sanitary sewer in the Basalt Creek Planning Area will be 8-inch pipes installed by developers. The exception is a 2,170-foot section of 10-inch pipe, which will be SDC reimbursable by the City. This pipe is directly upstream of Pump Station 4. The construction timeline of this pipe depends on both the construction of this pump station and development progress in the western portion of the planning area. Because this project is entirely driven by new development, it is eligible for SDC reimbursement.

#### 4.2.4 SS-4: Southwest Tualatin Pump Station and Force Main

The proposed conceptual sanitary sewer design for the Southwest Tualatin Concept Area includes the construction of a new pump station with a 6-inch force main. The pump station serves the central area of the concept area, where the terrain is mostly bowl-shaped and includes existing gravel pits. The proposed force main runs approximately 1,720 feet north and discharges into a proposed 8-inch gravity line, which will drain to the existing sanitary sewer along SW 124<sup>th</sup> Avenue. CWS will fund the construction for the pump station and force main and will assume ownership and maintenance responsibility. Because this project is entirely driven by new development, it is eligible for SDC reimbursement.

#### 4.2.5 SS-5: Southwest Tualatin Gravity Sewer

The proposed conceptual sewer layout for the Southwest Tualatin Concept Area also includes three 8-inch sewer lines to serve the area. It is expected that all gravity sewer in the planning area will be funded by developers and scheduling will be coordinated with the City and CWS. The southern region of the area is serviced by a proposed gravity line that will drain into the Basalt Creek Pump Station 4. The northeastern portion is serviced by a proposed gravity line that connects to existing sewer along SW Itel Street. The northwestern sewer section connects to existing sewer along SW 124<sup>th</sup> Avenue, and receives flow from the surrounding area as well as the proposed Southwest Tualatin Pump Station.

#### 4.2.6 SS-6: North Martinazzi Trunk

##### 4.2.6.1 Deficient Pipes

The Martinazzi Trunk will need to undergo several phases of improvements to handle the flows associated with City infill and the development of Basalt Creek. All-told, around 5,710 feet of pipe will need to be upgraded from existing 10- or 12-inch pipes to 15-inch pipes. The north section, from SW Sagert Street to SW Chelan Street, is the most critical due to capacity limitations and potential overflow locations. In the GIS database, this project begins at SSL-00540 and extends south to SSL-00448, with a total pipe length of 2,265 feet. This phase of the Martinazzi Trunk project needs to be completed before any significant development occurs in the eastern portions of the Basalt Creek Planning Area. Estimated remaining capacity in the sewer currently is less than 50 EDUs. Because this project is entirely driven by new development, it is eligible for SDC reimbursement.

Because this project is upgrading pipes from 12-inch to 15-inch diameters, CWS will be responsible for the project funding. There is only a 30-foot run of 10-inch pipe for which the City will partially fund the upgrade cost. Constructability issues related with this project include shallow pipe segments, neighborhood disruption, traffic disruption, and neighborhood disruption.

##### 4.2.6.2 Downstream Pipes

1,690 feet of 10-inch pipe directly downstream of this project will also need to be upsized to 15 inches to adhere to design standards. This section of pipe does not need to be upsized based on hydraulic requirements alone. This section of pipe begins at SSL-006005 and ends at SSL-00599. This adds roughly \$500,000 to the total project cost.

#### 4.2.7 SS-7: Tualatin Reservoir Trunk

##### 4.2.7.1 Deficient Pipes

A section of the Tualatin Reservoir Trunk is currently almost at capacity and will receive flows from developments in the western and central areas of the Basalt Creek Planning Area. This sewer runs along the north side of the Tualatin Reservoir near SW 108<sup>th</sup> Avenue and SW Industrial Way. Due to capacity limitations and shallow manholes, SSOs are likely unless the sewer diameter is increased from 15 inches

to 24 inches before these areas are developed. Estimated remaining capacity in this sewer is between 50 and 100 EDUs. This project spans from SSL-01214 to SSL-01625 in the GIS database. Because this project is entirely driven by new development, it is eligible for SDC reimbursement.

All but roughly 370 feet of this sewer is already 15-inch diameter, so the cost of this project will be mostly funded by CWS. The City will pay a portion of the upgrade cost for the 370 feet of 10-inch pipe. This project includes a section of pipe that crosses under a railroad.

#### 4.2.7.2 Downstream Pipes

2,730 feet of 15-inch pipe directly downstream of this project will also need to be upsized to 24 inches to adhere to design standards. This section of pipe does not need to be upsized based on hydraulic requirements alone. This section of pipe begins at SSL-01622 and ends at SSL-02260. This adds roughly \$1,000,000 to the total project cost.

### 4.2.8 SS-8: 103rd Avenue Sewer

#### 4.2.8.1 Deficient Pipes

The existing 8-inch sewer running under this stretch of SW 103<sup>rd</sup> Avenue is currently at capacity and will receive flow from Pump Station 2 in the Basalt Creek Planning Area, which serves the area expected to develop along SW Gramms Ferry Road. While there is no remaining capacity in the pipes, there is a large amount of freeboard available for surcharging without SSOs. This roughly 1,300 feet section of 8-inch sewer will need to be upgraded to 15 inches to prevent overflows before the previously described area of Basalt Creek is significantly developed. This project runs from GIS sewer IDs SSL-01927 to SSL-01361. Because this project is entirely driven by new development, it is eligible for SDC reimbursement.

Because this project upgrades 8-inch pipes to 15-inch pipes, the City will fund the cost to upsize to 12-inch pipes and CWS will fund the remaining project cost. Sewer work in this area will potentially be disruptive to the surrounding neighborhood.

#### 4.2.8.2 Downstream Pipes

2,920 feet of 10- and 12-inch pipe directly downstream of this project will also need to be upsized to 15 inches to adhere to design standards. This section of pipe does not need to be upsized based on hydraulic requirements alone. This section of pipe begins at SSL-01609 and ends at SSL-01215. This adds roughly \$700,000 to the total project cost.

### 4.2.9 SS-9: Fuller Drive Sewer

#### 4.2.9.1 Deficient Pipes

This 1,500-foot section of the Fuller Drive Sewer is currently near capacity and will receive flow from the western and central portions of the Basalt Creek Planning Area. The estimated remaining capacity in the 10-inch pipes is currently around 200 EDUs. Though there is not much capacity in the pipes, SSOs are not likely until the western portion of Basalt Creek is nearly fully developed. Before that level of development is reached, this sewer should be upsized to 12-inch diameter. This project spans from SSL-01690 to SSL-01517 in the GIS database. Because this project is entirely driven by new development, it is eligible for SDC reimbursement.

This project upgrades 10-inch pipes to 12-inch, so it is too small to receive CWS funding. This project will be funded entirely by the City. There are no expected constructability issues associated with this project.

#### 4.2.9.2 Downstream Pipes

1,710 feet of 10-inch pipe directly downstream of this project will also need to be upsized to 12 inches to adhere to design standards. This section of pipe does not need to be upsized based on hydraulic

requirements alone. This section of pipe begins at SSL-01518 and ends at SSL-01481. This adds roughly \$500,000 to the total project cost.

#### 4.2.10 SS-10: Teton Trunk

The sewer under SW Teton Avenue between Manhasset Drive and Spokane Court is currently at capacity and is expected to see increasing flows from Cal Weld, a wet industry identified in Table 2-10. It is estimated that flows will become critical in 10 to 15 years or sooner if any other industries tie into this sewer before then. This roughly 1,250-foot project will upsize the existing sewer to 15-inch-diameter pipes to prevent SSOs. This project begins at GIS sewer ID SSL-02383 and ends after SSL-01921.

This project upgrades a combination of 10-inch and 12-inch pipes to 15-inch pipes, so the City will fund the cost to upsize to 12-inch pipes and CWS will fund the remaining project cost. There are no expected constructability issues associated with this project.

#### 4.2.11 SS-11: South Martinazzi Trunk

This project finishes upgrades to the Martinazzi Trunk, and picks up right where the North Phase leaves off at SW Chelan Street, running south until it almost reaches SW Dakota Drive. A few pipes along this stretch are currently near capacity, but most of the sewer is equipped to handle the current load plus around 500 EDUs. SSOs are not likely to occur here until the City experiences significant infill and the eastern portion of Basalt Creek is nearly fully developed. That level of development may be expected in about 10 to 15 years. Like the north phase, this sewer should be upsized from 12-inch to 15-inch pipes. This project phase runs from GIS sewer IDs SSL-00678 to SSL-00449. Because this project is entirely driven by new development, it is eligible for SDC reimbursement.

This project phase upgrades 12-inch pipes to 15-inch pipes, so CWS will be solely responsible for project funding. Constructability factors associated with this project include shallow pipe segments and some traffic disruption.

#### 4.2.12 SS-12: Sherwood Trunk

##### 4.2.12.1 Deficient Pipes

The Sherwood Trunk between SW 89<sup>th</sup> Avenue and SW Tonka Street is currently near capacity and is expected to experience steady flow increases associated with City infill and increased wet industry flows in the Teton basin. The sewer has capacity to serve current flows and accommodate around 400 future EDUs. The future planning areas do not have a strong effect on this sewer, and a deep HGL means that SSOs are not likely for another 10 to 15 years. It is recommended that before 2030 this sewer is upsized from 10-inch and 12-inch diameters to 15-inch diameter. This project runs from GIS sewer ID SSL-00212 to SSL-01573. Because this project is entirely driven by new development, it is eligible for SDC reimbursement.

For the 10-inch pipes that will be upsized to 15-inch pipes, the City will fund the cost to upsize to 12-inch pipes and CWS will fund the remaining project cost. This project involves several shallow pipe segments, a railroad crossing, and will disrupt traffic.

##### 4.2.12.2 Downstream Pipes

320 feet of 12-inch pipe directly downstream of this project will also need to be upsized to 15 inches to adhere to design standards. This section of pipe does not need to be upsized based on hydraulic requirements alone. This section of pipe is SSL-00204 in the GIS database. This adds roughly \$100,000 to the total project cost.

#### 4.2.13 SS-13: Cipole/Bluff Trunk

This sewer currently has capacity for existing flows and can accommodate flow from roughly 500 future EDUs. When this level of development occurs in the west portion of the City, the sewer will experience a hydraulic backup and surcharged manholes, but there is little risk of overflows occurring because the sewer is sufficiently deep. Increasing the diameter of five 15-inch-diameter pipes to 18 inches would relieve the backup, but this would be very difficult because the sewer runs under a sensitive wetlands area. There are no clear alternative routes that would avoid the wetlands area. It is recommended that the City monitor development levels in the area and conduct flow monitoring studies before 2035 to verify if disturbing the wetland area is justified. If it is decided to upgrade the trunk, the project will be SDC reimbursable because it is driven by new development.

#### 4.2.14 SS-14: Dakota & Mandon Sewer Lining

Based on conversations with City of Tualatin staff, this area was identified as having high levels of I/I. Reducing I/I by lining the sewer can free up a significant amount of capacity in downstream pipes. It is recommended that flow monitoring be conducted in the project area, and based on the results of that study the problematic pipes be lined using the cured-in-place piping (CIPP) technique. Manholes experiencing I/I should also receive a coat of cementitious lining. There are no constructability issues associated with this project.

#### 4.2.15 Non-site-specific Projects

Effective management of sanitary sewer collection system requires an ongoing emphasis on data collection, investigative studies, and proper maintenance of buried pipes. In addition to the projects recommended to prevent capacity deficiencies, this master plan recommends that the City allocate funds for these types of projects. This includes flow monitoring studies during dry and wet weather periods, CCTV investigations of buried pipe, and general pipe maintenance and cleaning. Specifically, the City should conduct city-wide flow monitoring within the next ten years so that future sewer models can be built with more recent and reliable data. Funding for these projects is shown in the capital improvement plan schedule (Table 4-4 in Section 4.4). It should be noted that CWS may provide funding for flow monitoring as part of their regional responsibility.

#### 4.2.16 SS-15: Nyberg Trunk Investigation

The City has identified the Nyberg Trunk as a source of concern for potential SSOs. Although the sanitary model did not identify the trunk as deficient for existing or future conditions (excluding buildout), a cursory review of capacity and expected flow was performed to assess the trunk. The Nyberg Trunk receives flow from five pump stations, so a reasonable worst-case scenario would be to assume that all five pump stations run simultaneously and drain into the trunk. The combined flow from all five pump stations operating at their firm capacity is 1,710 gpm. Most of the Nyberg Trunk sewer has capacity for over 2,000 gpm, but a few short pipe segments do have a capacity lower than 1,710 gpm. The lowest capacity for a single sewer segment is 1,260 gpm. This means that the Nyberg Trunk may experience periodic surcharging during high-flow conditions. Figure 4-11 shows the modeled HGL profile for the Nyberg Trunk. The profile shows near-surge conditions at manhole SSF-0887, but no immediate risk of SSOs in the area. City maintenance staff have identified possible sewer defects in this area that would not be captured in the model, which may be causing more surcharging than the model shows. Based on this review, this plan recommends that the City conduct flow monitoring between manholes SSF-1093 and SSF-0884 to determine if a future sewer improvement is necessary. The cost for this flow study is included in the capital improvement plan schedule (Table 4-4 in Section 4.4) under the “Data Collection” line item.

Table 4-2. Cost Estimates for Proposed Tualatin Collection System Improvements

Project No.	Project Name	Basin	Project Length	Constructability Factor	Total Project Cost <sup>a</sup>	Cost Funded by Tualatin	SDC Eligibility
SS-1	Basalt Creek Pump Stations and Force Mains	Basalt Creek	N/A	N/A	\$4,160,000	-	100%
SS-2	Basalt Creek Gravity Sewer	Basalt Creek	34,250	N/A	\$7,676,000	-	N/A
SS-3	SW Tonquin Loop Sewer	Basalt Creek	2,170	N/A	\$606,000	\$54,000	100%
SS-4	SW Tualatin Pump Station and Force Main	Tualatin Reservoir	1,720	N/A	\$734,000	-	100%
SS-5	Southwest Tualatin Gravity Sewer	Tualatin Reservoir	5,175	N/A	\$836,000	-	N/A
SS-6	North Martinazzi Trunk	Martinazzi	3,950	1.85	\$2,959,000	\$1,202,000	100%
SS-7	Tualatin Reservoir Trunk	Tualatin Reservoir	4,390	1.4	\$3,354,000	\$212,000	100%
SS-8	103rd Avenue Sewer	Tualatin Reservoir	4,230	1.25	\$1,928,000	\$1,157,000	100%
SS-9	Fuller Drive Sewer	Tualatin Reservoir	3,230	1.0	\$1,477,000	\$1,477,000	100%
SS-10	Teton Trunk	Teton	1,235	1.0	\$398,000	\$197,000	0%
SS-11	South Martinazzi Trunk	Martinazzi	3,450	1.6	\$2,592,000	-	100%
SS-12	Sherwood Trunk	Sherwood	2,270	2.0	\$1,550,000	\$725,000	100%
SS-13	Cipole/Bluff Trunk <sup>c</sup>	Cipole/Bluff	2,265	2.25	\$2,246,000	-	100%
SS-14	Dakota & Mandon Sewer Lining	Martinazzi	10,160	1.0	\$1,265,000	\$635,000	0%
Totals		-	38,850	-	\$22,535,000	\$5,659,000	-

<sup>a</sup> All costs shown are in 2017 dollars. Estimates are AACE Class 5: accuracy range -50% to +100%.

<sup>c</sup> The Cipole/Bluff Trunk improvement cost is shown here, but this report recommends that the City perform investigative studies prior to 2035 to determine if the project warrants disturbing sensitive environmental areas. This is reflected in the CIP.

# Exhibit 2 to Ordinance No. 1418-19

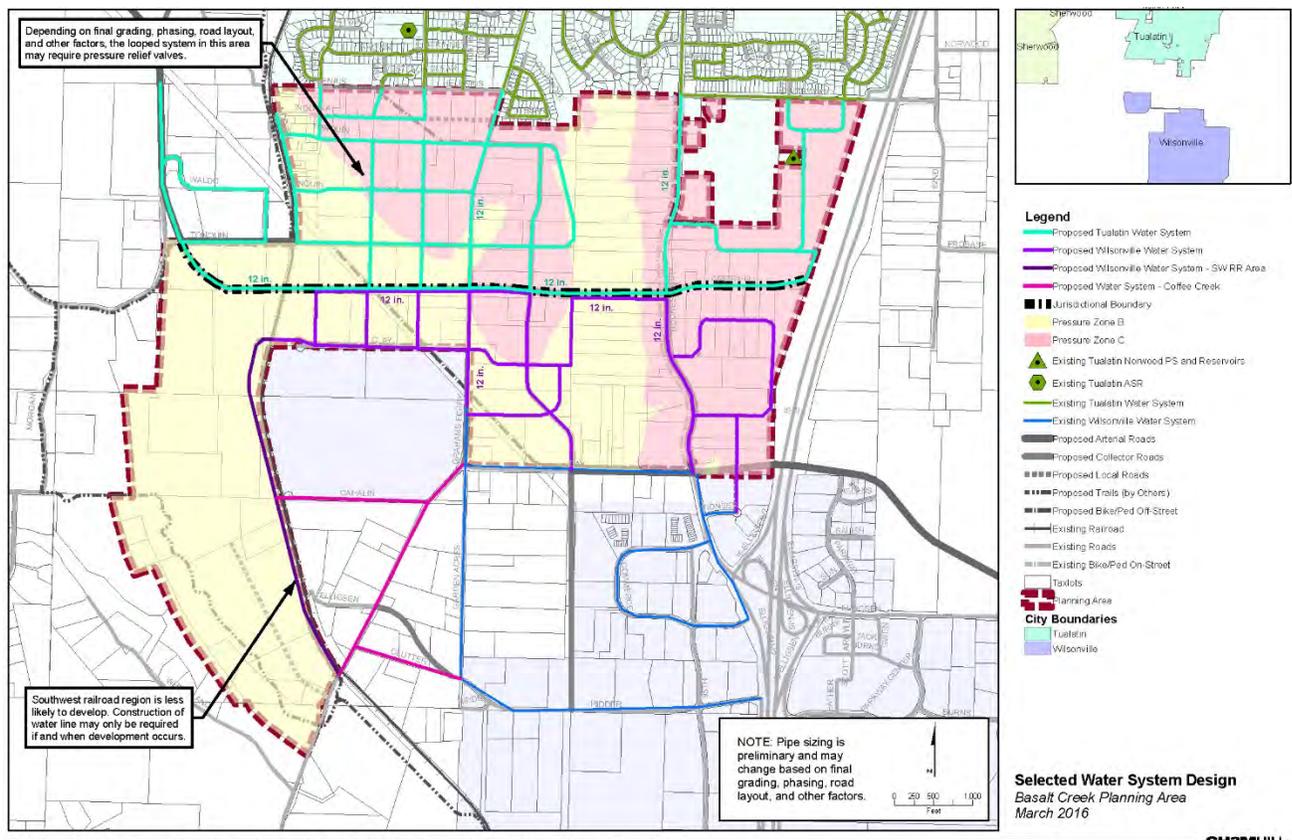
## Infrastructure

For the conceptual infrastructure systems, high level planning calculations were completed to estimate water demand and sewer flows (Appendix I). These values can vary widely depending on the actual future development. Each City's individual master plans will be used to provide demand and flow projections when further planning the area.

## Water

The conceptual water systems designed to serve the Basalt Creek Planning Area are shown below in Figure 15. The systems are independent looped systems that will not be connected to each other. Water lines for each city may be located along the proposed east-west arterial road, the future Basalt Creek Parkway, and other roadways throughout the Planning Area.

Figure 15 Water Systems Concept for Basalt Creek Planning Area



The existing service zones (levels B and C) from both communities provide sufficient pressure to provide service within each city's planning area. The Tualatin pressure zones B (ground elevations 192 feet to 306 feet) and C (ground elevations 260 feet to 360 feet) will serve the Basalt Creek Planning Area. To provide service to Wilsonville's pressure zone I C area (ground elevations 275 feet to 410 feet), the City has identified a need to install a booster pump station to serve the higher elevation areas (above approximately 285 feet) south of Greenhill Road. The booster pump station is one of the CIP projects listed in the 2012 Wilsonville Water Master Plan and has been included in the City's city-wide cost estimates.

# Exhibit 2 to Ordinance No. 1418-19

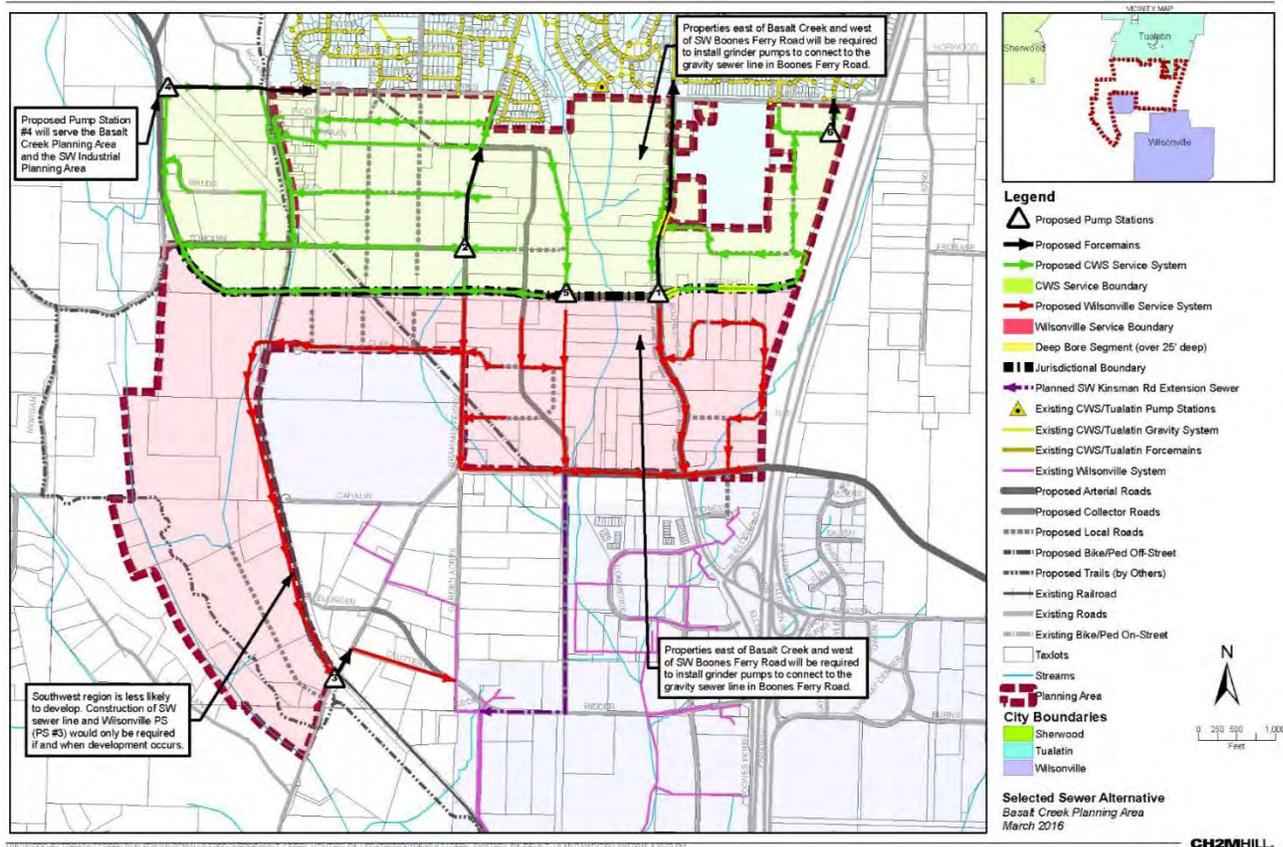
The Coffee Creek water system is shown outside of the Basalt Creek Planning Area (east of the railroad, west of SW Grahams Ferry Road, and south of SW Clay Road) to illustrate Wilsonville’s water system and how to connect services to the West Railroad Area. That portion of the system would be installed and funded by development within the Coffee Creek Master Plan area.

The West Railroad Area has a much lower potential for development due to several constraints including slope, geology, wetlands, habitat areas, access, and existing uses. Cost estimates to serve this area have been included as a separate column but would only be required if and when development occurs.

## Sanitary Sewer

The conceptual sanitary sewer systems are shown in Figure 16. While topography will be a major challenge, the sanitary systems use gravity as much as possible and sewers generally flow to the south and west following the slopes of the existing ground and along existing and proposed roadways and trails to avoid streams and natural areas. These systems include new pump stations, which are used to lift wastewater to higher elevations where it can then be transported by gravity flow systems.

Figure 16 Sanitary Sewer Systems Concept for Basalt Creek Planning Area



Five pump stations are proposed to serve the Tualatin system, managed and maintained by Clean Water Services (CWS), and one pump station is required for the proposed Wilsonville system.

In the area between Basalt Creek Canyon and Boones Ferry Road in both Tualatin and Wilsonville service boundaries, residents and business owners who wish to connect to the proposed gravity system (or are

## Exhibit 2 to Ordinance No. 1418-19

required due to septic failure) likely will require a private grinder pump to connect to public sewer. A grinder pump consists of a collection tank that grinds waste and pumps it to the public sewer system.

The conceptual sewer system connects to the existing Tualatin system at SW 112th Avenue between SW Cowlitz Drive and SW Nootka Street, at SW Grahams Ferry Road and SW Helenius Street, at SW Boones Ferry Road and SW Norwood Road, and at SW Vermillion Drive and SW Norwood Road. The sewer system connects to the existing Wilsonville system in Garden Acres Road to SW Day Road, Grahams Ferry Road and Boones Ferry Road (the sewer line initially contemplated in the Coffee Creek Master Plan and included in the analysis for this Concept Plan has changed, shifting from a SW Kinsman Road extension to Garden Acres Road).

### Stormwater Drainage

Stormwater detention and treatment will occur at local facilities and no regional facilities are planned for the area. Each City will serve its own jurisdiction area independently. The Cities acknowledge that they must follow requirements established in their guiding respective NPDES (National Pollution Discharge Elimination System) MS4 (Municipal Separate Storm Sewer System) permits. All flows that outlet within each city will be guided by their respective protocols, design standards, and/or stormwater management plans. Public stormwater systems are included in the road network cost estimate. Stormwater systems outside of the public right-of-way are assumed to be part of the development costs, which have not been estimated.

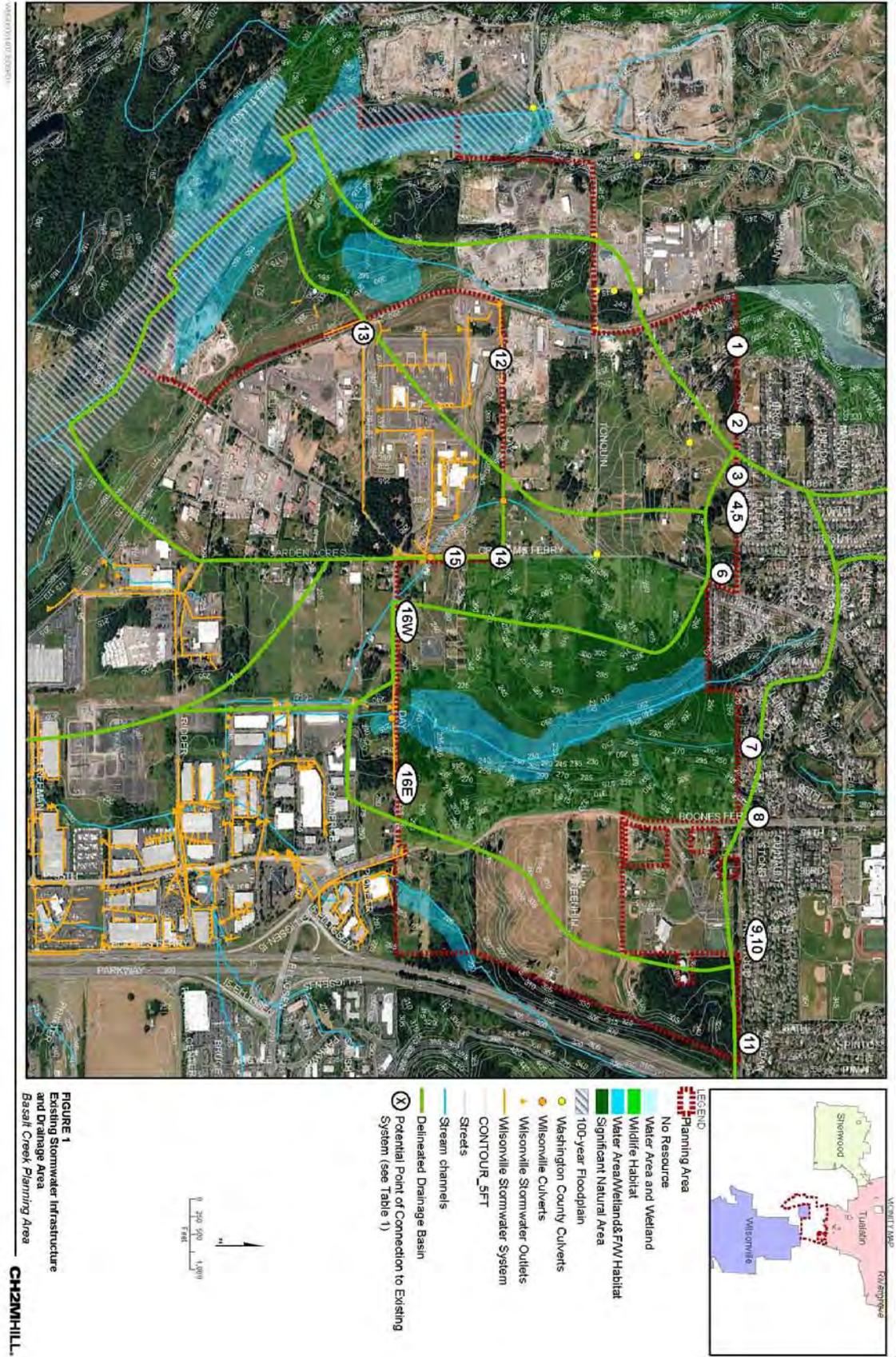


Figure 33 Existing Stormwater Infrastructure and Drainage Area near the Basalt Creek planning area  
Source: CH2M Hill, 2014

# Exhibit 3 to Ordinance No. 1418-19

**Table 12** Potential Points of Connection to Existing Stormwater Facilities for the Basalt Creek planning area. Source: CH2M Hill 2014.

Map ID	Description	Location	Outlet	
1	12-inch PVC	112 <sup>th</sup> Ave.	Outfall at SW Cowlitz Dr. to Kolk Pond, approximately 900 feet from planning area.	
2	12-inch PVC	109 <sup>th</sup> Ave. and in Helenius Rd. to the east of	Detention facility at SW Helenius Rd. between 109 <sup>th</sup> Ave. and SW 108 <sup>th</sup> Ave.	
3	12-inch PVC	108 <sup>th</sup> Ave.	Connection Points 3 through 6 all outlet to Basalt Creek, which runs through the eastern portion of the planning area. The outfall is located west of Lodgepole Rd. Basalt Creek runs south through the planning area, then through piped and natural channels for approximately 3 miles to the confluence with Coffee Lake Creek, which then flows another 1.5 miles through natural and straightened channels to the Willamette River. Basalt Creek forms a part of the City of Wilsonville's stormwater drainage system.	
4	12-inch PVC	106 <sup>th</sup> Ave.		
5	12-inch PVC	Helenius Rd., east of 106 <sup>th</sup> Ave.		
6	12-inch PVC	Grahams Ferry Rd. at Whitebark Ln. and at Helenius St.		
7	Detention and/or water quality facilities	South of Eno Pl. and Erio Pl.		Both facilities outlet to Basalt Creek.
8	15-inch ADS	Boones Ferry Rd. at Stono Dr.		Connection Points 8 through 10 ultimately outfall to a natural watercourse approximately 0.5 mile to the north of the planning area near Columbia Dr. and Chehalis St. in Tualatin. This watercourse then flows north for approximately 2.5 miles through natural and piped conveyance to the Tualatin River.
9	15-inch CSP	Stono Dr. between Boones Ferry Rd. and 89 <sup>th</sup> Pl.		
10	18-inch CSP	89 <sup>th</sup> Pl.		
11	12-inch CSP	Mandan Dr.	Outfalls at the Chieftain/Dakota Greenway outfall to a natural watercourse, which then flows 2.6 miles northeast to the Tualatin River.	
12	12-inch capped lateral (N)	Clay Rd.	Capped lateral connects to 12-inch main line in Clay Rd., which connects to private 12-inch line. This system outlets to a tributary of Coffee Lake Creek.	
13	42-inch pipe	Cahalin Rd. south of Coffee Creek Correctional Facility	Outlets to a tributary to Coffee Lake Creek, 3.4 miles upstream of the Willamette River (via natural and straightened reaches).	
14	12-inch capped laterals (N and E)	Intersection of Grahams Ferry Rd. and Clay Rd.	Two capped laterals connected to 12-inch main line in Grahams Ferry Road. Outlets to Basalt Creek tributary crossing north of Day Rd.	
15	12-inch capped laterals (E)	Grahams Ferry Rd. between Clay Rd. and Day Rd.	Two capped laterals connected to main line in Grahams Ferry Rd, connected to 12-inch main line, which outlets to Basalt Creek tributary	

Exhibit 3 to  
Ordinance No. 1418-19

Map ID	Description	Location	Outlet
16E and 16W	12-inch and 15-inch pipe	Day Rd, east of Grahams Ferry Rd.	crossing north of Day Rd. 12-inch pipe connects curb inlets east and west of Basalt Creek culverts to 15-inch main line, which outlets to detention/water quality facility west of the Basalt Creek culverts, then connects to open and piped Basalt Creek channel to join Coffee Lake Creek after approximately 2 miles, which then flows an additional approximately 1.75 miles to the Willamette River.

ADS = Advanced Drainage Systems; CSP = corrugated steel pipe; PVC = polyvinyl chloride.



# WASHINGTON COUNTY

OREGON

March 12, 2025

Steve Koper, Interim Community Development Director  
City of Tualatin  
10699 SW Herman Road  
Tualatin, OR 97062-7092

Dear Mr. Koper:

Washington County staff have reviewed the materials provided for the City of Tualatin's proposed annexation of properties abutting SW Grahams Ferry Road, Tonquin Loop, Tonquin Road and Basalt Creek Parkway into the City of Tualatin, as shown in the attached graphic. The proposed annexation includes the right-of-way of SW Grahams Ferry Road, SW Tonquin Loop, SW Tonquin Road and SW Basalt Creek Parkway along the property frontage between SW Grahams Ferry Road and Bonneville Power Administration property.

Washington County and the City of Tualatin updated their Urban Planning Area Agreement (UPAA) in 2019. The UPAA contains the following clause in section IV:

*G. The COUNTY shall not oppose annexations to the CITY within the CITY's Urban Planning Area.*

The area in question is located within Tualatin's Urban Planning Area. The only section of affected road designated for long-term jurisdiction in the County's Transportation System Plan is SW Basalt Creek Parkway.

The County consents to this annexation including the county-managed rights-of-way as shown in the attached graphic.

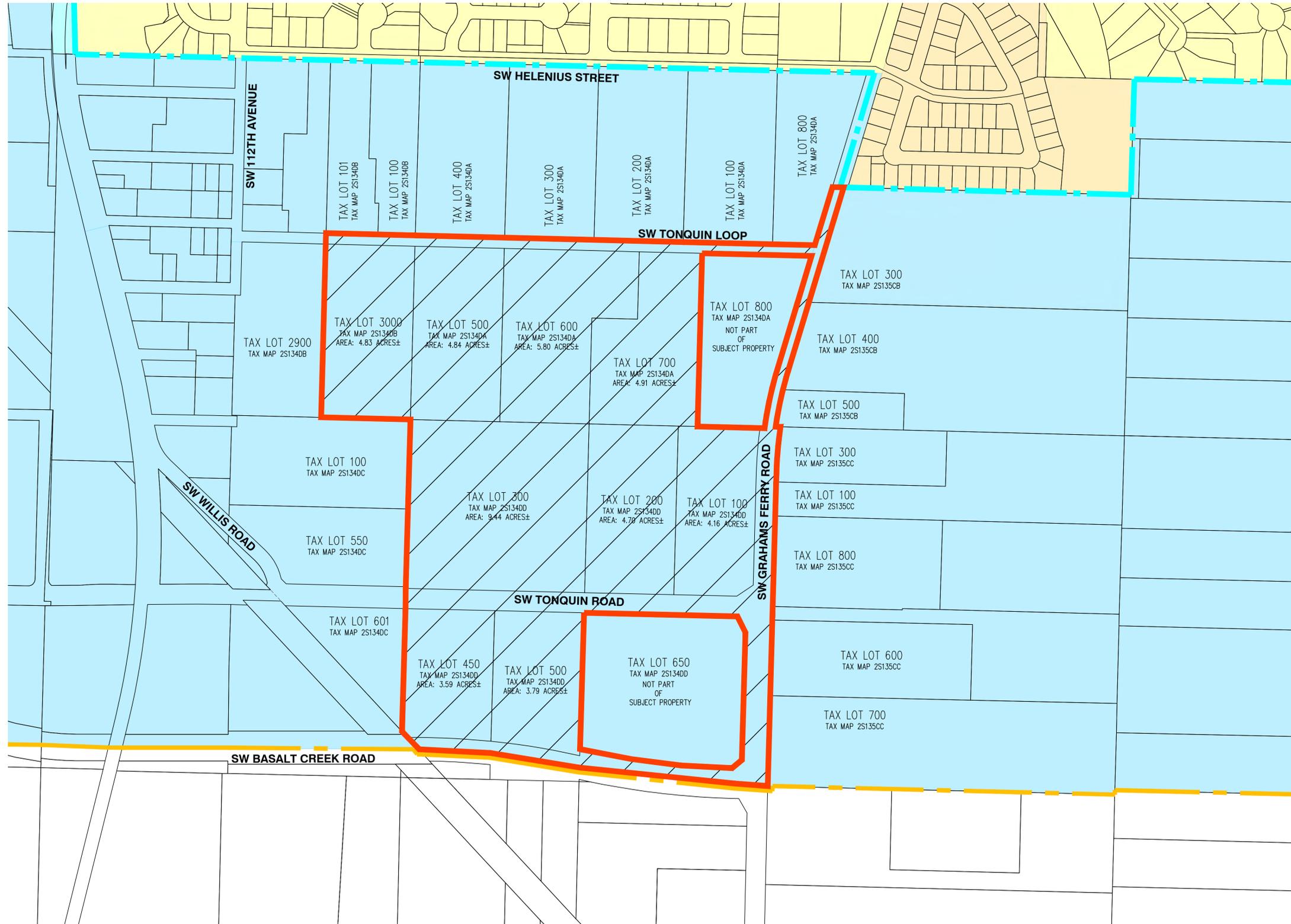
County staff look forward to further coordination with the City of Tualatin on the development of properties and roadway improvements on Basalt Creek Parkway within the Basalt Creek and Southwest areas. We also look forward to further coordination about future, orderly roadway jurisdiction transfers in and adjacent to the Basalt Creek Concept Plan area as development of the area progresses.

Sincerely,

Stephen Roberts, Director of Land Use & Transportation

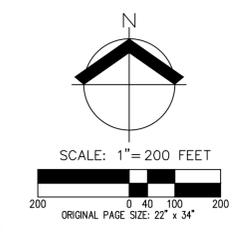
Enclosure: Vicinity Map

cc: Carol Johnson, Planning and Development Services Manager  
Stacy Shetler, County Engineer  
Todd Watkins, Operations and Maintenance Division Manager  
Dyami Valentine, Principal Transportation Planner  
Theresa Cherniak, Principal Community Planner



**LEGEND**

- WASHINGTON COUNTY ZONING : FD-20
- CITY OF TUALATIN ZONING : RL
- CITY OF TUALATIN ZONING : RML
- CITY OF TUALATIN JURISDICTIONAL BOUNDARY
- CITY OF TUALATIN CITY LIMITS
- SUBJECT PROPERTY



DATE: 09/13/2024 AKS JOB: 9720

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



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

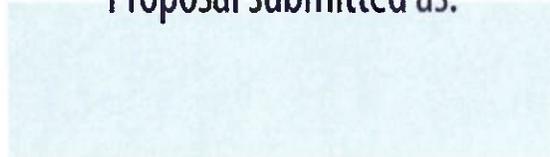
# EXISTING ZONING TONQUIN COMMERCE CENTER

**SCHNITZER PROPERTIES  
 CITY OF TUALATIN, OREGON**

**CERTIFICATION OF SIGN POSTING**



Proposal submitted as:



FOR MORE INFORMATION:  
**TUALATIN.GOV/PROJECTS**

Signs must adhere to the requirements of TDC 32.150.

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As the applicant for the Annexation in the Basalt Creek Planning Area project, I hereby certify that on this day, 03/06/2025 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 Representative: Tracie McLaughlin

(Please Print)

Applicant's Representative's Signature:

Tracie McLaughlin

Date: 03/06/2025





