



FIRST AMERICAN TITLE

Property Research Report

SUBJECT PROPERTY

R2146863
2S135D000106
Washington

OWNER

Horizon Community Church

DATE PREPARED

10/26/2022

PREPARED BY

gparilla@firstam.com



First American Title

Customer Service 503.219.8746

cs.oregon@firstam.com

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First American Title

Customer Service Department

Phone: 503.219.TRIO (8746)

Fax: 503.790.7872

Email: cs.oregon@firstam.com

Date: 10/26/2022

OWNERSHIP INFORMATION

Owner: Horizon Community Church
CoOwner:
Site: Tualatin OR 97062
Mail: PO Box 2690 Tualatin OR 97062

Parcel #: R2146863
Ref Parcel #: 2S135D000106
TRS: 02S / 01W / 35 / SE
County: Washington

PROPERTY DESCRIPTION

Map Grid: 715-E1
Census Tract: 032110 Block: 1005
Neighborhood: Byrom
School Dist: 88J Sherwood
Impr Type: R1 - Residence Single Family
Subdiv/Plat:
Land Use: 9110 - Exempt Church Improved
Std Land Use: MREL - Religious
Zoning: Tualatin-IN - Institutional District
Lat/Lon: 45.35133543 / -122.77170321
Watershed: Abernethy Creek-Willamette River
Legal: ACRES 34.14

ASSESSMENT AND TAXATION

Market Land: \$5,617,080.00
Market Impr: \$10,655,120.00
Market Special: \$0.00
Market Total: \$16,272,200.00 (2021)
% Improved: 65.00%
Assessed Total: \$0.00 (2021)
Levy Code: 88.15
Tax: \$0.00 (2021)
Millage Rate: 18.0574
Exemption: \$16,272,200.00
Exemption Type:

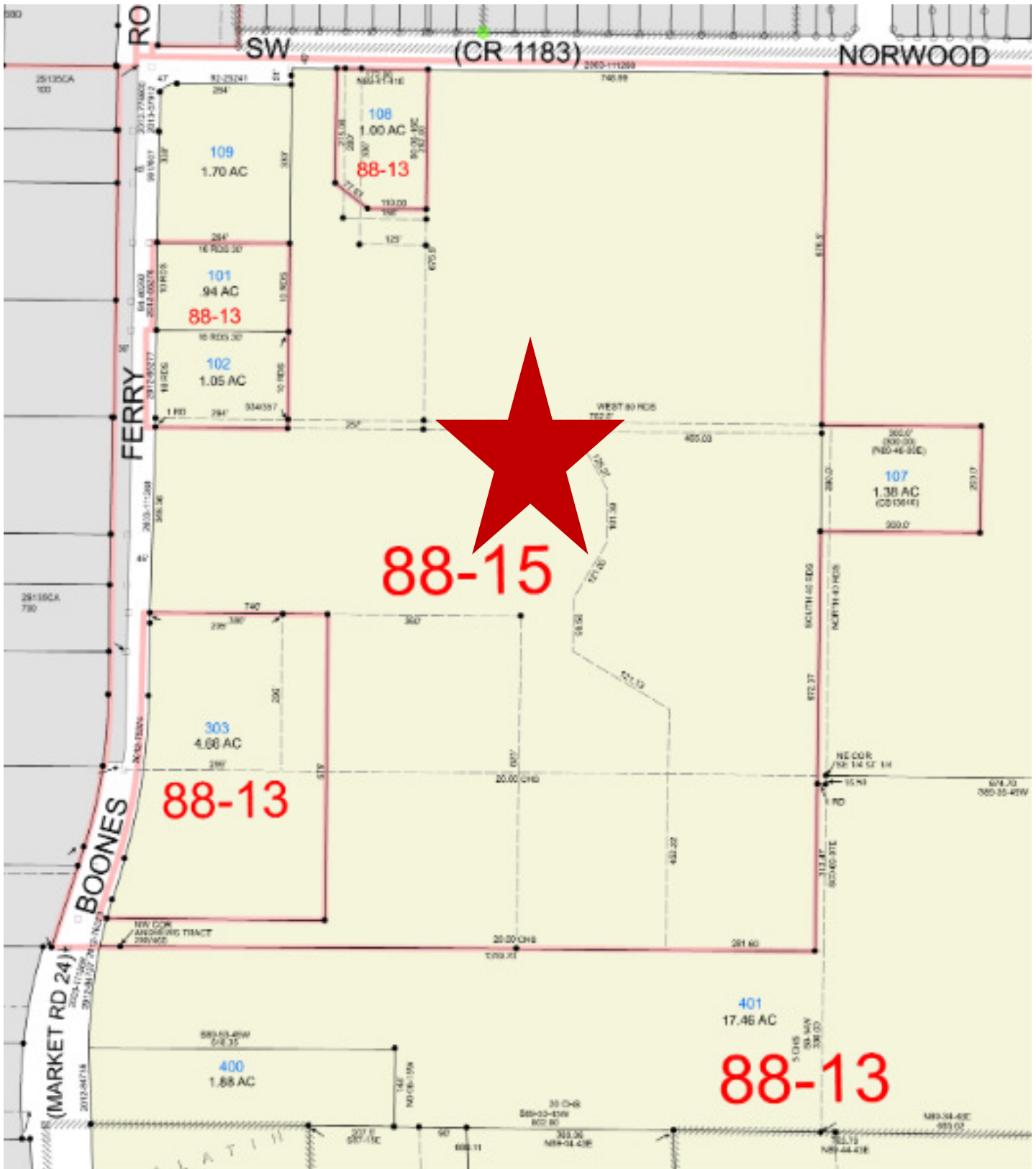
PROPERTY CHARACTERISTICS

Bedrooms: 2	Total SqFt: 56,500 SqFt	Year Built: 1980
Baths, Total: 1	First Floor:	Eff Year Built: 1980
Baths, Full:	Second Floor: 56,500 SqFt	Lot Size Ac: 34.14 Acres
Baths, Half:	Basement Fin:	Lot Size SF: 1,487,138 SqFt
Total Units:	Basement Unfin:	Lot Width:
# Stories:	Basement Total:	Lot Depth:
# Fireplaces:	Attic Fin:	Roof Material:
Cooling:	Attic Unfin:	Roof Shape:
Heating: Forced Air	Attic Total:	Ext Walls:
Building Style: XC0 - Church/Synagogue	Garage:	Const Type:

SALES AND LOAN INFORMATION

Owner	Date	Doc #	Sale Price	Deed Type	Loan Amt	Loan Type
GRACE CMNTY CH OF ASSEMBLIES/GOD	08/30/2007	94943		Deed Of Trust	\$1,316,000.00	Conventional

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.



88-15

88-13

88-13



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This map/plat is being furnished as an aid in locating the herein described land in relation to the adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

geoAdvantage

Aerial Map



First American Title

Parcel ID: R2146863

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.

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

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

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

APN: 2S1328B00700

Statutory Quitclaim Deed

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



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

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

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

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY QUITCLAIM DEED

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

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

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

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

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

Dated this 24 day of September, 2015.

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

By: [Signature]
Stan Russell, Senior Pastor

By: [Signature]
William Stine, Secretary-Treasurer

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

This instrument was acknowledged before me on this 24 day of September, 2015 by Stan Russell and William Stine, the Senior Pastor and Secretary-Treasurer respectively for Horizon Community Church, an Oregon nonprofit Corporation, FKA Grace Community Church of the Assemblies of God, Inc., an Oregon non-profit corporation on behalf of said corporation.

[Signature]
Notary Public for Oregon
My commission expires:

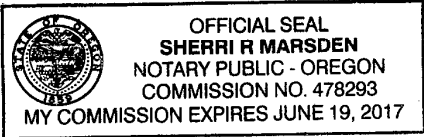


Exhibit "A"

PARCEL I:

TRACT 1:

A TRACT OF LAND LYING IN THE SOUTHEAST ONE-QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON, DESCRIBED AS FOLLOWS:

**BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 35;
THENCE EAST 676.0 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF THE R.H. BALDOCK FREEWAY;
THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT OF WAY LINE 675.0 FEET TO A POINT ON THE NORTHERLY LINE OF LOT 4, TUALATIN ORCHARD TRACT [PLAT BOOK 6, PAGE 0022], WASHINGTON COUNTY, OREGON; THENCE WESTERLY ALONG SAID NORTHERLY LINE AND ITS EXTENSION THEREOF 490.0 FEET TO THE SOUTHEAST CORNER OF PARCEL I AS DESCRIBED IN DEED TO JAMES KING & CO., AN OREGON CORPORATION, RECORDED APRIL 25, 1975 IN BOOK 1020, PAGE 0386, DEED RECORDS OF WASHINGTON COUNTY, OREGON;
THENCE NORTH 0° 14' EAST 330.0 FEET TO THE NORTHEAST CORNER OF SAID KING TRACT;
THENCE SOUTH 89° 53' 45" WEST ALONG THE NORTHERLY LINE OF SAID KING TRACT 1380.12 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF STATE HIGHWAY 217 (SW BOONES FERRY ROAD);
THENCE NORTHERLY ALONG THE EASTERLY RIGHT OF WAY LINE TO A POINT ON THE SOUTH LINE OF THAT TRACT OF LAND CONVEYED TO KENNETH L. FURROW, ET UX, RECORDED MARCH 25, 1970 IN BOOK 774, PAGE 0864, DEED RECORDS OF WASHINGTON COUNTY, OREGON;
THENCE EAST 1280 FEET TO A POINT ON THE WEST LINE OF THAT TRACT OF LAND CONVEYED TO THE CITY OF TUALATIN, RECORDED JULY 12, 1971 IN BOOK 825, PAGE 0873, DEED RECORDS OF WASHINGTON COUNTY, OREGON (SAID POINT BEING 16.5 FEET SOUTH OF THE NORTHWEST CORNER OF SAID CITY OF TUALATIN TRACT);
THENCE SOUTH ALONG SAID WEST LINE EXTENDED 660.0 FEET;
THENCE EAST 16.5 FEET;
THENCE NORTH 16.5 FEET TO THE POINT OF BEGINNING.**

SAVE AND EXCEPT PARCELS A, B, C, & D AS FOLLOWS:

PARCEL A:

**BEGINNING AT A POINT WHICH IS 295 FEET NORTH OF THE SOUTHWEST CORNER OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON;
THENCE EAST 380 FEET TO A POINT;
THENCE SOUTH 575 FEET TO A POINT;
THENCE WEST TO A POINT IN THE CENTER OF SOUTHWEST BOONES FERRY ROAD (STATE HIGHWAY NO. 217);**

THENCE IN A NORTHERLY DIRECTION ALONG THE CENTER LINE OF SOUTHWEST BOONES FERRY ROAD TO THE POINT OF BEGINNING.

PARCEL B:

**BEGINNING AT A POINT WHICH IS 295 FEET NORTH OF THE SOUTHWEST CORNER OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON;
THENCE EAST 740 FEET TO A POINT;
THENCE SOUTH 625 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 625 FEET TO A POINT;
THENCE WEST 360 FEET TO A POINT;
THENCE SOUTH 575 FEET TO A POINT;
THENCE WEST TO A POINT IN THE CENTER OF SOUTHWEST BOONES FERRY ROAD (STATE HIGHWAY NO. 217);
THENCE IN A SOUTHERLY DIRECTION TO THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO GEORGE H. ANDREWS BY BARGAIN AND SALE DEED, RECORDED APRIL 25, 1975 IN BOOK 1020, PAGE 0383, RECORDS OF WASHINGTON COUNTY, OREGON;
THENCE EAST ALONG THE NORTH LINE OF THE SAID ANDREWS TRACT TO THE POINT OF BEGINNING.**

PARCEL C:

A PORTION OF PARCEL I OF THOSE CERTAIN TRACTS OF LAND IN THE SOUTHWEST ONE-QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON, CONVEYED TO GRACE COMMUNITY CHURCH OF THE ASSEMBLIES OF GOD, INC., BY DEED RECORDED JUNE 12, 2001 AS FEE NO. 2001 055727, WASHINGTON COUNTY, OREGON, DEED RECORDS, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING AT A POINT ON THE SOUTH LINE OF PARCEL II, SAID DOCUMENT RECORDED JUNE 12, 2001 AS FEE NO. 2001 055727, WHICH POINT BEARS NORTH 89° 38' 45" EAST 284.71 FEET FROM THE SOUTHWEST CORNER THEREOF, AND RUNNING THENCE ALONG SAID SOUTH LINE TO THE SOUTHWEST CORNER OF SAID PARCEL II, NORTH 89° 38' 45" EAST 465.03 FEET;
THENCE SOUTH 00° 09' 07" EAST 972.37 FEET TO A POINT ON THE NORTH LINE OF THAT CERTAIN TRACT OF LAND CONVEYED TO GRACE COMMUNITY CHURCH BY DEED RECORDED JANUARY 11, 2002 AS FEE NO. 2002 004397, SAID DEED RECORDS;
THENCE SOUTH 89° 36' 05" WEST ALONG SAID NORTH LINE, 281.60 FEET;
THENCE NORTH 00° 00' 00" EAST 452.22 FEET;
THENCE NORTH 60° 00' 00" WEST 212.13 FEET;
THENCE NORTH 00° 05' 57" WEST 98.50 FEET;
THENCE NORTH 30° 00' 00" EAST 121.00 FEET;
THENCE NORTH 00° 00' 00" EAST 101.39 FEET;
THENCE NORTH 30° 00' 00" WEST 125.27 FEET TO THE POINT OF BEGINNING.**

PARCEL D:

A PORTION OF PARCEL I OF THOSE CERTAIN TRACTS OF LAND IN THE SOUTHEAST ONE-QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON, CONVEYED TO GRACE COMMUNITY CHURCH OF THE ASSEMBLIES OF GOD, INC., BY DEED RECORDED JUNE 12, 2001 AS FEE NO. 2001 055727, WASHINGTON COUNTY, OREGON, DEED RECORDS, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING AT THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO GRACE COMMUNITY CHURCH BY DEED RECORDED JANUARY 11, 2002 AS FEE NO. 2002 004397, SAID DEED RECORDS, AND RUNNING THENCE ALONG THE BOUNDARY OF SAID PARCEL I, NORTH 89° 34' 49" EAST 485.62 FEET, NORTH 15° 44' 54" EAST 690.21 FEET, SOUTH 89° 35' 49" WEST 674.70 FEET, SOUTH 08° 09' 07" EAST 36.50 FEET, AND SOUTH 69° 38' 49" WEST 16.50 FEET;
THENCE SOUTH 00° 09' 07" EAST 313.47 FEET TO A POINT ON THE NORTH LINE OF SAID DOCUMENT RECORDED JANUARY 11, 2002 AS FEE NO. 2002 004397;
THENCE ALONG THE BOUNDARY THEREOF, NORTH 89° 36' 05" EAST 16.50 FEET AND SOUTH 00° 08' 37" EAST 313.16 FEET TO THE POINT OF BEGINNING.**

THE LEGAL DESCRIPTION WAS CREATED PRIOR TO JANUARY 01, 2008.

TRACT 2:

**BEGINNING AT A POINT ON THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON, EAST 551 FEET FROM THE CENTER OF SAID SECTION 35;
THENCE EAST ALONG THE ONE-QUARTER SECTION LINE 752.5 FEET;
THENCE SOUTH PARALLEL TO THE WEST LINE OF SAID SOUTHEAST ONE-QUARTER 676.5 FEET TO A POINT;
THENCE WEST PARALLEL TO THE NORTH LINE OF SAID SOUTHEAST ONE-QUARTER 752.5 FEET TO A POINT;
THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST ONE-QUARTER 676.5 FEET TO THE POINT OF BEGINNING.**

TOGETHER WITH A PORTION OF PARCEL I OF THOSE CERTAIN TRACTS OF LAND IN THE SOUTHEAST ONE-QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON, CONVEYED TO GRACE COMMUNITY CHURCH OF THE ASSEMBLIES OF GOD, INC., BY DEED RECORDED JUNE 12, 2001 AS FEE NO. 2001 055727, WASHINGTON COUNTY, OREGON, DEED RECORDS, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING AT A POINT ON THE SOUTH LINE OF PARCEL II, SAID DOCUMENT RECORDED JUNE 12, 2001 AS FEE NO. 2001 055727, WHICH POINT BEARS NORTH 89° 38' 45" EAST 284.71 FEET FROM THE SOUTHWEST CORNER THEREOF, AND RUNNING THENCE ALONG SAID SOUTH LINE TO THE SOUTHEAST CORNER OF SAID PARCEL II, NORTH 89° 38' 45" EAST 465.03 FEET;
THENCE SOUTH 00° 09' 07" EAST 972.37 FEET TO A POINT ON THE NORTH LINE OF THAT CERTAIN TRACT OF LAND CONVEYED TO GRACE COMMUNITY CHURCH BY DEED RECORDED**

**JANUARY 11, 2002 AS FEE NO. 2002 004397, SAID DEED RECORDS;
THENCE SOUTH 89° 36' 05" WEST ALONG SAID NORTH LINE, 281.60 FEET;
THENCE NORTH 00° 00' 00" EAST 452.22 FEET;
THENCE NORTH 60° 00' 00" WEST 212.13 FEET;
THENCE NORTH 00° 05' 57" WEST 98.50 FEET;
THENCE NORTH 30° 00' 00" EAST 121.00 FEET;
THENCE NORTH 00° 00' 00" EAST 101.39 FEET;
THENCE NORTH 30° 00' 00" WEST 125.27 FEET TO THE POINT OF BEGINNING.**

THE LEGAL DESCRIPTION WAS CREATED PRIOR TO JANUARY 01, 2008.

TRACT 3:

**BEGINNING AT A POINT WHICH IS 295 FEET NORTH OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON;
THENCE EAST 740 FEET TO A POINT;
THENCE SOUTH 625 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 625 FEET TO A POINT;
THENCE WEST 360 FEET TO A POINT;
THENCE SOUTH 575 FEET TO A POINT;
THENCE WEST TO A POINT IN THE CENTER OF SOUTHWEST BOONES FERRY ROAD (STATE HIGHWAY NO. 217);
THENCE IN A SOUTHERLY DIRECTION TO THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO GEORGE H. ANDREWS BY BARGAIN AND SALE DEED, RECORDED APRIL 25, 1975, IN BOOK 1020, PAGE 0383, RECORDS OF WASHINGTON COUNTY, OREGON; THENCE EAST ALONG THE NORTH LINE OF THE SAID ANDREWS TRACT TO THE POINT OF BEGINNING.**

THE LEGAL DESCRIPTION WAS CREATED PRIOR TO JANUARY 01, 2008.

TRACT 4:

A TRACT OF LAND IN THE SOUTHEAST ONE-QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING AT A POINT ON THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON, 294 FEET EAST OF AN IRON BAR MARKING THE CENTER OF SAID SECTION;
THENCE EAST ALONG SAID NORTH LINE, 257 FEET TO A POINT;
THENCE SOUTH PARALLEL TO THE WEST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 35, A DISTANCE OF 660 FEET TO A POINT;
THENCE WEST PARALLEL TO THE NORTH LINE OF SAID SOUTHEAST ONE-QUARTER OF SECTION 35, A DISTANCE OF 257 FEET;
THENCE NORTH PARALLEL TO THE WEST LINE OF SAID SOUTHEAST ONE-QUARTER 660 FEET TO THE POINT OF BEGINNING.**

ALSO, THAT PORTION OF THOSE CERTAIN LANDS DESCRIBED OF RECORD IN BOOK 731, PAGE 0454, LYING SOUTH OF, ALONG AND WITHIN 16-1/2 FEET OF THE SOUTH BOUNDARY OF THE TRACT ABOVE DESCRIBED.

EXCEPTING THEREFROM THE FOLLOWING:

A TRACT OF LAND IN THE SOUTHEAST ONE-QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING AT A 5/8 INCH ROD AND CAP ON THE CENTER LINE OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON, SITUATED NORTH 89°41'41" EAST, 379.00 FEET FROM THE MONUMENT MARKING THE CENTER OF SAID SECTION 35;
THENCE NORTH 89° 41' 41" EAST, 172.00 FEET TO A 5/8 INCH ROD AND CAP;
THENCE SOUTH 0° 05' 16" EAST, 262.00 FEET PARALLEL WITH THE WEST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 35 TO A 5/8 INCH ROD AND CAP;
THENCE SOUTH 89° 41' 41" WEST, 110.00 FEET TO A 5/8 INCH ROD AND CAP;
THENCE NORTH 53° 03' 41" WEST, 77.67 FEET TO A 5/8 INCH ROD AND CAP;
THENCE NORTH 0° 05' 16" WEST 215.00 FEET TO THE POINT OF BEGINNING.**

ALSO EXCEPTING THEREFROM THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED TO WILLIAM GORDON MOORE RECORDED AUGUST 03, 1972 IN BOOK 880, PAGE 0735, RECORDS OF WASHINGTON COUNTY, OREGON.

THE LEGAL DESCRIPTION WAS CREATED PRIOR TO JANUARY 01, 2008.

PARCEL II:

A TRACT OF LAND LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF TUALATIN, COUNTY OF WASHINGTON, AND STATE OF OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING AT A 2-INCH IRON PIPE ON THE WEST LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION MARKING THE NORTHWEST CORNER OF LOT 105, SANDHURST NO. 2 [PLAT BOOK 47, PAGE 0032], A PLAT OF RECORD;
THENCE ALONG SAID ONE-QUARTER SECTION LINE NORTH 0° 09' 28" EAST, 230.00 TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING ALONG SAID LINE, NORTH 0° 09' 28" EAST, 661.34 FEET TO THE SOUTH RIGHT OF WAY LINE OF SOUTHWEST SAGERT STREET (COUNTY ROAD NO. 2430) AS WIDENED FOR THE SAGERT STREET OVERPASS CROSSING THE O.D.O.T. I-5 HIGHWAY;
THENCE ALONG SAID LINE, NORTH 83° 07' 49" EAST 443.75 FEET;
THENCE NORTH 89° 38' 02" EAST, 153.21 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SOUTHWEST 72ND AVENUE AS PLATTED PER SAID SANDHURST NO. 2 [PLAT BOOK 47, PAGE 0032];
THENCE ALONG SAID LINE, SOUTH, A DISTANCE OF 210.00 FEET;
THENCE LEAVING SAID LINE, WEST A DISTANCE OF 175.72 FEET;**

APN: 2S132B800700

Statutory Quitclaim Deed
- continued

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

**THENCE SOUTH 57° 21' 18" WEST, 58.58 FEET;
THENCE SOUTH 25° 27' 48" WEST, 81.30 FEET;
THENCE SOUTH 4° 00' 00" EAST, 100.00 FEET;
THENCE SOUTH 21° 45' 18" EAST, 65.00 FEET;
THENCE SOUTH A DISTANCE OF 55.00 FEET;
THENCE SOUTH 63° 11' 36" WEST, 410.80 FEET TO THE POINT OF BEGINNING.**

THE LEGAL DESCRIPTION WAS CREATED PRIOR TO JANUARY 01, 2008.



First American Title

Customer Service Department

Phone: 503.219.TRIO (8746)

Fax: 503.790.7872

Email: cs.oregon@firstam.com

Date: 10/26/2022

OWNERSHIP INFORMATION

Owner: Horizon Community Church

CoOwner:

Site: 23370 SW Boones Ferry Rd Tualatin OR 97062

Mail: PO Box 2690 Tualatin OR 97062

Parcel #: R560208

Ref Parcel #: 2S135D000106

TRS: 02S / 01W / 35 / SE

County: Washington

PROPERTY DESCRIPTION

Map Grid: 715-E1

Census Tract: 032110 Block: 1005

Neighborhood: Byrom

School Dist: 88J Sherwood

Impr Type:

Subdiv/Plat:

Land Use: 1910 - Urban Developable Tract Improved

Std Land Use: RSFR - Single Family Residence

Zoning: Tualatin-IN - Institutional District

Lat/Lon: 45.35133543 / -122.77170321

Watershed: Abernethy Creek-Willamette River

Legal: ACRES 3.74

ASSESSMENT AND TAXATION

Market Land: \$781,480.00

Market Impr: \$10,570.00

Market Special: \$0.00

Market Total: \$792,050.00 (2021)

% Improved: 1.00%

Assessed Total: \$302,020.00 (2021)

Levy Code: 88.15

Tax: \$5,453.70 (2021)

Millage Rate: 18.0574

Exemption:

Exemption Type:

PROPERTY CHARACTERISTICS

Bedrooms:	Total SqFt:	Year Built: 2020
Baths, Total:	First Floor:	Eff Year Built: 2020
Baths, Full:	Second Floor:	Lot Size Ac: 3.74 Acres
Baths, Half:	Basement Fin:	Lot Size SF: 162,914 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
GRACE CMNTY CH OF ASSEMBLIES/GOD	09/07/2012	000074300		Deed Of Trust	\$80,600.00	Conv/Unk
GRACE CMNTY CH OF ASSEMBLIES/GOD	08/30/2011	0000059805		Deed Of Trust	\$459,900.00	Conv/Unk
GRACE CMNTY CH OF ASSEMBLIES/GOD	10/14/2010	0000081566		Deed Of Trust	\$265,500.00	Conv/Unk
GRACE CMNTY CH OF ASSEMBLIES/GOD	11/13/2008	0000092584		Deed Of Trust		Conventional
GRACE CMNTY CH OF ASSEMBLIES/GOD	11/16/2006	0000135820		Deed Of Trust	\$916,000.00	Conv/Unk
GRACE CMNTY CH OF ASSEMBLIES/GOD	07/25/2006	0000088138		Deed Of Trust	\$3,040,000.00	Conv/Unk
GRACE CMNTY CH OF ASSEMBLIES/GOD	06/17/2005	69063		Deed Of Trust	\$3,500,000.00	Conv/Unk
GRACE CMNTY CH OF ASSEMBLIES/GOD	06/12/2001	55727		Deed		Conv/Unk
DALE L TURNIDGE	01/17/2001	4071		Deed Of Trust	\$350,000.00	Conventional
DALE L TURNIDGE	11/17/1997	107915	\$406,000.00	Deed	\$141,750.00	Conventional
				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.

Property R2146863 Owner HORIZON COMMUNITY CHURCH Property Address -

2023 In Process Real Market Value
\$16,551,830

2022 GENERAL INFORMATION

Property Status A Active
 Property Type Residential
 Legal Description ACRES 34.14
 Alternate Account Number -
 Neighborhood 4TL0 TRACTLAND-AREA 10 (TUAL SHWD TRKC TRSF)
 Map Number 2S135D000106
 Property Use 9110: EXEMPT CHURCH IMPROVED
 Levy Code Area 088.15
 2022 Certified Tax Rate 17.7392

RELATED PROPERTIES

Linked Properties -
 Property Group ID -
 Grouped Properties -
 Split / Merge Date -
 Split / Merge Accounts -
 Split / Merge Message -

2022 OWNER INFORMATION

Owner Name HORIZON COMMUNITY CHURCH
 Mailing Address PO BOX 2690 TUALATIN, OR 97062

EXEMPTIONS/DEFERRALS

EXEMPTION CODE	EXEMPTION DESCRIPTION	EXPIRATION YEAR
RX	RX: Owned by Religious Organization (ORS 307.140)	-

PROPERTY FLAGS

PROPERTY FLAG CODE	PROPERTY FLAG DESCRIPTION
NAP	NON-ASSESSABLE PORTION

2023 IMPROVEMENTS


[Expand/Collapse All](#)

[-] Improvement #1 Improvement Type Beds / Baths Sketch
 - **Single-Family Residence** **2 / 1**


ID	SECTION TYPE	YEAR BUILT	AREA
1	(1) - Main Home	1977	1,050
2	(11) - Yard Improvements	1977	324

[-] Improvement #2 Improvement Type Beds / Baths Sketch
 - **Single-Family Residence** **2 / 2**

ID	SECTION TYPE	YEAR BUILT	AREA
1	(1) - Main Home	1973	1,450
2	(11) - Yard Improvements	1973	1

Improvement #3 Improvement Type Beds / Baths  Sketch
 - **Non-Building** **0 / 0**


ID	SECTION TYPE	YEAR BUILT	AREA
1	(11) - Yard Improvements	1980	120

Improvement #4 Improvement Type  Sketch
 - **C: Commercial**

ID	SECTION TYPE	YEAR BUILT	AREA
1	(309) - Church	2005	54,000

Improvement #5 Improvement Type  Sketch
 - **Other Improvements**


ID	SECTION TYPE	YEAR BUILT	AREA
1	(476) - Farm Implement Building	1997	2,592

Improvement #6 Improvement Type  Sketch
 - **Other Improvements**


ID	SECTION TYPE	YEAR BUILT	AREA
1	(326) - Storage Garage	1997	576

Improvement #7 Improvement Type  Sketch
 - **Other Improvements**

ID	SECTION TYPE	YEAR BUILT	AREA
1	(326) - Storage Garage	1998	506

Improvement #8 Improvement Type  Sketch
 - **Other Improvements**

ID	SECTION TYPE	YEAR BUILT	AREA
1	(478) - Farm Implement Shed	1997	468

Improvement #9 Improvement Type  Sketch
 - **Other Improvements**

ID	SECTION TYPE	YEAR BUILT	AREA
1	(476) - Farm Implement Building	1980	864

2023 LAND SEGMENTS

STATE CODE	SEGMENT TYPE	LAND SIZE
L1	19: IMPROVED SUBURBAN	2.50 acres
L2	41: TRACT FUTURE	31.64 acres

TOTALS **34.14 acres**

CERTIFIED / IN PROCESS VALUES

YEAR	IMPROVEMENTS	LAND	RMV	SPECIAL USE	ASSESSED VALUE
2023 (In Process)	\$10,602,740	\$5,949,090	\$16,551,830	\$0	\$0
2022	\$10,873,090	\$5,949,090	\$16,822,180	\$0	\$0

SALES HISTORY

SALE DATE	SELLER	BUYER	INST #	SALE PRICE	INST TYPE
	GRACE COMMUNITY CHURCH OF THE ASSAMBLIES OF GOD INC	HORIZON COMMUNITY CHURCH	-	-	N

- If applicable, the described property is receiving special valuation based upon its use. Additional rollback taxes which may become due based on the provisions of the special valuation are not indicated in this listing.

TAX SUMMARY

Effective Date: [Details](#)

TAXYEAR	AD VALOREM	SPECIAL ASMT	TOTAL BILLED	LEVY BALANCE	INTEREST OWING	DATE PAID	TOTAL OWED
2022	\$0.00	\$0	\$0.00	\$0.00	\$0.00	-	\$0.00
2021	\$0.00	\$0	\$0.00	\$0.00	\$0.00	-	\$0.00
2020	\$0.00	\$0	\$0.00	\$0.00	\$0.00	-	\$0.00
2019	\$0.00	\$0	\$0.00	\$0.00	\$0.00	-	\$0.00
2018	\$0.00	\$0	\$0.00	\$0.00	\$0.00	-	\$0.00
2017	\$0.00	\$0	\$0.00	\$0.00	\$0.00	-	\$0.00
2016	\$0.00	\$0	\$0.00	\$0.00	\$0.00	-	\$0.00
2015	\$0.00	\$0	\$0.00	\$0.00	\$0.00	-	\$0.00
2014	\$0.00	\$0	\$0.00	\$0.00	\$0.00	-	\$0.00
2013	\$0.00	\$0	\$0.00	\$0.00	\$0.00	-	\$0.00
2012	\$0.00	\$0	\$0.00	\$0.00	\$0.00	-	\$0.00
2011	\$0.00	\$0	\$0.00	\$0.00	\$0.00	-	\$0.00
2010	\$0.00	\$0	\$0.00	\$0.00	\$0.00	-	\$0.00
2009	\$0.00	\$0	\$0.00	\$0.00	\$0.00	-	\$0.00
2008	\$0.00	\$0	\$0.00	\$0.00	\$0.00	-	\$0.00
2007	\$0.00	\$0	\$0.00	\$0.00	\$0.00	-	\$0.00

TOTAL TAXES DUE

Current Year Due	\$0.00
Past Years Due	\$0.00
Total Due	\$0.00

Please contact the district if you have further questions.

After recording return to:

9300 SW Norwood Road OR LLC
c/o Vista Acquisitions, LLC
2964 Peachtree Road, Suite 585
Atlanta, Georgia 30305

This space reserved for recorder's use.

Until a change is requested, all tax statements shall be sent to Grantee at the following address:

9300 SW Norwood Road OR LLC
c/o Vista Acquisitions, LLC
2964 Peachtree Road, Suite 585
Atlanta, Georgia 30305

SPECIAL WARRANTY DEED

NORWOOD HORIZON HOLDINGS LLC, a Delaware limited liability company ("**Grantor**") conveys and specially warrants to **9300 SW NORWOOD ROAD OR LLC**, a Georgia limited liability company ("**Grantee**") the real property in Washington County, Oregon, more particularly described on Exhibit A attached hereto and by this reference incorporated herein (the "**Property**"), free of encumbrances created or suffered by the Grantor, except for those encumbrances set forth on Exhibit B, attached hereto and by this reference incorporated herein.

The true consideration for this conveyance in terms of dollars is \$1,000,000.00.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, 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: November 18, 2022.

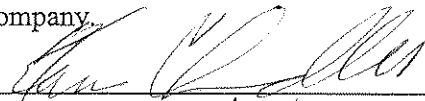
GRANTOR:

**NORWOOD HORIZON HOLDINGS LLC,
a Delaware limited liability company**

By: 
Name: Sydney Allen
Title: Managing Member

STATE OF Colorado)
COUNTY OF Eagle) ss.

The foregoing instrument is acknowledged before me this 18th day of November, 2022, by Sydney Allen, as Managing Member of Norwood Horizon Holdings LLC, a Delaware limited liability company, on behalf of the limited liability company.


Notary Public for Colorado
My commission expires: 8/28/2024

KAREN S CHANDLER
NOTARY PUBLIC - STATE OF COLORADO
Notary ID #20164014728
My Commission Expires 8/28/2024

Exhibit A

(Legal Description)

The Land referred to herein below is situated in the County of Washington, State of Oregon, and is described as follows:

A TRACT OF LAND IN THE SOUTHEAST ONE-QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8 INCH ROD AND CAP ON THE CENTERLINE OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, SITUATED NORTH 89°41'41" EAST, 379.00 FEET FROM THE MONUMENT MARKING THE CENTER OF SAID SECTION 35; THENCE NORTH 89°41'41" EAST 172.00 FEET TO A 5/8 INCH IRON ROD AND CAP; THENCE SOUTH 0°05'16" EAST, 262.00 FEET PARALLEL WITH THE WEST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 35 TO A 5/8 INCH ROD AND CAP; THENCE SOUTH 89°41'41" WEST, 110.00 FEET TO A 5/8 INCH ROD AND CAP; THENCE NORTH 53°03'41" WEST, 77.67 FEET TO A 5/8 INCH ROD AND CAP; THENCE NORTH 0°05'16" WEST, 215.00 FEET TO THE POINT OF BEGINNING.

NOTE: THIS LEGAL DESCRIPTION WAS CREATED PRIOR TO JANUARY 1, 2008.

Exhibit B

(Permitted Encumbrance)

1. Water rights, claims to water or title to water, whether or not such rights are a matter of Public Record.



AKS ENGINEERING & FORESTRY, LLC
12965 SW Herman Road, Suite 100, Tualatin, OR 97062
P: (503) 563-6151 F: (503) 563-6152

AKS Job #8723

OFFICES IN: TUALATIN, OR - VANCOUVER, WA - KEIZER, OR - BEND, OR

Exhibit A

Description

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

Commencing at the center of Section 35, Township 2 South, Range 1 West, Willamette Meridian; thence along the east-west center section line, South $88^{\circ}38'39''$ East 294.00 feet; thence leaving said east-west center section line, South $01^{\circ}34'14''$ West 17.00 feet to the Point of Beginning; thence South $88^{\circ}38'39''$ East 603.93 feet; thence South $01^{\circ}21'21''$ West 47.35 feet; thence North $88^{\circ}38'39''$ West 20.00 feet; thence South $01^{\circ}34'46''$ West 500.25 feet; thence along a curve to the right with a Radius of 220.50 feet, a Central Angle of $12^{\circ}20'05''$, an Arc Length of 47.47 feet, and a Chord of South $58^{\circ}51'11''$ West 47.38 feet; thence South $65^{\circ}01'13''$ West 162.89 feet; thence along a curve to the left with a Radius of 297.00 feet, a Central Angle of $25^{\circ}33'33''$, an Arc Length of 132.49 feet, and a Chord of South $52^{\circ}14'27''$ West 131.39 feet; thence along a reverse curve to the right with a Radius of 64.50 feet, a Central Angle of $44^{\circ}21'28''$, an Arc Length of 49.94 feet, and a Chord of South $61^{\circ}38'25''$ West 48.70 feet; thence along a reverse curve to the left with a Radius of 64.50 feet, a Central Angle of $22^{\circ}47'30''$, an Arc Length of 25.66 feet, and a Chord of South $72^{\circ}25'24''$ West 25.49 feet; thence along a reverse curve to the right with a Radius of 40.00 feet, a Central Angle of $58^{\circ}15'43''$, an Arc Length of 40.67 feet, and a Chord of North $89^{\circ}50'30''$ West 38.94 feet; thence along a reverse curve to the left with a Radius of 194.00 feet, a Central Angle of $36^{\circ}57'36''$, an Arc Length of 125.14 feet, and a Chord of North $79^{\circ}11'26''$ West 122.99 feet; thence North $00^{\circ}38'15''$ East 67.14 feet; thence North $88^{\circ}41'18''$ West 219.00 feet; thence North $01^{\circ}18'42''$ East 15.00 feet to the south line of Deed Document Number 2021-097551; thence along said south line, South $88^{\circ}41'18''$ East 149.95 feet to the east line of said Deed; thence along said east line, the east line of Deed Document Number 2022-035715, the east line of Deed Book 1004, Page 30, and the northerly extension thereof, North $01^{\circ}34'14''$ East 659.15 feet to the Point of Beginning.

The above described tract of land contains 9.20 acres, more or less.

2/28/2023

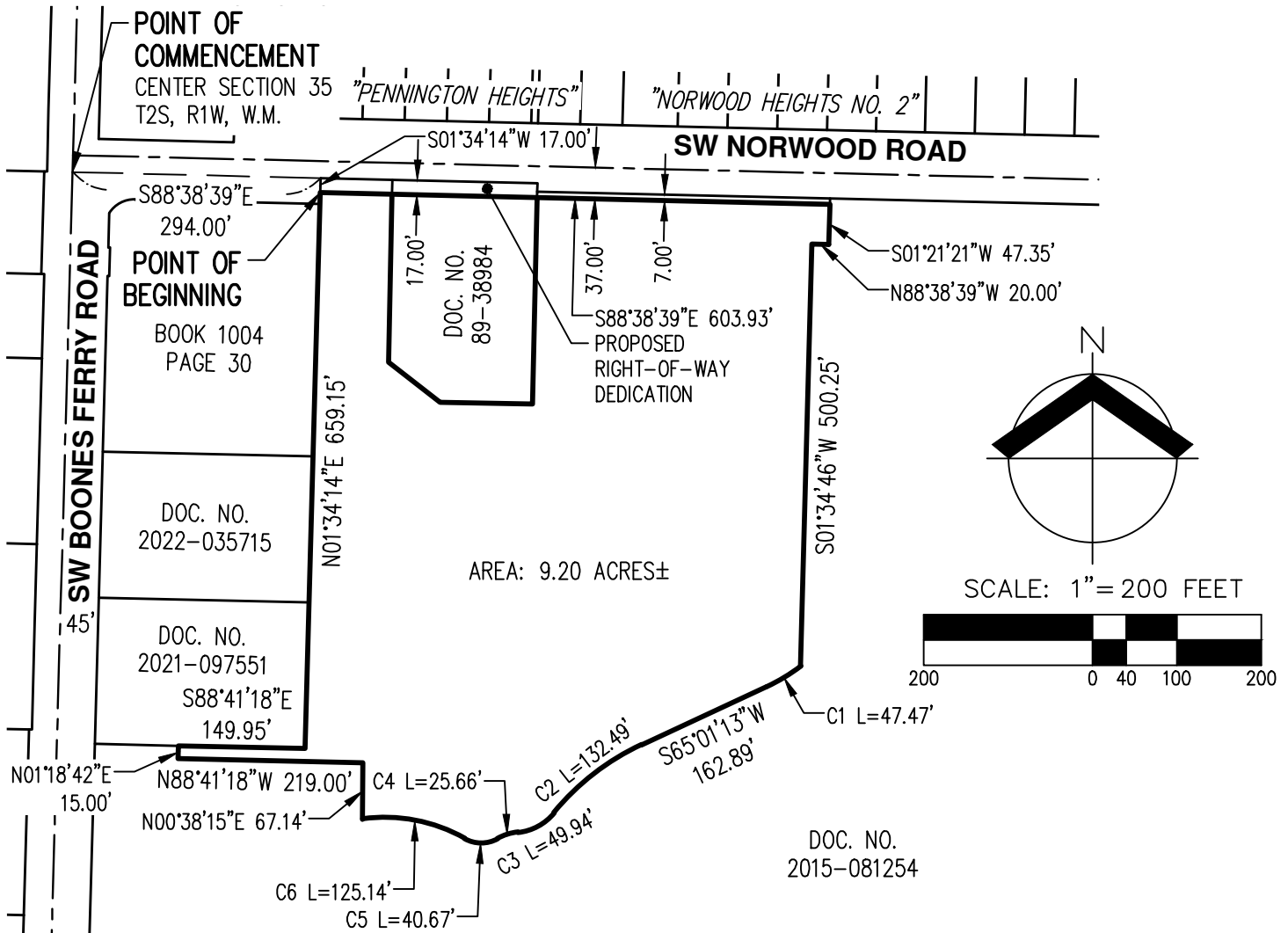
REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 9, 2007
NICK WHITE
70652LS

RENEWS: 6/30/24

EXHIBIT B

A TRACT OF LAND LOCATED IN THE SE 1/4 OF SEC. 35, T2S, R1W, W.M., CITY OF TUALATIN, WASHINGTON COUNTY, OREGON



CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	220.50'	12°20'05"	47.47'	S58°51'11"W 47.38'
C2	297.00'	25°33'33"	132.49'	S52°14'27"W 131.39'
C3	64.50'	44°21'28"	49.94'	S61°38'25"W 48.70'
C4	64.50'	22°47'30"	25.66'	S72°25'24"W 25.49'
C5	40.00'	58°15'43"	40.67'	N89°50'30"W 38.94'
C6	194.00'	36°57'36"	125.14'	N79°11'26"W 122.99'

2/28/2023

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Nick White

OREGON
JANUARY 9, 2007
NICK WHITE
70652LS
RENEWS: 6/30/24

MAP OF DESCRIPTION

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



EXHIBIT
B

DRWN: MSD
CHKD: NSW
AKS JOB:
8723

AFFIDAVIT OF MAILING NOTICE

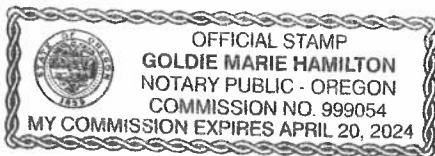
STATE OF OREGON)
) SS
COUNTY OF WASHINGTON)

I, Mitchell Godwin being first duly sworn, depose and say:

That on the 3rd day of October, 20 22, 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.

Mitchell Godwin
Signature

SUBSCRIBED AND SWORN to before me this 3rd day of October, 20 22.



Goldie Marie Hamilton
Notary Public for Oregon
My commission expires: 4/20/2024

RE: Norwood Multi-Family - Annexation, Partition, and Map/Text Amendment

October 3, 2022

**RE: Neighborhood Review Meeting
Annexation, Map & Text Amendment, and Partition Applications**



Dear Property Owner/Neighbor:

AKS Engineering & Forestry, LLC, is holding a neighborhood meeting regarding two properties on the south side of SW Norwood Road and east of SW Boones Ferry Road in Tualatin, Oregon: the Horizon Christian School property (Tax Lot 106 of Washington County Assessor's Map 2S1135D) that is currently in the City of Tualatin and zoned Institutional (IN), and a one-acre lot (Tax Lot 108 of Washington County Assessor's Map 2S1135D) that is currently outside the Tualatin city limits and has Washington County zoning of Future Development 20-acre (FD-20). A map of the location is shown on the back of this letter. The project involves annexing Tax Lot 108 into the City of Tualatin, partitioning the school site (Tax Lot 106) into two lots, and amending the Tualatin Plan Map to apply the High Density High Rise (RH-HR) zone to ±9.2 acres of property along SW Norwood Road for future multi-family development. A Text Amendment to modify where the RH-HR zone can be applied will also be submitted.

The purpose of this meeting is to provide a forum for surrounding property owners/residents to review and discuss the project before applications are submitted to the City. This meeting will give you the opportunity to share any special information about the property involved. We will attempt to answer questions that may be relevant to meeting development standards consistent with the City of Tualatin Development Code. This neighborhood meeting is scheduled for:

**October 25, at 6:30 p.m.
Tualatin Public Library- 18878 SW Martinazzi Avenue, Tualatin, OR 97062**

Please note that this meeting will be an informational meeting on preliminary plans. These plans may be altered prior to submittal of applications to the City. Depending upon the type of land use action required, you may receive official notice from the City of Tualatin requesting that you participate with written comments and/or you may have the 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 contact me at 503-563-6151 or by email at slotemakerm@aks-eng.com.

Sincerely,

AKS ENGINEERING & FORESTRY, LLC

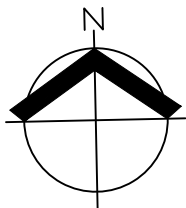
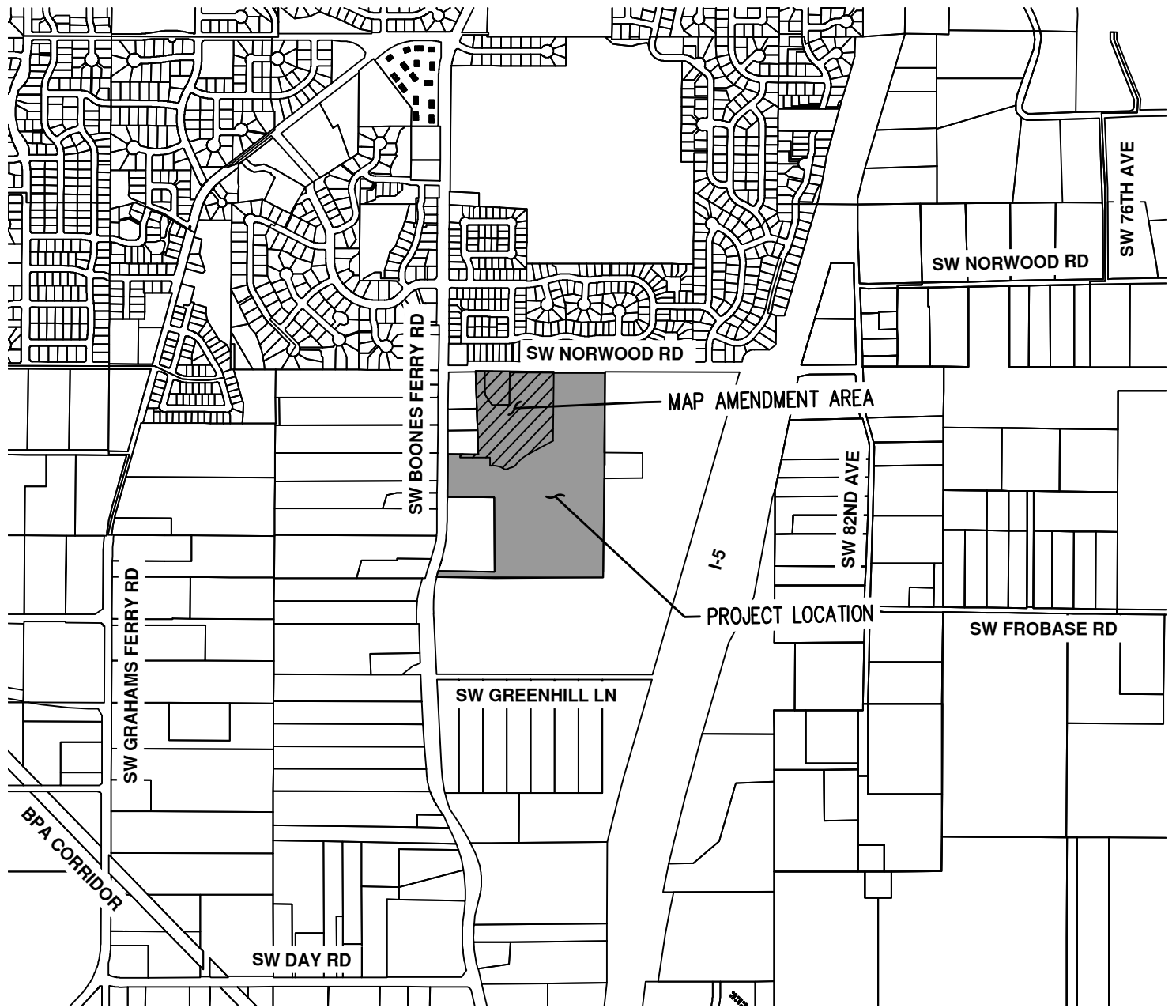
A handwritten signature in blue ink that reads 'Melissa Slotemaker'.

Melissa Slotemaker, AICP
12965 SW Herman Road, Suite 100
Tualatin, OR 97062
(503) 563-6151 | slotemakerm@aks-eng.com

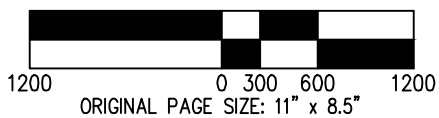
Enclosure: Vicinity Map

cc: planning@tualatin.gov, City of Tualatin Community Development Department
Tualatin Citizen Involvement Organizations (CIOs) by email

BEND, OR | KEIZER, OR | TUALATIN, OR | VANCOUVER, WA
www.aks-eng.com



SCALE: 1" = 1200 FEET



DATE: 09/29/2022

SITE VICINITY MAP NORWOOD MULTI-FAMILY

FIGURE
1

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



DRWN: JAM
CHKD: AMC
AKS JOB:
8723

AGHAZADEH-SANAEI MEHDI & ASIAEE NAHID
23745 SW BOONES FERRY RD
TUALATIN, OR 97062

AGORIO DIANA
22790 SW 87TH PL
TUALATIN, OR 97062

ALLARD JOHN A & ALLARD KELCIE L
8885 SW IOWA DR
TUALATIN, OR 97062

ALLISON VICKI R
8994 SW STONO DR
TUALATIN, OR 97062

ALVSTAD RANDALL & ALVSTAD KAREN
23515 SW BOONES FERRY RD
TUALATIN, OR 97062

ANDERSON SCOTT A & ANDERSON ANDREA N
22825 SW 92ND PL
TUALATIN, OR 97062

ANDERSON RICHARD J JR
22630 SW 93RD TER
TUALATIN, OR 97062

ANTHIMIADES GEORGE T & ANTHIMIADES
STEPHANIE J
8735 SW STONO DR
TUALATIN, OR 97062

APLIN ALAN WHITNEY & APLIN PATRICIA ANN
22940 SW ENO PL
TUALATIN, OR 97062

ARCHULETA JOHN L & ARCHULETA ELISHA J
9385 SW SKOKOMISH LN
TUALATIN, OR 97062

ARCIGA MARCO A & ARCIGA VIRGINIA L
22550 SW 93RD TER
TUALATIN, OR 97062

ATKINS DANIEL J & ATKINS DAWNITA G
22570 SW 93RD TER
TUALATIN, OR 97062

AUGEE JOEL L & AUGEE HEIDI M S
8905 SW IOWA DR
TUALATIN, OR 97062

AUST JOSEPHINE A
8846 SW STONO DR
TUALATIN, OR 97062

AUSTIN MICHAEL P & AUSTIN ALLISON M
9325 SW IOWA DR
TUALATIN, OR 97062

BABCOCK GAYLON
8680 SW STONO DR
TUALATIN, OR 97062

BACA GREGORY R & BACA ELIZABETH R
16869 SW 65TH AVE #387
LAKE OSWEGO, OR 97035

BALLARD FAMILY TRUST
22925 SW MIAMI PL
TUALATIN, OR 97062

BANKS LANDON & BANKS MIRANDA
22850 SW 93RD TER
TUALATIN, OR 97062

BATES-BLANCO FAMILY TRUST
22648 SW 96TH DR
TUALATIN, OR 97062

BAVARO EMILY EVELYN & BAVARO JOSHUA
22940 SW VERMILLION DR
TUALATIN, OR 97062

BAZANT CHRISTINE LEE & BAZANT JOHN JOSEPH
36449 HWY 34
LEBANON, OR 97355

BEAR ALISA ANN TRUST
8525 SW MARICOPA DR
TUALATIN, OR 97062

BECKER SUSAN
9405 SW QUINAULT LN
TUALATIN, OR 97062

BECKSTEAD BRIAN A & BECKSTEAD ZERELDA G
8886 SW STONO DR
TUALATIN, OR 97062

BEDDES CRISTINA & BEDDES AARON
22765 SW ENO PL
TUALATIN, OR 97062

BEEBE BRENT E & BEEBE SANDRA L
8895 SW STONO DR
TUALATIN, OR 97062

BEIKMAN STEPHEN & BEIKMAN MONIQUE
22760 SW 87TH PL
TUALATIN, OR 97062

BELL JAMES M & BELL EVA J
22710 SW VERMILLION DR
TUALATIN, OR 97062

BELL REV TRUST
8930 SW IOWA DR
TUALATIN, OR 97062

BEMROSE HEATHER LYNN
9320 SW IOWA DR
TUALATIN, OR 97062

BENNETT JASON M & MCALEER MARGUERITE T
22730 SW VERMILLION DR
TUALATIN, OR 97062

BLACK JENNIFER O & BLACK DAVID O JR
9040 SW STONO DR
TUALATIN, OR 97062

BOCCI JAMES A & BOCCI JULIA A
23205 SW BOONES FERRY RD
TUALATIN, OR 97062

BOELL DONALD B & BOELL PATRICIA J
22675 SW 87TH
TUALATIN, OR 97062

BOHMAN FAMILY TRUST
22567 SW 96TH DR
TUALATIN, OR 97062

BOSKET JOHN A & BOSKET JULIE L
9355 SW STONO DR
TUALATIN, OR 97062

BOX MICHAEL L & BOX KATIE M
9370 SW PALOUSE LN
TUALATIN, OR 97062

BRASHEAR GREGORY A
22935 SW MANDAN DR
TUALATIN, OR 97062

BRECK KOLTE TRISTON & BEATTIE DANIELLE
NICOLE
9290 SW STONO DR
TUALATIN, OR 97062

BROADHURST CURTIS
22543 SW 96TH DR
TUALATIN, OR 97062

BROWN KATHERINE MARIE & BROWN
CHRISTOPHER DAVID
22683 SW 96TH DR
TUALATIN, OR 97062

BUCKALEW LIVING TRUST
22943 SW BOONES FERRY RD
TUALATIN, OR 97062

BUHAY JASON & BUHAY MICHELLE
9300 SW STONO DR
TUALATIN, OR 97062

BUICH ALEXANDER & BUICH CORRINE
22985 SW MIAMI PL
TUALATIN, OR 97062

BUNCE MICHAEL R REVOC LIV TRUST & BUNCE
DEBORAH J REVOC LIV TRUST
9150 SW IOWA DR
TUALATIN, OR 97062

BURCHFIEL LARRY & BURCHFIEL DEBORAH
8858 SW STONO DR
TUALATIN, OR 97062

BURCHETT KENNETH T & JOY A JOINT LIV TRUST
9700 SW IOWA DR
TUALATIN, OR 97062

BURNS DANIEL D & KRILL DEANN R
9345 SW QUINAULT LN
TUALATIN, OR 97062

CAIS CARLY J
9340 SW STONO DR
TUALATIN, OR 97062

CALDERON CAMIE M & CALDERON DANIEL
22735 SW 92ND PL
TUALATIN, OR 97062

CALKINS MICHAEL & CALKINS DIANE
8890 SW STONO DR
TUALATIN, OR 97062

CARBAJAL PEDRO & CARBAJAL REGINA
8925 SW IOWA DR
TUALATIN, OR 97062

CARDENAS FERNANDO
9340 SW QUINAULT LN
TUALATIN, OR 97062

CARNS STEVEN C
9335 SW QUINAULT LN
TUALATIN, OR 97062

CHAFF HEIDI L
22626 SW 96TH DR
TUALATIN, OR 97062

CHAMBERLAND MATHEW & CHAMBERLAND
JAMES W
8975 SW IOWA DR
TUALATIN, OR 97062

CHAMBERLAIN JOHN & CHAMBERLAIN DEBRA
9000 SW GREENHILL LN
TUALATIN, OR 97062

CHAMPAGNE PATRICK & ROY CELINE
8880 SW IOWA DR
TUALATIN, OR 97062

CHAMSEDDINE WAEL M & CHAMSEDDINE
BECKY A
22900 SW ERIO PL
TUALATIN, OR 97062

CHAN JOSEPH L
23156 BLAND CIR
WEST LINN, OR 97068

CHAN CHEUK YEE CHAN REVOC LIV TRUST
22800 SE VERMILION DR
TUALATIN, OR 97062

CHAPEK CARRIEANN & CHAPEK CALEB
9360 SW SKOKOMISH LN
TUALATIN, OR 97062

CHASE HARRY M & CHASE CATHY LEE
8799 SW STONO DR
TUALATIN, OR 97062

CHENG SIMON K
9860 SW LUMBEE LN
TUALATIN, OR 97062

CHILDS ROBERT M & CHILDS MARY J
22705 SW VERMILLION DR
TUALATIN, OR 97062

CHRISTENSEN STANFORD DEE & CAROL MAE
REV INTERVIVOS TRUST
8980 SW STONO DR
TUALATIN, OR 97062

CLARK ROY H
9295 SW PALOUSE LN
TUALATIN, OR 97062

CLARK KURT C & CLARK TARA
3539 DIANNA WAY
WENATCHEE, WA 98801

COBB DANIEL Z & COBB ROSA
22770 SW 89TH PL
TUALATIN, OR 97062

COLE STEVEN W & ROBERTS ANDREA M
22850 SW ENO PL
TUALATIN, OR 97062

COMMUNITY PARTNERS FOR AFFORDABLE
HOUSING
PO BOX 23206
TIGARD, OR 97281

COMPTON MARC A & COMPTON JODY L
22151 SW ANTIOCH DOWNS CT
TUALATIN, OR 97062

CONFER ANDREW B
22575 SW 87TH PL
TUALATIN, OR 97062

COOPER JULIE ANN LIV TRUST
9390 SW IOWA DR
TUALATIN, OR 97062

CORRY FAMILY TRUST
22905 SW MIAMI DR
TUALATIN, OR 97062

CRANSTON MICHAEL S
8845 SW STONO DR
TUALATIN, OR 97062

CRAWFORD JASON S
9563 SW IOWA DR
TUALATIN, OR 97062

CRISP TONI K
9380 SW IOWA DR
TUALATIN, OR 97062

CRONKRITE ERIK
9315 SW PALOUSE LN
TUALATIN, OR 97062

CRUZ ALEJANDRO FRANCISCO
9270 SW SKOKOMISH LN
TUALATIN, OR 97062

CURTHOYS CAROL ANN REV LIV TRUST
8879 SW IOWA DR
TUALATIN, OR 97062

DARLING LANCE F
22865 SW 94TH TER
TUALATIN, OR 97062

DAVIS JASON WAYNE
9180 SW STONO DR
TUALATIN, OR 97062

DEARDORFF CRAIG S & DEARDORFF ALBERTA
22595 SW 93RD TER
TUALATIN, OR 97062

DERIENZO NICHOLAS C & DERIENZO COURTNEY
LEIGH
22755 SW 87TH PL
TUALATIN, OR 97062

DICKMAN SCOTT D & CHEN WEIWEN
22955 SW ERIO PL
TUALATIN, OR 97062

DIETRICH ROBERT & DIETRICH SUSAN
9650 SW IOWA DR
TUALATIN, OR 97062

DITTMAN ADAM H & DITTMAN ELIZABETH A C
22785 SW 89TH PL
TUALATIN, OR 97062

DOSS ANDREA & DOSS BRANDON
22580 SW 94TH TER
TUALATIN, OR 97062

DOW PETER J REV TRUST & SHERFY JENNIFER L
REV TRUST
9360 SW QUINAULT LN
TUALATIN, OR 97062

DOWNES ADRIAN & DOWNES CATHERINE
22945 SW MIAMI PL
TUALATIN, OR 97062

DUFFY RONALD E TRUST
9795 SW IOWA DR
TUALATIN, OR 97062

DUNN PATRICK P & DUNN CLARA I RUSINQUE
9380 SW PALOUSE LN
TUALATIN, OR 97062

DUNN KARIN R
9500 SW IOWA DR
TUALATIN, OR 97062

EAKINS EILEEN G
22760 SW 93RD TERR
TUALATIN, OR 97062

EBERHARD JEFFERY D & TAAFFE CAROL E
22975 SW ERIO PL
TUALATIN, OR 97062

EDELIN JENNIFER A & EDELIN SEAN M
9350 SW QUINAULT LN
TUALATIN, OR 97062

EDWARDS DANIELLE
22585 SW 93RD TER
TUALATIN, OR 97062

EGGERT BRENDA & EGGERT CHARLES
30000 SW 35TH DR
WILSONVILLE, OR 97070

EISENSTEIN ETHAN & EISENSTEIN MEGAN
22750 SW VERMILLION DR
TUALATIN, OR 97062

ELLIOTT WESLEY & ELLIOTT TERRA
9521 SW IOWA DR
TUALATIN, OR 97062

ELLIS FAMILY REV TRUST
9640 SW IOWA DR
TUALATIN, OR 97062

ENNIS MARK & ENNIS BARBARA
9380 SW STONO DR
TUALATIN, OR 97062

ERDMAN PAUL & ERDMAN PAMALA B
8862 SW STONO DR
TUALATIN, OR 97062

ERWERT EMILY
22915 SW 94TH TER
TUALATIN, OR 97062

ESZLINGER ERIC & ESZLINGER NATASHA
9395 SW QUINAULT LN
TUALATIN, OR 97062

FADLING JULIE H
22630 SW VERMILLION DR
TUALATIN, OR 97062

FANT BRIAN ALAN & DEBORAH SPARCK TRUST
22680 SW ENO PL
TUALATIN, OR 97062

FEUCHT DANIEL & BEVERLY LIV TRUST
22715 SW 87TH PL
TUALATIN, OR 97062

FILANTRES GUST J & FILANTRES CYNTHIA K
9630 SW IOWA DR
TUALATIN, OR 97062

FINDERS DEBRA P
9355 SW PALOUSE LN
TUALATIN, OR 97062

FITZHENRY VIRGINIA LIV TRUST
7015 SW FOXFIELD CT
PORTLAND, OR 97225

FLETCHER CRAIG A & FLETCHER JENINE F
9840 SW LUMBEE LN
TUALATIN, OR 97062

FORCE ROBERT B & FORCE JEANETTE M
9365 SW PALOUSE LN
TUALATIN, OR 97062

FOSSE PATRICIA J & FOSSE RANDY C
22925 SW MANDAN DR
TUALATIN, OR 97062

FOWLER TREVOR & FOWLER KAYLA
22645 SW VERMILLION DR
TUALATIN, OR 97062

FRANCIS FRANK J & FRANCIS HELEN MARIE
9130 SW IOWA DR
TUALATIN, OR 97062

FRANCIS KATHLEEN
9345 SW SKOKOMISH LN
TUALATIN, OR 97062

FRANKS TERRENCE D
22730 SW 90TH PL
TUALATIN, OR 97062

FRAVEL LINDA SHAW TRUST
9365 SW SKOKOMISH LN
TUALATIN, OR 97062

FRAZIER FAMILY LLC
22830 SW 89TH PL
TUALATIN, OR 97062

FRAZIER JOHN D IV & FRAZIER WANDA R
22830 SW 89TH PL
TUALATIN, OR 97062

FRENCH RODERICK LEE & FRENCH THERESE
LYNN
9080 SW STONO DR
TUALATIN, OR 97062

FRIBLEY SARAH E & FRIBLEY CHAD C
9005 SW STONO DR
TUALATIN, OR 97062

FRITTS MICHELLE M & FRITTS BRETT C
22945 SW ENO PL
TUALATIN, OR 97062

FRONIUS JOHN A & FRONIUS SUSAN A
22650 SW 87TH PL
TUALATIN, OR 97062

FRY ALBERTA A TRUST
9175 SW STONO DR
TUALATIN, OR 97062

FULLER ERIC M & FULLER XIAOYAN
9365 SW QUINAULT LN
TUALATIN, OR 97062

GALANG JAN VINCENT SUNGA & GALANG CINDY
BUSTOS
9400 SW IOWA DR
TUALATIN, OR 97062

GALVER ROBERTO & GALVER PATRICIA BYRNE
22995 SW VERMILLION DR
TUALATIN, OR 97062

GAMACHE ROBERT R & GAMACHE CHERI M
22770 SW VERMILLION DR
TUALATIN, OR 97062

GANEY DANIEL T & BELLINGHAM TAUNI A
22556 SW 96TH DR
TUALATIN, OR 97062

GARIBAY JAIME
22555 SW 94TH TER
TUALATIN, OR 97062

GARRETT RYAN P & GARRETT KELLY E
22970 SW MIAMI PL
TUALATIN, OR 97062

GENSLER KRISTOPHER & GENSLER MARIAH
8540 SW MARICOPA DR
TUALATIN, OR 97062

GEORGE TIMOTHY P & GEORGE BETHANY
9335 SW IOWA DR
TUALATIN, OR 97062

GEORGE REV LIV TRUST
22695 SW ENO PL
TUALATIN, OR 97062

GHODS SHAWN M & GHODS JENNA N
22815 SW 89TH PL
TUALATIN, OR 97062

GIACCHI ROBYN M
8900 SW IOWA DR
TUALATIN, OR 97062

GIESS SIMONE ELISABETH & IVERSON SEAN
PATRICK
9355 SW QUINAULT LN
TUALATIN, OR 97062

GILBERT CHRISTOPHER S & GILBERT TAYLOR A
22680 SW 87TH PL
TUALATIN, OR 97062

GILCHRIST BEVERLY & GILCHRIST ROLAND T
9310 SW IOWA ST
TUALATIN, OR 97062

GILLARD DAVID J & GILLARD SHELLIE S
22680 SW MIAMI DR
TUALATIN, OR 97062

GILLIHAN THOMAS M TRUST
22870 SW ENO PL
TUALATIN, OR 97062

GLAESER CHARLES W & GLAESER CHRISTA M
8955 SW IOWA DR
TUALATIN, OR 97062

GLASS BRIAN D & GLASS LEAH M
8900 SW SWEET DR #537
TUALATIN, OR 97062

GOFORTH NATHAN L & TAAFFE JULIA C
22755 SW 90TH PL
TUALATIN, OR 97062

GOODY GREGORY & GOODY BRITTANY
22830 SW ENO PL
TUALATIN, OR 97062

GOUY PHIL
8995 SW IOWA DR
TUALATIN, OR 97062

GRANDON JOINT TRUST
22980 SW ERIO PL
TUALATIN, OR 97062

GREEN JUSTIN J
8560 SW MARICOPA DR
TUALATIN, OR 97062

GREGSON N DEAN & GREGSON DEBORAH U
22675 SW MIAMI DR
TUALATIN, OR 97062

GRENZ CAITLIN & GRENZ MACKENZIE
22590 SW VERMILLION DR
TUALATIN, OR 97062

GRIFFITH DWIGHT A & GRIFFITH H KAY
22905 SW VERMILLION DR
TUALATIN, OR 97062

GRIFFITH NOEL T JR & GRIFFITH ANGELA R
8898 SW STONO DR
TUALATIN, OR 97062

GUERRA FILEMON M JR & QUIRANTE MALINDA
8899 SW IOWA DR
TUALATIN, OR 97062

GUYETTE JONATHAN & GUYETTE REBECCA
22673 SW 96TH DR
TUALATIN, OR 97062

HACKENBRUCK JERRY ALDEN & LINDA JOAN REV
TRUST
22680 SW 96TH DR
TUALATIN, OR 97062

HALL SCOTT & HALL BETH
9065 SW STONO DR
TUALATIN, OR 97062

HALLVIK BRUCE D & HALLVIK PAMELA S
22640 SW ENO PL
TUALATIN, OR 97062

HAMILTON GEORGE & ALICE TRUST
22740 SW 87TH PL
TUALATIN, OR 97062

HAMM STEVEN & HAMM SANDRA
22725 SW VERMILLION DR
TUALATIN, OR 97062

HANAWA IWAO & HANAWA LAURIE
3528 CHEROKEE CT
WEST LINN, OR 97068

HARRISON LIV TRUST
8976 SW STONO DR
TUALATIN, OR 97062

HASBROOK WILLIAM B & HASBROOK TRICIA
22790 SW MIAMI DR
TUALATIN, OR 97062

HASLAM KENNETH A & HASLAM JESSICA J
22825 SW ERIO PL
TUALATIN, OR 97062

HAUDBINE PATRICK E & HAUDBINE DELEE H
9215 SW STONO DR
TUALATIN, OR 97062

HEIRONIMUS JULIE A & VALLECK GEORGE D
22710 SW 90TH PL
TUALATIN, OR 97062

HELMS DANIEL M
23035 SW BOONES FERRY RD
TUALATIN, OR 97062

HERRERA FERNANDO & HERRERA MARIA D
9360 SW STONO DR
TUALATIN, OR 97062

HEYER TRUST
22775 SW VERMILLION DR
TUALATIN, OR 97062

HICKOK TODD J & HICKOK MOLLY J
23855 SW BOONES FERRY RD
TUALATIN, OR 97062

HILL DEREK & HILL CYNTHIA
9600 SW IOWA DR
TUALATIN, OR 97062

HINES MICHAEL A & HINES MARLENE R
9730 SW IOWA DR
TUALATIN, OR 97062

HODGE KENNETH M
9235 SW STONO DR
TUALATIN, OR 97062

HOLDBROOK-DADSON DENISE
9330 SW SKOKOMISH LN
TUALATIN, OR 97062

HOOVER DAN M
8993 SW STONO DR
TUALATIN, OR 97062

HORIZON COMMUNITY CHURCH
PO BOX 2690
TUALATIN, OR 97062

HOWE WARREN & YUHAS-HOWE HEATHER
9495 SW NORWOOD RD
TUALATIN, OR 97062

HUALA ROBIN PATRICK
14607 NE 57TH ST
BELLEVUE, WA 98007

HUMPHREY MARGIE LIV TRUST
22820 SW 92ND PL
TUALATIN, OR 97062

HUMPHREY SUSAN E
8801 SW STONO DR
TUALATIN, OR 97062

HYRE TIMOTHY R & HYRE ANNILEE D
22840 SW VERMILLION DR
TUALATIN, OR 97062

INGRAM CLIFFORD KEITH & INGRAM ELISABETH
JOY
22785 SW 87TH PL
TUALATIN, OR 97062

JACOBS JEFFREY W
9360 SW PALOUSE LN
TUALATIN, OR 97062

JASTRAM WILLIAM E & JASTRAM CHRISTINE A
9015 SW IOWA DR
TUALATIN, OR 97062

JENKINS PHILIP D & JENKINS KRISTEN K
9240 SW STONO DR
TUALATIN, OR 97062

JOHNSON FLETCHER & JOHNSON CHRISTINA
9365 SW STONO DR
TUALATIN, OR 97062

JORGENSEN HEATHER & JORGENSEN COLBIE
9375 SW STONO DR
TUALATIN, OR 97062

KALATEH EBRAHIM SHIRDOOST & DOOST
NOOSHIN NEZAM
22585 SW 87TH PL
TUALATIN, OR 97062

KARIS ALEXANDER DONALD
22930 SW MANDAN DR
TUALATIN, OR 97062

KAUFFMAN FAMILY TRUST
22725 SW MIAMI DR
TUALATIN, OR 97062

KENNEDY MICHAEL C & KENNEDY LINDA M
22735 SW 87TH PL
TUALATIN, OR 97062

KERN KEVIN
9450 SW IOWA DR
TUALATIN, OR 97062

KERNER ROBERT
8850 SW STONO DR
TUALATIN, OR 97062

KHAN SOHAIL & FARZANA LIV TRUST
2919 BEACON HILL DR
WEST LINN, OR 97068

KIM KYU & KIM MELISSA
22589 SW 96TH DR
TUALATIN, OR 97062

KIMMEL RONALD A & KIMMEL REBECCA A
23605 SW BOONES FERRY RD
TUALATIN, OR 97062

KINNAMAN JEFFREY B & KINNAMAN JENNIFER D
8780 SW STONO DR
TUALATIN, OR 97062

KIRK CHRISTINE A & HOFF JAMES A
22611 SW 96TH DR
TUALATIN, OR 97062

KIS JUAN ANTONIO & KIS CLAUDIA
22615 SW 93RD TER
TUALATIN, OR 97062

KLAUSS CYDNI M
22635 SW 87TH PL
TUALATIN, OR 97062

KLEPS MARK G & KLEPS LINDSAY K
9675 SW IOWA DR
TUALATIN, OR 97062

KLOSSNER ANDREW J
8854 SW STONO DR
TUALATIN, OR 97062

KNOX FAMILY TRUST
22950 SW MIAMI PL
TUALATIN, OR 97062

KNUDSON THOMAS & KNUDSON LINDA
SALYERS
8725 SW STONO DR
TUALATIN, OR 97062

KREIS JOHN K
22835 SW MIAMI DR
TUALATIN, OR 97062

LACEY LONNIE D & LACEY LORI A
22665 SW 94TH TER
TUALATIN, OR 97062

LAM DAVID & NGUYEN BETH NGOC BICH
8700 SW STONO DR
TUALATIN, OR 97062

LARA SALVADOR
22845 SW 93RD TER
TUALATIN, OR 97062

LARSON ANDREW & WISEMAN LEAH DANIELLE
22845 SW 94TH TER
TUALATIN, OR 97062

LATHROP FAMILY LIV TRUST
9265 SW IOWA DR
TUALATIN, OR 97062

LEE WILLIAM B REV LIV TRUST
37301 28TH AVE S UNIT 65
FEDERAL WAY, WA 98003

LEE FLORENCE & YAM WAI LUN
8822 SW STONO DR
TUALATIN, OR 97062

LEEPER AVA J
9945 SW LUMBEE LN
TUALATIN, OR 97062

LEMON CHASE ANTHONY & LEMON HEIDI
8940 SW IOWA DR
TUALATIN, OR 97062

LENNAR NORTHWEST INC
11807 NE 99TH ST STE 1170
VANCOUVER, WA 98682

LENNAR NORTHWEST INC
11807 NE 99TH ST STE 1170
VANCOUVER, WA 98682

LILLEY KRISTEN M & LILLEY NICHOLAS L
22800 SW 89TH PL
TUALATIN, OR 97062

LIMING JEANNE E
9380 SW SKOKOMISH LN
TUALATIN, OR 97062

LINDAMAN LIVING TRUST
22805 SW ERIO PL
TUALATIN, OR 97062

LIVERMORE MICHAEL G & LIVERMORE SHERYL D
9835 SW LUMBEE LN
TUALATIN, OR 97062

LOEN EMILY G
22655 SW ENO PL
TUALATIN, OR 97062

LORENZEN TYLER J & LORENZEN TATJANA
22820 SW MIAMI DR
TUALATIN, OR 97062

LOVELACE LIVING TRUST
22659 SW 96TH DR
TUALATIN, OR 97062

LUCINI JOHN W & GRACE N FAM TRUST
23677 SW BOONES FERRY RD
TUALATIN, OR 97062

LUSCOMBE BRUCE C TRUST
22605 SW 87TH PL
TUALATIN, OR 97062

MACCLANATHAN MELANIE & MACCLANATHAN
MICHAEL
22575 SW 94TH TER
TUALATIN, OR 97062

MACDONALD BRIAN & MACDONALD AMELIA
22640 SW MIAMI DR
TUALATIN, OR 97062

MADONDO JEFFRET & JOHNSON MORGAN
IRENE
22795 SW 94TH TER
TUALATIN, OR 97062

MAGNUSON BRENT R & MAGNUSON HEATHER
A
9540 SW IOWA DR
TUALATIN, OR 97062

MAIER DARLA & MAIER THOMAS
9340 SW PALOUSE LN
TUALATIN, OR 97062

MALONEY CHERYL L
22820 SW VERMILLION DR
TUALATIN, OR 97062

MALONSON GARY D & MALONSON MARSHA L
22955 SW VERMILLION DR
TUALATIN, OR 97062

MARBLE AMANDA L TRUST
8989 SW STONO DR
TUALATIN, OR 97062

MARK HENRY & MARK CHRISTINE
22725 SW 90TH PL
TUALATIN, OR 97062

MARLEAU ALLISON P
22615 SW VERMILLION DR
TUALATIN, OR 97062

MARTIN FAMILY TRUST
8986 SW STONO DR
TUALATIN, OR 97062

MAST MARVIN R & JELI CARLENE M
23845 SW BOONES FERRY RD
TUALATIN, OR 97062

MCALLISTER DENNIS C & MCALLISTER
RAGNHILD
8805 SW STONO DR
TUALATIN, OR 97062

MCCALED KEVIN L
8950 SW IOWA DR
TUALATIN, OR 97062

MCDONOUGH JOHN MICHAEL & MCDONOUGH
MAUREEN CLARE
8750 SW STONO DR
TUALATIN, OR 97062

MCGILCHRIST STEPHEN R & NYSTROM-GERDES
ELIZABETH R
22720 SW 93RD TER
TUALATIN, OR 97062

MCGRADY ANDREA M
9260 SW SKOKOMISH LN
TUALATIN, OR 97062

MCKEAN AMY & MCKEAN RAYMOND
22685 SW VERMILLION DR
TUALATIN, OR 97062

MCLAUGHLIN NATHANIEL ANDREW &
MCLAUGHLIN AREENA DEVI
8960 SW IOWA DR
TUALATIN, OR 97062

MCLEOD TRUST
23465 SW BOONES FERRY RD
TUALATIN, OR 97062

MCMANUS HEIDI
22820 SW 90TH PL
TUALATIN, OR 97062

MCREYNOLDS CHRIS & MCREYNOLDS AUDREY
22720 SW 87TH PL
TUALATIN, OR 97062

MENES MARK A
9280 SW STONO DR
TUALATIN, OR 97062

MICHAEL SCOTT CURTIS & MICHAEL TINA
FRANCINE
8580 SW MARICOPA DR
TUALATIN, OR 97062

MICHELS ELIZABETH A
22590 SW 93RD TER
TUALATIN, OR 97062

MIKULA KATERINA
9330 SW PALOUSE LN
TUALATIN, OR 97062

MILLER CAROLE D LIV TRUST
8834 SW STONO DR
TUALATIN, OR 97062

MILLER JOHN LESLIE & PLATTEAU ASTRID S
22730 SW ENO PL
TUALATIN, OR 97062

MILLER ROBERT F
22631 SW 96TH DR
TUALATIN, OR 97062

MILSTED MAURICE SCOTT & STOVER-MILSTED
SUSAN LEE
22875 SW MIAMI DR
TUALATIN, OR 97062

MIZE JOSHUA & MIZE CHRISTINE
22920 SW ENO PL
TUALATIN, OR 97062

MOEN DEBORAH & MOEN ERIK
22572 SW 96TH DR
TUALATIN, OR 97062

MOLLER THERESA
22825 SW 93RD TER
TUALATIN, OR 97062

MOORE DAVID C & MOORE TAMMY
8990 SW STONO DR
TUALATIN, OR 97062

MORELAND BEVERLY H & MORELAND BEVERLY
H LIV TRUST
753 KOTZY AVE S
SALEM, OR 97302

MORRIS LARRY L & MORRIS JUANITA
22745 SW ENO PL
TUALATIN, OR 97062

MOSHOFKY JOHN & MOSHOFKY GINGER
9310 SW SKOKOMISH LN
TUALATIN, OR 97062

MOYES DUSTIN R & MOYES CAROL L
8765 SW STONO DR
TUALATIN, OR 97062

MUELLER RICHARD II & MUELLER MICHELLE
22660 SW 93RD TER
TUALATIN, OR 97062

MULGAONKER SHAILESH S
PO BOX 367
TUALATIN, OR 97062

MURPHY MICHAEL F & OLSON-MURPHY
ANTONETTE K
8870 SW IOWA DR
TUALATIN, OR 97062

MUSIAL LUKE & MUNSEY VICTORIA
22825 SW 94TH TER
TUALATIN, OR 97062

NEARY TIMOTHY & NEARY LUCY
22780 SW 92ND PL
TUALATIN, OR 97062

NEILL RACHEL & HUSUM BRENT
9350 SW STONO DR
TUALATIN, OR 97062

NELL ZACHARY D & NELL KENDRA
8842 SW STONO DR
TUALATIN, OR 97062

NELSON KIRIN H
8826 SW STONO DR
TUALATIN, OR 97062

NEULEIB TAMI R
9395 SW SKOKOMISH LN
TUALATIN, OR 97062

NEWBERRY GARY B & THOMPSON DONNA L
9295 SW IOWA DR
TUALATIN, OR 97062

NEWTON KYLE C & NEWTON HAILEY R
8814 SW STONO DR
TUALATIN, OR 97062

NGUYEN QUOC & NGUYEN DIANE
9660 SW IOWA DR
TUALATIN, OR 97062

NORTH DAVID P & NORTH BARBARA
8818 SW STONO DR
TUALATIN, OR 97062

NORWOOD HEIGHTS OWNERS OF LOTS 11 13-
24

, OR 00000

NORWOOD HEIGHTS OWNERS OF LOTS 30 32-
42

, OR 00000

NOYES PATRICK A & THOMPSON CAMILLIA M
22810 SW 92ND PL
TUALATIN, OR 97062

ODOMS LIVING TRUST
PO BOX 2446
TUALATIN, OR 97062

OLIVERA APOLINAR & OLIVERA DEBBIE &
WHITWORTH DAVID ET AL
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O'NEAL DANNY F & O'NEAL JONI L
22625 SW 94TH TER
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ORLANDINI ANTHONY J & ORLANDINI JUDY R
8555 SW MARICOPA DR
TUALATIN, OR 97062

OSTROWSKI MICHAEL J & OSTROWSKI SHERIE M
9370 SW STONO DR
TUALATIN, OR 97062

OWENS RICHARD D & OWENS VALERIE D
22580 SW MIAMI DR
TUALATIN, OR 97062

OWENS CLINTON MICHAEL SHOOK
9965 SW LUMBEE LN
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P3 PROPERTIES LLC
PO BOX 691
WHITE SALMON, WA 98672

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22855 SW ENO PL
TUALATIN, OR 97062

PAROSA JOSHUA DAVID
9360 SW IOWA DR
TUALATIN, OR 97062

PATTON ANDREW M & PATTON LINDSEY M
9270 SW STONO DR
TUALATIN, OR 97062

PEEBLES CRAIG M & PEEBLES TANYA A
22840 SW 90TH PL
TUALATIN, OR 97062

PENA ZACHARY G & PENNA TIFFANY R
22865 SW ENO PL
TUALATIN, OR 97062

PERRY JANETTE & PERRY KENNETH
8885 SW STONO DR
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PETRIDES PAMELA LIVING TRUST & PETRIDES
PHILLIP LIVING TRUST
22815 SW MIAMI DR
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PFEIFER STEPHANIE B
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PICKETT R DEAN & PICKETT E RAYLEA
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PIERCE KELLY JOANNE & PIERCE BRIAN
LAWRENCE
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PIRTLE JAMES L JR & PIRTLE LINDA L
22780 SW 93RD TER
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PITT CHARLES R
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RAMKU FAMILY TRUST
14193 NW MEADOWRIDGE DR
PORTLAND, OR 97229

RANSOM ANNIE M & RANSOM BRADLEY
EDWARD
22785 SW MIAMI DR
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RAY CYNTHIA P
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RAZ DOUGLAS JOHN
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REPCAK ROMAN & PARK-REPCAK ROBIN
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TUALATIN, OR 97062

REYNHOLDS GLENN A & REYNHOLDS NANCY J
22795 SW 92ND PL
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RICHARDS MARK R & RICHARDS JILL E
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RICHTER FAMILY JOINT TRUST
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PORTLAND, OR 97229

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ROSE THEODORE & ROSE SHANNON
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RUDISEL A TRUST
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SCHWEITZ ERIC J & SCHWEITZ KAREN M
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TUALATIN, OR 97062

SCOTT JERRY MICHAEL & STAMBAUGH DEBRA R
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SEKI KATSUMICHI & SEKI MIYUKI
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SELIVONCHICK GREGORY A & SELIVONCHICK
GEORGANNE
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SEPP JULIE & SEPP ROBERT
9150 SW STONO DR
TUALATIN, OR 97062

SHAMBURG SCOTT A
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WILSONVILLE, OR 97070

SHAVLOVSKIY VITALIY & SHAVLOVSKIY NATALIA
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WILSONVILLE, OR 97070

SHEARER THOMAS M & CHERIE M SHEARER
FAMILY TRUST
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TUALATIN, OR 97062

SHEETZ DONALD K & MARY M SHEETZ REV LIV
TRUST
9155 SW IOWA DR
TUALATIN, OR 97062

SHIMADA HIROSHI & SHIMADA ANGELIQUE
22645 SW 94TH TER
TUALATIN, OR 97062

SHIPLEY HEATHER
9355 SW IOWA DR
TUALATIN, OR 97062

SHOBAKEN THOMAS R
8795 SW STONO CT
TUALATIN, OR 97062

SIMMONS LINDA C TRUST
22920 SW MIAMI PL
TUALATIN, OR 97062

SIROIS TYSON & JARRARD LINDSEY
22500 SW PINTO DR
TUALATIN, OR 97062

SMITH WILLIAM R & SMITH BARBARA J
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TUALATIN, OR 97062

SMITH GREGORY D & LINDA S REV TRUST
9930 SW LUMBEE LN
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SNODDY ROBERT B
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SOMERTON RITA G & SOMERTON MARVIN
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SPACKMAN KENT A & SPACKMAN DONNA J
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TUALATIN, OR 97062

SPECHT-SMITH DANA LYNN & SPECHT DAVID
LEE
9380 SW QUINAULT LN
TUALATIN, OR 97062

SPENCER EVERETT & SPENCER LORRIE HEAPE
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ST CLAIR DEBORAH J LIVING TRUST
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TUALATIN, OR 97062

STACKLIE TIM & KAREN LIV TRUST
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TUALATIN, OR 97062

STILLS DANNY T & STILLS DEBRA J
3498 CHAPARREL LOOP
WEST LINN, OR 97068

STIMSON TOM P & GUTIERREZ-STIMSON ERINN
M
8894 SW STONO DR
TUALATIN, OR 97062

STONE LEAH
8755 SW STONO DR
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STRATTON GILLIAN M LIVING TRUST
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STUART JAMES W & STUART HOLLY V
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SUTHERLAND STUART P & SUTHERLAND
LEEANN N FAM TRUST
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SYVERSON FAMILY LIV TRUST
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TIGARD, OR 97223

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TRAN NICHOLAS
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TRICKETT AARON & TRICKETT HEATHER
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TRIKUR MARTA LUIZA & TRIKUR SERGEY F
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TRUST
24548 SW QUARRYVIEW DR
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TUALATIN CITY OF
18880 SW MARTINAZZI AVE
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TUALATIN HILLS CHRISTIAN CHURCH INC
23050 SW BOONES FERRY RD
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TURNBULL BRENT D
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TURNER BENJAMIN & PERKINS EMILY A
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TUALATIN, OR 97062

VANDERBURG SUSAN B & VANDERBURG JOHN
TIMOTHY REV TRUST & VANDERBURG
JACQUELIN
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RALSTON
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PORTLAND, OR 97221

VETETO NANCY LIV TRUST
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VICTORIA WOODS OWNERS COMMITTEE
PO BOX 1282
TUALATIN, OR 97062

VICTORIA MEADOWS HOA
, OR 00000

VUKANOVICH MARK
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WASHINGTON COUNTY FACILITIES MGMT
169 N 1ST AVE #42
HILLSBORO, OR 97124

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LIV TRUST
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WHEELER TERRANCE J & WHEELER LINDA K
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WHITE RYAN K & WHITE BRENNAN R
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WHITT JASON & WHITT MELANIE
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WILLIAMS MEGANN E & WILLIAMS AUSTIN J
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WILLIAMS TOM K
9300 SW NORWOOD RD
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WISE ROBERT C & WISE SUSAN M
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WISER BRIAN R & LIRA MARIA ALEJANDRA
22845 SW 89TH PL
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WISER THOMAS WAYNE & WISER DIANE MARIE
22750 SW MIAMI DR
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WONG JONATHAN D & WONG BETH J
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WOOLSEY RANDY M & WOOLSEY DONNA J
8775 SW STONO DR
TUALATIN, OR 97062

WORKMAN STEPHEN G & WORKMAN MARY B
8810 SW STONO DR
TUALATIN, OR 97062

YARNELL REV LIV TRUST
22620 SW 87TH PL
TUALATIN, OR 97062

YEE DONALD M & YEE PAMELA E
9105 SW STONO DR
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YOUNG DOUGLAS A & YOUNG TERESA S
987 SOLANA CT
MOUNTAIN VIEW, CA 94040

ZACHER BRIAN M & ZACHER MICHAELA F
9325 SW QUINAULT LN
TUALATIN, OR 97062

ZHANG SHANE XUE YUAN & ZHANG YUAN
22604 SW 96TH DR
TUALATIN, OR 97062

From: [Melissa Slotemaker](#)
To: byromcio@gmail.com
Cc: [Erin Engman](#); [Madeleine Nelson](#); planning@tualatin.gov; [Stacey Morrill](#)
Subject: Norwood Road/Horizon Neighborhood Meeting
Date: Friday, October 14, 2022 9:28:00 AM
Attachments: [8723 20220929 Mailing - Final.pdf](#)

Hello Byrom CIO Representatives,

I am pleased to invite you to participate in a Neighborhood/Developer meeting on **October 25, 2022 at 6:30 pm at the Tualatin Library** to discuss planned land use applications at the Horizon church and school site, and an adjacent one-acre lot on SW Norwood Road that will be annexed to the City. The meeting provides an opportunity for us to discuss the planned applications with surrounding property owners and the Byrom CIO before the application is submitted to the City.

Attached is the letter that was mailed out to the neighborhood with more information. Feel free to contact me if you are unable to attend the meeting or if you have any specific questions about the project and process.

Sincerely,
Melissa Slotemaker

Melissa Slotemaker, AICP
Land Use Planner



AKS ENGINEERING & FORESTRY, LLC

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

P: 503.563.6151 Ext. 141 | www.aks-eng.com | slotemakerm@aks-eng.com

Offices in: Bend, OR | Keizer, OR | Tualatin, OR | Vancouver, WA

NOTICE: This communication may contain privileged or other confidential information. If you have received it in error, please advise the sender by reply e-mail and immediately delete the message and any attachments without copying or disclosing the contents. AKS Engineering and Forestry shall not be liable for any changes made to the electronic data transferred. Distribution of electronic data to others is prohibited without the express written consent of AKS Engineering and Forestry.

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. 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>.

applicant's consultant
As the applicant for the Norwood Multi-Family-Annexation, Partition, and Map/Text Amendment project, I hereby certify that on this day, three (3) 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: Mitchell Godwin
applicant's consultant (Please Print)

Applicant's Signature: *Mitchell Godwin*
applicant's consultant

Date: 10/3/22



October 26, 2022

Neighborhood Meeting Summary: Norwood Multi-family Annexation, Partition, and Map/Text Amendment Applications

Meeting Date: October 25, 2022

Time: 6:30 PM

Location: Tualatin Public Library, 18878 SW Martinazzi Avenue, Tualatin, OR 97062

The following serves as a summary of the Neighborhood Meeting process. On October 3, 2022, property owners within 1000 feet of the proposed development site were sent notification of the planned Norwood Multi-family applications. This notification included the project location, project details, and the neighborhood meeting date, time, and location. The Byrom CIO and City staff were also emailed the meeting information. Signs with the neighborhood meeting information were also posted on the subject site on October 3, 2022.

On October 25, 2022, Mimi Doukas and Melissa Slotemaker from AKS Engineering & Forestry, LLC and Lee Novak from Vista Residential Partners were the meeting presenters. Other members of the Applicant's project team also attended the meeting and were available to answer questions. The meeting began with Mimi Doukas and Lee Novak providing introductory remarks. Melissa Slotemaker then presented an overview of the Norwood Multi-family project, the site area, expected roadway improvements, and the planned land use applications. She then provided details on the City's review process and opportunities for public input.

Following the presentation, attendees were given the opportunity to ask questions. The following topics were discussed:

Transportation

- Existing traffic issues on SW Boones Ferry Road and the impact of new development
- Anticipated roadway improvements along SW Norwood Road and SW Boones Ferry Road and how those would help roadway capacity
- Traffic signal at SW Norwood and SW Boones Ferry Road and when that would be constructed
- Mitigation in progress for Autumn Sunrise development
- The long-term plans for expansion of SW Norwood Road and if the City would take property for roadway
- If the developer would need to construct street improvements/mitigation
- Concerns about increase in traffic, especially on SW Norwood Road and if the project would route traffic north through Tualatin Woods

Zone Change/Future Project

- The density of the proposed project and whether the RH-HR district is appropriate
- The nature and purpose of the Institutional zoning district and the effects on the Horizon Church & School
- Height of the proposed project and whether the buildings would be taller than 4 stories
- The Basalt Creek Concept Plan and the type of residential development originally expected
- Other sites which could be used for apartments

Miscellaneous

- How the site was selected, expected rent, and market needs
- The need for housing equity and affordable housing
- How the project will affect schools in the area and if the Sherwood School District would bus children to Sherwood
- The land use process, how to submit testimony, and who the makes the decision

The meeting concluded at approximately 8:05 pm.

Sincerely,

AKS ENGINEERING & FORESTRY, LLC



Melissa Slotemaker, AICP

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OFFICES IN: TUALATIN, OR - VANCOUVER, WA - KEIZER, OR - BEND, OR

Norwood Road Multi-family
 Annexation, Partition, & Map/Text Amendment
 October 25, 2022
 6:30 p.m.

Neighborhood Meeting
 Tualatin Public Library
 18878 SW Martinazzi Avenue
 Tualatin, OR 97062

PLEASE PRINT CLEARLY

Printed Name	Full Mailing Address	Email Address	Phone #
JULIE HERONIMUS	22710 SW 90TH PL TUALATIN 97062	JULIETEIR@AOL.COM	503 715-7562
JO AUST	8846 SW Stone Dr Tualatin 97062	joauly12@gmail.com	503-313-2898
Jan Perry	8885 SW Stone Dr. Tualatin, OR 97062	jrperry.perry11@gmail.com	(360) 901 6834
Ken Perry	"	"	(360) 921 8957
PATSY + ALAN APLIN	22940 SW Emo PL	patsy@kerrcontractors.com aalpin@kerrcontractors.com	
Robert Jay	9175 SW Stone Dr	NDNE	(503) 692-9522
Terri Imbaech	8420 SW Umatilla St. Tualatin, OR 97062	Terriimbaech@gmail.com	503.481.9806.



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Norwood Road Multi-family
 Annexation, Partition, & Map/Text Amendment
 October 25, 2022
 6:30 p.m.

Neighborhood Meeting
 Tualatin Public Library
 18878 SW Martinazzi Avenue
 Tualatin, OR 97062

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Printed Name	Full Mailing Address	Email Address	Phone #
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Charles & Susan Pitt	8883 SW TOWA DR 97062 Tualatin, 97062	crp58@sbog/dkal.net	(775) 762-1774
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Delee Haudbine	9215 SW Stone Dr	dhaudbine@frontier.com	503-6925450
Don Yee	9105 SW Stone Dr	pam@schmidtandye.com	503 692 8873
Chris McReynolds	22720 SW 87th Pl	Chris.McReynolds1@gmail.com	
Beu Feucht	22715 SW 87th Pl	beufeucht@comcast.net	503-403-9325



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Norwood Road Multi-family
 Annexation, Partition, & Map/Text Amendment
 October 25, 2022
 6:30 p.m.

Neighborhood Meeting
 Tualatin Public Library
 18878 SW Martinazzi Avenue
 Tualatin, OR 97062

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Printed Name	Full Mailing Address	Email Address	Phone #
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Carolyn Hess	4500 SW Halcyon Rd 97062		503 638 1164
Nancy Veteto	9220 SW Stone Drive Tualatin 97062	nancyjveteto@gmail.com	971 645 7221
Leslie Jackman	20715 SW Shoshone Ct Tualatin OR	banittie@gmail.com	858-345-0633
Lorelei Mercado	22920 SW Mandan Dr Tualatin OR 97062	loirelei.mercado@gmail.com	503 916 9875
Randy + Julie Welborn	22885 SW Vermillion Dr Tualatin 97062	randyjw@juno.com	503 885 9633
Ann Feucht	22715 SW 87th Pl Tualatin 97062	a.feucht@comcast.net	503 941 6224



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OFFICES IN: TUALATIN, OR - VANCOUVER, WA - KEIZER, OR - BEND, OR

Norwood Road Multi-family
 Annexation, Partition, & Map/Text Amendment
 October 25, 2022
 6:30 p.m.

Neighborhood Meeting
 Tualatin Public Library
 18878 SW Martinazzi Avenue
 Tualatin, OR 97062

PLEASE PRINT CLEARLY

Printed Name	Full Mailing Address	Email Address	Phone #
Maria Lathrop	9265 SW Iowa Dr Tualatin	marialathrop@ hotmail.com	503 803-3463
Preston Hixfield	9195 SW Iowa Dr Tualatin 97062	prestonhixfield@ gmail.com	(503) 701-8356
GRACE LUCINI	23677 SW BEANER FERRY RD TUALATIN 97062	GRLuci@GMAIL. com	503 692 9890
JOHN LUCINI	//	JWLUCI@jmail.com	503-692-9890
Geoffrey Taylor			410-961-0132
Gillian Stratton	9195 SW Iowa Dr, Tualatin OR 97062	ghixfield@aol.com	The bullying a church comment was unprofessional.
Regina Carbajal	8925 SW Iowa Dr. Tualatin, OR 97062		503-330-0115



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Norwood Road Multi-family Annexation, Partition, & Map/Text Amendment October 25, 2022 6:30 p.m.	Neighborhood Meeting Tualatin Public Library 18878 SW Martinazzi Avenue Tualatin, OR 97062
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PLEASE PRINT CLEARLY

Printed Name	Full Mailing Address	Email Address	Phone #
KELLY HORSFORD	10000 SW ALSEA CT TUALATIN, OR 97062	kshorsford@gmail.com	503-522-2352
MARK KEOPS LINDSAY KEOPS	9675 SW 101st DR. TUALATIN OR		
Kathy Arnold	21438 SW 90 th Ave	karnold28@mac.com	503-841-0644
Marguerite McAleen	22730 SW Vermillion Drive	marguerite.mcaleen@gmail.com	503-799-1370
Matrils	22815 SW NIA DR	Phillip.Petrades@you icr	516 410 2436
Chad Frisley	9005 SW Stone Dr.	kepetruspro@aol.com	760-404-9189
Alejandro Cruz	9270 SW Skokomish Ln Tualatin	alejandrofc@gmail.com alejandrofc@gmail.com	(503) 258-7537



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 12965 SW Herman Road, Suite 100, Tualatin, OR 97062
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OFFICES IN: TUALATIN, OR - VANCOUVER, WA - KEIZER, OR - BEND, OR

Norwood Road Multi-family
 Annexation, Partition, & Map/Text Amendment
 October 25, 2022
 6:30 p.m.

Neighborhood Meeting
 Tualatin Public Library
 18878 SW Martinazzi Avenue
 Tualatin, OR 97062

PLEASE PRINT CLEARLY

Printed Name	Full Mailing Address	Email Address	Phone #
Hans + Rosemarie Heyer	22775 SW Vermillion Dr	Heyer4414@comcast.net	503-851-3930
Randy Welborn	22885 SW Vermillion Dr	randyiw@juno.com	503-885-9633
Kevin McCarbb	8950 SW Fdwg Dr	MC.8184@attman.com	651-500-7211
Scott Hall	9065 SW Stone Dr	scottlesu@gmail.com	503-407-7949
Trent Toler	22595 SW 87th Pl	etrent.toler@gmail.com	503-784-6639
Sherie Ostrowski	9370 SW Stone Dr	sheriechaney@yahoo.com	503 916 9808
Jim Sturt	9235 SW Iowa Dr	STU313@gmail.com	503-720-0119



AKS ENGINEERING & FORESTRY, LLC
 12965 SW Herman Road, Suite 100, Tualatin, OR 97062
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Printed Name	Full Mailing Address	Email Address	Phone #
Beth Dittman	22785 SW 89th Pl Tualatin OR 97062	thedittmanfamily@gmail.com	SH 33 77776
Cristina Beddes	22765 SW Eno Pl Tualatin 97062	cristina.beddes@gmail.com	503-906-0179
Stacy Bell	8930 SW Leno Dr.		
Heather Yuhashou	9495 SW Norwood Dr	hyuhashou@aol.com	714-293-3961
JOEL ANGER	8905 SW IOWA DR. TUALATIN OR	joelanger@gmail.com	503 855-8720
Dan Hoover	8993 Stone Dr.	—	—
Dan Cobb	22770 SW 89th Pl Tualatin, OR	dancobb@me.com	503-543-1696



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PLEASE PRINT CLEARLY

Printed Name	Full Mailing Address	Email Address	Phone #
Rick & Therese French	9080 SW Stone Dr Tualatin 97062	therese.french@comcast.net rick.french@comcast.net	971-312-9047
Tim Neary	2780 SW 92nd Pl Tualatin OR 97062	timneary@gmail.com	503 820 6223
Chaerles & Christa Glaeser	895 S.W. Town Tualatin, OR		
Heidi Auger	8905 SW Town Dr Tualatin OR	heidiauger@yahoo.com	503 691 5937
Jason Bennett	22730 SW Vermillion Dr. Tualatin, OR 97062	joy.bennett71@gmail.com	503.593.9893
LEONKY KAUFFMAN	22725 SW MIAMI DR TUALATIN	LKAUFF@COMCAST.NET	503-885-1920
Octavio Gortale	19146 SW 53rd G Tualatin	taviogoz@gmail.com	503-929-3989

Exhibit L: Sign Posting Information

CERTIFICATION OF SIGN POSTING



Proposal submitted as:
PLAN TEXT AMENDMENT
PTA 23-0001

FOR MORE INFORMATION:
TUALATIN.GOV/PROJECTS

Signs must adhere to the requirements of TDC 32.150.

As the applicant for the Norwood Multi-family - Plan Text Amendment project, I hereby certify that on this day, 1 sign(s) was/were posted on the subject property in accordance with the requirements of the Tualatin Development Code and the Community Development Division.

Applicant's Representative: Jacob Secor

(Please Print)

Applicant's Representative Signature:  _____

Date: 02/15/2023

CERTIFICATION OF SIGN POSTING



Proposal submitted as:
PLAN MAP AMENDMENT
PMA 23-0001

FOR MORE INFORMATION:
TUALATIN.GOV/PROJECTS

Signs must adhere to the requirements of TDC 32.150.

As the applicant for the Norwood Multi-family - Plan Map Amendment project, I hereby certify that on this day, 1 sign(s) was/were posted on the subject property in accordance with the requirements of the Tualatin Development Code and the Community Development Division.

Applicant's Representative: Jacob Secor

(Please Print)

Applicant's Representative Signature:  _____

Date: 02/15/2023



Posted 2/15

Glen Southerland

From: Jim Rose <jerose@sherwood.k12.or.us>
Sent: Friday, December 2, 2022 2:27 PM
To: Glen Southerland
Subject: Re: SSD Service Provider Letter Request

Categories: Filed by Newforma

EXTERNAL EMAIL: This email originated from outside AKS Engineering & Forestry.

Hi Glen,

The Sherwood School District can accommodate the additional students from the proposed complex.

Please let me know if you have any questions or need any additional information.

Thanks.

Jim

 **Jim Rose**
Chief Operations Officer

Sherwood School District • 21020 SW Sherwood Blvd • Sherwood, OR 97140
(503) 636-3007 • jerose@sherwood.k12.or.us

On Fri, Dec 2, 2022 at 11:43 AM Glen Southerland <southerlandg@aks-eng.com> wrote:

Hello Jim!

I was hoping to get some input on a proposed development within the School District. I'm not sure who to direct those questions to, so I apologize if you are not the correct person. Please direct me to whoever could best address my request.

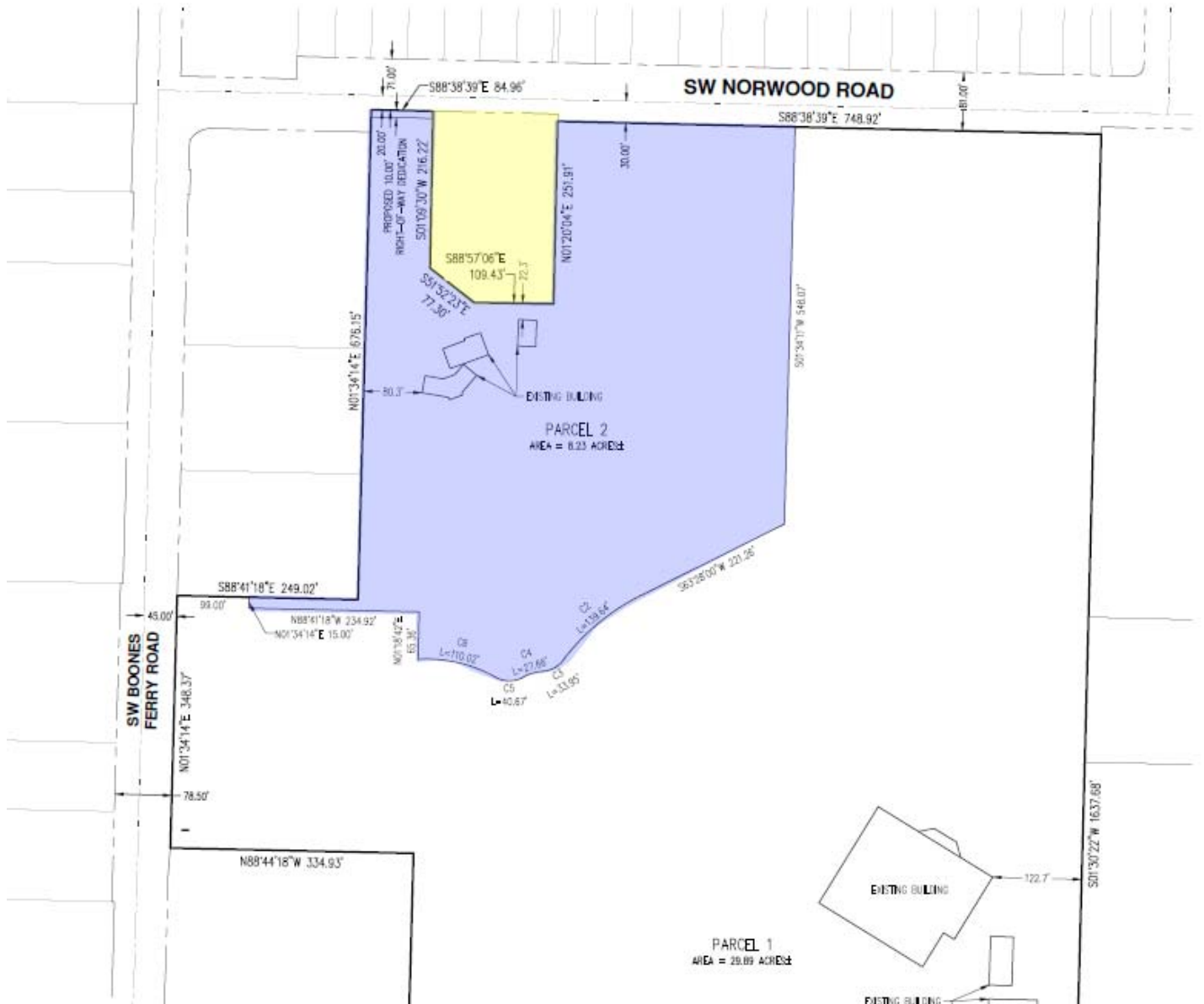
We are currently working on several applications for two properties within the City of Tualatin, including an annexation and plan and map amendment, and culminating in an architectural review application for a multifamily development.

The area is south of SW Norwood Road in Tualatin, east of SW Boones Ferry Road, and currently has the address of 9300 SW Norwood Road. I've included a map showing the property below to help provide context.

The first application for this project involved an annexation of approximately 1 acre of residential land (shown in yellow below) within the Basalt Creek Area. Once annexed, it would be zoned Medium Low Residential (RML).

A zoning text amendment application would propose to allow High Density High Rise zoning within the Basalt Creek Planning Area, which includes this project site. The area does not currently have this zoning designated and the text of the zone specifies where it can be applied (Central Tualatin). Those restrictions are proposed to be changed to allow the higher density zoning in this area.

That application would also re-zone the annexed property (in yellow) and the area shown below in blue from Medium Low Residential (RML) to High Density High Rise Zone (RH-HR). The blue area is currently zoned Institutional and is currently part of the Horizon Community Church and School campus.



A future application is planned to involve a multifamily project with approximately 276 dwelling units.

Does the School District have capacity to accommodate the number of additional students expected as part of this development? Does the School District have any other comments regarding the proposed zone change?

There are obviously quite a few facets to what's being proposed, so please feel free to contact me with any questions you may have. If there is any other information that would be helpful or you'd like to have a call to discuss, please let me know.

Thank you!

Glen Southerland, AICP



AKS ENGINEERING & FORESTRY, LLC

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Offices in: Bend, OR | Keizer, OR | Tualatin, OR | Vancouver, WA

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Sales Past 12 Months

Sherwood/Tualatin Multi-Family

Sale Comparables

Avg. Price/Unit (thous.)

Average Price (mil.)

Average Vacancy at Sale

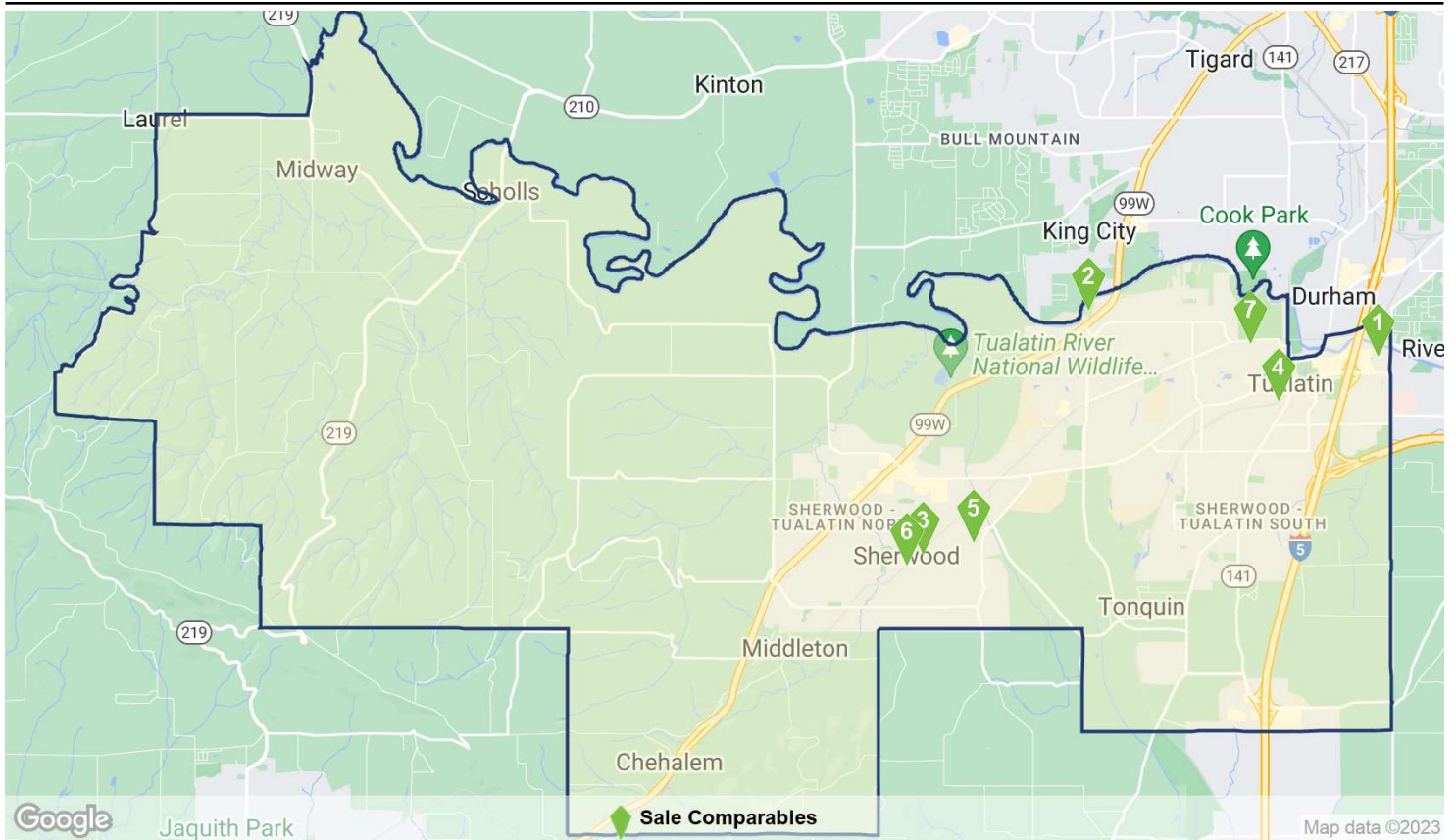
7

\$311

\$38.4

3.3%

SALE COMPARABLE LOCATIONS



SALE COMPARABLES SUMMARY STATISTICS

Sales Attributes	Low	Average	Median	High
Sale Price	\$2,200,000	\$38,370,833	\$24,675,000	\$96,500,000
Price/Unit	\$203,684	\$311,114	\$286,015	\$388,888
Cap Rate	3.9%	3.9%	3.9%	3.9%
Vacancy Rate At Sale	0%	3.3%	2.8%	12.5%
Time Since Sale in Months	0.7	4.3	3.1	10.9
Property Attributes	Low	Average	Median	High
Property Size in Units	7	106	95	300
Number of Floors	2	2	2	3
Average Unit SF	806	979	865	1,633
Year Built	1968	1995	1994	2017
Star Rating	★★★★★	★★★★★ 2.9	★★★★★	★★★★★

Sales Past 12 Months

Sherwood/Tualatin Multi-Family

RECENT SIGNIFICANT SALES

Property Name/Address	Property Information				Sale Information			
	Rating	Yr Built	Units	Vacancy	Sale Date	Price	Price/Unit	Price/SF
1 Timbers at Tualatin 6765 SW Nyberg St	★★★★☆	1994	300	1.0%	10/4/2022	\$96,500,000	\$321,666	\$382
2 River Ridge Apartments 17865 SW Pacific Hwy	★★★★☆	2017	180	2.8%	6/9/2022	\$70,000,000	\$388,888	\$389
3 Cannery Row 22550 SW Highland Dr	★★★★☆	2014	101	2.0%	10/13/2022	\$30,000,000	\$297,029	\$353
4 Fox Meadows Apartments 19545-19605 SW Boones Fer...	★★★☆☆	1968	95	10.5%	12/16/2022	\$19,350,000	\$203,684	\$228
5 Township Sherwood 22210 SW Murdock Rd	★★★☆☆	1991	56	7.1%	9/22/2022	\$12,175,000	\$217,410	\$242
6 22845-22857 SW Washingto...	★★★☆☆	1986	8	12.5%	10/21/2022	\$2,200,000	\$275,000	\$331
7 Liberty Oaks Townhomes 9133 SW Sweek Dr	★★★★☆	2001	7	0%	2/8/2022	-	-	-

OVERALL SUPPLY & DEMAND

Year	Inventory			Absorption		
	Units	Growth	% Growth	Units	% of Inv	Construction Ratio
2027	4,354	63	1.5%	52	1.2%	1.2
2026	4,291	63	1.5%	52	1.2%	1.2
2025	4,228	56	1.3%	42	1.0%	1.3
2024	4,172	21	0.5%	42	1.0%	0.5
2023	4,151	263	6.8%	223	5.4%	1.2
YTD	3,888	0	0%	-	-	-
2022	3,888	0	0%	14	0.4%	0
2021	3,888	0	0%	30	0.8%	0
2020	3,888	0	0%	27	0.7%	0
2019	3,888	25	0.6%	5	0.1%	5.0
2018	3,863	0	0%	45	1.2%	0
2017	3,863	194	5.3%	171	4.4%	1.1
2016	3,669	0	0%	(30)	-0.8%	0
2015	3,669	0	0%	(1)	0%	0
2014	3,669	101	2.8%	70	1.9%	1.4
2013	3,568	0	0%	44	1.2%	0
2012	3,568	0	0%	(6)	-0.2%	0
2011	3,568	0	0%	(4)	-0.1%	0

4 & 5 STAR SUPPLY & DEMAND

Year	Inventory			Absorption		
	Units	Growth	% Growth	Units	% of Inv	Construction Ratio
2027	1,906	63	3.4%	58	3.0%	1.1
2026	1,843	64	3.6%	56	3.0%	1.1
2025	1,779	56	3.3%	44	2.5%	1.3
2024	1,723	21	1.2%	48	2.8%	0.4
2023	1,702	264	18.4%	215	12.6%	1.2
YTD	1,438	0	0%	-	-	-
2022	1,438	0	0%	(4)	-0.3%	0
2021	1,438	0	0%	4	0.3%	0
2020	1,438	0	0%	36	2.5%	0
2019	1,438	25	1.8%	10	0.7%	2.5
2018	1,413	0	0%	16	1.1%	0
2017	1,413	180	14.6%	180	12.7%	1.0
2016	1,233	0	0%	(7)	-0.6%	0
2015	1,233	0	0%	11	0.9%	0
2014	1,233	101	8.9%	63	5.1%	1.6
2013	1,132	0	0%	18	1.6%	0
2012	1,132	0	0%	(11)	-1.0%	0
2011	1,132	0	0%	(3)	-0.3%	0

3 STAR SUPPLY & DEMAND

Year	Inventory			Absorption		
	Units	Growth	% Growth	Units	% of Inv	Construction Ratio
2027	1,347	0	0%	(3)	-0.2%	0
2026	1,347	0	0%	(2)	-0.1%	0
2025	1,347	0	0%	(1)	-0.1%	0
2024	1,347	0	0%	(3)	-0.2%	0
2023	1,347	0	0%	5	0.4%	0
YTD	1,347	0	0%	-	-	-
2022	1,347	0	0%	30	2.2%	0
2021	1,347	0	0%	27	2.0%	0
2020	1,347	0	0%	(22)	-1.6%	0
2019	1,347	0	0%	(6)	-0.4%	0
2018	1,347	0	0%	19	1.4%	0
2017	1,347	14	1.1%	1	0.1%	14.0
2016	1,333	0	0%	(14)	-1.1%	0
2015	1,333	0	0%	(11)	-0.8%	0
2014	1,333	0	0%	7	0.5%	0
2013	1,333	0	0%	10	0.8%	0
2012	1,333	0	0%	(3)	-0.2%	0
2011	1,333	0	0%	7	0.5%	0

1 & 2 STAR SUPPLY & DEMAND

Year	Inventory			Absorption		
	Units	Growth	% Growth	Units	% of Inv	Construction Ratio
2027	1,101	0	0%	(3)	-0.3%	0
2026	1,101	(1)	-0.1%	(2)	-0.2%	0.5
2025	1,102	0	0%	(1)	-0.1%	0
2024	1,102	0	0%	(3)	-0.3%	0
2023	1,102	(1)	-0.1%	3	0.3%	-
YTD	1,103	0	0%	-	-	-
2022	1,103	0	0%	(12)	-1.1%	0
2021	1,103	0	0%	(1)	-0.1%	0
2020	1,103	0	0%	13	1.2%	0
2019	1,103	0	0%	1	0.1%	0
2018	1,103	0	0%	10	0.9%	0
2017	1,103	0	0%	(10)	-0.9%	0
2016	1,103	0	0%	(9)	-0.8%	0
2015	1,103	0	0%	(1)	-0.1%	0
2014	1,103	0	0%	0	0%	-
2013	1,103	0	0%	16	1.5%	0
2012	1,103	0	0%	8	0.7%	0
2011	1,103	0	0%	(8)	-0.7%	0

OVERALL VACANCY & RENT

Year	Vacancy			Market Rent				Effective Rents	
	Units	Percent	Ppts Chg	Per Unit	Per SF	% Growth	Ppts Chg	Units	Per SF
2027	182	4.2%	0.2	\$2,021	\$2.20	2.2%	(0.4)	\$2,011	\$2.19
2026	171	4.0%	0.2	\$1,977	\$2.15	2.6%	(0.5)	\$1,967	\$2.14
2025	159	3.8%	0.3	\$1,927	\$2.10	3.1%	(0.2)	\$1,918	\$2.09
2024	145	3.5%	(0.5)	\$1,869	\$2.03	3.3%	(0.3)	\$1,860	\$2.02
2023	165	4.0%	0.8	\$1,810	\$1.97	3.6%	(3.1)	\$1,801	\$1.96
YTD	125	3.2%	0	\$1,743	\$1.89	6.2%	(0.5)	\$1,735	\$1.89
2022	125	3.2%	(0.3)	\$1,747	\$1.90	6.7%	(2.3)	\$1,739	\$1.89
2021	138	3.5%	(0.8)	\$1,637	\$1.78	9.0%	5.4	\$1,630	\$1.77
2020	168	4.3%	(0.7)	\$1,502	\$1.63	3.6%	(1.9)	\$1,490	\$1.62
2019	194	5.0%	0.5	\$1,451	\$1.58	5.4%	2.8	\$1,435	\$1.56
2018	175	4.5%	(1.2)	\$1,376	\$1.49	2.6%	1.1	\$1,348	\$1.46
2017	221	5.7%	0.4	\$1,341	\$1.45	1.5%	(3.1)	\$1,300	\$1.41
2016	196	5.3%	0.8	\$1,321	\$1.43	4.6%	(7.5)	\$1,303	\$1.41
2015	167	4.5%	0.1	\$1,263	\$1.37	12.1%	7.3	\$1,251	\$1.36
2014	164	4.5%	0.7	\$1,127	\$1.22	4.8%	(0.2)	\$1,115	\$1.21
2013	134	3.8%	(1.2)	\$1,076	\$1.17	5.0%	1.1	\$1,068	\$1.16
2012	178	5.0%	0.1	\$1,025	\$1.11	3.9%	0.7	\$1,018	\$1.10
2011	173	4.8%	0.1	\$986	\$1.07	3.3%	-	\$980	\$1.06

4 & 5 STAR VACANCY & RENT

Year	Vacancy			Market Rent				Effective Rents	
	Units	Percent	Ppts Chg	Per Unit	Per SF	% Growth	Ppts Chg	Units	Per SF
2027	95	5.0%	0.1	\$2,214	\$2.24	2.1%	(0.3)	\$2,202	\$2.23
2026	90	4.9%	0.3	\$2,168	\$2.19	2.5%	(0.5)	\$2,157	\$2.18
2025	82	4.6%	0.5	\$2,116	\$2.14	3.0%	(0.2)	\$2,105	\$2.13
2024	71	4.1%	(1.5)	\$2,055	\$2.08	3.2%	(2.5)	\$2,044	\$2.07
2023	96	5.6%	2.3	\$1,991	\$2.02	5.7%	(1.9)	\$1,981	\$2.01
YTD	48	3.3%	0	\$1,914	\$1.94	9.0%	1.4	\$1,905	\$1.93
2022	48	3.3%	0.3	\$1,884	\$1.90	7.6%	0	\$1,874	\$1.90
2021	43	3.0%	(0.3)	\$1,751	\$1.77	7.6%	3.1	\$1,746	\$1.76
2020	47	3.3%	(2.5)	\$1,627	\$1.64	4.5%	0.1	\$1,619	\$1.63
2019	84	5.8%	1.0	\$1,556	\$1.57	4.4%	2.0	\$1,520	\$1.53
2018	68	4.8%	(1.2)	\$1,490	\$1.50	2.5%	0.7	\$1,475	\$1.49
2017	85	6.0%	(0.8)	\$1,454	\$1.47	1.7%	(0.4)	\$1,399	\$1.41
2016	84	6.8%	0.6	\$1,429	\$1.44	2.2%	(10.0)	\$1,406	\$1.42
2015	77	6.2%	(0.8)	\$1,399	\$1.41	12.2%	6.8	\$1,378	\$1.39
2014	87	7.0%	2.7	\$1,247	\$1.25	5.4%	0.7	\$1,225	\$1.23
2013	49	4.4%	(1.6)	\$1,183	\$1.19	4.7%	0.7	\$1,170	\$1.18
2012	68	6.0%	1.0	\$1,130	\$1.14	4.0%	(1.3)	\$1,122	\$1.13
2011	57	5.0%	0.2	\$1,086	\$1.09	5.3%	-	\$1,079	\$1.08

3 STAR VACANCY & RENT

Year	Vacancy			Market Rent				Effective Rents	
	Units	Percent	Ppts Chg	Per Unit	Per SF	% Growth	Ppts Chg	Units	Per SF
2027	40	2.9%	0.2	\$2,010	\$2.26	2.4%	(0.4)	\$2,001	\$2.25
2026	37	2.7%	0.2	\$1,963	\$2.20	2.7%	(0.5)	\$1,955	\$2.19
2025	34	2.6%	0.1	\$1,911	\$2.15	3.2%	(0.1)	\$1,903	\$2.14
2024	33	2.5%	0.2	\$1,852	\$2.08	3.3%	2.5	\$1,844	\$2.07
2023	30	2.3%	(0.4)	\$1,792	\$2.01	0.8%	(6.4)	\$1,784	\$2
YTD	36	2.6%	0	\$1,735	\$1.95	4.5%	(2.6)	\$1,728	\$1.94
2022	36	2.6%	(2.2)	\$1,777	\$2	7.2%	(4.2)	\$1,770	\$1.99
2021	65	4.8%	(2.0)	\$1,659	\$1.86	11.3%	9.6	\$1,648	\$1.85
2020	92	6.8%	1.6	\$1,490	\$1.67	1.7%	(4.2)	\$1,468	\$1.65
2019	70	5.2%	0.5	\$1,465	\$1.64	5.9%	3.4	\$1,461	\$1.64
2018	63	4.7%	(1.5)	\$1,384	\$1.55	2.5%	1.8	\$1,336	\$1.50
2017	84	6.2%	1.0	\$1,350	\$1.51	0.7%	(5.8)	\$1,307	\$1.47
2016	70	5.2%	1.0	\$1,340	\$1.50	6.5%	(6.5)	\$1,319	\$1.48
2015	56	4.2%	0.8	\$1,259	\$1.41	13.0%	10.1	\$1,252	\$1.40
2014	45	3.4%	(0.5)	\$1,114	\$1.25	2.9%	(3.8)	\$1,109	\$1.24
2013	52	3.9%	(0.7)	\$1,083	\$1.21	6.6%	4.7	\$1,077	\$1.21
2012	62	4.6%	0.1	\$1,016	\$1.14	1.9%	(1.1)	\$1,010	\$1.13
2011	60	4.5%	(0.5)	\$997	\$1.12	3.0%	-	\$991	\$1.11

1 & 2 STAR VACANCY & RENT

Year	Vacancy			Market Rent				Effective Rents	
	Units	Percent	Ppts Chg	Per Unit	Per SF	% Growth	Ppts Chg	Units	Per SF
2027	47	4.3%	0.3	\$1,768	\$2.06	2.3%	(0.3)	\$1,759	\$2.04
2026	44	4.0%	0.2	\$1,728	\$2.01	2.6%	(0.5)	\$1,719	\$2
2025	42	3.8%	0.1	\$1,684	\$1.96	3.1%	(0.1)	\$1,675	\$1.95
2024	41	3.7%	0.3	\$1,633	\$1.90	3.3%	(0.8)	\$1,624	\$1.89
2023	38	3.4%	(0.3)	\$1,581	\$1.84	4.1%	(0.6)	\$1,573	\$1.83
YTD	41	3.8%	0	\$1,515	\$1.76	4.1%	(0.6)	\$1,507	\$1.75
2022	41	3.8%	1.1	\$1,520	\$1.77	4.6%	(3.4)	\$1,512	\$1.76
2021	30	2.7%	0.1	\$1,453	\$1.69	8.0%	3.4	\$1,446	\$1.68
2020	28	2.6%	(1.1)	\$1,345	\$1.56	4.6%	(2.0)	\$1,340	\$1.56
2019	41	3.7%	(0.2)	\$1,286	\$1.50	6.6%	3.5	\$1,284	\$1.49
2018	43	3.9%	(0.8)	\$1,207	\$1.40	3.1%	0.9	\$1,187	\$1.38
2017	52	4.7%	0.9	\$1,171	\$1.36	2.2%	(3.8)	\$1,153	\$1.34
2016	42	3.8%	0.8	\$1,145	\$1.33	6.0%	(4.7)	\$1,138	\$1.32
2015	34	3.1%	0.2	\$1,081	\$1.26	10.7%	4.2	\$1,073	\$1.25
2014	32	2.9%	0	\$976	\$1.14	6.5%	3.4	\$969	\$1.13
2013	33	3.0%	(1.4)	\$917	\$1.07	3.1%	(3.8)	\$913	\$1.06
2012	48	4.4%	(0.7)	\$890	\$1.03	6.9%	6.8	\$885	\$1.03
2011	56	5.1%	0.9	\$832	\$0.97	0.1%	-	\$827	\$0.96

OVERALL SALES

Year	Completed Transactions (1)						Market Pricing Trends (2)		
	Deals	Volume	Turnover	Avg Price	Avg Price/Unit	Avg Cap Rate	Price/Unit	Price Index	Cap Rate
2027	-	-	-	-	-	-	\$380,097	446	4.0%
2026	-	-	-	-	-	-	\$372,995	438	4.0%
2025	-	-	-	-	-	-	\$364,522	428	4.0%
2024	-	-	-	-	-	-	\$354,498	416	4.0%
2023	-	-	-	-	-	-	\$342,203	401	4.0%
YTD	-	-	-	-	-	-	\$334,615	393	4.0%
2022	7	\$230.2M	19.2%	\$38,370,833	\$311,115	3.9%	\$331,043	388	4.0%
2021	2	\$61.2M	5.6%	\$61,150,000	\$291,190	-	\$309,249	363	4.0%
2020	4	\$19.8M	3.2%	\$6,600,000	\$169,231	5.2%	\$262,125	308	4.2%
2019	2	\$2.5M	0.6%	\$1,261,500	\$114,682	-	\$243,009	285	4.5%
2018	-	-	-	-	-	-	\$223,055	262	4.7%
2017	6	\$40.4M	6.4%	\$6,725,608	\$164,039	5.5%	\$201,943	237	4.8%
2016	2	\$136.1M	16.6%	\$68,050,000	\$223,849	4.8%	\$188,794	221	5.0%
2015	2	\$35.6M	7.8%	\$17,800,000	\$123,611	5.5%	\$170,515	200	5.1%
2014	1	\$624.5K	0.2%	\$624,500	\$104,083	5.9%	\$148,163	174	5.4%
2013	5	\$47.8M	10.3%	\$9,555,600	\$130,185	5.8%	\$131,574	154	5.7%
2012	4	\$62.7M	14.7%	\$15,666,500	\$119,137	5.8%	\$125,079	147	5.8%

(1) Completed transaction data is based on actual arms-length sales transactions and levels are dependent on the mix of what happened to sell in the period.

(2) Market price trends data is based on the estimated price movement of all properties in the market, informed by actual transactions that have occurred.

4 & 5 STAR SALES

Year	Completed Transactions (1)						Market Pricing Trends (2)		
	Deals	Volume	Turnover	Avg Price	Avg Price/Unit	Avg Cap Rate	Price/Unit	Price Index	Cap Rate
2027	-	-	-	-	-	-	\$452,050	453	3.9%
2026	-	-	-	-	-	-	\$444,091	445	3.9%
2025	-	-	-	-	-	-	\$434,518	436	3.9%
2024	-	-	-	-	-	-	\$422,984	424	3.9%
2023	-	-	-	-	-	-	\$408,544	410	3.9%
YTD	-	-	-	-	-	-	\$398,685	400	3.8%
2022	2	\$100M	19.5%	\$50,000,000	\$355,872	-	\$394,759	396	3.8%
2021	-	-	-	-	-	-	\$368,933	370	3.9%
2020	-	-	-	-	-	-	\$319,402	320	4.0%
2019	-	-	-	-	-	-	\$295,520	296	4.2%
2018	-	-	-	-	-	-	\$271,990	273	4.4%
2017	-	-	-	-	-	-	\$246,146	247	4.6%
2016	2	\$136.1M	49.3%	\$68,050,000	\$223,849	4.8%	\$232,757	233	4.7%
2015	-	-	-	-	-	-	\$199,601	200	4.9%
2014	-	-	-	-	-	-	\$173,029	174	5.2%
2013	1	\$46.7M	29.9%	\$46,650,000	\$138,018	5.8%	\$153,332	154	5.5%
2012	-	-	-	-	-	-	\$145,076	146	5.5%

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3 STAR SALES

Year	Completed Transactions (1)						Market Pricing Trends (2)		
	Deals	Volume	Turnover	Avg Price	Avg Price/Unit	Avg Cap Rate	Price/Unit	Price Index	Cap Rate
2027	-	-	-	-	-	-	\$377,201	459	4.0%
2026	-	-	-	-	-	-	\$369,658	450	4.0%
2025	-	-	-	-	-	-	\$360,754	439	4.0%
2024	-	-	-	-	-	-	\$350,401	427	4.0%
2023	-	-	-	-	-	-	\$337,954	412	4.0%
YTD	-	-	-	-	-	-	\$332,550	405	4.0%
2022	2	\$96.5M	22.8%	\$96,500,000	\$321,667	-	\$328,389	400	4.0%
2021	2	\$61.2M	16.1%	\$61,150,000	\$291,190	-	\$307,402	374	4.0%
2020	2	\$4.3M	1.6%	\$4,300,000	\$307,143	5.3%	\$251,864	307	4.3%
2019	1	\$1.3M	1.3%	\$1,250,000	\$73,529	-	\$235,259	287	4.5%
2018	-	-	-	-	-	-	\$217,094	264	4.7%
2017	5	\$38.7M	17.7%	\$7,740,730	\$162,620	5.0%	\$197,191	240	4.9%
2016	-	-	-	-	-	-	\$181,323	221	5.0%
2015	1	\$28M	15.8%	\$28,000,000	\$133,333	5.5%	\$165,050	201	5.2%
2014	1	\$624.5K	0.5%	\$624,500	\$104,083	5.9%	\$145,004	177	5.5%
2013	-	-	-	-	-	-	\$128,925	157	5.8%
2012	2	\$61.5M	38.3%	\$30,750,000	\$120,588	5.8%	\$123,830	151	5.9%

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1 & 2 STAR SALES

Year	Completed Transactions (1)						Market Pricing Trends (2)		
	Deals	Volume	Turnover	Avg Price	Avg Price/Unit	Avg Cap Rate	Price/Unit	Price Index	Cap Rate
2027	-	-	-	-	-	-	\$272,603	409	4.2%
2026	-	-	-	-	-	-	\$267,364	401	4.2%
2025	-	-	-	-	-	-	\$261,115	391	4.2%
2024	-	-	-	-	-	-	\$253,822	380	4.2%
2023	-	-	-	-	-	-	\$245,025	367	4.2%
YTD	-	-	-	-	-	-	\$238,274	357	4.2%
2022	3	\$33.7M	14.4%	\$11,241,667	\$212,107	3.9%	\$235,968	354	4.2%
2021	-	-	-	-	-	-	\$219,407	329	4.3%
2020	2	\$15.5M	9.3%	\$7,750,000	\$150,485	5.2%	\$186,273	279	4.5%
2019	1	\$1.3M	0.5%	\$1,273,000	\$254,600	-	\$171,445	257	4.7%
2018	-	-	-	-	-	-	\$154,823	232	5.0%
2017	1	\$1.7M	0.7%	\$1,650,000	\$206,250	6.0%	\$139,538	209	5.2%
2016	-	-	-	-	-	-	\$130,081	195	5.3%
2015	1	\$7.6M	7.1%	\$7,600,000	\$97,436	-	\$132,308	198	5.3%
2014	-	-	-	-	-	-	\$113,649	170	5.7%
2013	4	\$1.1M	2.6%	\$282,000	\$38,897	-	\$101,235	152	6.0%
2012	2	\$1.2M	1.5%	\$583,000	\$72,875	6.0%	\$95,746	143	6.1%

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DELIVERIES & UNDER CONSTRUCTION

Year	Inventory			Deliveries		Net Deliveries		Under Construction	
	Bldgs	Units	Vacancy	Bldgs	Units	Bldgs	Units	Bldgs	Units
2027	-	4,354	4.2%	-	64	-	62	-	-
2026	-	4,292	4.0%	-	66	-	64	-	-
2025	-	4,228	3.8%	-	54	-	55	-	-
2024	-	4,173	3.5%	-	23	-	22	-	-
2023	-	4,151	4.0%	-	264	-	263	-	-
YTD	43	3,888	3.2%	0	0	0	0	1	264
2022	43	3,888	3.2%	0	0	0	0	1	264
2021	43	3,888	3.5%	0	0	0	0	1	264
2020	43	3,888	4.3%	0	0	0	0	0	0
2019	43	3,888	5.0%	1	25	1	25	0	0
2018	42	3,863	4.5%	0	0	0	0	1	25
2017	42	3,863	5.7%	2	194	2	194	0	0
2016	40	3,669	5.3%	0	0	0	0	2	194
2015	40	3,669	4.5%	0	0	0	0	1	180
2014	40	3,669	4.5%	1	101	1	101	0	0
2013	39	3,568	3.8%	0	0	0	0	1	101
2012	39	3,568	5.0%	0	0	0	0	1	101
2011	39	3,568	4.8%	0	0	0	0	0	0