



CITY OF TUALATIN
 18880 SW Martinazzi Ave
 Tualatin, OR 97062-7092
 Phone: (503) 692-2000
 Fax: (503) 692-0147

**DEVELOPMENT APPLICATION:
 SUBDIVISION/PARTITION/
 PROPERTY LINE ADJUSTMENT**

Application for: Subdivision Partition Property Line Adjustment
 Project Address: South of SW Norwood Road, east of SW Boones
Ferry Road, and north of SW Greenhill Lane Planning District: RML and CN
 Project Tax Map Number: 2S 1 35D Tax Lot Number(s): 100, 400, 401, 500, 501, 600, 800, and 900

Property Owner(s): Autumn Sunrise, LLC (Tax Lots 400, 401, 500, 501, 600, 800, and 900)

Property Owner's Address: 485 S. State Street

Owner's Phone Number: Contact Applicant's Consultant Fax Number: _____

Owner's Email Address: Contact Applicant's Consultant

Owner's Signature: *[Signature]* Date: 06/21/2021

Owner's Signature: _____ Date: _____

Owner's Signature: _____

Applicant's Name: Lennar Northwest, Inc.

Applicant's Address: 11807 NE 99th Street, Suite 1170

Applicant's Phone Number: Contact Applicant's Consultant Fax Number: _____

Applicant's Email Address: Contact Applicant's Consultant

Applicant's Signature: *Michael W. Anderson* Date: 6/21/21

Consultant's Name: Mimi Doukas, AICP, RLA

Consultant's Company: AKS Engineering & Forestry, LLC

Consultant's Address: 12965 SW Herman Road, Suite 100

Consultant's Phone Number: (503) 563-6151 Fax Number: _____

Consultant's Email Address: mimid@aks-eng.com

Direct Communication to: Owner Applicant Consultant

Existing Use: Agricultural field and forest Proposed Use: Single-family residential subdivision

Total Acreage: ±61.96 acres No. of Lots/Parcels: 402 (400 single-family)

Average Lot/Parcel Width: ±39 feet Average Lot/Parcel Area: ±4150 square feet

Subdivision Name (if applicable): Autumn Sunrise

Receipt Number: _____ Fee: \$ _____ Job Number: _____

By: _____ Date: _____



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**DEVELOPMENT APPLICATION:
SUBDIVISION/PARTITION/
PROPERTY LINE ADJUSTMENT**

ADDITIONAL OWNERS

Project Address: South of SW Norwood Road, east of SW Boones Ferry Road, and north of SW Greenhill Lane

Project Tax Map Number: 1S 1 35D Tax Lot Number(s): 100

Property Owner's Name: P3 Properties LLC

Property Owner's Address: PO Box 691, White Salmon, WA 98672

Owner's Phone Number: Contact Applicant's Consultant Fax Number: _____

Owner's Email Address: Contact Applicant's Consultant

Owner's Signature:  _____ Date: 6/22/2021

Owner's Signature: _____ Date: _____

Project Address: _____

Project Tax Map Number: _____ Tax Lot Number(s): _____

Property Owner's Name: _____

Property Owner's Address: _____

Owner's Phone Number: _____ Fax Number: _____

Owner's Email Address: _____

Owner's Signature: _____ Date: _____

Owner's Signature: _____ Date: _____

Project Address: _____

Project Tax Map Number: _____ Tax Lot Number(s): _____

Property Owner's Name: _____

Property Owner's Address: _____

Owner's Phone Number: _____ Fax Number: _____

Owner's Email Address: _____

Owner's Signature: _____ Date: _____

Owner's Signature: _____ Date: _____



FIRST AMERICAN TITLE Property Research Report

SUBJECT PROPERTY

Ns
R560164
2S135D000100
Washington

OWNER

P3 Properties LLC

DATE PREPARED

06/14/2021

PREPARED BY

khaight@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: 6/14/2021

OWNERSHIP INFORMATION

Owner: P3 Properties LLC

CoOwner:

Site: Ns Tualatin OR 97062

Mail: PO Box 691 White Salmon WA 98672

Parcel #: R560164

Ref Parcel #: 2S135D000100

TRS: 02S / 01W / 35 / SE

County: Washington

PROPERTY DESCRIPTION

Map Grid: 715-E1

Census Tract: 032110 Block: 1004

Neighborhood: Cio 6 Byrom

School Dist: 88J Sherwood

Impr Type:

Subdiv/Plat:

Land Use: 6404 - Designated Forestland - Vacant - Rural Residential

Std Land Use: OTHR - Other

Zoning: Tualatin-RML - Medium-Low Density Residential

Lat/Lon: 45.35184254 / -122.76762239

Watershed: Fanno Creek-Tualatin River

Legal: ACRES 25.18, POTENTIAL ADD'L TAX LIABILITY

ASSESSMENT AND TAXATION

Market Land: \$0.00

Market Impr: \$0.00

Market Special: \$4,598,630.00

Market Total: \$4,598,630.00 (2020)

% Improved: 0.00%

Assessed Total: \$12,430.00 (2021)

Levy Code: 88.13

Tax: \$190.12 (2020)

Millage Rate: 15.2952

Exemption:

Exemption Type:

PROPERTY CHARACTERISTICS

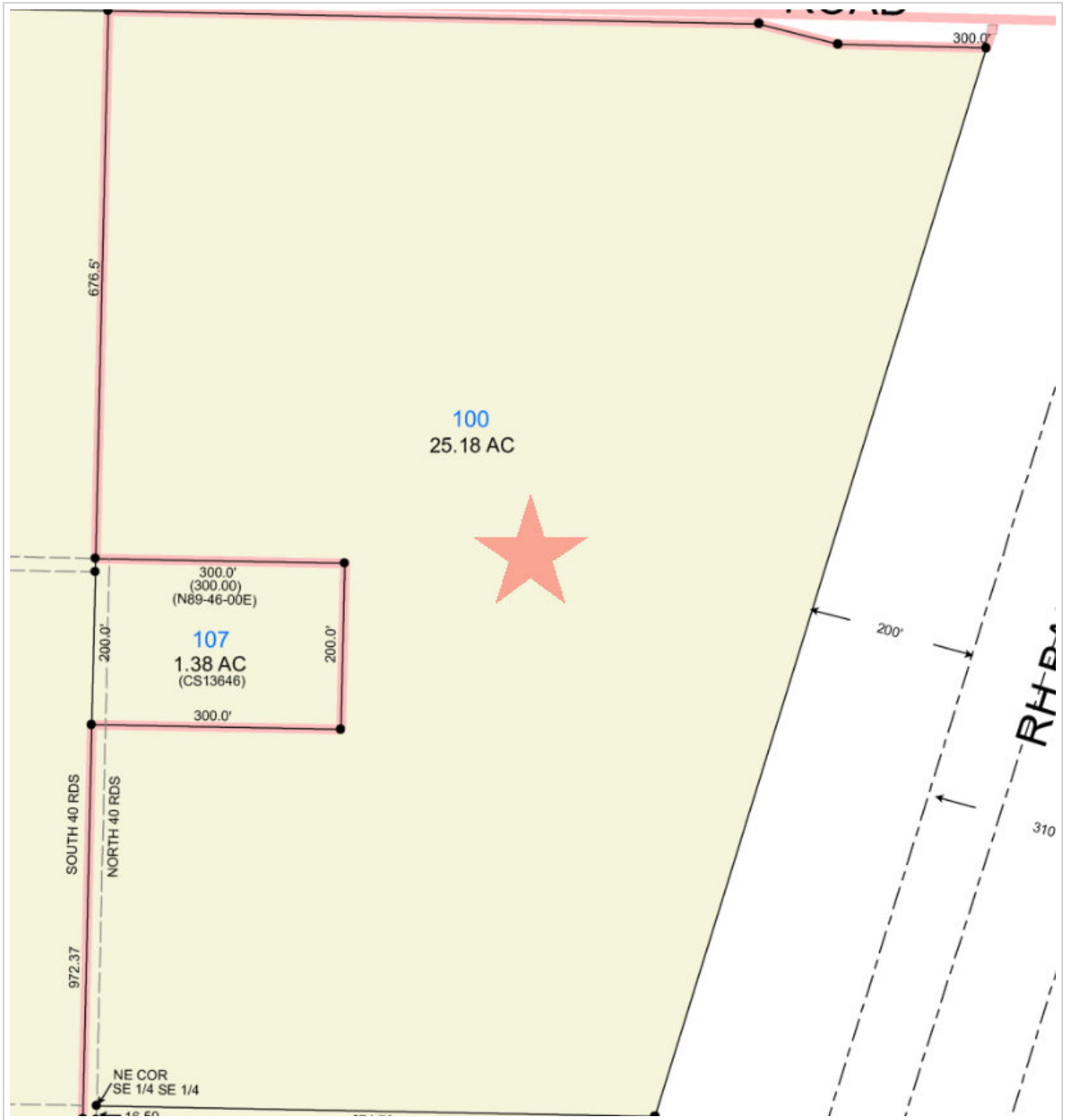
Bedrooms:	Total SqFt:	Year Built:
Baths, Total:	First Floor:	Eff Year Built:
Baths, Full:	Second Floor:	Lot Size Ac: 25.18 Acres
Baths, Half:	Basement Fin:	Lot Size SF: 1,096,841 SqFt
Total Units: 1	Basement Unfin:	Lot Width:
# Stories:	Basement Total:	Lot Depth:
# Fireplaces:	Attic Fin:	Roof Material:
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
P3 PROPERTIES LLC	02/25/2015	12686		Deed		Conv/Unk
PAUL PENNINGTON	08/19/2013	75740		Deed		Conv/Unk
PAUL PENNINGTON	07/11/2013	63209		Deed		Conv/Unk

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Assessor Map



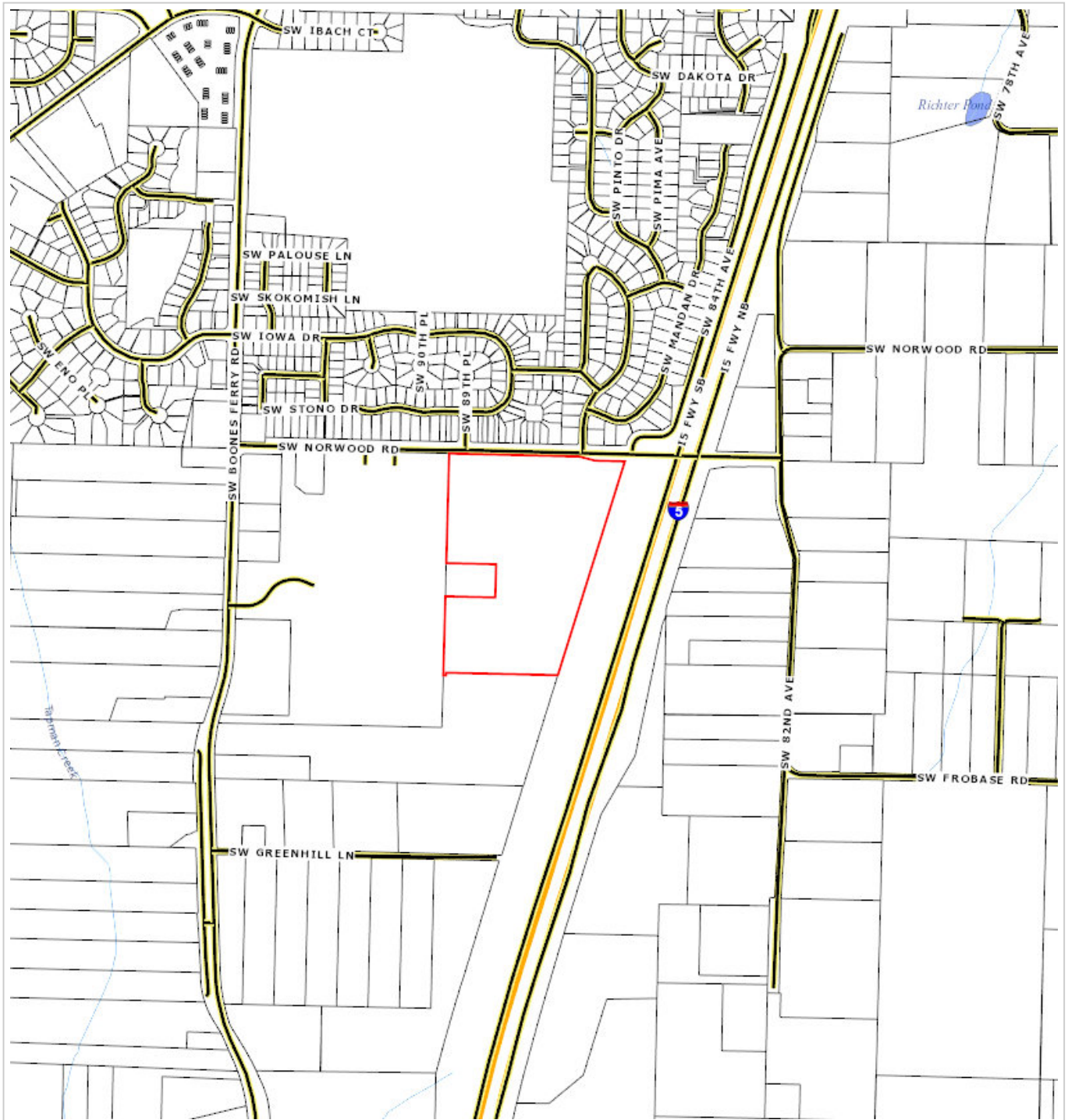
First American Title

Parcel ID: R560164

Site Address: Ns

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Street Map

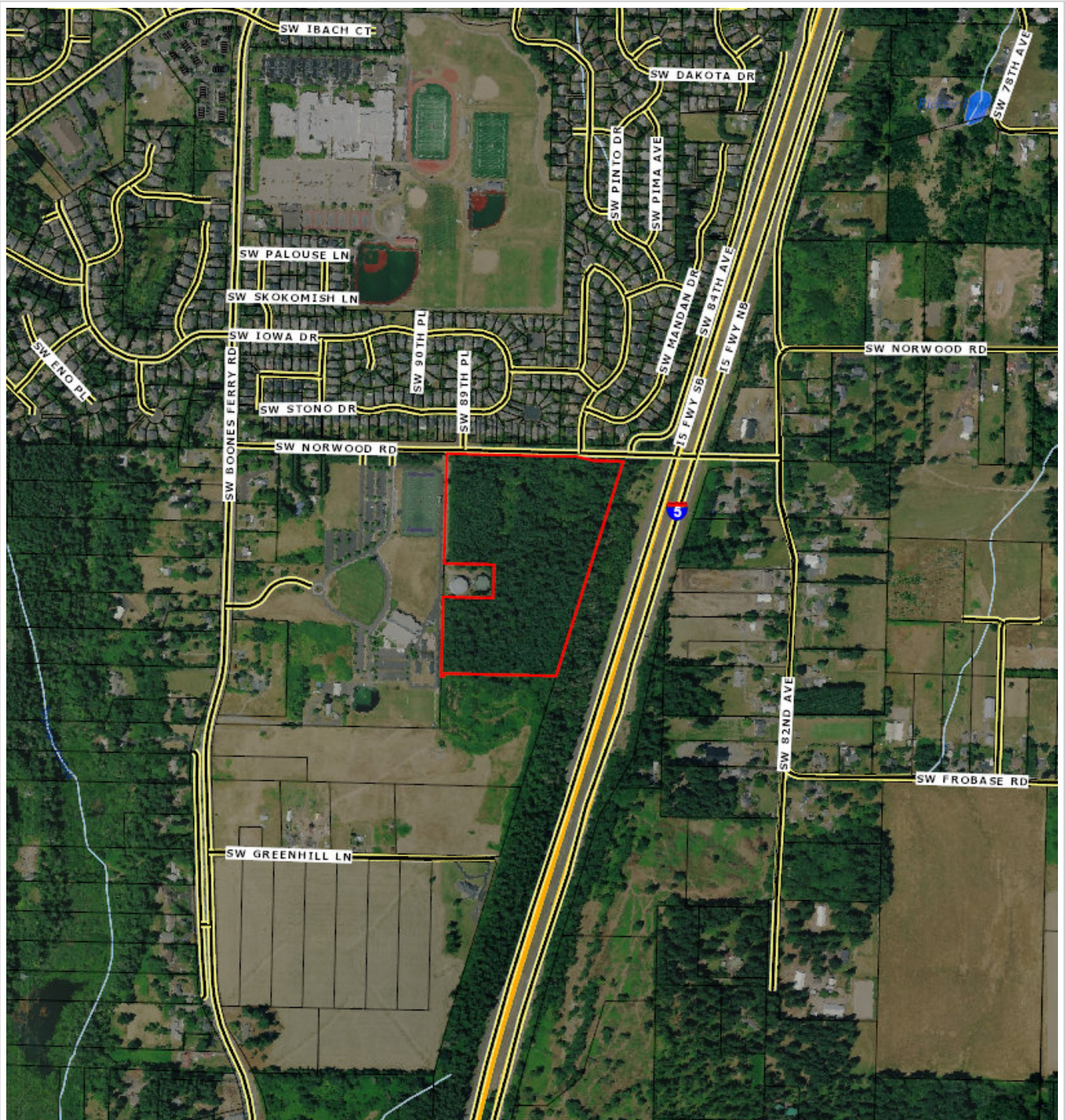


First American Title

Parcel ID: R560164

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Aerial Map

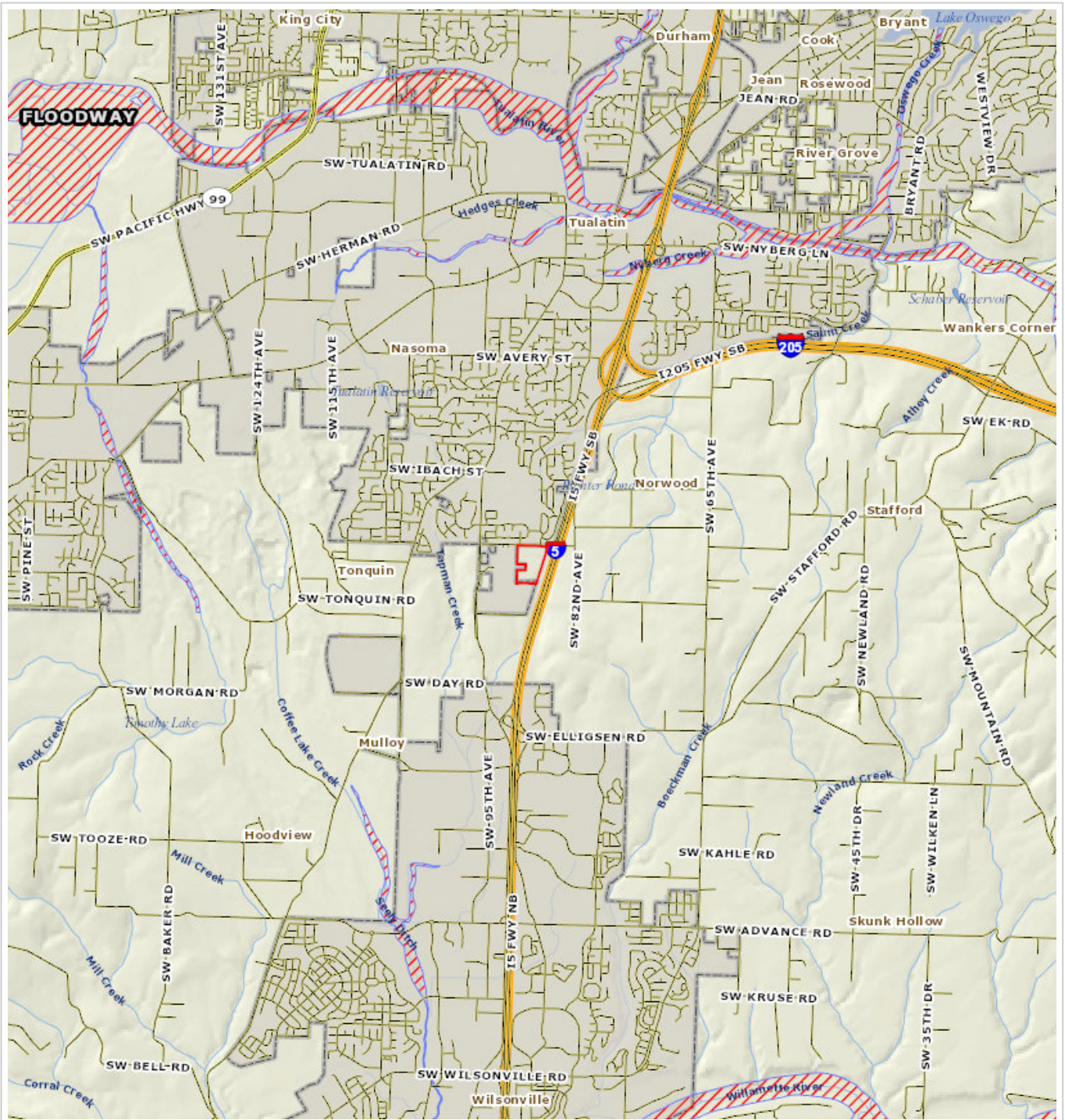


First American Title

Parcel ID: R560164

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Flood Map - 100 Year

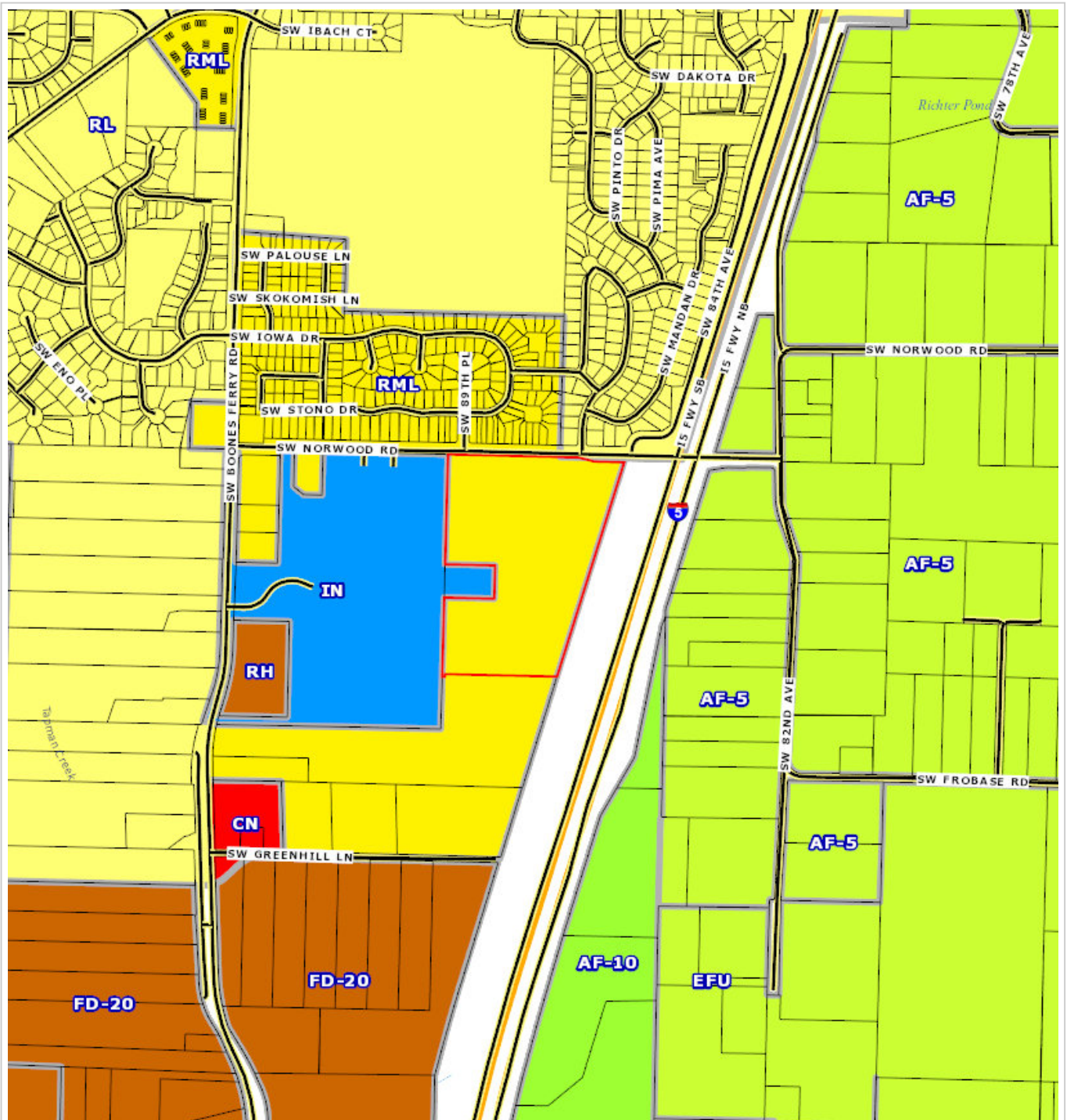


First American Title

Parcel ID: R560164

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Zoning Map



First American Title

Parcel ID: R560164

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15
36

Washington County, Oregon 2015-012686

02/25/2015 11:18:23 AM
D-DBS Cnt=1 Str=12 S PFEIFER
\$15.00 \$5.00 \$11.00 \$20.00 - Total = \$51.00



02016302201500126860030038

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



After recording return to:
P3 Properties, LLC
c/o Paul Pennington
P.O. Box 691
White Salmon, WA 98672

Until further notice, all tax statements should be sent to:
P3 Properties, LLC
c/o Paul Pennington
P.O. Box 691
White Salmon, WA 98672

Tax Account No. 2S135D0 00100
Ref No. R0560164

True actual consideration paid is \$ 0

BARGAIN AND SALE DEED

Paul Pennington, Janet Pennington Peterson, and Gay Pennington Paschoal, as equal tenants in common, Grantors, do hereby convey unto P3 Properties, LLC, an Oregon limited liability company, Grantee, all of their right, title, and interest in that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Washington County, State of Oregon, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

To have and to hold the same unto the said grantee and grantee's successors and assigns forever.

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: 2/12/2015

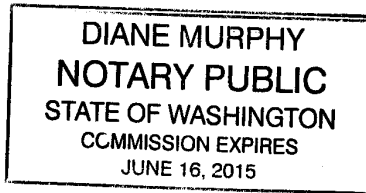
Paul Pennington 2/9/2015
Paul Pennington

Janet Pennington Peterson
Janet Pennington Peterson

Gay Pennington Paschoal
Gay Pennington Paschoal

STATE OF Washington)
County of Klickitat) §

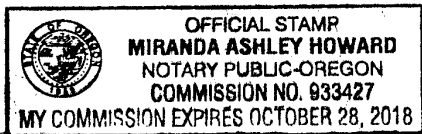
This instrument was acknowledged before me on 2-9-2015, 2014, by Paul Pennington.



Diane Murphy
Notary Public for ~~Oregon~~ Washington

STATE OF OREGON)
County of Benton) §

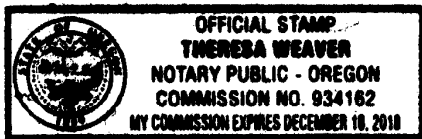
This instrument was acknowledged before me on 2/12/2015, by Janet Pennington Peterson.



Miranda Ashley Howard
Notary Public for Oregon

STATE OF OREGON)
County of Washington) §

This instrument was acknowledged before me on Feb 5, 2015, 2014, by Gay Pennington Paschoal.



Theresa Weaver
Notary Public for Oregon

EXHIBIT "A"

All interest in 25.18 acres of land, located at S.W. Norwood Ave., Tualatin, Oregon 97062, more particularly described as:

The North half of the Northwest quarter of the Southeast quarter and the Northeast quarter of the Southeast quarter of Section 35, Township 2 South, Range 1 West of the Willamette Meridian, in Washington County, Oregon,

EXCEPTING tract conveyed to the State of Oregon, by and through its State Highway Commission, in deed book 325, page 183, as follows: A parcel of land lying in the Northeast quarter of the Southeast quarter of Section 35, T2S, R1W, W.M.; the said parcel being that portion of said Northeast quarter of the Southeast quarter lying Easterly of a line parallel to and 100 feet Westerly of the centerline of the West Portland-Hubbard Highway as said highway has been relocated, which centerline is described as follows:

Beginning at Engineer's centerline Station 349/00, said Station being 115.27 feet North and 78.52 feet East of the East quarter corner of said section 35; thence South 15°49'15" West 1600 feet to Station 365/00; said centerline crossing the East and South lines of said Northeast quarter of the Southeast quarter approximately at Section 351/83 and Station 363/91 respectively;

ALSO EXCEPTING that tract conveyed to the State of Oregon, by and through its State Highway Commission, by deed in book 341, page 233; ALSO EXCEPTING the following described premises: Beginning at an iron bar marking the center of Section 35, T2S, R1W, W.M., Washington County, Oregon; thence South along the West line of the Southeast quarter of said Section 35 to the Southwest corner of tract conveyed to Merle Pennington and Dorthea Pennington by deed of record in book 417 at page 314, Deed Records of Washington County; thence East along the South line of said tract so conveyed 16 rods and 30 feet to a point; thence North parallel to the West line of said Southeast quarter of said Section 35 to the North line of said Southeast quarter of Section 35; thence West along the North line of said Southeast quarter 16 rods and 30 feet to the point of beginning;

ALSO EXCEPTING the following parcels: Parcel conveyed to Shope, described in instrument of record in book 575, page 110, October 13, 1965, Washington County Records; parcel conveyed to School District 88J, described in instrument of record in Book 767, page 495, December 17, 1969, Washington County Records; and parcel conveyed to City of Tualatin described in instrument of record in Book 825, Page 873, 1971, Washington County Records.

Also identified as Washington County Tax Lot 100 on Tax Map 2S135D



FIRST AMERICAN TITLE Property Research Report

SUBJECT PROPERTY

23740 SW Boones Ferry Rd
R560253
2S135D000400
Washington

OWNER

Autumn Sunrise LLC

DATE PREPARED

06/14/2021

PREPARED BY

khaight@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: 503.219.7R10 (8746)

Fax: 503.790.7872

Email: cs.oregon@firstam.com

Date: 6/14/2021

OWNERSHIP INFORMATION

Owner: Autumn Sunrise LLC

CoOwner:

Site: 23740 SW Boones Ferry Rd Tualatin OR 97062

Mail: 485 S State St Lake Oswego OR 97034

Parcel #: R560253

Ref Parcel #: 2S135D000400

TRS: 02S / 01W / 35 / SE

County: Washington

PROPERTY DESCRIPTION

Map Grid: 715-E1

Census Tract: 032110 Block: 1004

Neighborhood: Cio 6 Byrom

School Dist: 88J Sherwood

Impr Type:

Subdiv/Plat:

Land Use: 1900 - Urban Developable Tract - Vacant

Std Land Use: RCON - Condominium, Pud

Zoning: Tualatin-RML - Medium-Low Density Residential

Lat/Lon: 45.34837945 / -122.77384747

Watershed: Abernethy Creek-Willamette River

Legal: ACRES 1.88

ASSESSMENT AND TAXATION

Market Land: \$343,350.00

Market Impr: \$0.00

Market Special: \$0.00

Market Total: \$343,350.00 (2020)

% Improved: 0.00%

Assessed Total: \$146,730.00 (2021)

Levy Code: 88.15

Tax: \$2,663.62 (2020)

Millage Rate: 18.1531

Exemption:

Exemption Type:

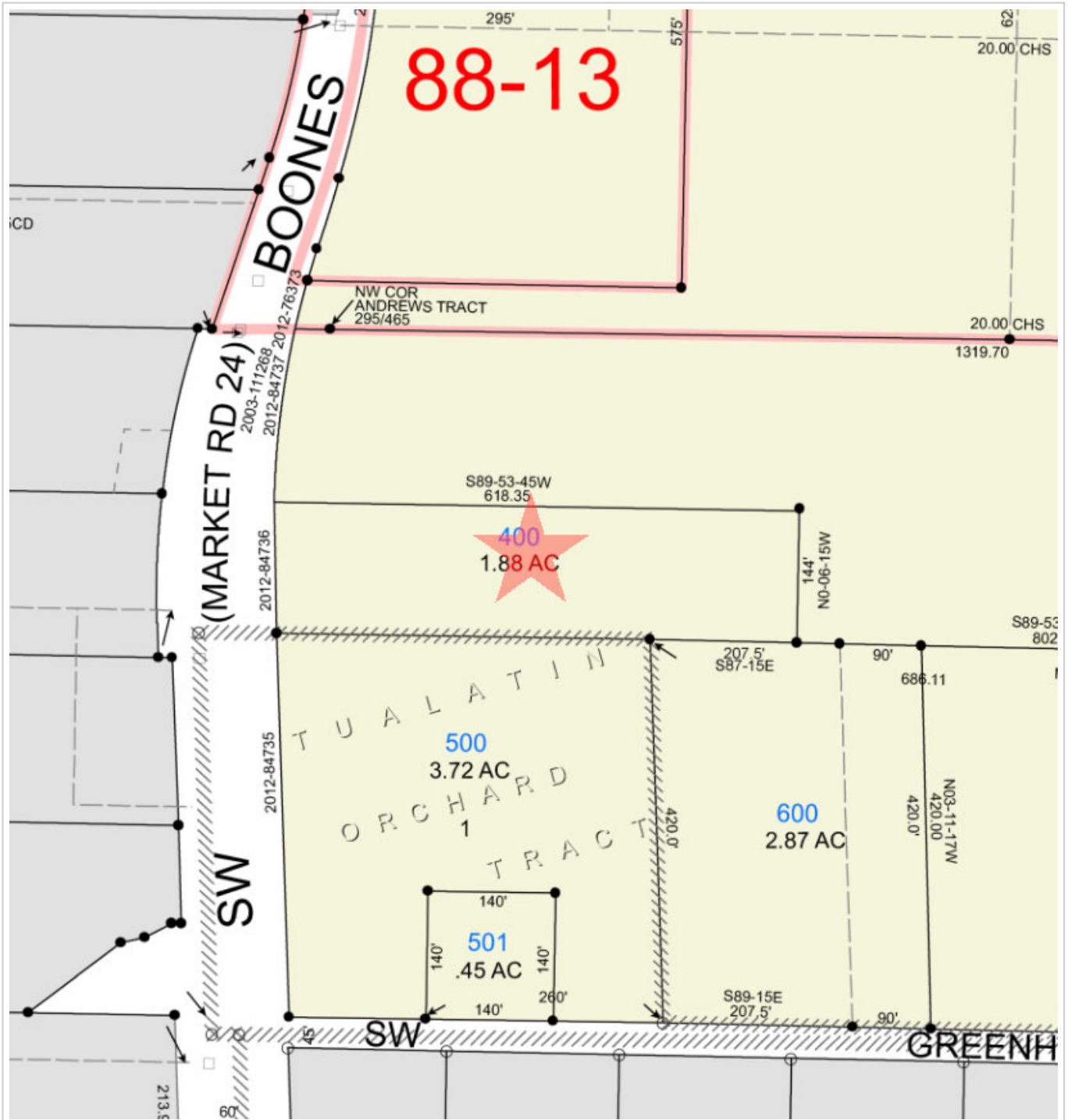
PROPERTY CHARACTERISTICS

Bedrooms:	Total SqFt:	Year Built:
Baths, Total:	First Floor:	Eff Year Built:
Baths, Full:	Second Floor:	Lot Size Ac: 1.88 Acres
Baths, Half:	Basement Fin:	Lot Size SF: 81,893 SqFt
Total Units: 1	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
AUTUMN SUNRISE LLC	02/04/2021	14624		Deed Of Trust	\$2,500,000.00	Conventional
AUTUMN SUNRISE LLC	09/28/2007	0000105096	\$7,143,000.00	Deed	\$1,039,000.00	Conventional
KIMBALL HILL HOMES OREGON INC	10/03/2005	0000121808	\$15,000,000.0	Mortgage	\$9,800,000.00	Conv/Unk
ROOT HOLDINGS LLC	06/17/2005	0000069068	\$200,000.00	Deed		Conv/Unk

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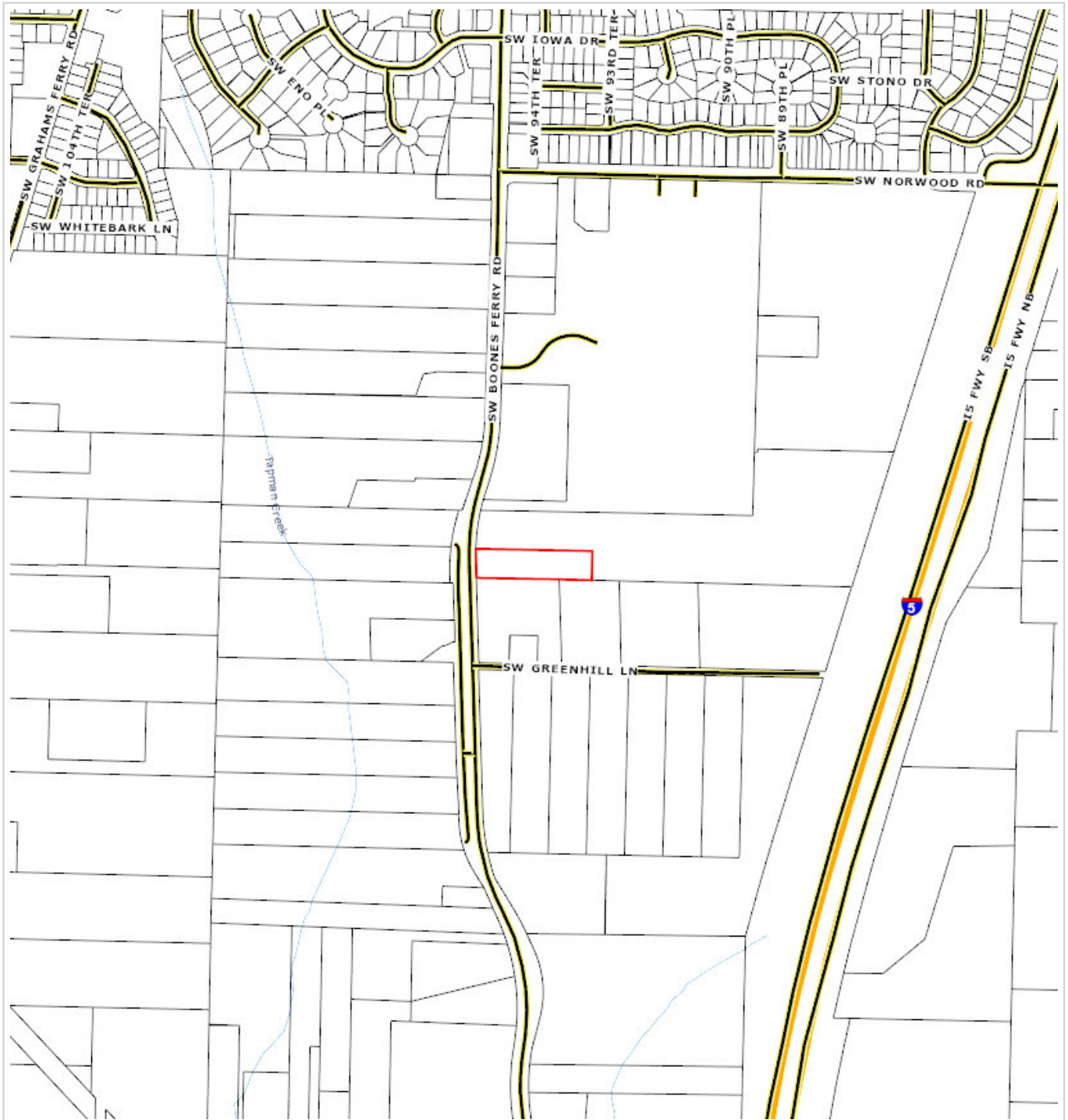
First American Title

Parcel ID: R560253

Site Address: 23740 SW Boones Ferry Rd

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Street Map



First American Title

Parcel ID: R560253

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Aerial Map

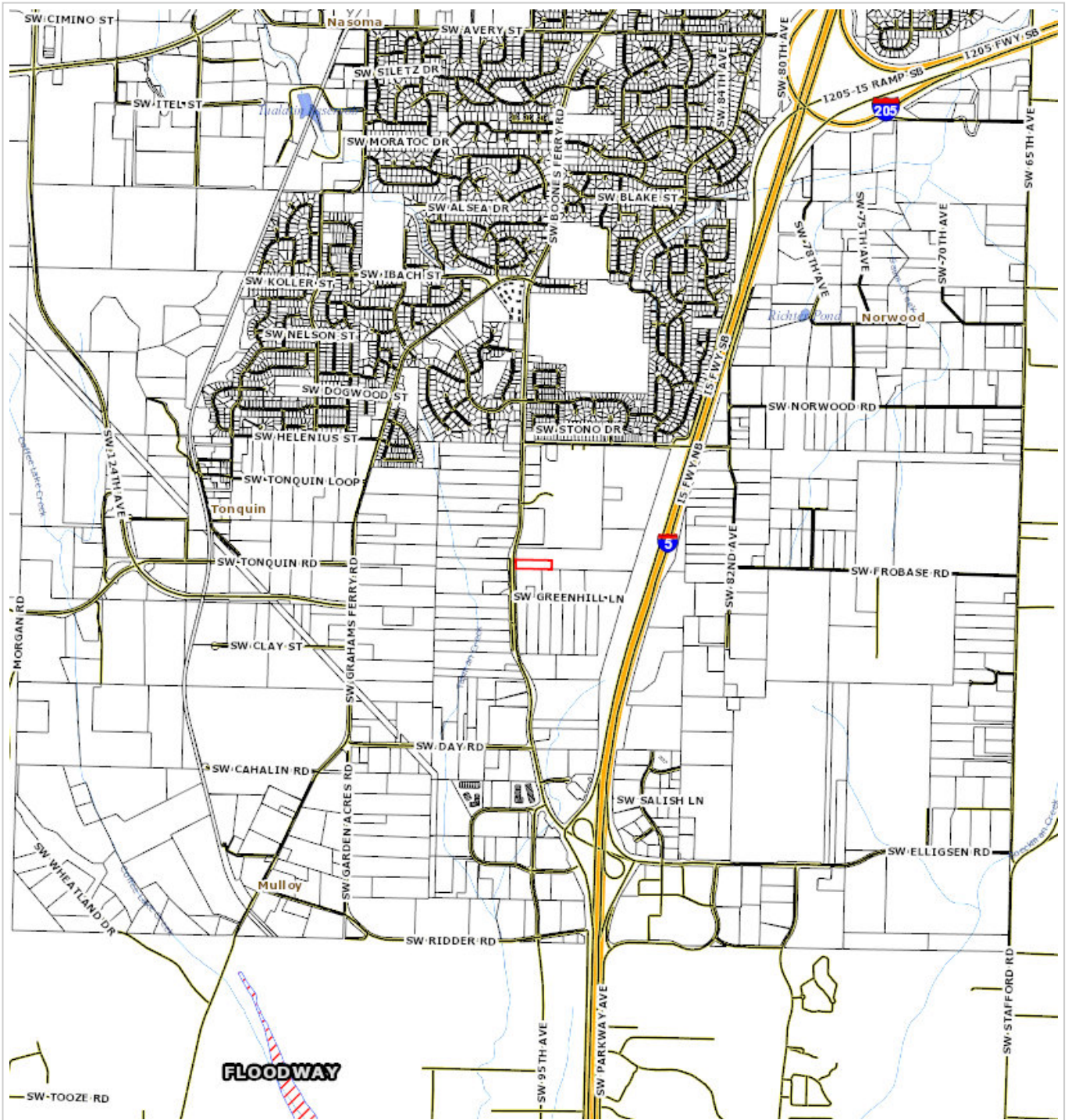


First American Title

Parcel ID: R560253

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Flood Map - 100 Year

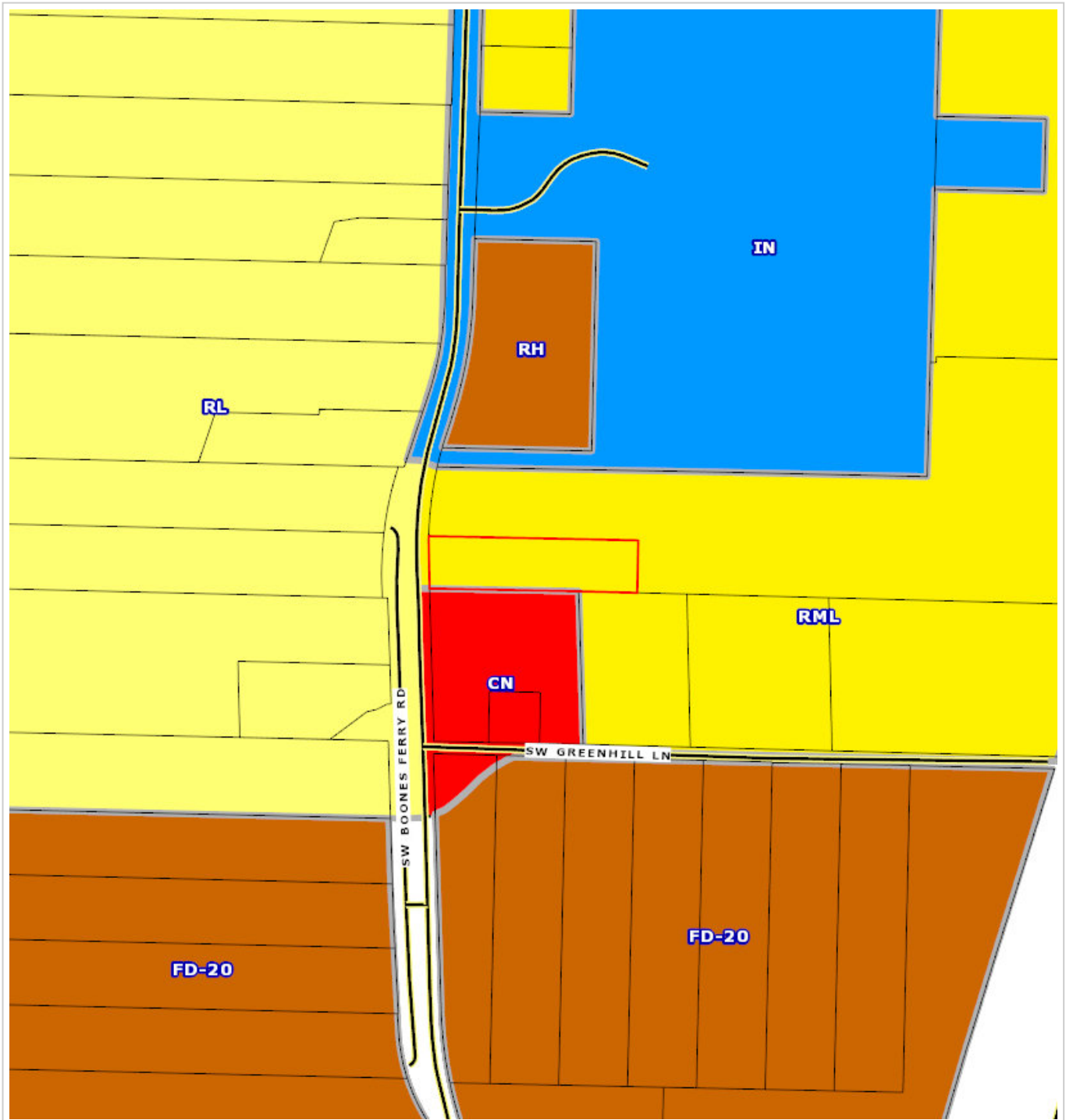


First American Title

Parcel ID: R560253

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Zoning Map



First American Title

Parcel ID: R560253

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2
1
41

7,143



After recording return to:
Autumn Sunrise LLC
1400 SW Schaeffer Road
West Linn, OR 97068

Until a change is requested all tax statements shall be sent to the following address:
Autumn Sunrise LLC
1400 SW Schaeffer Road
West Linn, OR 97068

File No.: 7073-1087491 (LSH)
Date: September 14, 2007

Washington County, Oregon 2007-105096
09/28/2007 03:29:27 PM
D-DW Cnt=1 Stn=16 D HOFFMAN
\$25.00 \$5.00 \$11.00 \$7,143.00 - Total = \$7,184.00



01171368200701050960050056

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

Richard Hobermicht

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



THIS SPACE RESERVE

1087491-LLC

FATCO. NO.

STATUTORY SPECIAL WARRANTY DEED

Kimball Hill Homes Oregon, Inc., an Oregon Corporation, Grantor, conveys and specially warrants to **Autumn Sunrise LLC, an Oregon limited liability company**, Grantee, the following described real property free of liens and encumbrances created or suffered by the Grantor, except as specifically set forth herein:

This property is free from liens and encumbrances, EXCEPT:

1. The **2007/08** Taxes, a lien not yet payable.
2. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES, 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 197.352.

The true consideration for this conveyance is **\$7,143,000.00**.



WASHINGTON COUNTY	
REAL PROPERTY TRANSFER TAX	
\$ 7143.00	9-28-07
FEE PAID	DATE


APN: R560253

Statutory Special Warranty Deed
- continued

File No.: 7073-1087491 (LSH)
Date: 09/14/2007

Dated this 26TH day of SEPTEMBER, 2007.

Kimball Hill Homes Oregon, Inc., an Oregon corporation


By: Dudley McGee, Vice President

STATE OF California)
)ss.
County of SACRAMENTO)

This instrument was acknowledged before me on this 26TH day of SEPTEMBER, 2007 by Dudley McGee as Vice President of Kimball Hill Homes Oregon, Inc., on behalf of the corporation.





Notary Public for California
My commission expires: APRIL 20, 2008

APN: R560253

Statutory Special Warranty Deed
- continued

File No.: 7073-1087491 (LSH)
Date: 09/14/2007

EXHIBIT A

LEGAL DESCRIPTION:

PARCEL I:

BEGINNING AT A POINT WHICH POINT IS 5 CHAINS SOUTH OF THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON, AND RUNNING THENCE SOUTH 5 CHAINS TO A POINT; THENCE WEST 20 CHAINS, MORE OR LESS, TO THE CENTER OF THE COUNTY ROAD; THENCE NORTHERLY ALONG THE CENTER OF SAID COUNTY ROAD TO THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED BY ANNIE C. VOGET IN FEE SIMPLE REMAINDER TO BEN D. ANDREWS AND HARRIET K. ANDREWS AS DESCRIBED IN BOOK 294 PAGE 587, DEED RECORDS OF WASHINGTON COUNTY; THENCE EAST ALONG THE SOUTH LINE OF SAID TRACT SO CONVEYED TO BEN D. ANDREWS AND HARRIET K. ANDREWS AS DESCRIBED IN BOOK 294 PAGE 587, DEED RECORDS OF SAID COUNTY, TO THE POINT OF BEGINNING, EXCEPT THAT PORTION DESCRIBED IN CONTRACT OF SALE IN FAVOR OF ROBERT K. COLE, AND WIFE, RECORDED MARCH 25, 1968 IN BOOK 686, PAGE 495, RECORDS OF WASHINGTON COUNTY.

PARCEL II:

A TRACT OF LAND SITUATED IN THE SOUTH ONE-HALF OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON, AND BEING A PART OF THAT CERTAIN TRACT OF LAND DESCRIBED IN BOOK 294, PAGE 585, DEED OF RECORDS, WASHINGTON COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT THE INTERSECTION OF THE WESTERLY LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 35, WITH THE NORTHERLY LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 294, PAGE 585, DEED RECORDS. FROM SAID PLACE OF BEGINNING THENCE NORTH 89°53'45" EAST ALONG SAID NORTHERLY LINE OF SAID TRACT DESCRIBED IN BOOK 294, PAGE 585, 1319.70 FEET TO THE NORTHEAST CORNER OF SAID TRACT OF LAND; THENCE SOUTH 0°14' WEST 330.00 FEET TO THE NORTHERLY LINE OF TUALATIN ORCHARD TRACT; THENCE SOUTH 89°53'45" WEST ALONG SAID NORTHERLY LINE OF TUALATIN ORCHARD TRACT, 802.80 FEET; THENCE LEAVING SAID NORTHERLY LINE OF TUALATIN ORCHARD TRACT, NORTH 0°06'15" WEST 144 FEET; THENCE SOUTH 89°53'45" WEST PARALLEL WITH SAID NORTHERLY LINE OF TUALATIN ORCHARD TRACT, 618.35 FEET TO THE INTERSECTION OF EASTERLY RIGHT OF WAY LINE OF STATE HIGHWAY NO. 217; THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 883.87 FEET THROUGH A CENTRAL ANGLE OF 10°55'20" A DISTANCE OF 169.44 FEET TO A POINT OF TANGENT; THENCE NORTH 17°16' EAST 251.58 FEET; THENCE LEAVING SAID EASTERLY RIGHT OF WAY LINE OF STATE HIGHWAY NO. 217, NORTH 89°53'45" EAST 60.42 FEET TO THE PLACE OF BEGINNING.

TOGETHER WITH A PORTION OF PARCEL 1 OF THOSE CERTAIN TRACTS OF LAND IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON CONVEYED TO GRACE COMMUNITY CHURCH OF THE ASSEMBLIES OF GOD, INC., BY DEED RECORDED AS DOCUMENT NUMBER 200155727 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 AS DOCUMENT NUMBER 2002004397 SAID DEED RECORDS AND RUNNING THENCE ALONG THE BOUNDARY OF SAID PARCEL 1, NORTH 89°34'48" EAST 485.62 FEET, NORTH 15°44'54" EAST 690.21 FEET, SOUTH 89°35'49" WEST 674.70 FEET SOUTH 00°09'07" EAST 16.50 FEET AND SOUTH 89°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 NUMBER 2002004397; 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.

PARCEL III:

LOT 1, TUALATIN ORCHARDS TRACT, EXCEPTING THE WEST 140 FEET OF THE EAST 260 FEET OF THE SOUTH 140 FEET, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON.

PARCEL IV:

THE WEST 140 FEET OF THE EAST 260 FEET OF THE SOUTH 140 FEET OF LOT 1, TUALATIN ORCHARD TRACTS, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON.

PARCEL V:

THE WESTERLY MOST 207.5 FEET, BEING A PORTION OF THAT CERTAIN TRACT OF LAND LOCATED IN SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, CONVEYED BY GRACE SCHUSTER TO JOHN DAY AND JESSIE DAY, UNDER DATE OF APRIL 20, 1949, AS SET FORTH IN DEED RECORDED IN BOOK 294 AT PAGE 446, DEED RECORDS, SAID TRACT SO CONVEYED, OF WHICH THE LAND HEREBY CONVEYED FORMS A PART, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN; THENCE NORTH 233 FEET; THENCE NORTH 87°15' WEST 1255.52 FEET TO THE SOUTHEAST CORNER OF THE TRACT HEREBY CONVEYED; THENCE NORTH 420 FEET ALONG THE WEST LINE OF LOT 4, TUALATIN ORCHARD TRACTS, TO THE SOUTH LINE OF TRACT CONVEYED BY DEED TO GEORGE ANDREWS, ET AL, IN BOOK 70, PAGE 374, RECORDED DECEMBER 27, 1905; THENCE NORTH 87°15' WEST 990.32 FEET ALONG THE SOUTH LINE OF SAID ANDREWS TRACT; THENCE SOUTH 420 FEET ALONG THE EAST LINE OF LOT 1, TUALATIN ORCHARDS TRACTS; THENCE SOUTH 87°15' EAST 990.32 FEET TO THE SOUTHEAST CORNER OF PROPERTY HEREBY CONVEYED.

PARCEL VI:

BEGINNING AT THE NORTHEAST CORNER OF TRACT 1, TUALATIN ORCHARD TRACTS, A DULY RECORDED SUBDIVISION IN SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON; THENCE SOUTH 87°15' EAST 207.5 FEET TO THE POINT OF TRUE BEGINNING OF THIS DIRECTION; THENCE SOUTH PARALLEL TO THE EAST LINE OF SAID TRACT 1, TUALATIN ORCHARD TRACTS, AND 207.5 FEET EASTERLY THEREFROM 420.0 FEET TO A POINT; THENCE SOUTH 87°15' EAST 90 FEET TO A POINT; THENCE NORTH PARALLEL TO THE EAST LINE OF SAID TRACT 1, 420.0 FEET; THENCE NORTH 87°15' WEST 90 FEET TO THE POINT OF TRUE BEGINNING OF THIS DESCRIPTION.

PARCEL VII:

A TRACT OF LAND IN THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 12, TUALATIN ORCHARD TRACTS; THENCE NORTH 89°44'43" EAST 1159.47 FEET; THENCE NORTH 3°00'17" WEST 880.00 FEET TO A POINT ON A LINE EXTENDED FROM THE NORTHEAST CORNER OF LOT 1, TUALATIN ORCHARD TRACTS TO THE NORTHWEST CORNER OF LOT 4, TUALATIN ORCHARD TRACTS, SAID POINT FALLING NORTH 89°44'43" EAST 686.11 FEET FROM THE NORTHEAST CORNER OF SAID LOT 1 AND BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 3°00'17" EAST 420.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF GREENHILL LANE; THENCE WESTERLY ALONG SAID RIGHT OF WAY LINE SOUTH 89°44'43" WEST 389.06 FEET; THENCE NORTH 3°00'17" WEST 420.00 FEET; THENCE NORTH 89°44'43" EAST 389.06 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL VIII:

A TRACT OF LAND IN THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 12, TUALATIN ORCHARD TRACTS; THENCE NORTH 89°44'43" EAST 1159.47 FEET; THENCE NORTH 3°00'17" WEST 880.00 FEET TO A POINT ON A LINE EXTENDED FROM THE NORTHEAST CORNER OF LOT 1, TUALATIN ORCHARD TRACTS TO THE NORTHWEST CORNER OF LOT 4, TUALATIN ORCHARD TRACTS, SAID POINT FALLING NORTH 89°44'43" EAST 686.11 FEET FROM THE NORTHEAST CORNER OF SAID LOT 1 AND BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 89°44'43" EAST 763.79 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF THE BALDOCK FREEWAY; THENCE SOUTH 15°49'15" WEST 436.59 FEET ALONG SAID RIGHT OF WAY TO THE NORTH RIGHT OF WAY LINE OF GREENHILL LANE; THENCE WESTERLY ALONG SAID RIGHT OF WAY SOUTH 89°44'43" WEST 622.75 FEET; THENCE NORTH 3°00'17" WEST 420.00 FEET TO THE TRUE POINT OF BEGINNING.



FIRST AMERICAN TITLE Property Research Report

SUBJECT PROPERTY

23620 SW Boones Ferry Rd
R560262
2S135D000401
Washington

OWNER

Autumn Sunrise LLC

DATE PREPARED

06/14/2021

PREPARED BY

khaight@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: 503.219.7R10 (8746)

Fax: 503.790.7872

Email: cs.oregon@firstam.com

Date: 6/14/2021

OWNERSHIP INFORMATION

Owner: Autumn Sunrise LLC

CoOwner:

Site: 23620 SW Boones Ferry Rd Tualatin OR 97062

Mail: 485 S State St Lake Oswego OR 97034

Parcel #: R560262

Ref Parcel #: 2S135D000401

TRS: 02S / 01W / 35 / SE

County: Washington

PROPERTY DESCRIPTION

Map Grid: 715-E1

Census Tract: 032110 Block: 1004

Neighborhood: Cio 6 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-RML - Medium-Low Density Residential

Lat/Lon: 45.3486529 / -122.77095718

Watershed: Abernethy Creek-Willamette River

Legal: ACRES 17.55

ASSESSMENT AND TAXATION

Market Land: \$3,205,160.00

Market Impr: \$0.00

Market Special: \$0.00

Market Total: \$3,205,160.00 (2020)

% Improved: 0.00%

Assessed Total: \$663,540.00 (2021)

Levy Code: 88.15

Tax: \$12,045.30 (2020)

Millage Rate: 18.1531

Exemption:

Exemption Type:

PROPERTY CHARACTERISTICS

Bedrooms: 3

Baths, Total: 2

Baths, Full: 2

Baths, Half:

Total Units:

Stories:

Fireplaces: 1

Cooling:

Heating: Forced Air

Building Style: RS0 - Single Family

Total SqFt: 1,414 SqFt

First Floor: 1,414 SqFt

Second Floor:

Basement Fin:

Basement Unfin:

Basement Total:

Attic Fin:

Attic Unfin:

Attic Total:

Garage: Finished Garage 420 SqFt

Year Built: 1970

Eff Year Built: 1999

Lot Size Ac: 17.55 Acres

Lot Size SF: 764,478 SqFt

Lot Width:

Lot Depth:

Roof Material: Composition Shingle

Roof Shape: Gable

Ext Walls: Wood

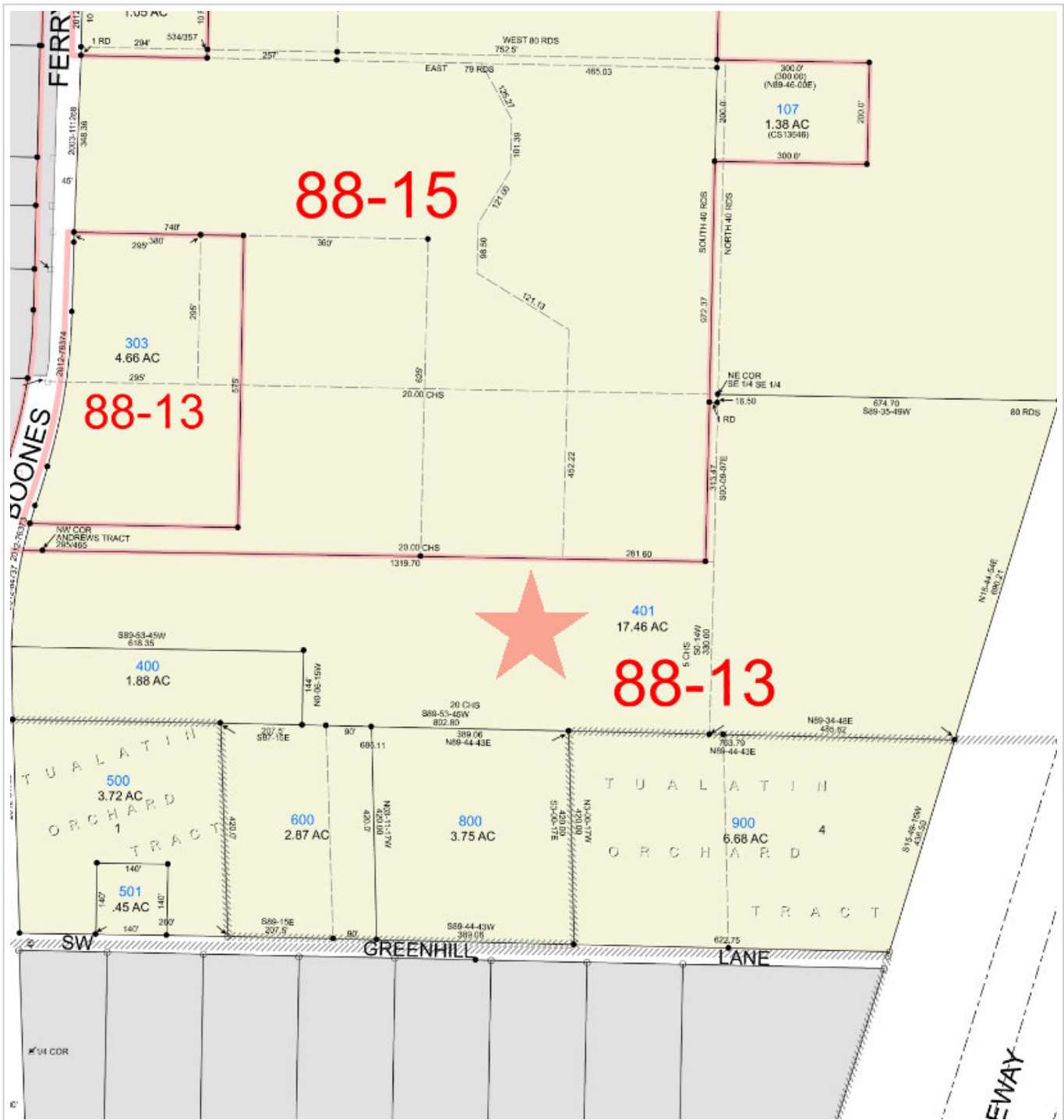
Const Type: Wood

SALES AND LOAN INFORMATION

Owner	Date	Doc #	Sale Price	Deed Type	Loan Amt	Loan Type
OWNER NAME UNAVAILABLE	09/28/2007	0000105096		Quit Claim	\$1,039,000.00	Conventional
AUTUMN SUNRISE LLC	09/28/2007	2007105096	\$7,143,000.00	DW		
GRACE COMMUNITY CHURCH	06/17/2005	0000069065		Deed Of Trust	\$4,500,000.00	Conv/Unk
GRACE COMMUNITY CHURCH	01/11/2002	4397	\$537,890.00	Deed		Conv/Unk

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

Assessor Map



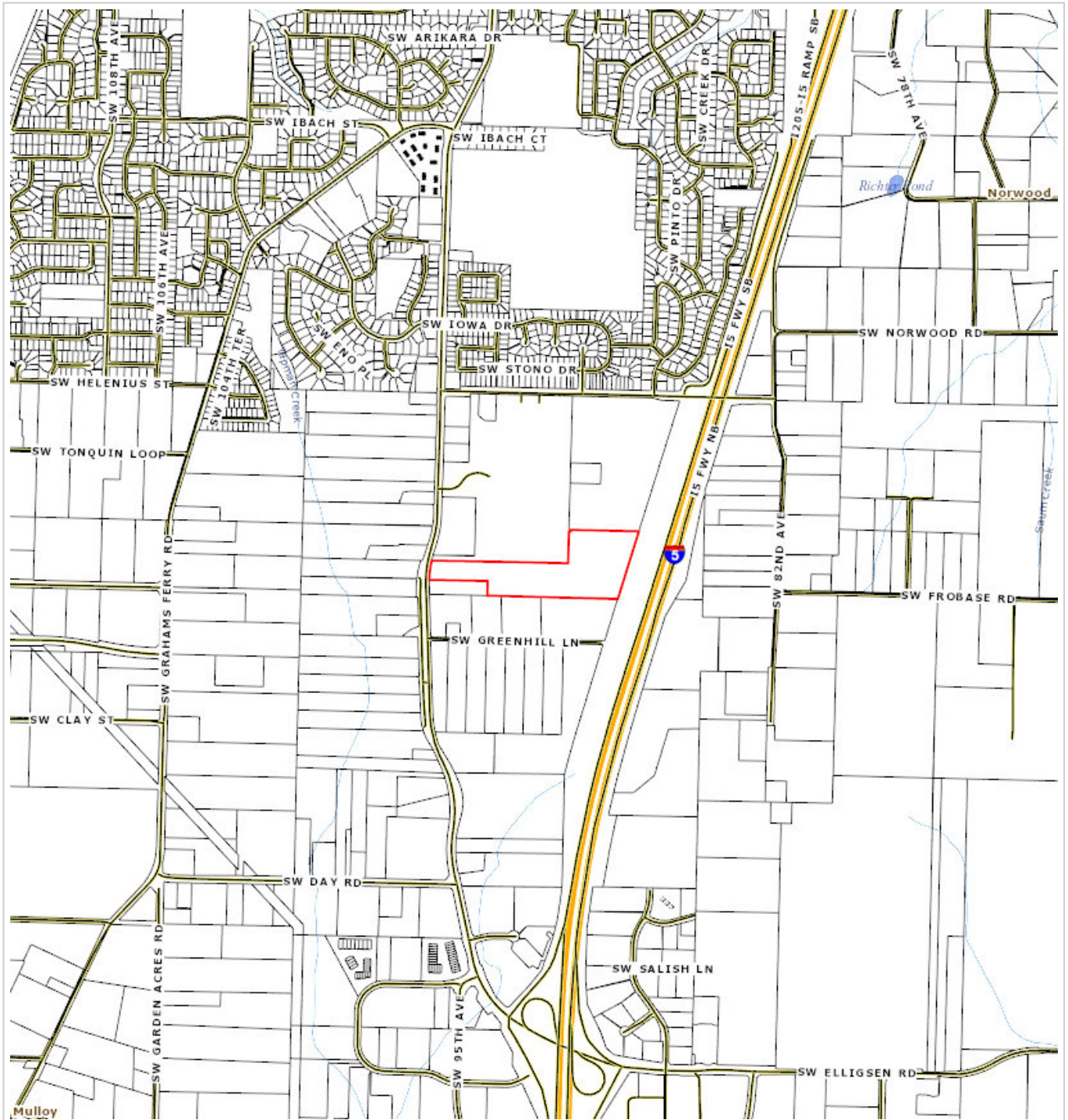
First American Title

Parcel ID: R560262

Site Address: 23620 SW Boones Ferry Rd

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Street Map

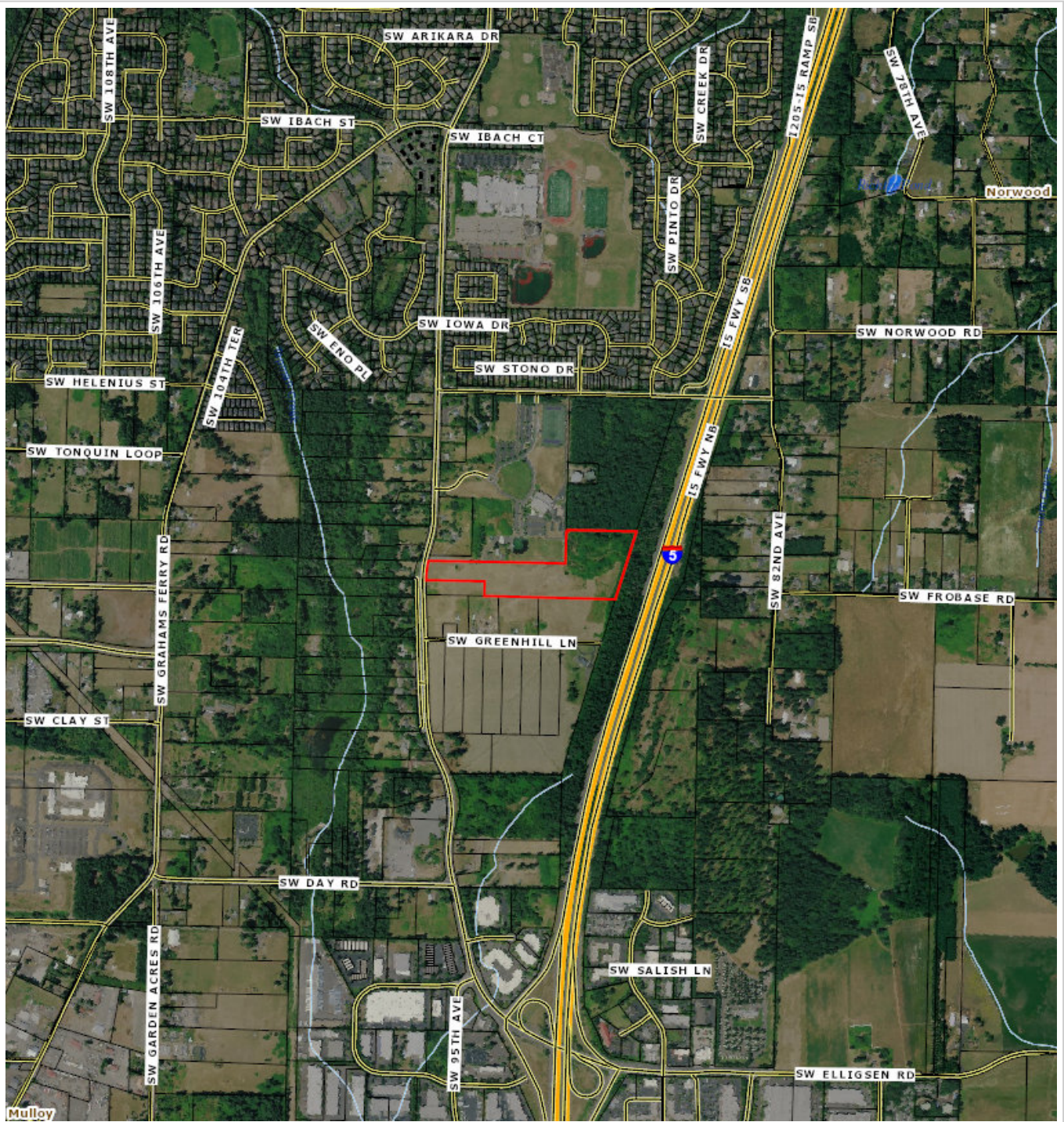


First American Title

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Aerial Map

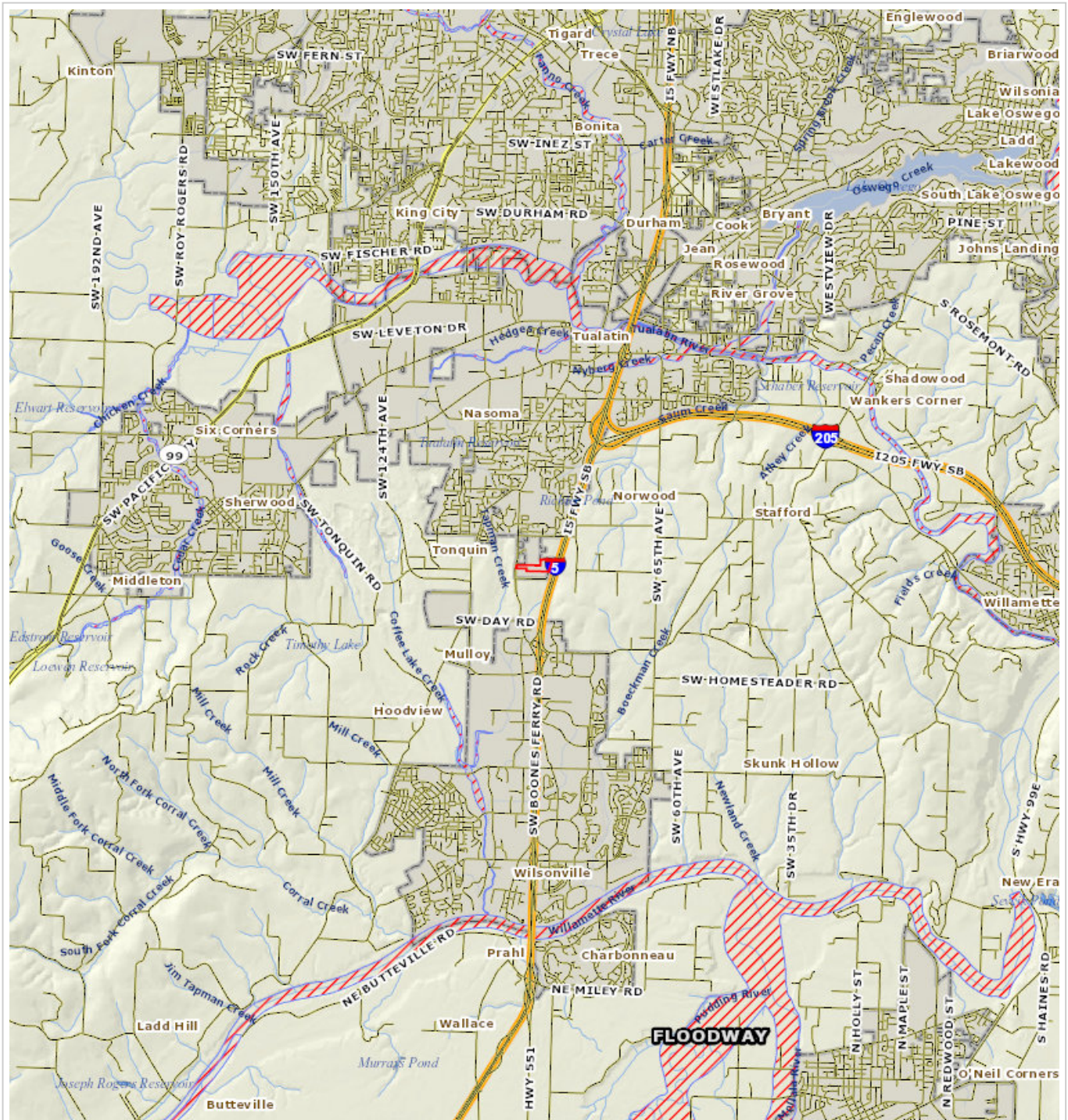


First American Title

Parcel ID: R560262

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Flood Map - 100 Year

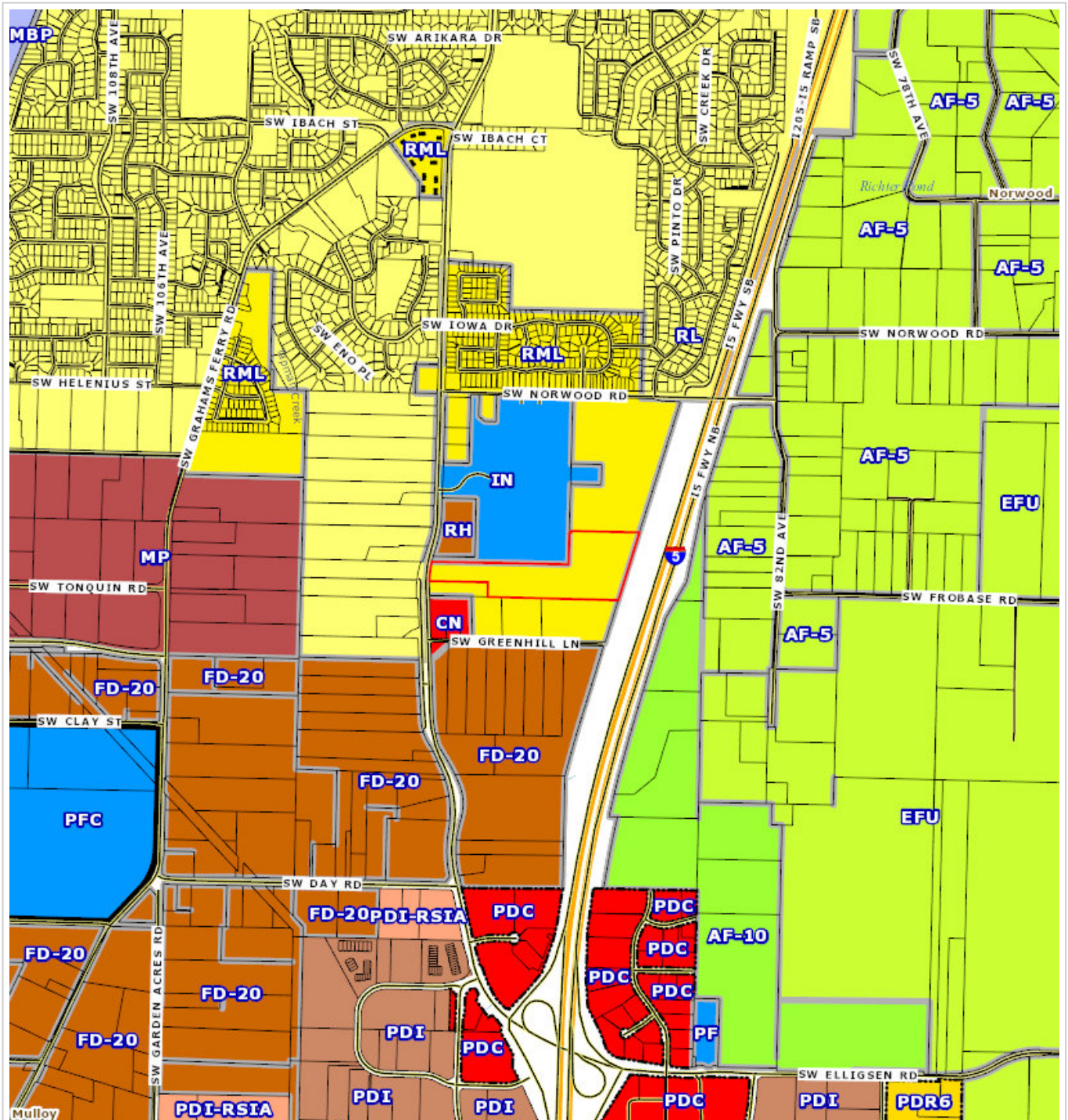


First American Title

Parcel ID: R560262

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Zoning Map



First American Title

Parcel ID: R560262

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2
1
41

7,143



After recording return to:
Autumn Sunrise LLC
1400 SW Schaeffer Road
West Linn, OR 97068

Until a change is requested all tax statements shall be sent to the following address:
Autumn Sunrise LLC
1400 SW Schaeffer Road
West Linn, OR 97068

File No.: 7073-1087491 (LSH)
Date: September 14, 2007

Washington County, Oregon 2007-105096
09/28/2007 03:29:27 PM
D-DW Cnt=1 Stn=16 D HOFFMAN
\$25.00 \$5.00 \$11.00 \$7,143.00 - Total = \$7,184.00



01171368200701050960050056

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

Richard Hobermicht

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



THIS SPACE RESERVE

1087491-LLC

FATCO. NO.

STATUTORY SPECIAL WARRANTY DEED

Kimball Hill Homes Oregon, Inc., an Oregon Corporation, Grantor, conveys and specially warrants to **Autumn Sunrise LLC, an Oregon limited liability company**, Grantee, the following described real property free of liens and encumbrances created or suffered by the Grantor, except as specifically set forth herein:

This property is free from liens and encumbrances, EXCEPT:

1. The **2007/08** Taxes, a lien not yet payable.
2. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES, 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 197.352.

The true consideration for this conveyance is **\$7,143,000.00**.



WASHINGTON COUNTY	
REAL PROPERTY TRANSFER TAX	
\$ 7143.00	9-28-07
FEE PAID	DATE


APN: R560253

Statutory Special Warranty Deed
- continued

File No.: 7073-1087491 (LSH)
Date: 09/14/2007

Dated this 26TH day of SEPTEMBER, 2007.

Kimball Hill Homes Oregon, Inc., an Oregon corporation


By: Dudley McGee, Vice President

STATE OF California)
)ss.
County of SACRAMENTO)

This instrument was acknowledged before me on this 26TH day of SEPTEMBER, 2007 by Dudley McGee as Vice President of Kimball Hill Homes Oregon, Inc., on behalf of the corporation.





Notary Public for California
My commission expires: APRIL 20, 2008

APN: R560253

Statutory Special Warranty Deed
- continued

File No.: 7073-1087491 (LSH)
Date: 09/14/2007

EXHIBIT A

LEGAL DESCRIPTION:

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PARCEL VII:

A TRACT OF LAND IN THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 12, TUALATIN ORCHARD TRACTS; THENCE NORTH 89°44'43" EAST 1159.47 FEET; THENCE NORTH 3°00'17" WEST 880.00 FEET TO A POINT ON A LINE EXTENDED FROM THE NORTHEAST CORNER OF LOT 1, TUALATIN ORCHARD TRACTS TO THE NORTHWEST CORNER OF LOT 4, TUALATIN ORCHARD TRACTS, SAID POINT FALLING NORTH 89°44'43" EAST 686.11 FEET FROM THE NORTHEAST CORNER OF SAID LOT 1 AND BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 3°00'17" EAST 420.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF GREENHILL LANE; THENCE WESTERLY ALONG SAID RIGHT OF WAY LINE SOUTH 89°44'43" WEST 389.06 FEET; THENCE NORTH 3°00'17" WEST 420.00 FEET; THENCE NORTH 89°44'43" EAST 389.06 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL VIII:

A TRACT OF LAND IN THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 12, TUALATIN ORCHARD TRACTS; THENCE NORTH 89°44'43" EAST 1159.47 FEET; THENCE NORTH 3°00'17" WEST 880.00 FEET TO A POINT ON A LINE EXTENDED FROM THE NORTHEAST CORNER OF LOT 1, TUALATIN ORCHARD TRACTS TO THE NORTHWEST CORNER OF LOT 4, TUALATIN ORCHARD TRACTS, SAID POINT FALLING NORTH 89°44'43" EAST 686.11 FEET FROM THE NORTHEAST CORNER OF SAID LOT 1 AND BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 89°44'43" EAST 763.79 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF THE BALDOCK FREEWAY; THENCE SOUTH 15°49'15" WEST 436.59 FEET ALONG SAID RIGHT OF WAY TO THE NORTH RIGHT OF WAY LINE OF GREENHILL LANE; THENCE WESTERLY ALONG SAID RIGHT OF WAY SOUTH 89°44'43" WEST 622.75 FEET; THENCE NORTH 3°00'17" WEST 420.00 FEET TO THE TRUE POINT OF BEGINNING.



FIRST AMERICAN TITLE Property Research Report

SUBJECT PROPERTY

Ns
R560271
2S135D000500
Washington

OWNER

Autumn Sunrise LLC

DATE PREPARED

06/14/2021

PREPARED BY

khaight@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: 6/14/2021

OWNERSHIP INFORMATION

Owner: Autumn Sunrise LLC

CoOwner:

Site: Ns Tualatin OR 97062

Mail: 485 S State St Lake Oswego OR 97034

Parcel #: R560271

Ref Parcel #: 2S135D000500

TRS: 02S / 01W / 35 / SE

County: Washington

PROPERTY DESCRIPTION

Map Grid: 715-E1

Census Tract: 032110 Block: 1004

Neighborhood: Cpo 5 Sherwood-Tualatin S1

School Dist: 88J Sherwood

Impr Type: G - General Improvements

Subdiv/Plat: Tualatin Orchard Tract

Land Use: 1900 - Urban Developable Tract - Vacant

Std Land Use: RCON - Condominium, Pud

Zoning: Tualatin-CN - Neighborhood Commercial

Lat/Lon: 45.34779775 / -122.77411217

Watershed: Abernethy Creek-Willamette River

Legal: TUALATIN ORCHARD TRACT, LOT PT 1,
ACRES 3.72

ASSESSMENT AND TAXATION

Market Land: \$776,760.00

Market Impr: \$1,610.00

Market Special: \$0.00

Market Total: \$778,370.00 (2020)

% Improved: 0.00%

Assessed Total: \$87,240.00 (2021)

Levy Code: 88.15

Tax: \$1,583.68 (2020)

Millage Rate: 18.1531

Exemption:

Exemption Type:

PROPERTY CHARACTERISTICS

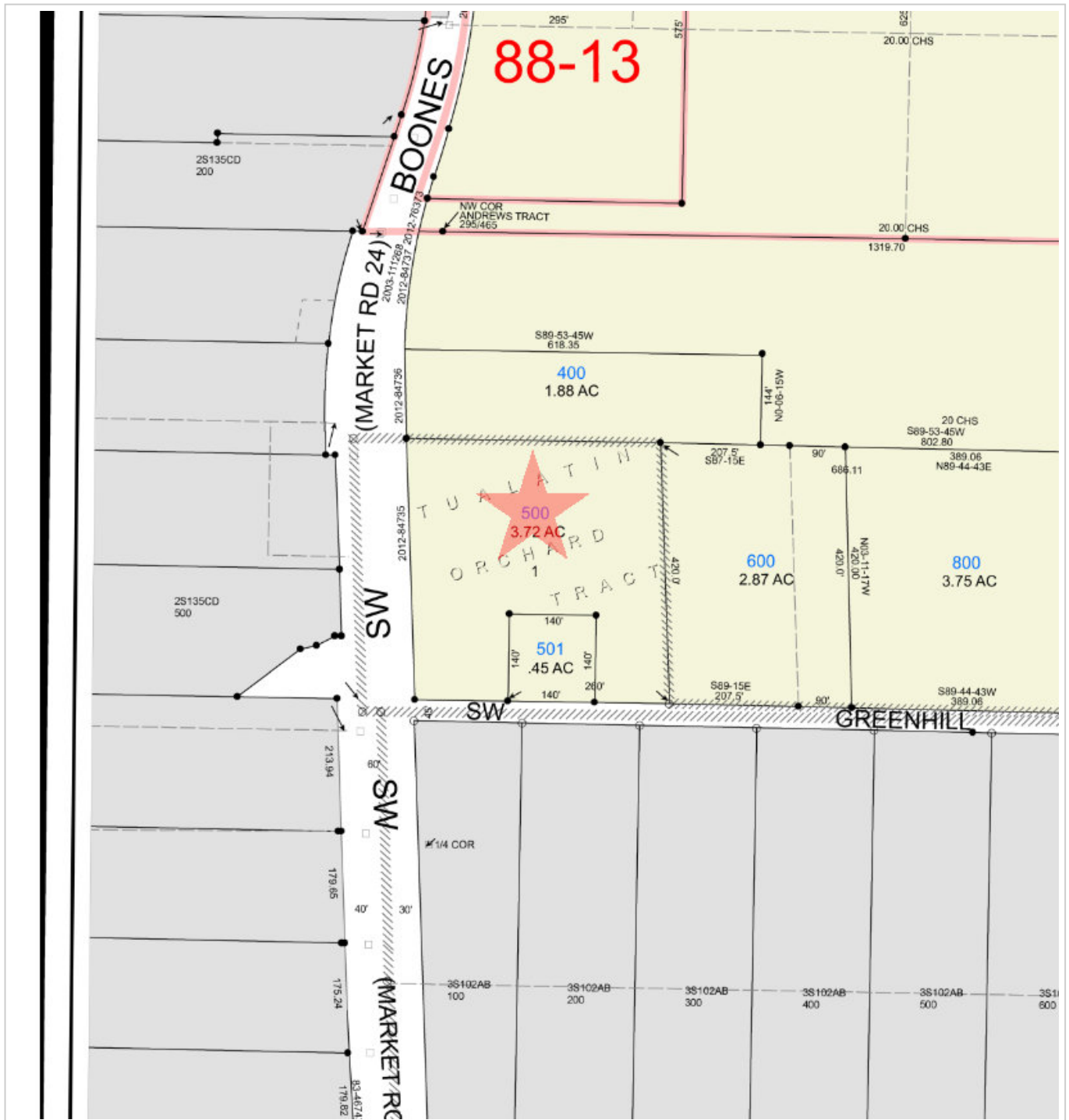
Bedrooms:	Total SqFt:	Year Built: 1970
Baths, Total:	First Floor:	Eff Year Built: 1970
Baths, Full:	Second Floor:	Lot Size Ac: 3.72 Acres
Baths, Half:	Basement Fin:	Lot Size SF: 162,043 SqFt
Total Units: 1	Basement Unfin:	Lot Width:
# Stories:	Basement Total:	Lot Depth:
# Fireplaces:	Attic Fin:	Roof 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
RECORD OWNER	09/28/2007	105096		Deed	\$1,039,000.00	Conv/Unk
MARY L MUIR	09/25/1991	53277	\$160,000.00	Deed		Conv/Unk
RECORD OWNER	01/04/1991	520		Deed		Conv/Unk
RECORD OWNER	09/29/1989	47096		Deed		Conv/Unk

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Assessor Map



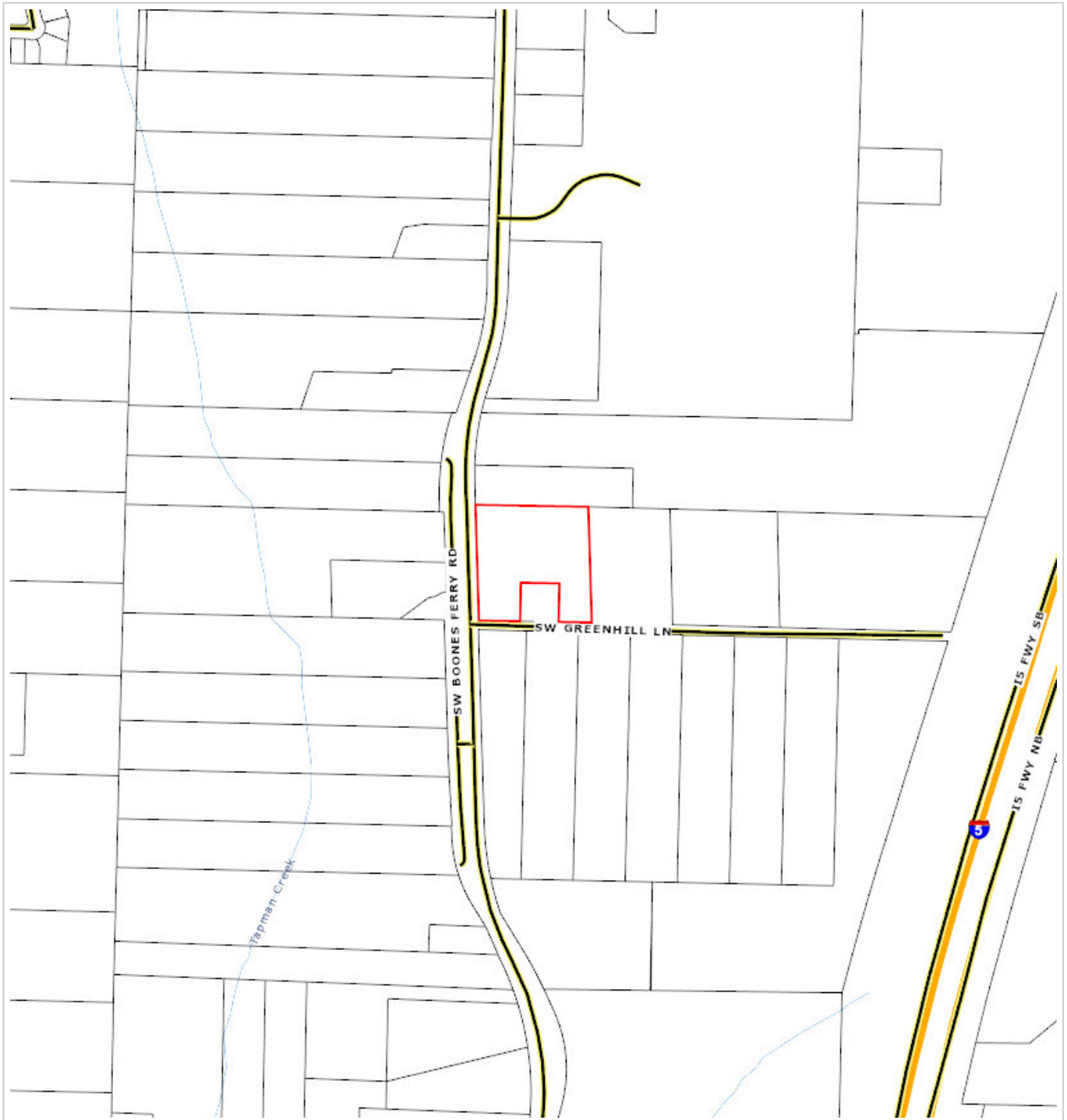
First American Title

Parcel ID: R560271

Site Address: Ns

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Street Map

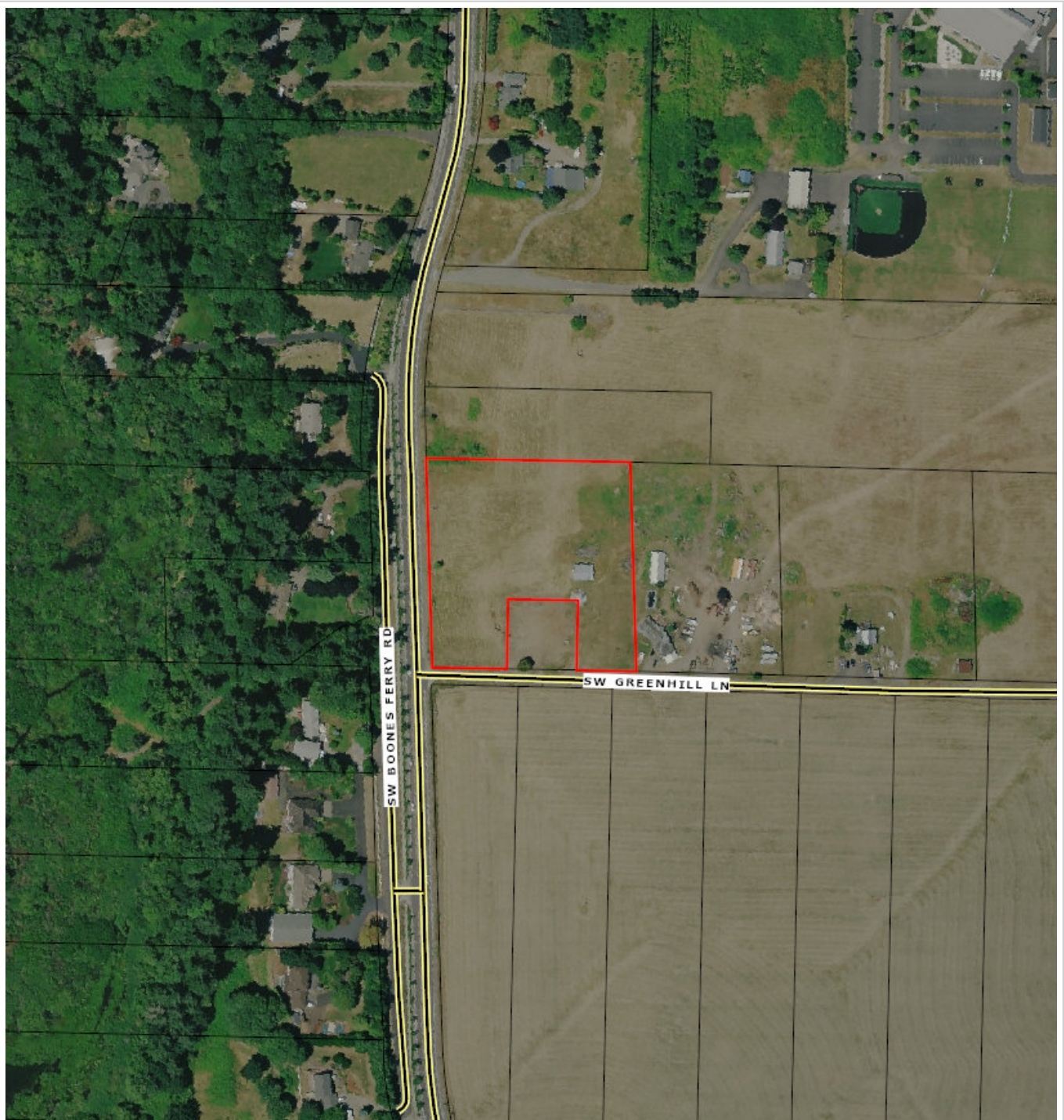


First American Title

Parcel ID: R560271

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Aerial Map

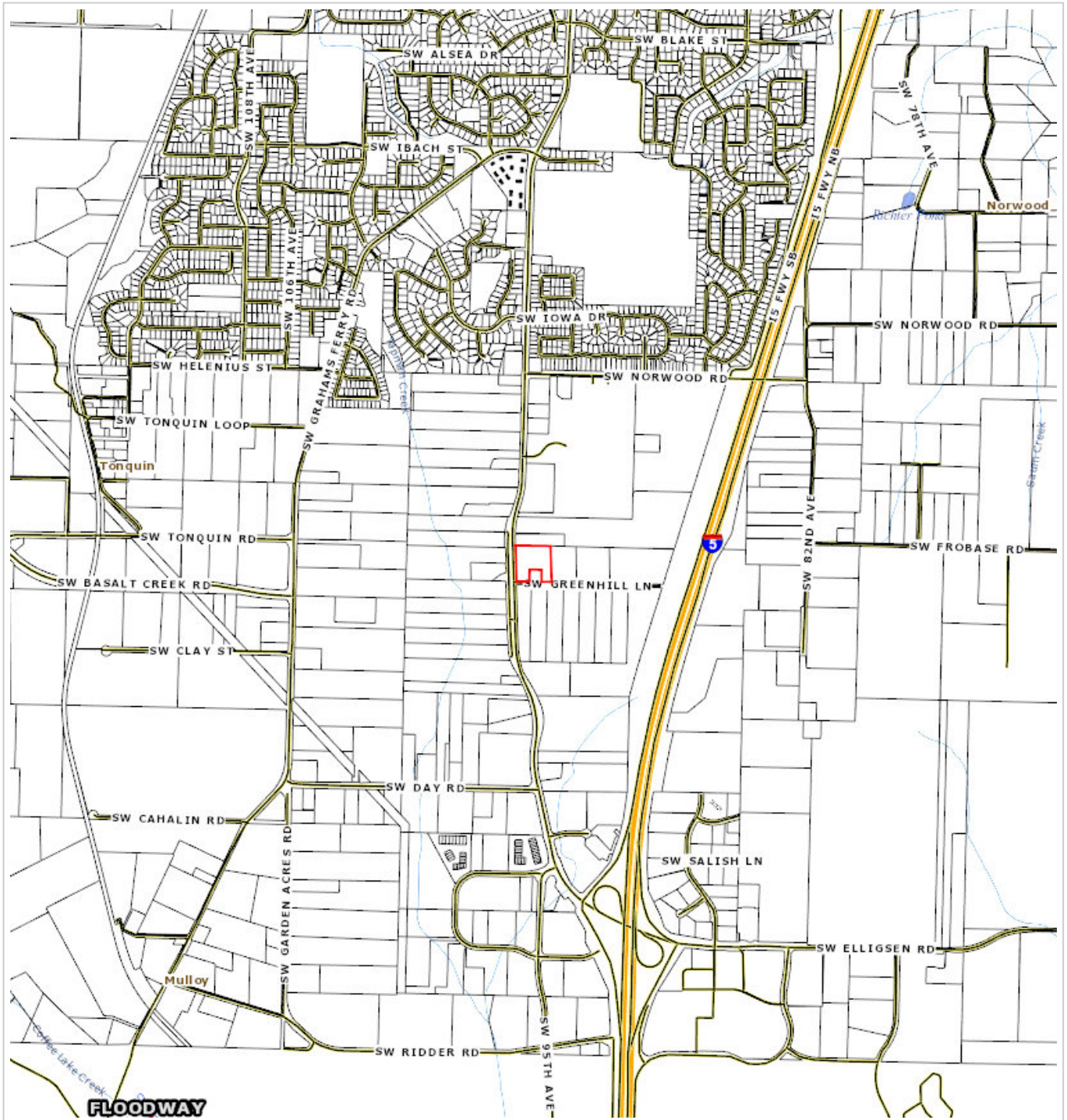


First American Title

Parcel ID: R560271

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Flood Map - 100 Year

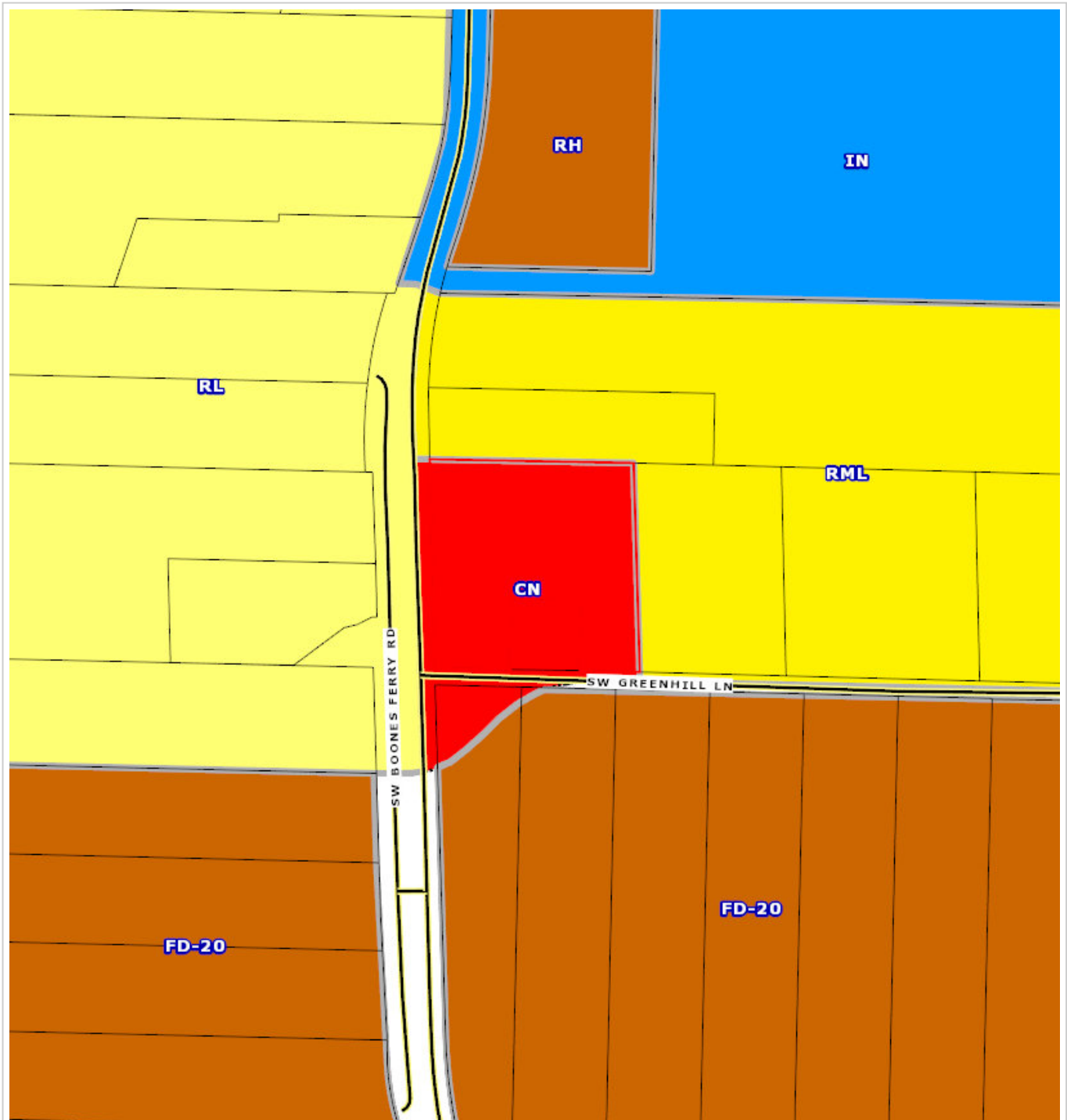


First American Title

Parcel ID: R560271

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Zoning Map



First American Title

Parcel ID: R560271

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2
1
41

7,143



After recording return to:
Autumn Sunrise LLC
1400 SW Schaeffer Road
West Linn, OR 97068

Until a change is requested all tax statements
shall be sent to the following address:
Autumn Sunrise LLC
1400 SW Schaeffer Road
West Linn, OR 97068

File No.: 7073-1087491 (LSH)
Date: September 14, 2007

Washington County, Oregon 2007-105096
09/28/2007 03:29:27 PM
D-DW Cnt=1 Stn=16 D HOFFMAN
\$25.00 \$5.00 \$11.00 \$7,143.00 - Total = \$7,184.00



01171368200701050960050056

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

Richard Hobermicht

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



THIS SPACE RESERVE

1087491-LLC

FATCO. NO.

STATUTORY SPECIAL WARRANTY DEED

Kimball Hill Homes Oregon, Inc., an Oregon Corporation, Grantor, conveys and specially warrants to **Autumn Sunrise LLC, an Oregon limited liability company**, Grantee, the following described real property free of liens and encumbrances created or suffered by the Grantor, except as specifically set forth herein:

This property is free from liens and encumbrances, EXCEPT:

1. The **2007/08** Taxes, a lien not yet payable.
2. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES, 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 197.352.

The true consideration for this conveyance is **\$7,143,000.00**.



WASHINGTON COUNTY	
REAL PROPERTY TRANSFER TAX	
\$ 7143.00	9-28-07
FEE PAID	DATE


APN: R560253

Statutory Special Warranty Deed
- continued

File No.: 7073-1087491 (LSH)
Date: 09/14/2007

Dated this 26TH day of SEPTEMBER, 2007.

Kimball Hill Homes Oregon, Inc., an Oregon corporation


By: Dudley McGee, Vice President

STATE OF California)
)ss.
County of SACRAMENTO)

This instrument was acknowledged before me on this 26TH day of SEPTEMBER, 2007 by Dudley McGee as Vice President of Kimball Hill Homes Oregon, Inc., on behalf of the corporation.





Notary Public for California
My commission expires: APRIL 20, 2008

APN: R560253

Statutory Special Warranty Deed
- continued

File No.: 7073-1087491 (LSH)
Date: 09/14/2007

EXHIBIT A

LEGAL DESCRIPTION:

PARCEL I:

BEGINNING AT A POINT WHICH POINT IS 5 CHAINS SOUTH OF THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON, AND RUNNING THENCE SOUTH 5 CHAINS TO A POINT; THENCE WEST 20 CHAINS, MORE OR LESS, TO THE CENTER OF THE COUNTY ROAD; THENCE NORTHERLY ALONG THE CENTER OF SAID COUNTY ROAD TO THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED BY ANNIE C. VOGET IN FEE SIMPLE REMAINDER TO BEN D. ANDREWS AND HARRIET K. ANDREWS AS DESCRIBED IN BOOK 294 PAGE 587, DEED RECORDS OF WASHINGTON COUNTY; THENCE EAST ALONG THE SOUTH LINE OF SAID TRACT SO CONVEYED TO BEN D. ANDREWS AND HARRIET K. ANDREWS AS DESCRIBED IN BOOK 294 PAGE 587, DEED RECORDS OF SAID COUNTY, TO THE POINT OF BEGINNING, EXCEPT THAT PORTION DESCRIBED IN CONTRACT OF SALE IN FAVOR OF ROBERT K. COLE, AND WIFE, RECORDED MARCH 25, 1968 IN BOOK 686, PAGE 495, RECORDS OF WASHINGTON COUNTY.

PARCEL II:

A TRACT OF LAND SITUATED IN THE SOUTH ONE-HALF OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON, AND BEING A PART OF THAT CERTAIN TRACT OF LAND DESCRIBED IN BOOK 294, PAGE 585, DEED OF RECORDS, WASHINGTON COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT THE INTERSECTION OF THE WESTERLY LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 35, WITH THE NORTHERLY LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 294, PAGE 585, DEED RECORDS. FROM SAID PLACE OF BEGINNING THENCE NORTH 89°53'45" EAST ALONG SAID NORTHERLY LINE OF SAID TRACT DESCRIBED IN BOOK 294, PAGE 585, 1319.70 FEET TO THE NORTHEAST CORNER OF SAID TRACT OF LAND; THENCE SOUTH 0°14' WEST 330.00 FEET TO THE NORTHERLY LINE OF TUALATIN ORCHARD TRACT; THENCE SOUTH 89°53'45" WEST ALONG SAID NORTHERLY LINE OF TUALATIN ORCHARD TRACT, 802.80 FEET; THENCE LEAVING SAID NORTHERLY LINE OF TUALATIN ORCHARD TRACT, NORTH 0°06'15" WEST 144 FEET; THENCE SOUTH 89°53'45" WEST PARALLEL WITH SAID NORTHERLY LINE OF TUALATIN ORCHARD TRACT, 618.35 FEET TO THE INTERSECTION OF EASTERLY RIGHT OF WAY LINE OF STATE HIGHWAY NO. 217; THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 883.87 FEET THROUGH A CENTRAL ANGLE OF 10°55'20" A DISTANCE OF 169.44 FEET TO A POINT OF TANGENT; THENCE NORTH 17°16' EAST 251.58 FEET; THENCE LEAVING SAID EASTERLY RIGHT OF WAY LINE OF STATE HIGHWAY NO. 217, NORTH 89°53'45" EAST 60.42 FEET TO THE PLACE OF BEGINNING.

TOGETHER WITH A PORTION OF PARCEL 1 OF THOSE CERTAIN TRACTS OF LAND IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON CONVEYED TO GRACE COMMUNITY CHURCH OF THE ASSEMBLIES OF GOD, INC., BY DEED RECORDED AS DOCUMENT NUMBER 200155727 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 AS DOCUMENT NUMBER 2002004397 SAID DEED RECORDS AND RUNNING THENCE ALONG THE BOUNDARY OF SAID PARCEL 1, NORTH 89°34'48" EAST 485.62 FEET, NORTH 15°44'54" EAST 690.21 FEET, SOUTH 89°35'49" WEST 674.70 FEET SOUTH 00°09'07" EAST 16.50 FEET AND SOUTH 89°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 NUMBER 2002004397; 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.

PARCEL III:

LOT 1, TUALATIN ORCHARDS TRACT, EXCEPTING THE WEST 140 FEET OF THE EAST 260 FEET OF THE SOUTH 140 FEET, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON.

PARCEL IV:

THE WEST 140 FEET OF THE EAST 260 FEET OF THE SOUTH 140 FEET OF LOT 1, TUALATIN ORCHARD TRACTS, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON.

PARCEL V:

THE WESTERLY MOST 207.5 FEET, BEING A PORTION OF THAT CERTAIN TRACT OF LAND LOCATED IN SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, CONVEYED BY GRACE SCHUSTER TO JOHN DAY AND JESSIE DAY, UNDER DATE OF APRIL 20, 1949, AS SET FORTH IN DEED RECORDED IN BOOK 294 AT PAGE 446, DEED RECORDS, SAID TRACT SO CONVEYED, OF WHICH THE LAND HEREBY CONVEYED FORMS A PART, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN; THENCE NORTH 233 FEET; THENCE NORTH 87°15' WEST 1255.52 FEET TO THE SOUTHEAST CORNER OF THE TRACT HEREBY CONVEYED; THENCE NORTH 420 FEET ALONG THE WEST LINE OF LOT 4, TUALATIN ORCHARD TRACTS, TO THE SOUTH LINE OF TRACT CONVEYED BY DEED TO GEORGE ANDREWS, ET AL, IN BOOK 70, PAGE 374, RECORDED DECEMBER 27, 1905; THENCE NORTH 87°15' WEST 990.32 FEET ALONG THE SOUTH LINE OF SAID ANDREWS TRACT; THENCE SOUTH 420 FEET ALONG THE EAST LINE OF LOT 1, TUALATIN ORCHARDS TRACTS; THENCE SOUTH 87°15' EAST 990.32 FEET TO THE SOUTHEAST CORNER OF PROPERTY HEREBY CONVEYED.

PARCEL VI:

BEGINNING AT THE NORTHEAST CORNER OF TRACT 1, TUALATIN ORCHARD TRACTS, A DULY RECORDED SUBDIVISION IN SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON; THENCE SOUTH 87°15' EAST 207.5 FEET TO THE POINT OF TRUE BEGINNING OF THIS DIRECTION; THENCE SOUTH PARALLEL TO THE EAST LINE OF SAID TRACT 1, TUALATIN ORCHARD TRACTS, AND 207.5 FEET EASTERLY THEREFROM 420.0 FEET TO A POINT; THENCE SOUTH 87°15' EAST 90 FEET TO A POINT; THENCE NORTH PARALLEL TO THE EAST LINE OF SAID TRACT 1, 420.0 FEET; THENCE NORTH 87°15' WEST 90 FEET TO THE POINT OF TRUE BEGINNING OF THIS DESCRIPTION.

PARCEL VII:

A TRACT OF LAND IN THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 12, TUALATIN ORCHARD TRACTS; THENCE NORTH 89°44'43" EAST 1159.47 FEET; THENCE NORTH 3°00'17" WEST 880.00 FEET TO A POINT ON A LINE EXTENDED FROM THE NORTHEAST CORNER OF LOT 1, TUALATIN ORCHARD TRACTS TO THE NORTHWEST CORNER OF LOT 4, TUALATIN ORCHARD TRACTS, SAID POINT FALLING NORTH 89°44'43" EAST 686.11 FEET FROM THE NORTHEAST CORNER OF SAID LOT 1 AND BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 3°00'17" EAST 420.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF GREENHILL LANE; THENCE WESTERLY ALONG SAID RIGHT OF WAY LINE SOUTH 89°44'43" WEST 389.06 FEET; THENCE NORTH 3°00'17" WEST 420.00 FEET; THENCE NORTH 89°44'43" EAST 389.06 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL VIII:

A TRACT OF LAND IN THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 12, TUALATIN ORCHARD TRACTS; THENCE NORTH 89°44'43" EAST 1159.47 FEET; THENCE NORTH 3°00'17" WEST 880.00 FEET TO A POINT ON A LINE EXTENDED FROM THE NORTHEAST CORNER OF LOT 1, TUALATIN ORCHARD TRACTS TO THE NORTHWEST CORNER OF LOT 4, TUALATIN ORCHARD TRACTS, SAID POINT FALLING NORTH 89°44'43" EAST 686.11 FEET FROM THE NORTHEAST CORNER OF SAID LOT 1 AND BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 89°44'43" EAST 763.79 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF THE BALDOCK FREEWAY; THENCE SOUTH 15°49'15" WEST 436.59 FEET ALONG SAID RIGHT OF WAY TO THE NORTH RIGHT OF WAY LINE OF GREENHILL LANE; THENCE WESTERLY ALONG SAID RIGHT OF WAY SOUTH 89°44'43" WEST 622.75 FEET; THENCE NORTH 3°00'17" WEST 420.00 FEET TO THE TRUE POINT OF BEGINNING.



FIRST AMERICAN TITLE Property Research Report

SUBJECT PROPERTY

9415 SW Greenhill Ln
R560280
2S135D000501
Washington

OWNER

Autumn Sunrise LLC

DATE PREPARED

06/14/2021

PREPARED BY

khaight@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: 6/14/2021

OWNERSHIP INFORMATION

Owner: Autumn Sunrise LLC

CoOwner:

Site: 9415 SW Greenhill Ln Tualatin OR 97062

Mail: 485 S State St Lake Oswego OR 97034

Parcel #: R560280

Ref Parcel #: 2S135D000501

TRS: 02S / 01W / 35 / SE

County: Washington

PROPERTY DESCRIPTION

Map Grid: 715-E1

Census Tract: 032110 Block: 1004

Neighborhood: Cpo 5 Sherwood-Tualatin S1

School Dist: 88J Sherwood

Impr Type: R1 - Residence Single Family

Subdiv/Plat: Tualatin Orchard Tract

Land Use: 1910 - Urban Developable Tract Improved

Std Land Use: RSFR - Single Family Residence

Zoning: Tualatin-CN - Neighborhood Commercial

Lat/Lon: 45.34722316 / -122.77400242

Watershed: Abernethy Creek-Willamette River

Legal: TUALATIN ORCHARD TRACT, LOT PT 1,
ACRES 0.45

ASSESSMENT AND TAXATION

Market Land: \$190,490.00

Market Impr: \$1,000.00

Market Special: \$0.00

Market Total: \$191,490.00 (2020)

% Improved: 1.00%

Assessed Total: \$191,490.00 (2021)

Levy Code: 88.15

Tax: \$3,428.48 (2020)

Millage Rate: 18.1531

Exemption:

Exemption Type:

PROPERTY CHARACTERISTICS

Bedrooms: 4

Baths, Total: 3

Baths, Full:

Baths, Half:

Total Units: 1

Stories:

Fireplaces:

Cooling:

Heating: Baseboard Electric

Building Style: RS0 - Single Family

Total SqFt: 2,313 SqFt

First Floor: 1,753 SqFt

Second Floor: 560 SqFt

Basement Fin:

Basement Unfin:

Basement Total:

Attic Fin:

Attic Unfin:

Attic Total:

Garage: Finished Garage 716 SqFt

Year Built: 1952

Eff Year Built: 1970

Lot Size Ac: 0.45 Acres

Lot Size SF: 19,602 SqFt

Lot Width:

Lot Depth:

Roof Material: Shake

Roof Shape: Hip

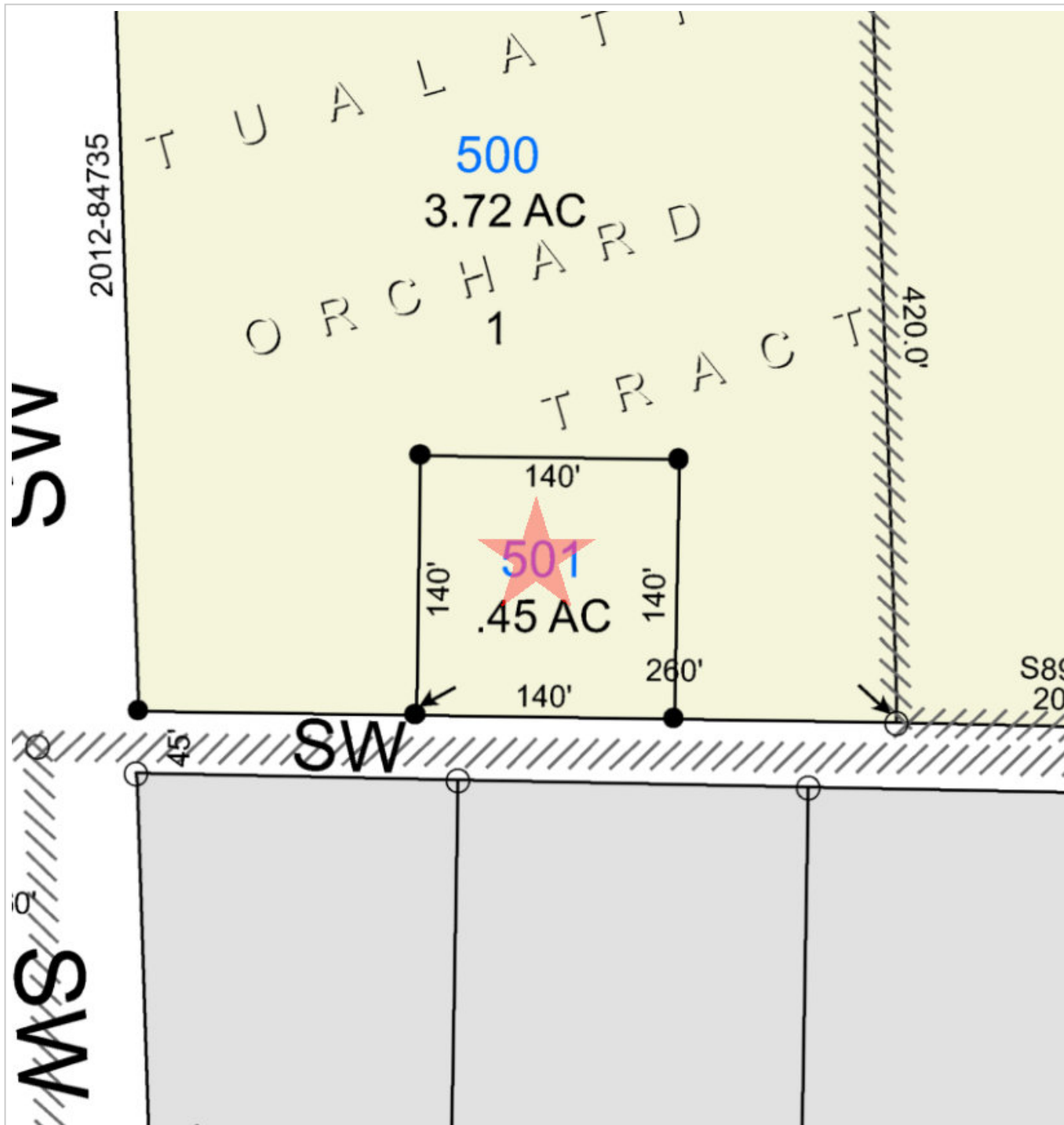
Ext Walls: Wood Sheathing

Const Type: Wood

SALES AND LOAN INFORMATION

Owner	Date	Doc #	Sale Price	Deed Type	Loan Amt	Loan Type
OWNER NAME UNAVAILABLE	09/28/2007	0000105096		Quit Claim	\$1,039,000.00	Conventional
AUTUMN SUNRISE LLC	09/28/2007	2007105096	\$7,143,000.00	DW		
KIMBALL HILL HOMES OREGON INC	10/03/2005	121808	\$15,000,000.00	Deed	\$9,800,000.00	Conventional
ROOT HOLDINGS LLC	06/17/2005	69070	\$950,000.00	Deed	\$4,500,000.00	Private Party Lender

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First American Title

Parcel ID: R560280

Site Address: 9415 SW Greenhill Ln

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Street Map



First American Title

Parcel ID: R560280

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Aerial Map

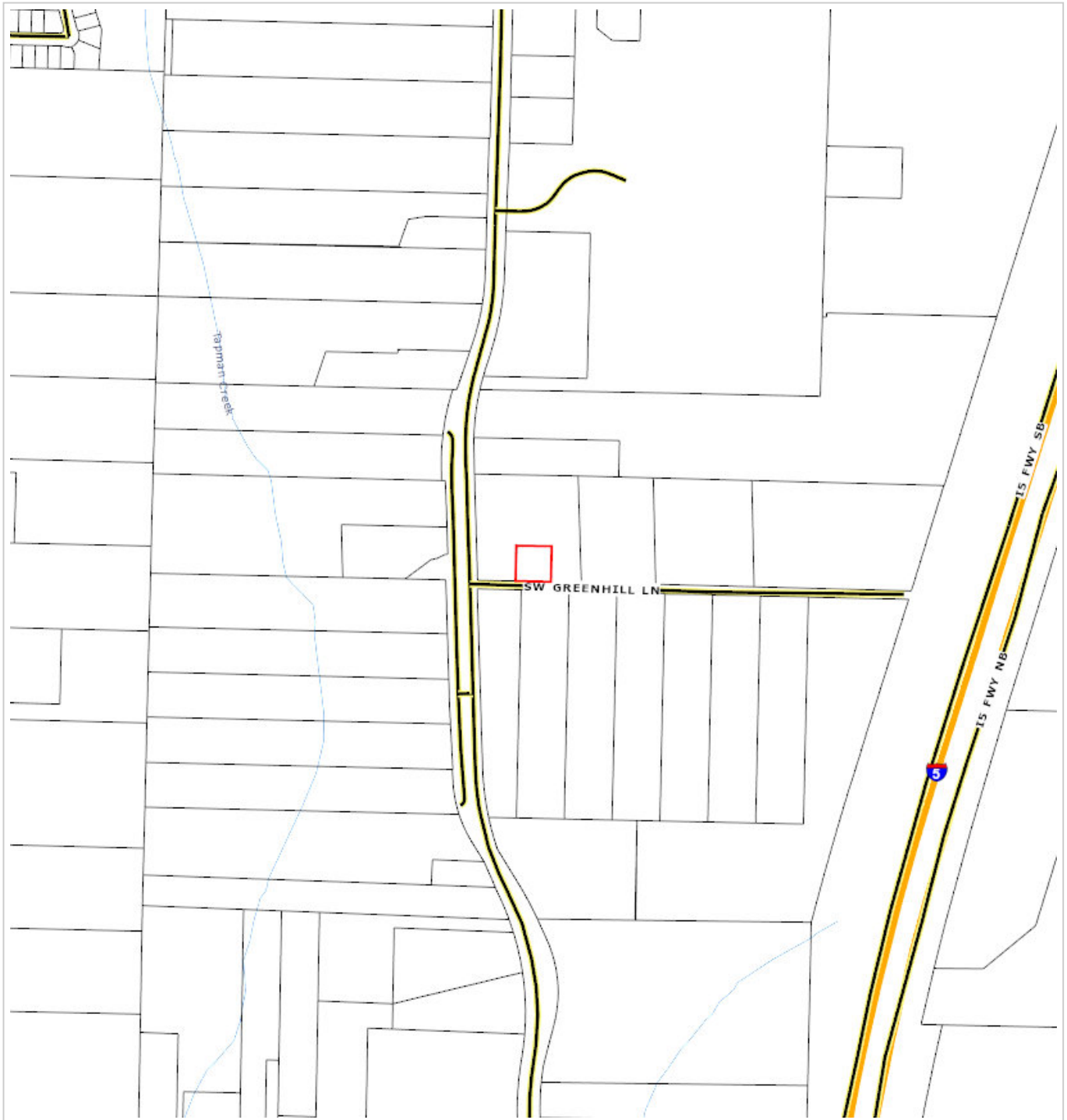


First American Title

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Flood Map - 100 Year

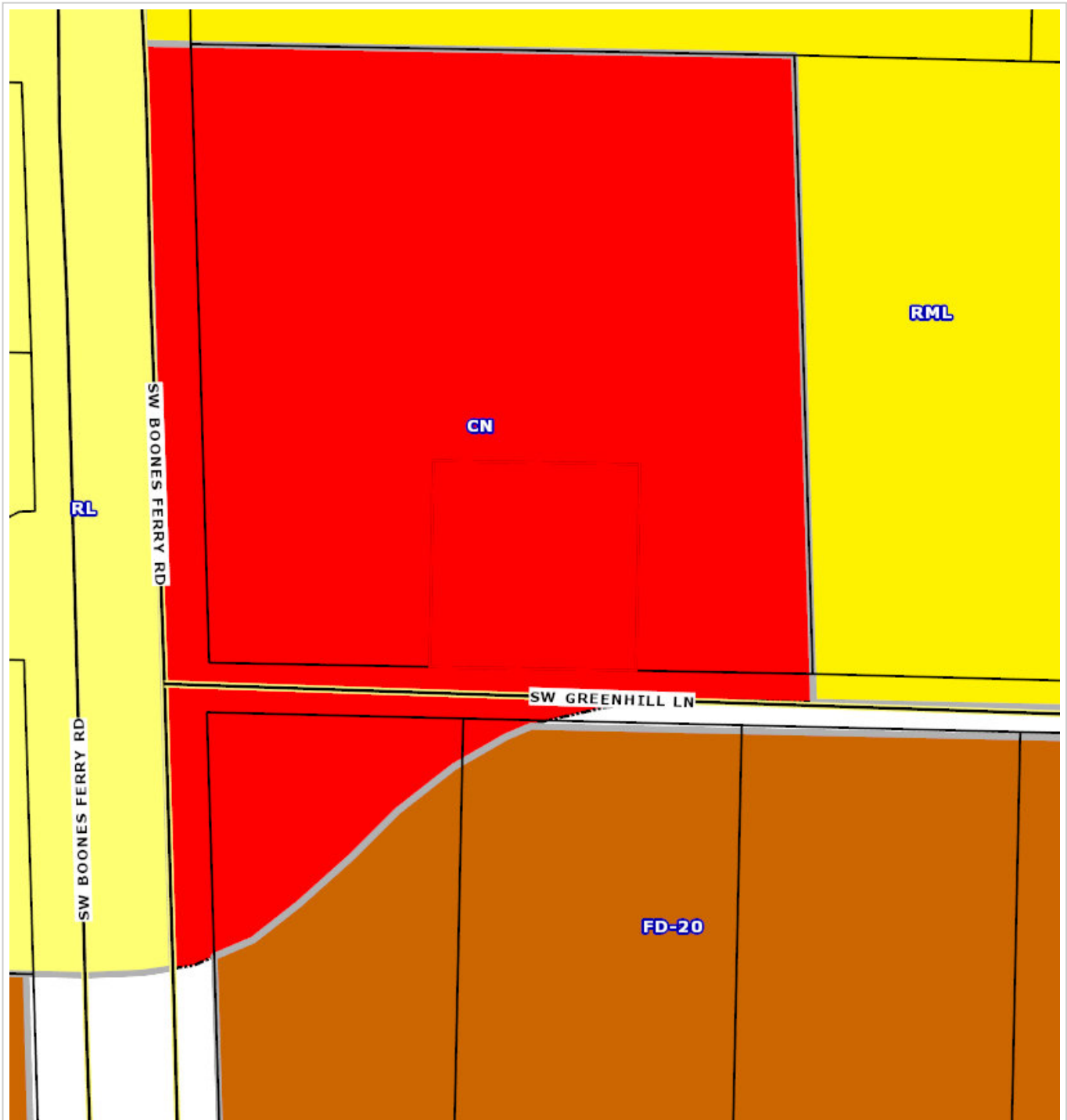


First American Title

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Zoning Map



First American Title

Parcel ID: R560280

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2
1
41

7,143



After recording return to:
Autumn Sunrise LLC
1400 SW Schaeffer Road
West Linn, OR 97068

Until a change is requested all tax statements shall be sent to the following address:
Autumn Sunrise LLC
1400 SW Schaeffer Road
West Linn, OR 97068

File No.: 7073-1087491 (LSH)
Date: September 14, 2007

Washington County, Oregon 2007-105096
09/28/2007 03:29:27 PM
D-DW Cnt=1 Stn=16 D HOFFMAN
\$25.00 \$5.00 \$11.00 \$7,143.00 - Total = \$7,184.00



01171368200701050960050056

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

Richard Hobermicht

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



THIS SPACE RESERVE

1087491-LLC

FATCO. NO.

STATUTORY SPECIAL WARRANTY DEED

Kimball Hill Homes Oregon, Inc., an Oregon Corporation, Grantor, conveys and specially warrants to **Autumn Sunrise LLC, an Oregon limited liability company**, Grantee, the following described real property free of liens and encumbrances created or suffered by the Grantor, except as specifically set forth herein:

This property is free from liens and encumbrances, EXCEPT:

1. The **2007/08** Taxes, a lien not yet payable.
2. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES, 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 197.352.

The true consideration for this conveyance is **\$7,143,000.00**.



WASHINGTON COUNTY	
REAL PROPERTY TRANSFER TAX	
\$ 7143.00	9-28-07
FEE PAID	DATE


APN: R560253

Statutory Special Warranty Deed
- continued

File No.: 7073-1087491 (LSH)
Date: 09/14/2007

Dated this 26TH day of SEPTEMBER, 2007.


Kimball Hill Homes Oregon, Inc., an Oregon corporation


By: Dudley McGee, Vice President

STATE OF California)
)ss.
County of SACRAMENTO)

This instrument was acknowledged before me on this 26TH day of SEPTEMBER, 2007 by Dudley McGee as Vice President of Kimball Hill Homes Oregon, Inc., on behalf of the corporation.




Notary Public for California
My commission expires: APRIL 20, 2008

APN: R560253

Statutory Special Warranty Deed
- continued

File No.: 7073-1087491 (LSH)
Date: 09/14/2007

EXHIBIT A

LEGAL DESCRIPTION:

PARCEL I:

BEGINNING AT A POINT WHICH POINT IS 5 CHAINS SOUTH OF THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON, AND RUNNING THENCE SOUTH 5 CHAINS TO A POINT; THENCE WEST 20 CHAINS, MORE OR LESS, TO THE CENTER OF THE COUNTY ROAD; THENCE NORTHERLY ALONG THE CENTER OF SAID COUNTY ROAD TO THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED BY ANNIE C. VOGET IN FEE SIMPLE REMAINDER TO BEN D. ANDREWS AND HARRIET K. ANDREWS AS DESCRIBED IN BOOK 294 PAGE 587, DEED RECORDS OF WASHINGTON COUNTY; THENCE EAST ALONG THE SOUTH LINE OF SAID TRACT SO CONVEYED TO BEN D. ANDREWS AND HARRIET K. ANDREWS AS DESCRIBED IN BOOK 294 PAGE 587, DEED RECORDS OF SAID COUNTY, TO THE POINT OF BEGINNING, EXCEPT THAT PORTION DESCRIBED IN CONTRACT OF SALE IN FAVOR OF ROBERT K. COLE, AND WIFE, RECORDED MARCH 25, 1968 IN BOOK 686, PAGE 495, RECORDS OF WASHINGTON COUNTY.

PARCEL II:

A TRACT OF LAND SITUATED IN THE SOUTH ONE-HALF OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON, AND BEING A PART OF THAT CERTAIN TRACT OF LAND DESCRIBED IN BOOK 294, PAGE 585, DEED OF RECORDS, WASHINGTON COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT THE INTERSECTION OF THE WESTERLY LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 35, WITH THE NORTHERLY LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 294, PAGE 585, DEED RECORDS. FROM SAID PLACE OF BEGINNING THENCE NORTH 89°53'45" EAST ALONG SAID NORTHERLY LINE OF SAID TRACT DESCRIBED IN BOOK 294, PAGE 585, 1319.70 FEET TO THE NORTHEAST CORNER OF SAID TRACT OF LAND; THENCE SOUTH 0°14' WEST 330.00 FEET TO THE NORTHERLY LINE OF TUALATIN ORCHARD TRACT; THENCE SOUTH 89°53'45" WEST ALONG SAID NORTHERLY LINE OF TUALATIN ORCHARD TRACT, 802.80 FEET; THENCE LEAVING SAID NORTHERLY LINE OF TUALATIN ORCHARD TRACT, NORTH 0°06'15" WEST 144 FEET; THENCE SOUTH 89°53'45" WEST PARALLEL WITH SAID NORTHERLY LINE OF TUALATIN ORCHARD TRACT, 618.35 FEET TO THE INTERSECTION OF EASTERLY RIGHT OF WAY LINE OF STATE HIGHWAY NO. 217; THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 883.87 FEET THROUGH A CENTRAL ANGLE OF 10°55'20" A DISTANCE OF 169.44 FEET TO A POINT OF TANGENT; THENCE NORTH 17°16' EAST 251.58 FEET; THENCE LEAVING SAID EASTERLY RIGHT OF WAY LINE OF STATE HIGHWAY NO. 217, NORTH 89°53'45" EAST 60.42 FEET TO THE PLACE OF BEGINNING.

TOGETHER WITH A PORTION OF PARCEL 1 OF THOSE CERTAIN TRACTS OF LAND IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON CONVEYED TO GRACE COMMUNITY CHURCH OF THE ASSEMBLIES OF GOD, INC., BY DEED RECORDED AS DOCUMENT NUMBER 200155727 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 AS DOCUMENT NUMBER 2002004397 SAID DEED RECORDS AND RUNNING THENCE ALONG THE BOUNDARY OF SAID PARCEL 1, NORTH 89°34'48" EAST 485.62 FEET, NORTH 15°44'54" EAST 690.21 FEET, SOUTH 89°35'49" WEST 674.70 FEET SOUTH 00°09'07" EAST 16.50 FEET AND SOUTH 89°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 NUMBER 2002004397; 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.

PARCEL III:

LOT 1, TUALATIN ORCHARDS TRACT, EXCEPTING THE WEST 140 FEET OF THE EAST 260 FEET OF THE SOUTH 140 FEET, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON.

PARCEL IV:

THE WEST 140 FEET OF THE EAST 260 FEET OF THE SOUTH 140 FEET OF LOT 1, TUALATIN ORCHARD TRACTS, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON.

PARCEL V:

THE WESTERLY MOST 207.5 FEET, BEING A PORTION OF THAT CERTAIN TRACT OF LAND LOCATED IN SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, CONVEYED BY GRACE SCHUSTER TO JOHN DAY AND JESSIE DAY, UNDER DATE OF APRIL 20, 1949, AS SET FORTH IN DEED RECORDED IN BOOK 294 AT PAGE 446, DEED RECORDS, SAID TRACT SO CONVEYED, OF WHICH THE LAND HEREBY CONVEYED FORMS A PART, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN; THENCE NORTH 233 FEET; THENCE NORTH 87°15' WEST 1255.52 FEET TO THE SOUTHEAST CORNER OF THE TRACT HEREBY CONVEYED; THENCE NORTH 420 FEET ALONG THE WEST LINE OF LOT 4, TUALATIN ORCHARD TRACTS, TO THE SOUTH LINE OF TRACT CONVEYED BY DEED TO GEORGE ANDREWS, ET AL, IN BOOK 70, PAGE 374, RECORDED DECEMBER 27, 1905; THENCE NORTH 87°15' WEST 990.32 FEET ALONG THE SOUTH LINE OF SAID ANDREWS TRACT; THENCE SOUTH 420 FEET ALONG THE EAST LINE OF LOT 1, TUALATIN ORCHARDS TRACTS; THENCE SOUTH 87°15' EAST 990.32 FEET TO THE SOUTHEAST CORNER OF PROPERTY HEREBY CONVEYED.

PARCEL VI:

BEGINNING AT THE NORTHEAST CORNER OF TRACT 1, TUALATIN ORCHARD TRACTS, A DULY RECORDED SUBDIVISION IN SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON; THENCE SOUTH 87°15' EAST 207.5 FEET TO THE POINT OF TRUE BEGINNING OF THIS DIRECTION; THENCE SOUTH PARALLEL TO THE EAST LINE OF SAID TRACT 1, TUALATIN ORCHARD TRACTS, AND 207.5 FEET EASTERLY THEREFROM 420.0 FEET TO A POINT; THENCE SOUTH 87°15' EAST 90 FEET TO A POINT; THENCE NORTH PARALLEL TO THE EAST LINE OF SAID TRACT 1, 420.0 FEET; THENCE NORTH 87°15' WEST 90 FEET TO THE POINT OF TRUE BEGINNING OF THIS DESCRIPTION.

PARCEL VII:

A TRACT OF LAND IN THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 12, TUALATIN ORCHARD TRACTS; THENCE NORTH 89°44'43" EAST 1159.47 FEET; THENCE NORTH 3°00'17" WEST 880.00 FEET TO A POINT ON A LINE EXTENDED FROM THE NORTHEAST CORNER OF LOT 1, TUALATIN ORCHARD TRACTS TO THE NORTHWEST CORNER OF LOT 4, TUALATIN ORCHARD TRACTS, SAID POINT FALLING NORTH 89°44'43" EAST 686.11 FEET FROM THE NORTHEAST CORNER OF SAID LOT 1 AND BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 3°00'17" EAST 420.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF GREENHILL LANE; THENCE WESTERLY ALONG SAID RIGHT OF WAY LINE SOUTH 89°44'43" WEST 389.06 FEET; THENCE NORTH 3°00'17" WEST 420.00 FEET; THENCE NORTH 89°44'43" EAST 389.06 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL VIII:

A TRACT OF LAND IN THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 12, TUALATIN ORCHARD TRACTS; THENCE NORTH 89°44'43" EAST 1159.47 FEET; THENCE NORTH 3°00'17" WEST 880.00 FEET TO A POINT ON A LINE EXTENDED FROM THE NORTHEAST CORNER OF LOT 1, TUALATIN ORCHARD TRACTS TO THE NORTHWEST CORNER OF LOT 4, TUALATIN ORCHARD TRACTS, SAID POINT FALLING NORTH 89°44'43" EAST 686.11 FEET FROM THE NORTHEAST CORNER OF SAID LOT 1 AND BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 89°44'43" EAST 763.79 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF THE BALDOCK FREEWAY; THENCE SOUTH 15°49'15" WEST 436.59 FEET ALONG SAID RIGHT OF WAY TO THE NORTH RIGHT OF WAY LINE OF GREENHILL LANE; THENCE WESTERLY ALONG SAID RIGHT OF WAY SOUTH 89°44'43" WEST 622.75 FEET; THENCE NORTH 3°00'17" WEST 420.00 FEET TO THE TRUE POINT OF BEGINNING.



FIRST AMERICAN TITLE Property Research Report

SUBJECT PROPERTY

9335 SW Greenhill Ln
R560299
2S135D000600
Washington

OWNER

Autumn Sunrise LLC

DATE PREPARED

06/14/2021

PREPARED BY

khaight@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: 503.219.7300 (8746)

Fax: 503.790.7872

Email: cs.oregon@firstam.com

Date: 6/14/2021

OWNERSHIP INFORMATION

Owner: Autumn Sunrise LLC

CoOwner:

Site: 9335 SW Greenhill Ln Tualatin OR 97062

Mail: 485 S State St Lake Oswego OR 97034

Parcel #: R560299

Ref Parcel #: 2S135D000600

TRS: 02S / 01W / 35 / SE

County: Washington

PROPERTY DESCRIPTION

Map Grid: 715-E1

Census Tract: 032110 Block: 1004

Neighborhood: Cio 6 Byrom

School Dist: 88J Sherwood

Impr Type: R1 - Residence Single Family

Subdiv/Plat:

Land Use: 1910 - Urban Developable Tract Improved

Std Land Use: RSFR - Single Family Residence

Zoning: Tualatin-RML - Medium-Low Density Residential

Lat/Lon: 45.34761295 / -122.77273339

Watershed: Abernethy Creek-Willamette River

Legal: ACRES 2.87

ASSESSMENT AND TAXATION

Market Land: \$873,770.00

Market Impr: \$1,000.00

Market Special: \$0.00

Market Total: \$874,770.00 (2020)

% Improved: 0.00%

Assessed Total: \$306,640.00 (2021)

Levy Code: 88.15

Tax: \$5,566.49 (2020)

Millage Rate: 18.1531

Exemption:

Exemption Type:

PROPERTY CHARACTERISTICS

Bedrooms: 2

Baths, Total: 2

Baths, Full:

Baths, Half:

Total Units:

Stories:

Fireplaces: 1

Cooling:

Heating: Baseboard Electric

Building Style: RS0 - Single Family

Total SqFt: 1,548 SqFt

First Floor: 1,548 SqFt

Second Floor:

Basement Fin:

Basement Unfin:

Basement Total:

Attic Fin:

Attic Unfin:

Attic Total:

Garage: Finished Garage 480 SqFt

Year Built: 1975

Eff Year Built: 1975

Lot Size Ac: 2.87 Acres

Lot Size SF: 125,017 SqFt

Lot Width:

Lot Depth:

Roof Material: Composition
Shingle

Roof Shape: Gable

Ext Walls: Wood Sheathing

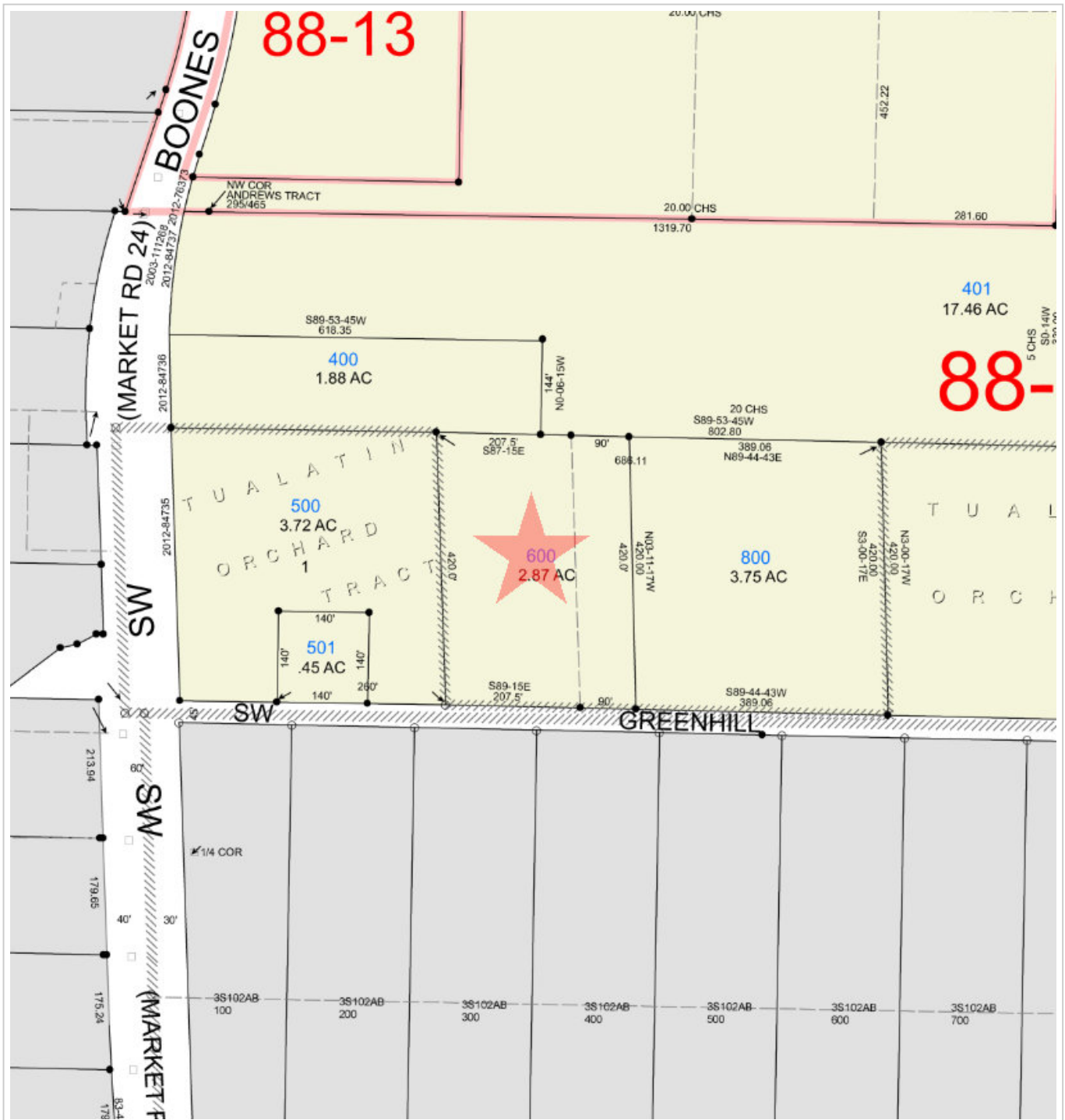
Const Type: Wood

SALES AND LOAN INFORMATION

Owner	Date	Doc #	Sale Price	Deed Type	Loan Amt	Loan Type
OWNER NAME UNAVAILABLE	09/28/2007	0000105096		Quit Claim	\$1,039,000.00	Conventional
AUTUMN SUNRISE LLC	09/28/2007	2007105096	\$7,143,000.00	DW		
ROOT HOLDINGS LLC	06/17/2005	69069	\$1,600,000.00	Deed		Conv/Unk

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Assessor Map



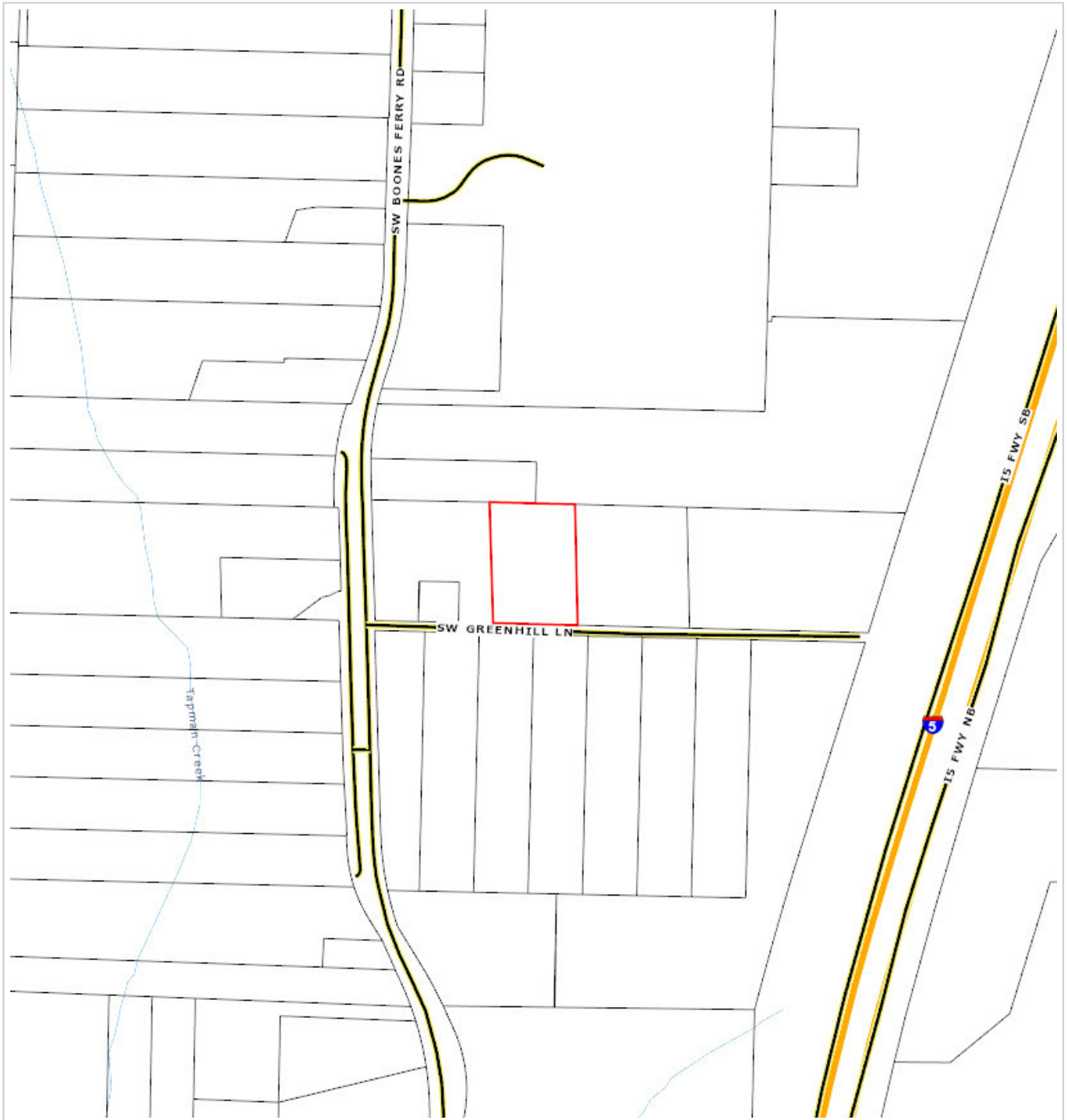
First American Title

Parcel ID: R560299

Site Address: 9335 SW Greenhill Ln

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Street Map



First American Title

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Aerial Map

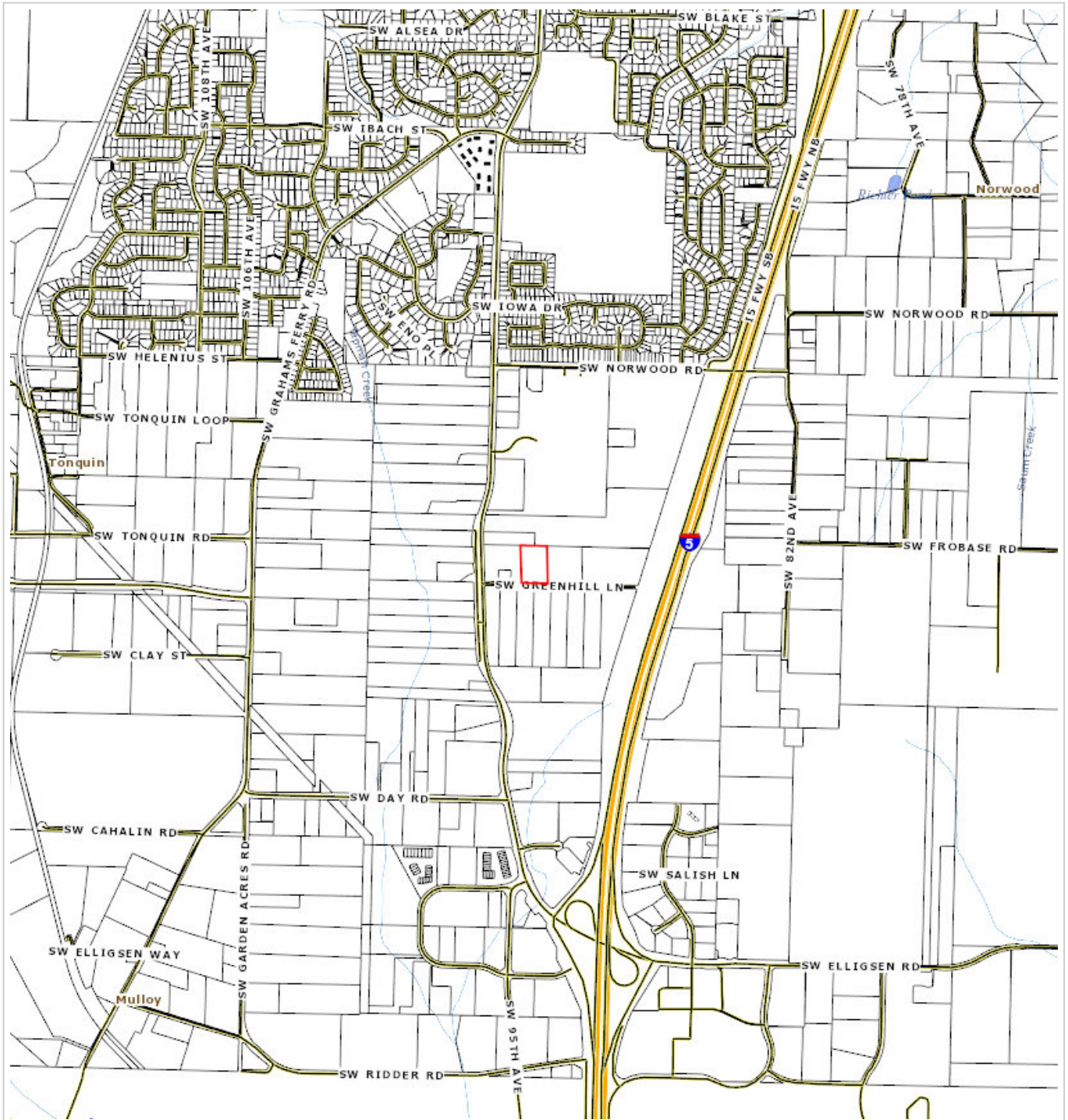


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Flood Map - 100 Year

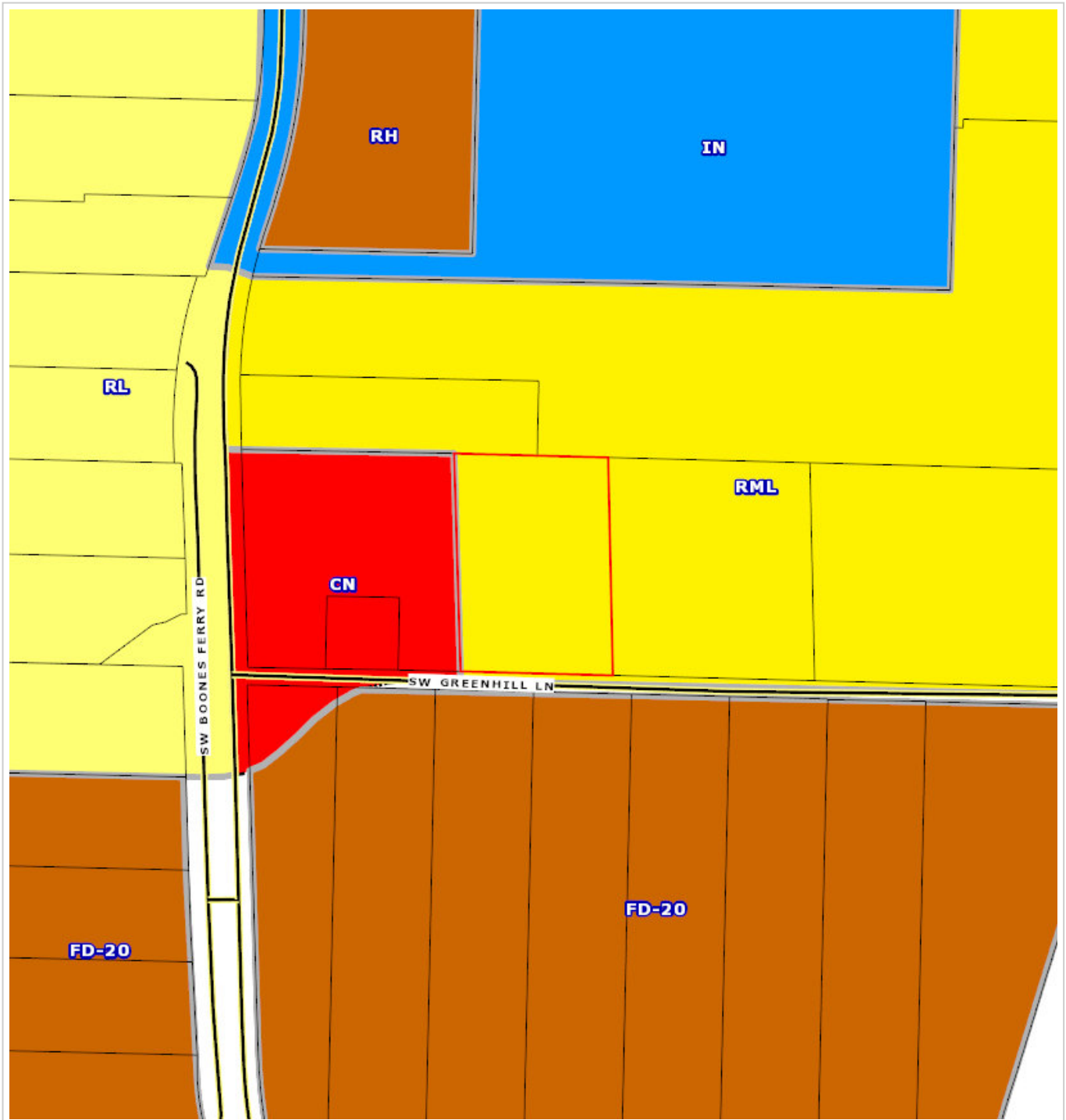


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Zoning Map



First American Title

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Washington County, Oregon 2007-105096
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D-DW Cnt=1 Stn=16 D HOFFMAN
\$25.00 \$5.00 \$11.00 \$7,143.00 - Total = \$7,184.00



01171368200701050960050056

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

Richard Hobermicht

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



THIS SPACE RESERVE

1087491-LLC

FATCO. NO.

STATUTORY SPECIAL WARRANTY DEED

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The true consideration for this conveyance is **\$7,143,000.00**.



WASHINGTON COUNTY	
REAL PROPERTY TRANSFER TAX	
\$ 7143.00	9-28-07
FEE PAID	DATE


APN: R560253

Statutory Special Warranty Deed
- continued

File No.: 7073-1087491 (LSH)
Date: 09/14/2007

Dated this 26TH day of SEPTEMBER, 2007.

Kimball Hill Homes Oregon, Inc., an Oregon corporation


By: Dudley McGee, Vice President

STATE OF California)
)ss.
County of SACRAMENTO)

This instrument was acknowledged before me on this 26TH day of SEPTEMBER, 2007 by Dudley McGee as Vice President of Kimball Hill Homes Oregon, Inc., on behalf of the corporation.





Notary Public for California
My commission expires: APRIL 20, 2008

APN: R560253

Statutory Special Warranty Deed
- continued

File No.: 7073-1087491 (LSH)
Date: 09/14/2007

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PARCEL II:

A TRACT OF LAND SITUATED IN THE SOUTH ONE-HALF OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON, AND BEING A PART OF THAT CERTAIN TRACT OF LAND DESCRIBED IN BOOK 294, PAGE 585, DEED OF RECORDS, WASHINGTON COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT THE INTERSECTION OF THE WESTERLY LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 35, WITH THE NORTHERLY LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 294, PAGE 585, DEED RECORDS. FROM SAID PLACE OF BEGINNING THENCE NORTH 89°53'45" EAST ALONG SAID NORTHERLY LINE OF SAID TRACT DESCRIBED IN BOOK 294, PAGE 585, 1319.70 FEET TO THE NORTHEAST CORNER OF SAID TRACT OF LAND; THENCE SOUTH 0°14' WEST 330.00 FEET TO THE NORTHERLY LINE OF TUALATIN ORCHARD TRACT; THENCE SOUTH 89°53'45" WEST ALONG SAID NORTHERLY LINE OF TUALATIN ORCHARD TRACT, 802.80 FEET; THENCE LEAVING SAID NORTHERLY LINE OF TUALATIN ORCHARD TRACT, NORTH 0°06'15" WEST 144 FEET; THENCE SOUTH 89°53'45" WEST PARALLEL WITH SAID NORTHERLY LINE OF TUALATIN ORCHARD TRACT, 618.35 FEET TO THE INTERSECTION OF EASTERLY RIGHT OF WAY LINE OF STATE HIGHWAY NO. 217; THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 883.87 FEET THROUGH A CENTRAL ANGLE OF 10°55'20" A DISTANCE OF 169.44 FEET TO A POINT OF TANGENT; THENCE NORTH 17°16' EAST 251.58 FEET; THENCE LEAVING SAID EASTERLY RIGHT OF WAY LINE OF STATE HIGHWAY NO. 217, NORTH 89°53'45" EAST 60.42 FEET TO THE PLACE OF BEGINNING.

TOGETHER WITH A PORTION OF PARCEL 1 OF THOSE CERTAIN TRACTS OF LAND IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON CONVEYED TO GRACE COMMUNITY CHURCH OF THE ASSEMBLIES OF GOD, INC., BY DEED RECORDED AS DOCUMENT NUMBER 200155727 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 AS DOCUMENT NUMBER 2002004397 SAID DEED RECORDS AND RUNNING THENCE ALONG THE BOUNDARY OF SAID PARCEL 1, NORTH 89°34'48" EAST 485.62 FEET, NORTH 15°44'54" EAST 690.21 FEET, SOUTH 89°35'49" WEST 674.70 FEET SOUTH 00°09'07" EAST 16.50 FEET AND SOUTH 89°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 NUMBER 2002004397; 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.

PARCEL III:

LOT 1, TUALATIN ORCHARDS TRACT, EXCEPTING THE WEST 140 FEET OF THE EAST 260 FEET OF THE SOUTH 140 FEET, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON.

PARCEL IV:

THE WEST 140 FEET OF THE EAST 260 FEET OF THE SOUTH 140 FEET OF LOT 1, TUALATIN ORCHARD TRACTS, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON.

PARCEL V:

THE WESTERLY MOST 207.5 FEET, BEING A PORTION OF THAT CERTAIN TRACT OF LAND LOCATED IN SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, CONVEYED BY GRACE SCHUSTER TO JOHN DAY AND JESSIE DAY, UNDER DATE OF APRIL 20, 1949, AS SET FORTH IN DEED RECORDED IN BOOK 294 AT PAGE 446, DEED RECORDS, SAID TRACT SO CONVEYED, OF WHICH THE LAND HEREBY CONVEYED FORMS A PART, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN; THENCE NORTH 233 FEET; THENCE NORTH 87°15' WEST 1255.52 FEET TO THE SOUTHEAST CORNER OF THE TRACT HEREBY CONVEYED; THENCE NORTH 420 FEET ALONG THE WEST LINE OF LOT 4, TUALATIN ORCHARD TRACTS, TO THE SOUTH LINE OF TRACT CONVEYED BY DEED TO GEORGE ANDREWS, ET AL, IN BOOK 70, PAGE 374, RECORDED DECEMBER 27, 1905; THENCE NORTH 87°15' WEST 990.32 FEET ALONG THE SOUTH LINE OF SAID ANDREWS TRACT; THENCE SOUTH 420 FEET ALONG THE EAST LINE OF LOT 1, TUALATIN ORCHARDS TRACTS; THENCE SOUTH 87°15' EAST 990.32 FEET TO THE SOUTHEAST CORNER OF PROPERTY HEREBY CONVEYED.

PARCEL VI:

BEGINNING AT THE NORTHEAST CORNER OF TRACT 1, TUALATIN ORCHARD TRACTS, A DULY RECORDED SUBDIVISION IN SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON; THENCE SOUTH 87°15' EAST 207.5 FEET TO THE POINT OF TRUE BEGINNING OF THIS DIRECTION; THENCE SOUTH PARALLEL TO THE EAST LINE OF SAID TRACT 1, TUALATIN ORCHARD TRACTS, AND 207.5 FEET EASTERLY THEREFROM 420.0 FEET TO A POINT; THENCE SOUTH 87°15' EAST 90 FEET TO A POINT; THENCE NORTH PARALLEL TO THE EAST LINE OF SAID TRACT 1, 420.0 FEET; THENCE NORTH 87°15' WEST 90 FEET TO THE POINT OF TRUE BEGINNING OF THIS DESCRIPTION.

PARCEL VII:

A TRACT OF LAND IN THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 12, TUALATIN ORCHARD TRACTS; THENCE NORTH 89°44'43" EAST 1159.47 FEET; THENCE NORTH 3°00'17" WEST 880.00 FEET TO A POINT ON A LINE EXTENDED FROM THE NORTHEAST CORNER OF LOT 1, TUALATIN ORCHARD TRACTS TO THE NORTHWEST CORNER OF LOT 4, TUALATIN ORCHARD TRACTS, SAID POINT FALLING NORTH 89°44'43" EAST 686.11 FEET FROM THE NORTHEAST CORNER OF SAID LOT 1 AND BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 3°00'17" EAST 420.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF GREENHILL LANE; THENCE WESTERLY ALONG SAID RIGHT OF WAY LINE SOUTH 89°44'43" WEST 389.06 FEET; THENCE NORTH 3°00'17" WEST 420.00 FEET; THENCE NORTH 89°44'43" EAST 389.06 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL VIII:

A TRACT OF LAND IN THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 12, TUALATIN ORCHARD TRACTS; THENCE NORTH 89°44'43" EAST 1159.47 FEET; THENCE NORTH 3°00'17" WEST 880.00 FEET TO A POINT ON A LINE EXTENDED FROM THE NORTHEAST CORNER OF LOT 1, TUALATIN ORCHARD TRACTS TO THE NORTHWEST CORNER OF LOT 4, TUALATIN ORCHARD TRACTS, SAID POINT FALLING NORTH 89°44'43" EAST 686.11 FEET FROM THE NORTHEAST CORNER OF SAID LOT 1 AND BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 89°44'43" EAST 763.79 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF THE BALDOCK FREEWAY; THENCE SOUTH 15°49'15" WEST 436.59 FEET ALONG SAID RIGHT OF WAY TO THE NORTH RIGHT OF WAY LINE OF GREENHILL LANE; THENCE WESTERLY ALONG SAID RIGHT OF WAY SOUTH 89°44'43" WEST 622.75 FEET; THENCE NORTH 3°00'17" WEST 420.00 FEET TO THE TRUE POINT OF BEGINNING.



FIRST AMERICAN TITLE Property Research Report

SUBJECT PROPERTY

9185 SW Greenhill Ln
R560306
2S135D000800
Washington

OWNER

Autumn Sunrise LLC

DATE PREPARED

06/14/2021

PREPARED BY

khaight@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: 6/14/2021

OWNERSHIP INFORMATION

Owner: Autumn Sunrise LLC

CoOwner:

Site: 9185 SW Greenhill Ln Tualatin OR 97062

Mail: 485 S State St Lake Oswego OR 97034

Parcel #: R560306

Ref Parcel #: 2S135D000800

TRS: 02S / 01W / 35 / SE

County: Washington

PROPERTY DESCRIPTION

Map Grid: 715-E1

Census Tract: 032110 Block: 1004

Neighborhood: Cio 6 Byrom

School Dist: 88J Sherwood

Impr Type: R1 - Residence Single Family

Subdiv/Plat:

Land Use: 1910 - Urban Developable Tract Improved

Std Land Use: RSFR - Single Family Residence

Zoning: Tualatin-RML - Medium-Low Density Residential

Lat/Lon: 45.34761356 / -122.77140214

Watershed: Abernethy Creek-Willamette River

Legal: ACRES 3.75

ASSESSMENT AND TAXATION

Market Land: \$842,940.00

Market Impr: \$47,080.00

Market Special: \$0.00

Market Total: \$890,020.00 (2020)

% Improved: 5.00%

Assessed Total: \$262,380.00 (2021)

Levy Code: 88.15

Tax: \$4,763.00 (2020)

Millage Rate: 18.1531

Exemption:

Exemption Type:

PROPERTY CHARACTERISTICS

Bedrooms: 3

Baths, Total: 1

Baths, Full:

Baths, Half:

Total Units:

Stories:

Fireplaces:

Cooling:

Heating: Forced Air

Building Style: RS0 - Single Family

Total SqFt: 1,178 SqFt

First Floor: 954 SqFt

Second Floor: 224 SqFt

Basement Fin:

Basement Unfin:

Basement Total:

Attic Fin: 224 SqFt

Attic Unfin:

Attic Total: 224 SqFt

Garage:

Year Built: 1980

Eff Year Built: 1980

Lot Size Ac: 3.75 Acres

Lot Size SF: 163,350 SqFt

Lot Width:

Lot Depth:

Roof Material: Composition
Shingle

Roof Shape: Gable

Ext Walls: Wood Sheathing

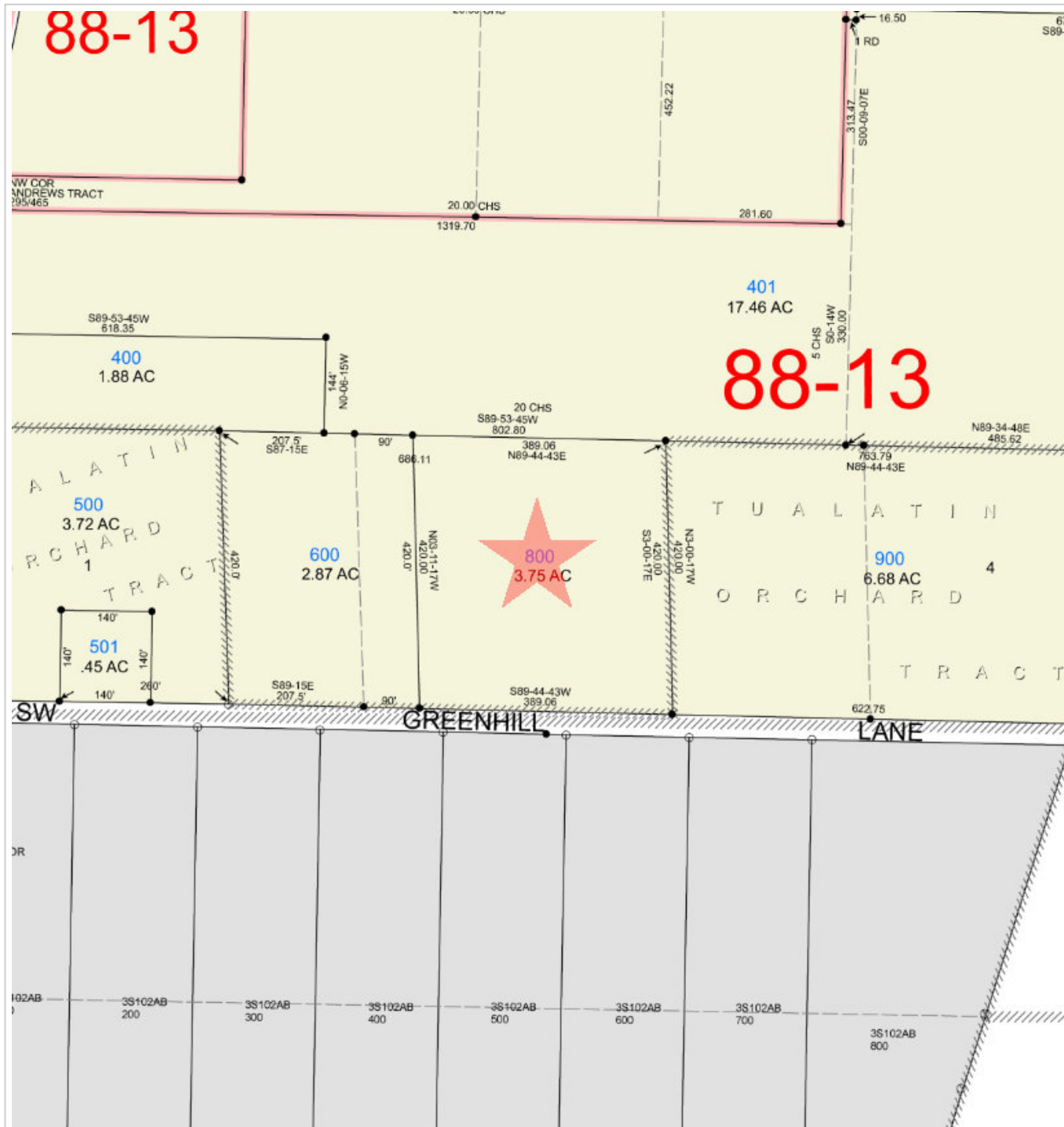
Const Type: Wood

SALES AND LOAN INFORMATION

Owner	Date	Doc #	Sale Price	Deed Type	Loan Amt	Loan Type
OWNER NAME UNAVAILABLE	09/28/2007	0000105096		Quit Claim	\$1,039,000.00	Conventional
AUTUMN SUNRISE LLC	09/28/2007	2007105096	\$7,143,000.00	DW		

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

Assessor Map



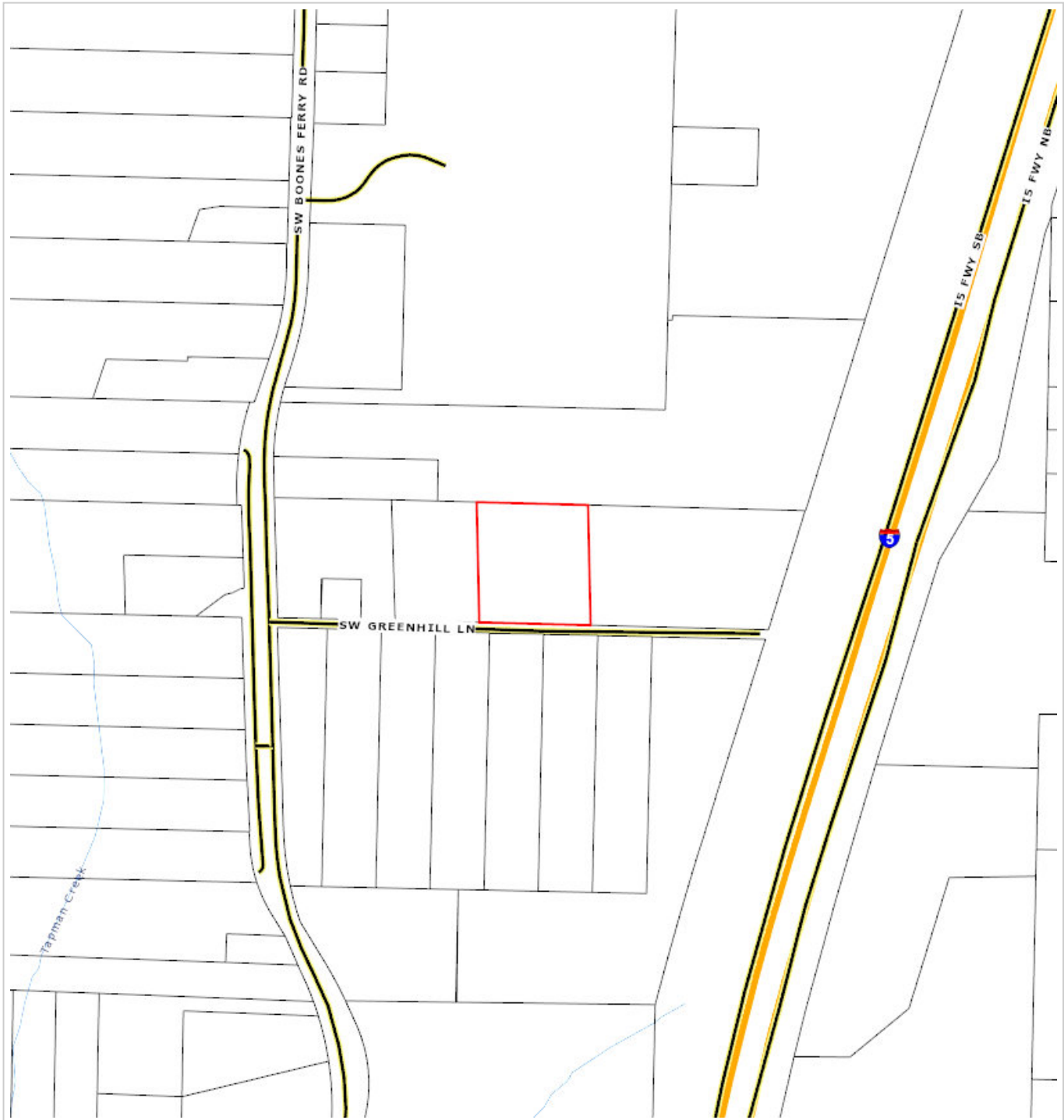
First American Title

Parcel ID: R560306

Site Address: 9185 SW Greenhill Ln

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Street Map



First American Title

Parcel ID: R560306

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Aerial Map

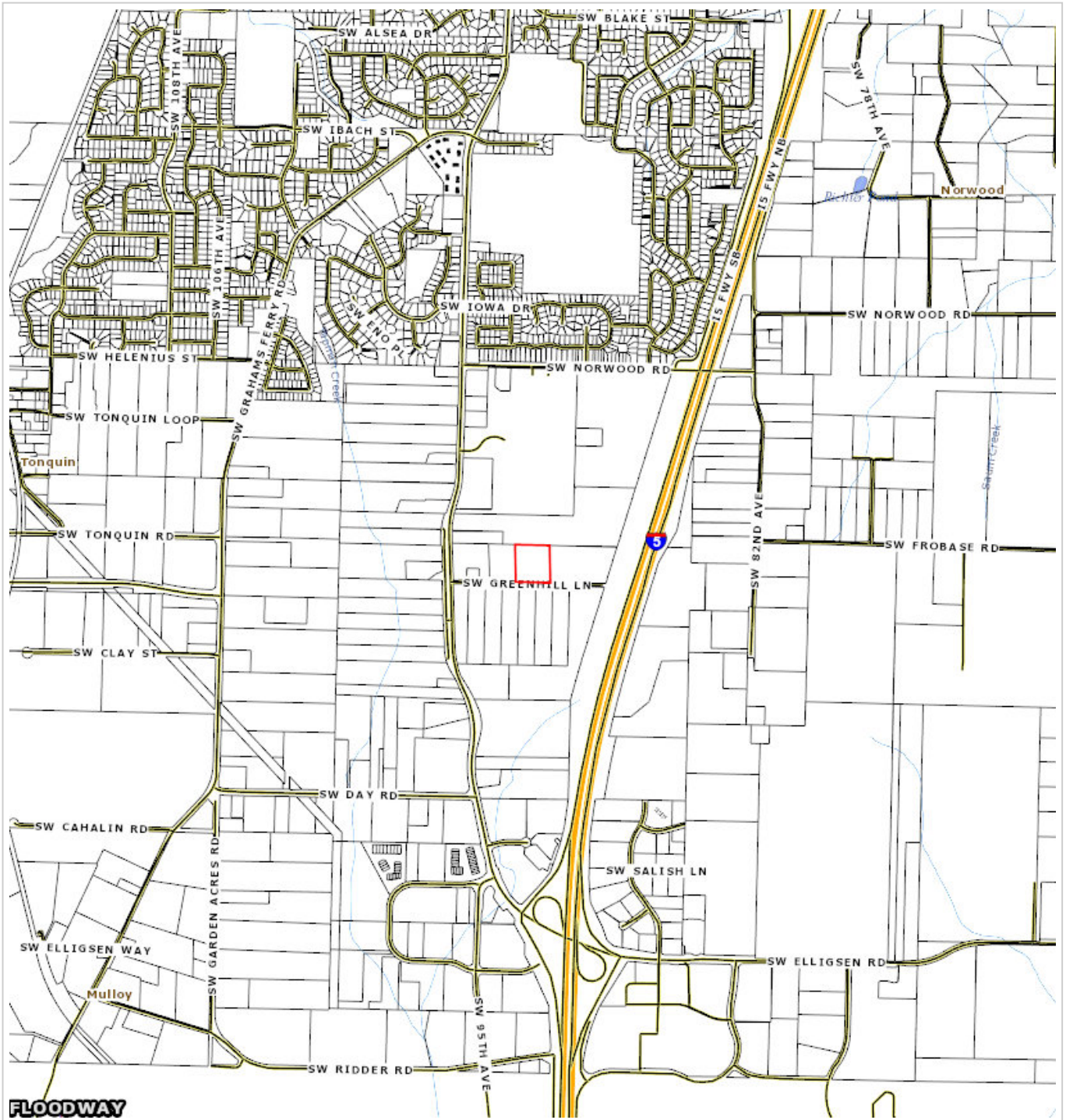


First American Title

Parcel ID: R560306

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Flood Map - 100 Year



FLOODWAY

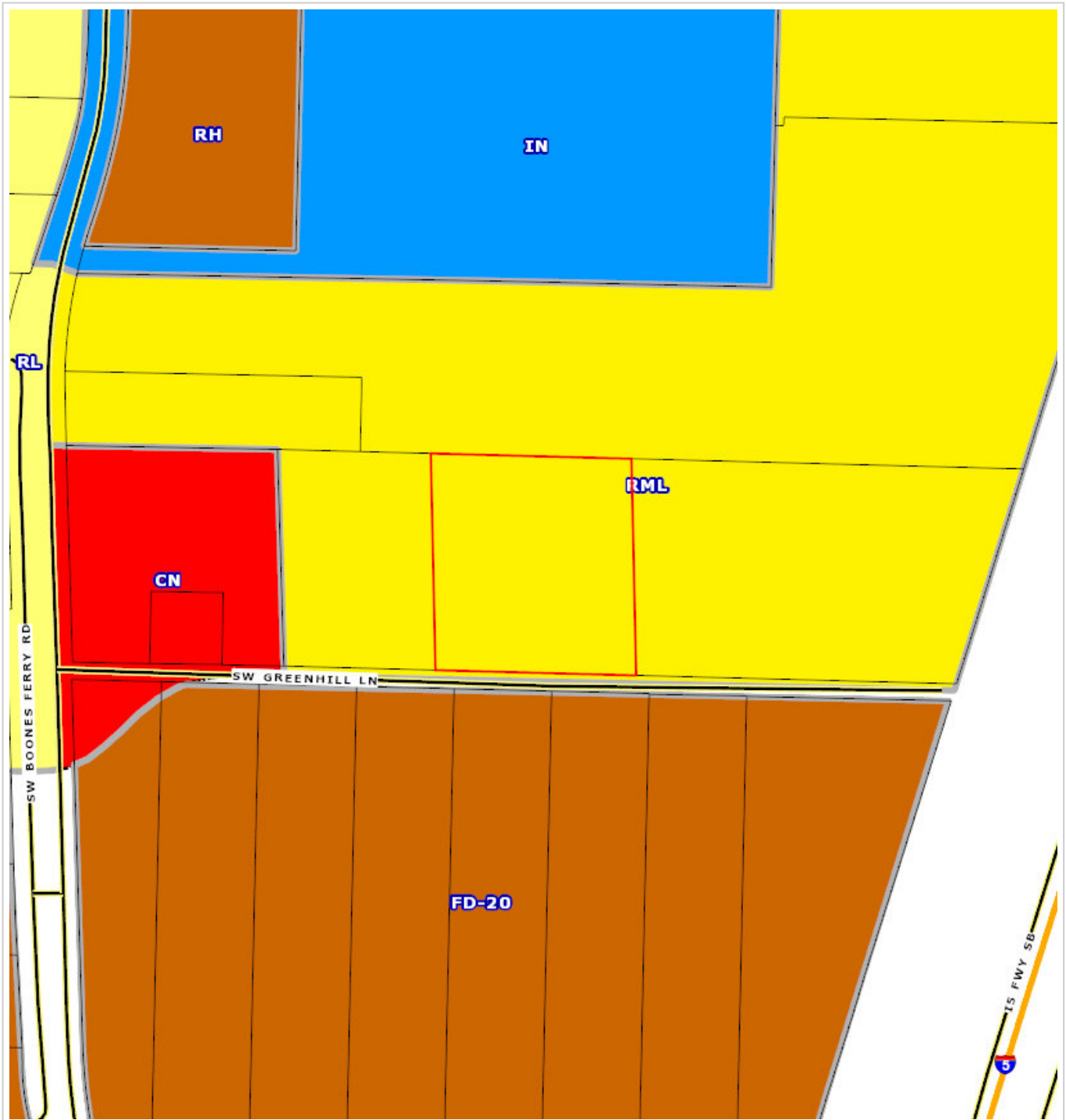


First American Title

Parcel ID: R560306

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Zoning Map



First American Title

Parcel ID: R560306

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2
1
41

7,143



After recording return to:
Autumn Sunrise LLC
1400 SW Schaeffer Road
West Linn, OR 97068

Until a change is requested all tax statements shall be sent to the following address:
Autumn Sunrise LLC
1400 SW Schaeffer Road
West Linn, OR 97068

File No.: 7073-1087491 (LSH)
Date: September 14, 2007

Washington County, Oregon 2007-105096
09/28/2007 03:29:27 PM
D-DW Cnt=1 Stn=16 D HOFFMAN
\$25.00 \$5.00 \$11.00 \$7,143.00 - Total = \$7,184.00



01171368200701050960050056

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

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



THIS SPACE RESERVE

1087491-LLC

FATCO. NO.

STATUTORY SPECIAL WARRANTY DEED

Kimball Hill Homes Oregon, Inc., an Oregon Corporation, Grantor, conveys and specially warrants to **Autumn Sunrise LLC, an Oregon limited liability company**, Grantee, the following described real property free of liens and encumbrances created or suffered by the Grantor, except as specifically set forth herein:

This property is free from liens and encumbrances, EXCEPT:

1. The **2007/08** Taxes, a lien not yet payable.
2. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES, 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 197.352.

The true consideration for this conveyance is **\$7,143,000.00**.



WASHINGTON COUNTY	
REAL PROPERTY TRANSFER TAX	
\$ 7143.00	9-28-07
FEE PAID	DATE


APN: R560253

Statutory Special Warranty Deed
- continued

File No.: 7073-1087491 (LSH)
Date: 09/14/2007

Dated this 26TH day of SEPTEMBER, 2007.

Kimball Hill Homes Oregon, Inc., an Oregon corporation


By: Dudley McGee, Vice President

STATE OF California)
)ss.
County of SACRAMENTO)

This instrument was acknowledged before me on this 26TH day of SEPTEMBER, 2007 by Dudley McGee as Vice President of Kimball Hill Homes Oregon, Inc., on behalf of the corporation.





Notary Public for California
My commission expires: APRIL 20, 2008

APN: R560253

Statutory Special Warranty Deed
- continued

File No.: 7073-1087491 (LSH)
Date: 09/14/2007

EXHIBIT A

LEGAL DESCRIPTION:

PARCEL I:

BEGINNING AT A POINT WHICH POINT IS 5 CHAINS SOUTH OF THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON, AND RUNNING THENCE SOUTH 5 CHAINS TO A POINT; THENCE WEST 20 CHAINS, MORE OR LESS, TO THE CENTER OF THE COUNTY ROAD; THENCE NORTHERLY ALONG THE CENTER OF SAID COUNTY ROAD TO THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED BY ANNIE C. VOGET IN FEE SIMPLE REMAINDER TO BEN D. ANDREWS AND HARRIET K. ANDREWS AS DESCRIBED IN BOOK 294 PAGE 587, DEED RECORDS OF WASHINGTON COUNTY; THENCE EAST ALONG THE SOUTH LINE OF SAID TRACT SO CONVEYED TO BEN D. ANDREWS AND HARRIET K. ANDREWS AS DESCRIBED IN BOOK 294 PAGE 587, DEED RECORDS OF SAID COUNTY, TO THE POINT OF BEGINNING, EXCEPT THAT PORTION DESCRIBED IN CONTRACT OF SALE IN FAVOR OF ROBERT K. COLE, AND WIFE, RECORDED MARCH 25, 1968 IN BOOK 686, PAGE 495, RECORDS OF WASHINGTON COUNTY.

PARCEL II:

A TRACT OF LAND SITUATED IN THE SOUTH ONE-HALF OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON, AND BEING A PART OF THAT CERTAIN TRACT OF LAND DESCRIBED IN BOOK 294, PAGE 585, DEED OF RECORDS, WASHINGTON COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

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LOT 1, TUALATIN ORCHARDS TRACT, EXCEPTING THE WEST 140 FEET OF THE EAST 260 FEET OF THE SOUTH 140 FEET, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON.

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BEGINNING AT THE NORTHEAST CORNER OF TRACT 1, TUALATIN ORCHARD TRACTS, A DULY RECORDED SUBDIVISION IN SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON; THENCE SOUTH 87°15' EAST 207.5 FEET TO THE POINT OF TRUE BEGINNING OF THIS DIRECTION; THENCE SOUTH PARALLEL TO THE EAST LINE OF SAID TRACT 1, TUALATIN ORCHARD TRACTS, AND 207.5 FEET EASTERLY THEREFROM 420.0 FEET TO A POINT; THENCE SOUTH 87°15' EAST 90 FEET TO A POINT; THENCE NORTH PARALLEL TO THE EAST LINE OF SAID TRACT 1, 420.0 FEET; THENCE NORTH 87°15' WEST 90 FEET TO THE POINT OF TRUE BEGINNING OF THIS DESCRIPTION.

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A TRACT OF LAND IN THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 12, TUALATIN ORCHARD TRACTS; THENCE NORTH 89°44'43" EAST 1159.47 FEET; THENCE NORTH 3°00'17" WEST 880.00 FEET TO A POINT ON A LINE EXTENDED FROM THE NORTHEAST CORNER OF LOT 1, TUALATIN ORCHARD TRACTS TO THE NORTHWEST CORNER OF LOT 4, TUALATIN ORCHARD TRACTS, SAID POINT FALLING NORTH 89°44'43" EAST 686.11 FEET FROM THE NORTHEAST CORNER OF SAID LOT 1 AND BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 3°00'17" EAST 420.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF GREENHILL LANE; THENCE WESTERLY ALONG SAID RIGHT OF WAY LINE SOUTH 89°44'43" WEST 389.06 FEET; THENCE NORTH 3°00'17" WEST 420.00 FEET; THENCE NORTH 89°44'43" EAST 389.06 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL VIII:

A TRACT OF LAND IN THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 12, TUALATIN ORCHARD TRACTS; THENCE NORTH 89°44'43" EAST 1159.47 FEET; THENCE NORTH 3°00'17" WEST 880.00 FEET TO A POINT ON A LINE EXTENDED FROM THE NORTHEAST CORNER OF LOT 1, TUALATIN ORCHARD TRACTS TO THE NORTHWEST CORNER OF LOT 4, TUALATIN ORCHARD TRACTS, SAID POINT FALLING NORTH 89°44'43" EAST 686.11 FEET FROM THE NORTHEAST CORNER OF SAID LOT 1 AND BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 89°44'43" EAST 763.79 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF THE BALDOCK FREEWAY; THENCE SOUTH 15°49'15" WEST 436.59 FEET ALONG SAID RIGHT OF WAY TO THE NORTH RIGHT OF WAY LINE OF GREENHILL LANE; THENCE WESTERLY ALONG SAID RIGHT OF WAY SOUTH 89°44'43" WEST 622.75 FEET; THENCE NORTH 3°00'17" WEST 420.00 FEET TO THE TRUE POINT OF BEGINNING.



FIRST AMERICAN TITLE Property Research Report

SUBJECT PROPERTY

Ns
R560315
2S135D000900
Washington

OWNER

Autumn Sunrise LLC

DATE PREPARED

06/14/2021

PREPARED BY

khaight@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: 6/14/2021

OWNERSHIP INFORMATION

Owner: Autumn Sunrise LLC
CoOwner:
Site: Ns Tualatin OR 97062
Mail: 485 S State St Lake Oswego OR 97034

Parcel #: R560315
Ref Parcel #: 2S135D000900
TRS: 02S / 01W / 35 / SE
County: Washington

PROPERTY DESCRIPTION

Map Grid: 715-E1
Census Tract: 032110 Block: 1004
Neighborhood: Cio 6 Byrom
School Dist: 88J Sherwood
Impr Type:
Subdiv/Plat: Tualatin Orchard Tract
Land Use: 1900 - Urban Developable Tract - Vacant
Std Land Use: RCON - Condominium, Pud
Zoning: Tualatin-RML - Medium-Low Density Residential
Lat/Lon: 45.34763568 / -122.7692987
Watershed: Abernethy Creek-Willamette River
Legal: TUALATIN ORCHARD TRACT, LOT PT 4,
ACRES 6.68

ASSESSMENT AND TAXATION

Market Land: \$1,033,910.00
Market Impr: \$0.00
Market Special: \$0.00
Market Total: \$1,033,910.00 (2020)
% Improved: 0.00%
Assessed Total: \$813,100.00 (2021)
Levy Code: 88.15
Tax: \$14,760.28 (2020)
Millage Rate: 18.1531
Exemption:
Exemption Type:

PROPERTY CHARACTERISTICS

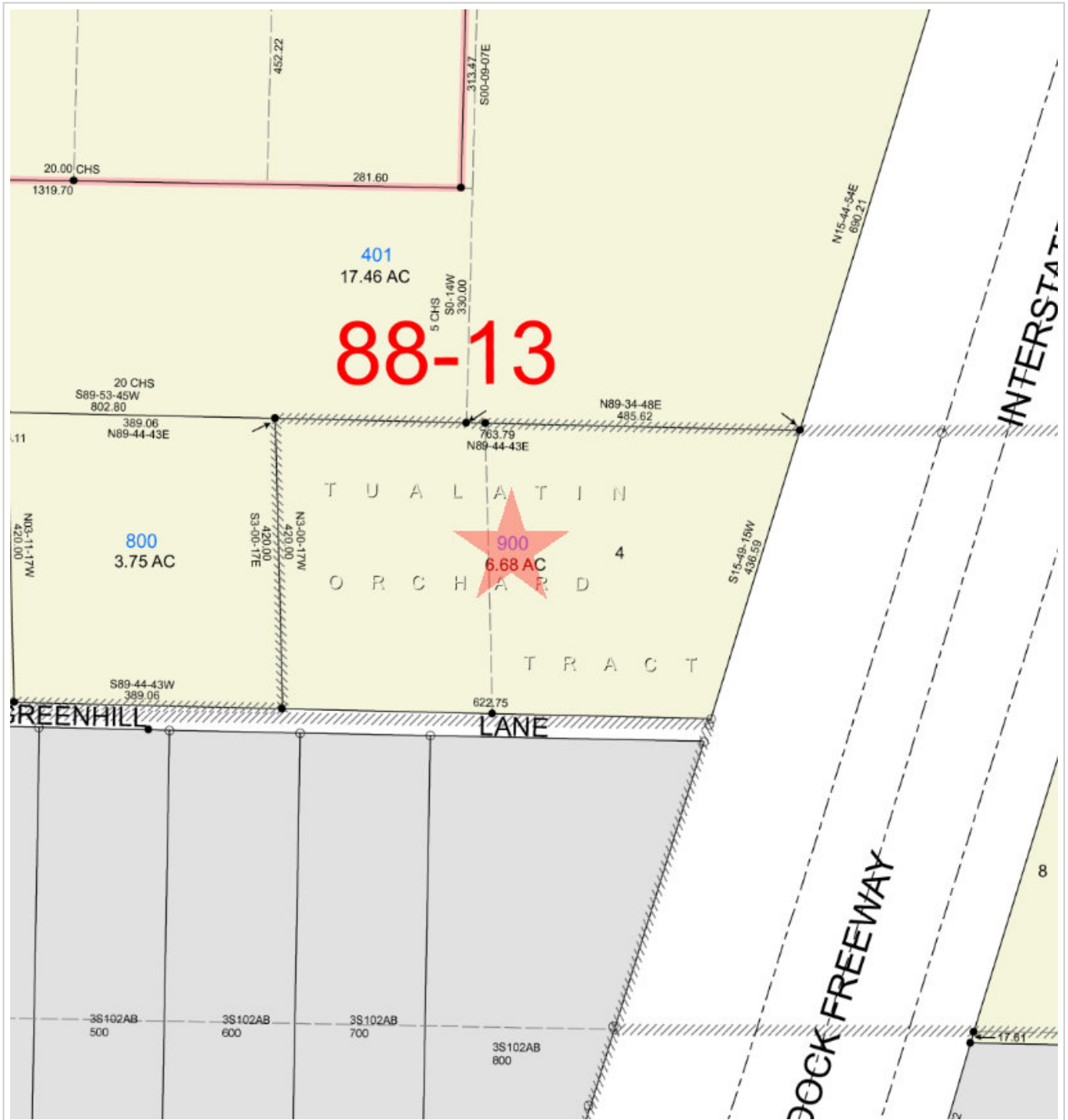
Bedrooms:	Total SqFt:	Year Built:
Baths, Total:	First Floor:	Eff Year Built:
Baths, Full:	Second Floor:	Lot Size Ac: 6.68 Acres
Baths, Half:	Basement Fin:	Lot Size SF: 290,981 SqFt
Total Units:	Basement Unfin:	Lot Width:
# Stories:	Basement Total:	Lot Depth:
# Fireplaces:	Attic Fin:	Roof Material:
Cooling:	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
AUTUMN SUNRISE LLC	09/28/2007	2007105096	\$7,143,000.00	DW		
ROOT HOLDINGS LLC	09/19/2005	114105	\$1,640,000.00	Deed	\$4,500,000.00	Private Party Lender
ANNIE M WILLEY	10/07/2004	116501		Deed		Conv/Unk

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

Assessor Map



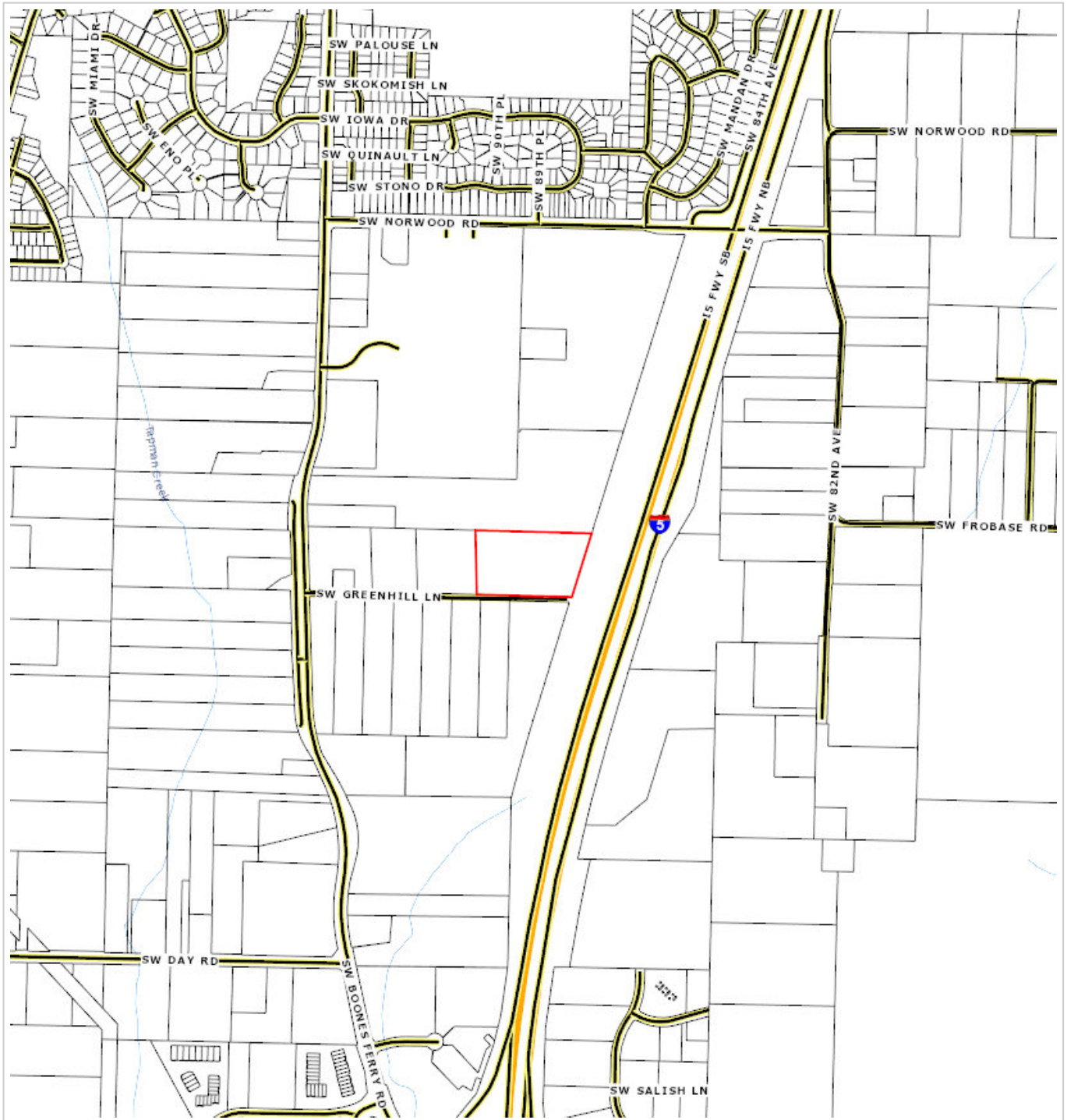
First American Title

Parcel ID: R560315

Site Address: Ns

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

Street Map



First American Title

Parcel ID: R560315

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Aerial Map

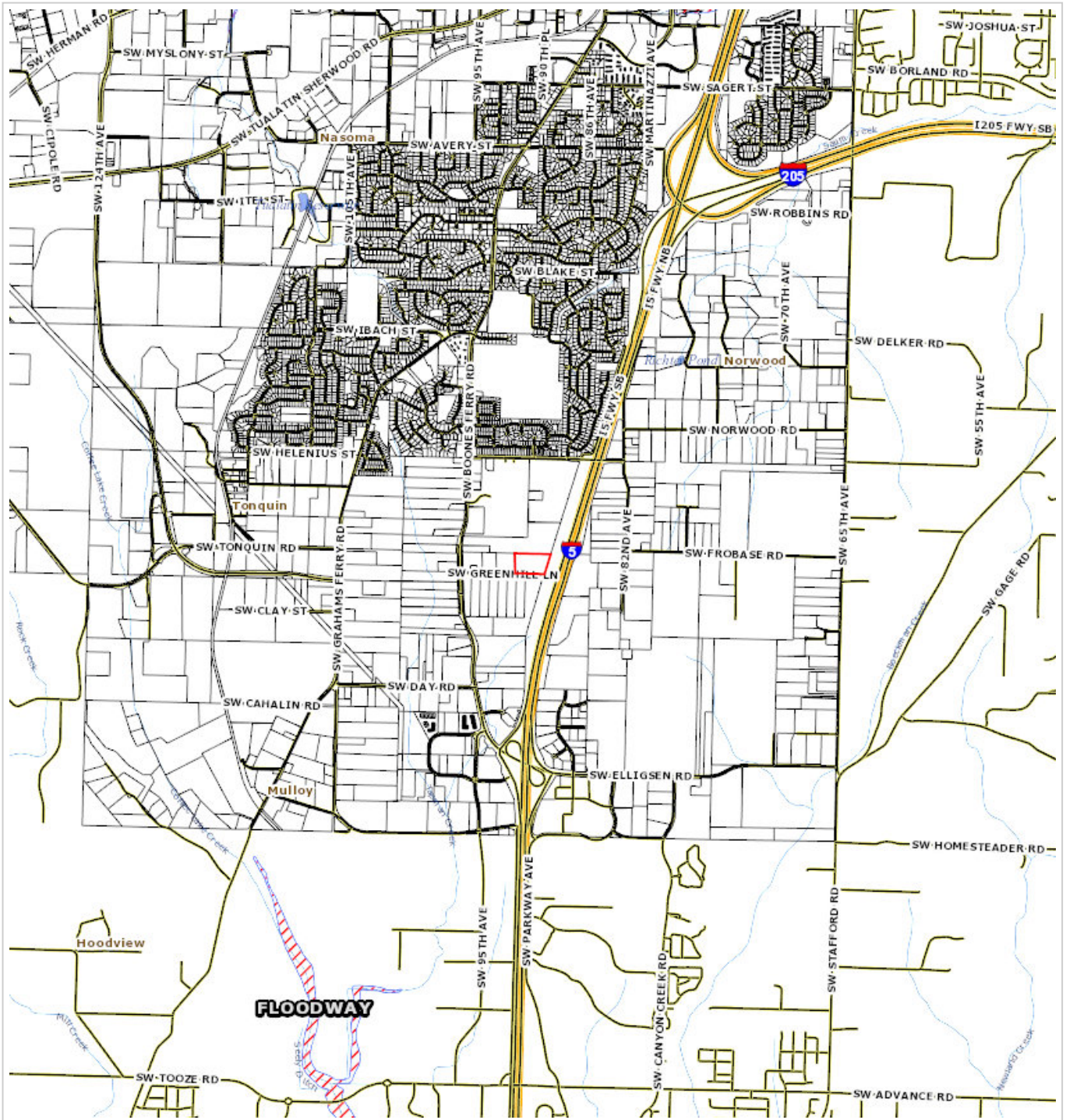


First American Title

Parcel ID: R560315

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Flood Map - 100 Year

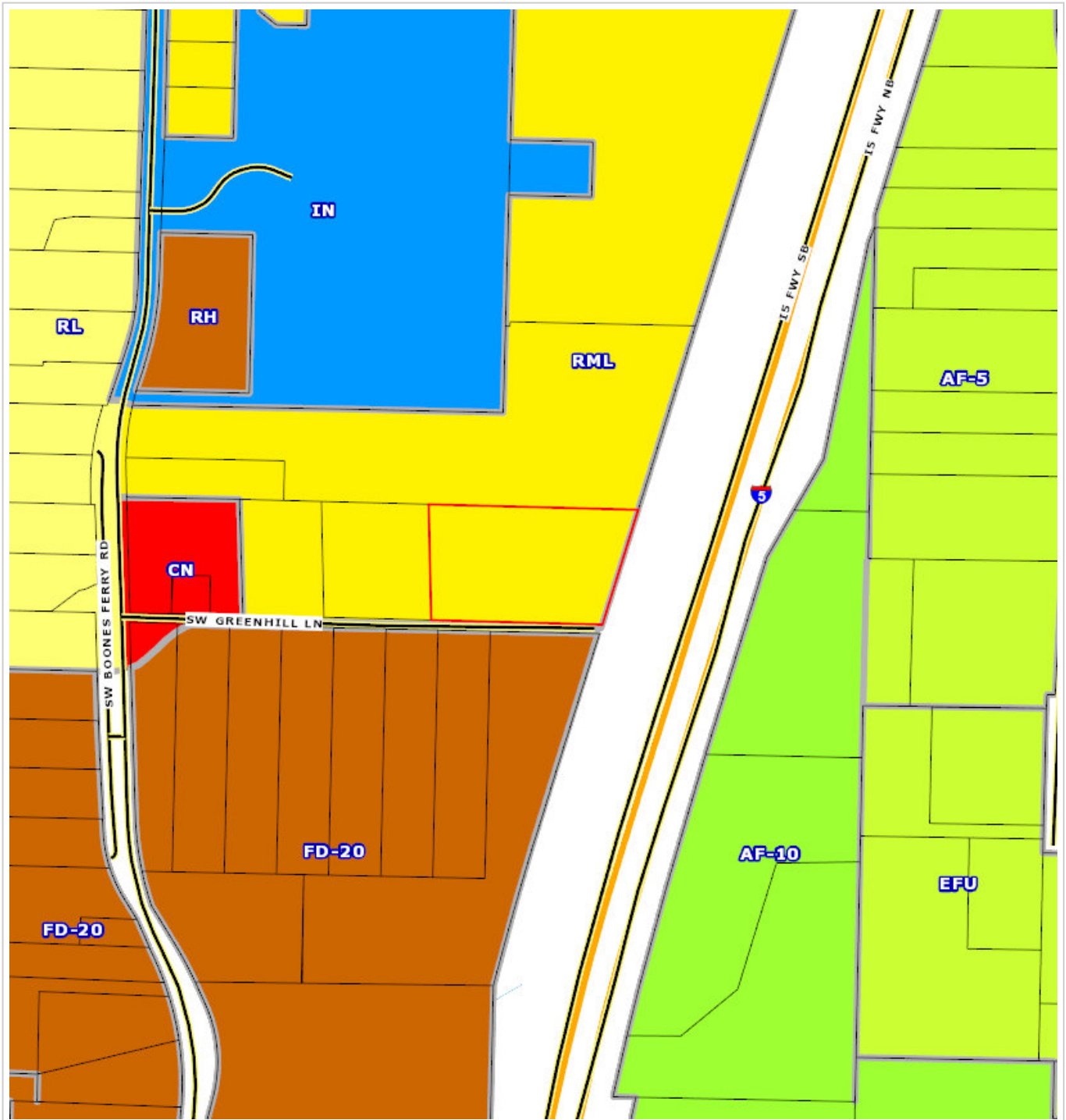


First American Title

Parcel ID: R560315

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Zoning Map



First American Title

Parcel ID: R560315

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.

2
1
41

7,143



After recording return to:
Autumn Sunrise LLC
1400 SW Schaeffer Road
West Linn, OR 97068

Until a change is requested all tax statements shall be sent to the following address:
Autumn Sunrise LLC
1400 SW Schaeffer Road
West Linn, OR 97068

File No.: 7073-1087491 (LSH)
Date: September 14, 2007

Washington County, Oregon 2007-105096
09/28/2007 03:29:27 PM
D-DW Cnt=1 Stn=16 D HOFFMAN
\$25.00 \$5.00 \$11.00 \$7,143.00 - Total = \$7,184.00



01171368200701050960050056

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

Richard Hobermicht

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



THIS SPACE RESERVE

1087491-LLC

FATCO. NO.

STATUTORY SPECIAL WARRANTY DEED

Kimball Hill Homes Oregon, Inc., an Oregon Corporation, Grantor, conveys and specially warrants to **Autumn Sunrise LLC, an Oregon limited liability company**, Grantee, the following described real property free of liens and encumbrances created or suffered by the Grantor, except as specifically set forth herein:

This property is free from liens and encumbrances, EXCEPT:

1. The **2007/08** Taxes, a lien not yet payable.
2. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES, 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 197.352.

The true consideration for this conveyance is **\$7,143,000.00**.



WASHINGTON COUNTY	
REAL PROPERTY TRANSFER TAX	
\$ 7143.00	9-28-07
FEE PAID	DATE


APN: R560253

Statutory Special Warranty Deed
- continued

File No.: 7073-1087491 (LSH)
Date: 09/14/2007

Dated this 26TH day of SEPTEMBER, 2007.

Kimball Hill Homes Oregon, Inc., an Oregon corporation


By: Dudley McGee, Vice President

STATE OF California)
)ss.
County of SACRAMENTO)

This instrument was acknowledged before me on this 26TH day of SEPTEMBER, 2007 by Dudley McGee as Vice President of Kimball Hill Homes Oregon, Inc., on behalf of the corporation.





Notary Public for California
My commission expires: APRIL 20, 2008

APN: R560253

Statutory Special Warranty Deed
- continued

File No.: 7073-1087491 (LSH)
Date: 09/14/2007

EXHIBIT A

LEGAL DESCRIPTION:

PARCEL I:

BEGINNING AT A POINT WHICH POINT IS 5 CHAINS SOUTH OF THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON, AND RUNNING THENCE SOUTH 5 CHAINS TO A POINT; THENCE WEST 20 CHAINS, MORE OR LESS, TO THE CENTER OF THE COUNTY ROAD; THENCE NORTHERLY ALONG THE CENTER OF SAID COUNTY ROAD TO THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED BY ANNIE C. VOGET IN FEE SIMPLE REMAINDER TO BEN D. ANDREWS AND HARRIET K. ANDREWS AS DESCRIBED IN BOOK 294 PAGE 587, DEED RECORDS OF WASHINGTON COUNTY; THENCE EAST ALONG THE SOUTH LINE OF SAID TRACT SO CONVEYED TO BEN D. ANDREWS AND HARRIET K. ANDREWS AS DESCRIBED IN BOOK 294 PAGE 587, DEED RECORDS OF SAID COUNTY, TO THE POINT OF BEGINNING, EXCEPT THAT PORTION DESCRIBED IN CONTRACT OF SALE IN FAVOR OF ROBERT K. COLE, AND WIFE, RECORDED MARCH 25, 1968 IN BOOK 686, PAGE 495, RECORDS OF WASHINGTON COUNTY.

PARCEL II:

A TRACT OF LAND SITUATED IN THE SOUTH ONE-HALF OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON, AND BEING A PART OF THAT CERTAIN TRACT OF LAND DESCRIBED IN BOOK 294, PAGE 585, DEED OF RECORDS, WASHINGTON COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT THE INTERSECTION OF THE WESTERLY LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 35, WITH THE NORTHERLY LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 294, PAGE 585, DEED RECORDS. FROM SAID PLACE OF BEGINNING THENCE NORTH 89°53'45" EAST ALONG SAID NORTHERLY LINE OF SAID TRACT DESCRIBED IN BOOK 294, PAGE 585, 1319.70 FEET TO THE NORTHEAST CORNER OF SAID TRACT OF LAND; THENCE SOUTH 0°14' WEST 330.00 FEET TO THE NORTHERLY LINE OF TUALATIN ORCHARD TRACT; THENCE SOUTH 89°53'45" WEST ALONG SAID NORTHERLY LINE OF TUALATIN ORCHARD TRACT, 802.80 FEET; THENCE LEAVING SAID NORTHERLY LINE OF TUALATIN ORCHARD TRACT, NORTH 0°06'15" WEST 144 FEET; THENCE SOUTH 89°53'45" WEST PARALLEL WITH SAID NORTHERLY LINE OF TUALATIN ORCHARD TRACT, 618.35 FEET TO THE INTERSECTION OF EASTERLY RIGHT OF WAY LINE OF STATE HIGHWAY NO. 217; THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 883.87 FEET THROUGH A CENTRAL ANGLE OF 10°55'20" A DISTANCE OF 169.44 FEET TO A POINT OF TANGENT; THENCE NORTH 17°16' EAST 251.58 FEET; THENCE LEAVING SAID EASTERLY RIGHT OF WAY LINE OF STATE HIGHWAY NO. 217, NORTH 89°53'45" EAST 60.42 FEET TO THE PLACE OF BEGINNING.

TOGETHER WITH A PORTION OF PARCEL 1 OF THOSE CERTAIN TRACTS OF LAND IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON CONVEYED TO GRACE COMMUNITY CHURCH OF THE ASSEMBLIES OF GOD, INC., BY DEED RECORDED AS DOCUMENT NUMBER 200155727 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 AS DOCUMENT NUMBER 2002004397 SAID DEED RECORDS AND RUNNING THENCE ALONG THE BOUNDARY OF SAID PARCEL 1, NORTH 89°34'48" EAST 485.62 FEET, NORTH 15°44'54" EAST 690.21 FEET, SOUTH 89°35'49" WEST 674.70 FEET SOUTH 00°09'07" EAST 16.50 FEET AND SOUTH 89°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 NUMBER 2002004397; 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.

PARCEL III:

LOT 1, TUALATIN ORCHARDS TRACT, EXCEPTING THE WEST 140 FEET OF THE EAST 260 FEET OF THE SOUTH 140 FEET, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON.

PARCEL IV:

THE WEST 140 FEET OF THE EAST 260 FEET OF THE SOUTH 140 FEET OF LOT 1, TUALATIN ORCHARD TRACTS, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON.

PARCEL V:

THE WESTERLY MOST 207.5 FEET, BEING A PORTION OF THAT CERTAIN TRACT OF LAND LOCATED IN SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, CONVEYED BY GRACE SCHUSTER TO JOHN DAY AND JESSIE DAY, UNDER DATE OF APRIL 20, 1949, AS SET FORTH IN DEED RECORDED IN BOOK 294 AT PAGE 446, DEED RECORDS, SAID TRACT SO CONVEYED, OF WHICH THE LAND HEREBY CONVEYED FORMS A PART, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN; THENCE NORTH 233 FEET; THENCE NORTH 87°15' WEST 1255.52 FEET TO THE SOUTHEAST CORNER OF THE TRACT HEREBY CONVEYED; THENCE NORTH 420 FEET ALONG THE WEST LINE OF LOT 4, TUALATIN ORCHARD TRACTS, TO THE SOUTH LINE OF TRACT CONVEYED BY DEED TO GEORGE ANDREWS, ET AL, IN BOOK 70, PAGE 374, RECORDED DECEMBER 27, 1905; THENCE NORTH 87°15' WEST 990.32 FEET ALONG THE SOUTH LINE OF SAID ANDREWS TRACT; THENCE SOUTH 420 FEET ALONG THE EAST LINE OF LOT 1, TUALATIN ORCHARDS TRACTS; THENCE SOUTH 87°15' EAST 990.32 FEET TO THE SOUTHEAST CORNER OF PROPERTY HEREBY CONVEYED.

PARCEL VI:

BEGINNING AT THE NORTHEAST CORNER OF TRACT 1, TUALATIN ORCHARD TRACTS, A DULY RECORDED SUBDIVISION IN SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON; THENCE SOUTH 87°15' EAST 207.5 FEET TO THE POINT OF TRUE BEGINNING OF THIS DIRECTION; THENCE SOUTH PARALLEL TO THE EAST LINE OF SAID TRACT 1, TUALATIN ORCHARD TRACTS, AND 207.5 FEET EASTERLY THEREFROM 420.0 FEET TO A POINT; THENCE SOUTH 87°15' EAST 90 FEET TO A POINT; THENCE NORTH PARALLEL TO THE EAST LINE OF SAID TRACT 1, 420.0 FEET; THENCE NORTH 87°15' WEST 90 FEET TO THE POINT OF TRUE BEGINNING OF THIS DESCRIPTION.

PARCEL VII:

A TRACT OF LAND IN THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 12, TUALATIN ORCHARD TRACTS; THENCE NORTH 89°44'43" EAST 1159.47 FEET; THENCE NORTH 3°00'17" WEST 880.00 FEET TO A POINT ON A LINE EXTENDED FROM THE NORTHEAST CORNER OF LOT 1, TUALATIN ORCHARD TRACTS TO THE NORTHWEST CORNER OF LOT 4, TUALATIN ORCHARD TRACTS, SAID POINT FALLING NORTH 89°44'43" EAST 686.11 FEET FROM THE NORTHEAST CORNER OF SAID LOT 1 AND BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 3°00'17" EAST 420.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF GREENHILL LANE; THENCE WESTERLY ALONG SAID RIGHT OF WAY LINE SOUTH 89°44'43" WEST 389.06 FEET; THENCE NORTH 3°00'17" WEST 420.00 FEET; THENCE NORTH 89°44'43" EAST 389.06 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL VIII:

A TRACT OF LAND IN THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 12, TUALATIN ORCHARD TRACTS; THENCE NORTH 89°44'43" EAST 1159.47 FEET; THENCE NORTH 3°00'17" WEST 880.00 FEET TO A POINT ON A LINE EXTENDED FROM THE NORTHEAST CORNER OF LOT 1, TUALATIN ORCHARD TRACTS TO THE NORTHWEST CORNER OF LOT 4, TUALATIN ORCHARD TRACTS, SAID POINT FALLING NORTH 89°44'43" EAST 686.11 FEET FROM THE NORTHEAST CORNER OF SAID LOT 1 AND BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 89°44'43" EAST 763.79 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF THE BALDOCK FREEWAY; THENCE SOUTH 15°49'15" WEST 436.59 FEET ALONG SAID RIGHT OF WAY TO THE NORTH RIGHT OF WAY LINE OF GREENHILL LANE; THENCE WESTERLY ALONG SAID RIGHT OF WAY SOUTH 89°44'43" WEST 622.75 FEET; THENCE NORTH 3°00'17" WEST 420.00 FEET TO THE TRUE POINT OF BEGINNING.

SE 1/4 SECTION 35 T2S RIW W.M.

2S | 35D
TUALATIN

WASHINGTON COUNTY OREGON

SCALE 1" = 200'

SEE MAP
2S | 35AC

SEE MAP
2S | 35AD

88-13

SEE MAP
2S | 35CA

88-13

88-15

88-13

88-13

207.50 X 420 PIECE OF
TAX LOT 600
WAS CONVEYED BY DEED
BOOK 296 PAGE 284
JUNE 1949

DEED BOOK 294
PAGE 587
APRIL 1949

TAX LOT 401
DEED BOOK 688 PAGE 495
MARCH 1968
**THIS DEED DESCRIBES THE EAST
AND NORTH LINE OF TAX LOT 400**
DONT HAVE THAT DEED CURRENTLY.

DEED BOOK 294
PAGE 466
APRIL 1949

WASHINGTON COUNTY
APPROVED A PROPERTY
LINE ADJUSTMENT THAT
MOVED THIS EAST LINE
TO WHERE IT CURRENTLY
IS TODAY (16.50 FEET TO
THE WEST) IN 2003. CASE
FILE NO. 03-109 PLV/PLA

PLAT - TUALATIN
ORCHARD
TRACTS

CANCELLED TAX LOTS
104, 105, 200, 301, 700, 1000 T-1,
103, 1000, 1002, 1003, 110, 300, 302,
107-C1, 502, 402, 403,

SEE MAP
2S | 36C

FOR ASSESSMENT
PURPOSES ONLY
DO NOT RELY ON
FOR ANY OTHER USE

SEE MAP
2S | 35CD

SEE MAP
3S | 02AB

SEE MAP
3S | 02A

TUALATIN
2S | 35D

J.B.M. 3/22/03

RECORD OF SURVEY

29,313

FOR GRACE COMMUNITY CHURCH
IN THE S.E. 1/4, SECTION 35, T2S, R1W, W.M.
WASHINGTON COUNTY, OREGON

SCALE 1" = 200'

APRIL 30, 2003



LEGEND

- = FOUND IRON PIPE AS NOTED
- △ = FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "REPEETO LS 657" PER SURVEY 26269
- = FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "D.C.S. INC LS. 1856" PER SURVEY 29037
- = FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CORLILE 921" PER SURVEY 18645
- = FOUND 5/8" IRON ROD
- ▲ = SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "D.C.S INC. LS 1856"
- ⊙ = FOUND WASHINGTON COUNTY MONUMENT AS NOTED
- PLA = PROPERTY LINE ADJUSTMENT

REFERENCES

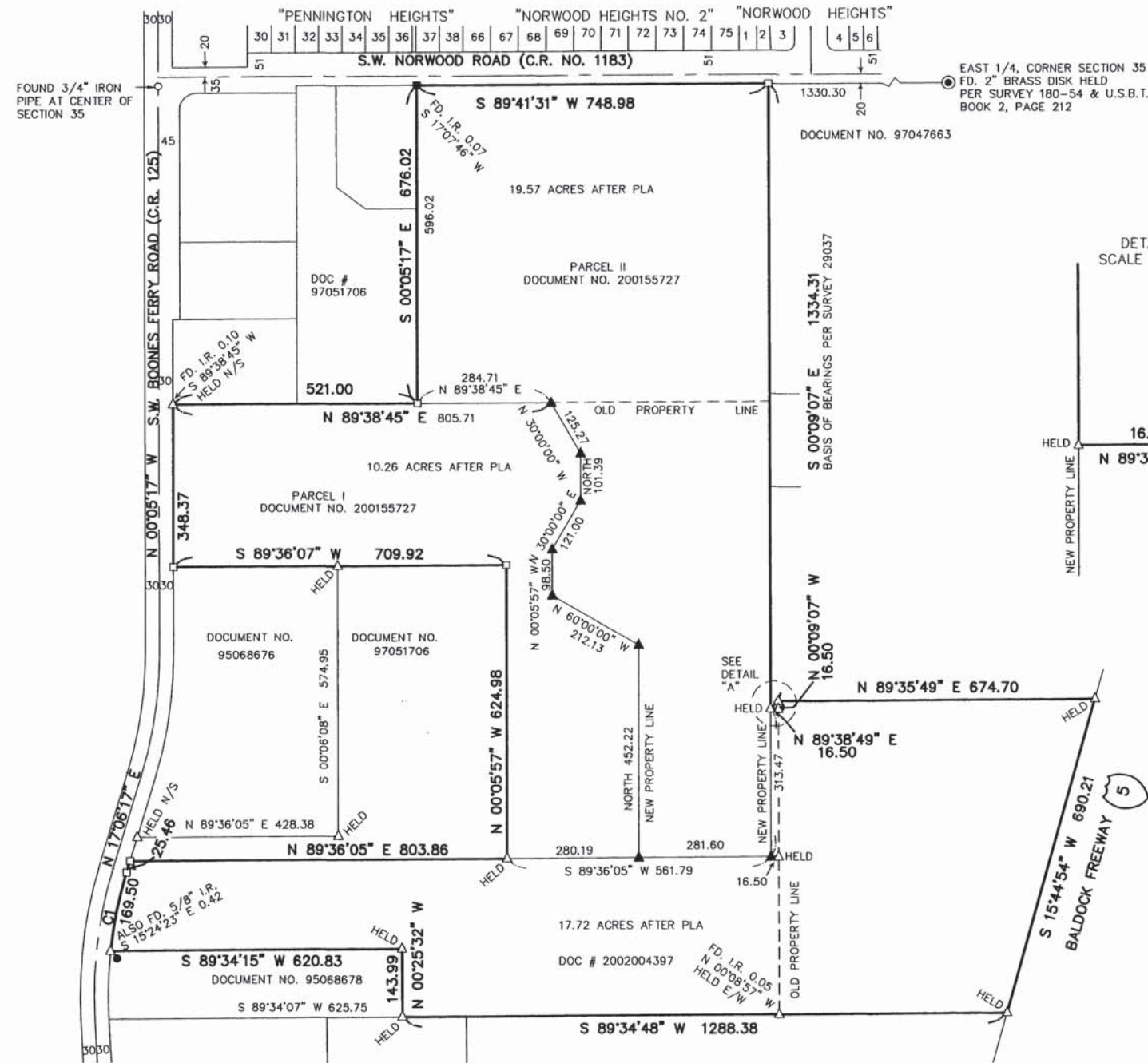
- SURVEYS: 6271 13646 18054 18645 24477 26269 29037
 COUNTY ROAD NOTES ROAD NO. 1183
 U.S.B.T. BOOK 2, PAGE 212
 DEEDS: DOCUMENT NO. 95068676 DOCUMENT NO. 9506878
 DOCUMENT NO. 97051706 DOCUMENT NO. 98100606
 DOCUMENT NO. 2001055727 DOCUMENT NO. 2002004397

NARRATIVE

- 1 - THE PURPOSE OF THIS SURVEY IS TO MONUMENT TWO PROPERTY LINE ADJUSTMENTS PER WASHINGTON COUNTY CASE FILE NUMBER 03-109 PLA/PLA.
- 2 - ACCEPTED THE OVERALL BOUNDARY AS ESTABLISHED AND MONUMENTED IN OUR SURVEY 29037.
- 3 - MONUMENTED PROPERTY LINE ADJUSTMENTS IN ACCORDANCE WITH APPROVED CASE FILE NUMBER 03-109 PLA/PLA.
- 4 - BASIS OF BEARINGS IS PER SURVEY NUMBER 29037.

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
C1	10°55'33"	888.87	169.50	169.24	S 11°38'31" W

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED USING
HP PRODUCT # 51645A ON AZON 13-0444 POLYESTER FILM.



WASHINGTON COUNTY
SURVEYOR'S OFFICE
ACCEPTED FOR FILING
8 - 6 - 03

REGISTERED
PROFESSIONAL
LAND SURVEYOR
John M. Peterson
OREGON
JULY 13, 1979
JOHN M. PETERSON
1856



DEVELOPMENT &
CONSTRUCTION
SERVICES, INC.

339 W. MAIN STREET
HILLSBORO, OREGON 97123 (503) 648-4959

RENEWAL 12/31/04

JOB # 0108022



AFFIDAVIT OF MAILING NOTICE

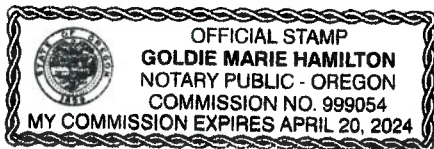
STATE OF OREGON)
) SS
COUNTY OF WASHINGTON)

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

That on the 17 day of May, 2021, I served upon the persons shown on Exhibit "A" (Mailing Area List), attached hereto and by this reference incorporated herein, a copy of the Notice of Neighborhood/Developer Meeting marked Exhibit "B," attached hereto and by this reference incorporated herein, by mailing to them a true and correct copy of the original hereof. I further certify that the addresses shown on said Exhibit "A" are their regular addresses as determined from the books and records of the Washington County and/or Clackamas County Departments of Assessment and Taxation Tax Rolls, and that said envelopes were placed in the United States Mail with postage fully prepared thereon.

Mitchell Godwin
Signature

SUBSCRIBED AND SWORN to before me this 19th day of May, 2021.



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

RE: Autumn Sunrise Subdivision and Conditional Use Permit

May 17, 2021



**RE: Neighborhood/Developer Virtual Meeting – Autumn Sunrise
Subdivision and Conditional Use Permit**

Dear Property Owner/Neighbor:

AKS Engineering & Forestry, LLC is holding a neighborhood meeting regarding Autumn Sunrise, a ±62-acre site located in the Basalt Creek Planning Area that is generally located south of SW Norwood Road and east of SW Lower Boones Ferry Road in Tualatin, Oregon. The site is comprised of Tax Lots 100, 400, 401, 500, 501, 600, 800, and 900 of Washington County Assessor's Map 2S 1 35D and is zoned Medium-Low Density Residential (RML) and Neighborhood Commercial (CN). A map of the location is shown on the back of this letter. The project involves a Conditional Use Permit to allow detached single-family homes in the RML zone, and a Subdivision for 400 single-family attached and detached lots and two commercial lots. Improvements to the commercial lots will be addressed in future land use applications. Prior to submitting a land use application to the City of Tualatin, we would like to discuss the project with you in more detail.

The purpose of this meeting is to provide a forum for surrounding property owners/residents to review and discuss the project before the application is submitted to the City. Due to social distancing measures and the inability to meet in person, this meeting will be held via telephone and online Zoom webinar. The City of Tualatin Planning Division approves of this means of holding the required neighborhood meeting. The meeting is scheduled for:

Wednesday, June 9, 2021 AT 6:00 PM

SEE ATTACHED INSTRUCTIONS TO LEARN HOW TO JOIN THE MEETING

This meeting gives you the opportunity to share any special information you know about the property involved. We will try to answer questions related to how the project meets relevant development standards and is consistent with Tualatin's land use regulations. Please note that this meeting will be an informational meeting on preliminary plans. These plans may be altered prior to submittal of the application to the City. Depending upon the type of land use action required, you may receive official notice from the City of Tualatin 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,

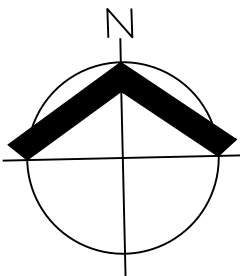
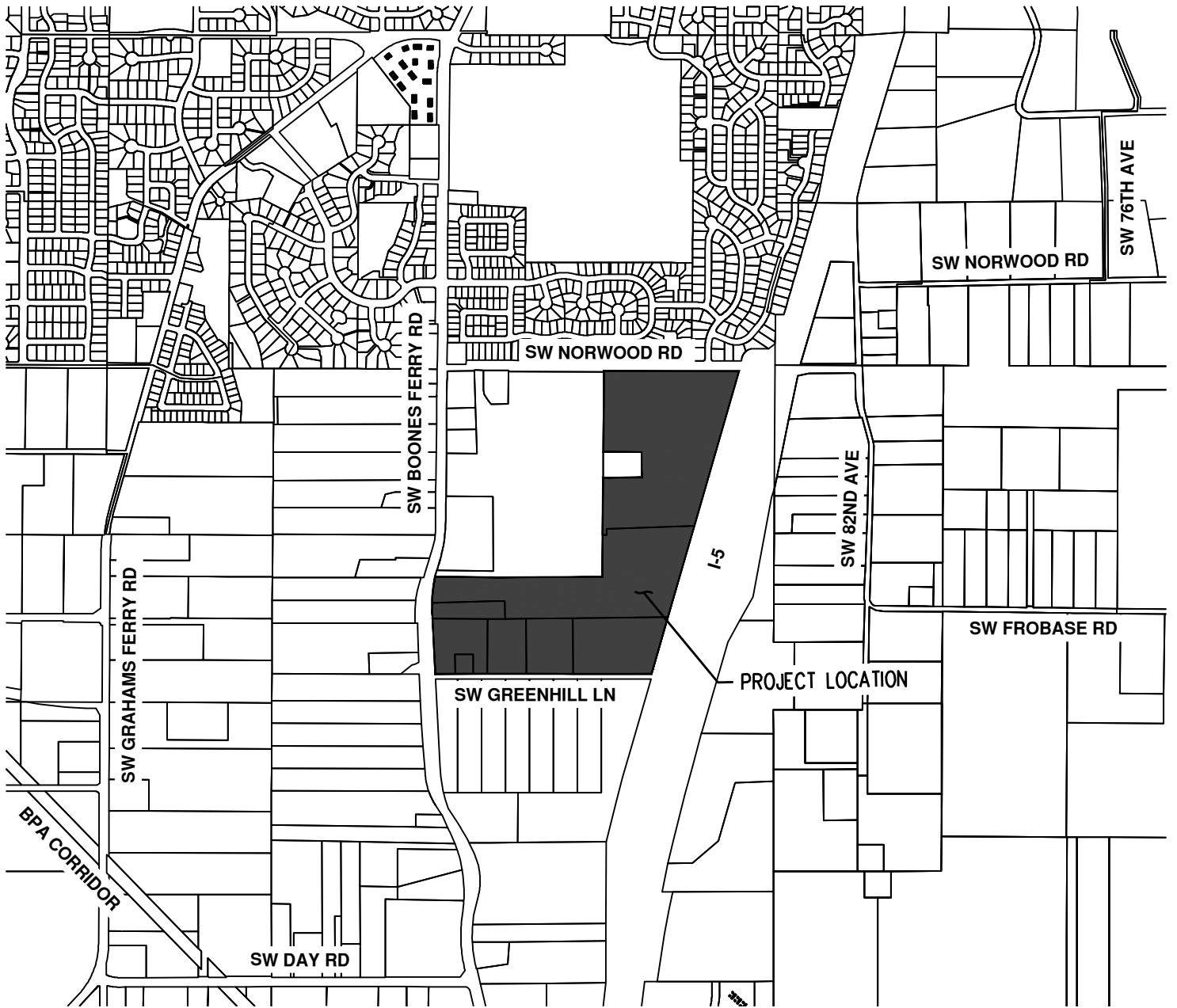
AKS ENGINEERING & FORESTRY, LLC

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

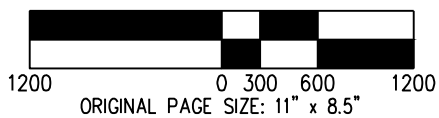
Melissa Slotemaker, AICP
12965 SW Herman Road, Suite 100 | Tualatin, OR 97062
P: 503.563.6151 | www.aks-eng.com | SlotemakerM@aks-eng.com

Enclosures: Vicinity Map
Instructions for Joining & Participating in the Public Neighborhood Meeting

Cc: Tabitha Boschetti, City of Tualatin Community Development Department by email
Byrom CIO representatives by email



SCALE: 1" = 1200 FEET



DATE: 05/13/2021

AUTUMN SUNRISE SITE VICINITY MAP

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



EXHIBIT
A

DRWN: JSM
 CHKD: DS
 AKS JOB:
 7454

Instructions for Joining & Participating in the Public Neighborhood Meeting for the Autumn Sunrise Subdivision and Conditional Use Permit

Virtual Meeting provided via Zoom Webinar

Wednesday June 9, 2021 at 6:00 PM

Please Register in Advance **(a list of attendees must be submitted to the City):**

- Go to www.aks-eng.com/autumn-sunrise and follow the link to register.
- Complete the online registration form.
- You will receive a confirmation email containing a link to join the Zoom webinar at the scheduled time as well as additional instructions.
- Meeting materials will be available on www.aks-eng.com/autumn-sunrise two days prior to the meeting and at least 10 days after the meeting concludes.

How to Join the Meeting:

Join by computer, tablet, or smartphone

- **This is the preferred method as it allows you to see the Presenter's materials on screen.**
- Click on the "Click Here to Join" link provided in your registration confirmation email.
- (If you registered at www.aks-eng.com/autumn-sunrise but did not receive a confirmation email, please check your junk/spam folder before contacting the Meeting Administrator.)
- You may be prompted to "download and run Zoom" or to install the App (ZOOM cloud meetings). Follow the prompts or bypass this process by clicking "join from your browser".
- You should automatically be connected to the virtual neighborhood meeting.

Join by telephone

- Dial any of the toll-free Zoom numbers below to connect to the neighborhood meeting:

+1-669-900-6833	+1-346-248-7799
+1-929-205-6099	+1-253-215-8782
+1-301-715-8592	+1-312-626-6799

- If you experience trouble connecting, please pick another number and try again.
- After dialing in, enter this Zoom ID when prompted: **861 3179 8813**
- The Password if needed is: **6161**

MEETING ADMINISTRATOR:

For technical assistance or to submit a question for the meeting:

Email slotemakerm@aks-eng.com

During the Meeting

Audio Help

- Meeting attendees will be muted throughout the presentation. This will allow everyone to hear the presentation clearly without added distractions.
- Make sure that the speakers on your device are turned on and not muted.
- If you do not have speakers on your computer, you can join by phone (using the “Join by telephone” instructions) to hear the presentation while watching the presentation on your computer monitor.

Questions & Answers

Your questions are important to us. There will be time reserved during the meeting to take questions, using one of the submission options below. Our presentation team will make their best effort to answer all question(s) during the meeting.

Prior to the Meeting:

- You can Email your question(s) in advance to: slotemakerm@aks-eng.com

During the Meeting:

- **Preferred Method:** Use the “Q&A” button on the bottom of the presentation screen to submit a question in real time.
- Email your question to: slotemakerm@aks-eng.com

After the Meeting:

- We will continue to take questions after the meeting has ended. Please submit your question(s) to: slotemakerm@aks-eng.com
- All questions received after the meeting and prior to midnight will be answered in an email to all registered meeting participants by end of business the following day.

Helpful Hints/Troubleshooting

We want to start on time! Please join the meeting 5-10 minutes prior to the 6:00 PM start time to ensure successful connection.

- You do not need a Zoom account to join the meeting.
- You will need a valid email address at the time of registration to receive the confirmation email and link to join the webinar or receive answers to any questions submitted after the meeting.
- For first-time Zoom users, we recommend downloading and installing the Zoom App well in advance, by clicking on the “Click Here to Join” link in your confirmation email.
- For technical assistance, please contact the Meeting Administrator (contact above).
- If you have difficulties connecting by computer, tablet, or smartphone, we suggest disconnecting and instead use the “Join by telephone” instructions to listen in.

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MOUNTAIN VIEW, CA, 94040

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CORVALLIS, OR, 97330

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MARY B**
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WELBORN LIV TRUST**
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TURNBULL BRENT D
9340 SW IOWA DR
TUALATIN, OR, 97062

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TIGARD, OR, 97223

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TIGARD, OR, 97223

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RACHEL N**
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LEEANN N FAM TRUST**
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DAVID LEE**
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9375 SW STONO DR
TUALATIN, OR, 97062

STONE LEAH & STONE SHERRY
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SACKETT ANTHONY
22635 SW MANDAN DR
TUALATIN, OR, 97062

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9155 SW IOWA DR
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SELIVONCHICK GEORGANNE**
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22535 SW 94TH TER
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23365 SW BOONES FERRY RD
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9360 SW SKOKOMISH LN
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**REYNHOLDS GLENN A & REYNHOLDS
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NEILL RACHEL & HUSUM BRENT
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MCMANUS HEIDI
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MCLEOD TRUST
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MCLAUGHLIN AREENA DEVI**
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MEGAN B**
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MARBLE AMANDA L
8989 SW STONO DR
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MAIER DARLA & MAIER THOMAS
9340 SW PALOUSE LN
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**MCGILCHRIST STEPHEN R & NYSTROM-
GERDES ELIZABETH R**
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23845 SW BOONES FERRY RD
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TUALATIN, OR, 97062

MALONEY CHERYL L
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IRENE**
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LUSCOMBE BRUCE C TRUST
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TUALATIN, OR, 97062

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

LEE DAVID O & RAPISARDA DEIDRE
24245 SW BOONES FERRY RD
TUALATIN, OR, 97062

MCKEAN JOHN R & MCKEAN LINDA L
21370 MAKAH CT
TUALATIN, OR, 97062

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

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

MARTIN FAMILY TRUST
8986 SW STONO DR
TUALATIN, OR, 97062

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

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

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

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

LEE WILLIAM
9335 SW PALOUSE LN
TUALATIN, OR, 97062

LATHROP JEFFREY A & LATHROP MARIA M
9265 SW IOWA DR
TUALATIN, OR, 97062

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

LARA SALVADOR
22845 SW 93RD TER
TUALATIN, OR, 97062

LANDCASTER DEVELOPMENT CORPORATION
6770 SW CANYON DR
PORTLAND, OR, 97225

LANDCASTER DEVELOPMENT CORPORATION
6770 SW CANYON DR
PORTLAND, OR, 97225

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

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

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

KLOSSNER ANDREW J
8854 SW STONO DR
TUALATIN, OR, 97062

KLEPICH DAVID & KLEPICH BRITTANI
22545 SW MANDAN DR
TUALATIN, OR, 97062

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

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

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

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

KERNER ROBERT
8850 SW STONO DR
TUALATIN, OR, 97062

KERN KEVIN
9450 SW IOWA DR
TUALATIN, OR, 97062

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

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

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

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

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

JACOBS JEFFREY W
9360 SW PALOUSE LN
TUALATIN, OR, 97062

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

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

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

HUMPHREY SUSAN E
8801 SW STONO DR
TUALATIN, OR, 97062

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

HORIZON COMMUNITY CHURCH
PO BOX 2690
TUALATIN, OR, 97062

HOOVER DAN M
8993 SW STONO DR
TUALATIN, OR, 97062

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

HODGE KENNETH M
9235 SW STONO DR
TUALATIN, OR, 97062

**HILDRETH TYRONE MACGREGOR &
HILDRETH SHANA LYNNE**
9355 SW QUINAULT LN
TUALATIN, OR, 97062

HEYER TRUST
22775 SW VERMILLION DR
TUALATIN, OR, 97062

HERNANDEZ KIMBERLY A
22500 SW MANDAN DR
TUALATIN, OR, 97062

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

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

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

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

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

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

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

HIGASHI DUSTIN L & SANTORO ANGELA C
22895 SW MANDAN DR
TUALATIN, OR, 97062

HERTZ PAULA D
22900 SW MANDAN DR
TUALATIN, OR, 97062

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

**HATCHER THOMAS W & HATCHER
ELIZABETH A**
22645 SW VERMILLION DR
TUALATIN, OR, 97062

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

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

GREEN JUSTIN J
8560 SW MARICOPA DR
TUALATIN, OR, 97062

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

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

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

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

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

HEINZE JOINT TRUST
8070 SW LAUREL ST
PORTLAND, OR, 97225

HARRISON LIV TRUST
8976 SW STONO DR
TUALATIN, OR, 97062

HAMILTON JAMES & HAMILTON KRISTIN
9400 IOWA DR
TUALATIN, OR, 97062

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

GORGER MOLLY J TRUST
PO BOX 230725
TIGARD, OR, 97281

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

GIACCHI ROBYN M
8900 SW IOWA DR
TUALATIN, OR, 97062

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

GARIBAY JAIME
22555 SW 94TH TER
TUALATIN, OR, 97062

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

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

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

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

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

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

**FRENCH RODERICK LEE & FRENCH THERESE
LYNN**
9080 SW STONO DR
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

FRAVEL LINDA S
9365 SW SKOKOMISH
TUALATIN, OR, 97062

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

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

FRANCIS KATHLEEN & FRANCIS DAN
9345 SW SKOKOMISH LN
TUALATIN, OR, 97062

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

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

FINDERS DEBRA P
9355 SW PALOUSE LN
TUALATIN, OR, 97062

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

FAST JEFFREY & FAST TIFFANY
22800 SW MANDAN DR
TUALATIN, OR, 97062

FADLING JULIE H
22630 SW VERMILLION DR
TUALATIN, OR, 97062

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

ESAU EVAN & ESAU MICHELLE
18315 CAPISTRANO WAY
MORGAN HILL, CA, 95037

ERWERT EMILY
22915 SW 94TH TER
TUALATIN, OR, 97062

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

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

EDWARDS DANIELLE
22585 SW 93RD TER
TUALATIN, OR, 97062

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

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

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

**DUFFIELD RICHARD & DUFFIELD KATIE
ANN**
22865 SW MANDAN DR
TUALATIN, OR, 97062

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

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

DAVIS JASON WAYNE
9180 SW STONO DR
TUALATIN, OR, 97062

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

CRISP TONI K
9380 SW IOWA DR
TUALATIN, OR, 97062

COOK DAVID C & COOK DAYNA L
22660 SW 93RD TER
TUALATIN, OR, 97062

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

**CHRISTENSEN MICHAEL A & CHRISTENSEN
JAMIE L**
23725 SW 82ND AVE
TUALATIN, OR, 97062

CHEN RICHARD & CHEN LENA
PO BOX 1551
LAKE OSWEGO, OR, 97035

CHAND PARBIN
22600 SW MANDAN DR
TUALATIN, OR, 97062

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

DEMPSTER MICHAEL M
22830 SW MANDAN DR
TUALATIN, OR, 97062

**DAVIS JAMES HAYES & BRANSON-DAVIS
NESHIA**
23395 SW 82ND AVE
TUALATIN, OR, 97062

CRUZ ALEJANDRO FRANCISCO
9270 SW SKOKOMISH LN
TUALATIN, OR, 97062

CRANSTON MICHAEL S
8845 SW STONO DR
TUALATIN, OR, 97062

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

CLARK ROY H
9295 SW PALOUSE LN
TUALATIN, OR, 97062

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

CHAUSSE PETER L & CHAUSSE PAULINA
22920 SW 82ND AVE
TUALATIN, OR, 97062

CHAN JOSEPH L
23156 BLAND CIR
WEST LINN, OR, 97068

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

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

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

CRONKRITE ERIK
9315 SW PALOUSE LN
TUALATIN, OR, 97062

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

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

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

CHEN RICHARD & CHEN LENA
PO BOX 1551
LAKE OSWEGO, OR, 97035

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

CHAN CHEUK YEE CHAN REVOC LIV TRUST
11531 SE FLAVEL ST
PORTLAND, OR, 97266

CHAMPAGNE PATRICK & ROY CELINE
8880 SW IOWA 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

CHAMBERLAIN PARTNERS LLC
10340 SW TUALATIN RD
TUALATIN, OR, 97062

CHADWICK SCOTT A
6650 MAPLE AVE
OAK HILLS, CA, 92344

CARNS STEVEN C
9335 SW QUINAULT LN
TUALATIN, OR, 97062

CARLSON RICHARD
11105 BERRY RD
VALLEY CENTER, CA, 92082

CARDENAS FERNANDO
9340 SW QUINAULT LN
TUALATIN, OR, 97062

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

**CAMPBELL ANGELA R & CAMPBELL
CHRISTOPHER A**
22910 SW MANDAN DR
TUALATIN, OR, 97062

CALVANO FAMILY TRUST
22760 SW 90TH PL
TUALATIN, OR, 97062

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

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

CAIS CARLY J
9340 SW STONO DR
TUALATIN, OR, 97062

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

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

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

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

BRASHEAR GREGORY A
22935 SW MANDAN DR
TUALATIN, OR, 97062

BRACKNEY CHRIS
23355 SW 82ND AVE
TUALATIN, OR, 97062

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

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

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

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

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

**BIEBERDORF JENNIFER E & BIEBERDORF
JEREMY**
22695 SW MANDAN DR
TUALATIN, OR, 97062

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

BEMROSE HEATHER LYNN
9320 SW IOWA DR
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

BELDING ROBERT E LIV TRUST
22745 SW VERMILLION DR
TUALATIN, OR, 97062

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

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

BEDIENT SONYA & GOUY PHIL
8995 SW IOWA DR
TUALATIN, OR, 97062

BECKER SUSAN
9405 SW QUINAULT LN
TUALATIN, OR, 97062

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

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

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

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

BADARACCO ERIN
8456 SW MOHAWK ST
TUALATIN, OR, 97062

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

BABCOCK GAYLON
8680 SW STONO DR
TUALATIN, OR, 97062

AUTUMN SUNRISE LLC
485 S STATE ST
LAKE OSWEGO, OR, 97034

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

AUST JOSEPHINE A
8846 SW STONO DR
TUALATIN, OR, 97062

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

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

AROZA EMMANUEL E
17084 SW LYNNLY WAY
SHERWOOD, OR, 97140

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

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

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

ANGIN JONATHAN & BRIDGET TRUST
PO BOX 2413
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

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

ALSOP RICHARD F
22800 SW 89TH PL
TUALATIN, OR, 97062

ALLISON VICKI R
8994 SW STONO DR
TUALATIN, OR, 97062

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

AGORIO DIANA
22790 SW 87TH PL
TUALATIN, OR, 97062

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

From: [Melissa Slotemaker](#)
To: pdxalex@icloud.com; robikelly@earthlink.net; mwestenhaver@hotmail.com; deb.fant@gmail.com
Cc: [Mimi Doukas](#); [Tabitha Boschetti](#); [Lindsey Hagerman](#)
Subject: Autumn Sunrise Subdivision and Conditional Use Permit Neighborhood Meeting
Date: Tuesday, May 18, 2021 8:55:00 AM
Attachments: [image001.png](#)
[7454 20210513 N"hd Mtg Mailing-FINAL.pdf](#)

Hello Byrom CIO Representatives,

I am pleased to invite you to participate in a virtual Neighborhood/Developer Meeting on **June 9, 2021 at 6:00 pm** to discuss a planned Subdivision and Conditional Use Permit (for detached single-family homes) at the ±62-acre site south of SW Norwood Road and east of SW Boones Ferry Road. This meeting provides an opportunity for us to discuss the planned application with surrounding property owners and the Byrom CIO before the application is submitted to the City.

The property was the subject of recent land use applications for Annexation, Development Code Text Amendment, and Plan and Map Amendments. This application is for a 400-lot Residential Subdivision and a Conditional Use Permit to allow detached single-family homes. Two commercially zoned lots along SW Boones Ferry Road are planned to be created with this Subdivision, but commercial improvements and uses will be addressed in future land use applications.

You can find information about the project, how to join the virtual meeting via Zoom or telephone, and how to submit comments or questions on the attached document.

Please let me know if you have any questions.

Sincerely,
Melissa Slotemaker



Melissa Slotemaker, AICP

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.

NOTICE

NEIGHBORHOOD / DEVELOPER MEETING

06/09/2021 6:00 p.m.
aks-eng.com/autumn-sunrise
503-563-6151.

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 _____ Autumn Sunrise Subdivision and Conditional Use Permit _____ project, I hereby certify that on this day, _____ 9 _____ 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: 5/18/2021



June 18, 2021

Neighborhood Meeting Summary: Autumn Sunrise Subdivision, Conditional Use, and Architectural Review

Meeting Date: June 9, 2021
Time: 6:00 PM
Location: Virtual Meeting via Zoom Webinar

The following serves as a summary of the Neighborhood Meeting process. On May 17, 2021, property owners within 1000 feet of the proposed development site were sent notification of the planned Autumn Sunrise applications. This notification included the project location, project details, and the neighborhood meeting date and time. Information on how to join the meeting remotely was provided in the notification letter. Signs were posted on the subject property on May 18, 2021 to notify the public of the proposed project and upcoming meeting. The Byrom CIO representatives were also emailed the meeting information on May 18, 2021.

On June 9, 2021, Mimi Doukas, Melissa Slotemaker, and Darko Simic from AKS Engineering & Forestry, LLC were the meeting presenters. Michael Anders from Lennar Northwest attended the meeting and was available to answer questions. The meeting began with Melissa Slotemaker providing an overview of the Autumn Sunrise site 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 live or write questions in the Q&A dialog box. The following topics were discussed:

- Anticipated roadway improvements along SW Norwood Road and SW Boones Ferry Road
- Tree preservation area on the site adjacent to SW Norwood Road
- Concerns about increase in traffic, especially on SW Norwood Road and north on SW Vermillion Drive
- Discussion of Transportation Impact Analysis requirements and how traffic counts are determined
- Requirement for new homes to pay Transportation Development Tax
- Average cost of System Development Charges per new home
- Disrepair of the existing pathway along SW Norwood Road
- Whether a wall will be built along I-5
- Whether a signal will be warranted at the SW Norwood Road/SW Boones Ferry intersection
- When the application, and specifically the transportation study, will be available for review by the public
- Suggestion to include roundabouts in the design of SW Norwood Road
- Anticipated timeline of residential and commercial construction
- Size of the residential lots and quality of the construction

The meeting concluded at approximately 7:00 pm.

Sincerely,
AKS ENGINEERING & FORESTRY, LLC



Melissa Slotemaker, AICP
12965 SW Herman Road, Suite 100 | Tualatin, OR 97062
P: 503.563.6151 | www.aks-eng.com | SlotemakerM@aks-eng.com

Zoom Neighborhood Meeting Attendee Report

Attendee Report

Report Generated: 6/15/2021 13:49

Topic	Webinar ID	Actual Start Time	Actual Duration (minutes)	# Registered	# Cancelled	Unique Viewers	Total Users	Max Concurrent Views	
Autumn Sunrise Neighborhood Meeting	861 3179 8813	6/9/2021 17:43		78	27	0	16	21	
Host Details									
Attended	User Name (Original Name)	Email	Join Time	Leave Time	Time in Session (minutes)	Country/Region Name			
Yes	Mimi Doukas	mimid@aks-eng.com	6/9/2021 17:43	6/9/2021 19:01	78	United States			
Panelist Details									
Attended	User Name (Original Name)	Email	Join Time	Leave Time	Time in Session (minutes)	Country/Region Name			
Yes	Michael Anders	Mike.Anders@lennar.com	6/9/2021 17:44	6/9/2021 19:01	78	United States			
Yes	Melissa Slotemaker	slotemakerm@aks-eng.com	6/9/2021 17:46	6/9/2021 19:01	76	United States			
Yes	Darko Simic	Simicd@aks-eng.com	6/9/2021 17:53	6/9/2021 19:01	68	United States			
Attendee Details									
Attended	User Name (Original Name)	First Name	Last Name	Email	Registration Time	Approval Status	Join Time	Leave Time	Time in Session (minutes)
Yes	Cynthia Ray	Cynthia	Ray	cynthiaray201@gmail.com	6/9/2021 16:34	approved	6/9/2021 18:02	6/9/2021 19:01	60
Yes	Julie Welborn	Julie	Welborn	randyjw@juno.com	6/9/2021 16:35	approved	6/9/2021 18:07	6/9/2021 19:01	54
No	Kurt	Kurt	Clark	Clark0351@gmail.com	5/24/2021 8:36	approved	--	--	--
No	Beth	Beth	Dittman	beth.dittman@gmail.com	5/26/2021 11:21	approved	--	--	--
Yes	Dave Tully	Dave	Tully	davidallentully@hotmail.com	5/20/2021 18:47	approved	6/9/2021 18:00	6/9/2021 19:01	62
Yes	Justin McArthur	Justin	McArthur	mcarthurj@aks-eng.com	6/9/2021 9:36	approved	6/9/2021 18:00	6/9/2021 19:01	61
Yes	Delee Haudbine	Delee	Haudbine	dhaudbine@frontier.com	6/7/2021 19:51	approved	6/9/2021 18:00	6/9/2021 19:01	61
Yes	Eric Hawkinson	Eric	Hawkinson	erichawk22@gmail.com	6/9/2021 17:19	approved	6/9/2021 18:00	6/9/2021 19:01	61
Yes	Paula Hertz	Paula	Hertz	Paula.Hertz@izeinnovation.com	5/26/2021 10:04	approved	6/9/2021 18:00	6/9/2021 19:01	61
Yes	Matt Huxley	Matt	Huxley	matt.huxley@outlook.com	6/9/2021 18:05	approved	6/9/2021 18:06	6/9/2021 19:01	56
No	Marguerite Mcaleer-Bennett	Marguerite	Mcaleer-Bennett	mmcaleer@intlschool.org	6/9/2021 17:32	approved	--	--	--
				autumn.hickman@northwest-bank.com	5/21/2021 20:18	approved	6/9/2021 18:00	6/9/2021 19:01	62
Yes	Brent Beebe	Brent	Beebe	brent.beebe@gmail.com	5/21/2021 12:08	approved	6/9/2021 18:00	6/9/2021 18:50	51
Yes	Rebecca Kimmel	Rebecca	Kimmel	rkimmel77@gmail.com	6/9/2021 17:59	approved	6/9/2021 18:00	6/9/2021 19:01	62

Zoom Neighborhood Meeting Attendee Report

Yes	Joshua Bavaro	Joshua	Bavaro	jbavaroguitar@gmail.com	6/9/2021 15:03 approved	6/9/2021 18:00	6/9/2021 18:13	14
Yes	Joshua Bavaro	Joshua	Bavaro	jbavaroguitar@gmail.com		6/9/2021 18:13	6/9/2021 19:01	48
No	Tom	Tom	Knudson	tgk692003@gmail.com	5/26/2021 12:52 approved	--	--	--
No	John	John	Lucini	JwLuci@gmail.com	5/20/2021 17:26 approved	--	--	--
Yes	Grace Lucini	Grace	Lucini	GrLuci@gmail.com	5/20/2021 17:21 approved	6/9/2021 18:00	6/9/2021 19:01	61
No	Danny	Danny	O'Neal	dtcme99@comcast.net	6/9/2021 16:05 approved	--	--	--
No	Kim	Kim	Chadwick	k-chadwick@comcast.net	6/7/2021 18:52 approved	--	--	--
No	joan	joan	neumann	jessyleeme3@yahoo.com	5/20/2021 22:06 approved	--	--	--
No	Julie	Julie	Popma	julie.popma@gmail.com	5/21/2021 7:06 approved	--	--	--
Yes	Marguerite McAleer	Marguerite	McAleer	Margueritemcaleer@gmail.com	6/9/2021 17:27 approved	6/9/2021 18:00	6/9/2021 19:01	61
Yes	Chris Brune	Chris	Brune	csbrune@yahoo.com	6/2/2021 14:54 approved	6/9/2021 18:00	6/9/2021 19:01	61
No	Junior	Junior	Carbajal	jrcarbajal06@gmail.com	5/27/2021 10:04 approved	--	--	--
Yes	Andy Self	Andy	Self	Andy@anglework.com	6/9/2021 17:30 approved	6/9/2021 18:00	6/9/2021 19:01	62
No	Roderick	Roderick	French	rick.french@comcast.net	6/9/2021 10:16 approved	--	--	--

The meeting
will start
shortly...

Visit

If you haven't already, please visit
www.aks-eng.com/autumn-sunrise
to register for this event.

Call

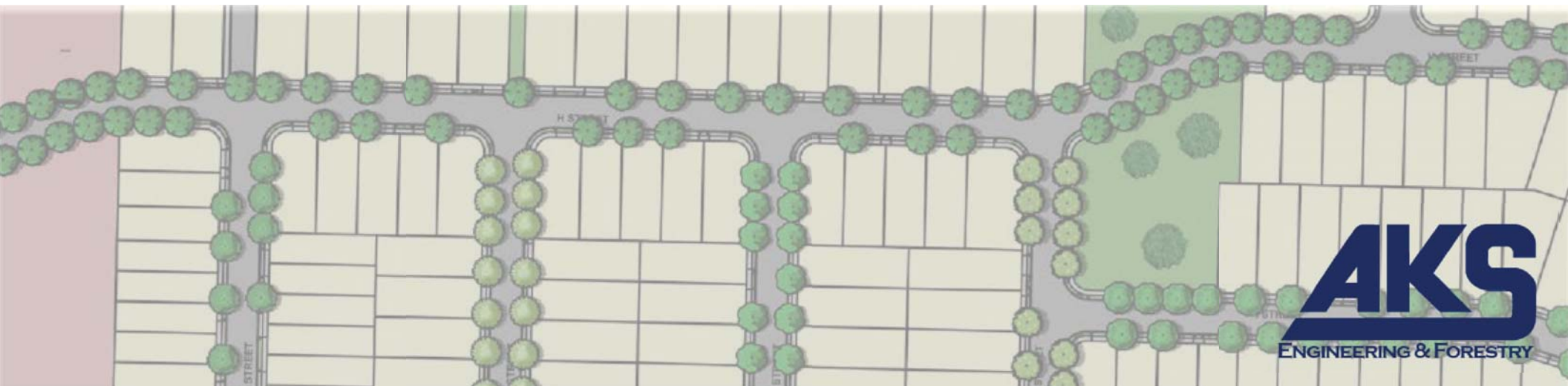
If you are having audio difficulties, please call
+1-253-215-8782
Zoom ID **861 3179 8813**, Password **6161**
OR one of the telephone numbers listed on the Virtual Meeting
Instructions sheet at the above website.

Submit

You can submit questions by typing them into the **Group Chat
Box** – they will go directly to the Meeting Moderator. Questions
will be answered after the presentation.
During the Question/Answer period, you can also **“Raise Your
Hand”** to be called on to provide your questions and comments.

Autumn Sunrise Subdivision and Conditional Use Permit

Neighborhood Meeting
June 9, 2021



AKS
ENGINEERING & FORESTRY

Introductions

Applicant

- » Lennar Northwest, Inc.
 - » Michael Anders, Director of Land Acquisition
 - » David Force, Forward Planning Manager

The logo for Lennar, featuring the word "LENNAR" in a bold, blue, sans-serif font with a registered trademark symbol.

Property Owners

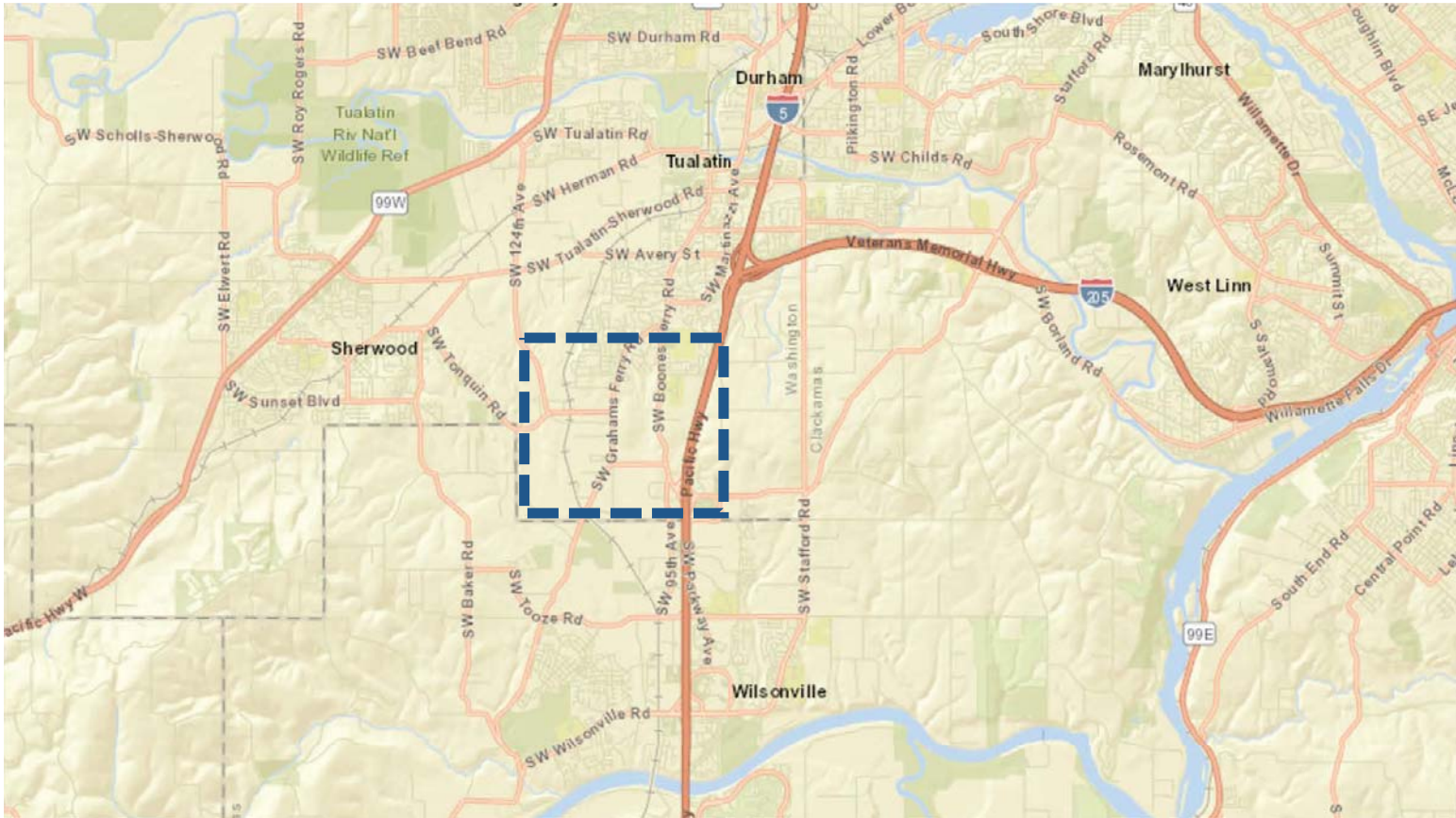
- » Autumn Sunrise, LLC
- » P3 Properties, LLC

Land Use Planning and Civil Engineering

- » AKS Engineering & Forestry, LLC
 - » Mimi Doukas, AICP, RLA
 - » Darko Simic, PE
 - » Melissa Slotemaker, AICP

The logo for AKS Engineering & Forestry, featuring the letters "AKS" in a large, bold, blue font with a horizontal line underneath, and the words "ENGINEERING & FORESTRY" in a smaller, blue, sans-serif font below the line.

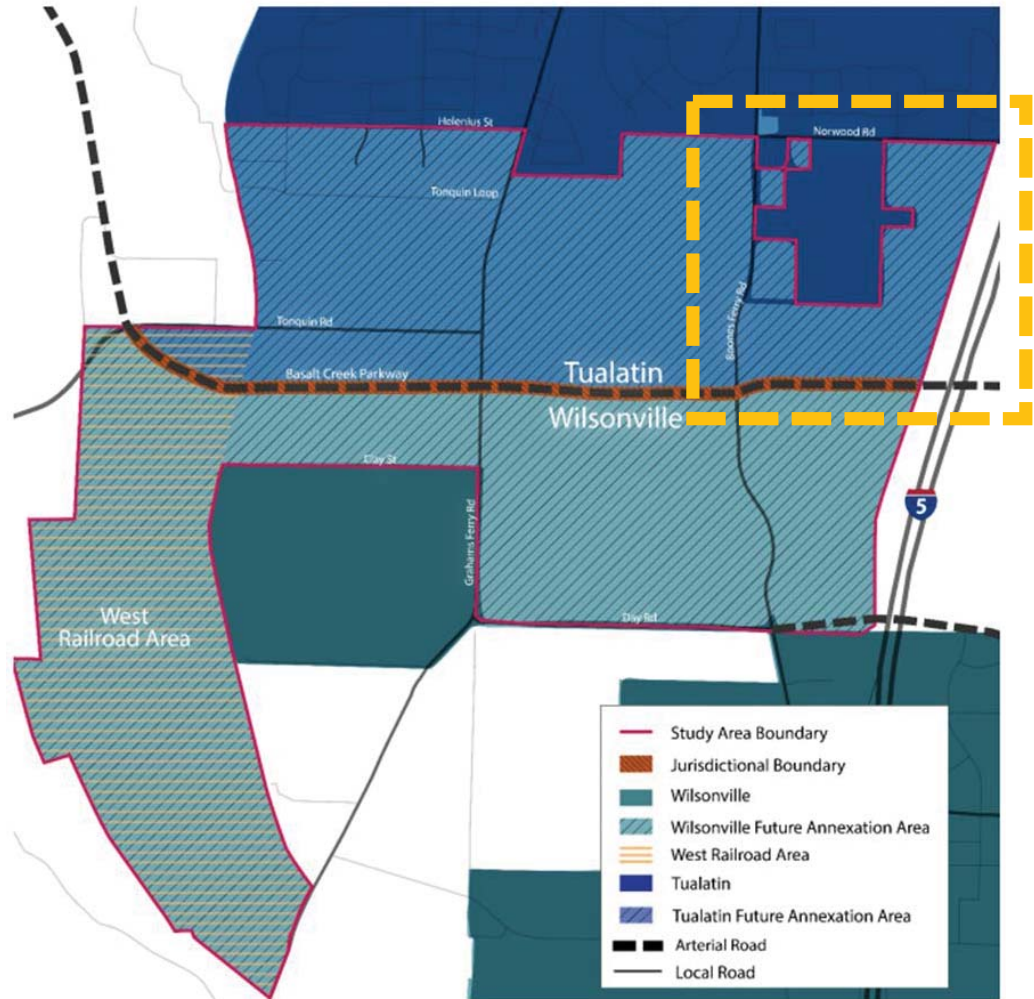
Location



Location

- » In the Basalt Creek Planning Area
- » Recently annexed to City of Tualatin

Figure 1 Basalt Creek Planning Area and jurisdictional boundaries.



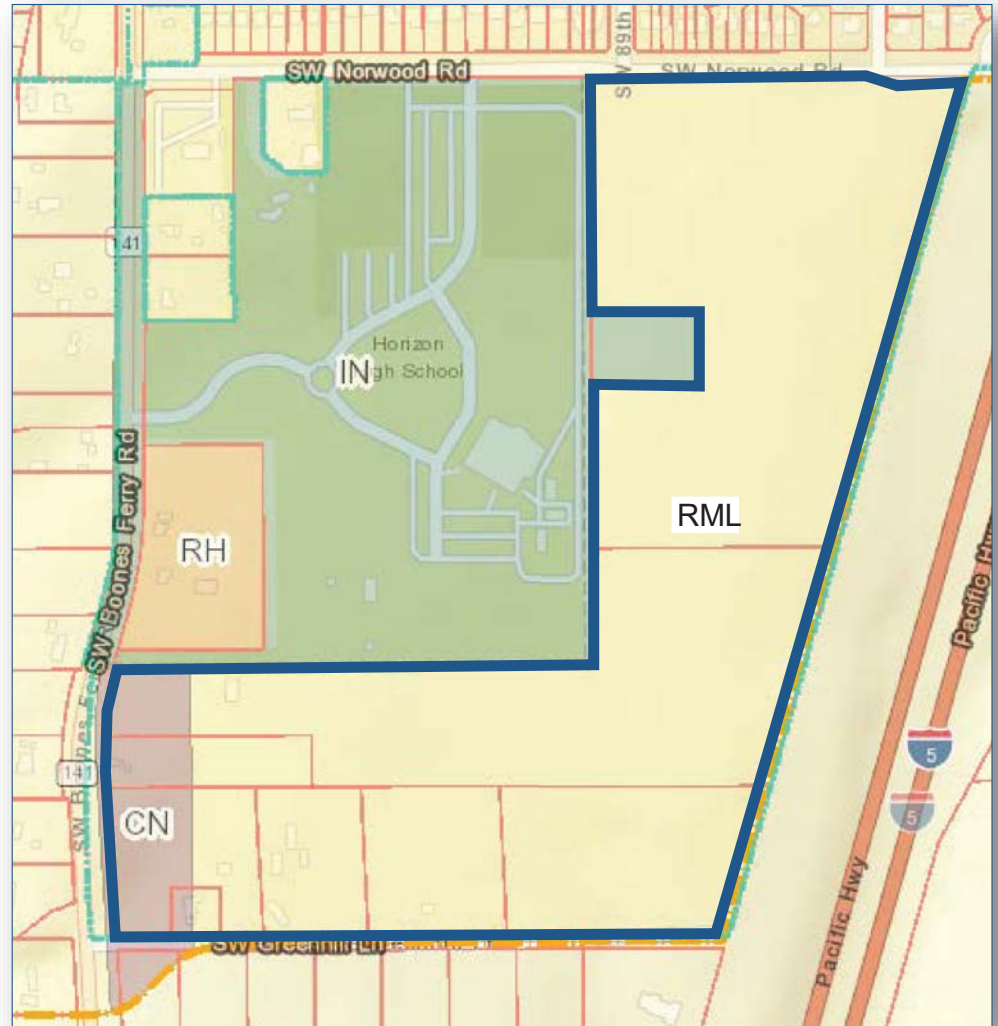
Location

- » ±62-acre site
- » East of SW Boones Ferry Road
- » South of SW Norwood Road
- » West of I-5
- » North of SW Greenhill Lane



Location

- » ±58 acres Medium Low Density Residential (RML) Zoning
- » ±3.9 acres Neighborhood Commercial (CN) Zoning - adjacent to SW Boones Ferry Road
- » Neighboring Uses:
 - Horizon High School (IN)
 - High Density Residential (RH) site
 - Residential neighborhood (RML) north of SW Norwood Road
 - Unincorporated Low density residential (RL) to the west
 - Unincorporated Washington County Zoning in the Wilsonville Planning area to the south



Project Features

- » Single-family residential lots for detached and attached dwellings
- » 60-foot tree preservation buffer on north
- » Open spaces
- » Pedestrian pathways
- » Northern stormwater facility
- » Site for potential new City water reservoir



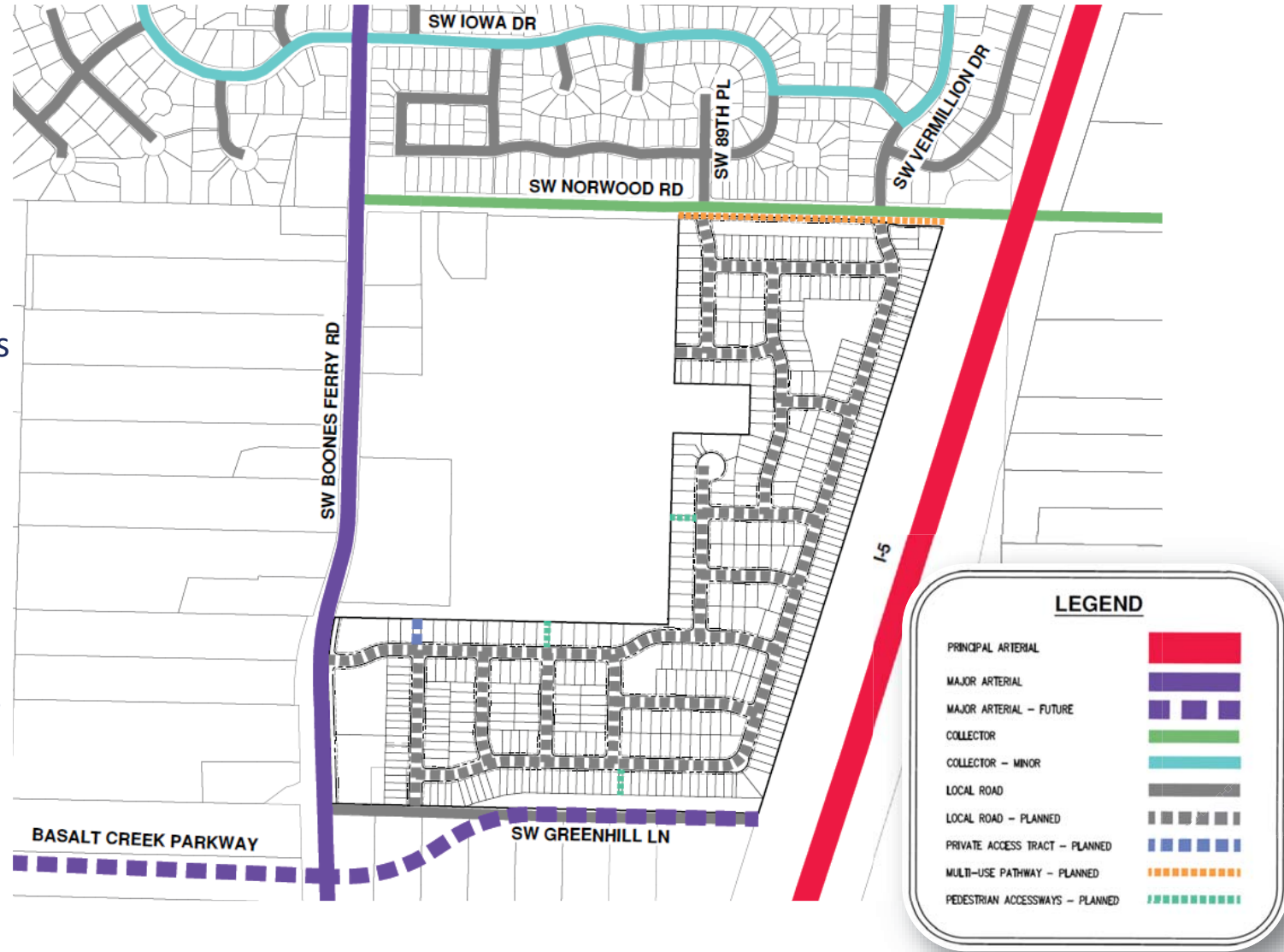
Project Features

- » Neighborhood park
- » Open spaces
- » Pedestrian pathways
- » Southern stormwater facility
- » Future commercial lots adjacent to SW Boones Ferry Road



Circulation

- » Two access points to SW Norwood Road
- » One access point to SW Boones Ferry Road - aligns with frontage road access on the west
- » Private shared access to RH site to the north is provided through the site
- » Pedestrian accessways provided to adjacent sites where full street connections not feasible
- » Multi-use path along SW Norwood Road



Housing Types

- » 400 single-family residential lots
 - 320 detached homes
 - 80 attached townhomes
- » 4 phases

LOT SIZE SUMMARY TABLE

HOUSE PLAN	LOT DIMENSION	QUANTITY
40' WIDE DETACHED UNIT	50' X 100'	102
30' WIDE DETACHED UNIT	40' X 100'	120
24' WIDE DETACHED UNIT	34' X 100'	98
25' WIDE ATTACHED UNIT	30' X 100'	80
TOTAL		400



The Process

The combined application will include Subdivision, Conditional Use for detached single-family homes and Architectural Review for wall/fence design along SW Norwood Road.



Questions?

Mimi Doukas, AICP, RLA
Melissa Slotemaker, AICP
Darko Simic, PE

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

Press **“Raise Your Hand”** to be called on to provide your questions and comments.

You can also submit questions by typing them into the **Group Chat Box** – they will go directly to the Meeting Moderator.

21-001425

Service Provider Letter

This form and the attached conditions will serve as your Service Provider Letter in accordance with Clean Water Services Design and Construction Standards (R&O 19-5, as amended by R&O 19-22).

Jurisdiction: City of Tualatin Review Type: Tier 2 Analysis

Site Address / Location: SW Boones Ferry/SW Norwood Rd
Tualatin, OR 97062 SPL Issue Date: June 23, 2021
SPL Expiration Date: June 23, 2023

Applicant Information:

Name SONYA TEMPLETON
Company AKS ENGINEERING & FORESTRY LLC
12965 SW HERMAN RD SUITE 100
Address TUALATIN OR 97062
Phone/Fax (503) 867-2613
E-mail: templetons@aks-eng.com

Owner Information:

Name DAVID FORCE
Company LENNAR NORTHWEST INC
11807 NE 99TH STREET, SUITE 1170
Address VANCOUVER WA 98682
Phone/Fax (360) 258-7879
E-mail: David.force@lennar.com

Tax lot ID

2S135D000100, 400, 401,
500, 501, 600, 800, 900

Development Activity

Autumn Sunrise Residential Subdivision

Pre-Development Site Conditions:

Sensitive Area Present: On-Site Off-Site
Vegetated Corridor Width: 50
Vegetated Corridor Condition: Degraded

Post Development Site Conditions:

Sensitive Area Present: On-Site Off-Site
Vegetated Corridor Width: _____

Enhancement of Remaining Vegetated Corridor Required:

Square Footage to be enhanced: _____

Encroachments into Pre-Development Vegetated Corridor:

Type and location of Encroachment:	Square Footage:
<u>Stormwater Facility (Permanent Encroachment; Mitigation Required)</u>	<u>11,011</u>
_____	_____
_____	_____

Mitigation Requirements:

Type/Location	Sq. Ft./Ratio/Cost
<u>Per R&O 13-12 VC Encroachment Mitigation Requirement Met Through Wetland Mitigation Bank Credit Purchase</u>	_____
_____	_____
_____	_____

Conditions Attached Development Figures Attached (2) Planting Plan Attached Geotech Report Required

This Service Provider Letter does NOT eliminate the need to evaluate and protect water quality sensitive areas if they are subsequently discovered on your property.

In order to comply with Clean Water Services water quality protection requirements the project must comply with the following conditions:

1. No structures, development, construction activities, gardens, lawns, application of chemicals, uncontained areas of hazardous materials as defined by Oregon Department of Environmental Quality, pet wastes, dumping of materials of any kind, or other activities shall be permitted within the sensitive area or Vegetated Corridor which may negatively impact water quality, except those allowed in R&O 19-5, Chapter 3, as amended by R&O 19-22.
2. Prior to any site clearing, grading or construction the Vegetated Corridor and water quality sensitive areas shall be surveyed, staked, and temporarily fenced per approved plan. During construction the Vegetated Corridor shall remain fenced and undisturbed except as allowed by R&O 19-5, Section 3.06.1, as amended by R&O 19-22 and per approved plans.
3. **Prior to any activity within the sensitive area, the applicant shall gain authorization for the project from the Oregon Department of State Lands (DSL) and US Army Corps of Engineers (USACE). The applicant shall provide Clean Water Services or its designee (appropriate city) with copies of all DSL and USACE project authorization permits.**
4. An approved Oregon Department of Forestry Notification is required for one or more trees harvested for sale, trade, or barter, on any non-federal lands within the State of Oregon.
5. Prior to any ground disturbing activities, an erosion control permit is required. Appropriate Best Management Practices (BMP's) for Erosion Control, in accordance with Clean Water Services' Erosion Prevention and Sediment Control Planning and Design Manual, shall be used prior to, during, and following earth disturbing activities.
6. Prior to construction, a Stormwater Connection Permit from Clean Water Services or its designee is required pursuant to Ordinance 27, Section 4.B.
7. The water quality swale and detention pond shall be planted with Clean Water Services approved native species, and designed to blend into the natural surroundings.
8. **Should final development plans differ significantly from those submitted for review by Clean Water Services, the applicant shall provide updated drawings, and if necessary, obtain a revised Service Provider Letter.**

This Service Provider Letter is not valid unless CWS-approved site plan is attached.

Please call (503) 681-3667 with any questions.

Stacy Benjamin

**Stacy Benjamin
Environmental Plan Review**

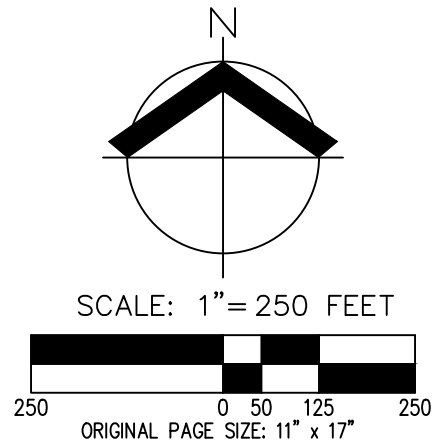
Attachments (2)



- LEGEND (COLOR COPY):**
- ON-SITE PEM/SLOPE WETLAND A:
1,930 SF± (0.04 ACRES±)
 - ON-SITE DEGRADED CONDITION VEGETATED CORRIDOR:
11,011 SF± (0.25 ACRES±)
 - PHOTO LOCATION & ORIENTATION

WETLAND BOUNDARY SHOWN WAS DELINEATED BY AKS ENGINEERING & FORESTRY, LLC ON 02/24/2020 AND WAS LOCATED USING A TRIMBLE GEO 7X HANDHELD GPS RECEIVER WITH SUB-METER ACCURACY.

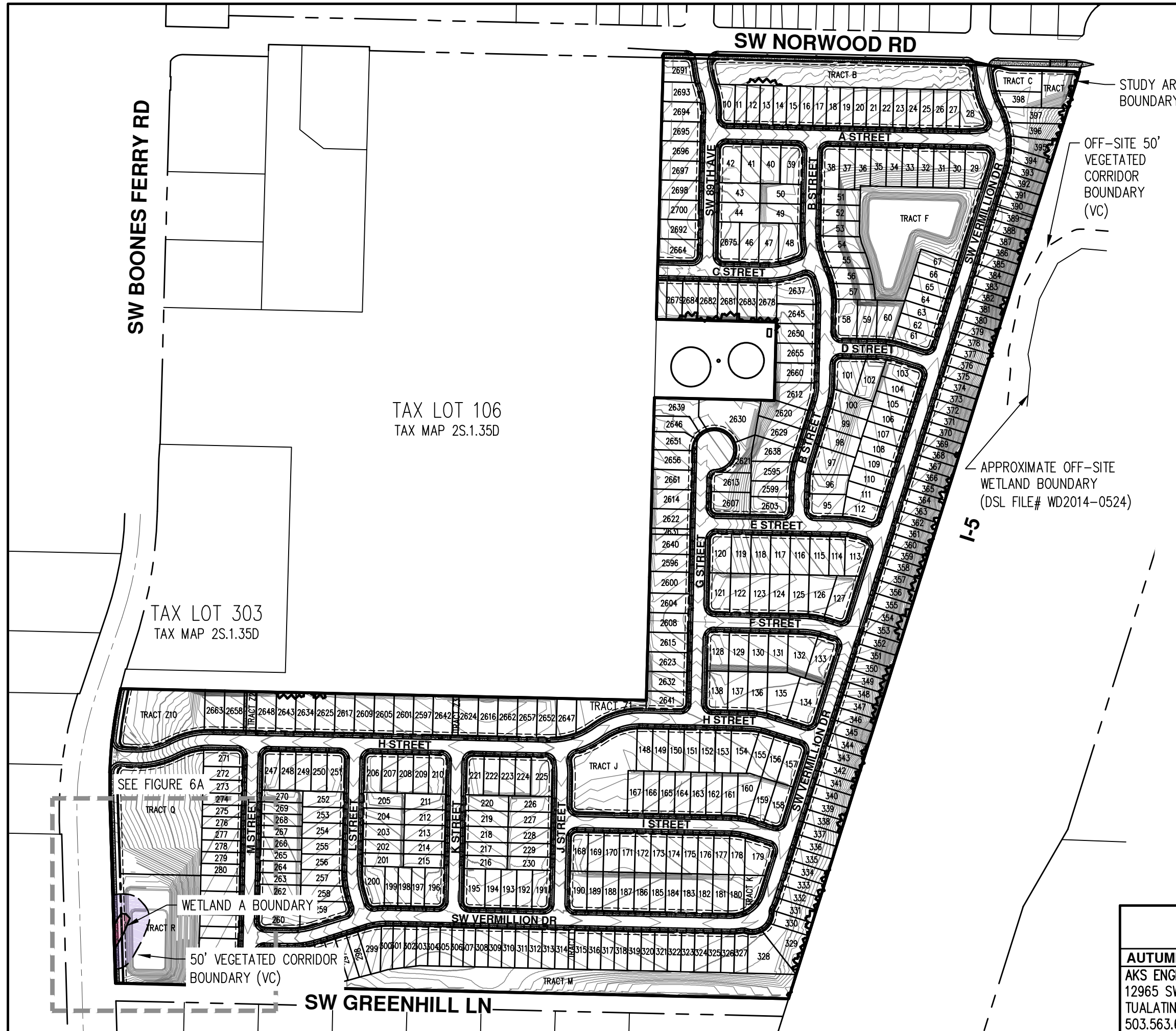
1-FOOT INTERVAL CONTOURS DERIVED FROM NOAA LIDAR EXISTING CONDITIONS, AND STUDY AREA ARE DERIVED FROM AKS LAND SURVEY WITH SUB-METER ACCURACY.

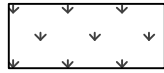

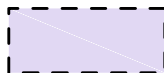


DATE: 05/24/2021

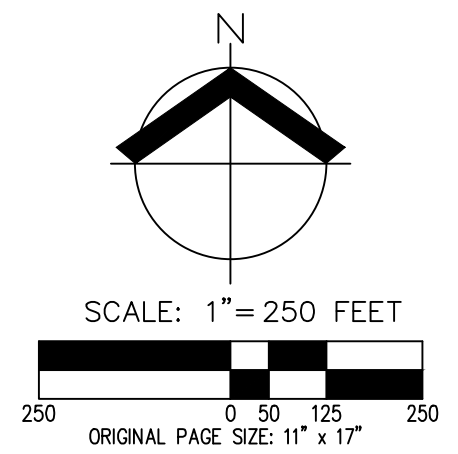
NATURAL RESOURCES EXISTING CONDITIONS OVERVIEW	FIGURE
AUTUMN SUNRISE NATURAL RESOURCE ASSESSMENT	5
AKS ENGINEERING & FORESTRY, LLC 12965 SW HERMAN RD, STE 100 TUALATIN, OR 97062 503.563.6151 WWW.AKS-ENG.COM	DRWN: SKT CHKD: SAR AKS JOB: 7454

CWS FILE NO. 21-001425
 Approved
 Clean Water Services
 FOR ENVIRONMENTAL REVIEW
 By SNB Date 6/23/2021
 SPL ATTACHMENT 2 OF 2



- LEGEND (COLOR COPY):**
-  ON-SITE WETLAND A AREA:
1,930 SF± (0.04 ACRES±)
 -  PERMANENT ON-SITE WETLAND A IMPACT AREA:
1,930 SF± (0.04 ACRES±)
 -  PERMANENT VEGETATED CORRIDOR IMPACT AREA:
11,011 SF± (0.25 ACRES±)

WETLAND BOUNDARY SHOWN WAS DELINEATED BY AKS ENGINEERING AND FORESTRY, LLC ON 02/24/2020 AND WAS LOCATED USING A TRIMBLE GEO 7X HANDHELD GPS RECEIVER WITH SUB-METER ACCURACY.



DATE: 5/26/2021

SUBDIVISION SITE PLAN OVERVIEW		EXHIBIT
AUTUMN SUNRISE NATURAL RESOURCE ASSESSMENT		6
AKS ENGINEERING & FORESTRY, LLC 12965 SW HERMAN RD, STE 100 TUALATIN, OR 97062 503.563.6151 WWW.AKS-ENG.COM		DRWN: JSM CHKD: ST AKS JOB: 7454