



Land Use Application

Project Information		
Project Title: 124th Ave Development		
Brief Description: Proposed construction of (3) speculative, concrete tilt up buildings and associated site work.		
Property Information		
Address: 19000 SW 124th Ave - 12075 SW Tualatin Sherwood RD		
Assessor's Map Number and Tax Lots: 2S127BB0100 - 2S127BB0200		
Applicant/Primary Contact		
Name: Jennifer Kimura	Company Name: VLMK Engineering + Design	
Address: 3933 S Kelly Ave		
City: Portland	State: OR	ZIP: 97239
Phone: 971.254.8300	Email: jenniferk@vlmk.com	
Property Owner		
Name: Tualatin 124, LLC		
Address: 9760 SW Freeman Drive		
City: Wilsonville	State: OR	ZIP: 97070
Phone: 503.816.7719	Email: tbowers@ssiworld.com	
Property Owner's Signature:		Date: 4/13/2023

(Note: Letter of authorization is required if not signed by owner)

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

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



25 NW 23rd Place Suite 1 / Commercial Dept
Portland, OR 97210
Phone (503) 219-9088 Fax (503) 477-6476

WFG National Title Insurance Company
Trevor Cheyne
25 NW 23rd Place Suite 1 / Commercial Dept
Portland, OR 97210

Date Prepared: November 8, 2018

PRELIMINARY TITLE REPORT

Order Number: **18-230918**
Escrow Officer: Trevor Cheyne
Phone: (503) 444-7047
Fax: (503) 296-5869
Email: tcheyne@wfgnationaltitle.com

Seller(s): Franklin Business Park, LLC
Buyer(s): Our Associates, LLC

Property: 19000 SW 124th Avenue, Tualatin, OR 97062

WFG National Title Insurance Company, is prepared to issue a title insurance policy, as of the effective date and in the form and amount shown on Schedule A, subject to the conditions, stipulations and exclusions from coverage appearing in the policy form and subject to the exceptions shown on Schedule B. This Report (and any Amendments) is preliminary to and issued solely for the purpose of facilitating the issuance of a policy of title insurance at the time the real estate transaction in question is closed and no liability is assumed in the Report. The Report shall become null and void unless a policy is issued and the full premium paid.

This report is for the exclusive use of the person to whom it is addressed. Title insurance is conditioned on recordation of satisfactory instruments that establish the interests of the parties to be insured; until such recordation, the Company may cancel or revise this report for any reason.

SCHEDULE A

1. The effective date of this preliminary title report is **8:00 A.M. on 1st day of May, 2018**
2. The policies and endorsements to be insured and the related charges are:

<u>Policy/Endorsement Description</u>	<u>Liability</u>		<u>Charge</u>
ALTA 2006 Owners Policy	\$1,450,000.00		\$2,775.00
Basic Owner's Rate		\$2,775.00	

Proposed Insured: Our Associates, LLC

Government Service Fee: \$25.00

This is a preliminary billing only, a consolidated statement of charges, credits and advances, if any, in connection with this order will be provided at closing.

3. Title to the land described herein is vested in:

Franklin Business Park LLC, an Oregon limited liability company

4. The estate or interest in land is:

Fee Simple

5. The land referred to in this report is described as follows:

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

EXHIBIT "A"
LEGAL DESCRIPTION

A portion of Section 27, Township 2 South, Range 1 West of the Willamette Meridian, in the City of Tualatin, County of Washington and State of Oregon, described as follows:

Beginning at the Northwest corner of Section 27, Township 2 South, Range 1 West of the Willamette Meridian, and running thence East along the North line of said section 80.0 rods; thence South, parallel with the West line of said section, 20.0 rods; thence West 80.0 rods to said West line; thence North 20.0 rods to the place of beginning.

EXCEPTING THEREFROM the West 20.00 feet and the West 185.0 feet of the North 20.0 feet thereof.

FURTHER EXCEPTING THEREFROM that portion described in Deed of Dedication granted to the City of Tualatin for use of public as public way for street, road, right-of-way and public utility purposes by Deed recorded April 10, 2008, Recording No. 2018-032336.

SCHEDULE B

GENERAL EXCEPTIONS

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, not shown by the public records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
4. Any encroachment (of existing improvements located on the subject land onto adjoining land or of existing improvements located on adjoining land onto the subject land), encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the subject land.
5. Any lien, or right to a lien, for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the public records.

SPECIAL EXCEPTIONS

6. Easement, including the terms and provisions thereof:
For : Slope and public utility
Granted to : the City of Tualatin
Recorded : April 1, 2008
Recording No(s) : [2008-032337](#)
Affects : the Westerly 12 feet abutting SW 124th Avenue
7. Unpaid Taxes for 2018 -2019:
Levied Amount : \$7,055.03, plus interest and fees, if any
Property ID No. : [R546653](#)
Levy Code : 088.15
Map Tax Lot No. : 2S127BB-00100
8. City liens, if any, of the City of Tualatin. We find none as of November 8, 2008.
9. Resolution No. 5023-11 establishing a zone of benefit recovery charge for street improvements on SW 124th Avenue between SW Myslony Street and SW Tualatin-Sherwood Road, including the terms and provisions thereof:
Recorded : November 2, 2011
Recording No. : [2011-077061](#)
Proposed Recovery Charge \$21,740.34 for 2S1B00200 (now known 2S127BB00100).
Please contact the City of Tualatin for further information.
10. This Commitment is subject to approval by personnel of WFG National Title Insurance Company and any additional limitations, requirements or exceptions made by WFG National Title Insurance Company.
11. Any unrecorded leases or rights of tenants in possession.

LINKS FOR ADDITIONAL SUPPORTING DOCUMENTS:

[Assessor's map](#)

[Taxes](#)

[Vested Deed](#)

[Dedication Deed 2008 032336 ref in legal](#)

END OF EXCEPTIONS

NOTE: We find NO judgments or Federal Tax Liens against the name(s) of Our Associates, LLC.

NOTE: In no event shall WFG National Title Insurance Company have any liability for the tax assessor's imposition of any additional assessments for omitted taxes unless such taxes have been added to the tax roll and constitute liens on the property as of the date of closing. Otherwise, such omitted taxes shall be the sole, joint and several responsibility of seller(s) and buyer(s), as they may determine between themselves.

NOTE: No search has been made for Financing Statements filed in the office of the Secretary of State. Exception may be taken to such matters as may be shown thereby. No liability is assumed if a Financing Statement is filed in the office of the County Recorder covering timber, crops, fixtures or contracts on the premises wherein the lands are described other than by metes and bounds or under the rectangular survey system or by recorded lot and block.

NOTE: The Oregon Corporation Commission disclosed that [Franklin Business Park LLC](#) , is an active Oregon limited liability company:

Filed	:	March 14, 2000
Member	:	Marlborough Enterprises, Inc.
Registered Agent	:	Jonathan A. Bennett

NOTE: The Oregon Corporation Commission disclosed that [Marlborough Enterprises, Inc.](#), is an active Oregon corporation:

Filed	:	December 28, 1977
President	:	Amy Drake Reeves
Secretary	:	Matthew Bouvy Drake
Registered Agent	:	Franklin Drake (deceased) unknown at this time

(Affects Member of Franklin Business Park LLC)

NOTE: The requirement that a copy of the Operating Agreement of Our Associates, LLC, an Oregon limited liability company be submitted to us for examination. Any conveyance or encumbrance by said Company should be executed in accordance with the Operating Agreement of said Company.

NOTE: The Oregon Corporation Commission disclosed that [Our Associates, LLC](#), is an active Oregon limited liability company:

Filed	:	September 21, 2001
Member	:	Thomas J. Garnier
Registered Agent	:	Thomas Garnier

NOTE: The following is incorporated herein for information purposes only and is not part of the exception from coverage (Schedule B-II of the prelim and Schedule B of the policy):The following instrument(s), affecting said property, is (are) the last instrument(s) conveying subject property filed for record within 24 months of the effective date of this preliminary title report:

None of Record

NOTE: Due to current conflicts or potential conflicts between state and federal law, which conflicts may extend to local law, regarding marijuana, if the transaction to be insured involves property which is currently used or is to be used in connection with a marijuana enterprise, including but not limited to the cultivation, storage, distribution, transport, manufacture, or sale of marijuana and/or products containing marijuana, the Company declines to close or insure the transaction, and this Preliminary Title Report shall automatically be considered null and void and of no force and effect.

NOTE: The following applicable recording fees will be charged by the county:

Multnomah County-First Page	\$82.00
Washington County-First Page	\$81.00
Clackamas County-First Page	\$93.00
Each Additional Page	\$ 5.00
Non-standard Document Fee	\$20.00
E-recording Fee	\$ 3.00

Washington County Ordinance No. 193, recorded May 13, 1977 in Washington County, Oregon imposes a tax of \$1.00 per \$1,000.00 or fraction thereof on the transfer of real property located within Washington County.

NOTE: IMPORTANT INFORMATION REGARDING PROPERTY TAX PAYMENTS

Fiscal Year:	July 1 st through June 30 th
Taxes become a lien on real property, but are not yet payable.	July 1 st
Taxes become certified and payable (approximately on this date)	October 15 th
First one third payment of taxes are due	November 15 th
Second one third payment of taxes are due	February 15 th
Final payment of taxes are due	May 15 th

Discounts: If two thirds are paid by November 15th, a 2% discount will apply.

If the full amount of the taxes are paid by November 15th, a 3% discount will apply.

Interest: Interest accrues as of the 15th of each month based on any amount that is unpaid by the due date. No interest is charged if the minimum amount is paid according to the above mentioned payment schedule.

NOTE: THE FOLLOWING NOTICE IS REQUIRED BY STATE LAW: YOU WILL BE REVIEWING, APPROVING AND SIGNING IMPORTANT DOCUMENTS AT CLOSING. LEGAL CONSEQUENCES FOLLOW FROM THE SELECTION AND USE OF THESE DOCUMENTS. YOU MAY CONSULT AN ATTORNEY ABOUT THESE DOCUMENTS. YOU SHOULD CONSULT AN ATTORNEY IF YOU HAVE QUESTIONS OR CONCERNS ABOUT THE TRANSACTION OR ABOUT THESE DOCUMENTS. IF YOU WISH TO REVIEW TRANSACTION DOCUMENTS THAT YOU HAVE NOT SEEN, CONTACT THE ESCROW AGENT.

End of Report

Your Escrow Officer

Trevor Cheyne
WFG National Title Insurance Company
25 NW 23rd Place Suite 1 / Commercial Dept
Portland, OR 97210
Phone: (503) 444-7047
Fax: (503) 296-5869
Email: tcheyne@wfgnationaltitle.com



WFG National Title Insurance Company is prepared to issue, as of the date specified in the attached Preliminary Title Report (the Report), a policy or policies of title insurance as listed in the Report and describing the land and the estate or interest set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as a General or Specific Exception or not excluded from coverage pursuant to the printed Exclusions and Conditions of the policy form(s).

The printed General Exceptions and Exclusions from the coverage of the policy or policies are listed in Exhibit One to the Report. In addition, the forms of the policy or policies to be issued may contain certain contract clauses, including an arbitration clause, which could affect the party's rights. Copies of the policy forms should be read. They are available from the office which issued the Report.

The Report (and any amendments) is preliminary to and issued solely for the purpose of facilitating the issuance of a policy of title insurance at the time the real estate transaction in question is closed and no liability is assumed in the Report.

The policy(s) of title insurance to be issued will be policy(s) of WFG National Title Insurance Company.

Please read the Specific Exceptions shown in the Report and the General Exceptions and Exclusions listed in Exhibit One carefully. The list of Specific and General Exceptions and Exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy to be issued and should be read and carefully considered.

It is important to note that the Report is not an abstract of title, a written representation as to the complete condition of the title of the property in question, and may not list all liens, defects and encumbrances affecting title to the land.

The Report is for the exclusive use of the parties to this transaction, and the Company does not have any liability to any third parties or any liability under the terms of the policy(s) to be issued until the full premium is paid. Until all necessary documents are recorded in the public record, the Company reserves the right to amend the Report.

Countersigned



Exhibit One
2006 American Land Title Association Loan Policy 6-17-06
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

THE ABOVE POLICY FORM MAY BE ISSUED TO AFFORD EITHER Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

SCHEDULE B - GENERAL EXCEPTIONS FROM COVERAGE

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, not shown by the public records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
4. Any encroachment (of existing improvements located on the subject land onto adjoining land or of existing improvements located on adjoining land onto the subject land), encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the subject land.
5. Any lien, or right to a lien, for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the public records.

2006 AMERICAN LAND TITLE ASSOCIATION OWNER'S POLICY 6-17-06
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
 - (a) a fraudulent conveyance or fraudulent transfer; or
 - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

SCHEDULE B - GENERAL EXCEPTIONS FROM COVERAGE

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, not shown by the public records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
4. Any encroachment (of existing improvements located on the subject land onto adjoining land or of existing improvements located on adjoining land onto the subject land), encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the subject land.

Any lien, or right to a lien, for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the public records.



ABOUT YOUR PRIVACY

At WFG, we believe it is important to protect the privacy and confidences of our customers. This notice is intended to explain how we collect, use, and protect any information that we may collect. It will explain the choices you may make about the use of that information.

What Information Do We Collect About You?

We collect certain types of information about you. This may consist of:

- Your name, address, and telephone number.
- Your email address.
- Your social security or government ID numbers.
- Your financial information.

We collect this information from:

- The application or other forms you fill out with us.
- The correspondence you and others direct to us.
- Our transactions with you.
- Others involved in your transaction, including the real estate agent or lender.

In some cases, we collect information from third parties. For instance, we may receive real estate information from local assessor's offices.

How Do We Use This Information?

We use the information we collect to respond to your requests. **WE DO NOT SHARE** your information with other companies.

How Can You "Opt Out?"

We do not share your information so there is no need to opt out.

The information We Collect About You On Our Website

When you enter our website, we automatically collect and store certain information. This consists of:

- Your IP Address
- (Internet Protocol Address) and domain name.
- The type of browser and operating system you use.
- The time of your visit.
- The pages of our site you visit.

If you register with us or fill out an on online survey, we will collect additional personal information, such as your name, telephone number, email address and mailing address.

Cookie Usage

In order to provide you with customized service, we make use of "cookies." Cookies are essentially files that help us identify your computer and respond to it. You may disable cookies on your own computer, but you may not be able to download online documents unless cookies are enabled.

How We Use Information

The information we collect concerning:

- Your browser
- The time and date of your visit
- The web pages or services you accessed

is used for administrative and technical purposes. For instance, we may use it to count the number of visitors to our site and determine the most popular pages. We may also use it to review types of technology you are using, determine which link brought you here, assess how our advertisements on other sites are working, and to help with maintenance.

We use information contained in your emails only for the purpose of responding to those emails. If we ask you to fill out any forms or surveys, we will use the information we receive only for the specific purposes indicated in those forms or surveys.

Your Right to See and Correct Information

If you wish to see the information collected about you, please contact your settlement agent.

Children's Policy

We do not knowingly collect information from children under the age of 18. We delete any information that we discover has been provided by children.

Security

--Generally

We make every effort to protect the integrity of your information. Any personal information you enter into online forms or surveys will be encrypted to ensure it remains private. We limit the right of access to your information to employees that need to use the information to respond to or process your request or transaction. We also take industry standard (IPSEC) measures to protect our sites from malicious intrusions or hacking.

--Phishing and Pretexting

As you know, consumers are increasingly targeted by unscrupulous persons attempting to acquire sensitive personal or financial information, by impersonating legitimate businesses. We will never send you an unsolicited email or other communication requesting your private information. If you receive a communication directing you to enter your personal information, please disregard the instruction and contact us immediately at Compliance@wfgnationaltitle.com.

Oregon Residents

We may not disclose personal or privileged information about you unless we provide you with a disclosure authorization form that is executed by you or your representative and otherwise complies with certain statutory requirements. Any such authorization is not valid for more than 24 months and may be revoked by you at any time, subject to the rights of anyone who relied on the authorization prior to your notice of revocation.

In addition, if your personal or privileged information was collected or received by us in connection with a title insurance transaction, we cannot disclose such information if the disclosure authorization form that you executed is more than one year old or if the requested disclosure is for a purpose other than a purpose expressly permitted by statute.

You have the right at any time to request in writing access to recorded personal information about you that is reasonably described by you and reasonably available to us. Within 30 days of the date of our receipt of any such written request from you, we will inform you of the nature and substance of any such information, permit you to see and copy that information or obtain a copy by mail, disclose the identity, if recorded, of the persons to whom we have disclosed such information during the previous two years, and provide you with a summary of the procedures by which you may request that such information be corrected, amended or deleted.

Do Not Track

Because there is not an industry-standard process or defined criteria to permit a user to opt out of tracking their internet access (Do Not Track or DNT), we do not currently respond to the various DNT signals.

How to Contact Us

If you have any questions about our privacy policy, please contact WFG:

- By email: Compliance@wfgnationaltitle.com
- By telephone: 800-385-1590
- By fax: 503-974-9596
- By mail: 12909 SW 68th Pkwy, Suite 350, Portland, OR 97223
- In person: 12909 SW 68th Pkwy, Suite 350, Portland, OR 97223

WFG FAMILY

WILLISTON FINANCIAL GROUP LLC
WFG NATIONAL TITLE INSURANCE COMPANY
WFG LENDER SERVICES, LLC
WFGLS TITLE AGENCY OF UTAH, LLC
WFG NATIONAL TITLE COMPANY OF WASHINGTON, LLC
WFG NATIONAL TITLE COMPANY OF CALIFORNIA
WFG NATIONAL TITLE COMPANY OF TEXAS, LLC D/B/A WFG NATIONAL TITLE COMPANY
UNIVERSAL TITLE PARTNERS, LLC
VALUTRUST SOLUTIONS, LLC
WILLISTON ENTERPRISE SOLUTIONS & TECHNOLOGY, LLC
WFG NATIONAL TITLE COMPANY OF CLARK COUNTY, WA, LLC D/B/A WFG NATIONAL TITLE
INLAND PROFESSIONAL TITLE LLC D/B/A WFG NATIONAL TITLE COMPANY OF EASTERN WA
WFG NATIONAL TITLE COMPANY OF COLORADO



RECORDING REQUESTED BY:



Fidelity National Title
Company of Oregon

900 SW 5th Avenue
Portland, OR 97204

GRANTOR'S NAME:
Edward J. Wager

GRANTEE'S NAME:
Tualatin 124, LLC, an Oregon limited liability company

AFTER RECORDING RETURN TO:
Thomas J. Garnier
Tualatin 124, LLC
9760 SW Freeman Drive
Wilsonville, OR 97070

SEND TAX STATEMENTS TO:
Tualatin 124, LLC
9760 SW Freeman Drive
Wilsonville, OR 97070

APN: R546662
R2184890
12075 SW Tualatin Sherwood Road, Tualatin, OR 97062

Washington County, Oregon	2019-062466
D-DW	09/13/2019 09:45:12 AM
Stn=16 M LOPEZ	
\$20.00 \$11.00 \$5.00 \$60.00 \$1,525.00	\$1,621.00

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

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

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Edward J. Wager, Grantor, conveys and warrants to **Tualatin 124, 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 ONE MILLION FIVE HUNDRED TWENTY-FIVE THOUSAND AND NO/100 DOLLARS (**\$1,525,000.00**). (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.

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

Dated: September 13, 2019

Edward J. Wager
Edward J. Wager

State of Oregon

County of CLATSOP

This instrument was acknowledged before me on September 13, 2019 by Edward J. Wager.

[Signature]
Notary Public - State of Oregon

My Commission Expires: 10-27-2019



Fidelity National Title of Oregon

EXHIBIT "A"
Legal Description

PARCEL I:

A parcel of land in the Northwest quarter of Section 27, Township 2 South, Range 1 West of the Willamette Meridian, in the City of Tualatin, Washington County, Oregon, described as follows:

Beginning at a point which is North 537.24 feet and North 82° 04' East 803.1 feet and North 85° 20' East 278.78 feet from the quarter section corner between Sections 27 and 28, Township 2 South, Range 1 West of the Willamette Meridian, from said beginning point; thence running North 0° 17' East 649.44 feet to a point; thence North 89° 52' East 238.2 feet to a point; thence South 0° 03' East 627 feet to a point; thence South 85° 20' West 238.92 feet to the place of beginning.

ALSO: A parcel of land in the Northwest quarter of Section 27, Township 2 South, Range 1 West of the Willamette Meridian, in the City of Tualatin, Washington County, Oregon, described as follows:

Beginning at the Northeast corner of 17.53 acre tract of land belonging to Grace H. Robinson located in the Southwest one-quarter of the Northwest one-quarter of Section 27, Township 2 South, Range 1 West of the Willamette Meridian; thence running West along the North line of said tract 36 feet; thence South parallel with the East line of said tract 600 feet to the County Road; thence East along the County Road 36 feet to the Southeast corner of said tract; thence North along the East line of said tract 600 feet to the point of beginning.

EXCEPTING THEREFROM that portion thereof conveyed to Joseph L. Itel and others by deed recorded October 26, 1973 in Book 950, Page 861, described as follows:

Beginning at the Southeast corner of that certain tract of land recorded in Book 750, Page 279, said Deed Records, conveying one-half interest to Earl J. Itel, which point is in the center of S.W. Tualatin-Sherwood Road (County Road No. 492) and which bears South 2065.56 feet and East 1061.58 feet from the Northwest corner of said Section 27; thence running along the line common to Itel and Wager tracts, North 00° 27' East 301.79 feet to a point; thence South 89° 33' East 20.00 feet to a point; thence parallel with said common line, South 0° 27' West 300.00 feet to a point in the center line of said S.W. Tualatin-Sherwood Road; thence in the center thereof, South 85° 20' West 20.08 feet to the point of beginning.

FURTHER EXCEPTING THEREFROM that portion described as Parcel I (Take - Dedication of right-of-Way) in Dedication Deed to Washington County, for public road purposes, recorded April 4, 1990, Recorder's No. 90-16553.

PARCEL II:

A parcel of land in Section 27, Township 2 South, Range 1 West of the Willamette Meridian, in the City of Tualatin, Washington County, Oregon, described as follows:

Commencing at an iron bar at the corner of Sections 21, 22, 27 and 28, Township 2 South, Range 1 West, of the Willamette Meridian; thence South 0° 27' West along the West line of said Section 27, 231.14 feet to the point of beginning of the tract of land to be described, and from said beginning point; thence running South 89° 58-1/2' East 1344.18 feet to a point; thence South 1° 35-1/2' West 595.87 feet to a point; thence North 89° 55' West 1328.63 feet to a point; thence North 0° 27' East 594.36 feet to the place of beginning.

ALSO the South 15 acres of the Northwest quarter of the Northwest quarter of Section 27 in Township 2 South, Range 1 West of the Willamette Meridian, more particularly described as:

Beginning at the Southwest corner of said Northwest quarter of the Northwest quarter of Section 27; thence North along the West line of said Section 27 a distance of 30 rods to a point; thence East on a line parallel with the South line of said Northwest quarter of the Northwest quarter of said Section 27 a distance of 80 rods to the East line of said Northwest quarter of the Northwest quarter of Section 27; thence South along the East line of said subdivision 30 rods to the Southeast corner thereof; thence West along the South line of said subdivision 80 rods to the place of beginning.

EXCEPTING THEREFROM a certain tract of land conveyed by D.V. Jennings and Margaret Jennings, his wife, to Grace H. Robinson by deed recorded March 28, 1918 in Book 109 on Page 556, records of deed of Washington County, Oregon.

FURTHER EXCEPTING THEREFROM that portion described in Dedication Deed to the City of Tualatin, for the use of the public as a public way, for street, road, right-of-way and public utility purposes, recorded November 1, 2007, as Document No. 2007-115253, Records of the County of Washington and State of Oregon.

FURTHER EXCEPTING THEREFROM that portion described in Dedication Deed to the City of Tualatin, for the use of the public as a water quality and detention facility, recorded April 23, 2009, as Document No. 2009-034873, Records of the County of Washington and State of Oregon.

FURTHER EXCEPTING THEREFROM that portion described in Dedication Deed to the City of Tualatin, for the use of the public as a public way, for street, road, right-of-way and public utility purposes, recorded April 23, 2009, as Document No. 2009-034874, Records of the County of Washington and State of Oregon.

EXHIBIT "A"
Legal Description

FURTHER EXCEPTING THEREFROM that portion described in Dedication Deed to the City of Tualatin, a perpetual right-of-way for street, road, public utility, and pedestrian purposes, recorded February 5, 2018, as Document No. 2018-008704, Records of the County of Washington and State of Oregon.

EXHIBIT "B"
Exceptions

Subject to:

1. Property taxes in an undetermined amount, which are a lien but not yet payable, including any assessments collected with taxes to be levied for the fiscal year 2019-2020.
2. Omitted taxes, if any, as no improvements are assessed. No liability is assumed for later additions to the tax roll.

Account No.: M931576 / Manufactured Structure
Affectst: Parcel I
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Washington County
Purpose: Drainage and slopes
Recording Date: April 4, 1990
Recording No: 90-16553
Affects: Parcel I, reference is hereby made to said document for full particulars
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Tualatin
Purpose: Sanitary sewer
Recording Date: November 22, 1991
Recording No: 91-065142
Affects: Parcel II, reference is hereby made to said document for full particulars
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Tualatin
Purpose: Storm drainage
Recording Date: November 22, 1991
Recording No: 91-065143
Affects: Parcel II, reference is hereby made to said document for full particulars
6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Tualatin
Purpose: Slopes
Recording Date: November 22, 1991
Recording No: 91-065144
Affects: Parcel II, reference is hereby made to said document for full particulars
7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Tualatin
Purpose: Slopes and utilities
Recording Date: November 1, 2007
Recording No: 2007-115254
Affects: Parcel II, reference is hereby made to said document for full particulars
8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Tualatin
Purpose: Water quality and mitigation
Recording Date: November 1, 2007
Recording No: 2007-115255
Affects: Parcel II, reference is hereby made to said document for full particulars
9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Tualatin
Purpose: Access
Recording Date: April 23, 2009
Recording No: 2009-034875
Affects: Parcel II, reference is hereby made to said document for full particulars
10. Fence encroachment agreement, including the terms and provisions thereof

Recording Date: June 30, 2009
Recording No.: 2009-059448
11. Rights of tenants, as tenants only, in unrecorded leaseholds.

WFG Title 18-230918 COMM

File No.: 18-230918

Grantor
Franklin Business Park LLC
Grantee
Tualatin 124, LLC
After recording return to
Tualatin 124, LLC, an Oregon limited liability company 9760 SW Freeman Drive Wilsonville, OR 97070
Until requested, all tax statements shall be sent to
Tualatin 124, LLC, an Oregon limited liability company 9760 SW Freeman Drive Wilsonville, OR 97070
Tax Acct No(s): 2S127BB-00100, R546653

Washington County, Oregon **2018-084483**
D-DW
 Stn=7 C LOUCKS **12/18/2018 08:43:16 AM**
 \$20.00 \$11.00 \$5.00 \$60.00 \$1,450.00 **\$1,546.00**

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

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

Reserved for Recorder's Use

STATUTORY WARRANTY DEED

Franklin Business Park LLC, an Oregon limited liability company, Grantor(s) convey and warrant to Tualatin 124, LLC, an Oregon limited liability company, Grantee(s), the real property described in the attached Exhibit A, subject only to those liens and encumbrances set forth on the attached Exhibit B.

The true consideration for this conveyance is **\$1,450,000.00**. (Here comply with requirements of ORS 93.030)

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

WFG Title 18-230918 COMM

File No.: 18-230918

Grantor
Franklin Business Park LLC
Grantee
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After recording return to
Tualatin 124, LLC, an Oregon limited liability company 9760 SW Freeman Drive Wilsonville, OR 97070
Until requested, all tax statements shall be sent to
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Tax Acct No(s): 2S127BB-00100, R546653

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STATUTORY WARRANTY DEED

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Executed this 14 day of December, 2018

Franklin Business Park LLC, an Oregon limited liability company

By: Marlborough Enterprises, Inc., an Oregon Corporation
Its: Manager

By Amy Drake Reeves
Name: Amy Drake Reeves
Its: President

By Matthew B. Drake
Name: Matthew B. Drake
Its: Vice President and Secretary

STATE OF OREGON
COUNTY OF MULTNOMAH

This instrument was acknowledged before me this 14 day of December, 2018 by Amy Drake Reeves as President and Matthew B. Drake as Vice President and Secretary, of Marlborough Enterprises, Inc., an Oregon Corporation, Manager of Franklin Business Park LLC, an Oregon limited liability company, on behalf of the limited liability company .

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

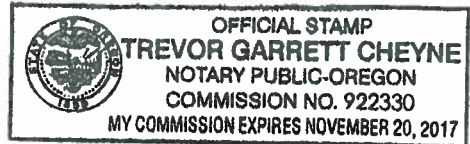


EXHIBIT "A"
LEGAL DESCRIPTION

A portion of Section 27, Township 2 South, Range 1 West of the Willamette Meridian, in the City of Tualatin, County of Washington and State of Oregon, described as follows:

Beginning at the Northwest corner of Section 27, Township 2 South, Range 1 West of the Willamette Meridian, and running thence East along the North line of said section 80.0 rods; thence South, parallel with the West line of said section, 20.0 rods; thence West 80.0 rods to said West line; thence North 20.0 rods to the place of beginning.

EXCEPTING THEREFROM the West 20.00 feet and the West 185.0 feet of the North 20.0 feet thereof.

FURTHER EXCEPTING THEREFROM that portion described in Deed of Dedication granted to the City of Tualatin for use of public as public way for street, road, right-of-way and public utility purposes by Deed recorded April 10, 2008, Recording No. 2018-032336.

EXHIBIT "B"
Exceptions

1. Easement, including the terms and provisions thereof:
 - For : Slope and public utility
 - Granted to : the City of Tualatin
 - Recorded : April 1, 2008
 - Recording No(s) : 2008-032337
 - Affects : the Westerly 12 feet abutting SW 124th Avenue

WFG TR# 18-230918 COMM

**RECORDING COVER SHEET
(Per ORS 205.234)**

This cover sheet has been prepared by the person presenting the attached instrument for recording. Any errors in this cover sheet Do Not effect the transaction(s) contained in this instrument itself.

After recording return to:

Tualatin 124, LLC,
9760 SW Freeman Drive
Wilsonville, OR 97070

Mail Tax statements to:

NO CHANGE

Name(s) of Transaction(s):

Described in the attached instrument and required by ORS 205.234(a) (i.e. Warranty Deed)
STATUTORY WARRANTY DEED

Direct Party (per ORS 205.125 [1][b]) / Grantor (per ORS 205.160):

Franklin Business Park LLC, an Oregon limited liability company

Indirect Party (per ORS 205.125[1][a]) / Grantee (per ORS 205.160):

Tualatin 124, LLC, an Oregon limited liability company

Consideration Paid (per ORS 93.030): \$1,450,000.00

**Rerecorded at the request of WFG to correct To correct deed reference in legal
Previously recorded as Fee No. 12/18/18 as 2018-084483.**

(Legal description if corrected is attached to included certified document of the original)

Washington County, Oregon	2019-001637
D-DW	
Str=2 S AKINS	01/11/2019 09:20:19 AM
\$30.00 \$11.00 \$5.00 \$60.00	\$106.00
I, Richard Hobernicht, Director of Assessment and Taxation and Ex-Officio County Clerk for Washington County, Oregon, do hereby certify that the within instrument of writing was received and recorded in the book of records of said county.	
Richard Hobernicht, Director of Assessment and Taxation, Ex-Officio	

WFG Title 18-230918 COMM

RECORDING COVER SHEET

(Per ORS 205.234)

This cover sheet has been prepared by the person presenting the attached instrument for recording. Any errors in this cover sheet Do Not effect the transaction(s) contained in this instrument itself.

After recording return to:

Tualatin 124, LLC,

9760 SW Freeman Drive

Wilsonville, OR 97070

Mail Tax statements to:

NO CHANGE

Name(s) of Transaction(s):

Described in the attached instrument and required by ORS 205.234(a) (i.e. Warranty Deed)

STATUTORY WARRANTY DEED

Direct Party (per ORS 205.125 [1][b]) / **Grantor** (per ORS 205.160):

Franklin Business Park LLC, an Oregon limited liability company

Indirect Party (per ORS 205.125[1][a]) / **Grantee** (per ORS 205.160):

Tualatin 124, LLC, an Oregon limited liability company

Consideration Paid (per ORS 93.030): \$1,450,000.00

Rerecorded at the request of WFG to correct To correct deed reference in legal

Previously recorded as Fee No. 12/18/18 as 2018-084483.

(Legal description if corrected is attached to included certified document of the original)

EXHIBIT "A"
LEGAL DESCRIPTION

A portion of Section 27, Township 2 South, Range 1 West of the Willamette Meridian, in the City of Tualatin, County of Washington and State of Oregon, described as follows:

Beginning at the Northwest corner of Section 27, Township 2 South, Range 1 West of the Willamette Meridian, and running thence East along the North line of said section 80.0 rods; thence South, parallel with the West line of said section, 20.0 rods; thence West 80.0 rods to said West line; thence North 20.0 rods to the place of beginning.

EXCEPTING THEREFROM the West 20.00 feet and the West 185.0 feet of the North 20.0 feet thereof.

FURTHER EXCEPTING THEREFROM that portion described in Deed of Dedication granted to the City of Tualatin for use of public as public way for street, road, right-of-way and public utility purposes by Deed recorded April 10, 2008, Recording No. 2008-032336.

WFG Title 18-230918 COMM

File No.: 18-230918

Grantor
Franklin Business Park LLC
Grantee
Tualatin 124, LLC
After recording return to
Tualatin 124, LLC, an Oregon limited liability company 9760 SW Freeman Drive Wilsonville, OR 97070
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Tualatin 124, LLC, an Oregon limited liability company 9760 SW Freeman Drive Wilsonville, OR 97070
Tax Acct No(s): 2S127BB-00100, R546653

Washington County, Oregon **2018-084483**
D-DW
 Stn=7 C LOUCKS **12/18/2018 08:43:16 AM**
 \$20.00 \$11.00 \$5.00 \$60.00 \$1,450.00 **\$1,546.00**

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

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

Reserved for Recorder's Use

STATUTORY WARRANTY DEED

Franklin Business Park LLC, an Oregon limited liability company, Grantor(s) convey and warrant to Tualatin 124, LLC, an Oregon limited liability company, Grantee(s), the real property described in the attached Exhibit A, subject only to those liens and encumbrances set forth on the attached Exhibit B.

The true consideration for this conveyance is **\$1,450,000.00**. (Here comply with requirements of ORS 93.030)

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

Executed this 14 day of December, 2018

Franklin Business Park LLC, an Oregon limited liability company

By: Marlborough Enterprises, Inc., an Oregon Corporation
Its: Manager

By Amy Drake Reeves
Name: Amy Drake Reeves
Its: President

By Matthew B. Drake
Name: Matthew B. Drake
Its: Vice President and Secretary

STATE OF OREGON
COUNTY OF MULTNOMAH

This instrument was acknowledged before me this 14 day of December, 2018 by Amy Drake Reeves as President and Matthew B. Drake as Vice President and Secretary, of Marlborough Enterprises, Inc., an Oregon Corporation, Manager of Franklin Business Park LLC, an Oregon limited liability company, on behalf of the limited liability company.

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

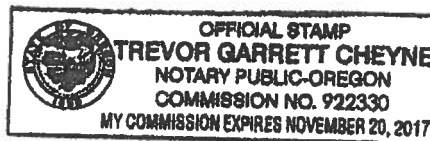


EXHIBIT "A"
LEGAL DESCRIPTION

A portion of Section 27, Township 2 South, Range 1 West of the Willamette Meridian, in the City of Tualatin, County of Washington and State of Oregon, described as follows:

Beginning at the Northwest corner of Section 27, Township 2 South, Range 1 West of the Willamette Meridian, and running thence East along the North line of said section 80.0 rods; thence South, parallel with the West line of said section, 20.0 rods; thence West 80.0 rods to said West line; thence North 20.0 rods to the place of beginning.

EXCEPTING THEREFROM the West 20.00 feet and the West 185.0 feet of the North 20.0 feet thereof.

FURTHER EXCEPTING THEREFROM that portion described in Deed of Dedication granted to the City of Tualatin for use of public as public way for street, road, right-of-way and public utility purposes by Deed recorded April 10, 2008, Recording No. 2018-032336.

EXHIBIT "B"
Exceptions

1. Easement, including the terms and provisions thereof:
- | | | |
|-----------------|---|---|
| For | : | Slope and public utility |
| Granted to | : | the City of Tualatin |
| Recorded | : | April 1, 2008 |
| Recording No(s) | : | 2008-032337 |
| Affects | : | the Westerly 12 feet abutting SW 124th Avenue |



I, Richard W. Hobernicht, Director of Assessment and Taxation and Ex-Officio County Clerk for Washington County, Oregon, do hereby certify this to be a true and correct copy of the original.

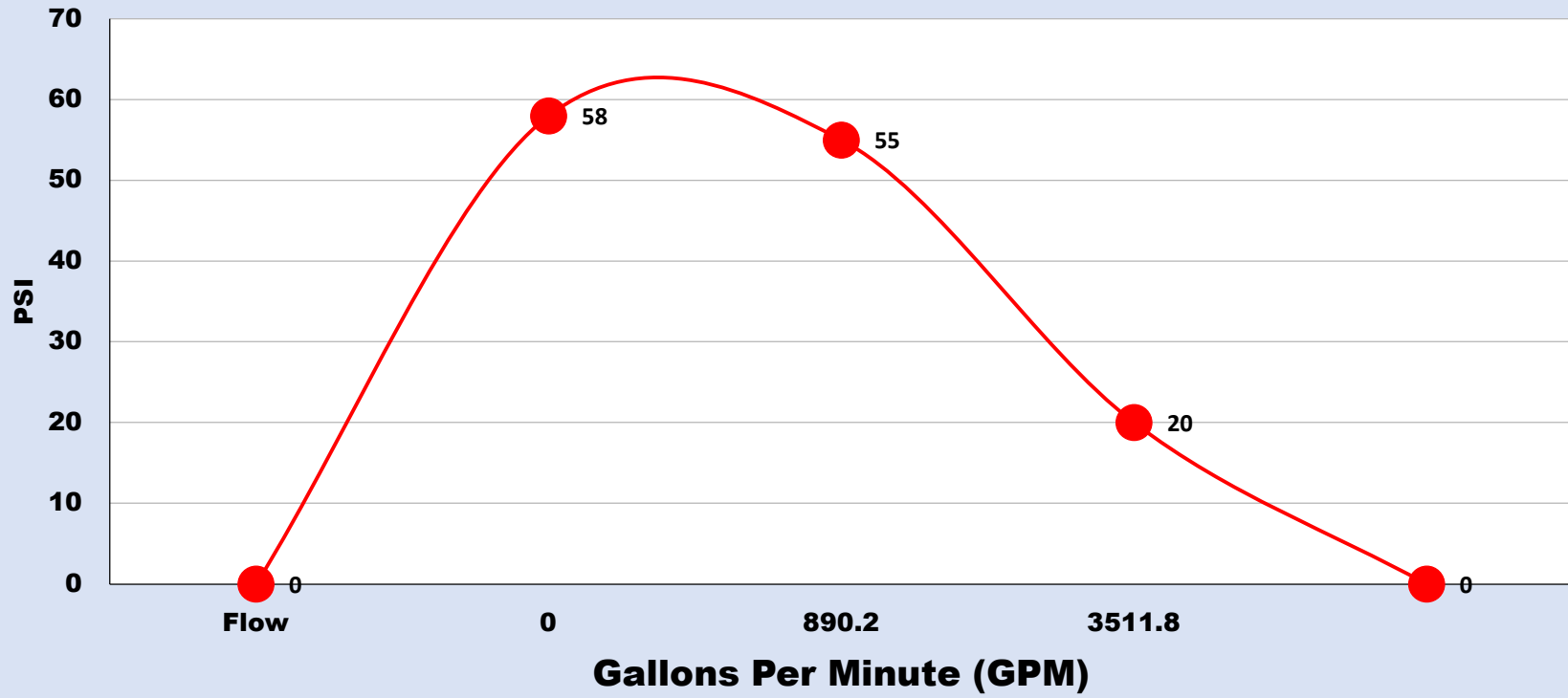
Witness my hand this 9th of January, 2019

By: _____

A handwritten signature in black ink, appearing to read "C. Loucks", is written over a horizontal line.

C. Loucks - Deputy

Hydrant Flow Graph



Water supply modeling is necessary for larger projects to determine the impact of the project’s water demand on the water supply system. Water supply modeling will be performed by a consulting engineer based on the most recent version of the Tualatin Water System Master Plan.

Due to possible impacts to the water supply system, the following projects in Tualatin require hydraulic modeling based on the size and type of the project and projected water use for the finished project. The outcome of modeling could require offsite improvements to the water supply system in order to ensure that adequate water supply is available to serve the project and reduce impacts to the overall system.

Hydraulic modeling of the water supply system is required for the following project type/sizes/demand:

Project Type	Criteria	Permit Fee
Commercial or Industrial Building	Building floor area greater than 48,300 square feet or Anticipated daily water demand greater than 870 gallons per acre per day	\$ 300 per building \$500
Residential development	More than 49 dwelling units	\$ 1,000
Multi-family development	More than 49 dwelling units or a combined building floor area greater than 48,300 square feet	\$ 300 per building

Please complete this form and submit the form and required fee (if applicable) with your land-use application (architectural review, subdivision, etc.).

Commercial or Industrial Development

- Building floor area 199,170 - total for (3) bldgs _____ square feet
- Anticipated water demand (if known) _____ gallons per day
- Described planned building use Shell/Speculative buildings - no tenants at this time

Residential Development

- Number of dwelling units or single family home lots _____

Multi-Family Residential Development

- Number of dwelling units _____
- Building floor area (sum of all building) _____
- Number of multi-family buildings _____

Permit fee required based on the information provided above \$ _____

- If no fee is required, enter \$0.

NOTE: Water Supply Modeling does not replace the requirement for fire hydrant flow testing. Flow testing of fire hydrants will still be required to verify adequate fire flow of finished system

Neighborhood Meeting Notes

124th Ave Development Park

12075 SW Tualatin Sherwood Road

Notices were sent to the Neighboring properties as required. No comments nor questions were received during the Notice Period prior to the meeting.

The Neighborhood Meeting was held remotely, via TEAMS, for the proposed 124th Ave Development Park at 12075 SW Tualatin Sherwood Road on Thursday, April 21, 2022. The meeting started at 6:00pm. The following people were in attendance and their contact information is shown on the attached Sign In Sheet:

1. Havlin G Kemp PE, VLMK Engineering + Design. Meeting Presenter.
2. Amy Tallent, VLMK Engineering + Design
3. Jennifer Kimura, VLMK Engineering + Design
4. Kurt Nakashima, VLMK Engineering + Design
5. Tony Jenkins, VLMK Engineering + Design
6. Tracy Bowers, Tualatin 124, LLC

Introductions of all attendees were made.

The meeting started at 6:00pm and no interested parties joined the meeting. The meeting was held open until 6:30pm and then closed.

Subsequent to the meeting, on Friday, April 22, 2022, a neighbor called to inquire about the project. Skip Stanaway, A&I Distribution, noted that he is the neighbor to the north and owns the building at the corner of SW 124th and Myslony. Havlin Kemp spoke with Mr. Stanaway and answered his questions concerning:

1. the two proposed driveways onto SW 124th
2. the method of stormwater treatment and detention and
3. the grading and landscaping north of Buildings B and C between Mr. Stanaway's property and the buildings.

In addition to the above questions, Mr. Stanaway asked if this project needed fill dirt. He noted that he had between 300 and 3000 cyds. of fill material stockpiled to the east of his building that he could sell for use on our project. Mr. Kemp noted that the project will need fill material and would contact Mr. Stanaway in the future once the projects receives the required approvals and permits.

Submitted by:
VLMK Engineering + Design

Havlin G. Kemp PE
Principal

Enclosures:

1. Proposed Site Plan
2. Sign In Sheet



CERTIFICATION OF SIGN POSTING

<p>NOTICE</p> <p>NEIGHBORHOOD / DEVELOPER MEETING</p> <p>__/__/2010 __:__.m.</p> <p>SW _____</p> <p>503-__-__</p>

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

As the applicant for the 124th Ave Development project, I hereby certify that on this day, 4/7/22 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: Amy Tallent

(Please Print)

Applicant's Signature: 

Date: 4/7/22

AFFIDAVIT OF MAILING NOTICE

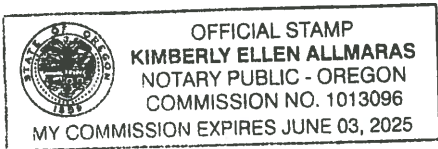
STATE OF OREGON)
) SS
COUNTY OF WASHINGTON)

I, Amy Tallent being first duly sworn, depose and say:

That on the 7th day of April, 20 22, I served 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.

Amy Tallent
Signature

SUBSCRIBED AND SWORN to before me this 8th day of April, 20 22.



Kimberly Allmaras
Notary Public for Oregon
My commission expires: 6/3/2025

RE: Neighborhood Meeting Notice

Janine Wilson
18325 SW 135th Terrace
Tualatin, OR 97062

Margarita Crowell
7237 SW Delaware Ct.
Tualatin, OR 97062

Ed Casey
22255 SW 102nd Pl.
Tualatin, OR 97062

Chris Tunstall
17400 SW Cheyenne Way
Tualatin, OR 97062

Sallie Olson
8960 SW Arapaho Rd
Tualatin, OR 97062

Julie Makarowsky
10775 SW Willow St.
Tualatin, OR 97062

Dan Hardy
23070 SW Lodgepole Ave
Tualatin, OR 97062

Del Moore
8790 SW Nisqually Ct
Tualatin, OR 97062

Alex Thurber
9875 SW Iowa Dr
Tualatin, OR 97062

Kate Pinamonti
10240 SW Fulton Drive
Tualatin, OR 97062

Jamison Shields
8182 SW Paiute
Tualatin, OR 97062

Mary Lyn Westenhaver
9845 SW Iowa Dr
Tualatin, OR 97062

Jeanne Raikoglo
17630 SW Shawnee Trail
Tualatin, OR 97062

Claudia Sterling
20600 SW Shoshone Dr
Tualatin, OR 97062

Susan Humphrey
8801 SW Stono Dr.
Tualatin, OR 97062

Daniel Bachhuber
10205 SW Casteel Ct
Tualatin, OR 97062

Janet Gilkey
21132 SW 86th Ct
Tualatin, OR 97062

Deb Fant
22680 SW Eno Pl.
Tualatin, OR 97062

Doug Ulmer
7237 SW Delaware Ct.
Tualatin, OR 97062

Roy Loop
20190 SW 86th Ct
Tualatin, OR 97062

Cathy Holland
10740 SW Lucas Dr.
Tualatin, OR 97062

Scott Miller
12976 SW Hillside Terrace
Tualatin, OR 97062

Chris Tunstall
17400 SW Cheyenne Way
Tualatin, OR 97062

Brian Fant
22680 SW Eno Place
Tualatin, OR 97062

TLID	OWNER1
2S128D001100	WILSHIRE SHERWOOD OWNER LLC
2S127BA00700	WASHINGTON COUNTY FACILITIES MGMT
2S122CC00400	VERUS PROPERTIES LLC
2S122C001500	TUALATIN YARDS LLC
2S122CC00200	TUALATIN SLEEP LLC
2S127BA00200	TUALATIN CITY OF
2S127BB00100	TUALATIN 124 LLC
2S127BB00200	TUALATIN 124 LLC
2S127BC00100	TUALATIN 124 LLC
2S127BD00500	TUALATIN CITY OF
2S127BC90141	TRUTH-WEST INC
2S122CC00100	THOMAS TUALATIN ONE LLC
2S128A000103	SHERWOOD SCHOOL DIST #88J
2S122C001601	RICHARDS PROPERTY LLC
2S127C000500	PORTLAND GENERAL ELECTRIC CO
2S127BA00500	OFIFLEX OR LLC
2S122C002600	NORSTAR BUSINESS CENTER WEST #2 LLC
2S122C002700	MYSLONY LLC
2S127BD00200	MILGARD MANUFACTURING INC
2S122C001502	MARINE LUMBER COMPANY
2S127BA00400	LU PACIFIC BUILDING #2 LLC
2S127BD01900	LU PACIFIC BUILDING #2 LLC
2S122CC00600	IVY JERRY SEP PROP REV TRUST
2S127BC90000	ITEL CORPORATE CENTER CONDOMINIUMS OWNERS OF ALL UNITS
2S127BD01300	ITEL MICHAEL
2S127BC00200	IPT TUALATIN DC LLC
2S127BD01700	INDOOR ARENA INVESTORS LLC
2S127BC90111	ICC 2 LLC
2S127BC90121	ICC 2 LLC
2S127BC90131	ICC 2 LLC
2S127BA00600	HEDGES C AN LLC
2S127BA00800	HEDGES D AN LLC
2S127BA00900	HEDGES D AN LLC
2S128A000102	HAGG JOHN D & HAGG DENISE C
2S128A000200	HAGG JOHN D JR & HAGG DENISE C
2S127BD01000	G & S FAMILY LP
2S127BD01100	G & S FAMILY LP
2S127BD01400	G & S FAMILY LP
2S127BA00300	FRANKLIN BUSINESS PARK OWNERS OF LOTS 1-4
2S122C001600	FOUR-S CORP & STANAWAY DONALD F II
2S128A000100	FORE-SIGHT BALBOA LLC
2S121DD00201	EXETER 19855 SW 124TH LP
2S128A000104	EXETER 19855 SW 124TH LP
2S127C000700	DTI PROPERTIES LLC
2S122CC00800	COLUMBIA OREGON MYSLONY INDUSTRIAL LLC
2S128A000300	COLUMBIA CORRUGATED BOX CO INC
2S122C001501	ALBINA PIPE BENDING CO INC
2S127BD01600	2003-042 PARTITION PLAT OWNER OF LOT 1
2S127BD00800	2002-066 PARTITION PLAT OWNER OF LOT 2
2S127BD00900	2002-066 PARTITION PLAT OWNER OF LOT 2
2S122CC00700	118TH AVENUE LLC

OWNERADDR	OWNERCITY	OWNERSTATE	OWNERZIP
100 WILSHIRE BLVD STE 940	SANTA MONICA	CA	90401
169 N 1ST AVE #42	HILLSBORO	OR	97124
12345 SW MYSLONY ST	TUALATIN	OR	97062
19100 SW 51ST AVE	TUALATIN	OR	97062
PO BOX 605	TUALATIN	OR	97062
18880 SW MARTINAZZI AVE	TUALATIN	OR	97062
9760 SW FREEMAN DR	WILSONVILLE	OR	97070
9760 SW FREEMAN DR	WILSONVILLE	OR	97070
9760 SW FREEMAN DR	WILSONVILLE	OR	97070
18880 SW MARTINAZZI AVE	TUALATIN	OR	97062
26909 SW LABROUSSE RD	SHERWOOD	OR	97140
5122 NE WISTARIA DR	PORTLAND	OR	97213
23295 SW MAIN ST	SHERWOOD	OR	97140
12250 SW MYSLONY RD	TUALATIN	OR	97062
121 SW SALMON ST	PORTLAND	OR	97204
5348 VEGAS DR	LAS VEGAS	NV	89108
PO BOX 1696	BEAVERTON	OR	97075
11555 SW MYSLONY ST	TUALATIN	OR	97062
PO BOX 4900	SCOTTSDALE	AZ	85261
11800 SW MYSLONY ST	TUALATIN	OR	97062
PO BOX 483	TUALATIN	OR	97062
PO BOX 483	TUALATIN	OR	97062
450 FERGUSON DR	MOUNTAIN VIEW	CA	94043
		OR	00000
20900 SW 120TH AVE	TUALATIN	OR	97062
2151 MICHELSON DR STE #282	IRVINE	CA	92612
11883 SW ITEL ST	TUALATIN	OR	97062
1101 SE TECH CENTER DR STE 160	VANCOUVER	WA	98683
1101 SE TECH CENTER DR STE 160	VANCOUVER	WA	98683
1101 SE TECH CENTER DR STE 160	VANCOUVER	WA	98683
PO BOX 15523	SEATTLE	WA	98115
PO BOX 15523	SEATTLE	WA	98115
PO BOX 15523	SEATTLE	WA	98115
20340 SW CIPOLE RD	TUALATIN	OR	97062
20340 SW CIPOLE RD	TUALATIN	OR	97062
20752 SW 120TH AVE	TUALATIN	OR	97062
20752 SW 120TH AVE	TUALATIN	OR	97062
20752 SW 120TH AVE	TUALATIN	OR	97062
		OR	00000
900 FIRST AVE N	BILLINGS	MT	59101
20400 SW CIPOLE RD	TUALATIN	OR	97062
101 W ELM ST STE 600	CONSHOCKEN	PA	19428
101 W ELM ST STE 600	CONSHOCKEN	PA	19428
25652 SW CANYON CREEK RD #Q104	WILSONVILLE	OR	97070-5661
120 N LASALLE ST STE 1750	CHICAGO	IL	60602
12777 SW TUALATIN-SHERWOOD RD	TUALATIN	OR	97062
12080 SW MYSLONY ST	TUALATIN	OR	97062
19695 SW 118TH AVE	TUALATIN	OR	97062

May 30, 2023

CITY OF TUALATIN

City of Tualatin
18880 SW Martinazzi Avenue
Tualatin, OR 97062

Re: Citizen Involvement Organization Statement
Project: 1900 SW 124th Avenue

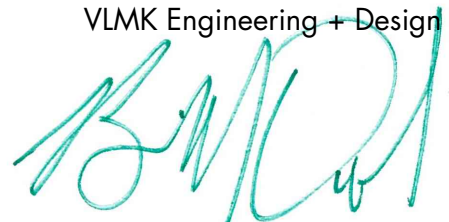
To whom it may concern:

As of the date of this letter, the only contact this project has had with any Citizen Involvement Organizations (CIO) has been to invite all entities that are required to be invited to the Neighborhood Meeting per the list provided to us by the City of Tualatin.

The neighborhood meeting for this project was held virtually via “teams” on April 21, 2022. There were no attendees not associated with the development team.

One neighbor reached out to VLMK prior to the neighborhood meeting. Skip Stanaway, with A&I Distribution’s concerns and questions are documented in the neighborhood meeting notes that were included in the architectural review submittal.

Sincerely,
VLMK Engineering + Design



BRIAN M DUBAL, P.E.
Principal

Amy Tallent

From: Lindsey Hagerman <lhagerman@tualatin.gov>
Sent: Friday, April 8, 2022 9:49 AM
To: Amy Tallent
Subject: RE: Neighborhood Meeting Notice 124th Ave Development
Attachments: CIO List Labels_pdf.pdf

Thanks Amy,
I'll update our website with your information!
I've attached our CIO mailing labels, thanks for checking in on that important info as well.

Thanks again,
Lindsey Hagerman
Office Coordinator
City of Tualatin | Community Development Department
503.691.3053 | lhagerman@tualatin.gov

From: Amy Tallent <amyt@vlmk.com>
Sent: Friday, April 08, 2022 8:35 AM
To: Lindsey Hagerman <lhagerman@tualatin.gov>
Subject: FW: Neighborhood Meeting Notice 124th Ave Development



Amy Tallent | Permit Coordinator
VLMK Engineering + Design
3933 S Kelly Avenue | Portland, OR 97239 | tel: 503.222.4453 | VLMK.COM
direct: 971-254-8307 | cell: 503.481.3668 | email: amyt@vlmk.com

From: Amy Tallent
Sent: Friday, April 8, 2022 8:31 AM
To: lsanford@tualatin.gov
Cc: Jennifer Kimura <jenniferk@vlmk.com>
Subject: Neighborhood Meeting Notice 124th Ave Development

Lynette,

Per the Temporary Guidance for Neighborhood Meetings please see the attached notice and site plan that was mailed out yesterday for the Neighborhood Meeting. Please let me know if you need anything else.

Thanks,



Amy Tallent | Permit Coordinator

VLMK Engineering + Design

3933 S Kelly Avenue | Portland, OR 97239 | tel: 503.222.4453 | VLMK.COM

direct: 971-254-8307 | cell: 503.481.3668 | email: amyt@vlmk.com

CERTIFICATION OF SIGN POSTING



The applicant must provide and post a sign pursuant to Tualatin Development Code (TDC 32.150). The block around the word "NOTICE" must remain yellow composed of the RGB color values Red 255, Green 255, and Blue 0. A template is available at:

<https://www.tualatinoregon.gov/planning/land-use-application-sign-templates>

NOTE: For larger projects, the Community Development Department may require the posting of additional signs in conspicuous locations.

As the applicant for the 124th Ave Development project,
I hereby certify that on this day, April 19, 2023 sign(s) was/were posted on the subject property in
accordance with the requirements of the Tualatin Development Code and the Community Development Division.

Applicant's Name: Amy Tallent (Please Print)

Applicant's Signature: 

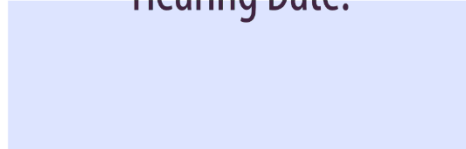
Date: 4/19/23



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 applicant for the 124th Ave Development project, I hereby certify that on this day, 10/6/23 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: Amy Tallent

(Please Print)

Applicant's Signature: 

Date: 10/6/23