



LAND USE APPLICATION FORM

Type I (OCMC 17.50.030.A)

- ☐ Compatibility Review
- ☐ Lot Line Adjustment
- ☐ Non-Conforming Use Review
- ☐ Natural Resource (NROD) Verification
- ☐ Site Plan and Design Review

Type II (OCMC 17.50.030.B)

- ☐ Extension
- ☐ Detailed Development Review
- ☐ Geotechnical Hazards
- ☐ Minor Partition (<4 lots)
- ☐ Minor Site Plan & Design Review
- ☐ Non-Conforming Use Review
- ☐ Site Plan and Design Review
- ☒ Subdivision (4+ lots)
- ☐ Minor Variance
- ☐ Natural Resource (NROD) Review

Type III / IV (OCMC 17.50.030.C)

- ☐ Annexation
- ☐ Code Interpretation / Similar Use
- ☐ Concept Development Plan
- ☐ Conditional Use
- ☐ Comprehensive Plan Amendment (Text/Map)
- ☐ Detailed Development Plan
- ☐ Historic Review
- ☐ Municipal Code Amendment
- ☐ Variance
- ☐ Zone Change

File Number(s): _____

Proposed Land Use or Activity: 11-lot subdivision for single-family homes.

Project Name: Parker Knoll Number of Lots Proposed (If Applicable): 11

Physical Address of Site: 19510 Leland Rd.

Clackamas County Map and Tax Lot Number(s): 3S2E07D Tax Lots 600, 601 & 701.

Applicant(s):

Applicant(s) Signature: 

Applicant(s) Name Printed: Mark Handris for Icon Construction & Dev. LLC Date: 3-17-2017

Mailing Address: 1980 Willamette Falls Drive, Suite 200, West Linn, OR 97068

Phone: (503) 657-0406 Fax: (503) 655-5991 Email: mark@iconconstruction.net

Property Owner(s):

Property Owner(s) Signature: Same as applicant.

Property Owner(s) Name Printed: _____ Date: _____

Mailing Address: _____

Phone: _____ Fax: _____ Email: _____

Representative(s):

Representative(s) Signature: _____

Representative (s) Name Printed: Rick Givens, Planning Consultant Date: 3-17-2017

Mailing Address: 18680 Sunblaze Drive, Oregon City, OR 97045

Phone: (503) 479-0097 Fax: (503) 479-0097 Email: rickgivens@gmail.com

All signatures represented must have the full legal capacity and hereby authorize the filing of this application and certify that the information and exhibits herewith are correct and indicate the parties willingness to comply with all code requirements.

March 23, 2016

Mark Handris
Icon Construction & Development
1980 Willamette Falls Drive, Suite 200
West Linn, OR 97068



RENEWS: 12/31/2017


LANCASTER
ENGINEERING
321 SW 4th Ave., Suite 400
Portland, OR 97204
phone: 503.248.0313
fax: 503.248.9251
lancasterengineering.com

RE: *Parker Knoll Subdivision
Transportation Analysis Letter*

Dear Mr. Handris,

We have completed our transportation analysis for Parker Knoll, the proposed twelve-lot subdivision located at 19510 Leland Road in Oregon City, Oregon. This Transportation Analysis Letter examines the traffic impacts resulting from the construction and occupancy of single-family detached dwellings on the subject properties.

PROJECT & LOCATION DESCRIPTION

The subject property is located on the southeastern quadrant of the intersection of Leland Road at Reddaway Avenue. The property totals approximately 2.2 acres, or 96,025 square feet, and, when developed, the back will face the existing Wesley Lynn Park which has access on Frontier Parkway.

Leland Road is under the jurisdiction of the City of Oregon City and is classified as a Minor Arterial. It is generally a two-lane facility with a designated speed limit of 35 mph in the vicinity of the site. There is a bike lane along the northwestern side of the street that separates the travel lane and on-street parking. The bike lane ends just southwest of S Kalal Court.

Reddaway Avenue is under the jurisdiction of the City of Oregon City and is classified as a Local Street. It is a two-way residential street with striped bike lanes on both sides of the roadway with the southern bike lane separating vehicle travel and on-street parking. Curbs and sidewalks are also installed on both sides the roadway. Speedbumps are provided for traffic calming.

The intersection of Leland Road at Reddaway Avenue is a T-shaped intersection with stop control on Reddaway Avenue. Each approach at the intersection has a single, shared lane for all turning movements. A striped pedestrian crossing is located at the northeastern leg of Leland Road that leads to the corner of the proposed Parker Knoll lot and to the existing Wesley Lynn Park Trail.

An aerial view of the site and nearby vicinity is shown on the following page (image from Google Earth).



TRIP GENERATION ANALYSIS

The site currently contains one single-family detached dwelling on the property. When completed, the new development will have twelve single-family detached dwellings. Access to each of the twelve proposed lots will be via a two-way street constructed along the northeastern edge of the property, opposite of Reddaway Avenue.

To estimate the trip generation of the properties, trip rates from the manual *TRIP GENERATION*, Ninth Edition, published by the Institute of Transportation Engineers (ITE), were used. Trip rates for land-use code 210, *Single-Family Detached Housing*, based on the number of dwelling units, were used to project the trip generation of the twelve-lot subdivision.

The trip generation calculations show that the proposed twelve-lot subdivision will generate a net increase of eight trips during the morning peak period with two trips entering and six trips exiting the site. During the evening peak period, the subdivision is projected to generate a net increase of eleven trips with seven trips entering and four trips exiting. The twelve-lot subdivision is projected to generate a net increase of 104 total daily trips with half entering the site and half exiting.

The table on the following page offers a summary of the trip generation calculations. Detailed trip generation calculations are included in the technical appendix.



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March 23, 2016
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TRIP GENERATION SUMMARY								
	Size	AM Peak Hour			PM Peak Hour			Weekday Total
		In	Out	Total	In	Out	Total	
Existing								
Single Family Detached	1 unit	0	1	1	1	0	1	10
Proposed								
Single Family Detached	12 units	2	7	9	8	4	12	114
Net New Trips		2	6	8	7	4	11	104

The City of Oregon City's *Guidelines for Transportation Impact Analyses* would require a more detailed analysis if the development generated more than 25 trips during either peak hour or more than 250 daily trips. Since the proposed development will lead to an increase of only eight trips during the morning peak period, eleven trips during the evening peak period, and 104 daily trips, site impacts to the surrounding transportation system will be minimal and no nearby intersections require a detailed capacity analysis.

ACCESS SPACING

The proposed twelve-lot subdivision will take access via a new road directly across from the existing Reddaway Avenue. The location of this new street is optimal with respect to spacing between streets, as it is directly opposite of an existing local street. The new street will convert the existing intersection with Reddaway Avenue from a T-shaped intersection to a standard four-legged intersection under two-way stop control for the Reddaway Avenue and new street approaches. The intersection will operate in a similar manner as what is currently existing and will not adversely impact the existing transportation system.

Access along the new street should be constructed with a minimum of 25 feet between driveways (per Table 1 in Oregon City's Transportation System Plan).

SIGHT DISTANCE

Intersection sight distance requirements were taken from *A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS*, published in 2011 by the American Association of State Highway and Transportation Officials (AASHTO). Sight distance requirements are based on an approaching driver's eye height of 3.5 feet above the road and an eye height of 3.5 feet with the driver's eye 15 feet behind the edge of the near-side travel lane.

The access to the property will be located directly across from the existing Reddaway Avenue. Sight distance from the new street should be at least 390 feet, based on Leland Road's design speed of 35 mph. Due to topography next to the roadway, sight distance at the proposed access was taken from one foot behind the edge of the near-side travel lane instead of the standard 15 feet. Adjustments were made in the field under the assumption that the access would be built to allow the driver a clear



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line of site from 3.5 feet above the road edge when positioned 15 feet behind the edge of the near-side travel lane. Sight distances in the field were found to be 434 feet and 525 feet in the northeastern and southwestern directions, respectively. These distances exceed the minimum 390 enough to overcome the close proximity of the measurements to the roadway.

Based on the measurements, the new street access will operate safely and efficiently as it is directly across from an existing road. Accordingly, no mitigations are recommended.

CRASH HISTORY

Between January 2001 and December 2014, one crash was reported at the intersection of Leland Road and Reddaway Avenue. It involved a motorcycle going straight in the northeastern direction along Leland Road and a passenger vehicle in the southwestern direction turning left into the property across from Reddaway Avenue. The crash occurred on August 19, 2012 under clear, dry, daytime conditions. The motorcyclist sustained a non-incapacitating injury (*Injury-B*) and the passenger vehicle driver was uninjured.

Based on the review of the collision data, no significant crash patterns and no specific design concerns were identified at the intersection of Leland Road at Reddaway Avenue. No safety mitigations are recommended.

CONCLUSIONS

The traffic impacts that could result from the proposed twelve-lot subdivision located on the property at 19510 Leland Road in Oregon City will not cause any significant impact to the nearby transportation system. Based on field observations and calculations, the development will not cause any safety issues for road users. Aside from ensuring the access points on the new easement conforms to the Oregon City Private Access Driveway Width Standards and AASHTO intersection standards, no mitigations are required or recommended.

If you have any questions, comments, or concerns regarding this report or if you need any further assistance, please don't hesitate to call.

Sincerely,

Gwen Shaw, EI



Under the supervision of:
William Farley, PE
Transportation Engineer

SITE ASSESSMENT AND PLANNING CHECKLIST	
✓ Information needed	Attach supporting materials as needed
2.2.1 Site Information	
Applicant contact information	Applicant name: <u>DARREN GUSDORF</u> Business name: <u>ICON CONSTRUCTION & DEVELOPMENT</u> Contact address, phone number, and e-mail: <u>1980 WILLAMETTE FALLS DR.</u> <u># 200, WEST LINN OREGON 97068 - 503-657-0406</u> <u>darren@iconconstruction.net</u>
Project location	Site address: <u>19510 LELAND ROAD, OREGON CITY</u> Site description: <u>MAP 3-2E-07D, TL 600, 601, 401, 201</u> Major drainage basin: <u>MUD - OREGON CITY FIGURE 4-1</u> Is the project site located with the WQRA as defined in OCMC 17.49? <u>N</u> (Y/N) <i>Include a vicinity map of the site (including location of property in relation to adjacent properties, roads, and pedestrian/bike facilities).</i>
Project type	Identify types of development planned for the site such as commercial, industrial, single-family residential, multi-family residential, or other (describe): <u>RESIDENTIAL SUBDIVISION</u>
Size of site	Size of site: <u>2.57</u> (acres) Number of existing/proposed tax lots: <u>4</u> Amount of new and replaced impervious area: _____ (SF)
2.2.2 Site Assessment	
<i>Note: Site assessment information may be available from the OCMaps online tool available through the City's website.</i>	
Site Assessment Map	<i>Attach engineered scale Site Assessment Map, showing items below.</i>
Topography Evaluate site and map slopes: <i>Flat: 0-10%</i> <i>Moderate: 10-25%</i> <i>Steep: 25% and greater</i>	<i>Surveyed or aerial-based mapping with 2-foot intervals for slopes 0-25% slope and 10-foot intervals for steeper. Indicate Geologic Hazard Areas as defined by OCMC 17.04.510 and Geologic Hazards Overlay Zone as defined by OCMC 17.04.515.</i>
Soils and Groundwater Research and map site soil hydrologic group, depth to groundwater	<i>NRCS Hydrologic Soil Type (show on map if more than one type present):</i> <i>Attach seasonal groundwater depth evaluation if available or required (site has floodplain and/or wetland). Groundwater depth information is available from the City.</i>
Infiltration Assessment Determine soil capacity for onsite infiltration	If an infiltration test is performed, attach the documentation. Report the test type (Basic/Professional) performed and results. See Appendix D for the approved infiltration testing methods. Test type: <u>OPEN PIT</u> <u>4.5</u> (inches/hour)

SITE ASSESSMENT AND PLANNING CHECKLIST	
Hydrology – Conditions and Natural Features Map site floodplains, wetlands, streams, and location of outfalls	Clearly label on map all intermittent and perennial creeks/streams/rivers and wetlands, FEMA floodplains, and existing drainage systems (pipes, ditches, outfalls). Check here if present on site: _____ Sensitive area(s) _____ Floodplain _____
Downstream Conveyance	Indicate the proposed point of discharge on the site plan. <i>Prepare and attach a Downstream Analysis as required by Chapter 5.</i> Check here to verify that adequate downstream capacity is available: ☒
Existing Vegetation Map trees and vegetation	Using aerial photos or survey, map all trees and vegetation. Note all existing trees 6-inch caliper and greater (DBH) on map. Delineate and identify other areas and types of existing vegetation. The local planning authority may require a formal tree survey.
Required Vegetated Buffers and Setbacks Assess and map buffers	Identify required vegetated buffer areas and other setback limits as defined by OCMC Title 17.
Land Use and Zoning	Existing Land Use Zoning designation(s): <u>R-8</u>
Access and Parking	Delineate proposed access points for all transportation modes on map. Indicate amount and area of required parking onsite if applicable, <i>attach documentation as needed</i> .
Utilities to Site and Surrounding Area	Map existing utilities including stormwater facilities, storm conveyance, sewer, water, electricity, phone/cable, gas, and any public storm system/facility downstream.
2.2.3 Site Planning Design Objectives (<i>attach engineered scale Preliminary Site Plan</i>)	
1. Preserve existing resources	Required: Show sensitive areas and buffers on site plan. Denote buffer areas that require enhancement. Show any proposed areas of encroachment and associated buffer mitigation areas.
2. Minimize site disturbance	Required: Delineate protection areas on site plan for areas to remain undisturbed during construction.
3. Minimize soil compaction	Required: Delineate and note temporary fencing on site plan for proposed infiltration facilities, vegetated stormwater management facilities, and re-vegetation areas.
4. Minimize imperviousness	Required: Delineate proposed impervious areas and proposed impervious area reduction methods on the site plan. A. Total proposed new/replaced impervious area: _____ (SF) B. Area of proposed Green Roofs: _____ (SF) C. Area of proposed pervious pavements: _____ (SF) D. Describe type of pavers or pavement proposed: <u>swales & Rain Gardens + Filler Soil</u> E. Impervious area requiring management [A-(B+C)]: _____ (SF)

SITE ASSESSMENT AND PLANNING CHECKLIST	
2.2.4 Proposed Stormwater Management Strategy	
Proposed Stormwater Management Strategy	☒ Infiltration facilities ☐ Surface Infiltration facilities to the MEP ☐ Full onsite retention/infiltration up to the 10-year storm event ☐ Infiltration facilities are limited by the following conditions (<i>include documentation to demonstrate the limiting condition and choose an alternate strategy below</i>): ☐ Stormwater management facility to be located on fill ☐ Steep slopes ☐ High groundwater ☐ Contaminated soils ☐ Conflict with required Source Controls (Chapter 6) ☐ Onsite Stormwater management facilities (indicate below) ☐ Offsite stormwater management facilities/regional facilities ☐ Fee in Lieu, as determined by the City
Preliminary Facility Selection/Sizing	Check all that apply, <i>attach output from BMP Sizing Tool</i> , and show proposed Stormwater Management Facilities on Preliminary Site Plan. LID facilities: ☐ Infiltration Stormwater Planter ☐ Filtration Stormwater Planter ☒ Infiltration Rain Garden ☐ Filtration Rain Garden ☒ Vegetated Swale ☐ Detention Pond ☐ Infiltration Trench ☐ Manufactured Treatment Technology ☒ Other: <u>Filter Strip</u>
Verify Minimum Facility Size	A. Required surface area of onsite surface infiltration facilities: <u>see summary</u> As determined by BMP sizing tool or engineered method: _____ (SF) B. Calculate MEP surface area of surface infiltration facilities for sites with limiting conditions: Total new/replaced impervious area (SF) x 0.10 = _____ (SF) C. Calculate required surface area of onsite LID facilities: Smaller of [A] or [B]: _____ (SF) D. Proposed surface infiltration facility size(s): From site plan: _____ (SF) <i>must be larger than [C]</i>

SITE ASSESSMENT AND PLANNING CHECKLIST		
2.2.5 Other Project Requirements		
Grading Permit	Review OCMC 15.48 to determine whether a grading permit will be required. Grading permit required? ☒ (Y/N) Type of Grading Plan proposed (see Chapter 3): _____	
Erosion Prevention and Sediment Control	Identify the required permits: _____ ESC Permit from the City (<i>sites that include 1,000+ SF new or replaced impervious area</i>) ☒ 1200-C Permit from DEQ (<i>sites that disturb 1 acre or more land surface</i>)	
Source Control for High Use Sites	Identify whether the proposed development will include any of the following: _____ Fuel Dispensing Facilities and Surrounding Traffic Areas _____ Above-Ground Storage of Liquid Materials _____ Solid Waste Storage Areas, Containers, and Trash Compactors _____ Exterior Storage of Bulk Materials _____ Material Transfer Areas/Loading Docks _____ Equipment and/or Vehicle Washing Facilities _____ Development on Land With Suspected or Known Contamination _____ Covered Vehicle Parking Areas _____ Industrial and Commercial High Traffic Areas _____ Other land uses subject to the ODEQ 1200-Z Industrial Stormwater Permit	
Other Permits	Identify other natural resources related permits from local, state, or federal agencies that may be required as part of the proposed development activity. It is the responsibility of the applicant to identify and obtain required permits prior to project approval. List other anticipated permits:	

Hillendale Neighborhood Meeting

Parker Knoll Subdivision Minutes

February 7, 2017

The proposed Parker Knoll subdivision application was presented at the regularly scheduled meeting of the Park Place Neighborhood Association Steering Committee at 7:00 pm on February 7, 2017. The meeting took place at Living Hope Church, 19691 Meyers Rd. Rick Givens, planning consultant for the applicant (Icon Construction & Development, LLC) presented the proposed project to those in attendance. He showed a copy of the proposed layout of the development and explained that the project would provide for a total of eleven lots, one of which would accommodate the existing home on the property. He explained the process involved in the review of this application, that it would be a staff decision, and noted that citizens would have the opportunity to comment in writing.

A question was asked regarding lot sizes in the project. Mr. Givens explained that the property is zoned R-8, but that the City land use ordinances allow for lots to be as small as 80 percent of the required 8,000 sq. ft. minimum lot size as long as the average lot size meets or exceeds that standard. He explained that the smallest lots were just over 6,400 sq. ft. in area and that the largest was over 13,000 sq. ft.

Questions were asked about the street improvement in light of the failure of the election that would have permitted construction of a City street on a portion of the Wesley Lynn Park property. Mr. Givens explained that a half-street would be built on the subject property and that a 10-foot travel lane would be built in the existing road easement on the park property. The half-street would be dedicated to the City as street and the easement would be for public use, but would remain a part of the park property.

One neighbor asked how many trees would be removed and was concerned about having development adjacent to the park. Mr. Givens explained that trees would be removed in roadways in building envelope areas, but would be preserved wherever feasible elsewhere. He also noted that City Code requires mitigation for tree removal. Another neighbor commented that this is private property, not park land, and it is zoned for development.

There were concerns expressed about parking on the new street, particularly since it would be limited to one side of the street. It was noted that there is an area in the McLoughlin neighborhood where parking is limited for non-residents and the City issues parking tags for those living in the subdivision. Mr. Givens said that was a good idea and would investigate it with the City.

Concerns were expressed about pedestrian traffic to the park across Leland Road at the existing crosswalk. Neighbors would like to have the crosswalk have flashing lights for pedestrians, as has been done on Washington Street in the Singer Hill area.

Questions were asked about the need for a fire truck turn-around and hydrants. Mr. Givens noted that the plan would be revised prior to submittal to show an emergency vehicle turn-around. He also noted that a hydrant would be needed in the subdivision.

Neighbors asked about street lights and Mr. Givens said that they would be provided along the new street.

One neighbor expressed concern about the time it would take for construction of improvements in Leland Road and wants to make sure that the duration of lane closures is minimized.

2/7/17 HNA/TVA

Joyce Gifford HNA Joyce@smallflats.com

Roy HARRIS HNA ~~Faye~~ Roy and Anna @ centurylink.net

Monica Mumper TV. MONMUMPER@hotmail.com

Georgia J. Reagan TV

Faith Leigh HNA

Tennece Lowen Sharon Rorene Musical@bctonline.com

Vern Johnson TV

Debbie Partridge HNA

Dave Partridge HNA

Rick Givens Planning Consultant. rickgivens@gmail.com

Debbie + Craig DeRusha

Pre-Application Conference Notes

(Parker Knoll Subdivision, PA 16-62, January 10, 2017)

Proposed Project: 11 Lot Subdivision, with construction of a city street on existing 50' easement on Wesley Lynn Park.

General Information:

- Location: 19510 Leland Rd. 3-2E-7D, TL 600, 601, 700, 701, 401
- Zoning: I, R-8 Single Family Dwelling District

Planning Review and Application Fees:

The 2015 Planning applications and fees include-

- Subdivision: \$4,136 plus \$344 per lot
- Mailing Labels: \$15 – or provided by applicant
- Transportation Study: \$1,092

Review Process:

This application is a Type II Subdivision process. The applicant has **180 days** from the date of submittal to have a complete application.

Upon a complete application submittal, the applicant is entitled to a decision from the city for a decision of approval, approval with conditions or denial within **120 days** of deeming the application complete, by state law. Type II decisions are rendered by the Community Development Director, with appeal on the record to the City Commission, and then onto LUBA.

Type II decisions are based on the code approval criteria and require limited discretion by the Community Development staff in order to be approved. Staff is not authorized to waive any requirements of the code except for modifications through Chapter 12.04.

Subdivision Layout

- Clearly show the zoning boundary with your subdivision layout and do not create any lots which have more than 1 zoning designation.
- Demonstrate that Lot 1 complies with rear yard setback.
- Demonstrate that Tax lot 700 complies with rear yard setback.
- Lot Line Adjustment to be completed before or concurrent with subdivision approval, File No. LL-16-01.
- Demonstrate that Lot 1 and Tax Lot 700 comply with lot coverage (Maximum of 40%).
- Demonstrate that the pole portion of the flag lots comply (8 foot minimum).
- Provide shadow plat and demonstrate that the road way connection to Kalal Court is in the appropriate location.

Tree Protection/Mitigation and Street Trees

- A tree removal and mitigation plan for trees, must include the lot setbacks and the caliper of the trees to be removed as well as the species, caliper and location of the mitigation trees. The tree mitigation plan

report shall be prepared by a certified arborist, horticulturalist or forester or other environmental professional with experience and academic credentials in forestry or arboriculture.

- A street tree plan including one for every 35' of frontage is required in accordance with OCMC 12.08. Please provide total frontage length in the application to demonstrate the number of street trees is correct.

Other notes:

- There is a one-time fee due to the City in the amount of \$3,500.00 for each new dwelling for the provision of law enforcement services. This is due to a voluntary agreement with the annexation (Planning file AN-07-01)
- Work with Parks Department to obtain voter approval for the utilization of park property.
- A neighborhood meeting is required.

Hillendale Neighborhood Association

Chair: Roy Harris, royandanna@centurylink.net

Vice Chair: Deb DeRusha, dcderusha1@comcast.net

Land Use Chair: William Gifford, william@smallflags.com

Secretary/Treasurer: Joyce Gifford, joyce@smallflags.com

CIC Representative: Faith Leith, faith23@comcast.net

CIC Representative: Joyce Gifford, joyce@smallflags.com

Meeting Information: January 3, 2017, April 4, 2017, July 11, 2017, and October 3, 2017**Meeting**

Location: Living Hope Church, 19691 Meyers Road, Oregon City,

Meeting Time: 7:00 PM

- Notice of your proposed development has been sent to the State Historic Preservation Office (SHPO) and all affected tribes per OCMC chapter 17.62.040.H.
- The existing dwellings and all accessory structures shall be removed prior to final plat unless they comply with all new standards.
- Fence height limitations provided in OCMC 17.54.100.
- If you would like to build a sign for the subdivision, the sign code can be found in OCMC 15.28.
- Residential Design Standards are provided in OCMC chapter 17.20 and 17.21.
- All applicable System Development Charges (SDC) shall be due and payable upon building permit issuance.
- New street names must be approved by the City.

Oregon City Municipal Code Criteria:

The following chapters of the Oregon City Municipal Code (OCMC) may be applicable to this proposal:

OCMC 12.04 - Streets, Sidewalks and Public Places

OCMC 12.08 - Public and Street Trees

OCMC 13.12 – Stormwater Management

OCMC 15.48 - Grading and Excavation

OCMC 16.08 – Subdivisions – Processes and Standards

OCMC 16.12 – Minimum Improvements and Design Standards for Land Divisions

OCMC 17.10 – “R-8” Single-Family Dwelling District

OCMC 17.20 – Residential Design Standards

OCMC 17.41- Tree Protection Standards

Please contact me if you would like me to email you MS-Word versions of the code. The sections may also be downloaded from the municipal code website.

Transportation Review:

The applicant will need to have a traffic engineer conduct a transportation study in conformance with the City's *Guidelines for Transportation Impact Analyses* available on the Oregon City website.

Based on the information provided by the applicant, it appears the transportation analysis associated with this development proposal can be satisfied by submittal of a Transportation Analysis Letter (TAL). This option is available when specific criteria are met. These include a determination that the development generates 24 or fewer AM and PM peak hour trips and fewer than 250 daily trips. Details for a TAL can be found in Section 3.1 of the *Guidelines*. It is the applicant's responsibility to verify the trip generation characteristics of the proposed development.

The applicant's traffic engineer is welcome to contact the City's traffic engineering consultant, John Replinger, at Replinger-Associates@comcast.net or at 503-719-3383.

Planning Division

Trevor Martin, Planner with the Oregon City Planning Division reviewed your pre-application. You may contact Trevor Martin at 503.496.1562 or tmartin@orccity.org.

Development Services Division

Mario De La Rosa, Development Project Engineer with the Oregon City Development Services Division reviewed your pre-application. You may contact Mario de la Rosa at 503.974.5518 or mdelarosa@orccity.org.

Building Division:

Your application was transmitted to our Building Official whom provided comments. You may contact Mike Roberts, Building Official, at 503.496.1517 or mroberts@orccity.org if you have any building related questions.

Clackamas County Fire:

Your application was transmitted to Mike Boumann, Lieutenant Deputy Fire Marshal of Clackamas County Fire District #1. No comments were returned regarding your application. You may contact Mr. Boumann at 503.742.2660 or at michaelbou@ccfd1.com.

Pre-application conferences are required by Section 17.50.050 of the City Code, as follows:

A. Preapplication Conference. Prior to submitting an application for any form of permit, the applicant shall schedule and attend a preapplication conference with City staff to discuss the proposal. To schedule a preapplication conference, the applicant shall contact the Planning Division, submit the required materials, and pay the appropriate conference fee. At a minimum, an applicant should submit a short narrative describing the proposal and a proposed site plan, drawn to a scale acceptable to the City, which identifies the proposed land uses, traffic circulation, and public rights-of-way and all other required plans. The purpose of the preapplication conference is to provide an opportunity for staff to provide the applicant with information on the likely impacts, limitations, requirements, approval standards, fees and other information that may affect the proposal. The Planning Division shall provide the applicant(s) with the identity and contact persons for all affected neighborhood associations as well as a written summary of the preapplication conference. Notwithstanding any representations by City staff at a preapplication conference, staff is not authorized to waive any requirements of

this code, and any omission or failure by staff to recite to an applicant all relevant applicable land use requirements shall not constitute a waiver by the City of any standard or requirement.

B. A preapplication conference shall be valid for a period of six months from the date it is held. If no application is filed within six months of the conference or meeting, the applicant must schedule and attend another conference before the City will accept a permit application. The community development director may waive the preapplication requirement if, in the Director's opinion, the development does not warrant this step. In no case shall a preapplication conference be valid for more than one year.

NOTICE TO APPLICANT: A property owner may apply for any permit they wish for their property. HOWEVER, THERE ARE NO GUARANTEES THAT ANY APPLICATION WILL BE APPROVED. No decisions are made until all reports and testimony have been submitted. This form will be kept by the Community Development Department. A copy will be given to the applicant. IF the applicant does not submit an application within six (6) months from the Pre-application Conference meeting date, a NEW Pre-Application Conference will be required.



PRE-APPLICATION MEETING NOTES

Date: February 10, 2017

Project #: PA 16-62

Location: 19510 Leland Road

Project Name: Parker Knoll

Meeting Date: January 10, 2017

Reviewer: Mario de la Rosa/ Wendy Marshall

GENERAL COMMENTS

1. The Applicant is responsible for compliance with all Public Works Stormwater, Grading, Water, Sanitary Sewer, and Street standards and Engineering Policy 00-01.
2. All applicable System Development Charges (SDC) shall be due and payable upon building permit issuance.
3. The Applicant shall provide an Erosion Prevention and Sedimentation Control Plan to the City for approval.
4. The Applicant may be required to sign a Non-Remonstrance Agreement for the purpose of making sanitary sewer, storm sewer, water or street improvements in the future that benefit the Property and assessing the cost to benefited properties.

STREETS

1. The proposed development includes frontage on Leland Road, which is under the jurisdiction of Clackamas County and shall be improved per Clackamas County requirements.
2. Reddaway Avenue and all other streets within the development shall meet the City's Local Street (Residential) standard per OCMC Section 12.04.180.
3. The proposed Reddaway Avenue extension is shown partially within the City-owned Wesley Lynn Park site (TLID 3-2E-07D-00401). Applicant shall generate and provide deed of dedication with associated exhibits for the City Parks Department to dedicate the necessary property to construct the street within the right-of-way.

4. The applicant shall provide a shadow plat showing future street connections, and in particular, a future street connection to Silverfox Parkway to the northeast.
5. Based on proposed Site Plan, pedestrian access way will need to be provided. Per 12.04.195.A –The maximum block spacing between streets is five hundred thirty feet (530-ft). If the maximum block size is exceeded, pedestrian accessways must be provided every three hundred thirty feet (330-ft).
6. The applicant should provide a shared pedestrian pathway connection to the park to the southeast.
7. Based on proposed Site Plan, truck turnaround will be required for fire department access.

STORMWATER

The City Stormwater and Grading Design Standards dated 2015 must be adhered to for this development. The Standards can be found online at:

http://www.orcity.org/sites/default/files/final_manual_0.pdf

1. The Applicant will need to submit a preliminary Stormwater Management Plan as required by the Stormwater and Grading Design Standards (Section 1.4.2) as part of the land use application. Submittal of the final Stormwater Management Plan will be required prior to issuance of Public Works permits.
2. As part of the Stormwater Management Plan, a written downstream analysis must be generated to demonstrate adequate conveyance capacity of the natural or constructed drainage system downstream of the proposed development.
3. Stormwater run-off generated from within the Leland Road right-of-way shall be detained and treated per Clackamas County requirements.
4. The Preliminary Street and Utility Plan indicates stormwater on east side of proposed Reddaway Avenue will drain through a filter strip before sheet flowing through the park. The west side of proposed Reddaway Avenue is proposed to drain to roadside swales and drain to the existing storm line in Leland Road. Reddaway Avenue will be filled at the natural low point to allow storm sewer to drain to the existing storm line in Leland Road. Stormwater directed to Leland Road from Reddaway Avenue would create switching drainage basins from natural drainage basin and would need to be addressed in downstream analysis.

5. Proposed Filter Strip is an alternate stormwater management facility not listed in Table 4-1 Stormwater and Grading Design Standards. The use of filter strip requires the applicant to request a modification to these standards.

WATER

1. There is an existing City 12-inch ductile iron water main within Leland Road. Water service to the development should be provided from this 12-inch water main.
2. There is an existing Clackamas River Water (CRW) 8-inch water main along the south side of Leland Road. This water main is to be protected throughout construction.
3. The existing single family residence at 19510 Leland Road has an existing water service. The water service and meter box may need to be relocated as part of public improvements required by Clackamas County along Leland Road.
4. There is an existing fire hydrant across Leland Road at the intersection of Leland Road and Reddaway Avenue. New fire hydrants shall be located within the proposed development per the requirements and direction of Clackamas Fire District No. 1.

SANITARY SEWER

1. There is an existing 8-inch PVC gravity sanitary sewer main within Leland Road. There is an existing sanitary sewer manhole at the intersection of Leland Road and Reddaway Avenue.
2. The approximate depth of the existing manhole within Leland Road is 10.3 feet. It is anticipated that all sanitary sewer flows generated from this development will flow to this existing manhole.
3. Abandonment of existing septic systems at 19510 or 19526 Leland Road will be required per DEQ and County requirements. Assuming both properties have an existing septic system that will be abandoned, both properties shall connect to the sanitary sewer system within Leland Road, or Reddaway Avenue (for 19510 Leland Road).

OTHER

1. City spoke with Clackamas County, Rick Nys (503) 742-4702 and asked if they would defer all improvements and permitting associated with Leland Road to the City. The County indicated that they will work with the City on the road section for Leland Road but County will do the permitting.



MEMORANDUM

TO: City of Oregon City, Planning Division
FROM: Kenneth Kent, Clackamas County Engineering, Senior Planner
DATE: January 10, 2017
RE: Pre-Application Conference – PA 16-62 Leland Road
32E07D 00600, 00601 & 00701

This office has the following comments pertaining to this proposal:

1. Leland Road is a minor arterial roadway under the jurisdiction of Clackamas County. The existing one half right-of-way width along the project frontage appears to be 30 feet. The applicant will be required to dedicate an additional approximately 9 feet of right-of-way on Leland Road and shall verify by survey that a 39-foot wide, one-half right-of-way width exists along the entire site frontage, or shall dedicate additional right-of-way as necessary to provide it.
2. The following improvements will be required along the entire site frontage of Leland Road in accordance with *Clackamas County Roadway Standards*:
 - a. Up to a 25-foot wide half-street improvement. Structural section for Leland Road improvements shall consist of 7.5 inches of asphalt concrete per Clackamas County Roadway Standards Standard Drawing C100.
 - b. Standard curb, or curb and gutter if curblin slope is less than one percent, and pavement with the face of the new curb located 25 feet from the centerline of the existing 60 foot wide right-of-way. Centerline of the right-of-way shall be established by a registered survey.
 - c. Drainage facilities in conformance Tri-City Service District #4 regulations and Clackamas Roadway Standards, Chapter 4.
 - d. A minimum 5-foot wide unobstructed setback sidewalk, with a 5-foot wide landscape strip, including street trees shall be constructed along the entire site frontage. The applicant shall relocate mailboxes, fire hydrants, utility poles, etc., when they are located within the limits of the sidewalk or construct an eyebrow so that the full width of the sidewalk is provided around the obstruction. Additional easement, as necessary, shall be granted to provide for any sidewalk eyebrows.

- e. If the sidewalk does not connect to sidewalk on adjacent property, the end of the sidewalk shall require the construction of a temporary asphalt ramp, adjacent to the end of the sidewalk, providing a transition from the new sidewalk to the edge of the pavement. The ramp shall meet ADA guidelines and shall be a minimum of two inches in thickness.
 - f. Appropriate pavement tapers shall be provided, per Clackamas County Roadway Standards Section 250.6.4.
- 3. The application should address interim operation of the intersection in relation to the off-set travel lane from the northerly leg of Reddaway Avenue.
 - 4. Prior to commencement of site work, a Development Permit and a Utility Placement Permit are required and must be obtained from Clackamas County for all work performed in the road right-of-way.



THIS REPORT IS ISSUED BY THE ABOVE-NAMED COMPANY ("THE COMPANY") FOR THE EXCLUSIVE USE OF THE FOLLOWING CUSTOMER:

Fidelity National Title Company of Oregon
Phone No.: (503)223-8338

Date Prepared: July 3, 2017
Effective Date: June 29, 2017 / 12:00 AM
Charge: \$0.00
Order No.: 45141702773
Reference: Leland Road

The information contained in this report is furnished to the Customer by Fidelity National Title Company of Oregon (the "Company") as an information service based on the records and indices maintained by the Company for the county identified below. This report is not title insurance, is not a preliminary title report for title insurance, and is not a commitment for title insurance. No examination has been made of the Company's records, other than as specifically set forth in this report ("the Report"). Liability for any loss arising from errors and/or omissions is limited to the lesser of the fee paid or the actual loss to the Customer, and the Company will have no greater liability by reason of this report. This report is subject to the Definitions, Conditions and Stipulations contained in it.

REPORT

- A. The Land referred to in this report is located in the County of Clackamas, State of Oregon, and is described as follows:

As fully set forth on Exhibit "A" attached hereto and by this reference made a part hereof.

- B. As of the Effective Date, the tax account and map references pertinent to the Land are as follows:

As fully set forth on Exhibit "B" attached hereto and by this reference made a part hereof.

- C. As of the Effective Date and according to the Public Records, we find title to the land apparently vested in:

As fully set forth on Exhibit "C" attached hereto and by this reference made a part hereof.

- D. As of the Effective Date and according to the Public Records, the Land is subject to the following liens and encumbrances, which are not necessarily shown in the order of priority:

As fully set forth on Exhibit "D" attached hereto and by this reference made a part hereof.

EXHIBIT "A"
(Land Description)

PARCEL I:

Part of the John S. Howland Donation Land Claim No. 45 in Section 7, Township 3 South, Range 2 East of the Willamette Meridian, in the City of Oregon City, County of Clackamas and State of Oregon, described as follows:

Beginning at a stake 31.72 chains South 43° West from the most Northerly corner of said Howland Donation Land Claim; thence North 43° East a distance of 200 feet to the Northeast corner of a tract described in Deed to Donald L. Fowler, et al, recorded December 14, 1962 in Book 615 page 119, Deed Records and the true point of beginning of the tract to be herein described; thence South 45°45' East a distance of 684 feet to the Southeast corner of said Fowler tract; thence North 43° East a distance of 328 feet to the Northeasterly line of a tract described in Deed to John Pulse, et ux, recorded February 25, 1964 in Book 636 page 190, Deed Records; thence North 46°45' West a distance of 684 feet to the Northwest line of said Donation Land Claim; thence South 43° West a distance of 323 feet to the true point of beginning.

EXCEPTING tract deeded to City of Oregon City, by Deed recorded July 25, 2002, Fee No. 2002-068430, described as:

A tract of land situated in the John S. Howland Donation Land Claim No. 45 and in the Southeast one-quarter of Section 7, Township 3 South, Range 2 East, Willamette Meridian, City of Oregon City, Clackamas County, Oregon, being more particularly described as follows:

Commencing at a point on the northwesterly line of said Howland D.L.C. being South 43°00' 00" West, 2093.52 feet from the most northerly corner of said Howland D.L.C., said point also being at the most westerly corner of that tract conveyed to Tualatin Ventures, Inc. by deed recorded in Book 599, Page 352, Clackamas County Deed Records; thence, along the northeasterly line of KALAL SUBDIVISION) PLAT NO. 1363) AND KALAL SUBDIVISION NO. 2 (PLAT NO. 1629), duly recorded plats in said Clackamas County, South 47°00'31" East, 684.00 feet to a point being monumented by a 5/8" iron rod with a yellow plastic cap marked COMPASS CORP., thence, parallel with the northwesterly line of said Howland D.L.C. North 43°00' 00" East, 200.00 feet to a 5/8" iron rod with a yellow plastic cap marked REPPETO & ASSOC INC, being the True Point of Beginning; thence, parallel with the northeasterly line of said KALAL SUBDIVISIONS, North 47°00'31" West 654.00 feet to a point on the southeasterly right of way line of Leland Road (County Road No. 518), being monument by a 5/8" iron rod with a yellow plastic cap marked REPPETO & ASSOC INC, being 30.00 feet from centerline of said Leland Road; thence, along said southeasterly right of way line, North 43°00'00" East, 50.00 feet to a 5/8" iron rod with a yellow plastic cap marked REPPETO & ASSOC INC; thence, parallel with the northeasterly line of said KALAL SUBDIVISIONS, South 47°00' 31" East, 252.00 feet to a 5/8" iron rod with a yellow plastic cap marked REPPETO & ASSOC INC', thence, parallel with the northwesterly line of said Howland D.L.C. North 43°00'00" East, 274.04 feet to a 5/8" iron rod with a yellow plastic cap marked REPPETO & ASSOC INC on the northeasterly line of that tract of land conveyed to Eleanor Pulse and Sheryl K. Vincenzi recorded in deed document No. 91-48372, Clackamas County Deed Records; thence, along the northeasterly line of said Pulse and Vincenzi tract, South 47°08'24" East, 402.00 feet to a 5/8" iron rod with a yellow plastic cap marked COMPASS CORP., thence, along the southeasterly line of said Pulse and Vincenzi tract, being parallel with the northwesterly line of said Howland D.L.C., South 43°00'00" West 324.95 feet to the True Point of Beginning.

PARCEL II:

A Tract of land deeded to City of Oregon City, by Deed recorded July 25, 2002, Fee No. 2002-068430, described as follows:

A tract of land situated in the John S. Howland Donation Land Claim No. 45 and in the Southeast one-quarter of

EXHIBIT "A"
(Land Description)
(continued)

Section 7, Township 3 South, Range 2 East, Willamette Meridian, City of Oregon City, Clackamas County, Oregon, being more particularly described as follows:

Commencing at a point on the northwesterly line of said Howland D.L.C. being South 43°00' 00" West, 2093.52 feet from the most northerly corner of said Howland D.L.C., said point also being at the most westerly corner of that tract conveyed to Tualatin Ventures, Inc. by deed recorded in Book 599, Page 352, Clackamas County Deed Records; thence, along the northeasterly line of KALAL SUBDIVISION) PLAT NO. 1363) AND KALAL SUBDIVISION NO. 2 (PLAT NO. 1629), duly recorded plats in said Clackamas County, South 47°00'31" East, 684.00 feet to a point being monumented by a 5/8" iron rod with a yellow plastic cap marked COMPASS CORP., thence, parallel with the northwesterly line of said Howland D.L.C. North 43°00' 00" East, 200.00 feet to a 5/8" iron rod with a yellow plastic cap marked REPPETO & ASSOC INC, being the True Point of Beginning; thence, parallel with the northeasterly line of said KALAL SUBDIVISIONS, North 47°00'31" West 654.00 feet to a point on the southeasterly right of way line of Leland Road (County Road No. 518), being monument by a 5/8" iron rod with a yellow plastic cap marked REPPETO & ASSOC INC, being 30.00 feet from centerline of said Leland Road; thence, along said southeasterly right of way line, North 43°00'00" East, 50.00 feet to a 5/8" iron rod with a yellow plastic cap marked REPPETO & ASSOC INC; thence, parallel with the northeasterly line of said KALAL SUBDIVISIONS, South 47°00' 31" East, 252.00 feet to a 5/8" iron rod with a yellow plastic cap marked REPPETO & ASSOC INC', thence, parallel with the northwesterly line of said Howland D.L.C. North 43°00'00" East, 274.04 feet to a 5/8" iron rod with a yellow plastic cap marked REPPETO & ASSOC INC on the northeasterly line of that tract of land conveyed to Eleanor Pulse and Sheryl K. Vincenzi recorded in deed document No. 91-48372, Clackamas County Deed Records; thence, along the northeasterly line of said Pulse and Vincenzi tract, South 47°08'24" East, 402.00 feet to a 5/8" iron rod with a yellow plastic cap marked COMPASS CORP., thence, along the southeasterly line of said Pulse and Vincenzi tract, being parallel with the northwesterly line of said Howland D.L.C., South 43°00'00" West 324.95 feet to the True Point of Beginning.

PARCEL III:

Part of the John S. Howland Donation Land Claim No. 45, in Section 7, Township 3 South, Range 2 East, of the Willamette Meridian, in the City of Oregon City, County of Clackamas and State of Oregon, described as follows:

Beginning at a stake at the most Westerly corner of that tract conveyed to Tualatin Ventures, Inc., by Deed recorded in Book 599, Page 352, Deed Records, which said point is South 43° West 31.72 chains from the most Northerly corner of said Howland Donation Land Claim; thence running South 45° 45' East 684.00 feet to the most Southerly corner of that tract conveyed to Donald L. Fowler and Vern Fowler by Deed recorded December 14, 1962 in Book 615, Page 119, Deed Records, and the true point of beginning of the tract of land herein to be described; thence North 43° East along the Southeasterly line of said Fowler Tract and its Northeasterly extension 8.00 chains, more or less, to a point on the Northeasterly line of that tract conveyed to John Pulse, et ux., by a Deed recorded February 25, 1964 in Book 636, Page 190, Deed Records; thence South 46° 45' East along the Northeasterly line of said Pulse Tract and the Northeasterly line of that tract conveyed to John Pulse by a Deed recorded March 10, 1964 in Book 636, Page 699, Deed Records, 1131.00 feet, more or less, to the most Easterly corner of said last described Pulse Tract; thence South 42° 30' West 8.00 chains, more or less, to the most Southerly corner of said last described Pulse Tract; thence North 45° 45' West to the true point of beginning.

TOGETHER WITH an easement for ingress, egress and all utility purposes being 50 feet in width over and across a tract of land which is part of the John S. Howland Donation Land Claim No. 45 situated in Section 7, Township 3 South, Range 2 East, of the Willamette Meridian, in the City of Oregon City, County of Clackamas and State of Oregon, the Southwesterly line of which is described as follows:

EXHIBIT "A"
(Land Description)
(continued)

Beginning at a stake at the most Westerly corner of that tract conveyed to Tualatin Ventures, Inc., by Deed recorded in Book 599, Page 352, Deed Records, which said point is South 43° West 31.72 chains from the most Northerly corner of said Howland Donation Land Claim; thence running South 45° 45' East 684.00 feet to the most Southerly corner of that tract conveyed to Donald L. Fowler and Vern Fowler by Deed recorded December 14, 1962 in Book 615, Page 119, Deed Records; thence North 43° 00' East a distance of 200.00 feet to the most Easterly corner of said Fowler Tract and the true point of beginning of the Southwesterly line herein to be described; thence North 45° 45' West along the Northeasterly line of said Fowler Tract, a distance of 654.00 feet to the Southeasterly line of Leland Road, County Road No. 518 and the terminus of the herein described Southwesterly line.

EXCEPTING THEREFROM that portion conveyed to the City of Oregon City in Dedication Deed recorded August 3, 2004 as Recording No. 2004-71304.

Fidelity National Title Company of Oregon
Public Record Report for New Subdivision or Land Partition
Order No. 45141702773

EXHIBIT "B"
(Tax Account and Map)

APN/Parcel ID(s) 00862917, 05006249 and 00862926 as well as Tax/Map ID(s) 32E07D 00400, 32E07D 00401
and 32E07D 00501

Fidelity National Title Company of Oregon
Public Record Report for New Subdivision or Land Partition
Order No. 45141702773

EXHIBIT "C"
(Vesting)

City of Oregon City, Oregon

EXHIBIT "D"
(Liens and Encumbrances)

SPECIFIC ITEMS AND EXCEPTIONS:

Note: Property taxes for the fiscal year shown below are paid in full.

Fiscal Year: 2016-2017
Amount: \$5,791.42
Levy Code: 062-088
Account No.: 00862917
Map No.: 32E07D 00400
Affects: Parcel I

The subject property is under public ownership and is exempt from ad valorem taxation. Any change in ownership prior to delivery of the assessment roll may result in tax liability.

Tax Account No.: 05006249
Map No.: 32E07D 00401
Levy Code: 062-088
Affects: Parcel II

Tax Account No.: 00862926
Map No.: 32E07D 00501
Levy Code: 062-088
Affects: Parcel III

1. City Liens, if any, in favor of the City of Oregon City.
2. Rights of the public to any portion of the Land lying within the area commonly known as Leland Road.
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Donald L. Fowler and Vern Fowler
Purpose: Road purposes
Recording Date: December 14, 1962
Recording No: Book 615 Page 119
Affects: 50 feet in width as described therein
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Portland General Electric Company
Purpose: Electric transmission line
Recording Date: March 8, 1963
Recording No: Book 618 Page 390
Affects: Parcel III as described therein

EXHIBIT "D"
(Liens and Encumbrances)
(continued)

5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Portland General Electric Company
Purpose: Electric transmission line
Recording Date: March 12, 1963
Recording No: Book 618 Page 478
Affects: Parcel III and additional property as described therein

6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Portland General Electric Company
Purpose: Electric line easement (underground/aerial)
Recording Date: December 8, 2005
Recording No: 2005-122281
Affects: Parcel III as described therein

7. Please be advised that our search did not disclose any open Deeds of Trust of record. If you should have knowledge of any outstanding obligation, please contact the Title Department immediately for further review.

8. NOTE: The following are required when a principal to the proposed transaction is an instrumentality of the state, such as a municipality, a county or other governmental body:

- Certification, with supporting documentation, that the board or other governing authority of the governmental body has approved the transaction in accordance with applicable practices, procedures, rules, ordinances and statutes.
- Certification that a named person or persons, identified by name and position, are authorized to act on behalf of the governmental body in the proposed transaction.
- Verification of the current legal name and good standing of the governmental body when it is a local governmental body other than a city or county.

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

DEFINITIONS, CONDITIONS AND STIPULATIONS

1. **Definitions.** The following terms have the stated meaning when used in this report:
 - (a) "Customer": The person or persons named or shown as the addressee of this report.
 - (b) "Effective Date": The effective date stated in this report.
 - (c) "Land": The land specifically described in this report and improvements affixed thereto which by law constitute real property.
 - (d) "Public Records": Those records which by the laws of the state of Oregon impart constructive notice of matters relating to the Land.
2. **Liability of Company.**
 - (a) This is not a commitment to issue title insurance and does not constitute a policy of title insurance.
 - (b) The liability of the Company for errors or omissions in this public record report is limited to the amount of the charge paid by the Customer, provided, however, that the Company has no liability in the event of no actual loss to the Customer.
 - (c) No costs (including without limitation attorney fees and other expenses) of defense, or prosecution of any action, is afforded to the Customer.
 - (d) In any event, the Company assumes no liability for loss or damage by reason of 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.
 - (2) Any 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, liens or encumbrances, or claims thereof, which are not shown by the Public Records.
 - (4) Discrepancies, encroachments, shortage in area, conflicts in boundary lines or any other facts which a survey would disclose.
 - (5) (i) Unpatented mining claims; (ii) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (iii) water rights or claims or title to water.
 - (6) Any right, title, interest, estate or easement in land beyond the lines of the area specifically described or referred to in this report, or in abutting streets, roads, avenues, alleys, lanes, ways or waterways.
 - (7) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the Public Records at the effective date hereof.
 - (8) Any governmental police power not excluded by 2(d)(7) above, except to the extent that notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the Public Records at the effective date hereof.
 - (9) Defects, liens, encumbrances, adverse claims or other matters created, suffered, assumed, agreed to or actually known by the Customer.
3. **Report Entire Contract.** Any right or action or right of action that the Customer may have or may bring against the Company arising out of the subject matter of this report must be based on the provisions of this report. No provision or condition of this report can be waived or changed except by a writing signed by an authorized officer of the Company. By accepting this form report, the Customer acknowledges and agrees that the Customer has elected to utilize this form of public record report and accepts the limitation of liability of the Company as set forth herein.
4. **Charge.** The charge for this report does not include supplemental reports, updates or other additional services of the Company.

LIMITATIONS OF LIABILITY

"CUSTOMER" REFERS TO THE RECIPIENT OF THIS REPORT.

CUSTOMER EXPRESSLY AGREES AND ACKNOWLEDGES THAT IT IS EXTREMELY DIFFICULT, IF NOT IMPOSSIBLE, TO DETERMINE THE EXTENT OF LOSS WHICH COULD ARISE FROM ERRORS OR OMISSIONS IN, OR THE COMPANY'S NEGLIGENCE IN PRODUCING, THE REQUESTED REPORT, HEREIN "THE REPORT." CUSTOMER RECOGNIZES THAT THE FEE CHARGED IS NOMINAL IN RELATION TO THE POTENTIAL LIABILITY WHICH COULD ARISE FROM SUCH ERRORS OR OMISSIONS OR NEGLIGENCE. THEREFORE, CUSTOMER UNDERSTANDS THAT THE COMPANY IS NOT WILLING TO PROCEED IN THE PREPARATION AND ISSUANCE OF THE REPORT UNLESS THE COMPANY'S LIABILITY IS STRICTLY LIMITED. CUSTOMER AGREES WITH THE PROPRIETY OF SUCH LIMITATION AND AGREES TO BE BOUND BY ITS TERMS

THE LIMITATIONS ARE AS FOLLOWS AND THE LIMITATIONS WILL SURVIVE THE CONTRACT:

ONLY MATTERS IDENTIFIED IN THIS REPORT AS THE SUBJECT OF THE REPORT ARE WITHIN ITS SCOPE. ALL OTHER MATTERS ARE OUTSIDE THE SCOPE OF THE REPORT.

CUSTOMER AGREES, AS PART OF THE CONSIDERATION FOR THE ISSUANCE OF THE REPORT AND TO THE FULLEST EXTENT PERMITTED BY LAW, TO LIMIT THE LIABILITY OF THE COMPANY, ITS LICENSORS, AGENTS, SUPPLIERS, RESELLERS, SERVICE PROVIDERS, CONTENT PROVIDERS AND ALL OTHER SUBSCRIBERS OR SUPPLIERS, SUBSIDIARIES, AFFILIATES, EMPLOYEES, AND SUBCONTRACTORS FOR ANY AND ALL CLAIMS, LIABILITIES, CAUSES OF ACTION, LOSSES, COSTS, DAMAGES AND EXPENSES OF ANY NATURE WHATSOEVER, INCLUDING ATTORNEY'S FEES, HOWEVER ALLEGED OR ARISING, INCLUDING BUT NOT LIMITED TO THOSE ARISING FROM BREACH OF CONTRACT, NEGLIGENCE, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE, ERRORS, OMISSIONS, STRICT LIABILITY, BREACH OF WARRANTY, EQUITY, THE COMMON LAW, STATUTE OR ANY OTHER THEORY OF RECOVERY, OR FROM ANY PERSON'S USE, MISUSE, OR INABILITY TO USE THE REPORT OR ANY OF THE MATERIALS CONTAINED THEREIN OR PRODUCED, **SO THAT THE TOTAL AGGREGATE LIABILITY OF THE COMPANY AND ITS AGENTS, SUBSIDIARIES, AFFILIATES, EMPLOYEES, AND SUBCONTRACTORS SHALL NOT IN ANY EVENT EXCEED THE COMPANY'S TOTAL FEE FOR THE REPORT.**

CUSTOMER AGREES THAT THE FOREGOING LIMITATION ON LIABILITY IS A TERM MATERIAL TO THE PRICE THE CUSTOMER IS PAYING, WHICH PRICE IS LOWER THAN WOULD OTHERWISE BE OFFERED TO THE CUSTOMER WITHOUT SAID TERM. CUSTOMER RECOGNIZES THAT THE COMPANY WOULD NOT ISSUE THE REPORT BUT FOR THIS CUSTOMER AGREEMENT, AS PART OF THE CONSIDERATION GIVEN FOR THE REPORT, TO THE FOREGOING LIMITATION OF LIABILITY AND THAT ANY SUCH LIABILITY IS CONDITIONED AND PREDICATED UPON THE FULL AND TIMELY PAYMENT OF THE COMPANY'S INVOICE FOR THE REPORT.

THE REPORT IS LIMITED IN SCOPE AND IS NOT AN ABSTRACT OF TITLE, TITLE OPINION, PRELIMINARY TITLE REPORT, TITLE REPORT, COMMITMENT TO ISSUE TITLE INSURANCE, OR A TITLE POLICY, AND SHOULD NOT BE RELIED UPON AS SUCH. THE REPORT DOES NOT PROVIDE OR OFFER ANY TITLE INSURANCE, LIABILITY COVERAGE OR ERRORS AND OMISSIONS COVERAGE. THE REPORT IS NOT TO BE RELIED UPON AS A REPRESENTATION OF THE STATUS OF TITLE TO THE PROPERTY. THE COMPANY MAKES NO REPRESENTATIONS AS TO THE REPORT'S ACCURACY, DISCLAIMS ANY WARRANTY AS TO THE REPORT, ASSUMES NO DUTIES TO CUSTOMER, DOES NOT INTEND FOR CUSTOMER TO RELY ON THE REPORT, AND ASSUMES NO LIABILITY FOR ANY LOSS OCCURRING BY REASON OF RELIANCE ON THE REPORT OR OTHERWISE.

IF CUSTOMER (A) HAS OR WILL HAVE AN INSURABLE INTEREST IN THE SUBJECT REAL PROPERTY, (B) DOES NOT WISH TO LIMIT LIABILITY AS STATED HEREIN AND (C) DESIRES THAT ADDITIONAL LIABILITY BE ASSUMED BY THE COMPANY, THEN CUSTOMER MAY REQUEST AND PURCHASE A POLICY OF TITLE INSURANCE, A BINDER, OR A COMMITMENT TO ISSUE A POLICY OF TITLE INSURANCE. NO ASSURANCE IS GIVEN AS TO THE INSURABILITY OF THE TITLE OR STATUS OF TITLE. CUSTOMER EXPRESSLY AGREES AND ACKNOWLEDGES IT HAS AN INDEPENDENT DUTY TO ENSURE AND/OR RESEARCH THE ACCURACY OF ANY INFORMATION OBTAINED FROM THE COMPANY OR ANY PRODUCT OR SERVICE PURCHASED.

NO THIRD PARTY IS PERMITTED TO USE OR RELY UPON THE INFORMATION SET FORTH IN THE REPORT, AND NO LIABILITY TO ANY THIRD PARTY IS UNDERTAKEN BY THE COMPANY.

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END OF THE LIMITATIONS OF LIABILITY

From: Bruce Goldson
Sent: Friday, May 26, 2017 1:31 PM
To: Sang Pau
Cc: Rick Givens
Subject: RE: Parker Knoll preliminary

Sang

I understand from Rick Givens that you consider the current information relating to the storm management strategy incomplete?

Oregon City Stormwater Grading and Design Standards: 2.2.4 states a geotechnical report is required but doesn't state what professional is required or what is to be included ?

This site is not complex with gentle slopes and the only issue is what the anticipated infiltration rate is. For the preliminary submittal my report should be adequate.

Appendix D: in both the basic method (D3.1) and the professional method (D.3) the open pit procedure is permitted. Since the site is larger than 5000 SF I followed the professional method when conducting the test.

I am updating the storm report based on the current configuration

thanks

Bruce

Bruce D. Goldson, PE
Theta, llc.
~~503-481-8822~~



Rick Givens <rickgivens@gmail.com>

Fwd: HNA/TVNA Board Meeting NEW LOCATION

2 messages

Debbie Derusha <dcderusha1@comcast.net>
To: Rick Givens <rickgivens@gmail.com>

Sat, Feb 4, 2017 at 4:22 PM

Meeting place change

Begin forwarded message:

From: "Joyce Gifford" <Joyce@smALLFLAGs.com>
Subject: RE: HNA/TVNA Board Meeting NEW LOCATION
Date: February 4, 2017 at 4:15:24 PM PST
To: "Roy and Anna Harris" <royandanna@centurylink.net>, "Vern Johnson" <verdonnajohnson@yahoo.com>, <greaganwalker@gmail.com>, <steve@blacktiedj.com>
Cc: <dcderusha1@comcast.net>, "Faith Leith" <faith23@comcast.net>

We are moving the meeting to **Living Hope Church** and putting the notice on FaceBook, NextDoor and Oregon City Chit-Chat.

7:00PM, Tuesday, February 7th; Living Hope Church, 19691 Meyers Rd.

On 2/3/2017 7:21 PM, Joyce Gifford wrote:

Our next meeting is scheduled for Tuesday, February 7th ~~at Casa Ixtapa. Gather & order dinner at 6:30 with meeting at 7PM.~~

Rick Givens, Planning Consultant, will be presenting on Parker Knoll, an 11 lot subdivision on property adjacent to Wesley Lynn Park.

If we find there is a lot of interest in this presentation we may want to move the meeting to a larger venue. The Pioneer Room at Wild Hare is not available. If anyone has an idea for a better place to meet, please reply to all. We need to get this meeting posted on Next Door, Oregon City Chit-Chat and our FaceBook page ASAP.

Joyce Gifford 503.723.3456
Secretary
Hillendale Neighborhood Association



5/25/2017

Gmail - Fwd: HNA/TVNA Board Meeting NEW LOCATION

Rick Givens <rickgivens@gmail.com>

Sat, Feb 4, 2017 at 5:21 PM

To: Debbie Derusha <dcderusha1@comcast.net>

Thanks Debbie.

[Quoted text hidden]

--

Rick Givens
Planning Consultant
18680 Sunblaze Dr.
Oregon City, OR 97045
Office: (503) 479-0097
Cell: (503) 351-8204



image001.jpg
4K

Laura Terway

From: Robinson, Michael C. (Perkins Coie) <MRobinson@perkinscoie.com>
Sent: Tuesday, August 29, 2017 3:51 PM
To: Laura Terway
Cc: Carrie Richter (crichter@batemanseidel.com); Phil Lewis; Trevor Martin; Kattie Riggs; Mark Handris; darren@iconconstruction.net; Mr. Rick Givens; Michael T. Ard P.E.; Mr. Bruce D. Goldson P.E.
Subject: Re: Revised Parker Knoll Dates

Laura, the applicant will extend the 120-day clock by 14 days to accommodate the continuance from October 4 to October 18.

Sent from my iPhone

On Aug 29, 2017, at 3:43 PM, Laura Terway <lterway@orccity.org> wrote:

Afternoon,
As the City Commission hearing for October 4th has been rescheduled to October 3rd, the revised schedule for City Commission review of Parker Knoll is as follows:

City Commission Work Session: September 12th
City Commission Hearing: October 18th

<image001.jpg>

Laura Terway, AICP
Community Development Director
City of Oregon City
PO Box 3040
221 Molalla Avenue, Suite 200
Oregon City, Oregon 97045
Direct - 503.496.1553
Office - 503.722.3789
Fax 503.722.3880

Website: www.orccity.org | webmaps.orccity.org | Follow us on: [Facebook!](https://www.facebook.com/orccity) | [Twitter](https://twitter.com/orccity)

Think **GREEN** before you print.

www.rediscoverthefalls.com

Please visit us at 221 Molalla Avenue, Suite 200 between the hours of 8:30am-3:30pm Monday through Friday.

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PARKER KNOLL
PRELIMINARY STORM DRAINAGE REPORT
OREGON CITY FILE PA 16-04



Prepared by: Bruce D. Goldson, PE

May 26, 2017



2013-129G



VICINITY MAP

Owner/Applicant:
Icon Construction & Development, LLC
1980 Willamette Falls Drive, Suite 200
West Linn, OR 97068
PH: (503) 657-0406

2014-129G

SITE ASSESSMENT

Theta, llc

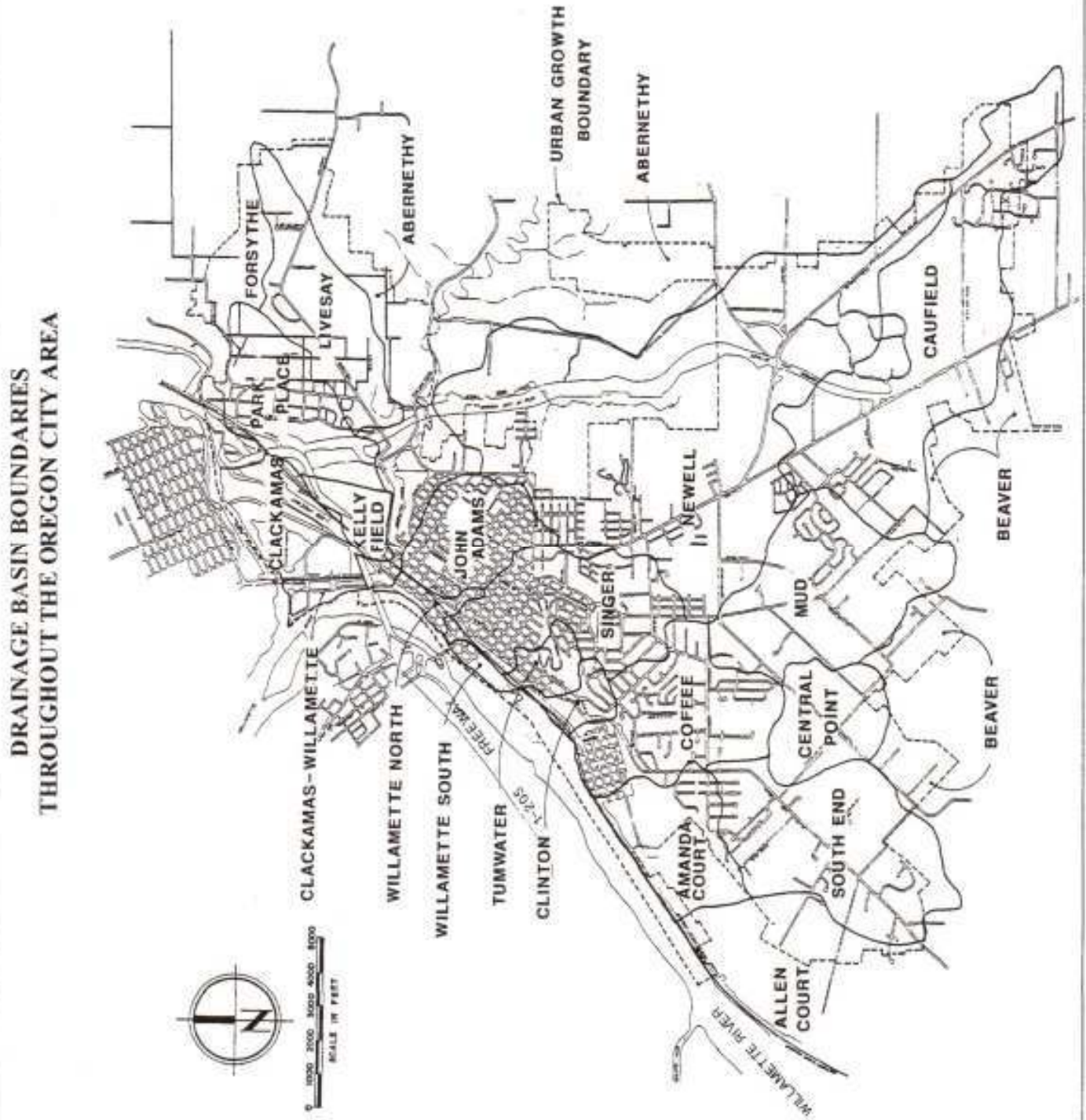
ENGINEERING • SURVEYING • PLANNING

PO Box 1345
Lake Oswego, Oregon 97035

503/481-8822
email: thetaeng@comcast.net

Parker Knoll
T3S, R2E, Section 7
TL 600, 601, 700, 701
Clackamas County, Oregon

FIGURE 4-1



PROJECT DESCRIPTION

The subject property is located at 19510 Leland Road adjacent to undeveloped city park property to the north. The subject site slopes to the north easterly direction at approximately 4% maximum. The property to the North and East is park property, and the land to the southwest is an older subdivision. The property is in the City of Oregon City and zoned R-8.

On site is one residential house, which will remain, with the proposed subdivision of the remaining property into 10 additional units, for the total of 11.

Road side swales are proposed for the new roadway with rain gardens for the individual lots.

REQUIRED PERMITS:

No permits are required from Oregon Division of State Lands/Corps of Engineers. A 1200C erosion control permit is required from the DEQ.

DRAINAGE BASIN DESCRIPTION:

Using the Oregon City GIS mapping system the approximate drain basin has been outlined (see attached drawings). Storm water collected from the site will continue to be discharged in the same basin. The end of an existing 18-inch storm line would be extended approximately 150-feet to the proposed development. This line appears to collect from a small area in the street until approximately 250-feet downstream from the end a connection is made from the south west with a 12-inch connection and approximate upstream area of 5.5 acres. Continuing on downstream another 2.25 acre area is connected to this 18-inch line, where it changes to a 24-inch pipe and discharges in an open channel for hundreds of feet. Calculations have been made using a 25-year event.

King county Department of Public Works, Hydrograph Programs, version 4.21B

Basin 1 = 5.5 ACRES (See exhibit of the area)

Assume 7 units per area, 56% impervious, 44% pervious

Time of concentration:

$$T_1 = 0.42((0.15)(300))^{\frac{1}{4}} / (2.6^{-5})(0.03)^{-\frac{1}{2}} = 22.3 \text{ minutes}$$

$$T_2 = 200 / (60)(11)(0.03)^{-\frac{1}{2}} = 1.7 \text{ minutes}$$

$$T_{\text{total}} = 24 \text{ minutes}$$

XXXXXXXXXXXXXXXXXXXX S.C.S. TYPE-1A DISTRIBUTION XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

XXXXXXXXXXXX 25-YEAR 24-HOUR STORM xxxx 4.00" TOTAL PRECIP. XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

ENTER: A(PERV),CN(PERV),A(IMPERV),CN(IMPERV),TC FOR BASIN NO. 1

2.4,86,3.1,98,24

DATA PRINT OUT:

AREA(ACRES)	PERVIOUS		IMPERVIOUS		TC(MINUTES)
	A	CN	A	CN	
5.5	2.4	86.0	3.1	98.0	24.0
PEAK-Q(CFS)	T-PEAK(HRS)		VOL(CU-FT)		
3.57	7.83		64237		

ENTER [d:][path]filename[.ext] FOR STORAGE OF COMPUTED HYDROGRAPH

Basin 2 = 2.25 ACRES (See exhibit of the area)

Assume 1 units per area, 15% impervious, 85% pervious

Time of concentration:

$$T_1 = 0.42((0.15)(300))^{\frac{1}{4}} / (2.6^5)(0.03)^{\frac{1}{4}} = 22.3 \text{ minutes}$$

$$T_2 = 300 / (60)(11)(0.03)^{\frac{1}{5}} = 2.6 \text{ minutes}$$

$$T_{\text{total}} = 24.9 \text{ minutes}$$

XXXXXXXXXXXXXXXXXXXX S.C.S.TYPE-1A DISTRIBUTION XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

XXXXXXXXXXXX 25-YEAR 24-HOUR STORM xxxx 4.00" TOTAL PRECIP. XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

ENTER: A(PERV),CN(PERV),A(IMPERV),CN(IMPERV),TC FOR BASIN NO. 1

1.9,86,0.3,98 24.9

DATA PRINT OUT:

AREA(ACRES)	PERVIOUS		IMPERVIOUS		TC(MINUTES)
	A	CN	A	CN	
2.2	1.9	86.0	.3	98.0	24.9
PEAK-Q(CFS)	T-PEAK(HRS)		VOL(CU-FT)		
1.17	7.83		21532		

ENTER [d:][path]filename[.ext] FOR STORAGE OF COMPUTED HYDROGRAPH

Basin development = 2.57 ACRES

Assume: 4 units per area, 42% impervious, 58% pervious

Time of concentration:

$$T_1 = 0.42((0.15)(185))^{\frac{1}{4}} / (2.6^5)(0.03)^{\frac{1}{4}} = 15.1 \text{ minutes}$$

$$T_z = 200 / (60)(17)(0.01)^5 = 2.0 \text{ minutes}$$

$$T_s = 200 / (60)(21)(0.01)^5 = 1.6 \text{ minutes}$$

$$T_{\text{total}} = 18.7 \text{ minutes}$$

XXXXXXXXXXXXXXXXXXXX S.C.S.TYPE-1A DISTRIBUTION XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

XXXXXXXXXXXX 25-YEAR 24-HOUR STORM xxxx 4.00" TOTAL PRECIP. XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

ENTER: A(PERV),CN(PERV),A(IMPERV),CN(IMPERV),TC FOR BASIN NO. 1

1.5,86,1.1,98,18.7

DATA PRINT OUT:

AREA(ACRES)	PERVIOUS		IMPERVIOUS		TC(MINUTES)
	A	CN	A	CN	
2.6	1.5	86.0	1.1	98.0	18.7
PEAK-Q(CFS)	T-PEAK(HRS)		VOL(CU-FT)		
1.73	7.83		28809		

ENTER [d:][path]filename[.ext] FOR STORAGE OF COMPUTED HYDROGRAPH

Total estimated flow in existing 18-inch line $3.57+1.17+1.73 = 6.47$ cfs & capacity is approximately 8.0 cfs

INFILTRATION RATE:

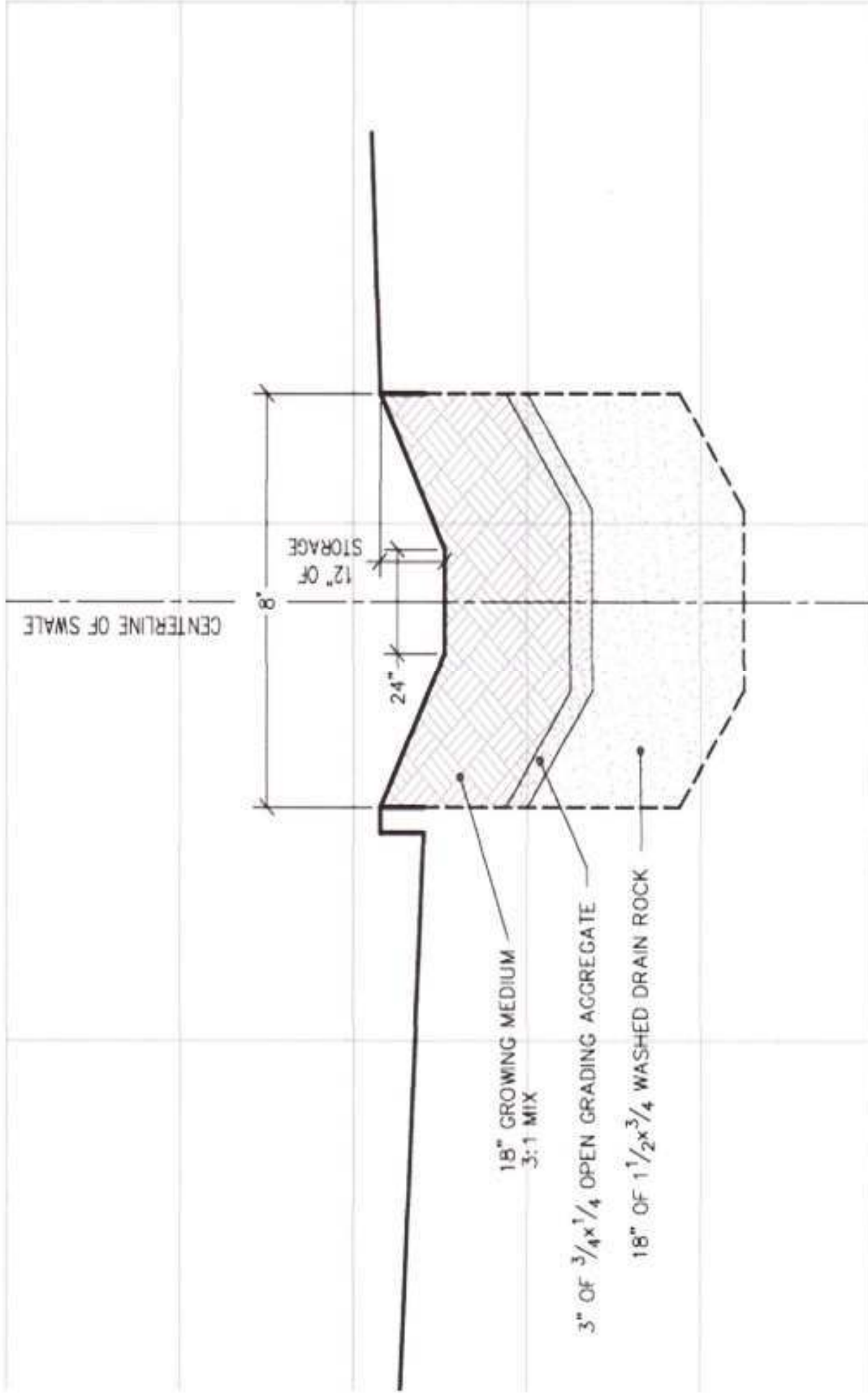
Based on a field test (attached results) the percolation rate is 4.5 inches per hour

PROPOSED STORM WATER MANAGEMENT

Streets: Reddaway extension and North/South leg to have roadside infiltration swales, The sidewalk in the park is proposed to have a filter strip (ODOT Hydraulics Manual)

Individual lot: Rain gardens sized to the impervious area.

WES BMP Sizing Tool used to make preliminary sizing of the facilities



INfiltration SECTION

SCALE: 1" = 4' HORIZONTAL
1" = 2' VERTICAL

WES BMP Sizing Report

Project Information

Project Name	Parker Knoll
Project Type	Subdivision
Location	19510 Leland Road Oregon City
Stormwater Management Area	0
Project Applicant	Icon Construction
Jurisdiction	OutofDistrict

Drainage Management Area

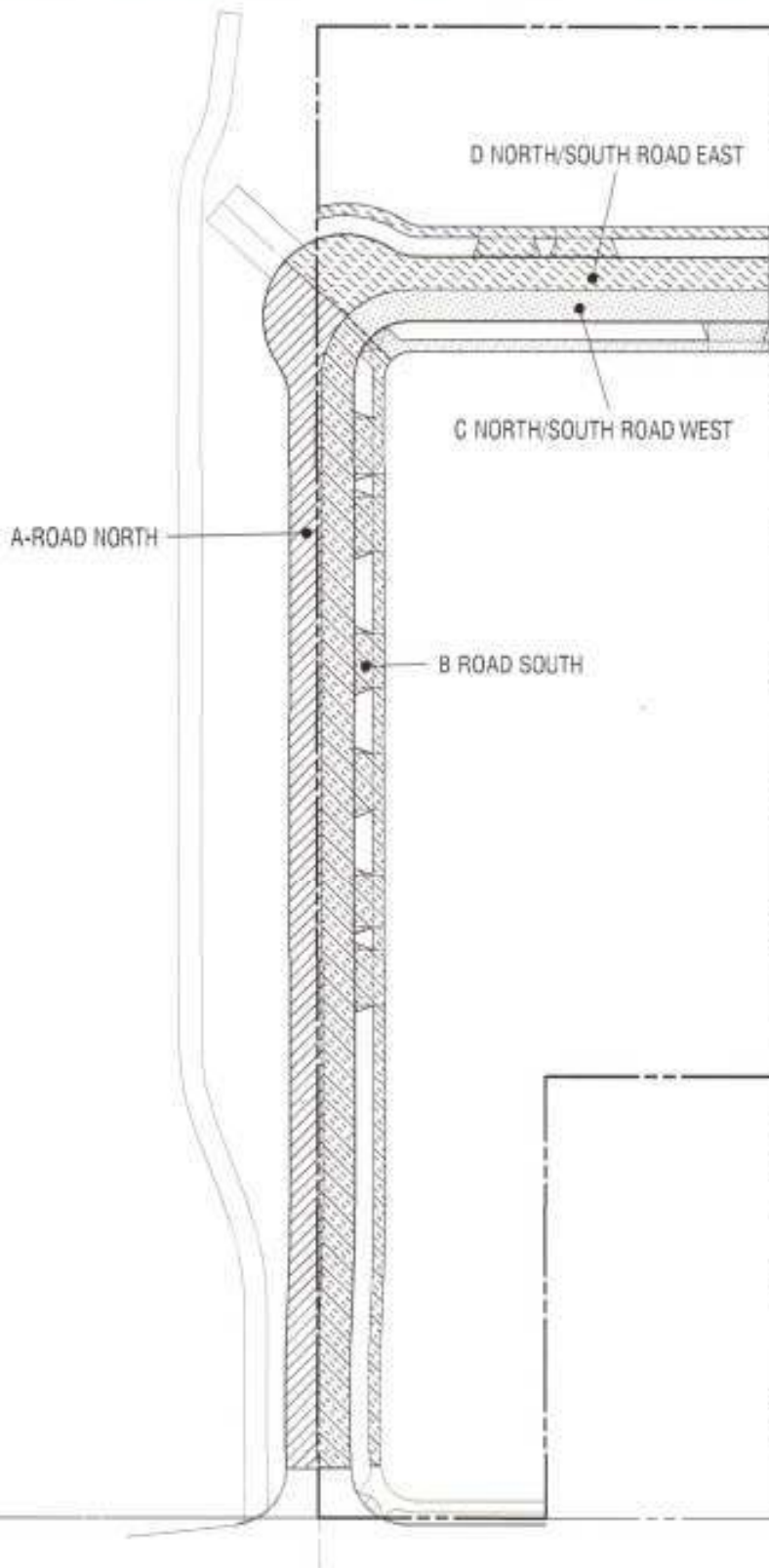
Name	Area (sq-ft)	Pre-Project Cover	Post-Project Cover	DMA Soil Type	BMP
A road north	7,889	Grass	ConventionalConcrete	B	A road north
B road south	8,403	Grass	ConventionalConcrete	B	B road south
C N/S west	6,164	Grass	ConventionalConcrete	B	C N/S west
D N/S east	4,838	Grass	ConventionalConcrete	B	D N/S east

LID Facility Sizing Details

LID ID	Design Criteria	BMP Type	Facility Soil Type	Minimum Area (sq-ft)	Planned Areas (sq-ft)	Orifice Diameter (in)
C N/S west	FlowControlAndTreatment	Stormwater Planter - Infiltration	A1	493.1	500.0	0.0
A road north	FlowControlAndTreatment	Vegetated Swale - Infiltration	A1	788.9	800.0	0.0
B road south	FlowControlAndTreatment	Vegetated Swale - Infiltration	A1	840.3	880.0	0.0
D N/S east	FlowControlAndTreatment	Vegetated Swale - Infiltration	A1	483.8	500.0	0.0

Pond Sizing Details

1. FCWQT = Flow control and water quality treatment, WQT = Water quality treatment only
2. Depth is measured from the bottom of the facility and includes the three feet of media (drain rock, separation layer and growing media).
3. Maximum volume of the facility. Includes the volume occupied by the media at the bottom of the facility.
4. Maximum water storage volume of the facility. Includes water storage in the three feet of soil media assuming a 40 percent porosity.



SCALE: 1" = 80'

2014-129G

PRELIMINARY DRAINAGE SITE PLAN

Theta, llc

ENGINEERING - SURVEYING - PLANNING

PO Box 1345
Lake Oswego, Oregon 97035

503/481-8822
email: thetaeng@comcast.net

Parker Knoll
T3S, R2E, Section 7,
TL 600, 601, 700, 701
Clackamas County, Oregon

INFILTRATION TEST DATA TABLE

Location: Parker Knoll	Date: March 12, 2016	Test hole No. # 1 test 1
Depth to bottom of hole: 40"	Diameter of hole: 18X20	Test method: open pit

Tester's Name: Bruce Goldson

Tester's Company: Theta

Tester's Contact Number: 503-481-8822

Depth, feet	Soil texture
0-8" Organic soil with grass roots	Black to dark Brown
8" - 40"	Light brown slit clay, no ground water

	Time interval minutes	Measurement inches	Drop in water level, inches	Percolation rate inches/hour	Remarks
7:45		19"			
7:55	10	20 7/8"	1- 7/8"	11.25	
8:05	10	22 1/4"	1- 3/8"	8.25	
8:15	10	23"	0-3/4"	4.5	
8:25	10	23 3/4"	0-3/4"	4.5	
8:35	10	24 1/2"	0-3/4"	4.5	
8:45	10	25 1/8"	0-5/8"	4.5	

INFILTRATION TEST DATA TABLE

Location: Parker Knoll	Date: March 12, 2016	Test hole No. # 1 test 2
Depth to bottom of hole: 40"	Diameter of hole: 18X20	Test method: open pit

Tester's Name: Bruce Goldson

Tester's Company: Theta

Tester's Contact Number: 503-481-8822

Depth, feet	Soil texture
0-8" Organic soil with grass roots	Black to dark Brown
8" - 40"	Light brown slit clay, no ground water

	Time interval minutes	Measurement inches	Drop in water level, inches	Percolation rate inches/hour	Remarks
8:45		20"			
8:55	10	21 1/2"	1- 1/2"	9.0	
9:05	10	22 3/8"	0-7/8"	5.25	
9:15	10	23"	0-5/8"	3.75	
9:25	10	23 1/2"	0-1/2"	3.00	
9:35	10	24 1/8"	0-5/8"	3.75	
9:45	10	24 5/8"	0-3/8"	2.25	

INFILTRATION TEST DATA TABLE

Location: Parker Knoll	Date: March 12, 2016	Test hole No. # 1 test 3
Depth to bottom of hole: 40"	Diameter of hole: 18X20	Test method: open pit

Tester's Name: Bruce Goldson

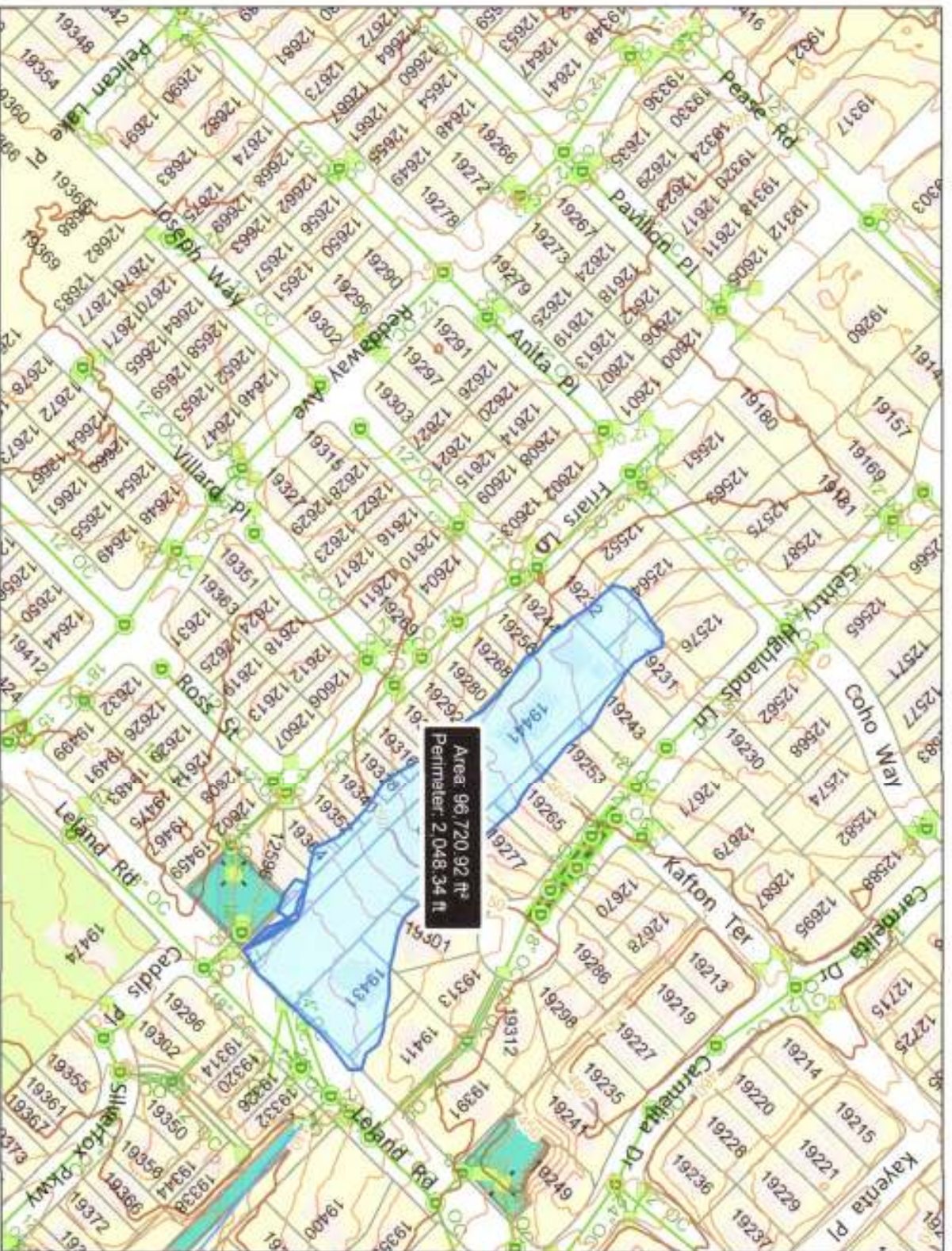
Tester's Company: Theta

Tester's Contact Number: 503-481-8822

Depth, feet	Soil texture
0-8" Organic soil with grass roots	Black to dark Brown
8" - 40"	Light brown slit clay, no ground water

	Time interval minutes	Measurement inches	Drop in water level, inches	Percolation rate inches/hour	Remarks
9:45		20 7/8"			
9:55	10	21 1/2"	0-5/8"	3.75	
10:05	10	22 1/8"	0-5/8"	3.75	
10:15	10	23 1/8"	1-0"	6.00	
10:25	10	23 5/8"	0-1/2"	3.00	
10:35	10	24 "	0-3/8"	2.25	
10:45	10	24 3/4"	0-3/4"	4.50	

Oregon City GIS Map



Legend

- Streams
 - Above Ground
 - Below Ground
- Contours (20' - 13,600 and closer)
 - 10 feet
 - 2 feet
- Tanks
- Tanks (Outside UCSB)
- Unimproved ROW
- Storm Structures (City Owned)
- Manhole
- Valve
- Outlet
- Storm Conduits (City Owned)
- Pipe
- Culvert
- Ditch
- Direction Tank
- Private Road

Notes

Overview Map



This City of Oregon City makes no representations, express or implied, as to the accuracy, completeness, and timeliness of the information displayed. This map is not suitable for legal engineering, surveying or navigation purposes. Notification of any errors is appreciated.

Map created 3/9/2017



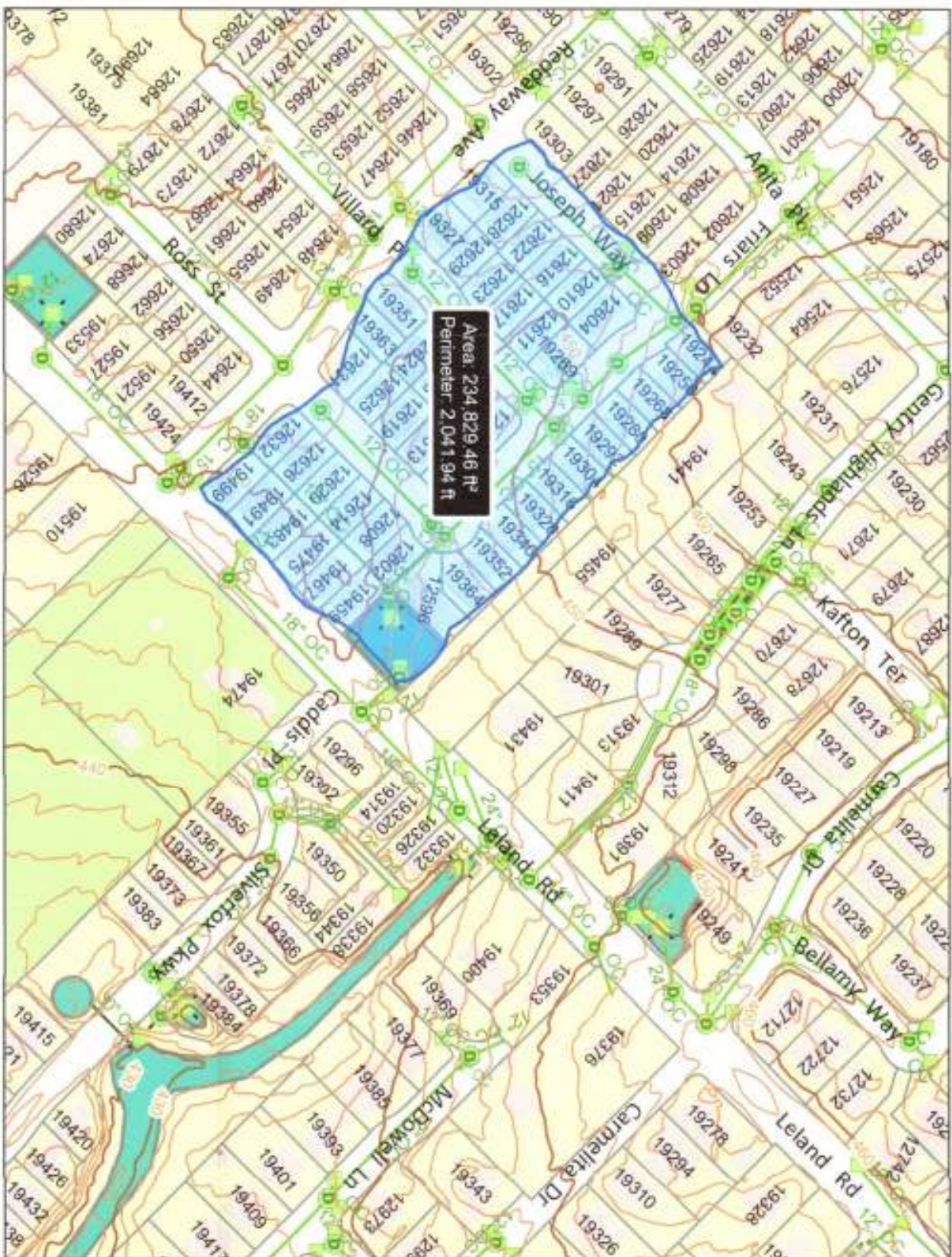
0 200 400 Feet

1:2,400

City of Oregon City
PO Box 3040
525 Center St
Oregon City
OR 97045
(503) 657-0891
www.oregoncity.org



Oregon City GIS Map



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Map created 3/6/2017



Legend

- Contours (ft) - 1:3,000 and closer
 - 10 feet
 - 2 feet
- Taxlots
- Taxlots (Outside UGB)
- Unimproved ROW
- Storm Structures (City Owned)
- Manhole
- Valve
- Outlet
- Storm Conduits (City Owned)
- Pipe
- Culvert
- Ditch
- Debrision Tank
- Storm Ponds
- Pond
- Bridge
- Flow Study Structure

Notes

Overview Map



City of Oregon City
PO Box 3040
825 Center St
Oregon City
OR 97045
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Table 4-3 MODIFIED CURVE NUMBERS

SCS Western Washington Runoff Curve Numbers					
Runoff curve numbers for selected agricultural, suburban, and urban land use for Type 1A rainfall distribution, 24-hour storm duration. (Published by SCS in 1982)					
LAND USE DESCRIPTION		CURVE NUMBERS BY HYDROLOGIC SOIL GROUP			
		A	B	C	D
Cultivated land ¹	Winter Condition	86	91	94	95
Mountain Open Areas:	Low growing brush and grassland.	74	82	89	92
Meadow or pasture:		65	78	85	89
Wood or forest land:	Undisturbed	42	64	76	81
	Established second growth ²	48	68	78	83
	Young second growth or brush	55	72	81	86
Orchard:	With over crop	81	88	92	94
Open spaces, lawns, parks, golf courses, cemeteries, landscaping					
Good Condition:	Grass cover on > =75% of area	68	80	86	90
Fair Condition:	Grass cover on 50-75% of area	77	85	90	92
Gravel Roads and Parking Lots:		76	85	89	91
Dirt Roads and Parking Lots:		72	82	87	89
Impervious surfaces, pavement, roofs, etc.		98	98	98	98
Open water bodies:	Lakes, wetlands, ponds, etc.	100	100	100	100
Single Family Residential ³ :		Select a separate curve number for pervious and impervious portions of the site or basin.			
Dwelling unit/gross acre	% Impervious ⁴				
1.0 DU/GA	15				
1.5 DU/GA	20				
2.0 DU/GA	25				
2.5 DU/GA	30				
3.0 DU/GA	34				
3.5 DU/GA	38				
4.0 DU/GA	42				
4.5 DU/GA	46				
5.0 DU/GA	48				
5.5 DU/GA	50				
6.0 DU/GA	52				
6.5 DU/GA	54				
7.0 DU/GA	56				
Planned Unit Developments, condominiums, apartments, commercial businesses & industrial areas ³	% impervious ⁴	Select a separate curve number for pervious and impervious portions of the site or basin.			
	Must be computed				

¹ For a more detailed description of agricultural land use curve numbers, refer to National Engineering Handbook, Sec. 4, Hydrology, Chapter 9, August 1972.

² Modified by KCFW, 1995.

³ Assumes roof and driveway runoff is directed into street/storm system.

⁴ The remaining pervious areas (lawn) are considered to be in good condition for these curve numbers.

4.1.2.3 TIME OF CONCENTRATION

The time of concentration (T_c) is the length of time for runoff to travel from the hydraulically most distant point of a watershed to the point of discharge from the watershed. For computation purposes, it is assumed that water moves through the watershed as sheetflow, having a maximum depth of less than one tenth foot (0.1'), as shallow concentrated flow, having a maximum depth exceeding one tenth-foot (0.1'), and as open channel flow. Minimum T_c shall be five minutes.

It is assumed that runoff in a watershed begins as sheetflow. It is also assumed that regardless of site conditions, the maximum distance that runoff will travel in the form of sheetflow will not exceed 300 feet. Where there are no topographic features suggesting channel flow within the first 300 feet of flow, it may be assumed that the first 300 feet of flow is sheetflow and the remaining flow distance until water reaches a channel is shallow concentrated flow.

For further discussion of methods of computing time of concentration, the designer is referred to the Washington State Department of Ecology's Stormwater Management Manual for the Puget Sound Basin.

For computing the travel time of sheetflow, the following formula should be used:

$$T = \frac{0.42 (n_s L)^{0.8}}{(P_2)^{0.5} (S_a)^{0.4}}$$

where T	=	travel time, in minutes
n_s	=	Manning's roughness coefficient.-sheetflow (Table 5-3)
L	=	flow length, in feet
P_2	=	two-year, 24-hour rainfall, in inches
s_a	=	slope of land, in feet per foot

Travel time for shallow concentrated flow and open channel flow is computed using the following formula:

$$T = \frac{L}{60 k \sqrt{S_a}}$$

where T	=	travel time, in minutes
L	=	flow length, in feet
60	=	conversion factor from seconds to minutes
k	=	velocity factor, in feet per second (Table 5-3)
s_a	=	slope of flow path, in feet per foot
V	=	$60 k \sqrt{S_a}$, average velocity, in feet per second

Table 4-4 MANNING'S COEFFICIENTS/"K" FACTORS

n AND "K" Value Used in Time Calculations for Hydrographs		
n/ Sheet Flow Equation (Manning's Values (for initial 300 ft. of travel))		n
Smooth surfaces (concrete, asphalt, gravel, or bare hand packed soil)		0.01
Fallow fields or loose soil surface (no residue)		0.05
Cultivated soil with residue cover ($s \leq 0.20$ ft/ft)		0.06
Cultivated soil with residue cover ($s > 0.20$ ft/ft)		0.17
Short prairie grass and lawns		0.15
Dense grasses		0.24
Bermuda grass		0.41
Range (natural)		0.13
Woods or forest with light underbrush		0.40
Woods or forest with dense underbrush		0.80
Manning values for sheet flow only, from Overton and Meadows 1976 (See SCS's TR-55, 1986) "K" Values Used in Travel Time/Time of Concentration Calculations: Shallow Concentrated Flow (After the initial 300 ft. of sheet flow, $R \approx 0.1$)		K
1.	Forest with heavy ground litter and meadows ($n = 0.10$)	3
2.	Brushy ground with some trees ($n = 0.060$)	5
3.	Fallow or minimum tillage cultivation ($n=0.040$)	8
4.	High grass ($n=0.035$)	9
5.	Short grass, pasture, and lawns ($n=0.030$)	11
6.	Nearly bare ground ($n=0.025$)	13
7.	Paved and gravel areas ($n=0.012$)	27
Channel flow (intermittent) (At beginning of visible channels $R \approx 0.2$)		K
1.	Forested swale with heavy ground litter ($n=0.10$)	5
2.	Forested drainage course/ravine with defined channel bed ($n=0.050$)	10
3.	Rock-lined waterway ($n=0.035$)	15
4.	Grassed waterway ($n=0.030$)	17
5.	Earth-lined waterway ($n=0.025$)	20
6.	CMP pipe ($n=0.024$)	21
7.	Concrete pipe (0.012)	42
8.	Other waterways and pipe $0.508/n$	
Channel flow (Continuous stream, $R \approx 0.4$)		K
9.	Meandering stream with some pools ($n=0.040$)	20
10.	Rock-lined stream ($n=0.035$)	23
11.	Grass-lined stream ($n=0.030$)	27
12.	Other streams, man-made channels and pipe $0.807/n$ **	

** See Table 6-3 for additional Mannings "n" values for open channels

3.0 Filter Strips (Dispersion)

Dispersion is a simple and common method of treating stormwater runoff. It relies on maintaining sheet flow across vegetated and permeable ground which maximizes stormwater contact with soil and vegetation. In arid areas, aggregate may be used instead of vegetation where the soil supports infiltration.

Filter strips are the most common form of dispersion for highways, and can be used as either the sole BMP or as part of a treatment train. They consist of the right-of-way parallel to the road, with a relatively flat cross slope to maintain sheet flow of stormwater runoff over the entire width of the strip. Dispersion areas away from the highway receive collected runoff and use flow spreaders to create shallow, dispersed flow over vegetated slopes. The discussion here will focus on filter strips. Elements particular to other dispersion areas will be specifically called out.

A filter strip removes pollutants from pavement runoff by means of filtration through vegetation, media filtration and infiltration. Treatment mechanisms include physical trapping of particles, density separation (settling) in hydraulic dead zones and absorption, and to a lesser extent biological uptake and decomposition. Factors affecting the ability of filter strips to treat stormwater include vegetation density, slope and soil characteristics.

A filter strip (Figures 6 and 7) is a grassed sloped area located or placed between pavement and a downslope conveyance system. In cases where site conditions are not appropriate for a filter strip, stormwater can be collected and conveyed to a dispersion area.

The low impact approach is to preserve or enhance existing filter strip characteristics by modifying the side slope or incorporating a soil amendment to maintain or improve infiltration or media filtration.

Filter strips may be appropriate where:

- The road is elevated above the landscape on at least one side
- Impervious drainage area longitudinal slope is 4 percent or less
- Lateral slope of the highway (impervious surface) is 5 percent or less
- At least 6 feet of width from the edge of the shoulder is available
- Slope of the filter strip would be 15 percent or less (6:1 or flatter)

Sites that do not meet all of these criteria may still be used as filter strips. Modifications such as soil amendments may compensate for some shortfalls, or the strip may be part of a treatment train. For example, a too narrow filter strip may function as pre-treatment for a biofiltration swale.

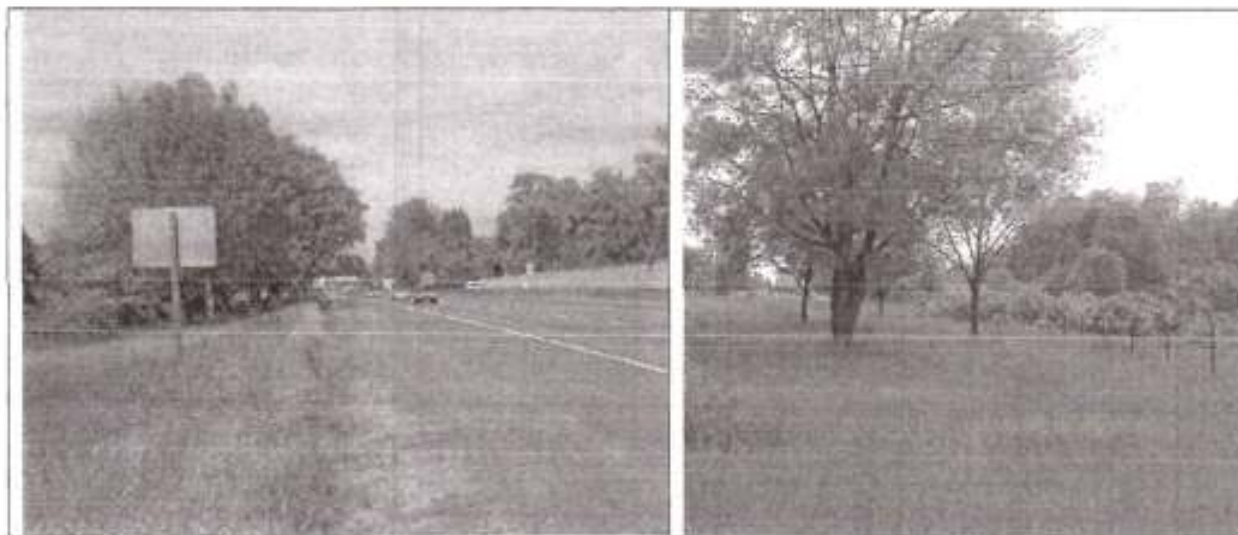


Figure 6 Filter Strip

Filter strips would not be effective and should not be considered when:

- Sheet flow cannot be maintained
- Steep slopes are proposed
- Impervious drainage area longitudinal slope is steeper than 4 percent, or
- Longitudinal slope of filter strip area is greater than 2 percent
- Impervious drainage area lateral slope is steeper than 5 percent.
- Climate conditions adversely affect the condition of grass and plantings as discussed in Section 14.9.6.3.
- Site conditions affect the condition of grass such as heavily shaded areas. Filter strips require sunlight exposure and moisture to ensure vigorous grass growth

Figure 7 is a typical grassed filter strip configuration. Filter strip width is measured perpendicular to the pavement and filter strip length is measured parallel to the pavement. In addition, the figure defines the longitudinal and lateral slopes.

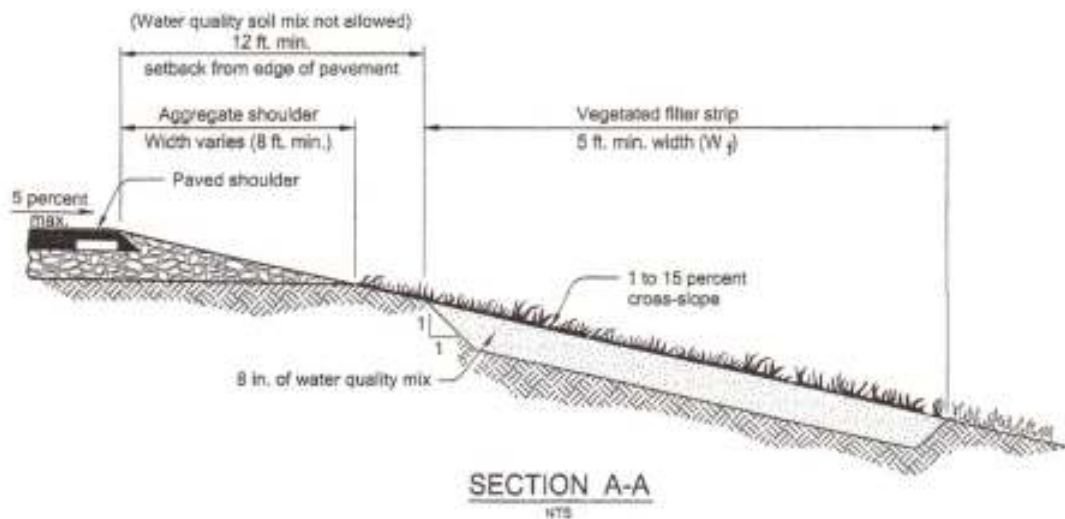
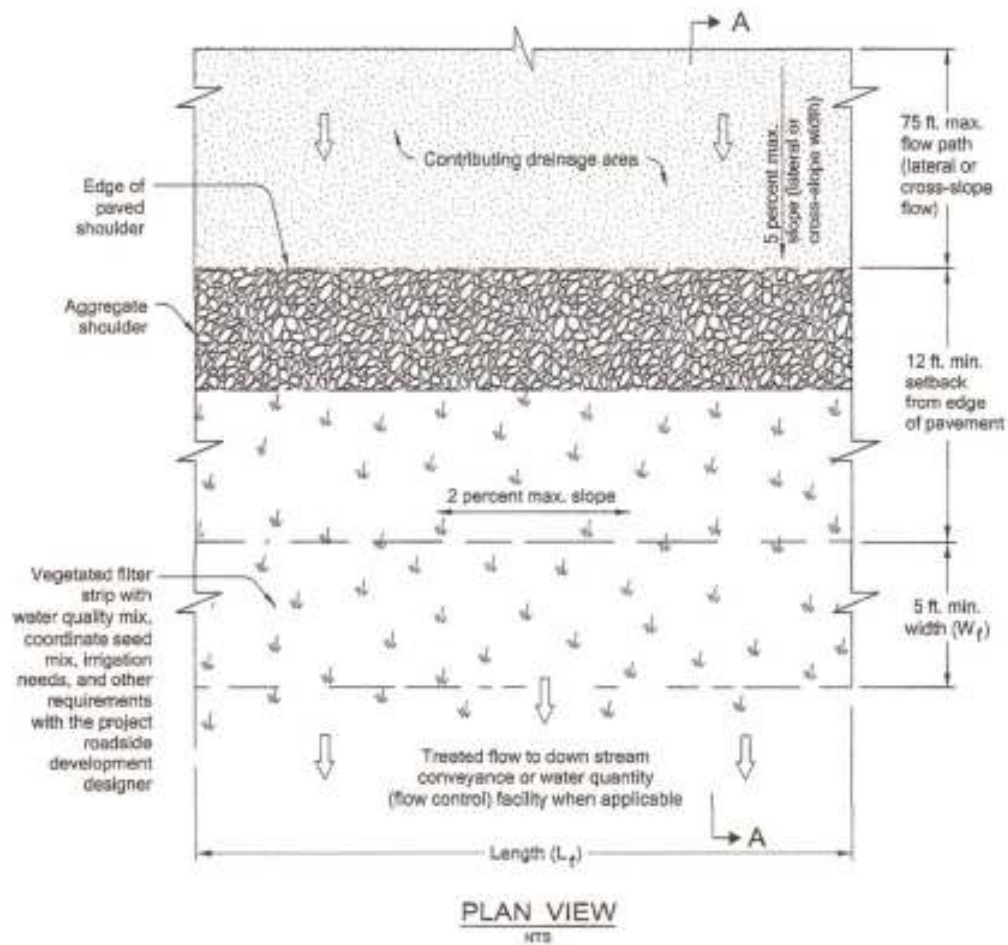


Figure 7 Grassed Filter Strip

3.1 Design Criteria

The design criteria for vegetated filter strips are presented in this section. Also apply the general requirements discussed in Section 14.10.

Site Selection

1. General siting requirements are discussed in Section 14.9. Additional siting criteria that apply specifically to filter strips include:
 - a) The site must be of sufficient size to accommodate filter strips.
 - b) Do not place a filter strip in shady areas. Daily sunlight is needed to maintain adequate vegetation cover.
 - c) Climate conditions that affect the condition of grass and plantings as discussed in Section 14.9.6.3.

Contributing Impervious Area Restrictions

1. The **maximum flow path** across the contributing impervious area to the filter strip must not exceed 75 feet.
2. The **lateral slope of the contributing impervious area** shall be 5 percent or less.
3. The **longitudinal slope of the contributing impervious area** shall be 4 percent or less.

Groundwater

1. Maintain a minimum distance of 3 feet from lowest point of the filter strip to bedrock or seasonally high water table.

Filter Strip Geometry

1. The **flow width** of the filter strip must be equal to or greater than 5 feet.
2. The **length** of filter strips placed parallel to the road must be equal to the length of the contributing impervious or pavement area. The **length** of dispersion areas away from the highway must be the length needed to create a dispersed flow condition equal to the design water depth noted below
3. The **lateral or cross-section** of the filter strip must be equal to or greater than 1 percent and to not exceed 15 percent.

4. The **maximum longitudinal slope** of the filter strip is 2 percent.
5. The flow resistance coefficient is 0.24.

Design Water Depth

1. Shallow non-concentrated flow is the goal. The maximum water depth is 1-inch.

Sizing

1. The **flow width or filter strip width** must be determined using the ratios or table provided below:
 - 2% sloped filter strip to treat 4 feet of pavement for every 1 foot of filter strip
 - 5% sloped filter strip to treat 3 feet of pavement for every 1 foot of filter strip
 - 10% sloped filter strip to treat 2 feet of pavement for every 1 foot of filter strip
 - 15% sloped filter strip to treat 1.5 feet of pavement for every 1 foot of filter strip

filter strip slope (%)	filter strip width for 20 ft pavement width	filter strip width for 30 ft pavement width	filter strip width for 40 ft pavement width	filter strip width for 50 ft pavement width	filter strip width for 60 ft pavement width
2	5	8	10	13	15
5	7	10	14	17	20
10	10	15	20	25	30
15	14	20	27	33	40

Table 1 Filter Strip Sizing

Flow Spreader

A **flow spreader** must be used between the roadway pavement and filter strip to ensure runoff is evenly distributed across the filter strip. This function is usually performed by the gravel shoulder.

A **flow spreader** must be used to create a dispersed flow condition equal to the design water depth at the inlet of dispersion areas placed away from the highway.

Water Quality Mix

There are three design options to establish a "Water Quality Mix" that meets criteria for organic content, long term hydraulic conductivity and other soil characteristics. See Appendix E.

Planting Requirements

1. Grass shall be established along the entire treatment area of the filter strip. In arid areas, aggregate may be used instead of vegetation where the soil supports infiltration.
2. Permanent seeding is best performed as follows:
 - West of the Cascades – March 1 through May 15 and September 1 through October 31 if grass areas are watered regularly during the establishment period.
 - East of the Cascades – October 1 through February 1 or March 1 through October 1 if grass areas are watered regularly during the establishment period.

Field Markers

1. Field Markers are required to be installed at the start and end of a facility's maintenance area. Marking guidance is provided in Chapter 17.

3.2 Design Procedure (low impact development approach or new installation)

The following design procedure is for new installation or for determining if an existing vegetated area meets dispersion requirements to treat stormwater runoff.

- Step 1 –** Identify areas within the project limits that will not be paved or gravelled. Areas of interest are vegetated areas or areas that can be modified with vegetation, slopes less than 15 percent, and minimum flow path widths of 5 feet (see site criteria in Section 3.1).
- Step 2 –** Determine the lateral or cross-sectional width of the impervious surface.
- Step 3 –** Determine the average lateral or cross-sectional slope. Use 2 percent for sizing treatment area if the slope is less than 2 percent.
- Step 4 –** Using the sizing table provided in Section 3.1 determine the minimum filter strip width using the information obtained in Steps 2 and 3. Coordinate with the Project Leader and Right-of-Way if additional right-of-way is necessary.
- Step 5 –** Coordinate the following field testing with the project geologist for the areas of interest identified in Step 1:
- Determine the soil type(s). Take at least three samples (one at each end and mid-point of the dispersion area(s)).
 - Determine the depth of the seasonally high water table and bedrock is at least 3 feet below existing ground for the entire limits of the dispersion area(s).

- Step 6 –** Evaluate the soils tests for gradation and organic matter content for each vegetated area identified in Step 1. Go to Appendix E, Section 2 regarding Water Quality Mix. A vegetated area(s) can be utilized as a dispersion area when the soil gradation and organic matter content is met. Alternate option for areas with soils meeting gradation requirements but not meeting the necessary percentage of organic matter is to add compost.
- Step 7 –** Coordinate seed mix, seed establishment irrigation needs, and other requirements with the project roadside development designer or landscape architect. Coordinate temporary and/or permanent erosion control measures with the project erosion control designer.
- Step 8 –** Prepare the Stormwater Design Report and Operations and Maintenance Manual as discussed in Section 14.10.15 and 14.11.
- Step 9 –** Coordinate the installation field markers at the start and end of a facility's maintenance area. Marking guidance is provided in Chapter 17.



THIS REPORT IS ISSUED BY THE ABOVE-NAMED COMPANY ("THE COMPANY") FOR THE EXCLUSIVE USE OF THE FOLLOWING CUSTOMER:

Fidelity National Title Company of Oregon
Phone No.: (503)223-8338

Date Prepared: July 3, 2017
Effective Date: June 29, 2017 / 12:00 AM
Charge: \$0.00
Order No.: 45141702773
Reference: Leland Road

The information contained in this report is furnished to the Customer by Fidelity National Title Company of Oregon (the "Company") as an information service based on the records and indices maintained by the Company for the county identified below. This report is not title insurance, is not a preliminary title report for title insurance, and is not a commitment for title insurance. No examination has been made of the Company's records, other than as specifically set forth in this report ("the Report"). Liability for any loss arising from errors and/or omissions is limited to the lesser of the fee paid or the actual loss to the Customer, and the Company will have no greater liability by reason of this report. This report is subject to the Definitions, Conditions and Stipulations contained in it.

REPORT

- A. The Land referred to in this report is located in the County of Clackamas, State of Oregon, and is described as follows:

As fully set forth on Exhibit "A" attached hereto and by this reference made a part hereof.

- B. As of the Effective Date, the tax account and map references pertinent to the Land are as follows:

As fully set forth on Exhibit "B" attached hereto and by this reference made a part hereof.

- C. As of the Effective Date and according to the Public Records, we find title to the land apparently vested in:

As fully set forth on Exhibit "C" attached hereto and by this reference made a part hereof.

- D. As of the Effective Date and according to the Public Records, the Land is subject to the following liens and encumbrances, which are not necessarily shown in the order of priority:

As fully set forth on Exhibit "D" attached hereto and by this reference made a part hereof.

EXHIBIT "A"
(Land Description)

PARCEL I:

Part of the John S. Howland Donation Land Claim No. 45 in Section 7, Township 3 South, Range 2 East of the Willamette Meridian, in the City of Oregon City, County of Clackamas and State of Oregon, described as follows:

Beginning at a stake 31.72 chains South 43° West from the most Northerly corner of said Howland Donation Land Claim; thence North 43° East a distance of 200 feet to the Northeast corner of a tract described in Deed to Donald L. Fowler, et al, recorded December 14, 1962 in Book 615 page 119, Deed Records and the true point of beginning of the tract to be herein described; thence South 45°45' East a distance of 684 feet to the Southeast corner of said Fowler tract; thence North 43° East a distance of 328 feet to the Northeasterly line of a tract described in Deed to John Pulse, et ux, recorded February 25, 1964 in Book 636 page 190, Deed Records; thence North 46°45' West a distance of 684 feet to the Northwest line of said Donation Land Claim; thence South 43° West a distance of 323 feet to the true point of beginning.

EXCEPTING tract deeded to City of Oregon City, by Deed recorded July 25, 2002, Fee No. 2002-068430, described as:

A tract of land situated in the John S. Howland Donation Land Claim No. 45 and in the Southeast one-quarter of Section 7, Township 3 South, Range 2 East, Willamette Meridian, City of Oregon City, Clackamas County, Oregon, being more particularly described as follows:

Commencing at a point on the northwesterly line of said Howland D.L.C. being South 43°00' 00" West, 2093.52 feet from the most northerly corner of said Howland D.L.C., said point also being at the most westerly corner of that tract conveyed to Tualatin Ventures, Inc. by deed recorded in Book 599, Page 352, Clackamas County Deed Records; thence, along the northeasterly line of KALAL SUBDIVISION) PLAT NO. 1363) AND KALAL SUBDIVISION NO. 2 (PLAT NO. 1629), duly recorded plats in said Clackamas County, South 47°00'31" East, 684.00 feet to a point being monumented by a 5/8" iron rod with a yellow plastic cap marked COMPASS CORP., thence, parallel with the northwesterly line of said Howland D.L.C. North 43°00' 00" East, 200.00 feet to a 5/8" iron rod with a yellow plastic cap marked REPPETO & ASSOC INC, being the True Point of Beginning; thence, parallel with the northeasterly line of said KALAL SUBDIVISIONS, North 47°00'31" West 654.00 feet to a point on the southeasterly right of way line of Leland Road (County Road No. 518), being monument by a 5/8" iron rod with a yellow plastic cap marked REPPETO & ASSOC INC, being 30.00 feet from centerline of said Leland Road; thence, along said southeasterly right of way line, North 43°00'00" East, 50.00 feet to a 5/8" iron rod with a yellow plastic cap marked REPPETO & ASSOC INC; thence, parallel with the northeasterly line of said KALAL SUBDIVISIONS, South 47°00' 31" East, 252.00 feet to a 5/8" iron rod with a yellow plastic cap marked REPPETO & ASSOC INC', thence, parallel with the northwesterly line of said Howland D.L.C. North 43°00'00" East, 274.04 feet to a 5/8" iron rod with a yellow plastic cap marked REPPETO & ASSOC INC on the northeasterly line of that tract of land conveyed to Eleanor Pulse and Sheryl K. Vincenzi recorded in deed document No. 91-48372, Clackamas County Deed Records; thence, along the northeasterly line of said Pulse and Vincenzi tract, South 47°08'24" East, 402.00 feet to a 5/8" iron rod with a yellow plastic cap marked COMPASS CORP., thence, along the southeasterly line of said Pulse and Vincenzi tract, being parallel with the northwesterly line of said Howland D.L.C., South 43°00'00" West 324.95 feet to the True Point of Beginning.

PARCEL II:

A Tract of land deeded to City of Oregon City, by Deed recorded July 25, 2002, Fee No. 2002-068430, described as follows:

A tract of land situated in the John S. Howland Donation Land Claim No. 45 and in the Southeast one-quarter of

EXHIBIT "A"
(Land Description)
(continued)

Section 7, Township 3 South, Range 2 East, Willamette Meridian, City of Oregon City, Clackamas County, Oregon, being more particularly described as follows:

Commencing at a point on the northwesterly line of said Howland D.L.C. being South 43°00' 00" West, 2093.52 feet from the most northerly corner of said Howland D.L.C., said point also being at the most westerly corner of that tract conveyed to Tualatin Ventures, Inc. by deed recorded in Book 599, Page 352, Clackamas County Deed Records; thence, along the northeasterly line of KALAL SUBDIVISION) PLAT NO. 1363) AND KALAL SUBDIVISION NO. 2 (PLAT NO. 1629), duly recorded plats in said Clackamas County, South 47°00'31" East, 684.00 feet to a point being monumented by a 5/8" iron rod with a yellow plastic cap marked COMPASS CORP., thence, parallel with the northwesterly line of said Howland D.L.C. North 43°00' 00" East, 200.00 feet to a 5/8" iron rod with a yellow plastic cap marked REPPETO & ASSOC INC, being the True Point of Beginning; thence, parallel with the northeasterly line of said KALAL SUBDIVISIONS, North 47°00'31" West 654.00 feet to a point on the southeasterly right of way line of Leland Road (County Road No. 518), being monument by a 5/8" iron rod with a yellow plastic cap marked REPPETO & ASSOC INC, being 30.00 feet from centerline of said Leland Road; thence, along said southeasterly right of way line, North 43°00'00" East, 50.00 feet to a 5/8" iron rod with a yellow plastic cap marked REPPETO & ASSOC INC; thence, parallel with the northeasterly line of said KALAL SUBDIVISIONS, South 47°00' 31" East, 252.00 feet to a 5/8" iron rod with a yellow plastic cap marked REPPETO & ASSOC INC', thence, parallel with the northwesterly line of said Howland D.L.C. North 43°00'00" East, 274.04 feet to a 5/8" iron rod with a yellow plastic cap marked REPPETO & ASSOC INC on the northeasterly line of that tract of land conveyed to Eleanor Pulse and Sheryl K. Vincenzi recorded in deed document No. 91-48372, Clackamas County Deed Records; thence, along the northeasterly line of said Pulse and Vincenzi tract, South 47°08'24" East, 402.00 feet to a 5/8" iron rod with a yellow plastic cap marked COMPASS CORP., thence, along the southeasterly line of said Pulse and Vincenzi tract, being parallel with the northwesterly line of said Howland D.L.C., South 43°00'00" West 324.95 feet to the True Point of Beginning.

PARCEL III:

Part of the John S. Howland Donation Land Claim No. 45, in Section 7, Township 3 South, Range 2 East, of the Willamette Meridian, in the City of Oregon City, County of Clackamas and State of Oregon, described as follows:

Beginning at a stake at the most Westerly corner of that tract conveyed to Tualatin Ventures, Inc., by Deed recorded in Book 599, Page 352, Deed Records, which said point is South 43° West 31.72 chains from the most Northerly corner of said Howland Donation Land Claim; thence running South 45° 45' East 684.00 feet to the most Southerly corner of that tract conveyed to Donald L. Fowler and Vern Fowler by Deed recorded December 14, 1962 in Book 615, Page 119, Deed Records, and the true point of beginning of the tract of land herein to be described; thence North 43° East along the Southeasterly line of said Fowler Tract and its Northeasterly extension 8.00 chains, more or less, to a point on the Northeasterly line of that tract conveyed to John Pulse, et ux., by a Deed recorded February 25, 1964 in Book 636, Page 190, Deed Records; thence South 46° 45' East along the Northeasterly line of said Pulse Tract and the Northeasterly line of that tract conveyed to John Pulse by a Deed recorded March 10, 1964 in Book 636, Page 699, Deed Records, 1131.00 feet, more or less, to the most Easterly corner of said last described Pulse Tract; thence South 42° 30' West 8.00 chains, more or less, to the most Southerly corner of said last described Pulse Tract; thence North 45° 45' West to the true point of beginning.

TOGETHER WITH an easement for ingress, egress and all utility purposes being 50 feet in width over and across a tract of land which is part of the John S. Howland Donation Land Claim No. 45 situated in Section 7, Township 3 South, Range 2 East, of the Willamette Meridian, in the City of Oregon City, County of Clackamas and State of Oregon, the Southwesterly line of which is described as follows:

EXHIBIT "A"
(Land Description)
(continued)

Beginning at a stake at the most Westerly corner of that tract conveyed to Tualatin Ventures, Inc., by Deed recorded in Book 599, Page 352, Deed Records, which said point is South 43° West 31.72 chains from the most Northerly corner of said Howland Donation Land Claim; thence running South 45° 45' East 684.00 feet to the most Southerly corner of that tract conveyed to Donald L. Fowler and Vern Fowler by Deed recorded December 14, 1962 in Book 615, Page 119, Deed Records; thence North 43° 00' East a distance of 200.00 feet to the most Easterly corner of said Fowler Tract and the true point of beginning of the Southwesterly line herein to be described; thence North 45° 45' West along the Northeasterly line of said Fowler Tract, a distance of 654.00 feet to the Southeasterly line of Leland Road, County Road No. 518 and the terminus of the herein described Southwesterly line.

EXCEPTING THEREFROM that portion conveyed to the City of Oregon City in Dedication Deed recorded August 3, 2004 as Recording No. 2004-71304.

Fidelity National Title Company of Oregon
Public Record Report for New Subdivision or Land Partition
Order No. 45141702773

EXHIBIT "B"
(Tax Account and Map)

APN/Parcel ID(s) 00862917, 05006249 and 00862926 as well as Tax/Map ID(s) 32E07D 00400, 32E07D 00401
and 32E07D 00501

Fidelity National Title Company of Oregon
Public Record Report for New Subdivision or Land Partition
Order No. 45141702773

EXHIBIT "C"
(Vesting)

City of Oregon City, Oregon

EXHIBIT "D"
(Liens and Encumbrances)

SPECIFIC ITEMS AND EXCEPTIONS:

Note: Property taxes for the fiscal year shown below are paid in full.

Fiscal Year: 2016-2017
Amount: \$5,791.42
Levy Code: 062-088
Account No.: 00862917
Map No.: 32E07D 00400
Affects: Parcel I

The subject property is under public ownership and is exempt from ad valorem taxation. Any change in ownership prior to delivery of the assessment roll may result in tax liability.

Tax Account No.: 05006249
Map No.: 32E07D 00401
Levy Code: 062-088
Affects: Parcel II

Tax Account No.: 00862926
Map No.: 32E07D 00501
Levy Code: 062-088
Affects: Parcel III

1. City Liens, if any, in favor of the City of Oregon City.
2. Rights of the public to any portion of the Land lying within the area commonly known as Leland Road.
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Donald L. Fowler and Vern Fowler
Purpose: Road purposes
Recording Date: December 14, 1962
Recording No: Book 615 Page 119
Affects: 50 feet in width as described therein
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Portland General Electric Company
Purpose: Electric transmission line
Recording Date: March 8, 1963
Recording No: Book 618 Page 390
Affects: Parcel III as described therein

EXHIBIT "D"
(Liens and Encumbrances)
(continued)

5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Portland General Electric Company
Purpose: Electric transmission line
Recording Date: March 12, 1963
Recording No: Book 618 Page 478
Affects: Parcel III and additional property as described therein

6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Portland General Electric Company
Purpose: Electric line easement (underground/aerial)
Recording Date: December 8, 2005
Recording No: 2005-122281
Affects: Parcel III as described therein

7. Please be advised that our search did not disclose any open Deeds of Trust of record. If you should have knowledge of any outstanding obligation, please contact the Title Department immediately for further review.

8. NOTE: The following are required when a principal to the proposed transaction is an instrumentality of the state, such as a municipality, a county or other governmental body:

- Certification, with supporting documentation, that the board or other governing authority of the governmental body has approved the transaction in accordance with applicable practices, procedures, rules, ordinances and statutes.
- Certification that a named person or persons, identified by name and position, are authorized to act on behalf of the governmental body in the proposed transaction.
- Verification of the current legal name and good standing of the governmental body when it is a local governmental body other than a city or county.

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

DEFINITIONS, CONDITIONS AND STIPULATIONS

1. **Definitions.** The following terms have the stated meaning when used in this report:
 - (a) "Customer": The person or persons named or shown as the addressee of this report.
 - (b) "Effective Date": The effective date stated in this report.
 - (c) "Land": The land specifically described in this report and improvements affixed thereto which by law constitute real property.
 - (d) "Public Records": Those records which by the laws of the state of Oregon impart constructive notice of matters relating to the Land.
2. **Liability of Company.**
 - (a) This is not a commitment to issue title insurance and does not constitute a policy of title insurance.
 - (b) The liability of the Company for errors or omissions in this public record report is limited to the amount of the charge paid by the Customer, provided, however, that the Company has no liability in the event of no actual loss to the Customer.
 - (c) No costs (including without limitation attorney fees and other expenses) of defense, or prosecution of any action, is afforded to the Customer.
 - (d) In any event, the Company assumes no liability for loss or damage by reason of 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.
 - (2) Any 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, liens or encumbrances, or claims thereof, which are not shown by the Public Records.
 - (4) Discrepancies, encroachments, shortage in area, conflicts in boundary lines or any other facts which a survey would disclose.
 - (5) (i) Unpatented mining claims; (ii) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (iii) water rights or claims or title to water.
 - (6) Any right, title, interest, estate or easement in land beyond the lines of the area specifically described or referred to in this report, or in abutting streets, roads, avenues, alleys, lanes, ways or waterways.
 - (7) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the Public Records at the effective date hereof.
 - (8) Any governmental police power not excluded by 2(d)(7) above, except to the extent that notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the Public Records at the effective date hereof.
 - (9) Defects, liens, encumbrances, adverse claims or other matters created, suffered, assumed, agreed to or actually known by the Customer.
3. **Report Entire Contract.** Any right or action or right of action that the Customer may have or may bring against the Company arising out of the subject matter of this report must be based on the provisions of this report. No provision or condition of this report can be waived or changed except by a writing signed by an authorized officer of the Company. By accepting this form report, the Customer acknowledges and agrees that the Customer has elected to utilize this form of public record report and accepts the limitation of liability of the Company as set forth herein.
4. **Charge.** The charge for this report does not include supplemental reports, updates or other additional services of the Company.

LIMITATIONS OF LIABILITY

"CUSTOMER" REFERS TO THE RECIPIENT OF THIS REPORT.

CUSTOMER EXPRESSLY AGREES AND ACKNOWLEDGES THAT IT IS EXTREMELY DIFFICULT, IF NOT IMPOSSIBLE, TO DETERMINE THE EXTENT OF LOSS WHICH COULD ARISE FROM ERRORS OR OMISSIONS IN, OR THE COMPANY'S NEGLIGENCE IN PRODUCING, THE REQUESTED REPORT, HEREIN "THE REPORT." CUSTOMER RECOGNIZES THAT THE FEE CHARGED IS NOMINAL IN RELATION TO THE POTENTIAL LIABILITY WHICH COULD ARISE FROM SUCH ERRORS OR OMISSIONS OR NEGLIGENCE. THEREFORE, CUSTOMER UNDERSTANDS THAT THE COMPANY IS NOT WILLING TO PROCEED IN THE PREPARATION AND ISSUANCE OF THE REPORT UNLESS THE COMPANY'S LIABILITY IS STRICTLY LIMITED. CUSTOMER AGREES WITH THE PROPRIETY OF SUCH LIMITATION AND AGREES TO BE BOUND BY ITS TERMS

THE LIMITATIONS ARE AS FOLLOWS AND THE LIMITATIONS WILL SURVIVE THE CONTRACT:

ONLY MATTERS IDENTIFIED IN THIS REPORT AS THE SUBJECT OF THE REPORT ARE WITHIN ITS SCOPE. ALL OTHER MATTERS ARE OUTSIDE THE SCOPE OF THE REPORT.

CUSTOMER AGREES, AS PART OF THE CONSIDERATION FOR THE ISSUANCE OF THE REPORT AND TO THE FULLEST EXTENT PERMITTED BY LAW, TO LIMIT THE LIABILITY OF THE COMPANY, ITS LICENSORS, AGENTS, SUPPLIERS, RESELLERS, SERVICE PROVIDERS, CONTENT PROVIDERS AND ALL OTHER SUBSCRIBERS OR SUPPLIERS, SUBSIDIARIES, AFFILIATES, EMPLOYEES, AND SUBCONTRACTORS FOR ANY AND ALL CLAIMS, LIABILITIES, CAUSES OF ACTION, LOSSES, COSTS, DAMAGES AND EXPENSES OF ANY NATURE WHATSOEVER, INCLUDING ATTORNEY'S FEES, HOWEVER ALLEGED OR ARISING, INCLUDING BUT NOT LIMITED TO THOSE ARISING FROM BREACH OF CONTRACT, NEGLIGENCE, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE, ERRORS, OMISSIONS, STRICT LIABILITY, BREACH OF WARRANTY, EQUITY, THE COMMON LAW, STATUTE OR ANY OTHER THEORY OF RECOVERY, OR FROM ANY PERSON'S USE, MISUSE, OR INABILITY TO USE THE REPORT OR ANY OF THE MATERIALS CONTAINED THEREIN OR PRODUCED, **SO THAT THE TOTAL AGGREGATE LIABILITY OF THE COMPANY AND ITS AGENTS, SUBSIDIARIES, AFFILIATES, EMPLOYEES, AND SUBCONTRACTORS SHALL NOT IN ANY EVENT EXCEED THE COMPANY'S TOTAL FEE FOR THE REPORT.**

CUSTOMER AGREES THAT THE FOREGOING LIMITATION ON LIABILITY IS A TERM MATERIAL TO THE PRICE THE CUSTOMER IS PAYING, WHICH PRICE IS LOWER THAN WOULD OTHERWISE BE OFFERED TO THE CUSTOMER WITHOUT SAID TERM. CUSTOMER RECOGNIZES THAT THE COMPANY WOULD NOT ISSUE THE REPORT BUT FOR THIS CUSTOMER AGREEMENT, AS PART OF THE CONSIDERATION GIVEN FOR THE REPORT, TO THE FOREGOING LIMITATION OF LIABILITY AND THAT ANY SUCH LIABILITY IS CONDITIONED AND PREDICATED UPON THE FULL AND TIMELY PAYMENT OF THE COMPANY'S INVOICE FOR THE REPORT.

THE REPORT IS LIMITED IN SCOPE AND IS NOT AN ABSTRACT OF TITLE, TITLE OPINION, PRELIMINARY TITLE REPORT, TITLE REPORT, COMMITMENT TO ISSUE TITLE INSURANCE, OR A TITLE POLICY, AND SHOULD NOT BE RELIED UPON AS SUCH. THE REPORT DOES NOT PROVIDE OR OFFER ANY TITLE INSURANCE, LIABILITY COVERAGE OR ERRORS AND OMISSIONS COVERAGE. THE REPORT IS NOT TO BE RELIED UPON AS A REPRESENTATION OF THE STATUS OF TITLE TO THE PROPERTY. THE COMPANY MAKES NO REPRESENTATIONS AS TO THE REPORT'S ACCURACY, DISCLAIMS ANY WARRANTY AS TO THE REPORT, ASSUMES NO DUTIES TO CUSTOMER, DOES NOT INTEND FOR CUSTOMER TO RELY ON THE REPORT, AND ASSUMES NO LIABILITY FOR ANY LOSS OCCURRING BY REASON OF RELIANCE ON THE REPORT OR OTHERWISE.

IF CUSTOMER (A) HAS OR WILL HAVE AN INSURABLE INTEREST IN THE SUBJECT REAL PROPERTY, (B) DOES NOT WISH TO LIMIT LIABILITY AS STATED HEREIN AND (C) DESIRES THAT ADDITIONAL LIABILITY BE ASSUMED BY THE COMPANY, THEN CUSTOMER MAY REQUEST AND PURCHASE A POLICY OF TITLE INSURANCE, A BINDER, OR A COMMITMENT TO ISSUE A POLICY OF TITLE INSURANCE. NO ASSURANCE IS GIVEN AS TO THE INSURABILITY OF THE TITLE OR STATUS OF TITLE. CUSTOMER EXPRESSLY AGREES AND ACKNOWLEDGES IT HAS AN INDEPENDENT DUTY TO ENSURE AND/OR RESEARCH THE ACCURACY OF ANY INFORMATION OBTAINED FROM THE COMPANY OR ANY PRODUCT OR SERVICE PURCHASED.

NO THIRD PARTY IS PERMITTED TO USE OR RELY UPON THE INFORMATION SET FORTH IN THE REPORT, AND NO LIABILITY TO ANY THIRD PARTY IS UNDERTAKEN BY THE COMPANY.

CUSTOMER AGREES THAT, TO THE FULLEST EXTENT PERMITTED BY LAW, IN NO EVENT WILL THE COMPANY, ITS LICENSORS, AGENTS, SUPPLIERS, RESELLERS, SERVICE PROVIDERS, CONTENT PROVIDERS, AND ALL OTHER SUBSCRIBERS OR SUPPLIERS, SUBSIDIARIES, AFFILIATES, EMPLOYEES AND SUBCONTRACTORS BE LIABLE FOR CONSEQUENTIAL, INCIDENTAL, INDIRECT, PUNITIVE, EXEMPLARY, OR SPECIAL DAMAGES, OR LOSS OF PROFITS, REVENUE, INCOME, SAVINGS, DATA, BUSINESS, OPPORTUNITY, OR GOODWILL, PAIN AND SUFFERING, EMOTIONAL DISTRESS, NON-OPERATION OR INCREASED EXPENSE OF OPERATION, BUSINESS INTERRUPTION OR DELAY, COST OF CAPITAL, OR COST OF REPLACEMENT PRODUCTS OR SERVICES, REGARDLESS OF WHETHER SUCH LIABILITY IS BASED ON BREACH OF CONTRACT, TORT, NEGLIGENCE, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE, STRICT LIABILITY, BREACH OF WARRANTIES, FAILURE OF ESSENTIAL PURPOSE, OR OTHERWISE AND WHETHER CAUSED BY NEGLIGENCE, ERRORS, OMISSIONS, STRICT LIABILITY, BREACH OF CONTRACT, BREACH OF WARRANTY, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE OR ANY OTHER CAUSE WHATSOEVER, AND EVEN IF THE COMPANY HAS BEEN ADVISED OF THE LIKELIHOOD OF SUCH DAMAGES OR KNEW OR SHOULD HAVE KNOWN OF THE POSSIBILITY FOR SUCH DAMAGES.

END OF THE LIMITATIONS OF LIABILITY



Fidelity National Title®
Company of Oregon

900 SW 5th Avenue
Portland, OR 97204
Phone: (503)223-8338 / Fax: (503)796-6631

TITLE PLANT RECORDS REPORT

Report of Requested Information from Title Plant Records

Fidelity National Title Company of Oregon
900 SW 5th Avenue
Portland, OR 97204

Customer Ref.: Parker Knoll
Order No.: 45141511342
Effective Date: February 7, 2017 at 08:00 AM

The information contained in this report is furnished by Fidelity National Title Company of Oregon (the "Company") as an information service based on the records and indices maintained by the Company for the county identified below. THIS IS NOT TITLE INSURANCE NOR IS IT A PRELIMINARY TITLE REPORT OR A COMMITMENT FOR TITLE INSURANCE. No examination has been made of the Company's records, other than as specifically set forth herein. Liability for any loss arising from errors and/or omissions is limited to the lesser of the fee paid or the actual loss to the customer, and the Company will have no greater liability by reason of this report. THIS REPORT ("THE REPORT") IS SUBJECT TO THE LIMITATIONS OF LIABILITY STATED BELOW, WHICH LIMITATIONS OF LIABILITY ARE A PART OF THIS REPORT

County and Time Period

This report is based on a search of the Company's title plant records for County of Clackamas, State of Oregon

Ownership and Property Description

The Company reports the following, as of the Effective date and with respect to the following described property ("the Property"):

Owner. The apparent vested owner of the Property is:

Icon Construction & Development, LLC an Oregon limited liability company

Premises. The Property is:

(a) Street Address:

19526 Leland Road, Oregon City, OR 97045

(b) Legal Description:

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

Encumbrances

THE FOLLOWING LIST OF ENCUMBRANCES (CHECK THE APPLICABLE BOX):

☒ **INCLUDES NON-MONETARY AND MONETARY ENCUMBRANCES.**

☐ **INCLUDES ONLY MONETARY ENCUMBRANCES.**

Encumbrances. For the above stated time period, the Company reports that, as of the Effective Date, the Property appears to be subject to the following encumbrances, not necessarily shown in order of priority:

EXCEPTIONS

1. Unpaid Property Taxes with partial payment are as follows:

Fiscal Year: 2016-2017
Original Amount: \$183.96
Unpaid Balance: \$122.64, plus interest, if any
Levy Code: 062-088
Account No.: 00862944
Map No.: 32E07D 00601

Prior to close of escrow, please contact the Tax Collector's Office to confirm all amounts owing, including current fiscal year taxes, supplemental taxes, escaped assessments and any delinquencies.

2. City Liens, if any, in favor of the City of Oregon City.

3. [[Intentionally Deleted]

4. [Intentionally Deleted]

5. Rights of the public to any portion of the Land lying within the area commonly known as streets, roads and highways.

6. Terms and provisions of unrecorded Agreements and possible shared maintenance of shared roadway as disclosed by documents,

Recording Date: December 14, 1962
Recording No.: Book 615, Page 119

and Recording Date: March 28, 1968
Recording No.: 68-005716

7. Annexation Agreement, including the terms and provisions thereof,

Between: Donald D. Babst and Vera Maureen Babst
And: City of Oregon City, a municipal corporation
Recording Date: December 27, 2007
Recording No.: 2007-107285

8. Covenant of Waiver of Rights and Remedies, including the terms and provisions thereof,

Recording Date: December 27, 2007
Recording No.: 2007-107286

9. A deed of trust to secure an indebtedness in the amount shown below,

Amount: \$356,250.00
Dated: August 24, 2015
Trustor/Grantor: Icon Construction and Development, LLC
Trustee: Fidelity National Title Company of Oregon
Beneficiary: Pacific West Bank
Loan No.: 759
Recording Date: August 28, 2015
Recording No.: 2015-058201

10. An assignment of all moneys due, or to become due as rental or otherwise from said Land, to secure payment of an indebtedness, shown below and upon the terms and conditions therein

Assigned to: Pacific West Bank
Assigned By: Icon Construction and Development, LLC
Recording Date: August 28, 2015
Recording No: 2015-058202

11. Unpaid Property Taxes with partial payment are as follows:

Fiscal Year: 2016-2017
Original Amount: \$368.20
Unpaid Balance: \$245.46, plus interest, if any
Levy Code: 062-088
Account No.: 00862962
Map No.: 32E07D 00701

Prior to close of escrow, please contact the Tax Collector's Office to confirm all amounts owing, including current fiscal year taxes, supplemental taxes, escaped assessments and any delinquencies.

12. Unpaid Property Taxes with partial payment are as follows:

Fiscal Year: 2016-2017
Original Amount: \$3,152.22
Unpaid Balance: \$2,101.48, plus interest, if any
Levy Code: 062-088
Account No.: 00862935
Map No.: 32E07D 00600

Prior to close of escrow, please contact the Tax Collector's Office to confirm all amounts owing, including current fiscal year taxes, supplemental taxes, escaped assessments and any delinquencies.

General Index Liens against Named Party

[If no information appears in this section, the section is intentionally omitted.]

Fidelity National Title Company of Oregon
Order No. 45141511342

Recorded Documents

[If no information appears in this section, the section is intentionally omitted.]

End of Reported Information

There will be additional charges for additional information or copies. For questions or additional requests, contact:

Toni Stanhope
503-223-8338
FAX 503-227-8425
toni.stanhope@fnf.com

Fidelity National Title Company of Oregon
900 SW 5th Avenue
Portland, OR 97204

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 00862953

A part of the John S. Howland DLC No. 45, being a portion of that tract of land described in Deed Document No. 79-8150, and all of those three parcels as described in Deed Document No. 2015-058200, Deed Records of Clackamas County, located in the southeast one-quarter of Section 7, Township 3 South, Range 2 East of the Willamette Meridian, City of Oregon City, County of Clackamas, State of Oregon, being more particularly described as follows:

COMMENCING at the most Northerly corner of the John S. Howland D.L.C. No. 45; thence, along the centerline of Leland Road (County Road No. 518), South 43°41'17" West 2093.76 feet; thence South 46°21'05" East 30.00 feet to the northeast corner of the plat of KALAL SUBDIVISION, being the most westerly corner of said Document No. 79- 8150; thence, along the northeasterly line of said plat and the plat of KALAL SUBDIVISION NO. 2, South 46°21'05" East 194.00 feet to the TRUE POINT OF BEGINNING, thence North 43°41'17" East, 100.90 feet to the northeasterly line of said Deed Document No. 79-8150, also being the southwesterly line of that tract of land described as Parcel 1 in said Deed Document No. 2015-058200; thence, along the southwesterly line of said Parcel 1 of Deed Document No. 2015-058200, North 46°21'05" West, 194.00 feet to the southeasterly right of way line of Leland Road (County Road No. 518), being 30.00 feet from the centerline thereof, when measured at right angles; thence, along said right of way line, North 43°41'17" East, 100.00 feet to the southwesterly line of that tract of land as described in Deed Document No. 2002-068430; thence, along said southwesterly line, South 46°21'05" East, 653.94 feet to the northwesterly line of that tract of land as conveyed by Deed Document No. 98-088214; thence, along said northwesterly line, South 43°41'17" West, 200.90 feet to the northeasterly line of said plat of KALAL SUBDIVISION NO. 2; thence along said plat line, North 46°21'05" West, 459.94 feet to the TRUE POINT OF BEGINNING

LIMITATIONS OF LIABILITY

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END OF THE LIMITATIONS OF LIABILITY

Fidelity National Title of Oregon
45141511264-07

After recording return to:
ICON Construction & Development, LLC
1980 Willamette Falls Dr.
West Linn, OR 97068

Sent Tax Statements To:
No changes

Clackamas County Official Records
Sherry Hall, County Clerk

2016-087784

12/21/2016 10:16:59 AM

D-D Cnt=1 Stn=0 CINDY
\$16.00 \$22.00 \$25.00 \$10.00

\$73.00

DEED

Property Line Adjustment
Oregon City Planning Number: LL-16-01

Joseph W. Gray and Elizabeth A. Gray, as tenants by the entirety, Grantor, conveys to ICON Construction & Development LLC, an Oregon Limited Liability Company, Grantee, the following real property situated in the City of Oregon City, County of Clackamas, State of Oregon.

Please see Exhibit "A" for exchange legal description
Please see Exhibit "B" for Grantor's new legal description
Please see Exhibit "C" for Grantee's new legal description

Recent conveyance in deed(s) recorded as Document No. 78-14959, 79-8150 & 2015-058200, respectively

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.

The true consideration for this conveyance is \$0.00 for property line adjustment.

Dated this 16th day of December, 2016.

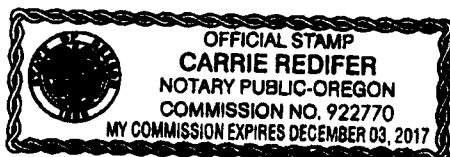
Joseph W. Gray
By: Joseph W. Gray

Elizabeth A. Gray
By: Elizabeth A. Gray

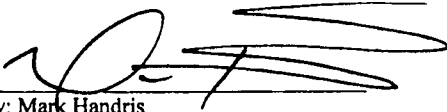
STATE OF OREGON, County of Clackamas) ss

The foregoing instrument was acknowledged before me on this 16th day of December, 2016 by Joseph W. Gray and Elizabeth A. Gray, as tenants by the entirety.

Carrie Redifer
Notary Public for Oregon
Expires:

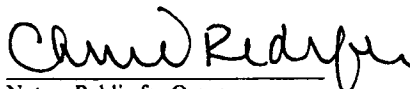


ICON CONSTRUCTION & DEVELOPMENT, LLC


By: Mark Handris
Title: Member

STATE OF OREGON, County of Clackamas) ss

The foregoing instrument was acknowledged before me on this 20th day of December, 2016 by Mark Handris as Member of ICON Construction & Development, LLC, an Oregon Limited Liability Company.


Notary Public for Oregon
Expires:





CENTERLINE CONCEPTS
LAND SURVEYING, INC.

19376 Molalla Avenue, Suite 120, Oregon City, OR 97045
P. 503-650-0188 F. 503-650-0189

Exhibit "A"
Exchange Area
Legal Description

A part of the John S. Howland DLC No. 45, being a portion of that tract of land described in Deed Document No. 79-8150, Deed Records of Clackamas County, located in the southeast one-quarter of Section 7, Township 3 South, Range 2 East of the Willamette Meridian, City of Oregon City, County of Clackamas, State of Oregon, being more particularly described as follows:

COMMENCING at the most Northerly corner of the John S. Howland D.L.C. No. 45; thence, along the centerline of Leland Road (County Road No. 518), South 43°41'17" West 2093.76 feet; thence South 46°21'05" East 30.00 feet to the northeast corner of the plat of "Kalal Subdivision", being the most westerly corner of said Document No. 79-8150; thence, along the northeasterly line of said plat and the plat of "Kalal Subdivision No. 2", South 46°21'05" East 194.00 feet to the **TRUE POINT OF BEGINNING**; thence North 43°41'17" East 100.90 feet to the northeast line of said Document No. 79-8150, also being on the southwesterly line of that tract of land described as Parcel 1 in Deed Document No. 2015-058200; thence South 46°21'05" East, along said northeast line, 241.99 feet to the north line of that tract of land described as Parcel 3 in said Deed Document No. 2015-058200; thence South 43°41'03" West, along the southeast line of said Document No. 79-8150, 100.90 feet to the most Southerly corner thereof; thence North 46°21'05" West along northeasterly line of said plat of "Kalal Subdivision No. 2", 242.00 feet to the **POINT OF BEGINNING**.

Contains 24,417 Square feet.



CENTERLINE CONCEPTS
LAND SURVEYING, INC.

19376 Molalla Avenue, Suite 120, Oregon City, OR 97045
P. 503-650-0188 F. 503-650-0189

Exhibit "B"
Tract 1
Legal Description

A part of the John S. Howland DLC No. 45, being a portion of that tract of land described in Deed Document No. 79-8150, Deed Records of Clackamas County, located in the southeast one-quarter of Section 7, Township 3 South, Range 2 East of the Willamette Meridian, City of Oregon City, County of Clackamas, State of Oregon, being more particularly described as follows:

COMMENCING at the most Northerly corner of the John S. Howland D.L.C. No. 45; thence, along the centerline of Leland Road (County Road No. 518), South 43°41'17" West, 2093.76 feet; thence South 46°21'05" East, 30.00 feet to the northeast corner of the plat of "Kalal Subdivision", being the most westerly corner of said Document No. 79-8150, and the **TRUE POINT OF BEGINNING**; thence North 43°41'17" East, along the southeasterly right of way of said Leland Road (being 30.00 feet from the centerline thereof, when measured at right angles), 100.90 feet to the most westerly corner of Parcel 1 as described in Deed Document No. 2015-058200, Deed Records of Clackamas County; thence South 46°21'05" East, along the southwest line of said Parcel 1 of Deed Document No. 2015-058200, 194.00 feet; thence South 43°41'17" West, 100.90 feet to the northeast line of the plat of "Kalal Subdivision No.2"; thence North 46°21'05" West, 194.00 feet to the **POINT OF BEGINNING**.

Contains 19,575 Square feet.



CENTERLINE CONCEPTS
LAND SURVEYING, INC.

19376 Molalla Avenue, Suite 120, Oregon City, OR 97045
P. 503-650-0188 F. 503-650-0189

Exhibit "C"
Tract 2
Legal Description

A part of the John S. Howland DLC No. 45, being a portion of that tract of land described in Deed Document No. 79-8150, and all of those three parcels as described in Deed Document No. 2015-058200, Deed Records of Clackamas County, located in the southeast one-quarter of Section 7, Township 3 South, Range 2 East of the Willamette Meridian, City of Oregon City, County of Clackamas, State of Oregon, being more particularly described as follows:

COMMENCING at the most Northerly corner of the John S. Howland D.L.C. No. 45; thence, along the centerline of Leland Road (County Road No. 518), South 43°41'17" West 2093.76 feet; thence South 46°21'05" East 30.00 feet to the northeast corner of the plat of "Kalal Subdivision", being the most westerly corner of said Document No. 79-8150; thence, along the northeasterly line of said plat and the plat of "Kalal Subdivision No. 2", South 46°21'05" East 194.00 feet to the **TRUE POINT OF BEGINNING**, thence North 43°41'17" East, 100.90 feet to the northeasterly line of said Deed Document No. 79-8150, also being the southwesterly line of that tract of land described as Parcel 1 in said Deed Document No. 2015-058200; thence, along the southwesterly line of said Parcel 1 of Deed Document No. 2015-058200, North 46°21'05" West, 194.00 feet to the southeasterly right of way line of Leland Road (County Road No. 518), being 30.00 feet from the centerline thereof, when measured at right angles; thence, along said right of way line, North 43°41'17" East, 100.00 feet to the southwesterly line of that tract of land as described in Deed Document No. 2002-068430; thence, along said southwesterly line, South 46°21'05" East, 653.94 feet to the northwesterly line of that tract of land as conveyed by Deed Document No. 98-088214; thence, along said northwesterly line, South 43°41'17" West, 200.90 feet to the northeasterly line of said plat of "Kalal Subdivision No. 2"; thence along said plat line, North 46°21'05" West, 459.94 feet to the **POINT OF BEGINNING**.

Contains 111, 803 square feet, or 2.567 acres.