



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
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:

Land Use Application Type:


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

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



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Applicant's Signature: 	Date: 11/1/24

Ryan Schera
AVP, Development

Land Use Application Type:

- | | | |
|--|---|---|
| <input checked="" type="checkbox"/> Annexation (ANN) | <input type="checkbox"/> Historic Landmark (HIST) | <input type="checkbox"/> Minor Architectural Review (MAR) |
| <input type="checkbox"/> Architectural Review (AR) | <input type="checkbox"/> Industrial Master Plan (IMP) | <input type="checkbox"/> Minor Variance (MVAR) |
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| <input type="checkbox"/> Conditional Use (CUP) | <input type="checkbox"/> Tree Removal/Review (TCP) | <input type="checkbox"/> Other _____ |

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

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.

<u>TA FOSTER</u>	<u>GIS TECH</u>
Printed Name	Title
<u>[Signature]</u>	<u>10/25/24</u>
Signature	Date
<u>CARTOGRAPHY</u>	<u>WASHINGTON</u>
Department	County of

ANNEXATION CERTIFIED

BY VF

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

PETITION TO ANNEX

To the Council and City of Tualatin:

We, the undersigned owner(s) of the property described below and/or elector(s) residing at the referenced location, hereby petition for, and give consent to, annexation of said property to the City of Tualatin. We understand that the City will review this request in accordance with ORS Chapter 222 and applicable regional and local policies prior to approving or denying the request for annexation.

[illegible]

* Please check one of the following: PO: Property Owner; RV: Registered Voter ; OV: Property Owner & Registered Voter

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



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.

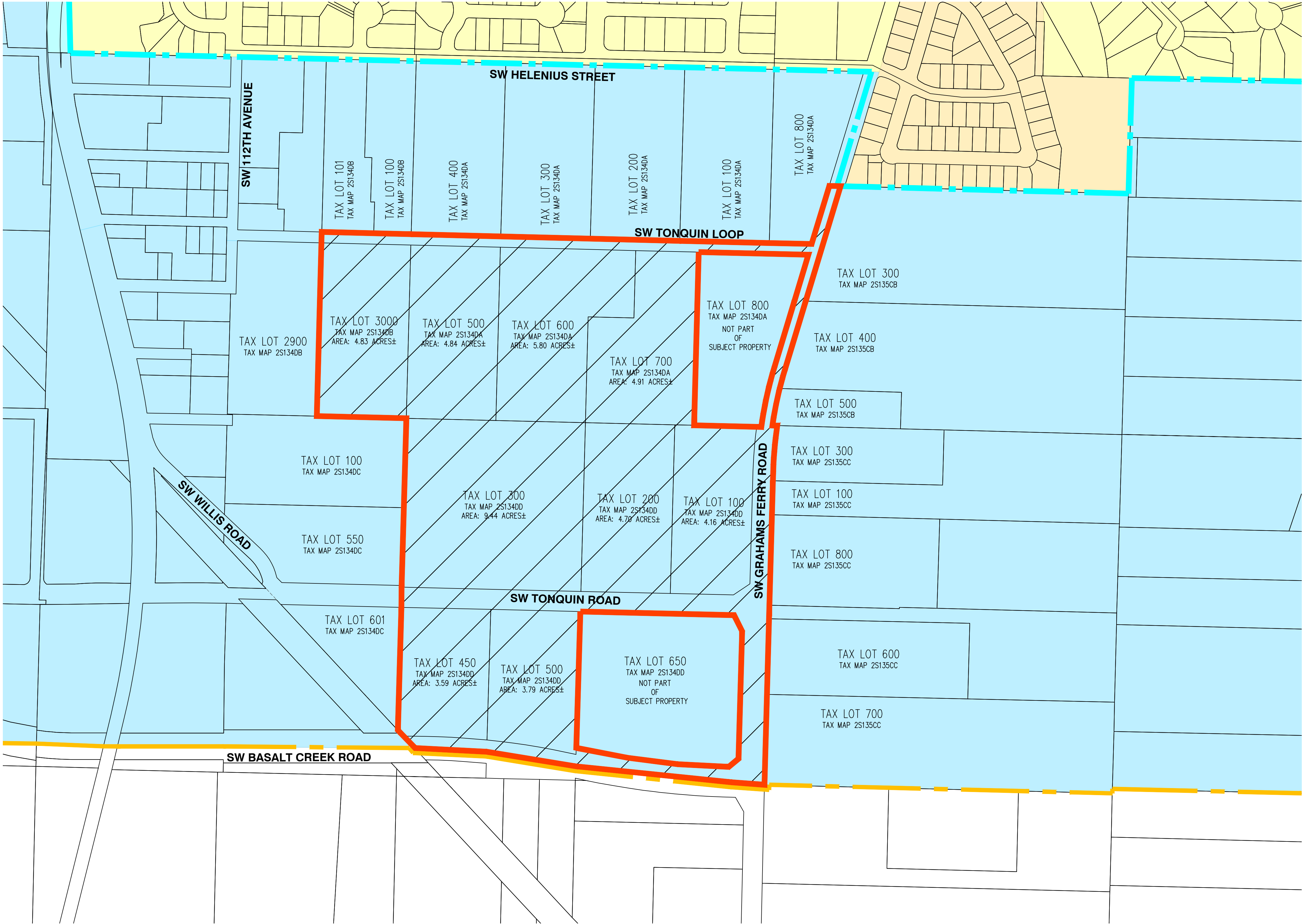
County staff look forward to further coordination with the City of Tualatin on the development of properties and roadway improvements on Basalt Creek Parkway within the Basalt Creek and Southwest areas. We also look forward to further coordination about future, orderly roadway jurisdiction transfers 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

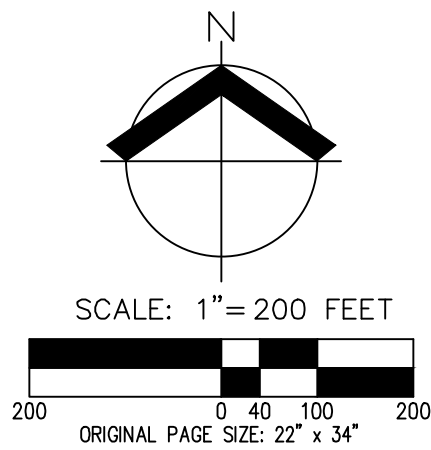
CITY OF TUALATIN ZONING : RL

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

NAME OF DOCUMENT FOR RECORDING:

Waiver Of Rights And Remedies

Grantor: (Petitioner(s))

Grantee: City of Tualatin

Consideration: None.

Tax Statement to be mailed to: No change.

After Recording, Return To: City of Tualatin,
Attn: City Recorder, 18880 SW Martinazzi,
Tualatin, OR 97062

(For C



03039707202400515630050055

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



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.

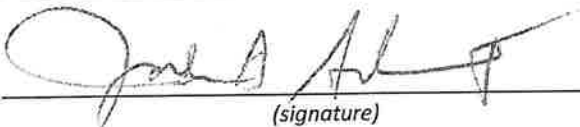
Now, therefore, Petitioner warrants that the Petitioner executing this Waiver Agreement holds the full and complete present ownership or any interest therein in the property, and agrees as follows:

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 14th 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
(Do not write outside of the box)

Place Notary Seal Below

Notary Signature:



Notary name (legible):

ERICA GRAY



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

City of Tualatin, Oregon


City Manager

**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.

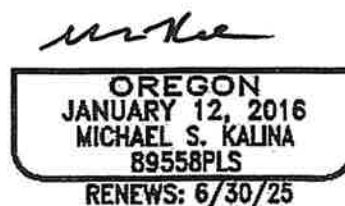
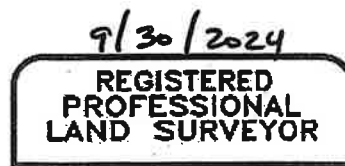
Excepting therefrom;

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.



AFFIDAVIT OF MAILING NOTICE

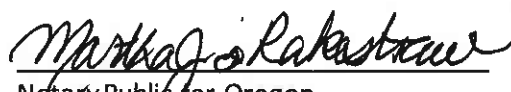
STATE OF OREGON)
) SS
COUNTY OF WASHINGTON)

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

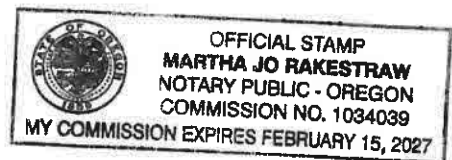
That on the 5th day of September, 2024, I will serve upon the persons shown on Exhibit "A" (Mailing Area List), attached hereto and by this reference incorporated herein, a copy of the Notice of Neighborhood/Developer Meeting marked Exhibit "B," attached hereto and by this reference incorporated herein, 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.


Signature

SUBSCRIBED AND SWORN to before me this 6th day of September, 2024.


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 25th 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.

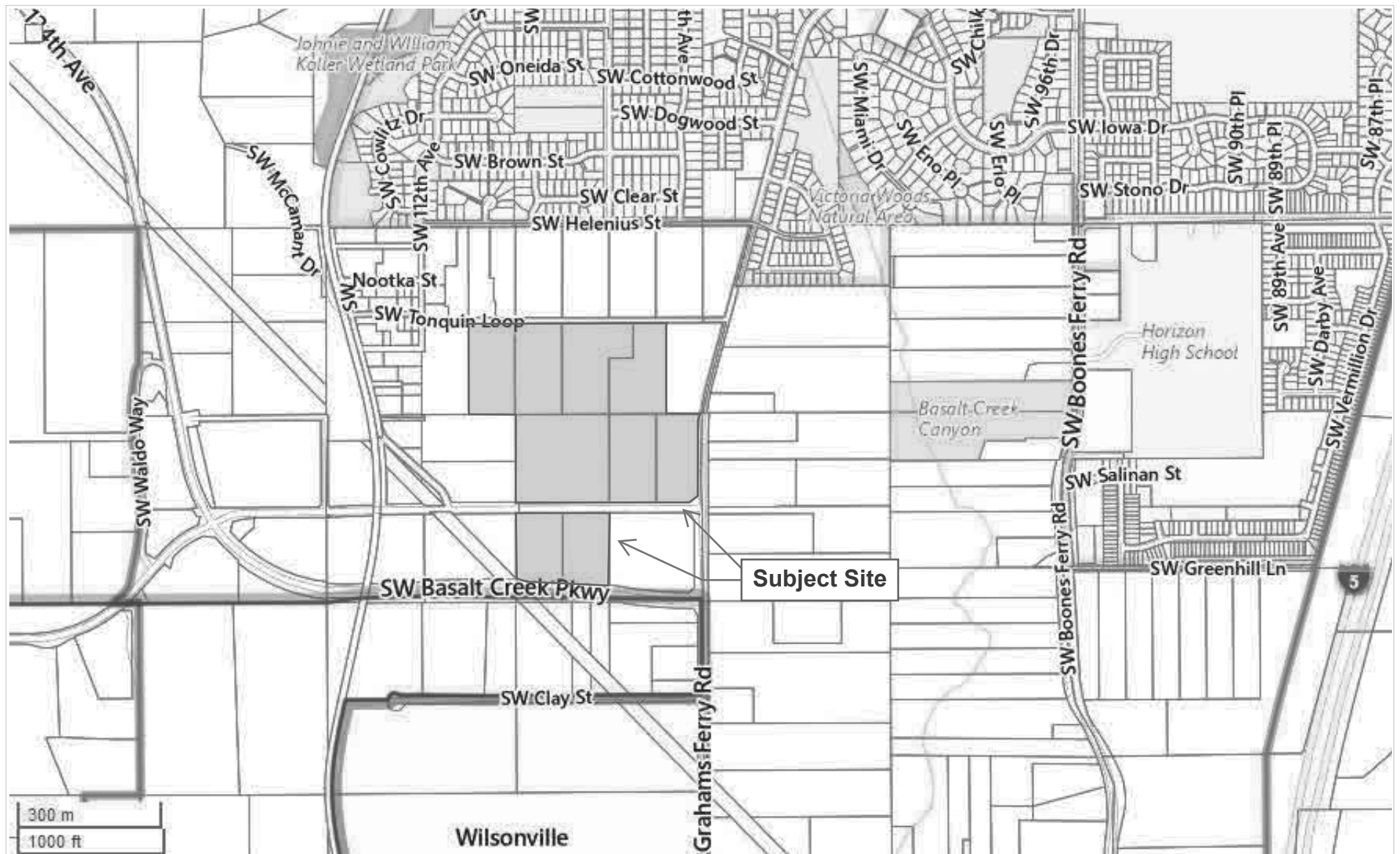
I look forward to discussing this project with you. If you have questions, but will be unable to attend, please feel free to call me at 503-563-6151 or email me at vermilyas@aks-eng.com.

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

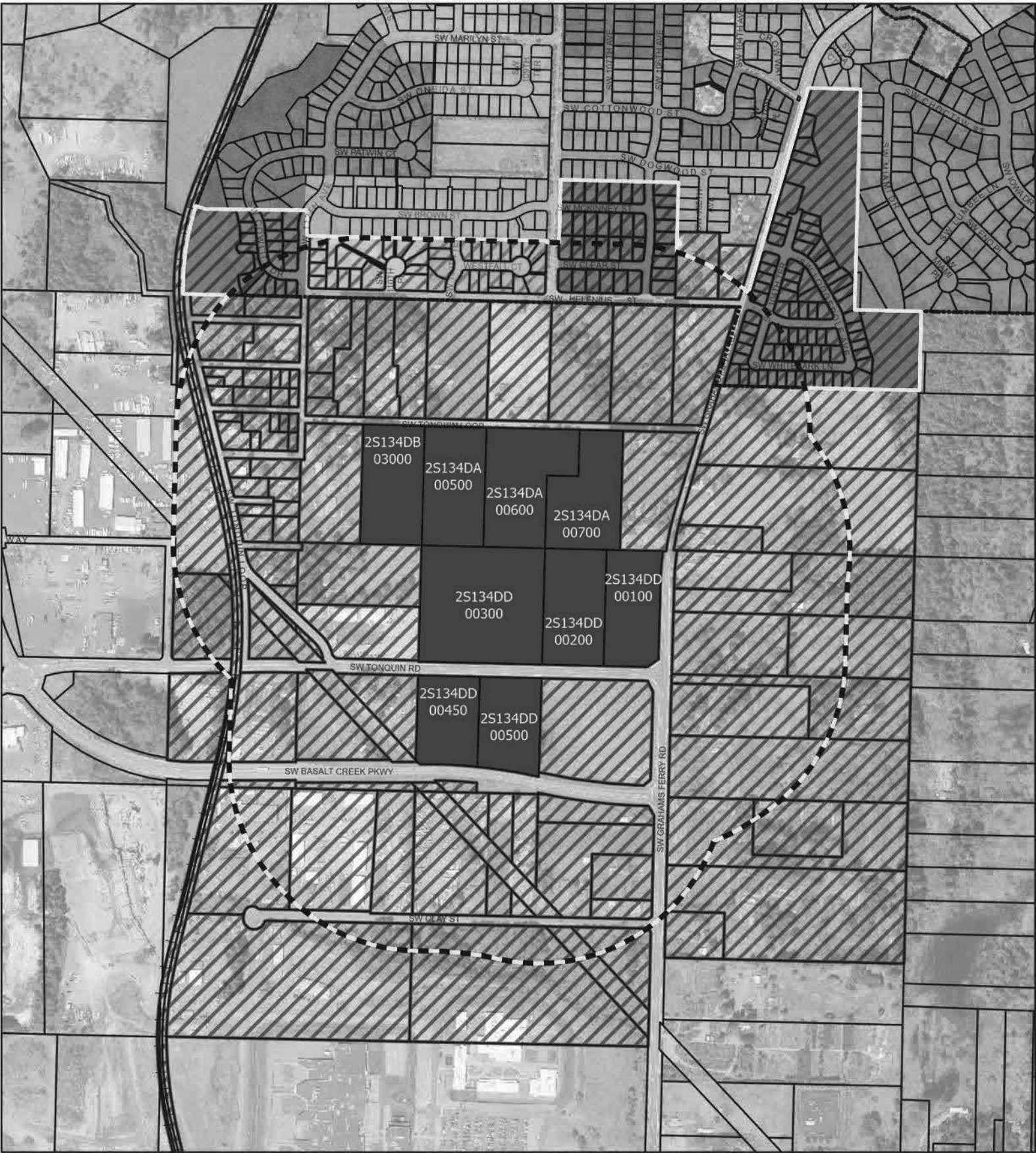


Data Resource Center

600 NE Grand Ave, Portland, OR 97232

503.797.1742 – 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.



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
[REDACTED]
TUALATIN, OR, 97062

FOX LOIS C REV TRUST
[REDACTED]
SHERWOOD, OR, 97140

FREEPONS SHANE & WABAUNSEE
GWENDOLYN
[REDACTED]
TUALATIN, OR, 97062

FREEZA ANGELA L
[REDACTED]
TUALATIN, OR, 97062

FREILEY DOUGLAS & FREILEY
MARJENE
[REDACTED]
TUALATIN, OR, 97062

GERTTULA DEBRA KAY & GERTTULA
SUZANNE & GREENWAIT JUDY ET
AL
[REDACTED]
SEASIDE, OR, 97138
GOODELL MICHAEL L & GOODELL
NINA N
[REDACTED]
TUALATIN, OR, 97062

GILLAM ERIK & GILLAM ERIN
[REDACTED]
TUALATIN, OR, 97062

GLASER KIM A & GLASER ADAM N
[REDACTED]
SHERWOOD, OR, 97140

GORDIN HOWARD S & GORDIN
CHRISTINE D
[REDACTED]
TUALATIN, OR, 97062

GOUDY REBECCA E & NJS TRUST
[REDACTED]
TUALATIN, OR, 97062

GREENSPAN DANIEL M & SUZANNE
S REV TRUST
[REDACTED]
TUALATIN, OR, 97062

HADDAD WAYNE & HADDAD DEBRA
[REDACTED]
TUALATIN, OR, 97062

HALL CHRISTOPHER M & GIBSON
SARAH E
[REDACTED]
TUALATIN, OR, 97062

HANCOCK KEITH & HANCOCK
CHRISTINA
[REDACTED]
TUALATIN, OR, 97062

HARRIS MICHAEL R & HARRIS
SUSAN E
[REDACTED]
SHERWOOD, OR, 97140

HAYNIE FAMILY TRUST
[REDACTED]
TUALATIN, OR, 97062

HELENIUS LLC
[REDACTED]
LAKE OSWEGO, OR, 97035

HENLEY RONALD C & HENLEY
JOANNA M
[REDACTED]
TUALATIN, OR, 97062

HERBST PROPERTIES LLC
[REDACTED]
TUALATIN, OR, 97062

HERD BRETT R & HERD JAQUELIN D
[REDACTED]
TUALATIN, OR, 97062

HERNANDEZ KIMBERLY A &
HERNANDEZ RICARDO
[REDACTED]
TUALATIN, OR, 97062

HOLSTROM ERIC
[REDACTED]
SHERWOOD, OR, 97140

HORNER GEOFFREY CHAD &
HORNER DANA
[REDACTED]
TUALATIN, OR, 97062

HOUSTON HOWARD W JR FAMILY
TRUST
[REDACTED]
ODELL, OR, 97044

HOWE CRAIG S & HOWE JULIE A
[REDACTED]
TUALATIN, OR, 97062

HUGHES TRAVIS & HUGHES
MELANIE
[REDACTED]
TUALATIN, OR, 97062

HUTCHISON FAMILY TRUST
[REDACTED]
TUALATIN, OR, 97062

ICE JAMES NEAL
[REDACTED]
SHERWOOD, OR, 97140

ITAMI BRIAN C & ITAMI COURTNEY
M
[REDACTED]
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

OLSON RYAN & OLSON JULIA

[REDACTED]

TUALATIN, OR, 97062

OLLILA DONALD

[REDACTED]

TUALATIN, OR, 97062

OREGON STATE OF DEPT OF
TRANSPORTATION

[REDACTED]

SALEM, OR, 97302

OLSON DALE G TRUST

[REDACTED]

WILSONVILLE, OR, 97070

OREGON STATE OF DEPT OF
CORRECTIONS

[REDACTED]

SALEM, OR, 97301

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

OTTE DYANA L
[REDACTED]
TUALATIN, OR, 97062

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

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

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

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

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

PEARSON FAMILY TRUST
[REDACTED]
TUALATIN, OR, 97062

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

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

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

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

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

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

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

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

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

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

ROBINSON FAMILY TRUST
[REDACTED]
TUALATIN, OR, 97062

ROSHAK JOINT TRUST
[REDACTED]
TUALATIN, OR, 97062

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

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

SAMANI PARI
[REDACTED]
TUALATIN, OR, 97062

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

SCHNITZER PROPERTIES LLC
[REDACTED]
PORTLAND, OR, 97205

SCHNITZER PROPERTIES LLC
[REDACTED]
PORTLAND, OR, 97205

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

SCHWINDT MEAGAN E
[REDACTED]
TUALATIN, OR, 97062

SEARLE SAMUEL C & SEARLE
TRACY DARNELL
[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

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>

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: _____

[Handwritten 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

A handwritten signature in black ink, appearing to read 'Sean Vermilya', written over a light gray rectangular background.

Sean Vermilya

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

P: 503.563.6151 | vermilyas@aks-eng.com

Tonquin Commerce Center Annexation and Zone Change Application

Neighborhood Meeting
September 25th, 2024

City of Tualatin

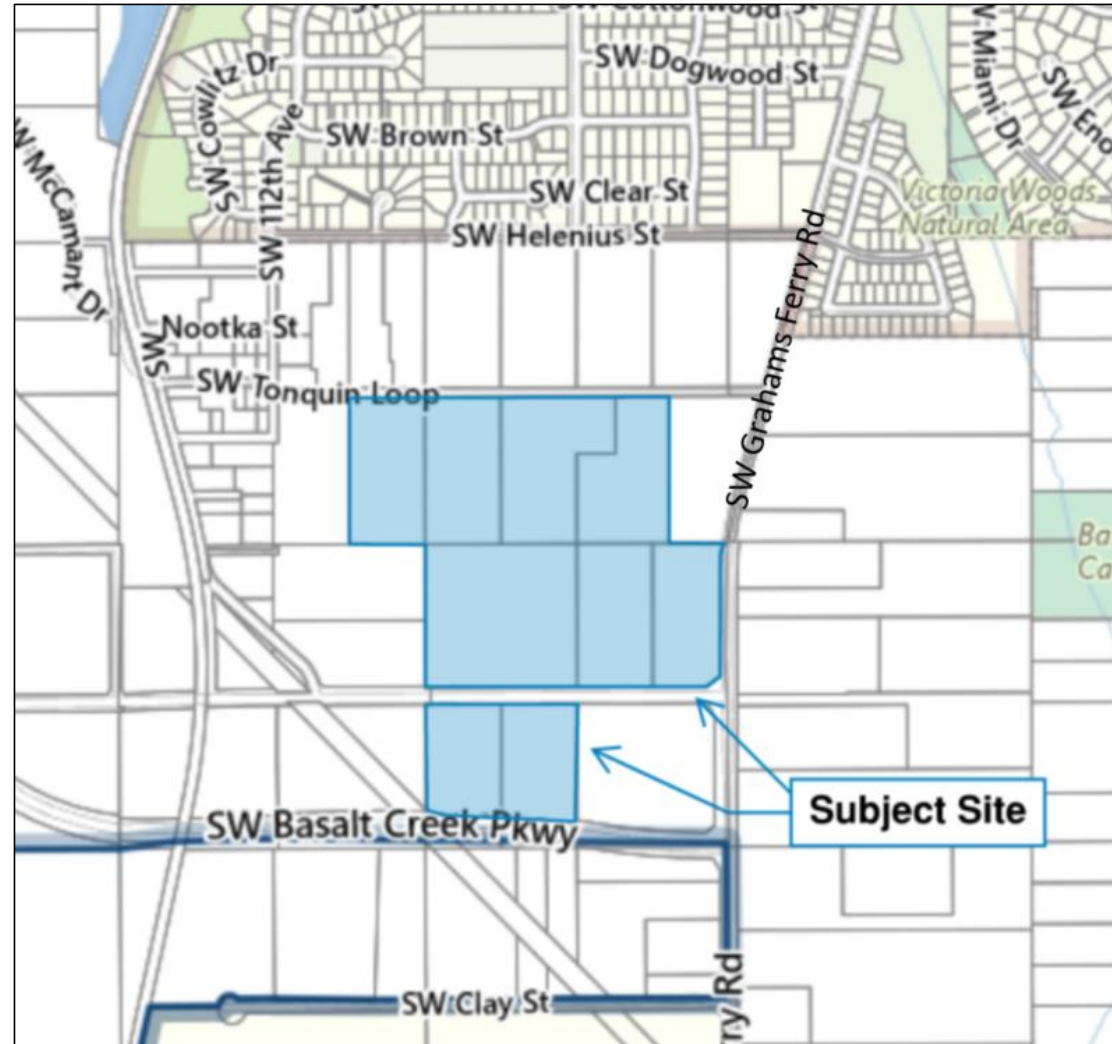
Introductions

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



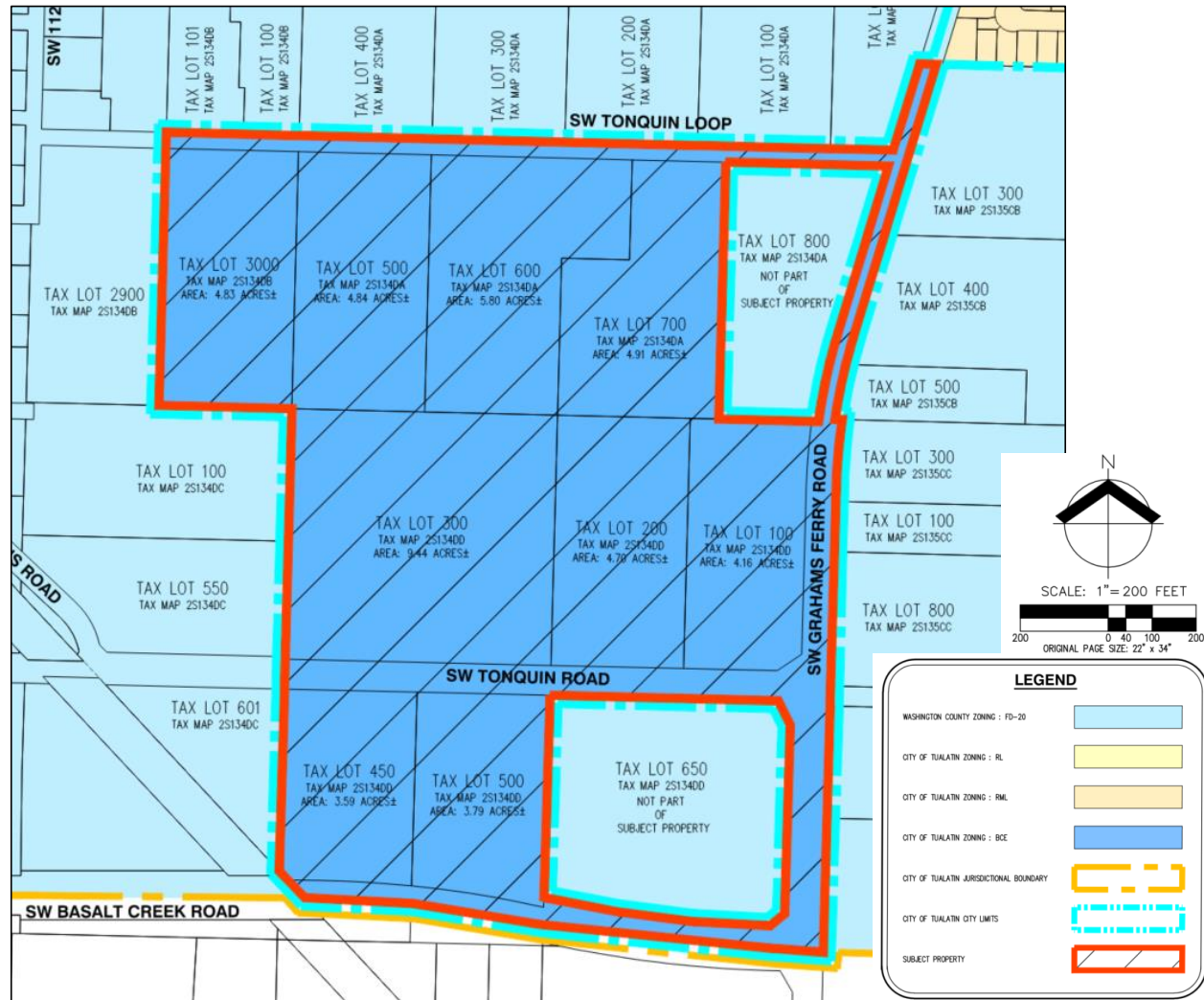
Site Overview

- » 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



Annexation and Zoning

- » Annex property into City of Tualatin
- » Apply the City-forecasted zoning: Basalt Creek Employment (BCE)
- » Rights-of-way of SW Tonquin Loop, SW Tonquin, Road, SW Basalt Creek Parkway, and SW Grahams Ferry Road included in annexation
- » Does not include site or utility improvements



City of Tualatin

Annexation/Zone Change Land Use Application Process



Questions?

Sean Vermilya

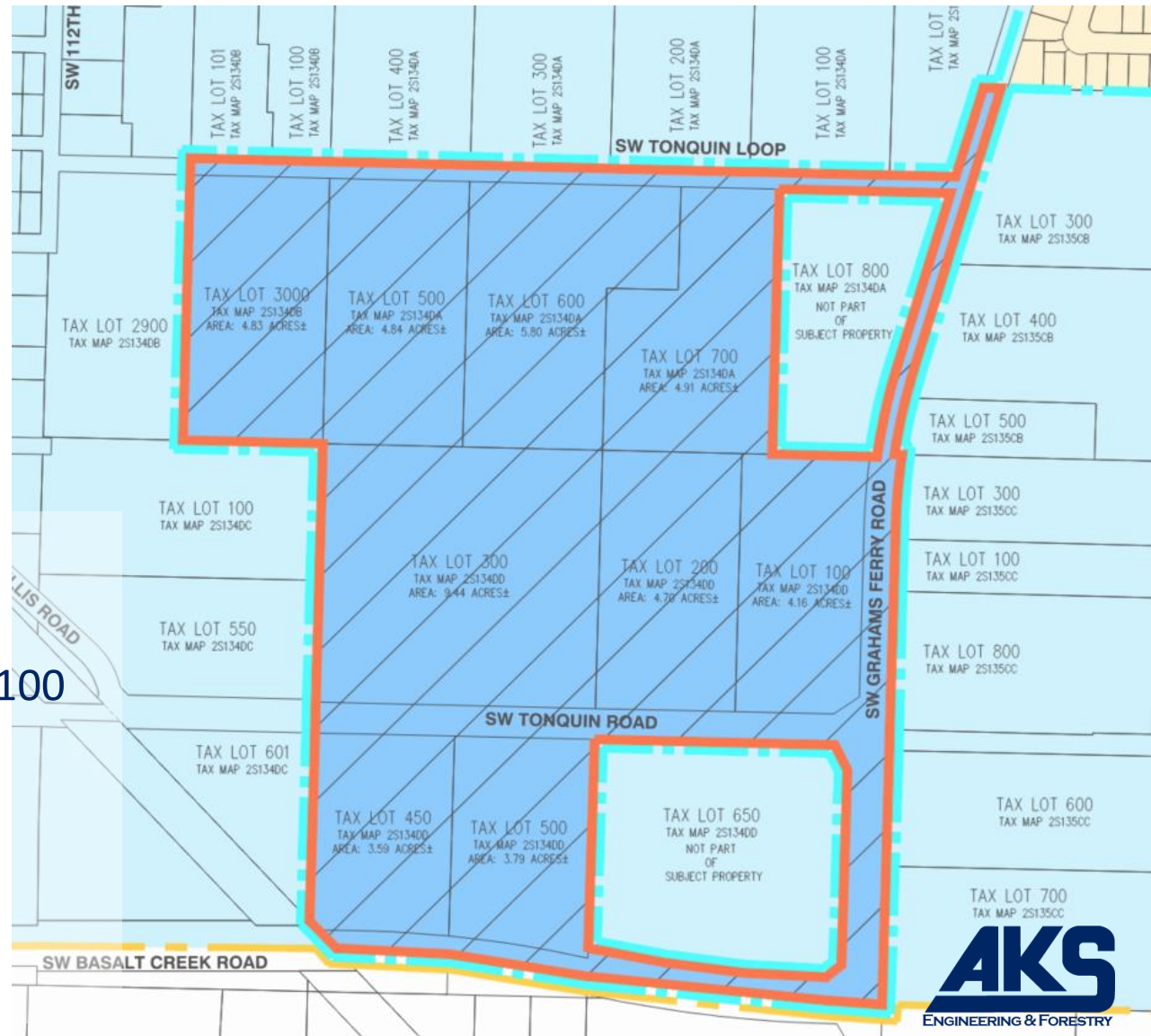
AKS Engineering & Forestry

12965 SW Herman Road, Suite 100

Tualatin, OR 97062

vermilyas@aks-eng.com

(503) 563-6151





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



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: 08/16/2024

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

Baths, Total: 1

Baths, Full:

Baths, Half:

Total Units:

Stories:

Fireplaces: 1

Cooling:

Heating: Floor/Wall Furnace

Building Style: RS0 - Single Family

Total SqFt: 2,520 SqFt

First Floor: 1,008 SqFt

Second Floor: 504 SqFt

Basement Fin: 1,008 SqFt

Basement Unfin: 1,008 SqFt

Basement Total: 2,016 SqFt

Attic Fin: 504 SqFt

Attic Unfin:

Attic Total: 504 SqFt

Garage: Unfinished Detached Garage 400 SqFt

Year Built: 1940

Eff Year Built: 1950

Lot Size Ac: 4.85 Acres

Lot Size SF: 211,266 SqFt

Lot Width:

Lot Depth:

Roof Material: Shingle

Roof Shape:

Ext Walls: Wood

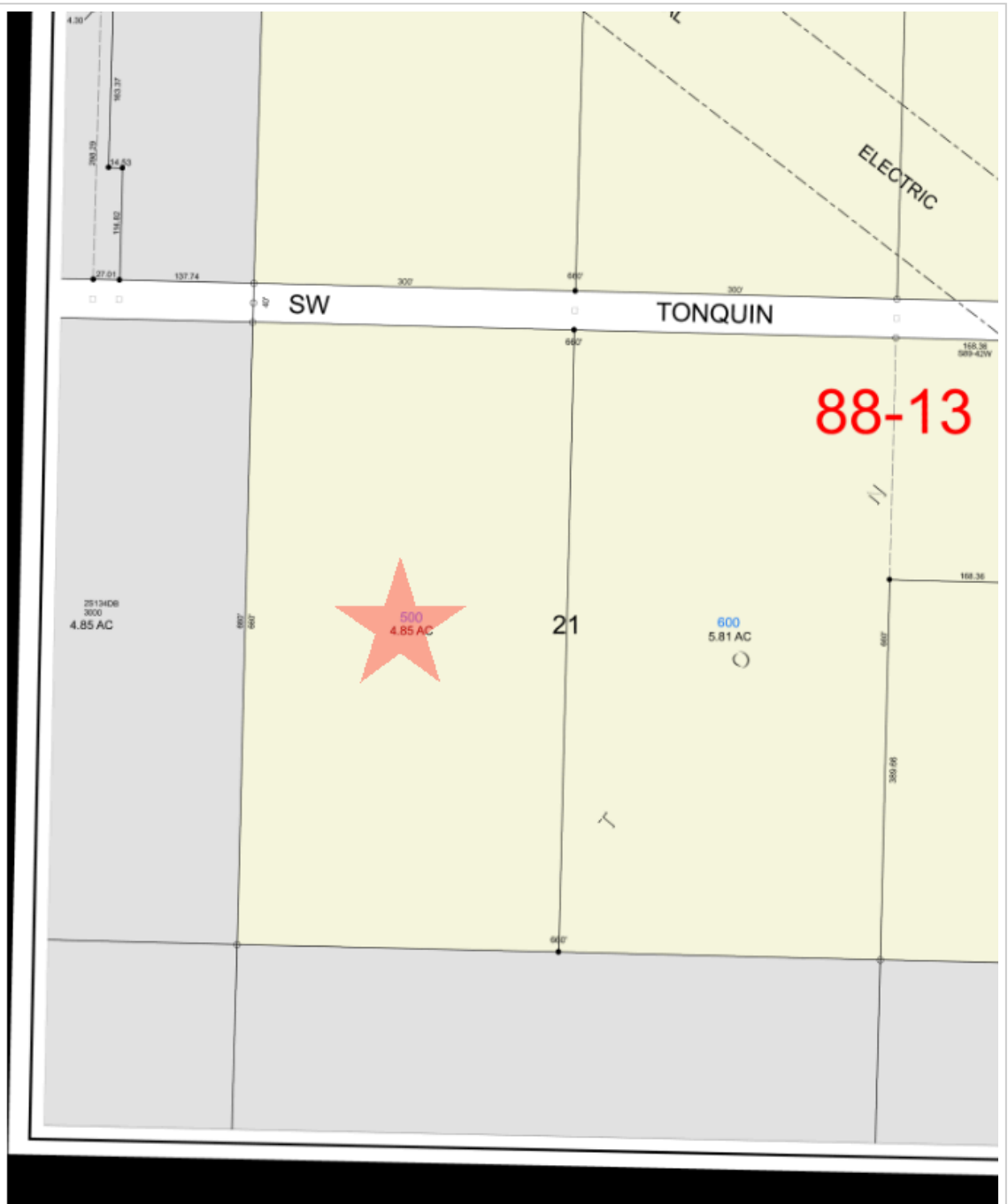
Const Type: Wood

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.

Assessor Map



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

2022-066347

D-DW

Stn=11 C WHITE

11/07/2022 10:33:47 AM

\$15.00 \$11.00 \$5.00 \$60.00 \$2,536.00

\$2,627.00

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

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.

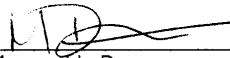
Recorded by TICOR TITLE 36262204055

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.



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



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: 08/16/2024

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

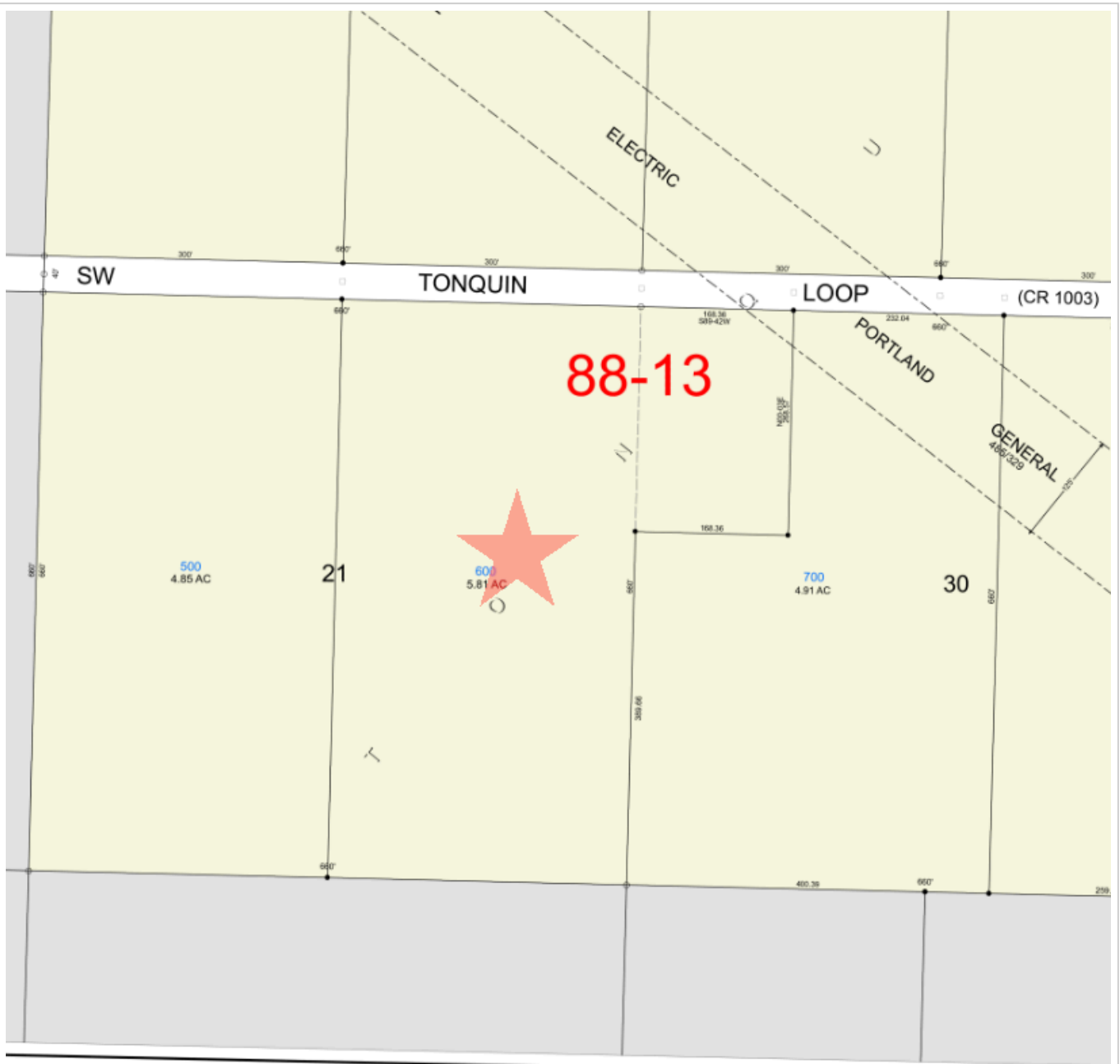
Bedrooms: 4	Total SqFt: 7,291 SqFt	Year Built: 1938
Baths, Total: 6	First Floor: 4,126 SqFt	Eff Year Built: 1960
Baths, Full:	Second Floor: 3,165 SqFt	Lot Size Ac: 5.81 Acres
Baths, Half:	Basement Fin:	Lot Size SF: 253,084 SqFt
Total Units:	Basement Unfin: 650 SqFt	Lot Width:
# Stories:	Basement Total: 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: RS0 - 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 ion
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



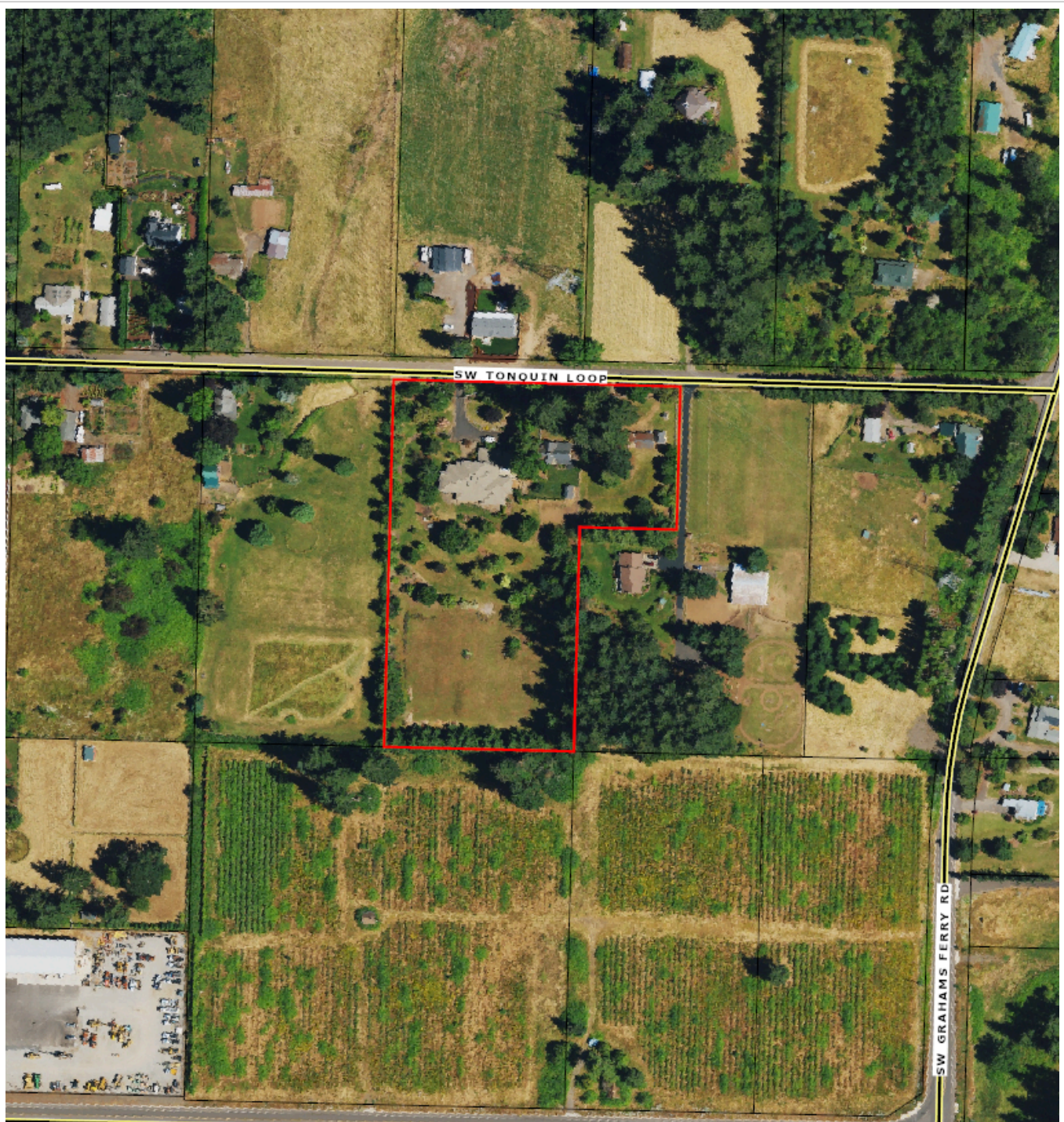
First American Title™

Parcel ID: R558890

Site Address: 10770 SW Tonquin Loop

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Aerial Map



First American Title™

Parcel ID: R558890

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:

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

2022-066350

D-DW

Stn=11 C WHITE

11/07/2022 10:43:39 AM

\$20.00 \$11.00 \$5.00 \$60.00 \$3,664.00

\$3,760.00

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

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.

36262204059
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. 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: 2/26/23



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



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: 08/16/2024

OWNERSHIP INFORMATION

Owner: Schnitzer Properties LLC

Parcel #: R558907

CoOwner:

Ref Parcel #: 2S134DA00700

Site: 10650 SW Tonquin Loop Sherwood OR 97140

TRS: 02S / 01W / 34 / SE

Mail: 1121 SW Salmon St Portland OR 97205

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

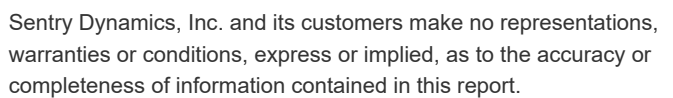
SALES AND LOAN INFORMATION

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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The map displays a section of land with several key features:

- Section 30:** The central focus, containing a red star marking a 4.91-acre parcel (labeled '700' and '4.91 AC').
- Section 21:** Located to the west of Section 30, containing a 5.81-acre parcel (labeled '600' and '5.81 AC').
- Section 30:** The central focus, containing a red star marking a 4.91-acre parcel (labeled '700' and '4.91 AC').
- Section 30:** The central focus, containing a red star marking a 4.91-acre parcel (labeled '700' and '4.91 AC').
- Roads:** Tonquin Loop, Portland, and SW Tonquin LP.
- Utility Lines:** Electric and General.
- Survey Measurements:** Various distances and bearings are noted along the boundaries.



Aerial Map



First American Title™

Parcel ID: R558907

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Washington County, Oregon	2024-027862
D-DW	06/27/2024 11:12:43 AM
Stn=2 S AKINS	
\$20.00 \$11.00 \$5.00 \$60.00 \$2,500.00	\$2,596.00
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	

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., 4th 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

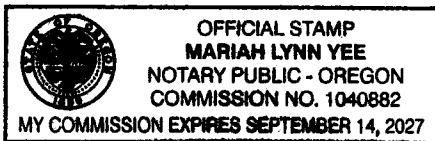


Exhibit A
LEGAL DESCRIPTION

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



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: 08/16/2024

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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Assessor Map



First American Title™

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.

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 Washington

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

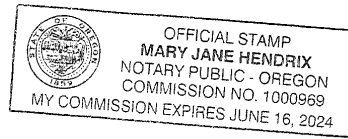


EXHIBIT A

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



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: 08/16/2024

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

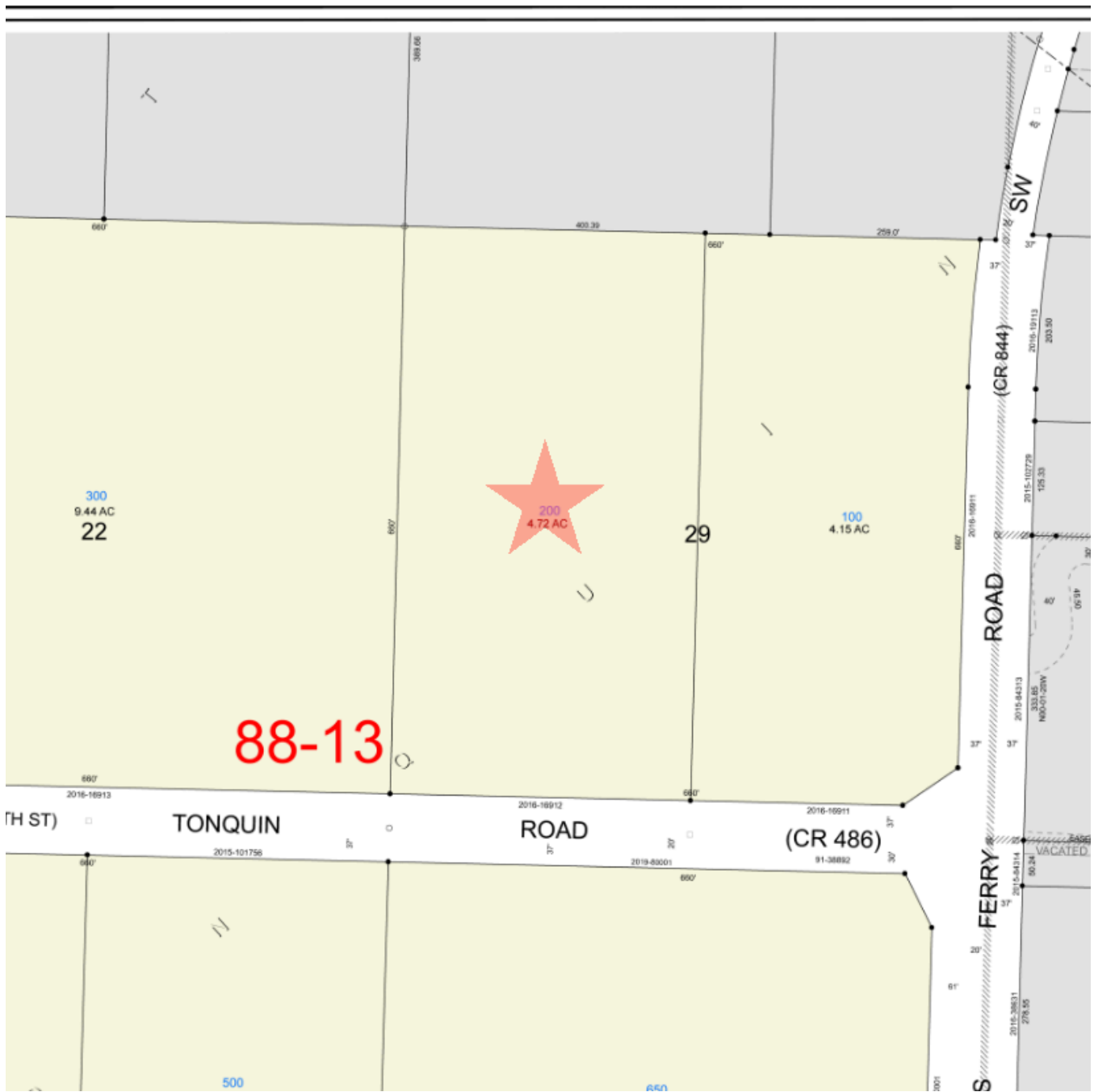
Bedrooms:	Total SqFt:	Year Built:
Baths, Total:	First Floor:	Eff Year Built:
Baths, Full:	Second Floor:	Lot Size Ac: 4.72 Acres
Baths, Half:	Basement Fin:	Lot Size SF: 205,603 SqFt
Total Units:	Basement Unfin:	Lot Width:
# Stories:	Basement Total:	Lot Depth:
# Fireplaces:	Attic Fin:	Roof Material:
Cooling:	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

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Assessor Map



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.

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 Washington

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

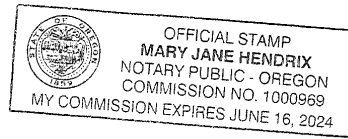


EXHIBIT A

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



First American Title

Customer Service Department

503.219.8746

cs.oregon@firstam.com

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IMPORTANT – READ CAREFULLY: THIS REPORT IS NOT AN INSURED PRODUCT OR SERVICE OR A REPRESENTATION OF THE CONDITION OF TITLE TO REAL PROPERTY. IT IS NOT AN ABSTRACT, LEGAL OPINION, OPINION OF TITLE, TITLE INSURANCE COMMITMENT OR PRELIMINARY REPORT, OR ANY FORM OF TITLE INSURANCE OR GUARANTY. THIS REPORT IS ISSUED EXCLUSIVELY FOR THE BENEFIT OF THE APPLICANT THEREFOR, AND MAY NOT BE USED OR RELIED UPON BY ANY OTHER PERSON. THIS REPORT MAY NOT BE REPRODUCED IN ANY MANNER WITHOUT FIRST AMERICAN'S PRIOR WRITTEN CONSENT. FIRST AMERICAN DOES NOT REPRESENT OR WARRANT THAT THE INFORMATION HEREIN IS COMPLETE OR FREE FROM ERROR, AND THE INFORMATION HEREIN IS PROVIDED WITHOUT ANY WARRANTIES OF ANY KIND, AS-IS, AND WITH ALL FAULTS. AS A MATERIAL PART OF THE CONSIDERATION GIVEN IN EXCHANGE FOR THE ISSUANCE OF THIS REPORT, RECIPIENT AGREES THAT FIRST AMERICAN'S SOLE LIABILITY FOR ANY LOSS OR DAMAGE CAUSED BY AN ERROR OR OMISSION DUE TO INACCURATE INFORMATION OR NEGLIGENCE IN PREPARING THIS REPORT SHALL BE LIMITED TO THE FEE CHARGED FOR THE REPORT, IF ANY. RECIPIENT ACCEPTS THIS REPORT WITH THIS LIMITATION AND AGREES THAT FIRST AMERICAN WOULD NOT HAVE ISSUED THIS REPORT BUT FOR THE LIMITATION OF LIABILITY DESCRIBED ABOVE. FIRST AMERICAN MAKES NO REPRESENTATION OR WARRANTY AS TO THE LEGALITY OR PROPRIETY OF RECIPIENT'S USE OF THE INFORMATION HEREIN.



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

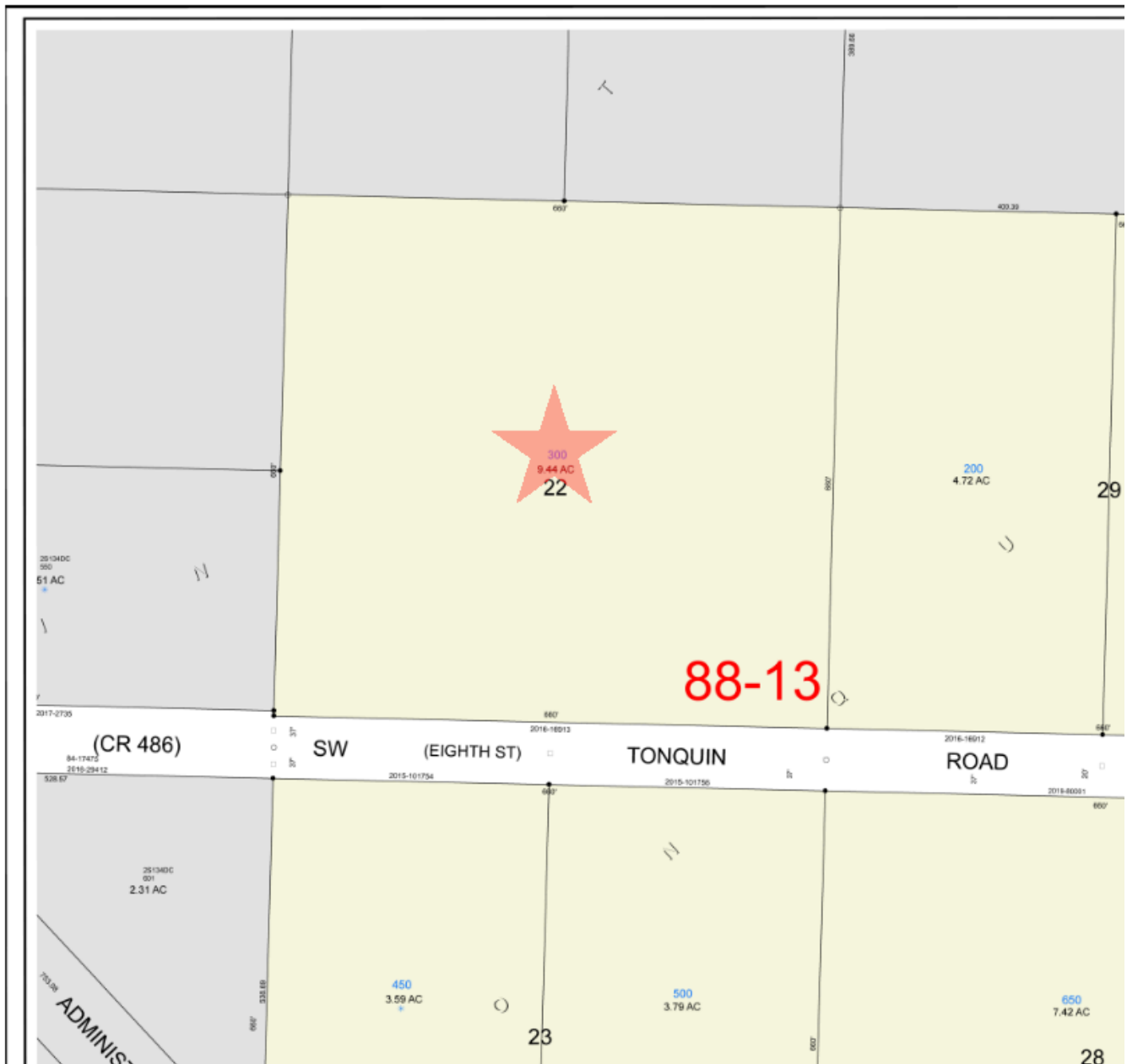
Bedrooms:	Total SqFt:	Year Built:
Baths, Total:	First Floor:	Eff Year Built:
Baths, Full:	Second Floor:	Lot Size Ac: 9.44 Acres
Baths, Half:	Basement Fin:	Lot Size SF: 411,206 SqFt
Total Units:	Basement Unfin:	Lot Width:
# Stories:	Basement Total:	Lot Depth:
# Fireplaces:	Attic Fin:	Roof Material:
Cooling:	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

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: 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.

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 Washington

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

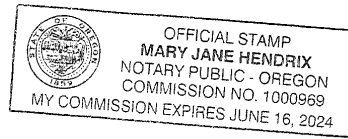


EXHIBIT A

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



First American Title

Customer Service Department

503.219.8746

cs.oregon@firstam.com

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IMPORTANT – READ CAREFULLY: THIS REPORT IS NOT AN INSURED PRODUCT OR SERVICE OR A REPRESENTATION OF THE CONDITION OF TITLE TO REAL PROPERTY. IT IS NOT AN ABSTRACT, LEGAL OPINION, OPINION OF TITLE, TITLE INSURANCE COMMITMENT OR PRELIMINARY REPORT, OR ANY FORM OF TITLE INSURANCE OR GUARANTY. THIS REPORT IS ISSUED EXCLUSIVELY FOR THE BENEFIT OF THE APPLICANT THEREFOR, AND MAY NOT BE USED OR RELIED UPON BY ANY OTHER PERSON. THIS REPORT MAY NOT BE REPRODUCED IN ANY MANNER WITHOUT FIRST AMERICAN'S PRIOR WRITTEN CONSENT. FIRST AMERICAN DOES NOT REPRESENT OR WARRANT THAT THE INFORMATION HEREIN IS COMPLETE OR FREE FROM ERROR, AND THE INFORMATION HEREIN IS PROVIDED WITHOUT ANY WARRANTIES OF ANY KIND, AS-IS, AND WITH ALL FAULTS. AS A MATERIAL PART OF THE CONSIDERATION GIVEN IN EXCHANGE FOR THE ISSUANCE OF THIS REPORT, RECIPIENT AGREES THAT FIRST AMERICAN'S SOLE LIABILITY FOR ANY LOSS OR DAMAGE CAUSED BY AN ERROR OR OMISSION DUE TO INACCURATE INFORMATION OR NEGLIGENCE IN PREPARING THIS REPORT SHALL BE LIMITED TO THE FEE CHARGED FOR THE REPORT, IF ANY. RECIPIENT ACCEPTS THIS REPORT WITH THIS LIMITATION AND AGREES THAT FIRST AMERICAN WOULD NOT HAVE ISSUED THIS REPORT BUT FOR THE LIMITATION OF LIABILITY DESCRIBED ABOVE. FIRST AMERICAN MAKES NO REPRESENTATION OR WARRANTY AS TO THE LEGALITY OR PROPRIETY OF RECIPIENT'S USE OF THE INFORMATION HEREIN.



First American Title™

Customer Service Department
503.219.8746
cs.oregon@firstam.com
Date: 08/16/2024

OWNERSHIP INFORMATION

Owner: Schnitzer Properties LLC

Parcel #: R558943

CoOwner:

Ref Parcel #: 2S134DD00450

Site: 10880 SW Tonquin Rd Sherwood OR 97140

TRS: 02S / 01W / 34 / SE

Mail: 1121 SW Salmon St Fl 5th Ste 500 Portland OR 97205

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:

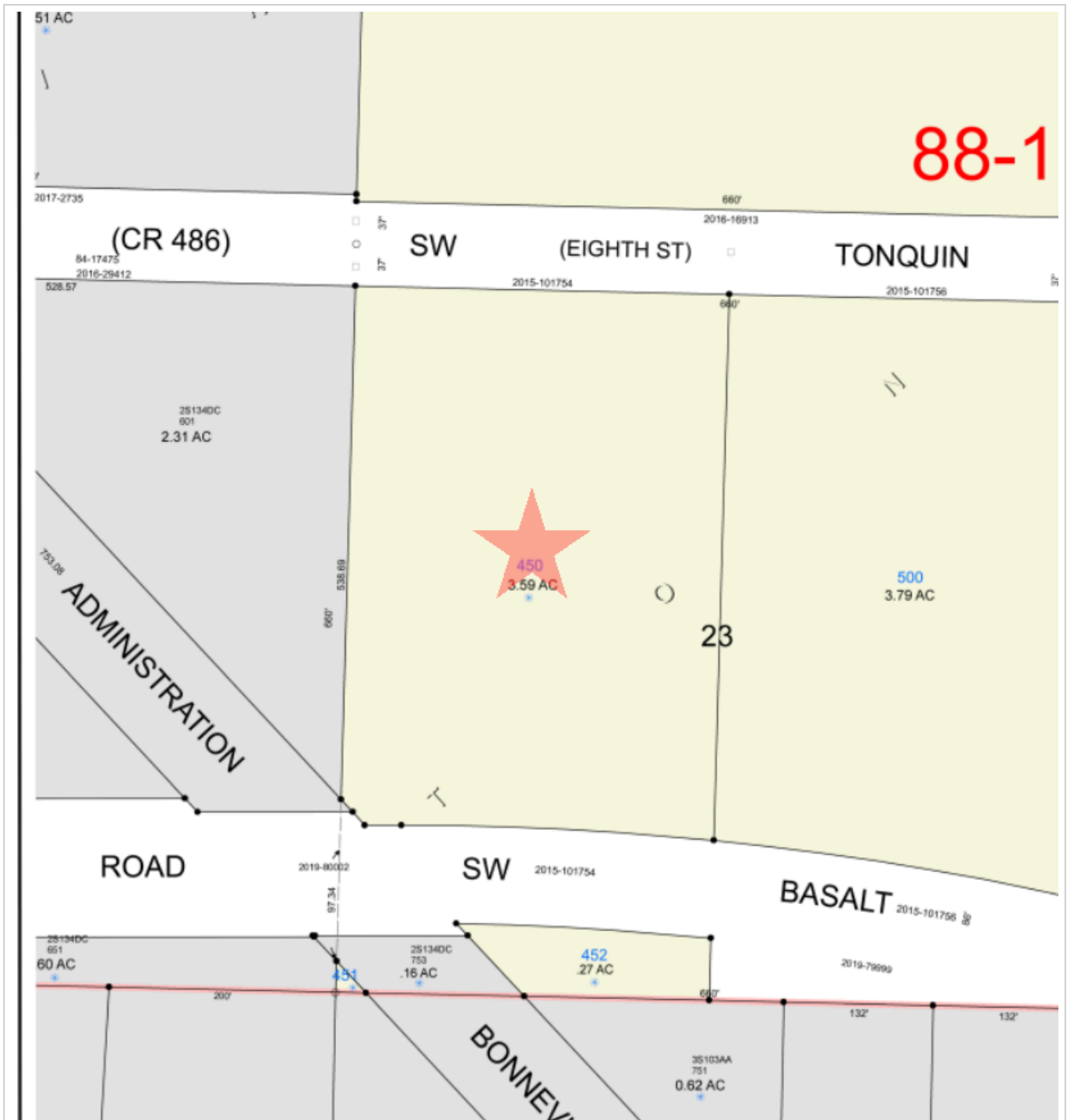
Const Type: Wood

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.

Assessor Map



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 3/31/2023

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

By: A.R. Vial
Its: [Signature]

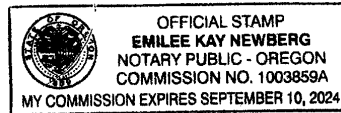
State of Oregon
County of Clatsop

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

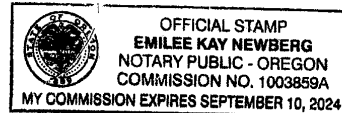


EXHIBIT "A"
Legal Description

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



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: 08/16/2024

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

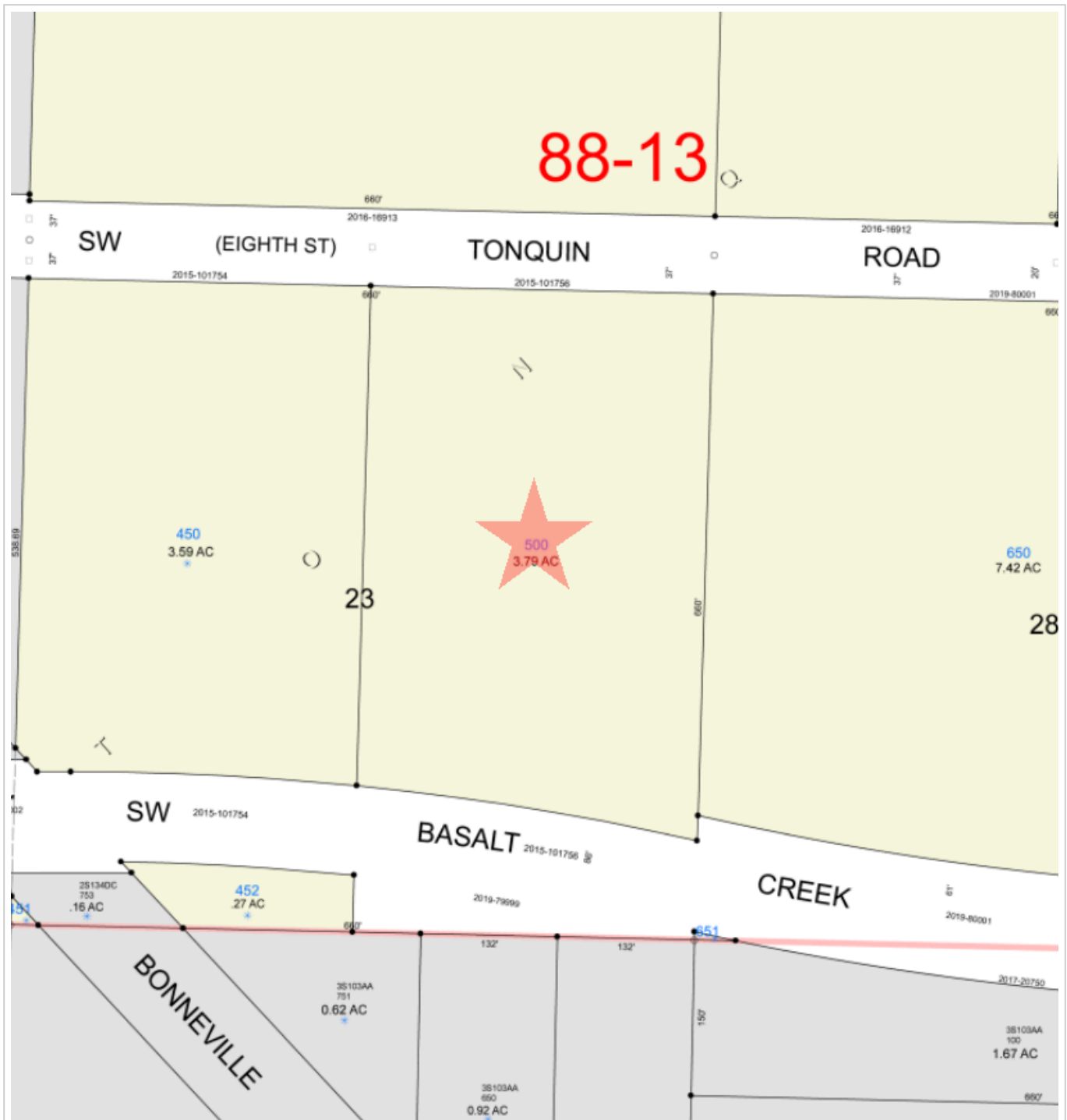
Bedrooms:	Total SqFt: 1,755 SqFt	Year Built: 1978
Baths, Total:	First Floor:	Eff Year Built:
Baths, Full:	Second Floor: 1,755 SqFt	Lot Size Ac: 3.79 Acres
Baths, Half:	Basement Fin:	Lot Size SF: 165,092 SqFt
Total Units:	Basement Unfin:	Lot Width:
# Stories:	Basement Total:	Lot Depth:
# Fireplaces:	Attic 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

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Assessor Map



First American Title™

Parcel ID: R558952

Site Address: 10800 SW Tonquin Rd

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Aerial Map



First American Title™

Parcel ID: R558952

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Washington County, Oregon	2022-042704
D-DW	06/29/2022 01:31:08 PM
Stn=2 S AKINS	
\$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

Recorded by TICOR TITLE 36862801400

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)

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 27 day of June, 2022.

Dumont LLC,
an Oregon limited liability company

By: Norman Russell
Norman Russell, Manager

STATE OF Idaho)
COUNTY OF Kootenai)ss

This record was acknowledged before me on this 27 day of June, 2022 by Norman Russell, proven to me to be the Manager of Dumont LLC, an Oregon limited liability company.

Notary Public for: Nancy L. Simon
My commission expires: 10/16/24

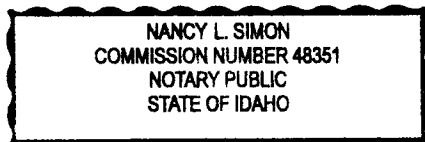


EXHIBIT A
Legal Description

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

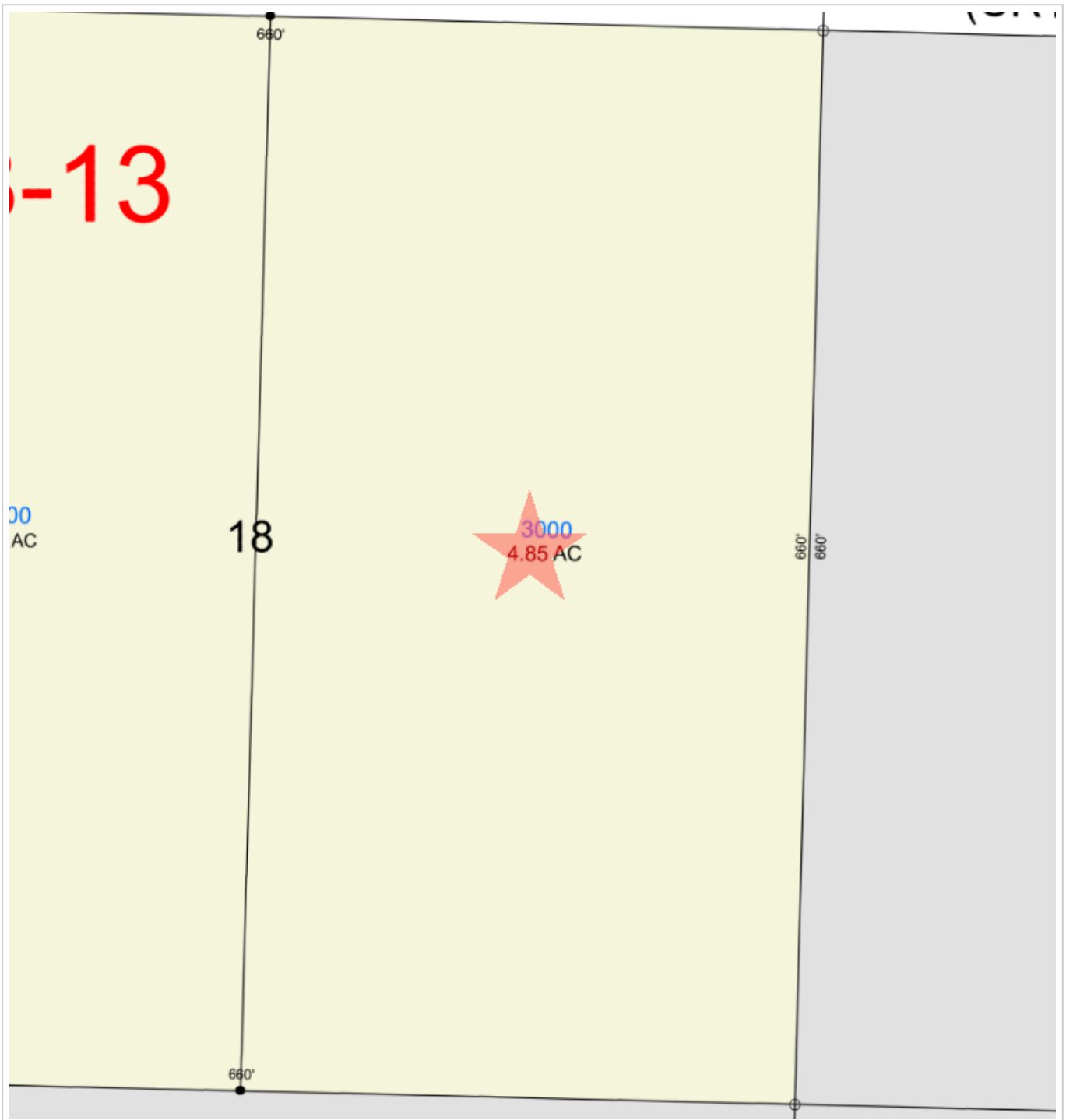
Bedrooms: 2	Total SqFt: 1,518 SqFt	Year Built: 1980
Baths, Total: 2	First Floor: 1,278 SqFt	Eff Year Built:
Baths, Full:	Second Floor:	Lot Size Ac: 4.85 Acres
Baths, Half:	Basement Fin: 240 SqFt	Lot Size SF: 211,266 SqFt
Total Units:	Basement Unfin:	Lot Width:
# Stories:	Basement Total: 240 SqFt	Lot 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

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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

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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

2022-067571

D-DW

Stn=6 M FERNANDES

11/15/2022 10:30:41 AM

\$10.00 \$11.00 \$5.00 \$60.00 \$2,536.00

\$2,622.00

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

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 36262204277

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

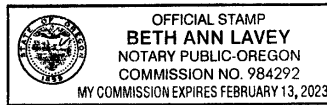
Joanne M. Fairchild-Cataldo
Joanne M. Fairchild-Cataldo

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

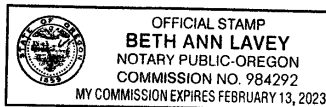


State of OR
County of Multnomah

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

Beth Ann Lavey
Notary Public - State of Oregon

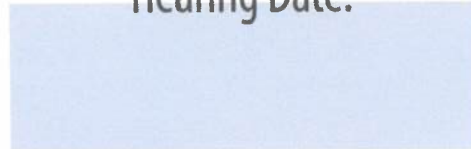
My Commission Expires: 2/13/23



CERTIFICATION OF SIGN POSTING



Hearing Date:



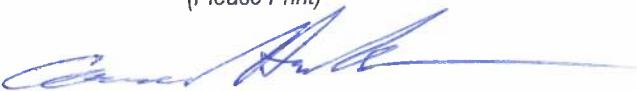
FOR MORE INFORMATION:

TUALATIN.GOV/PROJECTS

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.

As the consultant for the Annexation in the Basalt Creek Planning Area project, I hereby certify that on this day, 04/10/2025 sign(s) was/were posted on the subject property in accordance with the requirements of the Tualatin Development Code and the Community Development Division.

Consultant's Name: CONNOR THEODORE HUSKE
(Please Print)

Consultant's Signature: 

Date: 04/10/2025