



Applicant's Consultant:
 AKS Engineering & Forestry, LLC
 Melissa Slotemaker, AICP
 12965 SW Herman Road, Suite 100
 Tualatin, OR 97062
 slotemakerm@aks-eng.com
 (503) 563-6151

Land Use Application

Project Information		
Project Title: Norwood Annexation		
Brief Description: Annexation of ±1.0-acre lot to City of Tualatin and Clean Water Services.		
Property Information		
Address: 9300 SW Norwood Road		
Assessor's Map Number and Tax Lot(s): 2S135D Tax Lot 108		
Applicant/Primary Contact		
Name: Lee Novak	Company Name: Vista Residential Partners	
Address: 25 NW 23rd Place, Suite 6 #414		
City: Portland	State: OR	ZIP: 97210
Phone: Contact Applicant's Consultant	Email: Contact Applicant's Consultant	
Property Owner		
Name: Tom Williams		
Address: 9300 SW Norwood Road		
City: Tualatin	State: OR	ZIP: 97062
Phone: Contact Applicant's Consultant	Email: Contact Applicant's Consultant	
Property Owner's Signature: (Note: Letter of authorization is required if not signed by owner)		Date:

AS THE PERSON RESPONSIBLE FOR THIS APPLICATION, I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND STATE THAT THE INFORMATION IN AND INCLUDED WITH THIS APPLICATION IN ITS ENTIRETY IS CORRECT. I AGREE TO COMPLY WITH ALL APPLICABLE CITY AND COUNTY ORDINANCES AND STATE LAWS REGARDING BUILDING CONSTRUCTION AND LAND USE.	
Applicant's Signature: <i>Lee Novak</i>	Date: 10/11/2022

Land Use Application Type:

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

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



VISTA RESIDENTIAL
PARTNERS

February 22, 2023

Steve Koper
Assistant Community Development Director
City of Tualatin

RE: Annexation Application ANN22-0003

Dear Mr. Koper,

I am writing to inform you that Vista Residential Partners, the applicant on Annexation Application ANN22-0003, purchased the site under consideration from the former owner Tom Williams. The purchase was completed as of November 18, 2022 and the buyer entity was 9300 SW Norwood Road OR LLC. Included with this letter is a recent title report with the ownership information. The updated property owner petition and certification are also attached. Tom Williams no longer lives on the site but is still the registered voter at that address.

Thank you,

Lee Novak
Managing Director – Pacific Northwest & Mountain West
Vista Residential Partners
Vistarp.com
25 NW 23rd Place, Suite 6 #414
Portland, OR 97210

Attachments:

Petition to Annex
Certification of Property Ownership
Title Report



ANNEXATION

Annexations are processed in accordance with Tualatin Development Code Chapter (TDC) 32.260, and consistent with Metro Code 3.09 and Oregon law. Property owners may initiate a quasi-judicial annexation

PROCEDURE Property owners may initiate annexation; the application is processed as a Type IV-A review.

PRIOR TO APPLICATION SUBMITTAL

- Attend a Pre-Application Meeting (TDC 32.110)
- Notice and host a Neighborhood/Developer Meeting (TDC 32.120)

Following submittal of the application, the applicant must post a sign on the subject property to provide notice of the pending application in accordance with TDC 32.150.

SUBMITTAL REQUIREMENTS

Please submit all materials electronically through the following link: <https://permits.ci.tualatin.or.us/eTrakit/>
Details regarding submittal requirements are listed in TDC 32.140 and 33.010(4).

GENERAL:

- Land Use Application form
- City of Tualatin fee
- Metro application fee as a separate check made payable to Metro
- Annexation packet materials
 - Petition to Annex
 - Legal Description (including any abutting public street right-of-way that is not yet in the City Limits)
 - Quarter Section Map with annexation territory redlined
 - Certification of Legal Description and Map Form
 - Certification of Property Ownership Form
 - Certification of Registered Voters Form
 - Annexation Property Information Form
 - Property Owner Information Form
- NA • Letter from the County or State Road Authority providing consent to annex right-of-way (if necessary)
- Completed Measure 37 & 49 Waiver Form recorded with the County
 - Waiver signed and completed by applicant
 - Please reach out to planning@tualatin.gov or 503.691.3026 to coordinate City Manager signature
 - A stamp showing recording with Washington or Clackamas County

PUBLIC NOTICE:

- Documentation for Neighborhood Developer Meeting, including notice and mailing list, affidavit of mailing notice, certification of sign posting, participant sign-in sheet, and meeting notes
- Certification of Sign Posting for pending land use application [To be completed after application submittal](#)

APPROVAL CRITERIA

The applicant's plans and narrative must work together to demonstrate that all applicable criteria are met.

- Tualatin Development Code Chapter 33.010
- Metro Code 3.09
- ORS Chapter 222

9300 SW Norwood Road Annexation Application

Submitted to:	City of Tualatin Planning Division 18880 SW Martinazzi Avenue Tualatin, OR 97062
Applicant:	Vista Residential Partners 25 NW 23 rd Place, Suite 6 #414 Portland, OR 97210
Property Owner:	Tom K Williams 9300 SW Norwood Road Tualatin, OR 97062
Applicant's Consultant:	AKS Engineering & Forestry, LLC 12965 SW Herman Road, Suite 100 Tualatin, OR 97062
	Contact: Melissa Slotemaker, AICP Email: slotemakerm@aks-eng.com Phone: (503) 563-6151
Site Location:	9300 SW Norwood Road
Assessor's Map:	Washington County Assessor's Map 2S 1 35D; Tax Lot 108
Site Size:	±1.0 acres
Land Use District:	Washington County zoning: Future Development 20-acre District (FD-20) City zoning after annexation: Medium-Low Density Residential (RML)

I. Executive Summary

Vista Residential Partners (Applicant) is submitting this Annexation application to the City of Tualatin (City) for a 1-acre site south of SW Norwood Road and ±290 feet east of the SW Boones Ferry Road intersection (Tax Lot 108, Washington County Assessor’s Map 2S 1 35D). The site is currently located within unincorporated Washington County (County) but is contiguous with City Limits on all sides. The site is within the Basalt Creek Planning Area, and upon its annexation, the property would be zoned Medium-Low Density Residential (RML). The Applicant intends to submit a Map/Text Amendment application in conjunction with this Annexation application to change the applicable zone and allow for future multifamily housing on the subject site (along with ±8.2 acres of the neighboring site to the south).

The property was added to the Metro Urban Growth Boundary by Ordinance No. 04-1040B in 2004, which provides for the City of Tualatin to annex and adopt land use regulations to allow for the development of the property. Pursuant to Oregon Revised Statute (ORS) 199.510(2)(c), the Applicant is requesting a simultaneous annexation of the property into the boundaries of Clean Water Services (CWS) for the provision of sanitary sewer, storm, and surface water management.

The application satisfies the applicable approval criteria for annexations outlined within the Tualatin Development Code (TDC) and includes the City application forms and written materials necessary for the City to review and determine compliance with the applicable approval criteria. The evidence is substantial and supports approval of the application.

II. Site Description/Setting

The annexation area is ±1.0 acre in size and is Tax Lot 108 of Washington County Assessor’s Map 2S 1 35D. The property is located within the Metro Urban Growth Boundary (UGB) and will be designated RML upon its annexation. The lot lies ±290 feet east of SW Boones Ferry Road, on the south side of SW Norwood Road within the Basalt Creek Planning Area. There is an existing detached single-family home on the site. See attached Exhibit C for the legal description and map of the proposed annexation territory boundaries. Adjacent uses include the following:

North: SW Norwood Road and Norwood Heights residential subdivision, zoned Medium-Low Density Residential (RML).

East and South: Horizon Community Church and Horizon Christian School campus (Tax Lot 106) with church and school buildings, sports fields, parking areas, and stormwater facilities. Zoned Institutional (IN).

West: Portion of the Horizon church and school lot (Tax Lot 106) extends west of the site (zoned IN) and the Tualatin Hills Christian Church site is located further west at the southeast corner of SW Boones Ferry Road and SW Norwood Road (zoned RML). Unincorporated low-density residential properties are located on the west side of SW Boones Ferry Road (with County Zoning of FD-20).

III. Applicable Review Criteria **TUALATIN DEVELOPMENT CODE**

Chapter 32 – Procedures

TDC 32.010. – Purpose and Applicability

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- (2) **Applicability of Review Procedures.** All land use and development permit applications and decisions, will be made by using the procedures contained in this Chapter. The procedure "type" assigned to each application governs the decision-making process for that permit or application. There are five types of permit/application procedures as described in subsections (a) through (e) below. Table 32-1 lists the City's land use and development applications and corresponding review procedure(s).

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- (d) **Type IV-A Procedure (Quasi-Judicial Review—City Council Public Hearing).** Type IV-A procedure is used when the standards and criteria require discretion, interpretation, or policy or legal judgment and is the procedure used for site-specific land use actions initiated by an applicant. Type IV-A decisions are made by the City Council and require public notice and a public hearing. Appeals of Type IV-A decisions are heard by the Land Use Board of Appeals (LUBA).

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- (3) **Determination of Review Type.** Unless specified in Table 32-1, the City Manager will determine whether a permit or application is processed as Type I, II, III, IV-A or IV-B based on the descriptions above. Questions regarding the appropriate procedure will be resolved in favor of the review type providing the widest notice and opportunity to participate. An applicant may choose to elevate a Type I or II application to a higher numbered review type, provided the applicant pays the appropriate fee for the selected review type.

Excerpt of Table 32-1—Applications Types and Review Procedures						
Application/Action	Procedure Type	Decision Body*	Appeal Body*	Pre-Application Conference Required	Neighborhood/ Developer Mtg Required	Applicable Code Chapter
Annexations • Quasi-judicial	TDC 32.260	CC	LUBA	Yes	Yes	TDC 33.010
Map or Text Amendments for a specific property	IV-A	CC	LUBA	Yes	Yes	TDC 33.070
* City Council (CC); Planning Commission (PC); Architectural Review Board (ARB); City Manager or designee (CM); Land Use Board of Appeals (LUBA).						

Response: As described in Table 32-1, an Annexation application is subject to the procedure described in TDC 32.260. The application involves one parcel and is considered a quasi-judicial application and, therefore, according to TDC 32.260 will follow the Type IV-A process. The application will be reviewed by the City Council, and associated pre-application and neighborhood/developer meetings were completed. As discussed above in the Executive Summary, a Map/Text Amendment application is being submitted concurrent with this Annexation application and will be processed separately.

TDC 32.020. - Procedures for Review of Multiple Applications.

Multiple applications processed individually require the filing of separate applications for each land use action. Each application will be separately reviewed according to the applicable procedure type and processed sequentially as follows:

- (1) Applications with the highest numbered procedure type must be processed first;

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- (2) Applications specifically referenced elsewhere in the TDC as to the particular order must be processed in that order; and
 - (3) Where one land use application is dependent on the approval of another land use application, the land use application upon which the other is dependent must be processed first (e.g., a conditional use permit is subject to prior approval before architectural review).

Response: This Annexation application and concurrent Partition and Map/Text Amendment applications will need to be approved prior to submittal of future Architectural Review applications. The review procedure is understood.

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TDC 32.110. – Pre-Application Conference.

- (1) *Purpose of Pre-Application Conferences.* Pre-application conferences are intended to familiarize applicants with the requirements of the TDC; to provide applicants with an opportunity discuss proposed projects in detail with City staff; and to identify approval criteria, standards, and procedures prior to filing a land use application. The pre-application conference is intended to be a tool to assist applicants in navigating the land use process, but is not intended to be an exhaustive review that identifies or resolves all potential issues, and does not bind or preclude the City from enforcing any applicable regulations or from applying regulations in a manner differently than may have been indicated at the time of the pre-application conference.
- (2) *When Mandatory.* Pre-application conferences are mandatory for all land use actions identified as requiring a pre-application conference in Table 32-1. An applicant may voluntarily request a pre-application conference for any land use action even if it is not required.
- (3) *Timing of Pre-Application Conference.* A pre-application conference must be held with City staff before an applicant submits an application and before an applicant conducts a Neighborhood/Developer meeting.
- (4) *Application Requirements for Pre-Application Conference.*
 - (a) *Application Form.* Pre-application conference requests must be made on forms provided by the City Manager.
 - (b) *Submittal Requirements.* Pre-application conference requests must include:
 - (i) A completed application form;
 - (ii) Payment of the application fee;
 - (iii) The information required, if any, for the specific pre-application conference sought; and
 - (iv) Any additional information the applicant deems necessary to demonstrate the nature and scope of the proposal in sufficient detail to allow City staff to review and comment.
- (5) *Scheduling of Pre-Application Conference.* Upon receipt of a complete application, the City Manager will schedule the pre-application conference. The City Manager will coordinate the involvement of city departments, as appropriate, in the pre-application conference. Pre-application conferences are not open to the general public.
- (6) *Validity Period for Mandatory Pre-Application Conferences; Follow-Up Conferences.* A follow-up conference is required for those mandatory pre-application conferences that have previously been held when:

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- (a) An application relating to the proposed development that was the subject of the pre-application conference has not been submitted within six months of the pre-application conference;
 - (b) The proposed use, layout, and/or design of the proposal have significantly changed; or
 - (c) The owner and/or developer of a project changes after the pre-application conference and prior to application submittal.

Response: A pre-application conference was held with City staff on July 13, 2022, to discuss the Annexation application (as well as associated Map/Text Amendment and Partition applications). The pre-application conference followed the above procedures and is valid for six months (until January 13, 2023). The standards are met.

TDC 32.120. - Neighborhood/Developer Meetings.

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

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- (iii) All designated representatives of recognized Citizen Involvement Organizations as established in TMC Chapter 11-9.
 - (c) The City will provide the applicant with labels for mailing for a fee.
 - (d) Failure of a property owner to receive notice does not invalidate the neighborhood/developer meeting proceedings.
 - (6) *Neighborhood/Developer Sign Posting Requirements.* The applicant must provide and post on the subject property, at least 14 calendar days before the meeting. The sign must conform to the design and placement standards established by the City for signs notifying the public of land use actions in TDC 32.150.
 - (7) *Neighborhood/Developer Meeting Requirements.* The applicant must have a sign-in sheet for all attendees to provide their name, address, telephone number, and email address and keep a copy of the sign-in sheet to provide with their land use application. The applicant must prepare meeting notes identifying the persons attending, those commenting and the substance of the comments expressed, and the major points that were discussed. The applicant must keep a copy of the meeting notes for submittal with their land use application.

Response: A neighborhood/developer meeting is required for the subject application and was held on October 25, 2022. The meeting was held for the Annexation application as well as the associated Partition and Map/Text Amendment applications. The applicable meeting documentation is provided in Exhibit I, and the above requirements are met.

TDC 32.130. - Initiation of Applications.

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

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

TDC 32.140. - Application Submittal.

- (1) **Submittal Requirements.** Land use applications must be submitted on forms provided by the City. A land use application may not be accepted in partial submittals. All information supplied on the application form and accompanying the application must be complete and correct as to the applicable facts. Unless otherwise specified, all of the following must be submitted to initiate completeness review under TDC 32.160:
 - (a) *A completed application form.* The application form must contain, at a minimum, the following information:
 - (i) The names and addresses of the applicant(s), the owner(s) of the subject property, and any authorized representative(s) thereof;

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

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Response: This application submittal includes the applicable information required above, including the application form, fee, narrative, property ownership information, and neighborhood/developer meeting documentation. An email with the neighborhood/developer meeting information was sent to City staff and the applicable City-recognized Citizen Involvement Organization (CIOs) contact. The neighborhood/developer meeting documentation is provided in Exhibit I. The above submittal requirements are met.

TDC 32.260. - Annexation Procedures.

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

- (1) Procedure Type—Annexations.
 - (a) Quasi-Judicial Annexations will be conducted by City Council under the Type IV-A process in TDC 32.240, as modified by this Section. The 120-day rule does not apply to annexations.
 - (b) Legislative Annexations will be conducted by City Council under the Type IV-B process in TDC 32.250 as modified by this Section.
- (2) Submittal Information and Completeness.
 - (a) Quasi-Judicial Annexation. For quasi-judicial annexation applications, submittal requirements must be in accordance with TDC 32.240(1) and will be reviewed for completeness in accordance with TDC 32.240(2).
 - (b) Legislative Annexation. Only the City Council may initiate legislative annexations.

Response: This Annexation application is considered a quasi-judicial application and, as described above, will be conducted by the City Council and processed through a Type IV-A procedure as modified by this section. The review procedure is understood.

- (3) Timing of the Hearing. Within 45-days of determining an annexation application is complete, the City Manager will set the date for public hearing before the City Council.
- (4) Notice of Public Hearing—Annexation. The City must give notice of its proposed deliberations by at least 20 days prior to the date of deliberations. Notice must be published as required by state law.
 - (a) For quasi-judicial annexations the City must comply with the same written notice provisions as for Type IV-A. For legislative annexations, the City must comply with the same written notice provisions as for Type IV-B proceedings. In addition, notice of public hearing must also be sent to all "Necessary Parties," as defined by Metro Code 3.09;
 - (b) The City must post the written notice of public hearing in four public places;
 - (c) The City must provide weatherproof posting of the notice in the general vicinity of the affected territory; and
 - (d) The City must post a notice of public hearing in a newspaper of general circulation within the City once each week for two successive weeks before the hearing.
- (5) Final Decision. Final decisions on quasi-judicial and legislative annexations will be made by ordinance.
 - (a) The City Council may adjourn or continue its final deliberations on a proposed boundary change to another time. For a continuance later than 28 days after the time stated in the original notice, notice must be reissued in the form required by TDC 32.260(4) of this section at least five days prior to the continued date of decision.
 - (b) For quasi-judicial annexation proceedings, the City must send notice of final decision as provided in 32.240(6) (Notice of Adoption—Type IV-A). Notice of adoption is not required for legislative annexation proceedings.

- (c) Following a final decision approving an annexation, the City must send notice of the decision to the Metro and other applicable public bodies, in accordance with Metro Code 3.09, to effectuate the annexation decision.
 - (d) The City must file the annexation with the Secretary of State as provided in ORS 222.
- (6) **Effective Date.** The effective date of the annexation is as specified by the City Council in the annexation ordinance. If an effective date of an annexation is more than one year after the date the ordinance proclaiming annexation is adopted, the City must provide notice to the county clerk as provided in ORS 222.

Response: The above annexation procedures of noticing, hearing, decision, and effective date are understood.

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Chapter 33 – Applications and Approval Criteria

TDC 33.010. - Annexations.

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

Response: This application narrative addresses each of the application requirements for the proposed annexation of territory into the City Limits of the City of Tualatin. The application is also consistent with Metro Code 3.09 and Oregon law, addressed later within this narrative.

- (4) **Specific Submittal Requirements.** In addition to the general application submittal requirements in TDC 32.140 (Application Submittal), an applicant(s) for a quasi-judicial annexation must submit the following:
 - (a) The Application for Annexation form;
 - (b) The Petition to Annex to the City of Tualatin form;
 - (c) A legal description of the subject territory including any abutting public street right-of-way that is not yet in the City Limits;
 - (d) The Certification of Legal Description and Map form;
 - (e) The Certification of Property Ownership form;
 - (f) The Certification of Registered Voters form;
 - (g) The Property Owner Information Sheet form;
 - (h) The City application fee, and the Metro application fee in a separate check made payable to Metro;
 - (i) The three column by ten row matrix sheet listing the Assessors Map Number and Tax Lot Number, name and mailing address for:
 - (i) The owner (fee title) of the subject territory, and
 - (ii) Recipients pursuant to TDC 32.240 (3) and the governing jurisdiction of any public street right-of-way to be annexed;
 - (j) The Annexation Property Information Sheet form;

- (k) A copy of the County Assessors Maps showing the subject territory, any public street right-of-way to be annexed and the lots within 1,000 feet of the subject territory including any public street right-of-way. The subject territory and right-of-way to be annexed must be outlined with a wide, light colored ink marker;
- (l) If necessary, a letter from the County or State Road Authority stating its consent to annex the right-of-way described in the legal description; and
- (m) Any information required by the City Manager in addition to the above.

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

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

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

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

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

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

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

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

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

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

METRO CODE

3.09 Local Government Boundary Changes

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3.09.040 Requirements for Petitions

A. A petition for a boundary change must contain the following information:

1. The jurisdiction of the reviewing entity to act on the petition;
2. A map and a legal description of the affected territory in the form prescribed by the reviewing entity;
3. For minor boundary changes, the names and mailing addresses of all persons owning property and all electors within the affected territory as shown in the records of the tax assessor and county clerk; and
4. For boundary changes under ORS 198.855(3), 198.857, 222.125 or 222.170, statements of consent to the annexation signed by the requisite number of owners or electors.

B. A city, county and Metro may charge a fee to recover its reasonable costs to carry out its duties and responsibilities under this chapter.

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

3.09.045 Expedited Decisions

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

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D. To approve a boundary change through an expedited process, the city shall:

1. Find that the change is consistent with expressly applicable provisions in:

- a. Any applicable urban service agreement adopted pursuant to ORS 195.065;
- b. Any applicable annexation plan adopted pursuant to ORS 195.205;
- c. Any applicable cooperative planning agreement adopted pursuant to ORS 195.020(2) between the affected entity and a necessary party;
- d. Any applicable public facility plan adopted pursuant to a statewide planning goal on public facilities and services;
- e. Any applicable comprehensive plan;
- f. Any applicable concept plan; and

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

2. Consider whether the boundary change would:

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

Response: The proposed boundary change would promote the timely, orderly, and economic provision of public facilities and services. The territory to be annexed is included within the Basalt Creek Concept Plan, an adopted part of the Tualatin Comprehensive Plan, and

other implemented plans such as the City’s Sanitary Sewer Master Plan. The property is contiguous to the City Limits, and annexation of the property is integral to providing urban services to the area. Future development of the site could and would affect the quality and quantity of urban services. The subject annexation would not create unnecessary duplication of facilities or services. Many of the service districts which currently serve the property would continue to do so after annexation and further development. See the Utility Availability Report (Exhibit J) for details on the provision of services to the site. The criteria are met.

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

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

3.09.050 Hearing and Decision Requirements for Decisions Other Than Expedited Decisions

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

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

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

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

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

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

Response: Metro Code Section 3.09.020 defines the term “affected territory” as a territory described in a petition. “Necessary party” is defined as any county, city, or district whose jurisdictional boundary or adopted urban service area includes any part of the affected territory, or who provides any urban service to any portion of the affected territory, Metro, or any other unit of local government, as defined in ORS 190.003, that is a party to any agreement for provision of an urban service to the affected territory. The proposed annexation will withdraw ±1.0 acre of land from the current Washington County jurisdictional boundary and the Washington County Enhanced Sheriff’s Patrol District (ESPD). The legal description of the area proposed for withdrawal is included in Exhibit C.

3. The proposed effective date of the boundary change.

Response: The Applicant anticipates approval of the annexation request by March of 2022. The criterion is met.

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

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

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

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

OREGON REVISED STATUTES

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

222.111 Authority and procedure for annexation.

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

Response: The subject property is not within a city and is contiguous to the City of Tualatin. This criterion is met.

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

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

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

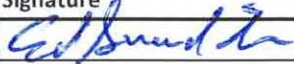
IV. Conclusion

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

PETITION TO ANNEX

To the Council and City of Tualatin:

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

Signature	Printed Name	Date	I am a*			Address	Property Description			
			PO	RV	OV		QTR	TWN	RANGE	LOT
	Eduard de Guardiola for 9300 SW Norwood Road OR LLC	2-15-23	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9300 SW Norwood Rd	SE 35	2S	1W	108

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

CERTIFICATION OF PROPERTY OWNERSHIP

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

<u>TED FOSTER</u>	<u>GISTECH</u>	<u>ANNEXATION CERTIFIED</u>
Printed Name	Title	BY <u>VF</u>
<u>[Signature]</u>	<u>2/22/23</u>	<u>FEB 22 2023</u>
Signature	Date	<u>WASHINGTON COUNTY A & T</u>
<u>CARTOGRAPHY</u>	<u>WASHINGTON</u>	<u>CARTOGRAPHY</u>
Department	County of	

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

CERTIFICATION OF REGISTERED VOTERS

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

_____	_____	_____
Printed Name	Title	
_____	_____	_____
Signature	Date	
_____	_____	_____
Department	County of	

ANNEXATION PROPERTY INFORMATION SHEET

EXISTING CONDITIONS IN AREA TO BE ANNEXED:

Land area, in acres: ±1.0 acres

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

Gentle sloping lot with single-family home. Mature evergreen trees on the perimeter.

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

North: Detached single-family residential development across SW Norwood Road.

South: Church/school use on tax lot 106.

East: Church/school use on tax lot 106 and single-family residential development under construction on tax lot 100.

West: Church use on tax lot 109 with large lot residential development in unincorporated Washington County across SW Boones Ferry Road.

EXISTING LAND USE:

Number of existing units/structures:

Single-family: 1 Multi-family: _____ Commercial: _____ Industrial: _____

Describe existing units/structures: Single-family home with accessory buildings.

What is the current use(s) of the land proposed to be annexed: Residential

Public facilities or other uses: No current connection to City water, sewer, or stormwater systems.

Total current year assessed valuation – ~~Land \$:~~ Total assessed value: \$283,480 (2021) ~~Structures \$:~~ _____

Total existing population: 1

Is the territory contiguous to the City limits: Yes

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

URBAN SERVICE PROVIDERS:

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

County: Washington County

Highway Lighting District: NA

Fire District: TVFR

Sanitary District: NA

Water District: NA

Grade School District: Sherwood School District

High School District: Sherwood School District

Library District: WCCLS

Drainage District: NA

Parks & Recreation District: NA

Other: Garbage: Republic

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



**CERTIFICATION OF REGISTERED VOTERS
FOR ANNEXATION PURPOSES***

I hereby certify that the attached petition for the annexation of the territory listed herein to the CITY OF TUALATIN contains, as of the date listed, the following information:

- 1 Number of signatures of individuals on petition.
- 1 Number of active **registered voters** within the territory to be annexed.
- 1 Number of **VALID signatures of active registered voters** within the territory to be annexed, on the petition.

Tax lot number(s): 2S135D000108 9300 SW Norwood Rd

DIVISION: ELECTIONS
COUNTY: WASHINGTON
DATE: December 15, 2022
NAME: Angie Muller
TITLE: Senior Administrative Specialist

Angie Muller
(Signature of Election Official)



*This 'Certification of Registered Voters for Annexation Purposes' DOES NOT, in any way, make the determination if this petition meets the annexation requirements of the city/district listed.

Annexation certification sht rev4-043009



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

AKS Job #8723

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

Exhibit A
City of Tualatin
Annexation Legal Description

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

Commencing at the center One-Quarter corner of Section 35; thence along the east-west center section line, South 88°38'39" East 378.98 feet to the Point of Beginning; thence along the west line of Deed Document Number 89-38984, South 01°09'30" West 216.22 feet to the south line of said Deed; thence along said south line, South 51°52'23" East 77.30 feet; thence continuing along said south line, South 88°57'06" East 109.43 feet to the east line of said Deed; thence along said east line, North 01°20'04" East 261.91 feet to the south right-of-way line of SW Norwood Road (20.00 feet from centerline); thence along said south right-of-way line, North 88°38'39" West 172.00 feet to the Point of Beginning.

The above described tract of land contains 1.00 acres, more or less.

10/5/2022

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 9, 2007
NICK WHITE
70652LS

RENEWS: 6/30/24



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

AKS Job #8723

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

Exhibit A

City of Tualatin
Annexation Legal Description

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

Commencing at the center One-Quarter corner of Section 35; thence along the east-west center section line, South 88°38'39" East 378.98 feet to the Point of Beginning; thence along the west line of Deed Document Number 89-38984, South 01°09'30" West 216.22 feet to the south line of said Deed; thence along said south line, South 51°52'23" East 77.30 feet; thence continuing along said south line, South 88°57'06" East 109.43 feet to the east line of said Deed; thence along said east line, North 01°20'04" East 261.91 feet to the south right-of-way line of SW Norwood Road (20.00 feet from centerline); thence along said south right-of-way line, North 88°38'39" West 172.00 feet to the Point of Beginning.

The above described tract of land contains 1.00 acres, more or less.

10/5/2022



Nick White
OREGON
JANUARY 9, 2007
NICK WHITE
70652LS

RENEWS: 6/30/24

ANNEXATION CERTIFIED

BY *TF*

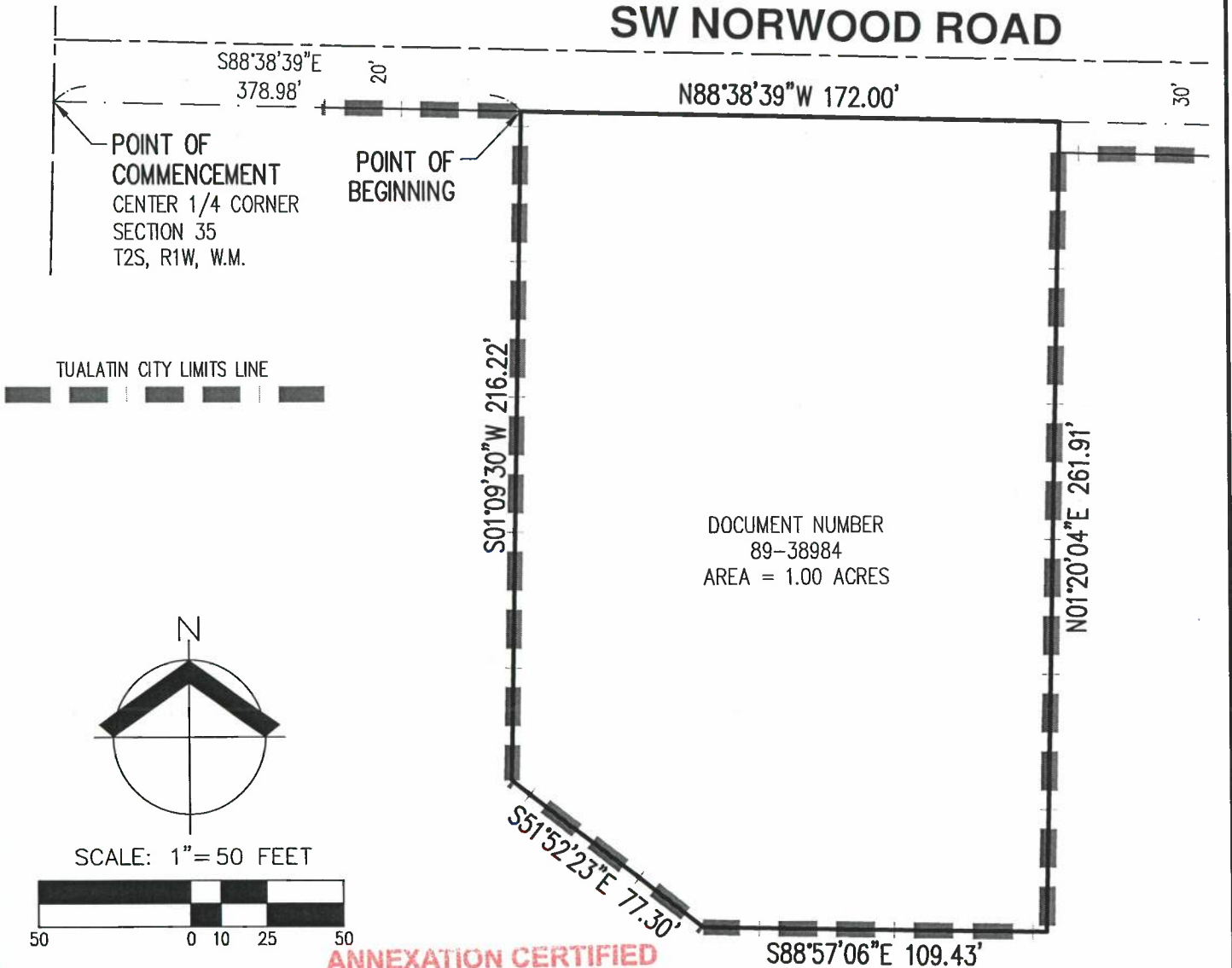
OCT 28 2022

WASHINGTON COUNTY A & T
CARTOGRAPHY

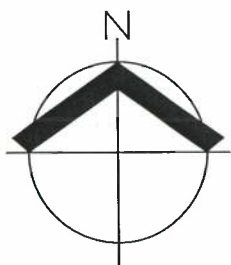
EXHIBIT B

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

SW NORWOOD ROAD



DOCUMENT NUMBER
89-38984
AREA = 1.00 ACRES



SCALE: 1" = 50 FEET

ANNEXATION CERTIFIED

BY TF

DOCUMENT NUMBER
2015-081254

OCT 28 2022

**WASHINGTON COUNTY A & T
CARTOGRAPHY**

10/5/2022

**REGISTERED
PROFESSIONAL
LAND SURVEYOR**

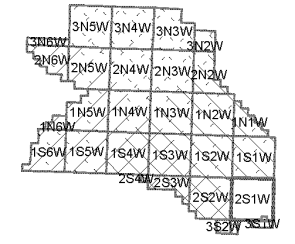
Nick White

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

SW NORWOOD ROAD CITY OF TUALATIN ANNEXATION		EXHIBIT B
AKS ENGINEERING & FORESTRY, LLC 12965 SW HERMAN RD, STE 100 TUALATIN, OR 97062 503.563.6151 WWW.AKS-ENG.COM		DRWN: MSD CHKD: NSW AKS JOB: 8723



WASHINGTON COUNTY OREGON
SE 1/4 SECTION 35 T2S R1W
SCALE 1"= 200'

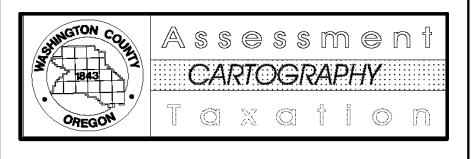
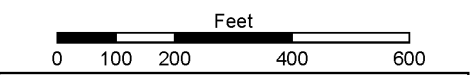


36	31	32	33	34	35	36	31
1	6	5	4	3	2	1	6
12	7	8	9	10	11	12	7
13	18	17	16	15	14	13	18
24	19	20	21	22	23	24	19
25	30	29	28	27	26	25	30
36	31	32	33	34	35	36	31
1	6	5	4	3	2	1	6

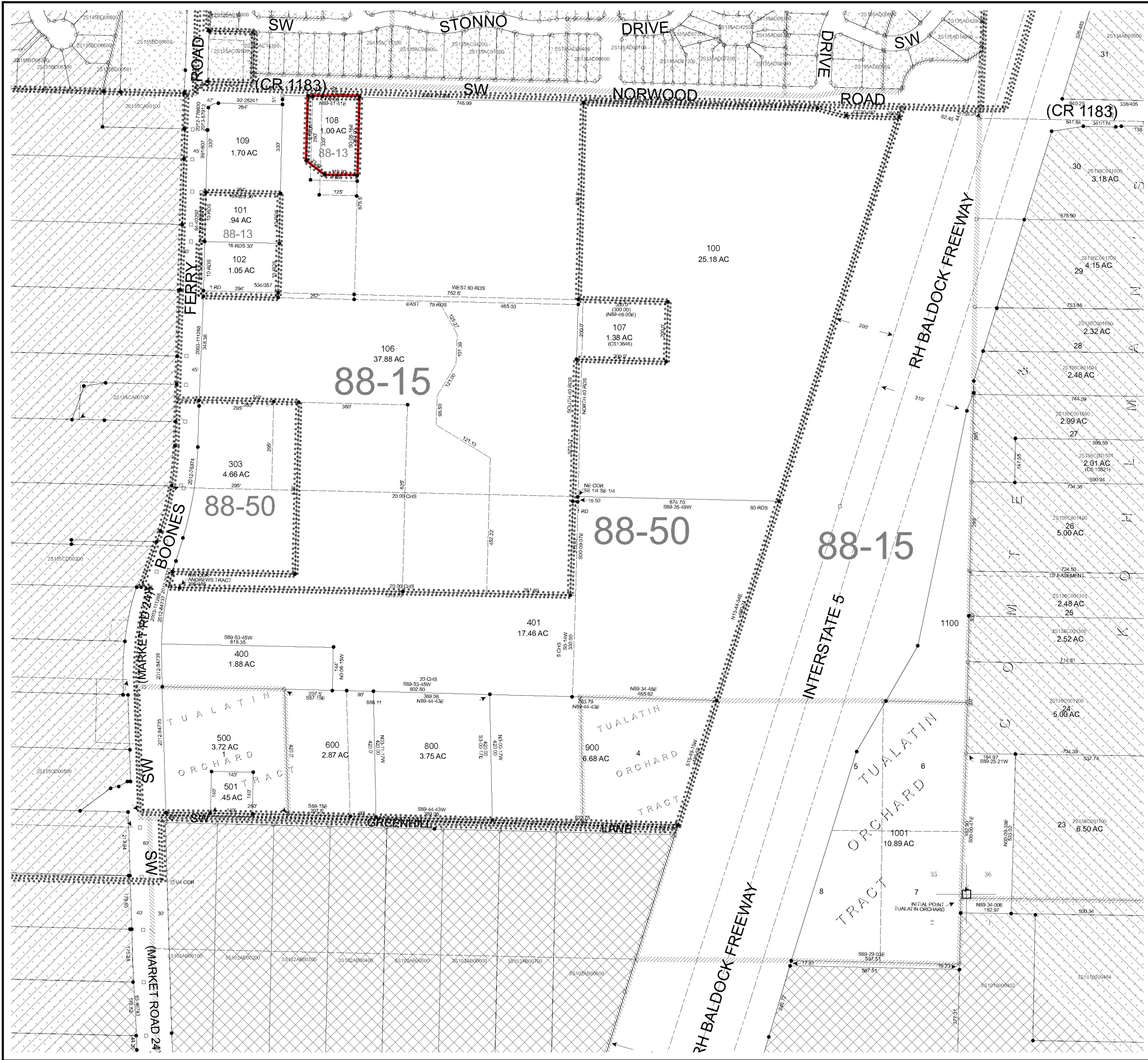
BB	BA	AB	AA
BC	BD	AC	AD
CB	CA	DB	DA
CC	CD	DC	DD

FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT
www.co.washington.or.us

Cancelled Taxlots For: 2S135D
200, 700, 1003, 302, 107C1, 502, 403



PLOT DATE: 6/6/2022
RELATION: 0 0
FOR ASSESSMENT PURPOSES
ONLY - DO NOT RELY ON
FOR OTHER USE
Map areas delineated by either gray shading or a cross-hatched pattern are for reference only and may not indicate the most current property boundaries. Please consult the appropriate map for the most current information.





02910692202200651660040047

NAME OF DOCUMENT FOR RECORDING:
Waiver Of Rights And Remedies
Grantor: (Petitioner(s))

Grantee: City of Tualatin
Consideration: None.
Tax Statement to be mailed to: No change.

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

(For Co

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

Joe Nelson, Director of Assessment and Taxation,
Ex-Officio County Clerk



MEASURE 37 & 49 WAIVER OF RIGHTS AND REMEDIES

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

See attached legal description

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

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

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

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

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

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

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

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

DATED this 17 day of OCTOBER, 2022

<p><u>Tom Williams</u> (signature)</p> <p>Petitioner Name: <u>Tom Williams</u></p> <p>Date Signed: <u>10-17-22</u></p>	<p>_____ (signature)</p> <p>Petitioner Name:</p> <p>_____</p> <p>Date Signed:</p> <p>_____</p>
--	--

Petitioner (corporation, etc.) Name: Tom Williams
By: Tom Williams
Name of Signor: Tom Williams
Office/Title of Signor: _____


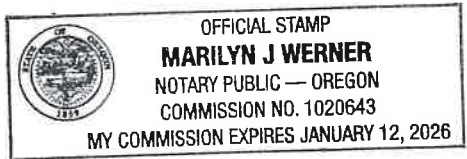
State of Oregon _____
County of Washington

On this 17 day of OCTOBER 2022 before me the undersigned Notary Public, personally appeared

Tom Williams

(Name of Petitioners signing; not Notary name)

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

WITNESS my hand and official seal (Do not write outside of the box)	Place Notary Seal Below
Notary Signature:  Notary name (legible): <u>Marilyn J. Werner</u>	

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

City of Tualatin, Oregon


City Manager



First American Title™

First American Title Insurance Company

1 SW Columbia Street, Ste 1600
Portland, OR 97204
Phn - (503)222-3651 (800)929-3651
Fax - (877)242-3513

Order No.: 7000-4037739
February 21, 2023

FOR QUESTIONS REGARDING YOUR CLOSING, PLEASE CONTACT:

JOYCE JAMESON, Escrow Officer/Closer
Phone: (503)350-5005 - Fax: (866)656-1602- Email:jjameson@firstam.com
First American Title Insurance Company
5335 SW Meadows Road, Suite 100, Lake Oswego, OR 97035

FOR ALL QUESTIONS REGARDING THIS PRELIMINARY REPORT, PLEASE CONTACT:

James J. Welch, Title Officer
Toll Free: (800)929-3651 - Direct: (503)795-7669 - Email: jwelch@firstam.com

Preliminary Title Report

This report is for the exclusive use of the parties herein shown and is preliminary to the issuance of a title insurance policy and shall become void unless a policy is issued, and the full premium paid.

Please be advised that any provision contained in this document, or in a document that is attached, linked or referenced in this document, that under applicable law illegally discriminates against a class of individuals based upon personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or any other legally protected class, is illegal and unenforceable by law.

County Tax Roll Situs Address: 9300 SW Norwood Road, Tualatin, OR

2021 ALTA Owners Standard Coverage	Liability \$	Premium \$	
2021 ALTA Owners Extended Coverage	Liability \$	Premium \$	
2021 ALTA Lenders Standard Coverage	Liability \$	Premium \$	
2021 ALTA Lenders Extended Coverage	Liability \$	Premium \$	TBD
Endorsement 9.10, 22 & 8.1		Premium \$	100.00
Govt Service Charge		Cost \$	
City Lien/Service District Search		Cost \$	
Other		Cost \$	

Proposed Insured Lender: To Be Determined

Proposed Borrower: 9300 SW Norwood Road OR LLC

We are prepared to issue Title Insurance Policy or Policies of First American Title Insurance Company, a Nebraska Corporation in the form and amount shown above, insuring title to the following described land:

The land referred to in this report is described in Exhibit A attached hereto.

and as of February 13, 2023 at 8:00 a.m., [title to the fee simple estate is vested in:](#)

9300 SW Norwood Road OR LLC, a Georgia limited liability company

Subject to the exceptions, exclusions, and stipulations which are ordinarily part of such Policy form and the following:

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

The exceptions to coverage 1-5 inclusive as set forth above will remain on any subsequently issued Standard Coverage Title Insurance Policy.

In order to remove these exceptions to coverage in the issuance of an Extended Coverage Policy the following items are required to be furnished to the Company; additional exceptions to coverage may be added upon review of such information:

- A. Survey or alternative acceptable to the company
- B. Affidavit regarding possession
- C. Proof that there is no new construction or remodeling of any improvement located on the premises. In the event of new construction or remodeling the following is required:
 - i. Satisfactory evidence that no construction liens will be filed; or
 - ii. Adequate security to protect against actual or potential construction liens;
 - iii. Payment of additional premiums as required by the Industry Rate Filing approved by the Insurance Division of the State of Oregon
6. Water rights, claims to water or title to water, whether or not such rights are a matter of public record.
7. Any conveyance or encumbrance by 9300 SW Norwood Road OR LLC, a Georgia limited liability company should be executed pursuant to their Operating Agreement, a copy of which should be submitted to this office for inspection.

- END OF EXCEPTIONS -

NOTE: We find no judgments against the vestee herein, unless shown as a numbered exception above.

NOTE: Taxes for the year 2022-2023 PAID IN FULL

Tax Amount: \$4,348.04
Map No.: 2S135D000108

Property ID: R560226
Tax Code No.: 088.13

NOTE: According to the public record, the following deed(s) affecting the property herein described have been recorded within 24 months of the effective date of this report: Statutory Warranty Deed recorded November 18, 2022 as Fee No. [2022 068212](#), Tom K. Williams to Norwood Horizon Holdings LLC.

A document recorded November 18, 2022 as Fee No. [2022 068219](#) of Official Records From Norwood Horizon Holdings LLC To 9300 SW Norwood Road OR LLC.

NOTE: Washington County Ordinance No. 267, filed August 5, 1982 in Washington County, Oregon, imposes a tax of \$1.00 per \$1,000.00 or fraction thereof on the transfer of real property located within Washington County.

Certain conveyances may be exempt from said ordinance, in which case, Washington County will require a correct and timely filing of an Affidavit of Exemption. For all deeds/conveyance documents which are recorded (including situations to meet lender requirements) either the transfer tax must be paid or affidavit acceptable to the County must be filed.

**THANK YOU FOR CHOOSING FIRST AMERICAN TITLE!
WE KNOW YOU HAVE A CHOICE!**

RECORDING INFORMATION

Filing Address: **Washington County**
161 NW Adams Avenue, Suite 103
Hillsboro, OR 97124

Recording Fees: **\$ 81.00 First Page**
(Comprised of:
\$ 5.00 per page
\$ 5.00 per document - Public Land Corner Preservation Fund
\$ 11.00 per document - OLIS Assessment & Taxation Fee
\$ 60.00 per document - Oregon Housing Alliance Fee)
\$ 5.00 E-Recording fee per document
\$ 5.00 for each additional page
\$ 5.00 for each additional document title, if applicable
\$ 20.00 Non-Standard Document fee, if applicable

Exhibit "A"

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

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

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

NOTE: This Legal Description was created prior to January 01, 2008.



First American Title Insurance Company

SCHEDULE OF EXCLUSIONS FROM COVERAGE

ALTA LOAN POLICY (07/01/21)

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

1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
 - i. the occupancy, use, or enjoyment of the Land;
 - ii. the character, dimensions, or location of any improvement erected on the Land;
 - iii. the subdivision of land; or
 - iv. environmental remediation or protection.
- b. any governmental forfeiture, police, regulatory, or national security power.
- c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.
Exclusion 1 does not modify or limit the coverage provided under Covered Risk 5 or 6.
2. Any power of eminent domain. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 7.
3. Any defect, lien, encumbrance, adverse claim, or other matter:
 - a. created, suffered, assumed, or agreed to by the Insured Claimant;
 - b. not Known to the Company, not recorded in the Public Records at the Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - c. resulting in no loss or damage to the Insured Claimant;
 - d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
 - e. resulting in loss or damage that would not have been sustained if consideration sufficient to qualify the Insured named in Schedule A as a bona fide purchaser or encumbrancer had been given for the Insured Mortgage at the Date of Policy.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business law.
5. Invalidity or unenforceability of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury law or Consumer Protection Law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transaction creating the lien of the Insured Mortgage is a:
 - a. fraudulent conveyance or fraudulent transfer;
 - b. voidable transfer under the Uniform Voidable Transactions Act; or
 - c. preferential transfer:
 - i. to the extent the Insured Mortgage is not a transfer made as a contemporaneous exchange for new value; or
 - ii. for any other reason not stated in Covered Risk 13.b.
7. Any claim of a PACA-PSA Trust. Exclusion 7 does not modify or limit the coverage provided under Covered Risk 8.
8. Any lien on the Title for real estate taxes or assessments imposed by a governmental authority and created or attaching between the Date of Policy and the date of recording of the Insured Mortgage in the Public Records. Exclusion 8 does not modify or limit the coverage provided under Covered Risk 2.b. or 11.b.
9. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

ALTA OWNER'S POLICY (07/01/21)

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

1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
 - i. the occupancy, use, or enjoyment of the Land;
 - ii. the character, dimensions, or location of any improvement on the Land;
 - iii. the subdivision of land; or
 - iv. environmental remediation or protection.
- b. any governmental forfeiture, police, regulatory, or national security power.
- c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.
Exclusion 1 does not modify or limit the coverage provided under Covered Risk 5 or 6.
2. Any power of eminent domain. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 7.
3. Any defect, lien, encumbrance, adverse claim, or other matter:
 - a. created, suffered, assumed, or agreed to by the Insured Claimant;
 - b. not Known to the Company, not recorded in the Public Records at the Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - c. resulting in no loss or damage to the Insured Claimant;
 - d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 9 or 10); or
 - e. resulting in loss or damage that would not have been sustained if consideration sufficient to qualify the Insured named in Schedule A as a bona fide purchaser had been given for the Title at the Date of Policy.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transaction vesting the Title as shown in Schedule A is a:
 - a. fraudulent conveyance or fraudulent transfer;
 - b. voidable transfer under the Uniform Voidable Transactions Act; or
 - c. preferential transfer:
 - i. to the extent the instrument of transfer vesting the Title as shown in Schedule A is not a transfer made as a contemporaneous exchange for new value; or
 - ii. for any other reason not stated in Covered Risk 9.b.
5. Any claim of a PACA-PSA Trust. Exclusion 5 does not modify or limit the coverage provided under Covered Risk 8.
6. Any lien on the Title for real estate taxes or assessments imposed or collected by a governmental authority that becomes due and payable after the Date of Policy. Exclusion 6 does not modify or limit the coverage provided under Covered Risk 2.b.
7. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

SCHEDULE OF STANDARD EXCEPTIONS

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

NOTE: A SPECIMEN COPY OF THE POLICY FORM (OR FORMS) WILL BE FURNISHED UPON REQUEST

Rev. 07-01-21



Privacy Notice

Effective: October 1, 2019

Notice Last Updated: January 1, 2022

This Privacy Notice describes how First American Financial Corporation and its subsidiaries and affiliates (together referred to as "First American," "we," "us," or "our") collect, use, store, and share your information with the exception that a subsidiary or affiliate has their own privacy policy, that policy governs. This Privacy Notice applies to information we receive from you offline only, as well as from third parties, when you interact with us and/or use and access our services and products ("Products"). For more information about our privacy practices, including our online practices, please visit <https://www.firstam.com/privacy-policy/>. The practices described in this Privacy Notice are subject to applicable laws in the places in which we operate.

What Type Of Information Do We Collect About You? We collect a variety of categories of information about you. To learn more about the categories of information we collect, please visit <https://www.firstam.com/privacy-policy/>.

How Do We Collect Your Information? We collect your information: (1) directly from you; (2) automatically when you interact with us; and (3) from third parties, including business parties and affiliates.

How Do We Use Your Information? We may use your information in a variety of ways, including but not limited to providing the services you have requested, fulfilling your transactions, comply with relevant laws and our policies, and handling a claim. To learn more about how we may use your information, please visit <https://www.firstam.com/privacy-policy/>.

How Do We Share Your Information? We do not sell your personal information. We only share your information, including to subsidiaries, affiliates, and to unaffiliated third parties: (1) with your consent; (2) in a business transfer; (3) to service providers; and (4) for legal process and protection. To learn more about how we share your information, please visit <https://www.firstam.com/privacy-policy/>.

How Do We Store and Protect Your Information? The security of your information is important to us. That is why we take commercially reasonable steps to make sure your information is protected. We use our best efforts to maintain commercially reasonable technical, organizational, and physical safeguards, consistent with applicable law, to protect your information.

How Long Do We Keep Your Information? We keep your information for as long as necessary in accordance with the purpose for which it was collected, our business needs, and our legal and regulatory obligations.

Your Choices We provide you the ability to exercise certain controls and choices regarding our collection, use, storage, and sharing of your information. You can learn more about your choices by visiting <https://www.firstam.com/privacy-policy/>.

International Jurisdictions: Our Products are offered in the United States of America (US), and are subject to US federal, state, and local law. If you are accessing the Products from another country, please be advised that you may be transferring your information to us in the US, and you consent to that transfer and use of your information in accordance with this Privacy Notice. You also agree to abide by the applicable laws of applicable US federal, state, and local laws concerning your use of the Products, and your agreements with us.

We may change this Privacy Notice from time to time. Any and all changes to this Privacy Notice will be reflected on this page, and where appropriate provided in person or by another electronic method. **YOUR CONTINUED USE, ACCESS, OR INTERACTION WITH OUR PRODUCTS OR YOUR CONTINUED COMMUNICATIONS WITH US AFTER THIS NOTICE HAS BEEN PROVIDED TO YOU WILL REPRESENT THAT YOU HAVE READ AND UNDERSTOOD THIS PRIVACY NOTICE.**

Contact Us dataprivacy@firstam.com or toll free at 1-866-718-0097.



For California Residents

If you are a California resident, you may have certain rights under California law, including but not limited to the California Consumer Privacy Act of 2018 ("CCPA"). All phrases used in this section shall have the same meaning as those phrases are used under California law, including the CCPA.

Right to Know. You have a right to request that we disclose the following information to you: (1) the categories of personal information we have collected about or from you; (2) the categories of sources from which the personal information was collected; (3) the business or commercial purpose for such collection and/or disclosure; (4) the categories of third parties with whom we have shared your personal information; and (5) the specific pieces of your personal information we have collected. To submit a verified request for this information, go to our online privacy policy at www.firstam.com/privacy-policy to submit your request or call toll-free at 1-866-718-0097. You may also designate an authorized agent to submit a request on your behalf by going to our online privacy policy at www.firstam.com/privacy-policy to submit your request or by calling toll-free at 1-866-718-0097

Right of Deletion. You also have a right to request that we delete the personal information we have collected from and about you. This right is subject to certain exceptions available under the CCPA and other applicable law. To submit a verified request for deletion, go to our online privacy policy at www.firstam.com/privacy-policy to submit your request or call toll-free at 1-866-718-0097. You may also designate an authorized agent to submit a request on your behalf by going to our online privacy policy at www.firstam.com/privacy-policy to submit your request or by calling toll-free at 1-866-718-0097.

Verification Process. For either a request to know or delete, we will verify your identity before responding to your request. To verify your identity, we will generally match the identifying information provided in your request with the information we have on file about you. Depending on the sensitivity of the information requested, we may also utilize more stringent verification methods to verify your identity, including but not limited to requesting additional information from you and/or requiring you to sign a declaration under penalty of perjury.

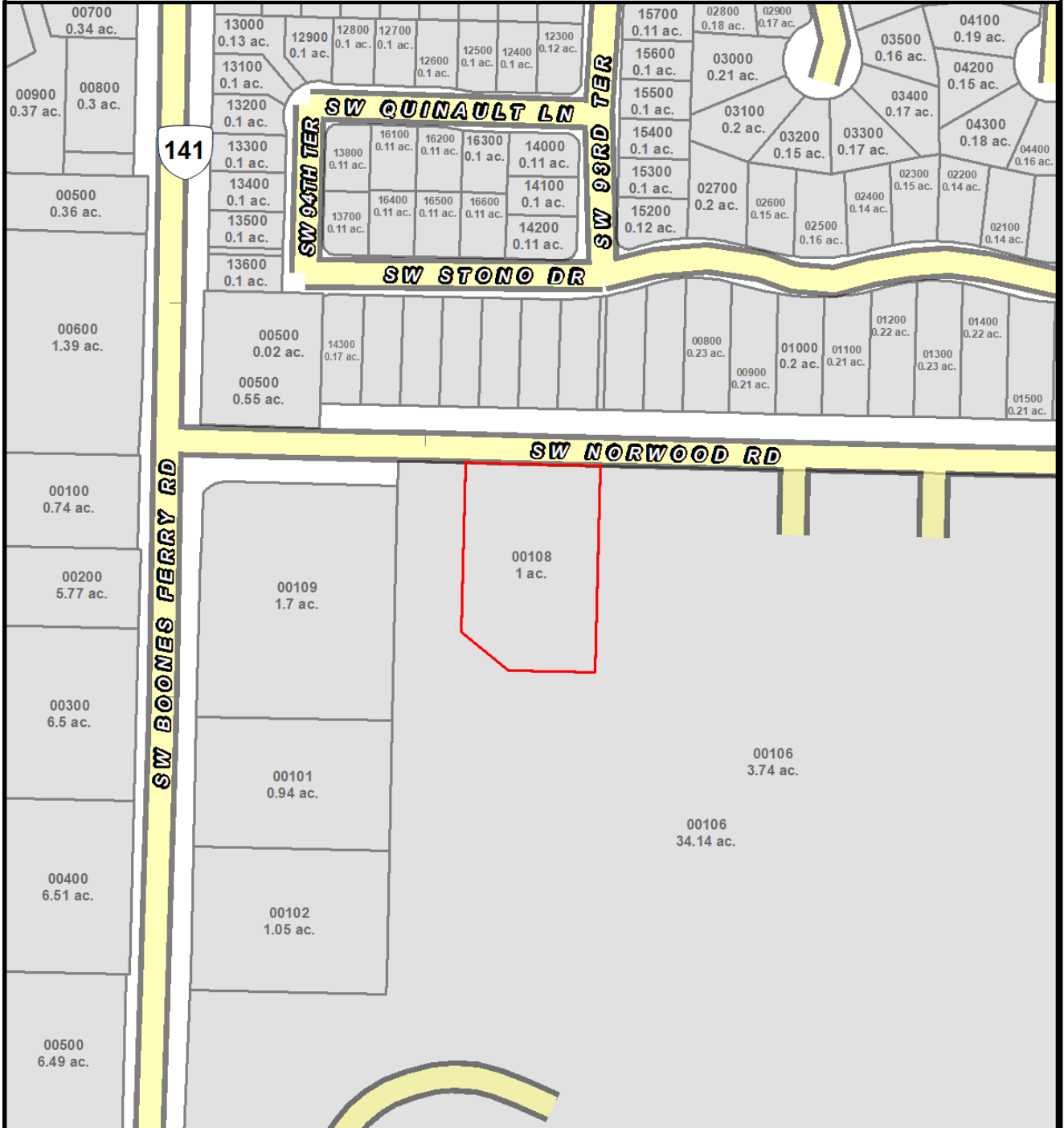
Notice of Sale. We do not sell California resident information, nor have we sold California resident information in the past 12 months. To the extent any First American affiliated entity has a different practice, it will be stated in the applicable privacy policy. We have no actual knowledge of selling the information of minors under the age of 16.

Right of Non-Discrimination. You have a right to exercise your rights under California law, including under the CCPA, without suffering discrimination. Accordingly, First American will not discriminate against you in any way if you choose to exercise your rights under the CCPA.

Notice of Collection. To learn more about the categories of personal information we have collected about California residents over the last 12 months, please see "What Information Do We Collect About You" in <https://www.firstam.com/privacy-policy>. To learn about the sources from which we have collected that information, the business and commercial purpose for its collection, and the categories of third parties with whom we have shared that information, please see "How Do We Collect Your Information", "How Do We Use Your Information", and "How Do We Share Your Information" in <https://www.firstam.com/privacy-policy>.

Notice of Sale. We have not sold the personal information of California residents in the past 12 months.

Notice of Disclosure. To learn more about the categories of personal information we may have disclosed about California residents in the past 12 months, please see "How Do We Use Your Information" and "How Do We Share Your Information" in <https://www.firstam.com/privacy-policy>.



Taxlot



Subject



Taxlot

2/16/2023

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FIRST AMERICAN 2999048-70

After recording return to:
9300 SW Norwood Road OR LLC
c/o Vista Acquisitions, LLC
2964 Peachtree Road, Suite 585
Atlanta, Georgia 30305

Until a change is requested, all tax statements shall
be sent to Grantee at the following address:
9300 SW Norwood Road OR LLC
c/o Vista Acquisitions, LLC
2964 Peachtree Road, Suite 585
Atlanta, Georgia 30305

This space reserved

Washington County, Oregon	2022-068219
D-DW	11/18/2022 02:31:25 PM
Str=2 S AKINS	
\$20.00 \$11.00 \$5.00 \$60.00 \$1,000.00	\$1,096.00
I, Joe Nelson, Director of Assessment and Taxation and Ex-Officio County Clerk for Washington County, Oregon, do hereby certify that the within instrument of writing was received and recorded in the book of records of said county.	
Joe Nelson, Director of Assessment and Taxation, Ex-Officio County Clerk	

SPECIAL WARRANTY DEED

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

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

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

Exhibit A

(Legal Description)

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

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

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

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

Exhibit B

(Permitted Encumbrance)

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

October 26, 2022

City of Tualatin - Engineering Department
18880 SW Martinazzi Ave. Tualatin, OR 97062



RE: Norwood Multi-Family Annexation Utility Availability Report

The purpose of this letter is to identify possible connections to existing public facilities for sanitary sewer, water, and stormwater systems and to demonstrate how the site can be served by gravity sanitary sewer and stormwater. The 1-acre site that will be annexed to the City of Tualatin is anticipated to be developed with a portion of the Horizon Church & School Property (Tax Lot 106 of Washington County Assessor's Map 2S135D).

The proposed public sanitary sewer line will connect to an existing manhole in Southwest Boones Ferry Road. The new line will run south until the intersection of Southwest Boones Ferry Road and Southwest Norwood Road, where it then will run east along Southwest Norwood Road until the subject property's frontage. Another sanitary sewer line will be connected to the new manhole at the intersection and stubbed south for future extension. A new private sanitary sewer service will extend into the property from the new manhole installed near the northwest corner of the property, with sufficient depth to serve all proposed structures. The public sanitary sewer line will have a minimum slope of 0.004 ft/ft, which will offer the most reasonable opportunity for a gravity connection for future re-development/extension. Refer to the attached Exhibit A for additional information regarding proposed slopes, elevations, and service locations.

A new water service for the subject site will tie into the existing public water main in Southwest Norwood Road. Domestic and fire water services will be provided from the new water service with accompanying water meter and backflow devices. The approximate locations of the proposed services, meter, and backflow devices are shown in the attached Exhibit A. Per the Water System Capacity Analysis memorandum prepared by Murraysmith (Exhibit C), upon completion of planned capital improvement projects and developer-constructed improvements, adequate water service for domestic and fire suppression will be available for this project.

A new private stormwater service for the subject site will connect to the existing public stormwater main in Southwest Boones Ferry Road via a new public storm manhole installed over the main. The service will run east from the new manhole via a new private stormwater easement to the subject site and provide points of connection. Refer to the attached Exhibit B for additional information regarding proposed slopes, elevations, and service locations.

Sincerely,

AKS ENGINEERING & FORESTRY, LLC

A handwritten signature in black ink that reads 'Austin Cole'.

Austin Cole, PE
12965 SW Herman Road, Suite 100
Tualatin, OR 97062
(503) 563-6151 | colea@aks-eng.com

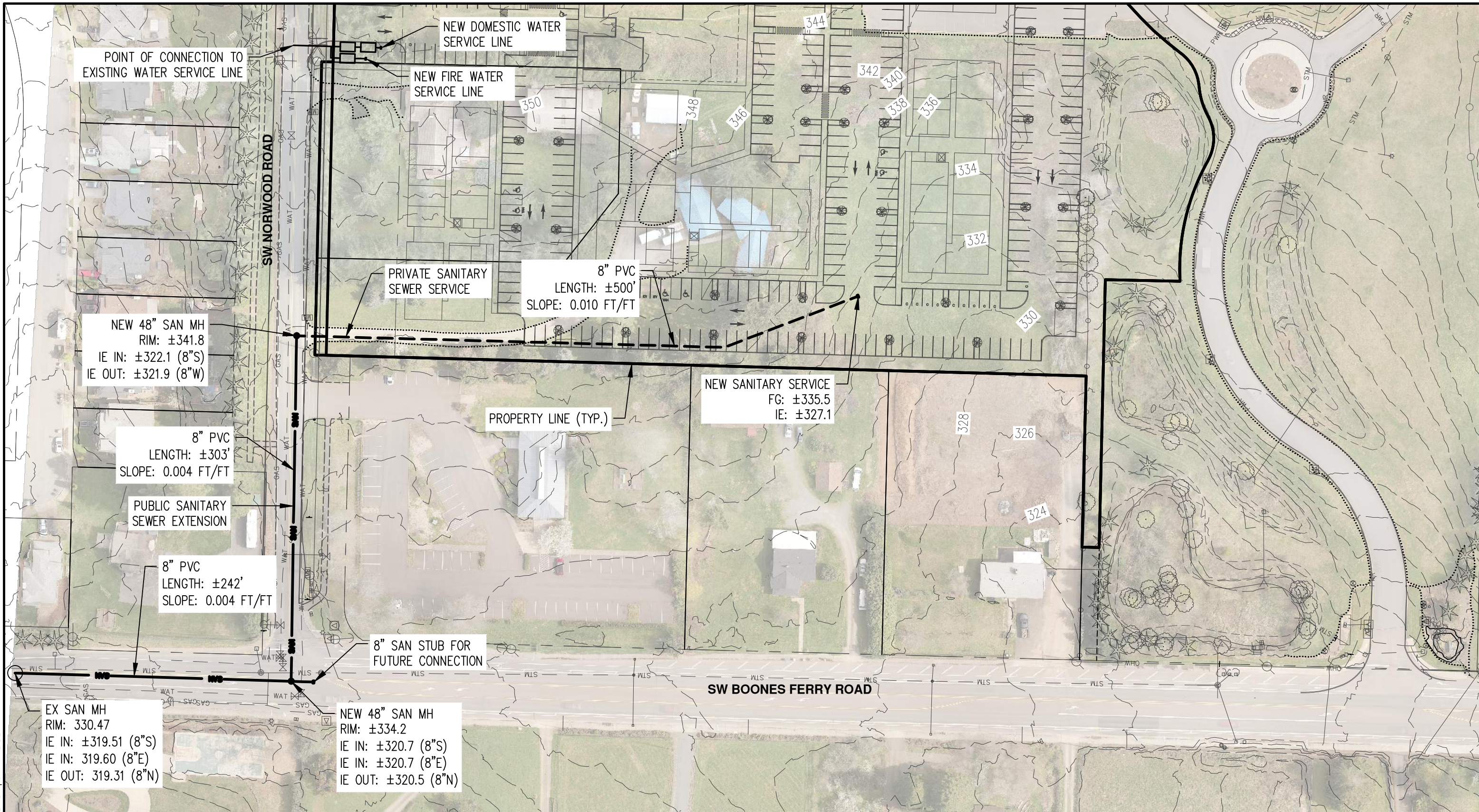


RENEWS: DECEMBER 31, 2023

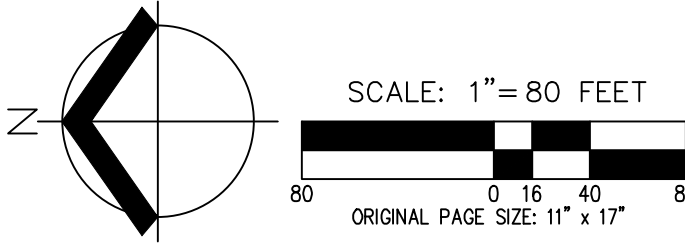
Attachments

- (Exhibit A) Water and Sanitary Sewer Availability Exhibit
- (Exhibit B) Stormwater Availability Exhibit
- (Exhibit C) Murraysmith Water Capacity Memorandum

DWG: 8723_20220908_SANITARY_AVAILABILITY_EXHIBIT | SAN AVAILABILITY



DATE: 10/17/2022

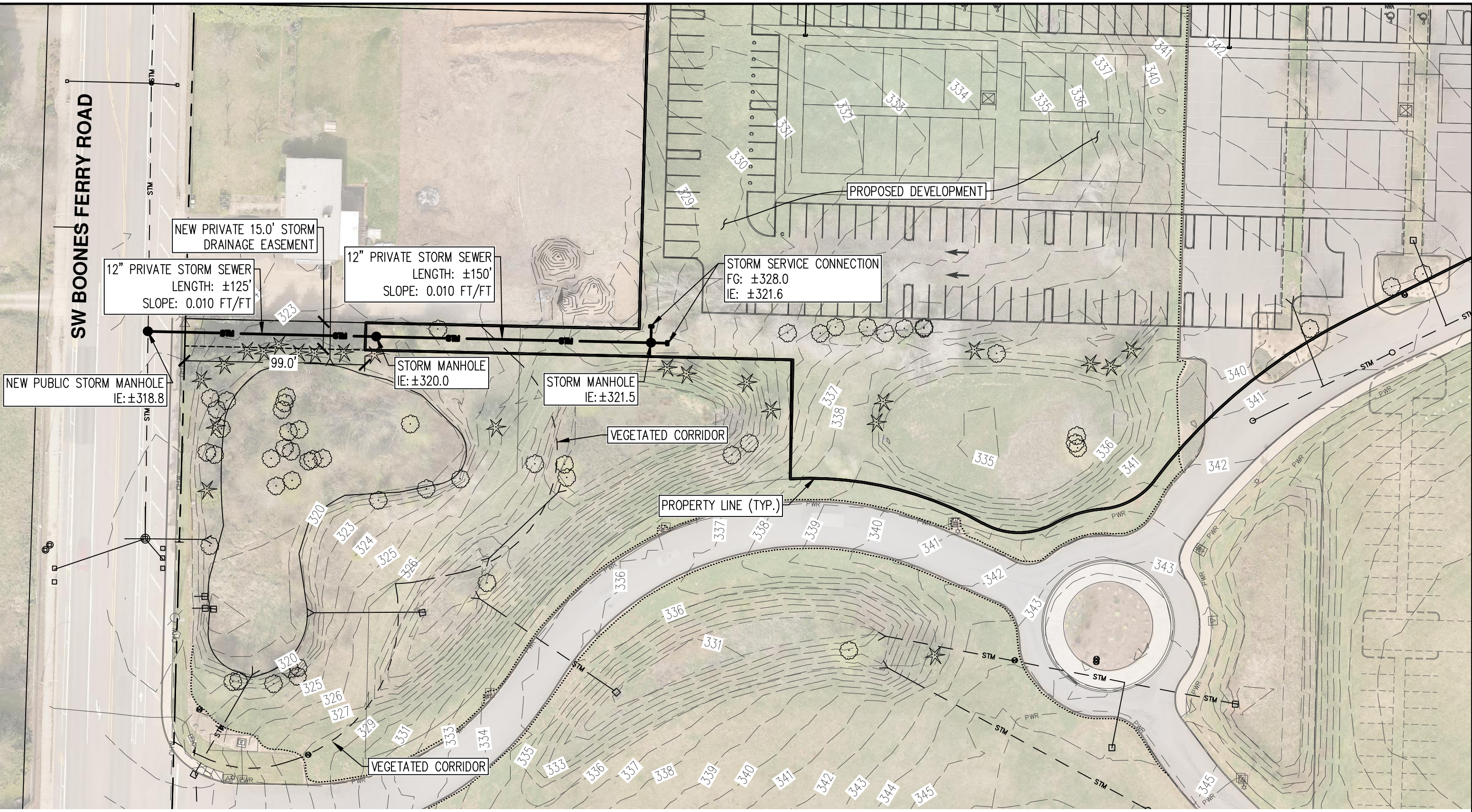


WATER AND SANITARY SEWER AVAILABILITY EXHIBIT		EXHIBIT
NORWOOD MULTI-FAMILY		A
AKS ENGINEERING & FORESTRY, LLC 12965 SW HERMAN RD #100 TUALATIN, OR 97062 503.563.6151 WWW.AKS-ENG.COM		DRWN: JAM CHKD: AMC AKS JOB: 8723

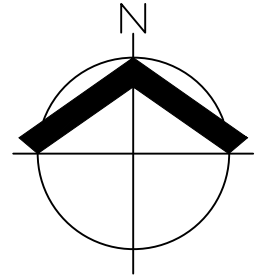
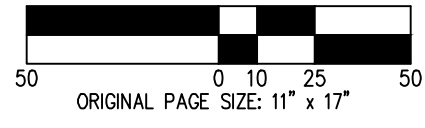


DWG: 8723 20220908 STORM AVAILABILITY EXHIBIT | AVAILABILITY

SW BOONES FERRY ROAD



SCALE: 1" = 50 FEET



DATE: 10/17/2022

STORMWATER AVAILABILITY EXHIBIT		EXHIBIT
NORWOOD MULTI-FAMILY		B
AKS ENGINEERING & FORESTRY, LLC 12965 SW HERMAN RD #100 TUALATIN, OR 97062 503.563.6151 WWW.AKS-ENG.COM		DRWN: JAM CHKD: AMC AKS JOB: 8723



Memorandum

Date: September 11, 2022

Project: 20-2737, On-Call Water System Analysis

To: Ms. Kim McMillan, PE – Community Development Director
Mr. Tony Doran – Engineering Associate
City of Tualatin

From: Brian Ginter, PE

Re: 9300 SW Norwood – Water System Capacity Analysis

Introduction

As requested, this memorandum has been prepared to present the findings of our analysis of the water service to the proposed multi-family development located at 9300 SW Norwood Road, southeast of the intersection of Boones Ferry Road and Norwood Road. This memorandum presents the findings of this analysis for the City's use in determining the water system improvements necessary to meet fire flow and pressure requirements.

Analysis and Conclusions

MurraySmith performed a review of the water service requirements associated with this development, and confirmed that the proposed multi-family develop does not require further analysis since prior analyses of proposed developments in the vicinity (Autumn Sunrise Subdivision and the Community Partners for Affordable Housing – Plambeck Gardens), have already defined water service availability and required water system improvements.

With the completion of the following planned improvements, a combination of City capital improvement projects and developer-constructed improvements, adequate water service for domestic and fire suppression is available at the proposed development.

- An 18-inch diameter B-level water line in Boones Ferry Road (to Norwood) being designed by AKS as a City CIP. The line extends east on Norwood to the B Level Reservoir/C Level Pump Station site.
- Lennar will upsize additional lines for the C-level, either by adding a new line across the Norwood frontage of the Autumn Sunrise development or upsizing the internal lines (following the street layout).

- CPAH is required by COAs to extend a 12-inch diameter C-level water line down Boones Ferry Road, from Norwood Road to their south property line.
- Autumn Sunrise will be installing upsized C-level lines from Norwood Road, through the development, out to BFR via Mahogany/Salinan, and then north to connect to the line CPAH will be installing in BFR.

If the proposed development at 9300 SW Norwood Road occurs prior to the completion of these improvements, it may impact the availability of water service.

AFFIDAVIT OF MAILING NOTICE

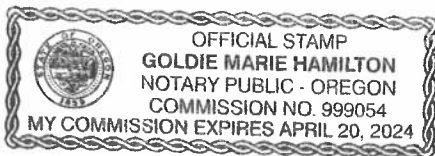
STATE OF OREGON)
) SS
COUNTY OF WASHINGTON)

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

That on the 3rd day of October, 2022, I will serve upon the persons shown on Exhibit "A" (Mailing Area List), attached hereto and by this reference incorporated herein, a copy of the Notice of Neighborhood/Developer Meeting marked Exhibit "B," attached hereto and by this reference incorporated herein, by mailing to them a true and correct copy of the original hereof. I further certify that the addresses shown on said Exhibit "A" are their regular addresses as determined from the books and records of the Washington County and/or Clackamas County Departments of Assessment and Taxation Tax Rolls, and that said envelopes were placed in the United States Mail with postage fully prepared thereon.

Mitchell Godwin
Signature

SUBSCRIBED AND SWORN to before me this 3rd day of October, 2022.



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

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

October 3, 2022

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



Dear Property Owner/Neighbor:

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

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

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

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

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

Sincerely,

AKS ENGINEERING & FORESTRY, LLC

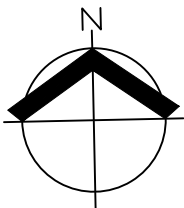
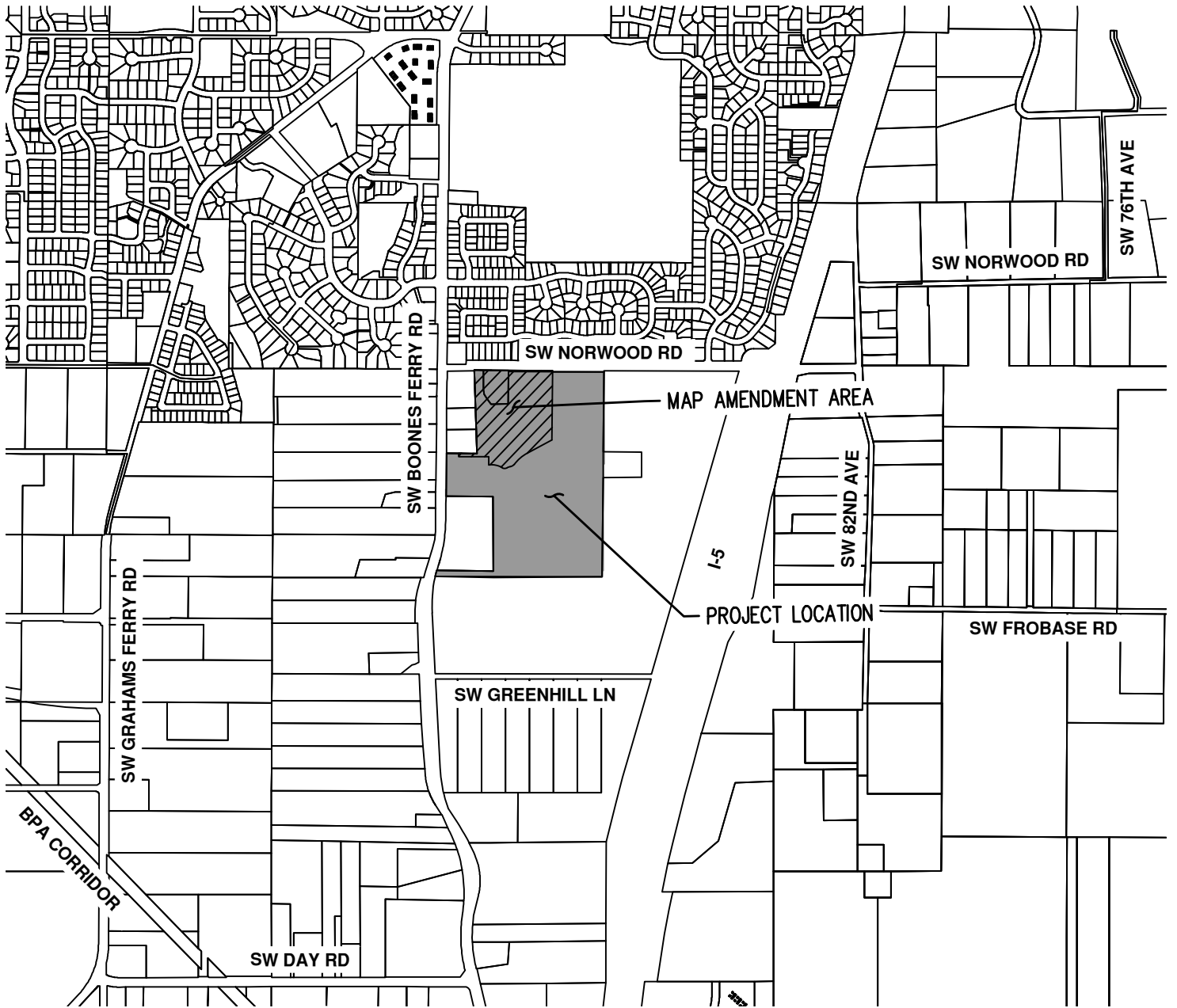
A handwritten signature in blue ink that reads 'Melissa Slotemaker'.

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

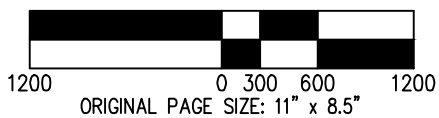
Enclosure: Vicinity Map

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

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



SCALE: 1" = 1200 FEET



DATE: 09/29/2022

SITE VICINITY MAP NORWOOD MULTI-FAMILY

FIGURE
1

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



DRWN: JAM
 CHKD: AMC
 AKS JOB:
8723

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

AGORIO DIANA
22790 SW 87TH PL
TUALATIN, OR 97062

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

ALLISON VICKI R
8994 SW STONO DR
TUALATIN, OR 97062

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

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

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

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

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

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

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

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

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

AUST JOSEPHINE A
8846 SW STONO DR
TUALATIN, OR 97062

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

BABCOCK GAYLON
8680 SW STONO DR
TUALATIN, OR 97062

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

BALLARD FAMILY TRUST
22925 SW MIAMI PL
TUALATIN, OR 97062

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

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

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

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

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

BECKER SUSAN
9405 SW QUINAULT LN
TUALATIN, OR 97062

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

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

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

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

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

BELL REV TRUST
8930 SW IOWA DR
TUALATIN, OR 97062

BEMROSE HEATHER LYNN
9320 SW IOWA DR
TUALATIN, OR 97062

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

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

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

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

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

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

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

BRASHEAR GREGORY A
22935 SW MANDAN DR
TUALATIN, OR 97062

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

BROADHURST CURTIS
22543 SW 96TH DR
TUALATIN, OR 97062

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

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

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

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

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

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

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

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

CAIS CARLY J
9340 SW STONO DR
TUALATIN, OR 97062

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

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

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

CARDENAS FERNANDO
9340 SW QUINAULT LN
TUALATIN, OR 97062

CARNS STEVEN C
9335 SW QUINAULT LN
TUALATIN, OR 97062

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

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

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

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

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

CHAN JOSEPH L
23156 BLAND CIR
WEST LINN, OR 97068

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

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

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

CHENG SIMON K
9860 SW LUMBEE LN
TUALATIN, OR 97062

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

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

CLARK ROY H
9295 SW PALOUSE LN
TUALATIN, OR 97062

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

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

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

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

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

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

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

CORRY FAMILY TRUST
22905 SW MIAMI DR
TUALATIN, OR 97062

CRANSTON MICHAEL S
8845 SW STONO DR
TUALATIN, OR 97062

CRAWFORD JASON S
9563 SW IOWA DR
TUALATIN, OR 97062

CRISP TONI K
9380 SW IOWA DR
TUALATIN, OR 97062

CRONKRITE ERIK
9315 SW PALOUSE LN
TUALATIN, OR 97062

CRUZ ALEJANDRO FRANCISCO
9270 SW SKOKOMISH LN
TUALATIN, OR 97062

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

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

DAVIS JASON WAYNE
9180 SW STONO DR
TUALATIN, OR 97062

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

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

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

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

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

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

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

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

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

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

DUNN KARIN R
9500 SW IOWA DR
TUALATIN, OR 97062

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

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

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

EDWARDS DANIELLE
22585 SW 93RD TER
TUALATIN, OR 97062

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

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

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

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

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

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

ERWERT EMILY
22915 SW 94TH TER
TUALATIN, OR 97062

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

FADLING JULIE H
22630 SW VERMILLION DR
TUALATIN, OR 97062

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

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

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

FINDERS DEBRA P
9355 SW PALOUSE LN
TUALATIN, OR 97062

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

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

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

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

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

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

FRANCIS KATHLEEN
9345 SW SKOKOMISH LN
TUALATIN, OR 97062

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

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

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

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

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

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

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

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

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

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

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

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

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

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

GARIBAY JAIME
22555 SW 94TH TER
TUALATIN, OR 97062

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

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

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

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

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

GIACCHI ROBYN M
8900 SW IOWA DR
TUALATIN, OR 97062

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

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

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

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

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

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

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

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

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

GOUY PHIL
8995 SW IOWA DR
TUALATIN, OR 97062

GRANDON JOINT TRUST
22980 SW ERIO PL
TUALATIN, OR 97062

GREEN JUSTIN J
8560 SW MARICOPA DR
TUALATIN, OR 97062

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

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

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

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

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

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

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

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

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

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

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

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

HARRISON LIV TRUST
8976 SW STONO DR
TUALATIN, OR 97062

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

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

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

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

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

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

HEYER TRUST
22775 SW VERMILLION DR
TUALATIN, OR 97062

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

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

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

HODGE KENNETH M
9235 SW STONO DR
TUALATIN, OR 97062

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

HOOVER DAN M
8993 SW STONO DR
TUALATIN, OR 97062

HORIZON COMMUNITY CHURCH
PO BOX 2690
TUALATIN, OR 97062

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

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

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

HUMPHREY SUSAN E
8801 SW STONO DR
TUALATIN, OR 97062

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

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

JACOBS JEFFREY W
9360 SW PALOUSE LN
TUALATIN, OR 97062

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

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

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

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

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

KARIS ALEXANDER DONALD
22930 SW MANDAN DR
TUALATIN, OR 97062

KAUFFMAN FAMILY TRUST
22725 SW MIAMI DR
TUALATIN, OR 97062

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

KERN KEVIN
9450 SW IOWA DR
TUALATIN, OR 97062

KERNER ROBERT
8850 SW STONO DR
TUALATIN, OR 97062

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

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

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

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

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

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

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

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

KLOSSNER ANDREW J
8854 SW STONO DR
TUALATIN, OR 97062

KNOX FAMILY TRUST
22950 SW MIAMI PL
TUALATIN, OR 97062

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

KREIS JOHN K
22835 SW MIAMI DR
TUALATIN, OR 97062

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

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

LARA SALVADOR
22845 SW 93RD TER
TUALATIN, OR 97062

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

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

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

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

LEEPER AVA J
9945 SW LUMBEE LN
TUALATIN, OR 97062

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

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

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

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

LIMING JEANNE E
9380 SW SKOKOMISH LN
TUALATIN, OR 97062

LINDAMAN LIVING TRUST
22805 SW ERIO PL
TUALATIN, OR 97062

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

LOEN EMILY G
22655 SW ENO PL
TUALATIN, OR 97062

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

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

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

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

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

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

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

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

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

MALONEY CHERYL L
22820 SW VERMILLION DR
TUALATIN, OR 97062

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

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

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

MARLEAU ALLISON P
22615 SW VERMILLION DR
TUALATIN, OR 97062

MARTIN FAMILY TRUST
8986 SW STONO DR
TUALATIN, OR 97062

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

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

MCCALED KEVIN L
8950 SW IOWA DR
TUALATIN, OR 97062

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

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

MCGRADY ANDREA M
9260 SW SKOKOMISH LN
TUALATIN, OR 97062

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

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

MCLEOD TRUST
23465 SW BOONES FERRY RD
TUALATIN, OR 97062

MCMANUS HEIDI
22820 SW 90TH PL
TUALATIN, OR 97062

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

MENES MARK A
9280 SW STONO DR
TUALATIN, OR 97062

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

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

MIKULA KATERINA
9330 SW PALOUSE LN
TUALATIN, OR 97062

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

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

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

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

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

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

MOLLER THERESA
22825 SW 93RD TER
TUALATIN, OR 97062

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

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

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

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

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

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

MULGAONKER SHAILESH S
PO BOX 367
TUALATIN, OR 97062

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

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

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

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

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

NELSON KIRIN H
8826 SW STONO DR
TUALATIN, OR 97062

NEULEIB TAMI R
9395 SW SKOKOMISH LN
TUALATIN, OR 97062

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

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

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

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

NORWOOD HEIGHTS OWNERS OF LOTS 11 13-
24

, OR 00000

NORWOOD HEIGHTS OWNERS OF LOTS 30 32-
42

, OR 00000

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

ODOMS LIVING TRUST
PO BOX 2446
TUALATIN, OR 97062

OLIVERA APOLINAR & OLIVERA DEBBIE &
WHITWORTH DAVID ET AL
22640 SW VERMILLION DR
TUALATIN, OR 97062

O'NEAL DANNY F & O'NEAL JONI L
22625 SW 94TH TER
TUALATIN, OR 97062

ORLANDINI ANTHONY J & ORLANDINI JUDY R
8555 SW MARICOPA DR
TUALATIN, OR 97062

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

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

OWENS CLINTON MICHAEL SHOOK
9965 SW LUMBEE LN
TUALATIN, OR 97062

P3 PROPERTIES LLC
PO BOX 691
WHITE SALMON, WA 98672

PARKER ETHAN T & PARKER JAMIE L
22855 SW ENO PL
TUALATIN, OR 97062

PAROSA JOSHUA DAVID
9360 SW IOWA DR
TUALATIN, OR 97062

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

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

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

PERRY JANETTE & PERRY KENNETH
8885 SW STONO DR
TUALATIN, OR 97062

PETRIDES PAMELA LIVING TRUST & PETRIDES
PHILLIP LIVING TRUST
22815 SW MIAMI DR
TUALATIN, OR 97062

PFEIFER STEPHANIE B
22530 SW 93RD TER
TUALATIN, OR 97062

PICKETT R DEAN & PICKETT E RAYLEA
22995 SW ERIO PL
TUALATIN, OR 97062

PIERCE KELLY JOANNE & PIERCE BRIAN
LAWRENCE
8675 SW STONO DR
TUALATIN, OR 97062

PIRTLE JAMES L JR & PIRTLE LINDA L
22780 SW 93RD TER
TUALATIN, OR 97062

PITT CHARLES R
8883 SW IOWA DR
TUALATIN, OR 97062

POTTER DYLAN D & POTTER MICHELLE P
23405 SW BOONES FERRY RD
TUALATIN, OR 97062

POTTLE KEITH W & POTTLE DARCY A
PO BOX 1996
TUALATIN, OR 97062

POWELL MATTHEW & POWELL LAUREN
22835 SW ENO PL
TUALATIN, OR 97062

QIAN LIDONG & YANG YUYUAN
8815 SW STONO DR
TUALATIN, OR 97062

RAMIREZ JOSE ANTONIO & RAMIREZ SILVIA
22560 SW 94TH TER
TUALATIN, OR 97062

RAMKU FAMILY TRUST
14193 NW MEADOWRIDGE DR
PORTLAND, OR 97229

RANSOM ANNIE M & RANSOM BRADLEY
EDWARD
22785 SW MIAMI DR
TUALATIN, OR 97062

RAY CYNTHIA P
8878 SW STONO DR
TUALATIN, OR 97062

RAZ DOUGLAS JOHN
22685 SW 94TH TER
TUALATIN, OR 97062

REPCAK ROMAN & PARK-REPCAK ROBIN
22810 SW 93RD TER
TUALATIN, OR 97062

REYNHOLDS GLENN A & REYNHOLDS NANCY J
22795 SW 92ND PL
TUALATIN, OR 97062

RICHARDS MARK R & RICHARDS JILL E
22600 SW MIAMI DR
TUALATIN, OR 97062

RICHTER FAMILY JOINT TRUST
22930 SW MIAMI PL
TUALATIN, OR 97062

RILEY SHAWN O
23365 SW BOONES FERRY RD
TUALATIN, OR 97062

ROBERTS CHRISTOPHER T & ROBERTS KELLY J
9855 SW LUMBEE LN
TUALATIN, OR 97062

ROGERS JOHN & AGUILAR-NELSON LIZI
15309 NW DECATUR WAY
PORTLAND, OR 97229

ROMINE CLAUDIA
22980 SW VERMILLION
TUALATIN, OR 97062

RONALD TY & RONALD JENNIFER
8870 SW STONO DR
TUALATIN, OR 97062

ROSE THEODORE & ROSE SHANNON
22765 SW MIAMI DR
TUALATIN, OR 97062

RUDISEL A TRUST
PO BOX 1667
LAKE OSWEGO, OR 97035

SABIDO ROBERT & SABIDO JENNIFER M
9760 SW IOWA DR
TUALATIN, OR 97062

SANDSTROM GLENN M
9405 SW PALOUSE LN
TUALATIN, OR 97062

SAWAI STUART T & SAWAI MARY JANE
8891 SW IOWA DR
TUALATIN, OR 97062

SAYLOR ERIC M & SAYLOR BRITTA M
22835 SW 90TH PL
TUALATIN, OR 97062

SCHAFROTH J F & SCHAFROTH KATE R
8838 SW STONO DR
TUALATIN, OR 97062

SCHOTT DAVID M & SCHOTT COURTNEY A
22690 SW VERMILLION DR
TUALATIN, OR 97062

SCHREIBER FAMILY TRUST
22885 SW ERIO PL
TUALATIN, OR 97062

SCHULTZ LARRY & JOANN REV LIV TRUST
8890 SW IOWA DR
TUALATIN, OR 97062

SCHWEITZ ERIC J & SCHWEITZ KAREN M
9390 SW SKOKOMISH LN
TUALATIN, OR 97062

SCOTT JERRY MICHAEL & STAMBAUGH DEBRA R
9080 SW IOWA DR
TUALATIN, OR 97062

SEKI KATSUMICHI & SEKI MIYUKI
22625 SW 87TH PL
TUALATIN, OR 97062

SELIVONCHICK GREGORY A & SELIVONCHICK
GEORGANNE
8945 SW IOWA DR
TUALATIN, OR 97062

SEPP JULIE & SEPP ROBERT
9150 SW STONO DR
TUALATIN, OR 97062

SHAMBURG SCOTT A
PO BOX 908
WILSONVILLE, OR 97070

SHAVLOVSKIY VITALIY & SHAVLOVSKIY NATALIA
32031 SW GUISS WAY
WILSONVILLE, OR 97070

SHEARER THOMAS M & CHERIE M SHEARER
FAMILY TRUST
22595 SW MIAMI DR
TUALATIN, OR 97062

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

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

SHIPLEY HEATHER
9355 SW IOWA DR
TUALATIN, OR 97062

SHOBAKEN THOMAS R
8795 SW STONO CT
TUALATIN, OR 97062

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

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

SMITH WILLIAM R & SMITH BARBARA J
22865 SW 89TH PL
TUALATIN, OR 97062

SMITH GREGORY D & LINDA S REV TRUST
9930 SW LUMBEE LN
TUALATIN, OR 97062

SNODDY ROBERT B
9430 SW IOWA DR
TUALATIN, OR 97062

SOMERTON RITA G & SOMERTON MARVIN
9375 SW IOWA DR
TUALATIN, OR 97062

SPACKMAN KENT A & SPACKMAN DONNA J
22915 SW ERIO PL
TUALATIN, OR 97062

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

SPENCER EVERETT & SPENCER LORRIE HEAPE
22830 SW 93RD TER
TUALATIN, OR 97062

ST CLAIR DEBORAH J LIVING TRUST
9375 SW QUINAULT LN
TUALATIN, OR 97062

STACKLIE TIM & KAREN LIV TRUST
9655 SW IOWA DR
TUALATIN, OR 97062

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

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

STONE LEAH
8755 SW STONO DR
TUALATIN, OR 97062

STRATTON GILLIAN M LIVING TRUST
9195 SW IOWA DR
TUALATIN, OR 97062

STUART JAMES W & STUART HOLLY V
9235 SW IOWA DR
TUALATIN, OR 97062

SUTHERLAND STUART P & SUTHERLAND
LEEANN N FAM TRUST
22805 SW 92ND PL
TUALATIN, OR 97062

SYVERSON FAMILY LIV TRUST
8895 SW IOWA DR
TUALATIN, OR 97062

TAKALLOU MOJTABA B & AMINI AFSANEH
9625 SW IOWA DR
TUALATIN, OR 97062

TAM AARON L M & TAM AMY
9250 SW IOWA DR
TUALATIN, OR 97062

TAPASA HEIDI L & TAPASA TUUMAMAO
22605 SW 94TH TER
TUALATIN, OR 97062

TAYLOR FLORDELIZA J
22535 SW 94TH TER
TUALATIN, OR 97062

TAYLOR BRENDA & TAYLOR JOE N
22885 SW 94TH TER
TUALATIN, OR 97062

TAYLOR ARTHUR R & MANANDIL MYLYN
22675 SW VERMILLION DR
TUALATIN, OR 97062

THOMAS SCOTT & THOMAS CARRIE
22770 SW MIAMI DR
TUALATIN, OR 97062

THOMPSON JOYCE TRUST
PO BOX 91
TUALATIN, OR 97062

THORSTENSON PEDER H & THORNSTENSON
KATHLEEN M
9580 SW IOWA DR
TUALATIN, OR 97062

THURLEY CHRISTOPHER
9135 SW STONO DR
TUALATIN, OR 97062

TIGARD-TUALATIN SCHOOL DISTRICT #23J
6960 SW SANDBURG ST
TIGARD, OR 97223

TOJONG EDWARD & TOJONG MARISSA
9549 SW IOWA DR
TUALATIN, OR 97062

TOLER E TRENT & TOLER ROSEANN T
22595 SW 87TH PL
TUALATIN, OR 97062

TOMPKINS TIMOTHY L & TOMPKINS RACHEL N
22570 SW VERMILLION DR
TUALATIN, OR 97062

TRAN NICHOLAS
8983 SW STONO DR
TUALATIN, OR 97062

TRICKETT AARON & TRICKETT HEATHER
22580 SW VERMILLION DR
TUALATIN, OR 97062

TRIKUR MARTA LUIZA & TRIKUR SERGEY F
22775 SW 90TH PL
TUALATIN, OR 97062

TROTMAN NEIL
9385 SW IOWA DR
TUALATIN, OR 97062

TROYER KENNETH A & VALERIE LEE REV LIV
TRUST
24548 SW QUARRYVIEW DR
WILSONVILLE, OR 97070

TUALATIN CITY OF
18880 SW MARTINAZZI AVE
TUALATIN, OR 97062

TUALATIN HILLS CHRISTIAN CHURCH INC
23050 SW BOONES FERRY RD
TUALATIN, OR 97062

TURNBULL BRENT D
9340 SW IOWA DR
TUALATIN, OR 97062

TURNER BENJAMIN & PERKINS EMILY A
22745 SW VERMILLION DR
TUALATIN, OR 97062

VANDERBURG SUSAN B & VANDERBURG JOHN
TIMOTHY REV TRUST & VANDERBURG
JACQUELIN
21715 SW HEDGES DR
TUALATIN, OR 97062

VELAZQUEZ BRIAN A & VELAZQUEZ CHRISTINA
RALSTON
9325 SW PALOUSE LN
TUALATIN, OR 97062

VENABLES JOHN V TRUST
6140 SW BOUNDARY ST APT 145
PORTLAND, OR 97221

VETETO NANCY LIV TRUST
9220 SW STONO DR
TUALATIN, OR 97062

VICTORIA WOODS OWNERS COMMITTEE
PO BOX 1282
TUALATIN, OR 97062

VICTORIA MEADOWS HOA
, OR 00000

VUKANOVICH MARK
23155 SW BOONES FERRY RD
TUALATIN, OR 97062

WADSWORTH ERIC & WADSWORTH WENDY
9265 SW STONO DR
TUALATIN, OR 97062

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

WEGENER RODNEY R
8882 SW STONO DR
TUALATIN, OR 97062

WELBORN RANDALL J & JULIE ANN WELBORN
LIV TRUST
22885 SW VERMILLION DR
TUALATIN, OR 97062

WELCH RAYMOND P & WELCH PAMELA K
8575 SW MARICOPA DR
TUALATIN, OR 97062

WHEELER TERRANCE J & WHEELER LINDA K
8745 SW STONO DR
TUALATIN, OR 97062

WHITE RYAN K & WHITE BRENNAN R
22930 SW ERIO PL
TUALATIN, OR 97062

WHITT JASON & WHITT MELANIE
9745 SW IOWA DR
TUALATIN, OR 97062

WILLIAMS MEGANN E & WILLIAMS AUSTIN J
8830 SW STONO DR
TUALATIN, OR 97062

WILLIAMS TOM K
9300 SW NORWOOD RD
TUALATIN, OR 97062

WILSON DAVID L & WILSON KAREN A
22750 SW 92ND PL
TUALATIN, OR 97062

WISE ROBERT C & WISE SUSAN M
9875 SW LUMBEE LN
TUALATIN, OR 97062

WISER BRIAN R & LIRA MARIA ALEJANDRA
22845 SW 89TH PL
TUALATIN, OR 97062

WISER THOMAS WAYNE & WISER DIANE MARIE
22750 SW MIAMI DR
TUALATIN, OR 97062

WONG JONATHAN D & WONG BETH J
9345 SW STONO DR
TUALATIN, OR 97062

WOODRUFF VIRGINIA C
22740 SW 93RD TER
TUALATIN, OR 97062

WOOLSEY RANDY M & WOOLSEY DONNA J
8775 SW STONO DR
TUALATIN, OR 97062

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

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

YEE DONALD M & YEE PAMELA E
9105 SW STONO DR
TUALATIN, OR 97062

YOUNG DOUGLAS A & YOUNG TERESA S
987 SOLANA CT
MOUNTAIN VIEW, CA 94040

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

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

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

Hello Byrom CIO Representatives,

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

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

Sincerely,
Melissa Slotemaker

Melissa Slotemaker, AICP
Land Use Planner



AKS ENGINEERING & FORESTRY, LLC

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

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

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

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CERTIFICATION OF SIGN POSTING



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

applicant's consultant
As the applicant for the Norwood Multi-Family-Annexation, Partition, and Map/Text Amendment project, I hereby certify that on this day, three (3) sign(s) was/were posted on the subject property in accordance with the requirements of the Tualatin Development Code and the Community Development Division.

Applicant's Name: Mitchell Godwin
applicant's consultant (Please Print)

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

Date: 10/3/22



October 26, 2022

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

Meeting Date: October 25, 2022

Time: 6:30 PM

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

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

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

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

Transportation

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

Zone Change/Future Project

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

Miscellaneous

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

The meeting concluded at approximately 8:05 pm.

Sincerely,

AKS ENGINEERING & FORESTRY, LLC



Melissa Slotemaker, AICP

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

P: 503.563.6151 | www.aks-eng.com | SlotemakerM@aks-eng.com



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

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

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

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

PLEASE PRINT CLEARLY

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



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Printed Name	Full Mailing Address	Email Address	Phone #
Julie Cooper	9396 SW DOWA DRIVE TUALATIN, OR 97062	Juldajour@hotmail.com	
Charles & Susan Pitt	8883 SW TOWA DR 97062 Tualatin, 97062	crp58@sbog/dkal.net	(775) 762-1774
Judi Wick	27390 SW Martinazzi Ave	judiwick@gmail.com	503-302-3622
Delee Haudbine	9215 SW Stone Dr	dhaudbine@frontier.com	503-6925450
Don Yee	9105 SW Stone Dr	pam@schmidtandye.com	503 692 8873
Chris McReynolds	22720 SW 87th Pl	Chris.McReynolds@gmail.com	
Beu Feucht	22715 SW 87th Pl	beufeucht@comcast.net	503-403-9325



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Printed Name	Full Mailing Address	Email Address	Phone #
Linda Kennedy	22735 SW 87th Place Tualatin, OR 97062	Like94fun@comcast.net	503-307-2581
Carolyn Hess	4500 SW Halcyon Rd 97062		503 638 1164
Nancy Veteto	9220 SW Stone Drive Tualatin 97062	nancyjveteto@gmail.com	971 645 7221
Leslie Jackman	20715 SW Shoshone Ct Tualatin OR	banittie@gmail.com	858-345-0633
Lorelei Mercado	22920 SW Mandan Dr Tualatin OR 97062	loirelei.mercado@gmail.com	503 916 9875
Randy + Julie Welborn	22885 SW Vermillion Dr Tualatin 97062	randy+jw@juno.com	503 885 9633
Ann Feucht	22715 SW 87th Pl Tualatin 97062	a.feucht@comcast.net	503 941 6224



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



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Printed Name	Full Mailing Address	Email Address	Phone #
KELLY HORSFORD	10000 SW ALSEA CT TUALATIN, OR 97062	kshorsford@gmail.com	503-522-2352
MARK KEOPS LINDSAY KEOPS	9675 SW IOWA DR. TUALATIN OR		
Kathy Arnold	21438 SW 90 th Ave	karnold28@mac.com	503-841-0644
Marguerite McAker	22730 SW Vermillion Drive	marguerite.mcaleere@gmail.com	503-799-1370
Matrils	22815 SW IOWA DR	Phillip.Petrades@ymail.com	5164102436
Chad Frisley	9005 SW Stone Dr.	kepetruspro@aol.com	760-404-9189
Alejandro Cruz	9270 SW Skokomish Ln Tualatin	alejandrofc@gmail.com alejandrofc@gmail.com	(503) 258-7537



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



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



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Printed Name	Full Mailing Address	Email Address	Phone #
Rick & Therese French	9080 SW Stone Dr Tualatin 97062	therese.french@comcast.net rick.french@comcast.net	971-312-9047
Tim Neary	2780 SW 9th Pl Tualatin OR 97062	timneary@gmail.com	503 820 6223
Cherles & Christa Glaeser	895 S.W. Town Tualatin, OR		
Heidi Auger	8905 SW Town Dr Tualatin OR	heidiauger@yahoo.com	503 691 5937
Jason Bennett	22730 SW Vermillion Dr. Tualatin, OR 97062	joy.bennett71@gmail.com	503.593.9893
LEONKY KAUFFMAN	22725 SW MIAMI DR TUALATIN	LKAUFF@COMCAST.NET	503-885-1920
Octavio Gozale	19146 SW 53rd Ct Tualatin	taviogoz@gmail.com	503-929-3989

CERTIFICATION OF SIGN POSTING



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

Applicant's Consultant
As the ~~applicant~~ for the _____ Annexation Project _____ project, I hereby
certify that on this day, 12/15/2022 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 Consultant Name: Jacob Secor
(Please Print)

Applicant's Consultant Signature: _____


Date: 12/15/2022





AFFIDAVIT OF MAILING

STATE OF OREGON)

) ss

COUNTY OF WASHINGTON)

I, Lindsey Hagerman, being first duly sworn, depose and say:

That on the 9 day of January, I served upon the persons shown on Exhibit A, attached hereto and by this reference incorporated herein, a copy of a Notice of Hearing/Application/Decision 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 reflect information received from the relevant party or agency, and that said envelopes were placed in the United States Mail at Tualatin, Oregon, prepared to receive postage administered by city staff.

Dated this 9 of, January 2023



Signature

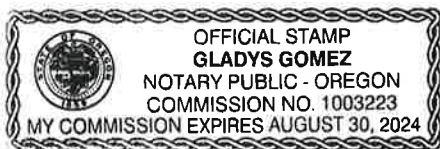
SUBSCRIBED AND SWORN to before me this

9th day of January



Notary Public for Oregon

My commission expires: August 30, 2024



RE: ANN22-0003 NOTICE OF HEARING

OWNER1	OWNERADDR
ALLARD JOHN A & ALLARD KELCIE L	8885 SW IOWA DR
ALLISON VICKI R	8994 SW STONO DR
ANDERSON SCOTT A & ANDERSON ANDREA N	22825 SW 92ND PL
ANDERSON RICHARD J JR	22630 SW 93RD TER
ANTHIMIADES GEORGE T & ANTHIMIADES STEPHANIE J	8735 SW STONO DR
APLIN ALAN WHITNEY & APLIN PATRICIA ANN	22940 SW ENO PL
ARCHULETA JOHN L & ARCHULETA ELISHA J	9385 SW SKOKOMISH LN
ARCIGA MARCO A & ARCIGA VIRGINIA L	22550 SW 93RD TER
ATKINS DANIEL J & ATKINS DAWNITA G	22570 SW 93RD TER
AUGEE JOEL L & AUGEE HEIDI M S	8905 SW IOWA DR
AUST JOSEPHINE A	8846 SW STONO DR
AUSTIN MICHAEL P & AUSTIN ALLISON M	9325 SW IOWA DR
BACA GREGORY R & BACA ELIZABETH R	16869 SW 65TH AVE #387
BAILEY JILL	3657 SE ROANOKE CT
BALLARD FAMILY TRUST	22925 SW MIAMI PL
BARRY CHRISTOPHER & BARRY ERIN	23065 SW BOONES FERRY RD
BATES-BLANCO FAMILY TRUST	22648 SW 96TH DR
BAZANT CHRISTINE LEE & BAZANT JOHN JOSEPH	36449 HWY 34
BECKER SUSAN	9405 SW QUINAULT LN
BECKSTEAD BRIAN A & BECKSTEAD ZERELDA G	8886 SW STONO DR
BEDDES CRISTINA & BEDDES AARON	22765 SW ENO PL
BEEBE BRENT E & BEEBE SANDRA L	8895 SW STONO DR
BELL REV TRUST	8930 SW IOWA DR
BERGEE CYNTHIA T & BERGE WILLIAM C	16997 SW TEMPEST WAY
BLACK JENNIFER O & BLACK DAVID O JR	9040 SW STONO DR
BOCCI JAMES A & BOCCI JULIA A	23205 SW BOONES FERRY RD
BOHMAN FAMILY TRUST	22567 SW 96TH DR
BOSKET JOHN A & JULIE L BOSKET LIV TRUST	9355 SW STONO DR
BOX MICHAEL L & BOX KATIE M	9370 SW PALOUSE LN
BRECK KOLTE TRISTON & BEATTIE DANIELLE NICOLE	9290 SW STONO DR
BRENES VALERIE & BRENES GERARDO MANUEL	22830 SW 89TH PL
BROADHURST CURTIS	22543 SW 96TH DR
BROWN KATHERINE MARIE & BROWN CHRISTOPHER DAVID	22683 SW 96TH DR
BUCKALEW LIVING TRUST	22943 SW BOONES FERRY RD
BUHAY JASON & BUHAY MICHELLE	9300 SW STONO DR
BUICH ALEXANDER & BUICH CORRINE	22985 SW MIAMI PL
BUNCE MICHAEL R REVOC LIV TRUST & BUNCE DEBORAH J REVOC LIV T	9150 SW IOWA DR
BURCHFIEL LARRY & BURCHFIEL DEBORAH	8858 SW STONO DR
BURCHETT KENNETH T & JOY A JOINT LIV TRUST	9700 SW IOWA DR
BURNS DANIEL D & KRILL DEANN R	9345 SW QUINAULT LN
CAIS CARLY J	9340 SW STONO DR
CALDERON CAMIE M & CALDERON DANIEL	22735 SW 92ND PL
CALKINS MICHAEL & CALKINS DIANE	8890 SW STONO DR
CARBAJAL PEDRO & CARBAJAL REGINA	8925 SW IOWA DR
CARDENAS FERNANDO	9340 SW QUINAULT LN
CARNS STEVEN C	9335 SW QUINAULT LN
CHAFF HEIDI L	22626 SW 96TH DR
CHAMBERLAND MATHEW & CHAMBERLAND JAMES W	8975 SW IOWA DR
CHAMPAGNE PATRICK & ROY CELINE	8880 SW IOWA DR
CHAMSEDDINE WAEL M & CHAMSEDDINE BECKY A	22900 SW ERIO PL
CHAN JOSEPH L	23156 BLAND CIR
CHAPEK CARRIEANN & CHAPEK CALEB	9360 SW SKOKOMISH LN
CHASE HARRY M & CHASE CATHY LEE	8799 SW STONO DR
CHENG SIMON K REV TRUST	9860 SW LUMBEE LN
CHRISTENSEN STANFORD DEE & CAROL MAE REV INTERVIVOS TRUST	8980 SW STONO DR
CLARK ROY H	9295 SW PALOUSE LN
COBB DANIEL Z & COBB ROSA	22770 SW 89TH PL
COKELEY HEATHER & COKELEY KEITH	9320 SW IOWA DR
COLE STEVEN W & ROBERTS ANDREA M	22850 SW ENO PL
COMMUNITY PARTNERS FOR AFFORDABLE HOUSING	PO BOX 23206
COMPTON MARC A & COMPTON JODY L	22151 SW ANTIOCH DOWNS CT

COOPER JULIE ANN LIV TRUST	9390 SW IOWA DR
CORRY FAMILY TRUST	22905 SW MIAMI DR
CRAWFORD JASON S	9563 SW IOWA DR
CRISP TONI K	9380 SW IOWA DR
CRONKRITE ERIK	9315 SW PALOUSE LN
CRUZ ALEJANDRO FRANCISCO	9270 SW SKOKOMISH LN
CURTHOYS CAROL ANN REV LIV TRUST	8879 SW IOWA DR
DARLING LANCE F	22865 SW 94TH TER
DAVIS JASON WAYNE	9180 SW STONO DR
DEARDORFF CRAIG S & DEARDORFF ALBERTA	22595 SW 93RD TER
DICKMAN SCOTT D & CHEN WEIWEN	22955 SW ERIO PL
DIETRICH ROBERT & DIETRICH SUSAN	9650 SW IOWA DR
DITTMAN ADAM H & DITTMAN ELIZABETH A C	22785 SW 89TH PL
DOSS ANDREA & DOSS BRANDON	22580 SW 94TH TER
DOW PETER J REV TRUST & SHERFY JENNIFER L REV TRUST	9360 SW QUINAULT LN
DOWNES ADRIAN & DOWNES CATHERINE	22945 SW MIAMI PL
DUFFY RONALD E TRUST	9795 SW IOWA DR
DUNN PATRICK P & DUNN CLARA I RUSINQUE	9380 SW PALOUSE LN
DUNN KARIN R	9500 SW IOWA DR
EAKINS EILEEN G	22760 SW 93RD TERR
EBERHARD JEFFERY D & TAAFFE CAROL E	22975 SW ERIO PL
EDELINE JENNIFER A & EDELINE SEAN M	9350 SW QUINAULT LN
EDWARDS DANIELLE	22585 SW 93RD TER
EGGERT BRENDA & EGGERT CHARLES	30000 SW 35TH DR
ELLIOTT WESLEY & ELLIOTT TERRA	9521 SW IOWA DR
ELLIS FAMILY REV TRUST	9640 SW IOWA DR
ENNIS MARK & ENNIS BARBARA	9380 SW STONO DR
ERDMAN PAUL & ERDMAN PAMALA B	8862 SW STONO DR
ERWERT EMILY	22915 SW 94TH TER
ESZLINGER ERIC & ESZLINGER NATASHA	9395 SW QUINAULT LN
FANT BRIAN ALAN & DEBORAH SPARCK TRUST	22680 SW ENO PL
FILANTRES GUST J & FILANTRES CYNTHIA K	9630 SW IOWA DR
FINDERS DEBRA P	9355 SW PALOUSE LN
FITZHENRY VIRGINIA LIV TRUST	7015 SW FOXFIELD CT
FLETCHER CRAIG A & FLETCHER JENINE F	9840 SW LUMBEE LN
FORCE LIVING TRUST	9365 SW PALOUSE LN
FRANCIS FRANK J & FRANCIS HELEN MARIE	9130 SW IOWA DR
FRANCIS KATHLEEN	9345 SW SKOKOMISH LN
FRANKS TERRENCE D	22730 SW 90TH PL
FRAVEL LINDA SHAW TRUST	9365 SW SKOKOMISH LN
FRAZIER FAMILY LLC	22830 SW 89TH PL
FRENCH RODERICK LEE & FRENCH THERESE LYNN	9080 SW STONO DR
FRIBLEY SARAH E & FRIBLEY CHAD C	9005 SW STONO DR
FRITTS MICHELLE M & FRITTS BRETT C	22945 SW ENO PL
FRY ALBERTA A TRUST	9175 SW STONO DR
FULLER ERIC M & FULLER XIAOYAN	9365 SW QUINAULT LN
GALANG JAN VINCENT SUNGA & GALANG CINDY BUSTOS	9400 SW IOWA DR
GANEY DANIEL T & BELLINGHAM TAUNI A	22556 SW 96TH DR
GARIBAY JAIME	22555 SW 94TH TER
GARRETT RYAN P & GARRETT KELLY E	22970 SW MIAMI PL
GEORGE TIMOTHY P & GEORGE BETHANY	9335 SW IOWA DR
GEORGE REV LIV TRUST	22695 SW ENO PL
GHODS SHAWN M & GHODS JENNA N	22815 SW 89TH PL
GIACCHI ROBYN M	8900 SW IOWA DR
GIESS SIMONE ELISABETH & IVERSON SEAN PATRICK	9355 SW QUINAULT LN
GILCHRIST BEVERLY & GILCHRIST ROLAND T	9310 SW IOWA ST
GILLARD DAVID J & GILLARD SHELLIE S	22680 SW MIAMI DR
GILLETT CHRIS & GILLETT BETSY	22604 SW 96TH DR
GILLIHAN THOMAS M TRUST	22870 SW ENO PL
GLAESER CHARLES W & GLAESER CHRISTA M	8955 SW IOWA DR
GLASS BRIAN D & GLASS LEAH M	8900 SW SWEET DR #537
GOFORTH NATHAN L & TAAFFE JULIA C	22755 SW 90TH PL

GOODY GREGORY & GOODY BRITTANY	22830 SW ENO PL
GOUY PHIL	8995 SW IOWA DR
GRANDON JOINT TRUST	22980 SW ERIO PL
GREGSON N DEAN & GREGSON DEBORAH U	22675 SW MIAMI DR
GRIFFITH NOEL T JR & GRIFFITH ANGELA R	8898 SW STONO DR
GUERRA FILEMON M JR & QUIRANTE MALINDA	8899 SW IOWA DR
GUYETTE JONATHAN & GUYETTE REBECCA	22673 SW 96TH DR
HACKENBRUCK JERRY ALDEN & LINDA JOAN REV TRUST	22680 SW 96TH DR
HALL SCOTT & HALL BETH	9065 SW STONO DR
HALLVIK BRUCE D & HALLVIK PAMELA S	22640 SW ENO PL
HANAWA IWAO & HANAWA LAURIE	3528 CHEROKEE CT
HARRISON LIV TRUST	8976 SW STONO DR
HASBROOK WILLIAM B & HASBROOK TRICIA	22790 SW MIAMI DR
HASLAM KENNETH A & HASLAM JESSICA J	22825 SW ERIO PL
HAUDBINE PATRICK E & HAUDBINE DELEE H	9215 SW STONO DR
HEIRONIMUS JULIE A & VALLECK GEORGE D	22710 SW 90TH PL
HELMS NICOLE E & HELMS ANDREW E	709 W 36TH ST
HERRERA FERNANDO JR & HERRERA REBEKAH	9260 SW SKOKOMISH LN
HERRERA FERNANDO & HERRERA MARIA D	9360 SW STONO DR
HILL DEREK & HILL CYNTHIA	9600 SW IOWA DR
HINES MICHAEL A & HINES MARLENE R	9730 SW IOWA DR
HODGE KENNETH M	9235 SW STONO DR
HOLDBROOK-DADSON DENISE	9330 SW SKOKOMISH LN
HOOVER DAN M	8993 SW STONO DR
HORIZON COMMUNITY CHURCH	PO BOX 2690
HOWE WARREN & YUHAS-HOWE HEATHER	9495 SW NORWOOD RD
HUALA ROBIN PATRICK	14607 NE 57TH ST
HUMPHREY MARGIE LIV TRUST	22820 SW 92ND PL
HUMPHREY SUSAN E	8801 SW STONO DR
JACOBS JEFFREY W	9360 SW PALOUSE LN
JASTRAM WILLIAM E & JASTRAM CHRISTINE A	9015 SW IOWA DR
JENKINS PHILIP D & JENKINS KRISTEN K	9240 SW STONO DR
JOHNSON FLETCHER & JOHNSON CHRISTINA	9365 SW STONO DR
JORGENSEN HEATHER & JORGENSEN COLBIE	9375 SW STONO DR
KAUFFMAN FAMILY TRUST	22725 SW MIAMI DR
KERN KEVIN	9450 SW IOWA DR
KERNER ROBERT	8850 SW STONO DR
KHAN SOHAIL & FARZANA LIV TRUST	2919 BEACON HILL DR
KHAN SOHAIL & FARZANA LIV TRUST	2919 BEACON HILL DR
KIM KYU & KIM MELISSA	22589 SW 96TH DR
KINNAMAN JEFFREY B & KINNAMAN JENNIFER D	8780 SW STONO DR
KIRK CHRISTINE A & HOFF JAMES A	22611 SW 96TH DR
KIS JUAN ANTONIO & KIS CLAUDIA	22615 SW 93RD TER
KLEPS MARK G & KLEPS LINDSAY K	9675 SW IOWA DR
KLOSSNER ANDREW J	8854 SW STONO DR
KNOX FAMILY TRUST	22950 SW MIAMI PL
KNUDSON THOMAS & KNUDSON LINDA SALYERS	8725 SW STONO DR
KREIS JOHN K	22835 SW MIAMI DR
LACEY LONNIE D & LACEY LORI A	22665 SW 94TH TER
LARA SALVADOR	22845 SW 93RD TER
LARSON ANDREW & WISEMAN LEAH DANIELLE	22845 SW 94TH TER
LATHROP FAMILY LIV TRUST	9265 SW IOWA DR
LEE WILLIAM B REV LIV TRUST	37301 28TH AVE S UNIT 65
LEE FLORENCE & YAM WAI LUN	8822 SW STONO DR
LEEPER AVA J	9945 SW LUMBEE LN
LEMON CHASE ANTHONY & LEMON HEIDI	8940 SW IOWA DR
LENNAR NORTHWEST LLC	11807 NE 99TH ST STE #1170
LILLEY KRISTEN M & LILLEY NICHOLAS L	22800 SW 89TH PL
LIMING JEANNE E	9380 SW SKOKOMISH LN
LINDAMAN LIVING TRUST	22805 SW ERIO PL
LIVERMORE MICHAEL G & LIVERMORE SHERYL D	9835 SW LUMBEE LN
LOEN EMILY G	22655 SW ENO PL

LORENZEN TYLER J & LORENZEN TATJANA	22820 SW MIAMI DR
LOVELACE LIVING TRUST	22659 SW 96TH DR
MACCLANATHAN MELANIE & MACCLANATHAN MICHAEL	22575 SW 94TH TER
MACDONALD BRIAN & MACDONALD AMELIA	22640 SW MIAMI DR
MADONDO JEFFRET & JOHNSON MORGAN IRENE	22795 SW 94TH TER
MAGNUSON BRENT R & MAGNUSON HEATHER A	9540 SW IOWA DR
MAGNUSON BRENT R & MAGNUSON HEATHER A	9540 SW IOWA DR
MAIER DARLA & MAIER THOMAS	9340 SW PALOUSE LN
MARBLE AMANDA L TRUST	8989 SW STONO DR
MARK HENRY & MARK CHRISTINE	22725 SW 90TH PL
MARTIN FAMILY TRUST	8986 SW STONO DR
MCALLISTER DENNIS C & MCALLISTER RAGNHILD	8805 SW STONO DR
MCCALEB KEVIN L	8950 SW IOWA DR
MCDONOUGH JOHN MICHAEL & MCDONOUGH MAUREEN CLARE	8750 SW STONO DR
MCGILCHRIST STEPHEN R & NYSTROM-GERDES ELIZABETH R	22720 SW 93RD TER
MCLAUGHLIN NATHANIEL ANDREW & MCLAUGHLIN AREENA DEVI	8960 SW IOWA DR
MCLEOD TRUST	23465 SW BOONES FERRY RD
MCMANUS HEIDI	22820 SW 90TH PL
MENES MARK A	9280 SW STONO DR
MICHELS ELIZABETH A	22590 SW 93RD TER
MIKULA KATERINA	9330 SW PALOUSE LN
MILLER CAROLE D LIV TRUST	8834 SW STONO DR
MILLER JOHN LESLIE & PLATTEAU ASTRID S	22730 SW ENO PL
MILLER ROBERT F	22631 SW 96TH DR
MILSTED MAURICE SCOTT & STOVER-MILSTED SUSAN LEE	22875 SW MIAMI DR
MIZE JOSHUA & MIZE CHRISTINE	22920 SW ENO PL
MOEN DEBORAH & MOEN ERIK	22572 SW 96TH DR
MOLLER THERESA	22825 SW 93RD TER
MOORE DAVID C & MOORE TAMMY	8990 SW STONO DR
MORELAND BEVERLY H & MORELAND BEVERLY H LIV TRUST	753 KOTZY AVE S
MORRIS LARRY L & MORRIS JUANITA	22745 SW ENO PL
MOSHOFKY JOHN & MOSHOFKY GINGER	9310 SW SKOKOMISH LN
MOYES DUSTIN R & MOYES CAROL L	8765 SW STONO DR
MUELLER FAMILY TRUST	22660 SW 93RD TER
MULGAONKER SHAILESH S	PO BOX 367
MURPHY MICHAEL F & OLSON-MURPHY ANTONETTE K	8870 SW IOWA DR
MUSIAL LUKE & MUNSEY VICTORIA	22825 SW 94TH TER
NEARY TIMOTHY & NEARY LUCY	22780 SW 92ND PL
NEILL RACHEL & HUSUM BRENT	9350 SW STONO DR
NELL ZACHARY D & NELL KENDRA	8842 SW STONO DR
NELSON KIRIN H	8826 SW STONO DR
NEULEIB TAMI R	9395 SW SKOKOMISH LN
NEWBERRY GARY B & THOMPSON DONNA L	9295 SW IOWA DR
NEWTON KYLE C & NEWTON HAILEY R	8814 SW STONO DR
NGUYEN QUOC & NGUYEN DIANE	9660 SW IOWA DR
NORTH DAVID P & NORTH BARBARA	8818 SW STONO DR
NORWOOD HEIGHTS OWNERS OF LOTS 11 13-24	
NORWOOD HEIGHTS OWNERS OF LOTS 30 32-42	
NOYES PATRICK A & THOMPSON CAMILLIA M	22810 SW 92ND PL
O'NEAL DANNY F & O'NEAL JONI L	22625 SW 94TH TER
OSTROWSKI MICHAEL J & OSTROWSKI SHERIE M	9370 SW STONO DR
OWENS RICHARD D & OWENS VALERIE D	22580 SW MIAMI DR
OWENS CLINTON MICHAEL SHOOK	9965 SW LUMBEE LN
PARKER ETHAN T & PARKER JAMIE L	22855 SW ENO PL
PAROSA JOSHUA DAVID	9360 SW IOWA DR
PATTON ANDREW M & PATTON LINDSEY M	9270 SW STONO DR
PEEBLES CRAIG M & PEEBLES TANYA A	22840 SW 90TH PL
PENA ZACHARY G & PENA TIFFANY R	22865 SW ENO PL
PERRY JANETTE & PERRY KENNETH	8885 SW STONO DR
PETRIDES PHILLIP LIV TRUST	22815 SW MIAMI DR
PFEIFER STEPHANIE B	22530 SW 93RD TER
PICKETT R DEAN & PICKETT E RAYLEA	22995 SW ERIO PL

PIRTLE JAMES L JR & PIRTLE LINDA L	22780 SW 93RD TER
PITT CHARLES R	8883 SW IOWA DR
POTTER DYLAN D & POTTER MICHELLE P	23405 SW BOONES FERRY RD
POTTLE KEITH W & POTTLE DARCY A	PO BOX 1996
POWELL MATTHEW & POWELL LAUREN	22835 SW ENO PL
QIAN LIDONG & YANG YUYUAN	8815 SW STONO DR
RAMIREZ JOSE ANTONIO & RAMIREZ SILVIA	22560 SW 94TH TER
RAMKU FAMILY TRUST	14193 NW MEADOWRIDGE DR
RANSOM ANNIE M & RANSOM BRADLEY EDWARD	22785 SW MIAMI DR
RAY CYNTHIA P	8878 SW STONO DR
RAZ DOUGLAS JOHN	22685 SW 94TH TER
REPCAK ROMAN & PARK-REPCAK ROBIN	22810 SW 93RD TER
REYNHOLDS GLENN A & REYNHOLDS NANCY J	22795 SW 92ND PL
RICHARDS MARK R & RICHARDS JILL E	22600 SW MIAMI DR
RICHTER FAMILY JOINT TRUST	22930 SW MIAMI PL
RILEY SHAWN O	23365 SW BOONES FERRY RD
ROBERTS CHRISTOPHER T & ROBERTS KELLY J	9855 SW LUMBEE LN
ROGERS JOHN & AGUILAR-NELSON LIZI	22600 SW 93RD TER
RONALD TY & RONALD JENNIFER	8870 SW STONO DR
ROSE THEODORE & ROSE SHANNON	22765 SW MIAMI DR
RUDISEL A TRUST	PO BOX 1667
SABIDO ROBERT & SABIDO JENNIFER M	9760 SW IOWA DR
SANDSTROM GLENN M	9405 SW PALOUSE LN
SAWAI STUART T & SAWAI MARY JANE	8891 SW IOWA DR
SAYLOR ERIC M & SAYLOR BRITTA M	22835 SW 90TH PL
SCHAFROTH J F & SCHAFROTH KATE R	8838 SW STONO DR
SCHREIBER FAMILY TRUST	22885 SW ERIO PL
SCHULTZ LARRY & JOANN REV LIV TRUST	8890 SW IOWA DR
SCHWEITZ ERIC J & SCHWEITZ KAREN M	9390 SW SKOKOMISH LN
SCOTT JERRY MICHAEL & STAMBAUGH DEBRA R	9080 SW IOWA DR
SELIVONCHICK GREGORY A & SELIVONCHICK GEORGANNE	8945 SW IOWA DR
SEPP JULIE & SEPP ROBERT	9150 SW STONO DR
SHAVLOVSKIY FAMILY REV LIV TRUST	32031 SW GUISE WAY
SHAVLOVSKIY VITALIY & SHAVLOVSKIY NATALIA	32031 SW GUISS WAY
SHEARER THOMAS M & CHERIE M SHEARER FAMILY TRUST	22595 SW MIAMI DR
SHEETZ DONALD K & MARY M SHEETZ REV LIV TRUST	9155 SW IOWA DR
SHIMADA HIROSHI & SHIMADA ANGELIQUE	22645 SW 94TH TER
SHIPLEY HEATHER	9355 SW IOWA DR
SHOBAKEN THOMAS R	8795 SW STONO CT
SIMMONS LINDA C TRUST	22920 SW MIAMI PL
SMITH WILLIAM R & SMITH BARBARA J	22865 SW 89TH PL
SMITH GREGORY D & LINDA S REV TRUST	9930 SW LUMBEE LN
SNODDY ROBERT B	9430 SW IOWA DR
SOMERTON RITA G & SOMERTON MARVIN	9375 SW IOWA DR
SPACKMAN KENT A & SPACKMAN DONNA J	22915 SW ERIO PL
SPECHT-SMITH DANA LYNN & SPECHT DAVID LEE	9380 SW QUINAULT LN
SPENCER EVERETT & SPENCER LORRIE HEAPE	22830 SW 93RD TER
ST CLAIR DEBORAH J LIVING TRUST	9375 SW QUINAULT LN
STACKLIE TIM & KAREN LIV TRUST	9655 SW IOWA DR
STILLS DANNY T & STILLS DEBRA J	3498 CHAPARREL LOOP
STIMSON TOM P & GUTIERREZ-STIMSON ERINN M	8894 SW STONO DR
STONE LEAH	8755 SW STONO DR
STRATTON GILLIAN M LIVING TRUST	9195 SW IOWA DR
STUART JAMES W & STUART HOLLY V	9235 SW IOWA DR
SUTHERLAND STUART P & SUTHERLAND LEEANN N FAM TRUST	22805 SW 92ND PL
SYVERSON FAMILY LIV TRUST	8895 SW IOWA DR
TAKALLOU MOJTABA B & AMINI AFSANEH	9625 SW IOWA DR
TAM AARON L M & TAM AMY	9250 SW IOWA DR
TAPASA HEIDI L & TAPASA TUUMAMAO	22605 SW 94TH TER
TAYLOR FLORDELIZA J	22535 SW 94TH TER
TAYLOR BRENDA & TAYLOR JOE N	22885 SW 94TH TER
THOMAS FAMILY TRUST	22770 SW MIAMI DR

THOMPSON JOYCE TRUST	PO BOX 91
THORSTENSON PEDER H & THORNSTENSON KATHLEEN M	9580 SW IOWA DR
THURLEY CHRISTOPHER	9135 SW STONO DR
TIGARD-TUALATIN SCHOOL DISTRICT #23J	6960 SW SANDBURG ST
TOJONG EDWARD & TOJONG MARISSA	9549 SW IOWA DR
TRAN NICHOLAS	8983 SW STONO DR
TRIKUR MARTA LUIZA & TRIKUR SERGEY F	22775 SW 90TH PL
TROTMAN NEIL	9385 SW IOWA DR
TROYER KENNETH A & VALERIE LEE REV LIV TRUST	24548 SW QUARRYVIEW DR
TUALATIN CITY OF	18880 SW MARTINAZZI AVE
TUALATIN HILLS CHRISTIAN CHURCH INC	23050 SW BOONES FERRY RD
TURNBULL BRENT D	9340 SW IOWA DR
VANDEBURG SUSAN B & VANDEBURG JOHN TIMOTHY REV TRUST & V	21715 SW HEDGES DR
VELAZQUEZ BRIAN A & VELAZQUEZ CHRISTINA RALSTON	9325 SW PALOUSE LN
VETETO NANCY LIV TRUST	9220 SW STONO DR
VICTORIA WOODS OWNERS COMMITTEE	PO BOX 1282
VUKANOVICH MARK	23155 SW BOONES FERRY RD
WADSWORTH ERIC & WADSWORTH WENDY	9265 SW STONO DR
WASHINGTON COUNTY FACILITIES MGMT	169 N 1ST AVE #42
WEGENER RODNEY R	8882 SW STONO DR
WHEELER TERRANCE J & WHEELER LINDA K	8745 SW STONO DR
WHITE RYAN K & WHITE BRENN A R	22930 SW ERIO PL
WHITT JASON & WHITT MELANIE	9745 SW IOWA DR
WILLIAMS MEGANN E & WILLIAMS AUSTIN J	8830 SW STONO DR
WILLIAMS TOM K	9300 SW NORWOOD RD
WILSON DAVID L & WILSON KAREN A	22750 SW 92ND PL
WISE ROBERT C & WISE SUSAN M	9875 SW LUMBEE LN
WISER BRIAN R & LIRA MARIA ALEJANDRA	22845 SW 89TH PL
WISER THOMAS WAYNE & WISER DIANE MARIE	22750 SW MIAMI DR
WONG JONATHAN D & WONG BETH J	9345 SW STONO DR
WOODRUFF VIRGINIA C	22740 SW 93RD TER
WOOLSEY RANDY M & WOOLSEY DONNA J	8775 SW STONO DR
WORKMAN STEPHEN G & WORKMAN MARY B	8810 SW STONO DR
YEE DONALD M & YEE PAMELA E	9105 SW STONO DR
YOUNG REV TRUST	987 SOLANA CT
ZACHER BRIAN M & ZACHER MICHAELA F	9325 SW QUINAULT LN
AKS ENGINEERING & FORESTRY, LLC, ATTN: MELISSA SLOTEMAKER	12965 SW HERMAN ROAD
VISTA RESIDENTIAL PARTNERS, ATTN: LEE NOVAK	25 SW 23RD PL, STE 6 #414
TOM WILLIAMS	9300 SW NORWOOD RD

TUALATIN	OR	97062
TUALATIN	OR	97062
TUALATIN	OR	97062
TIGARD	OR	97223
TUALATIN	OR	97062
TUALATIN	OR	97062
TUALATIN	OR	97062
TUALATIN	OR	97062
WILSONVILLE	OR	97070
TUALATIN	OR	97062
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HILLSBORO	OR	97124
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TUALATIN	OR	97062
TUALATIN	OR	97062
MOUNTAIN VIEW	CA	94040
TUALATIN	OR	97062
TUALATIN	OR	97062
PORTLAND	OR	97210
TUALATIN	OR	97062

 **NOTICE OF PUBLIC HEARING AND OPPORTUNITY TO COMMENT**
CASE FILE: ANN 22-0003— 9300 SW Norwood Road

NOTICE IS HEREBY GIVEN that an application for Annexation (ANN 22-0003) will be heard by Tualatin City Council:

Monday, February 27th, 2023 at 7 pm

Tualatin City Services Building
10699 SW Herman Road

To view the application materials visit:

www.tualatinoregon.gov/projects

TO PROVIDE COMMENTS:

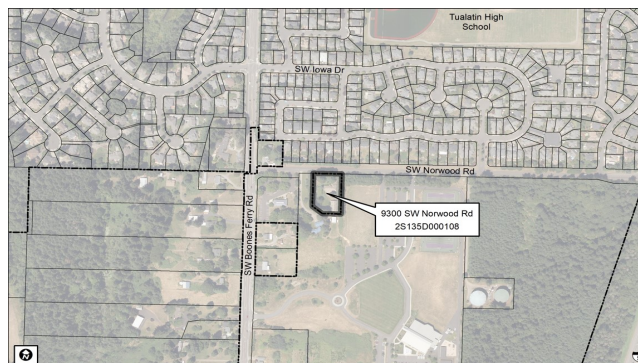
Email: mnelson@tualatin.gov
Phone: 503-691-3027

Mail: Planning Division
 Attn: Madeleine Nelson
 10699 SW Herman Road
 Tualatin, OR 97062

To make verbal comment at the hearing, there are two options:

- **Zoom Teleconference.** Details at: www.tualatinoregon.gov/citycouncil/council-meetings
- **Attend in person at the Tualatin City Services Building.**

Annexation ANN 22-0003: AKS Engineering & Forestry, LLC, on behalf of Vista Residential Partners and Property Owner Tom Williams, proposes to annex a 1.0-acre parcel located at 9300 SW Norwood Road (Tax Lot: 2S135D000108) into the City of Tualatin from unincorporated Washington County. **Any future development or construction is not considered as part of this application.**



- **Criteria:** Tualatin Development Code (TDC) Chapters 32 and 33; Oregon Revised Statutes (ORS) Chapter 222; and, Metro Code Section 3.09.
- **Application materials** are public record and are available for review. Copies can be viewed online or obtained at a reasonable cost, by contacting the Planning Division.
- **Staff report materials** will be available for inspection at no cost, at least seven days prior to the hearing. Copies can be obtained for a reasonable cost.

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TO PROVIDE COMMENTS:

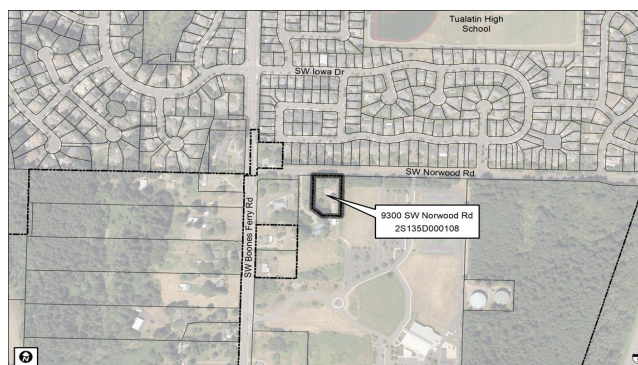
Email: mnelson@tualatin.gov
Phone: 503-691-3027

Mail: Planning Division
 Attn: Madeleine Nelson
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- **Application materials** are public record and are available for review. Copies can be viewed online or obtained at a reasonable cost, by contacting the Planning Division.
- **Staff report materials** will be available for inspection at no cost, at least seven days prior to the hearing. Copies can be obtained for a reasonable cost.

- **Individuals wishing to comment** may do so in writing to the Planning Division prior to the hearing and/or present written and/or verbal testimony to the City Council at the hearing.
- **The public hearing process** begins with a staff presentation, followed by testimony by proponents, testimony by opponents, and rebuttal. Individual testimony may be limited. At the conclusion of the hearing, the City Council will deliberate and make a decision based on the facts and arguments in the public record. Before the hearing is closed, a participant may request that the record remain open for at least seven days after the hearing.
- **Everyone is invited to attend the hearing and comment** on the application's approval criteria. Failure of an issue to be raised in the hearing, in person, or by letter, or failure to provide sufficient specificity to afford the decision maker an opportunity to respond to the issue precludes appeal to the State Land Use Board of Appeals (LUBA) based on that issue. The failure of the applicant to raise constitutional or other issues relating to proposed conditions of approval with sufficient specificity to the decision maker to respond to the issue precludes an action for damages in circuit court.
- A copy of the staff report, findings, and draft Ordinance on ANN 22-0003 will be available one week before the hearing at: <https://www.tualatinoregon.gov/citycouncil>.

For additional information contact:

Madeleine Nelson, Assistant Planner: mnelson@tualatin.gov, 503-691-3027

You received this mailing because you own property within 1,000 feet (ft) of the site or within a residential subdivision which is partly within 1,000 ft.

- **Individuals wishing to comment** may do so in writing to the Planning Division prior to the hearing and/or present written and/or verbal testimony to the City Council at the hearing.
- **The public hearing process** begins with a staff presentation, followed by testimony by proponents, testimony by opponents, and rebuttal. Individual testimony may be limited. At the conclusion of the hearing, the City Council will deliberate and make a decision based on the facts and arguments in the public record. Before the hearing is closed, a participant may request that the record remain open for at least seven days after the hearing.
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- A copy of the staff report, findings, and draft Ordinance on ANN 22-0003 will be available one week before the hearing at: <https://www.tualatinoregon.gov/citycouncil>.

For additional information contact:

Madeleine Nelson, Assistant Planner: mnelson@tualatin.gov, 503-691-3027

You received this mailing because you own property within 1,000 feet (ft) of the site or within a residential subdivision which is partly within 1,000 ft.

Madeleine Nelson

From: Madeleine Nelson
Sent: Monday, January 9, 2023 10:57 AM
To: Melissa Slotemaker
Cc: Steve Koper
Subject: Notice of Hearing: ANN22-0003 - 9300 SW Norwood Rd
Attachments: ANN 22-0003 Notice of Hearing.pdf



NOTICE OF HEARING AND OPPORTUNITY TO COMMENT

NOTICE IS HEREBY GIVEN that a public hearing will be held before the City of Tualatin City Council at 7:00 p.m., Monday, February 27, 2023, held online over Zoom and additionally accessible at the Tualatin City Services Building (10699 SW Herman Road).

AKS Engineering & Forestry, LLC, on behalf of Vista Residential Partners and Property Owner Tom Williams, proposes to annex a 1.0-acre parcel located at 9300 SW Norwood Road (Tax Lot: 2S135D000108) into the City of Tualatin from Unincorporated Washington County. Any future development or construction is not considered as part of this application.

You may view the application materials on our Projects web page: <https://www.tualatinoregon.gov/planning/ann22-0003-9300-sw-norwood-road-annexation>

Comments due for staff report: **February 13, 2023**

To grant the amendment, Council must find the proposal meets the applicable criteria of Tualatin Development Code (TDC) Chapters 32 and 33; Oregon Revised Statutes (ORS) Chapter 222; and Metro Code 3.09.

Individuals wishing to comment may do so in writing to the Planning Division prior to the hearing and/or present written and/or verbal testimony to the City Council at the hearing.

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A copy of the staff report, findings, and draft Ordinance on ANN 22-0003 will be available one week before the hearing at: <https://www.tualatinoregon.gov/citycouncil>.

Application materials are public record and are available for review. Copies can be viewed online or obtained at a reasonable cost, by contacting the Planning Division.

Madeleine Nelson

Assistant Planner

City of Tualatin | Planning Division

503.691.3027 | www.tualatinoregon.gov

Madeleine Nelson

From: Madeleine Nelson
Sent: Monday, January 9, 2023 11:02 AM
To: 'riverparkcio@gmail.com'; 'jasuwi7@gmail.com'; 'christine@newmountaingroup.com'; 'dan@danhardyproperties.com'; 'katepinamonti@hotmail.com'; 'cynmartz12@gmail.com'; 'cio.east.west@gmail.com'; 'doug_ulmer@comcast.net'; 'keenanwoods7@gmail.com'; 'dana476@gmail.com'; 'mcrowell248@comcast.net'; 'tualatinmidwestcio@gmail.com'; 'dikkusan@live.com'; 'cniew@yahoo.com'; 'tmpgarden@comcast.net'; 'snoelluwcwle@yahoo.com'; 'MartinazziWoodsCIO@gmail.com'; 'solson.1827@gmail.com'; 'delmoore@frontier.com'; 'jamison.l.shields@gmail.com'; 'ClaudiaSterling68@gmail.com'; 'abuschert@gmail.com'; 'roydloop@gmail.com'; 'Tualatinibachcio@gmail.com'; 'Parsons.Patricia@outlook.com'; 'afbohn@gmail.com'; 'edkcnw@comcast.net'; 'rwcleanrooms@gmail.com'; 'byromcio@gmail.com'; 'timneary@gmail.com'; 'jujuheir@aol.com'; 'kapaluapro@aol.com'; 'katzmari22@gmail.com'; 'mwestenhaver@hotmail.com'; 'scottm@capacitycommercial.com'; 'robertekellogg@yahoo.com'; 'christine@newmountaingroup.com'; 'tualatincommercialcio@gmail.com'
Cc: Megan George; Betsy Ruef; Steve Koper
Subject: Notice of Hearing: ANN22-0003 - 9300 SW Norwood Rd
Attachments: ANN 22-0003 Notice of Hearing.pdf



NOTICE OF HEARING AND OPPORTUNITY TO COMMENT

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You may view the application materials on our Projects web page: <https://www.tualatinoregon.gov/planning/ann22-0003-9300-sw-norwood-road-annexation>

Comments due for staff report: **February 13, 2023**

To grant the amendment, Council must find the proposal meets the applicable criteria of Tualatin Development Code (TDC) Chapters 32 and 33; Oregon Revised Statutes (ORS) Chapter 222; and Metro Code 3.09.

Individuals wishing to comment may do so in writing to the Planning Division prior to the hearing and/or present written and/or verbal testimony to the City Council at the hearing.

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Everyone is invited to attend the hearing and comment on the application's approval criteria. Failure of an issue to be raised in the hearing, in person, or by letter, or failure to provide sufficient specificity to afford the decision maker an opportunity to respond to the issue precludes appeal to the State Land Use Board of Appeals (LUBA) based on that issue. The failure of the applicant to raise constitutional or other issues relating to proposed conditions of approval with sufficient specificity to the decision maker to respond to the issue precludes an action for damages in circuit court.

A copy of the staff report, findings, and draft Ordinance on ANN 22-0003 will be available one week before the hearing at: <https://www.tualatinoregon.gov/citycouncil>.

Application materials are public record and are available for review. Copies can be viewed online or obtained at a reasonable cost, by contacting the Planning Division.

Madeleine Nelson

Assistant Planner

City of Tualatin | Planning Division

503.691.3027 | www.tualatinoregon.gov

Madeleine Nelson

From: Madeleine Nelson
Sent: Monday, January 9, 2023 11:00 AM
To: Naomi Vogel; theresa_cherniak@co.washington.or.us; deqinfo@deq.state.or.us; landusenotifications@oregonmetro.gov; ODOT_R1_DevRev; baldwinb@trimet.org; lucomments@cleanwaterservices.org; ty.darby@tvfr.com; kherrod@republicservices.com; trose1@ttsd.k12.or.us; info@theintertwine.org; anneleah@tualatinchamber.com; OR.METRO.ENGINEERING@ZIPLY.COM; tod.shattuck@pgn.com; brandon.fleming@pgn.com; kenneth.spencer@pgn.com; richard.girard@nwnatural.com; icrawford@wcca.com; planning@sherwood.gov; gbennett@sherwood.k12.or.us; boundary.changes@dor.oregon.gov; kenken@clackamas.us; neamtzu@ci.wilsonville.or.us; allane@cleanwaterservices.org; reischd@cleanwaterservices.org; desimonej@cleanwaterservices.org; samantha.wright@oregonmetro.gov; dave@oregonvalue.com
Cc: Alyssa Kerr; Don Hudson; Jonathan Taylor; Kim McMillan; Martin Loring; Mike McCarthy; Rich Mueller; Sherilyn Lombos; Steve Koper; Terrance Leahy; Ross Hoover; Tom Scott; Tom Steiger; Hayden Ausland; Tony Doran; Lindsey Hagerman; Erin Engman; Keith Leonard
Subject: Notice of Hearing: ANN22-0003 - 9300 SW Norwood Rd
Attachments: ANN 22-0003 Notice of Hearing.pdf



NOTICE OF HEARING AND OPPORTUNITY TO COMMENT

NOTICE IS HEREBY GIVEN that a public hearing will be held before the City of Tualatin City Council at 7:00 p.m., Monday, February 27, 2023, held online over Zoom and additionally accessible at the Tualatin City Services Building (10699 SW Herman Road).

AKS Engineering & Forestry, LLC, on behalf of Vista Residential Partners and Property Owner Tom Williams, proposes to annex a 1.0-acre parcel located at 9300 SW Norwood Road (Tax Lot: 2S135D000108) into the City of Tualatin from Unincorporated Washington County. Any future development or construction is not considered as part of this application.

You may view the application materials on our Projects web page: <https://www.tualatinoregon.gov/planning/ann22-0003-9300-sw-norwood-road-annexation>

Comments due for staff report: **February 13, 2023**

To grant the amendment, Council must find the proposal meets the applicable criteria of Tualatin Development Code (TDC) Chapters 32 and 33; Oregon Revised Statutes (ORS) Chapter 222; and Metro Code 3.09.

Individuals wishing to comment may do so in writing to the Planning Division prior to the hearing and/or present written and/or verbal testimony to the City Council at the hearing.

The public hearing process begins with a staff presentation, followed by testimony by proponents, testimony by opponents, and rebuttal. Individual testimony may be limited. At the conclusion of the hearing, the City Council will deliberate and make a decision based on the facts and arguments in the public record. Before the hearing is closed, a participant may request that the record remain open for at least seven days after the hearing.

Everyone is invited to attend the hearing and comment on the application's approval criteria. Failure of an issue to be raised in the hearing, in person, or by letter, or failure to provide sufficient specificity to afford the decision maker an opportunity to respond to the issue precludes appeal to the State Land Use Board of Appeals (LUBA) based on that issue. The failure of the applicant to raise constitutional or other issues relating to proposed conditions of approval with sufficient specificity to the decision maker to respond to the issue precludes an action for damages in circuit court.

A copy of the staff report, findings, and draft Ordinance on ANN 22-0003 will be available one week before the hearing at: <https://www.tualatinoregon.gov/citycouncil>.

Application materials are public record and are available for review. Copies can be viewed online or obtained at a reasonable cost, by contacting the Planning Division.

Madeleine Nelson

Assistant Planner

City of Tualatin | Planning Division

503.691.3027 | www.tualatinoregon.gov

PamplinMediaGroup

-Ad Proof-

This is the proof of your ad, scheduled to run on the dates indicated below. Please proofread carefully, and if changes are needed, please contact Kristine Humphries prior to deadline at (971) 204-7785 or khumphries@pamplinmedia.com.

<p>Date: 01/13/23 Account #: 146536 File #: ANN22-0003 Company Name: TUALATIN, CITY OF Contact: LINDSEY HAGERMAN Address: 10699 SW HERMAN RD TUALATIN Telephone: (503) 691-3053 Fax:</p>	<p>Ad ID: 270640 Start: 02/08/23 Stop: 02/16/23 Total Cost: \$260.32 Columns Wide: 1 Ad Class: 1216 Phone # (971) 204-7785 Email: khumphries@pamplinmedia.com Amount Due: \$260.32</p>
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Run Dates

The Times 02/09/23
The Times 02/16/23



**NOTICE OF HEARING
CITY OF TUALATIN, OREGON**

NOTICE IS HEREBY GIVEN that a public hearing will be held before the City of Tualatin City Council at 7:00 p.m., Monday, February 27, 2023, held online over Zoom and additionally accessible at the Tualatin City Services Building (10699 SW Herman Road).

You are invited to attend and participate in the public hearing. Under consideration is File No: ANN 22-0003: AKS Engineering & Forestry, LLC, on behalf of Vista Residential Partners and Property Owner Tom Williams, proposes to annex a 1.0-acre parcel located at 9300 SW Norwood Road, Tax Lot: 2S135D000108 (Outlined in Figure 1) into the City of Tualatin from unincorporated Washington County. **Any future development or construction is not considered as part of this application.**



FIGURE 1

The public is invited to comment by e-mail, writing or by testifying at the hearing. Written comments can be made by email to Madeleine Nelson at mnelson@tualatin.gov or 503.691.3027 or submitted at the hearing. Failure to raise an issue at the hearing or in writing or to provide sufficient specificity to afford the City Council an opportunity to respond to the issue precludes appeal to the Land Use Board of Appeals (LUBA). Legislative hearings begin with the Mayor opening the hearing, presentation of the staff report, public testimony, questions of staff or anyone who testified by Council, after which the Mayor closes the public hearing, and Council may then deliberate to a decision and a motion would be made to either approve, deny, or continue the public hearing. The time of individual testimony may be limited. For those who would prefer to make verbal comment at the hearing, there are two options:

• **Zoom teleconference.** Instructions on how to provide comment will be provided during the meeting itself.

Full instructions and a current link are available at: <https://www.tualatinoregon.gov/citycouncil/council-meetings>

• **Attend in person at the Tualatin City Services Building.**

To view the application materials visit: <https://www.tualatinoregon.gov/planning/ann22-0003-9300-sw-norwood-roadannexation>

A staff report will available seven days prior to the public hearing. This meeting and any materials being considered can be made accessible upon request.

To grant the amendment, Council must find the proposal meets the applicable criteria of Tualatin Development Code (TDC) Chapters 32 and 33; Oregon Revised Statutes (ORS) Chapter 222; and Metro Code 3.09.

Published Feb. 9 &16, 2023.

TT270640

Boundary Change Preliminary Review

DOR 34-P858-2023



Cadastral Information Systems Unit
PO Box 14380
Salem, OR 97309-5075
fax 503-945-8737
boundary.changes@dor.oregon.gov

City of Tualatin
Planning Department
SW 10699 Herman Road
Tualatin OR 97062-7092

February 3, 2023

Documents received: 1/10/2023
From: Madeleine Nelson

This letter is to inform you that the Description and Map for your planned --Annex to the City of Tualatin ((ANN 22-0003) - (9300 SW Norwood Rd)) in Washington County have been reviewed per your request. They MEET the requirements of ORS 308.225 for use with an Order, Ordinance, or Resolution which must be submitted to the Washington County Assessor and the Department of Revenue in final approved form before March 31 of the year in which the change will become effective.

If you have any questions please contact Tammy Keen, Tammy.E.Keen@dor.oregon.gov