



Land Use Application—Type III

PROPOSAL NAME Lam Research Building G Parking IMP

PROPOSAL SUMMARY (Brief description)

Lam Research is proposing a new office building and parking lots, consistent with "Phase 1" of IMP 00-01, but requests modification of two conditions of approval regarding setbacks.

This IMP addresses those conditions only and other standards and conditions of IMP 00-01 remain valid.

PROPERTY INFORMATION

Location (address if available): 11155-11361 SW Leveton Drive

Tax Map & Lot #(s): 2S122AA00 - 500, 800, 100 Planning District: MP

Total site size: 58.01 [X] Developed [X] Undeveloped

APPLICANT/CONTACT INFORMATION

Applicant or Primary Contact Name: Suzannah Stanley

Mailing Address: 1515 SE Water Ave, Ste 100

City/State: Portland/OR Zip: 97214

Phone: 971-346-3808 Email: SStanley@mcknze.com

Primary Contact's

Applicant's Signature: [Signature] Date: 8/11/22

I hereby acknowledge that I have read this application and understand the requirements for approving and denying the application, that the information provided is correct, that I am the owner or authorized agent of the owner, and that plans submitted are in compliance with the City of Tualatin Development (TDC) and Municipal (TMC) Codes.

PROPERTY OWNER/DEED HOLDER INFORMATION (Attach list if more than one)

Name: Lam Research Corporation

Mailing Address: 4650 Cushing Parkway

City/State: Fremont/CA Zip: 94538

Phone: 1.510.572.3680 Email: Pat.lord@lamresearch.com

Property Owner Signature: [Signature] Date: 8/12/22

Power of attorney or letter of authorization required if application not signed by the property owner/deed holder.

LAND USE APPLICATION TYPE

- Architectural Review (ARB) Sign Variance (SVAR)
Industrial Master Plan (IMP) Transitional Use Permit (TRP)
Variance (VAR) Reinstatement of Use

FOR STAFF USE ONLY

Case No.:
Date Received:
By:
Fee Amount \$:
Received by:



First American

First American Title Insurance Company

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

MULTNOMAH COUNTY TITLE UNIT

FAX (877)242-3513

Title Officer: Blake Spencer

(503)222-3651

BISpencer@firstam.com

LOT BOOK SERVICE

Lam Research
11155 SW Leveton Drive
Tualatin, OR 97062

Order No.: 7019-3978352
July 28, 2022

Attn: Hugh Kingery
Phone No.: - Fax No.:
Email: Hugh.Kingery@lamresearch.com

Re:

Fee: \$500.00

We have searched our Tract Indices as to the following described property:

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

and as of July 20, 2022 at 8:00 a.m.

We find that the last deed of record runs to

Lam Research Corporation, a Delaware Corporation

We find the following apparent encumbrances prior to the effective date hereof:

1. Statutory powers and assessments of Clean Water Services.
2. Private Stormwater Facilities Agreement, including terms and provisions thereof.

Recorded: August 19, 2021 as Fee No. 2021 088690

3. Unrecorded leases or periodic tenancies, if any.

(The following Exceptions Affects Lot 1)

4. Easement, including terms and provisions contained therein:
Recording Information: June 09, 1989 as Fee No. 89026084
In Favor of: The City of Tualatin
For: Slope and utility
Affects: The Southwesterly corner

Document re-recorded July 06, 1989 as Fee No. 89030633

5. Easement, including terms and provisions contained therein:
Recording Information: November 01, 1989 as Fee No. 89053170
In Favor of: The City of Tualatin
For: Slope
Affects: The Southerly portion
6. The terms and provisions contained in the document entitled "Declaration of Roadway, Utility, Cross-Access and Parking Easements and Restrictive Covenants" recorded March 22, 2002 as Fee No. 2002 033655.
7. Easement, including terms and provisions contained therein:
Recording Information: April 15, 2002 as Fee No. 2002 044680
In Favor of: The City of Tualatin
For: Water line
Affects: The Southerly portion
8. Revocable Permit (Right-of-Way), including terms and provisions thereof.

Recorded: October 26, 2017 as Fee No. 2017 084661
9. Private Stormwater Facilities Agreement, including terms and provisions thereof.

Recorded: November 02, 2020 as Fee No. 2020 110089

(The following Exceptions Affects Lot 2)

10. Easement, including terms and provisions contained therein:
Recording Information: June 01, 1990 as Fee No. 90028257
In Favor of: The City of Tualatin
For: Pedestrian walkway and bikepath
Affects: The Southerly portion
11. Easement, including terms and provisions contained therein:
Recording Information: November 23, 1999 as Fee No. 99130427
In Favor of: The City of Tualatin
For: Slope, public utility and pedestrian walkway
Affects: The Northerly portion

12. Easement, including terms and provisions contained therein:
Recording Information: June 22, 2001 as Fee No. 2001 060136
In Favor of: Portland General Electric Company, an Oregon corporation
For: Underground electrical power lines and signal or communication lines
Affects: The Easterly portion

13. The terms and provisions contained in the document entitled "Declaration of Roadway, Utility, Cross-Access and Parking Easements and Restrictive Covenants" recorded March 22, 2002 as Fee No. 2002 033655.

14. Easement, including terms and provisions contained therein:
Recording Information: April 15, 2002 as Fee No. 2002 044680
In Favor of: The City of Tualatin
For: Water line

15. Revocable Permit (Right-of-Way), including terms and provisions thereof.

Recorded: October 26, 2017 as Fee No. 2017 084661

16. Private Stormwater Facilities Agreement, including terms and provisions thereof.

Recorded: November 02, 2020 as Fee No. 2020 110089

(The following Exceptions Affects Lot 3)

17. Easement, including terms and provisions contained therein:
Recording Information: May 05, 1989 as Fee No. 89020417
For: common access

18. Easement, including terms and provisions contained therein:
Recording Information: November 23, 1999 as Fee No. 99130427
In Favor of: The City of Tualatin
For: Slope, public utility and sidewalk and pedestrian
Affects: The Northerly portion

19. The terms and provisions contained in the document entitled "Declaration of Roadway, Utility, Cross-Access and Parking Easements and Restrictive Covenants" recorded March 22, 2002 as Fee No. 2002 033655.

We have also searched our General Index for Judgments and State and Federal Liens against the Grantee(s) named above and find:

NONE

We find the following unpaid taxes and city liens:

1. Taxes for the fiscal year 2022-2023 a lien due, but not yet payable

NOTE: Taxes for the year 2021-2022 PAID IN FULL

Tax Amount: \$533,346.88
Map No.: 2S122AB00100
Property ID: R2107971
Tax Code No.: 023.76

NOTE: Taxes for the year 2021-2022 PAID IN FULL

Tax Amount: \$105,937.14
Map No.: 2S122AA00500
Property ID: R2107973
Tax Code No.: 023.76

NOTE: Taxes for the year 2021-2022 PAID IN FULL

Tax Amount: \$67,392.15
Map No.: 2S122AA00800
Property ID: R2107974
Tax Code No.: 023.76

NOTE: Taxes for the year 2021-2022 PAID IN FULL

Tax Amount: \$2,343,152.44
Map No.: 2S122AB00100
Property ID: R2180033
Tax Code No.: 023.76

2. City liens, if any, of the City of Tualatin.

NOTE: We find no outstanding voluntary liens of record affecting subject property. An inquiry should be made concerning the existence of any unrecorded lien or other indebtedness which could give rise to any security interest in the subject property.

THIS IS NOT a title report since no examination has been made of the title to the above described property. Our search for apparent encumbrances was limited to our Tract Indices, and therefore above listings do not include additional matters which might have been disclosed by an examination of the record title. We assume no liability in connection with this Lot Book Service and will not be responsible for errors or omissions therein. The charge for this service will not include supplemental reports, rechecks or other services.



First American

First American Title Insurance Company
1 SW Columbia Street, Ste 1600
Portland, OR 97204

Illegal Restrictive Covenants

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



Exhibit "A"

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

PARCEL 1:

A TRACT OF LAND BEING A PORTION OF PARCELS 1 AND 3, PARTITION PLAT NO. 2001-058, LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CITY OF TUALATIN, WASHINGTON COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A BRASS SCREW AND WASHER LOCATED AT THE NORTHWEST CORNER OF SAID PARCEL 3, SAID POINT BEING ALSO ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SW TUALATIN ROAD, 32.00 FEET SOUTHERLY OF THE CENTERLINE THEREOF, WHEN MEASURED AT RIGHT ANGLES; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, NORTH 89°42'41" EAST A DISTANCE OF 0.06 FEET TO AN ANGLE POINT THEREON; THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, SOUTH 89°42'08" EAST A DISTANCE OF 839.18 FEET TO A 5/8 INCH IRON ROD; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, SOUTH 00°17'49" WEST A DISTANCE OF 450.67 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 89°35'19" EAST A DISTANCE OF 87.37 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 00°24'38" WEST A DISTANCE OF 66.15 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 89°35'22" EAST A DISTANCE OF 36.44 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 00°24'41" WEST A DISTANCE OF 779.79 FEET TO A COPPER DISK LOCATED ON THE NORTHERLY RIGHT-OF-WAY LINE OF SW LEVETON DRIVE, 30.00 FEET NORTHERLY OF THE CENTERLINE THEREOF, WHEN MEASURED AT RIGHT ANGLES; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, NORTH 89°34'51" WEST A DISTANCE OF 957.07 FEET TO A BRASS DISK LOCATED AT THE SOUTHWEST CORNER OF SAID PARCEL 1; THENCE ALONG THE WEST LINE OF SAID PARCEL 1 AND THE WEST LINE OF SAID PARCEL 3, NORTH 00°06'26" EAST A DISTANCE OF 1294.82 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

A TRACT OF LAND BEING A PORTION OF PARCELS 2 AND 3, PARTITION PLAT NO. 2001-058, LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CITY OF TUALATIN, WASHINGTON COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS SCREW AND WASHER LOCATED AT THE NORTHWEST CORNER OF SAID PARCEL 3, SAID POINT BEING ALSO ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SW TUALATIN ROAD, 32.00 FEET SOUTHERLY OF THE CENTERLINE THEREOF, WHEN MEASURED AT RIGHT ANGLES; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, NORTH 89°42'41" EAST A DISTANCE OF 0.06 FEET TO AN ANGLE POINT THEREON; THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, SOUTH 89°42'08" EAST A DISTANCE OF 839.18 FEET TO A 5/8 INCH IRON ROD AND THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, SOUTH 89°42'08" EAST A DISTANCE OF 1052.10 FEET TO A POINT OF CURVATURE THEREON; THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 85.91 FEET THROUGH THE ARC OF A 55.00 FOOT RADIUS CIRCULAR CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 89°29'34", A CHORD BEARING OF SOUTH 44°57'21" EAST AND A CHORD LENGTH OF 77.44 FEET TO A 5/8 INCH IRON ROD LOCATED AT A POINT OF TANGENCY ON THE WESTERLY RIGHT-OF-WAY LINE OF SW 108TH AVENUE, 32.00 FEET WESTERLY OF THE CENTERLINE THEREOF, WHEN MEASURED AT RIGHT ANGLES; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 00°12'34" EAST A DISTANCE OF 843.64 FEET TO A 5/8 INCH IRON ROD; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, NORTH 89°35'22" WEST A DISTANCE OF 212.34 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 00°24'38" EAST A DISTANCE OF 306.24 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 89°35'22" WEST A DISTANCE OF 438.80 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 00°24'38"

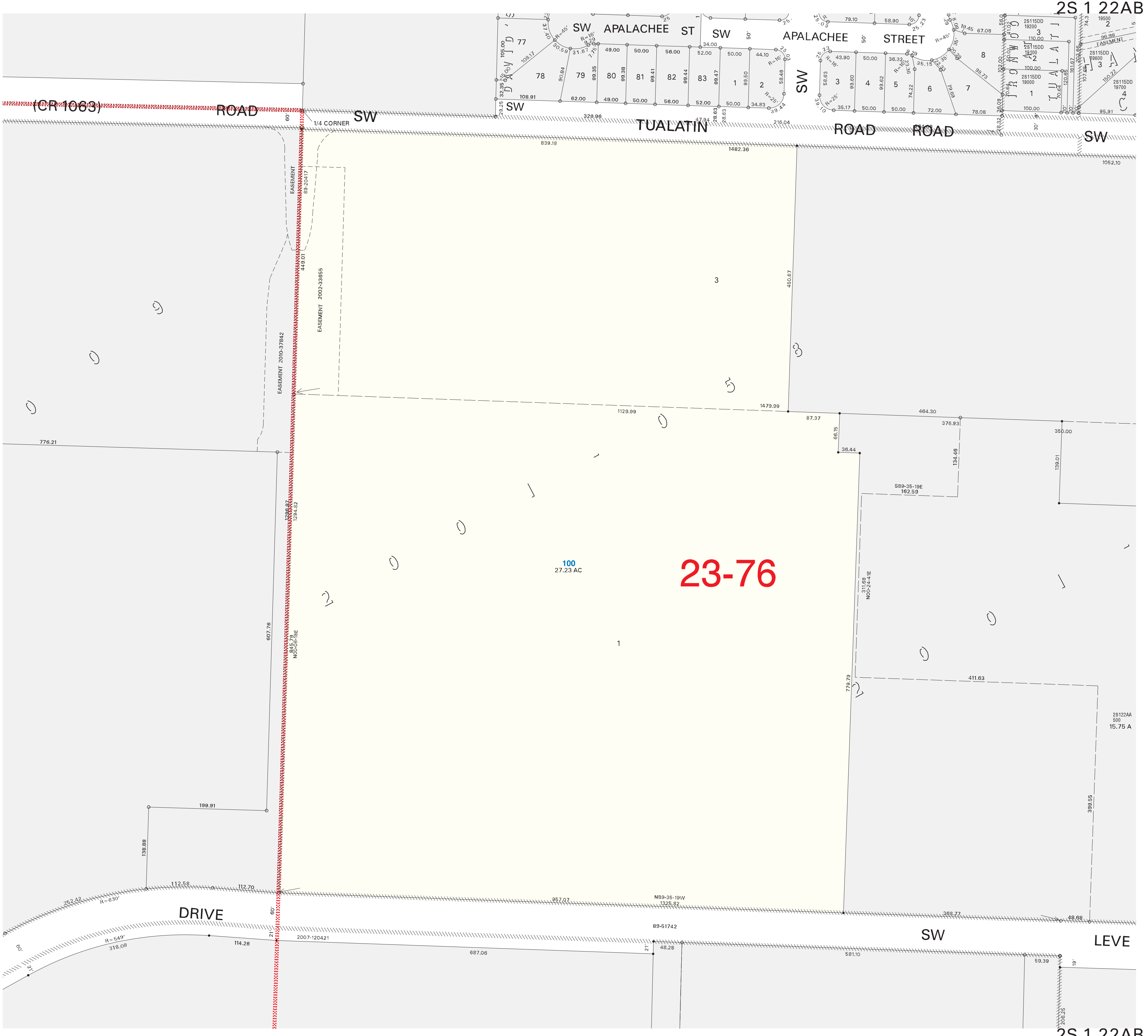


EAST A DISTANCE OF 139.01 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 89°35'19" WEST A DISTANCE OF 464.30 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 00°17'49" EAST A DISTANCE OF 450.67 FEET TO THE POINT OF BEGINNING.

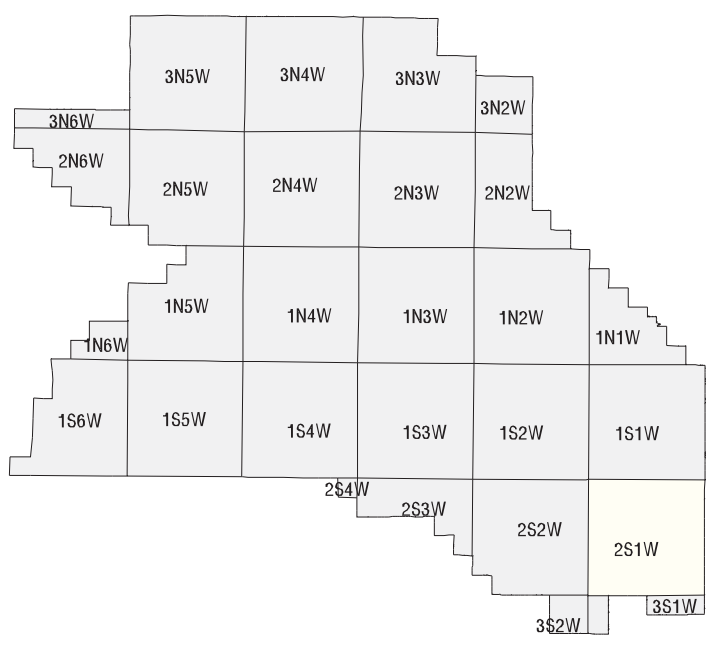
PARCEL 3:

A TRACT OF LAND BEING A PORTION OF PARCELS 1 AND 2, PARTITION PLAT NO. 2001-058, LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CITY OF TUALATIN, WASHINGTON COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

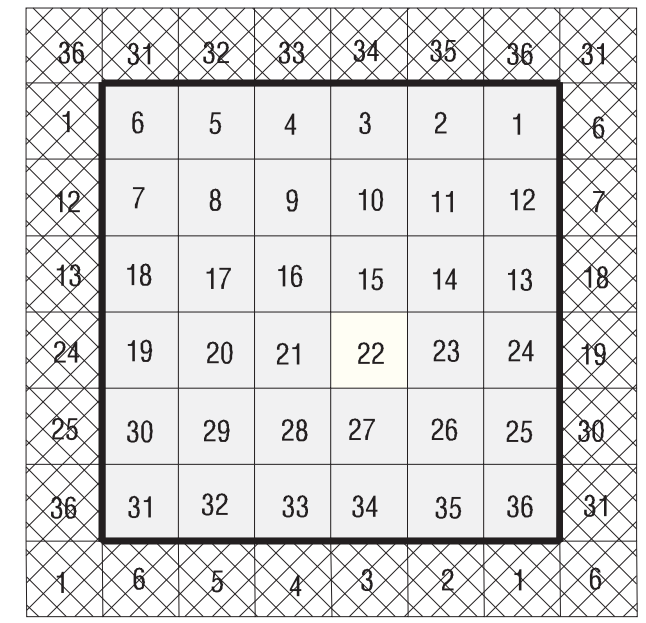
COMMENCING AT A BRASS SCREW AND WASHER LOCATED AT THE NORTHWEST CORNER OF PARCEL 3 OF PARTITION PLAT NO. 2001-058, SAID POINT BEING ALSO ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SW TUALATIN ROAD, 32.00 FEET SOUTHERLY OF THE CENTERLINE THEREOF, WHEN MEASURED AT RIGHT ANGLES; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, NORTH 89°42'41" EAST A DISTANCE OF 0.06 FEET TO AN ANGLE POINT THEREON; THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, SOUTH 89°42'08" EAST A DISTANCE OF 839.18 FEET TO A 5/8 INCH IRON ROD; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, SOUTH 00°17'49" WEST A DISTANCE OF 450.67 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 89°35'19" EAST A DISTANCE OF 87.37 FEET TO A 5/8 INCH IRON ROD AND THE POINT OF BEGINNING; THENCE SOUTH 00°24'38" WEST A DISTANCE OF 66.15 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 89°35'22" EAST A DISTANCE OF 36.44 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 00°24'41" WEST A DISTANCE OF 779.79 FEET TO A COPPER DISK LOCATED ON THE NORTHERLY RIGHT-OF-WAY LINE OF SW LEVETON DRIVE, 30.00 FEET NORTHERLY OF THE CENTERLINE THEREOF, WHEN MEASURED AT RIGHT ANGLES; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, SOUTH 89°34'51" EAST A DISTANCE OF 368.77 FEET TO AN ANGLE POINT THEREON; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, SOUTH 89°42'00" EAST A DISTANCE OF 586.84 FEET TO A BRASS SCREW AND WASHER LOCATED AT A POINT OF CURVATURE THEREON; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 63.19 FEET THROUGH THE ARC OF A 40.00 FOOT RADIUS CIRCULAR CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 90°30'34", A CHORD BEARING OF NORTH 45°02'43" EAST AND A CHORD LENGTH OF 56.82 FEET TO A POINT OF TANGENCY ON THE WESTERLY RIGHT-OF-WAY LINE OF SW 108TH AVENUE, 32.00 FEET WESTERLY OF THE CENTERLINE THEREOF, WHEN MEASURED AT RIGHT ANGLES; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, NORTH 00°12'34" WEST A DISTANCE OF 359.19 FEET TO A 5/8 INCH IRON ROD; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, NORTH 89°35'22" WEST A DISTANCE OF 212.34 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 00°24'38" EAST A DISTANCE OF 306.24 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 89°35'22" WEST A DISTANCE OF 438.80 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 00°24'38" EAST A DISTANCE OF 139.01 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 89°35' 19" WEST A DISTANCE OF 376.93 TO THE POINT OF BEGINNING.



2S 1 22AB



WASHINGTON COUNTY OREGON
 NW 1/4 NE 1/4 SECTION 22 T2S R1W W.M.
 SCALE 1" = 100'

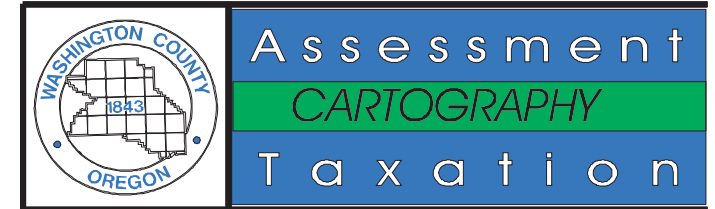
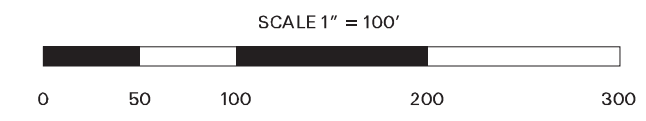


FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT
www.co.washington.or.us

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

SECTION 22

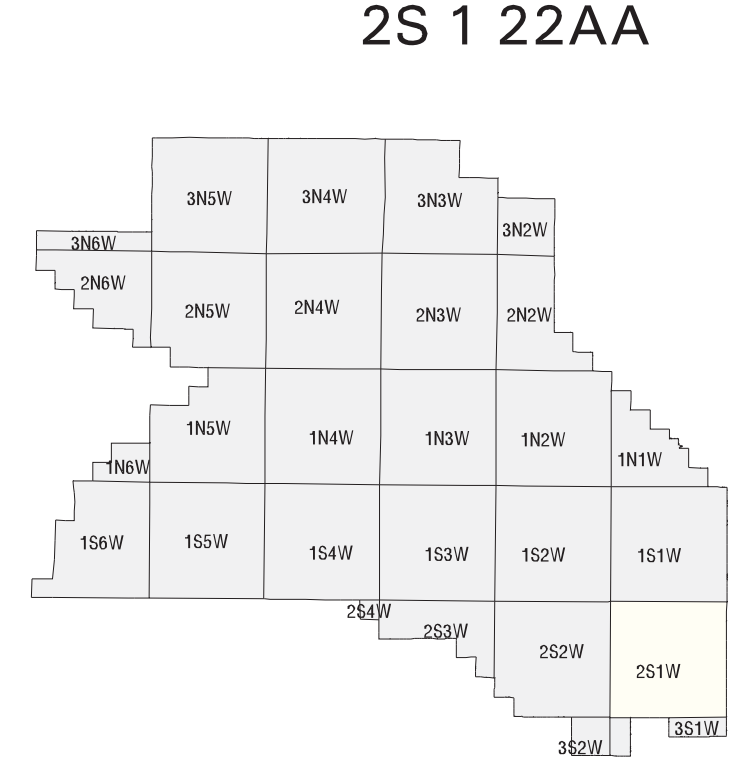
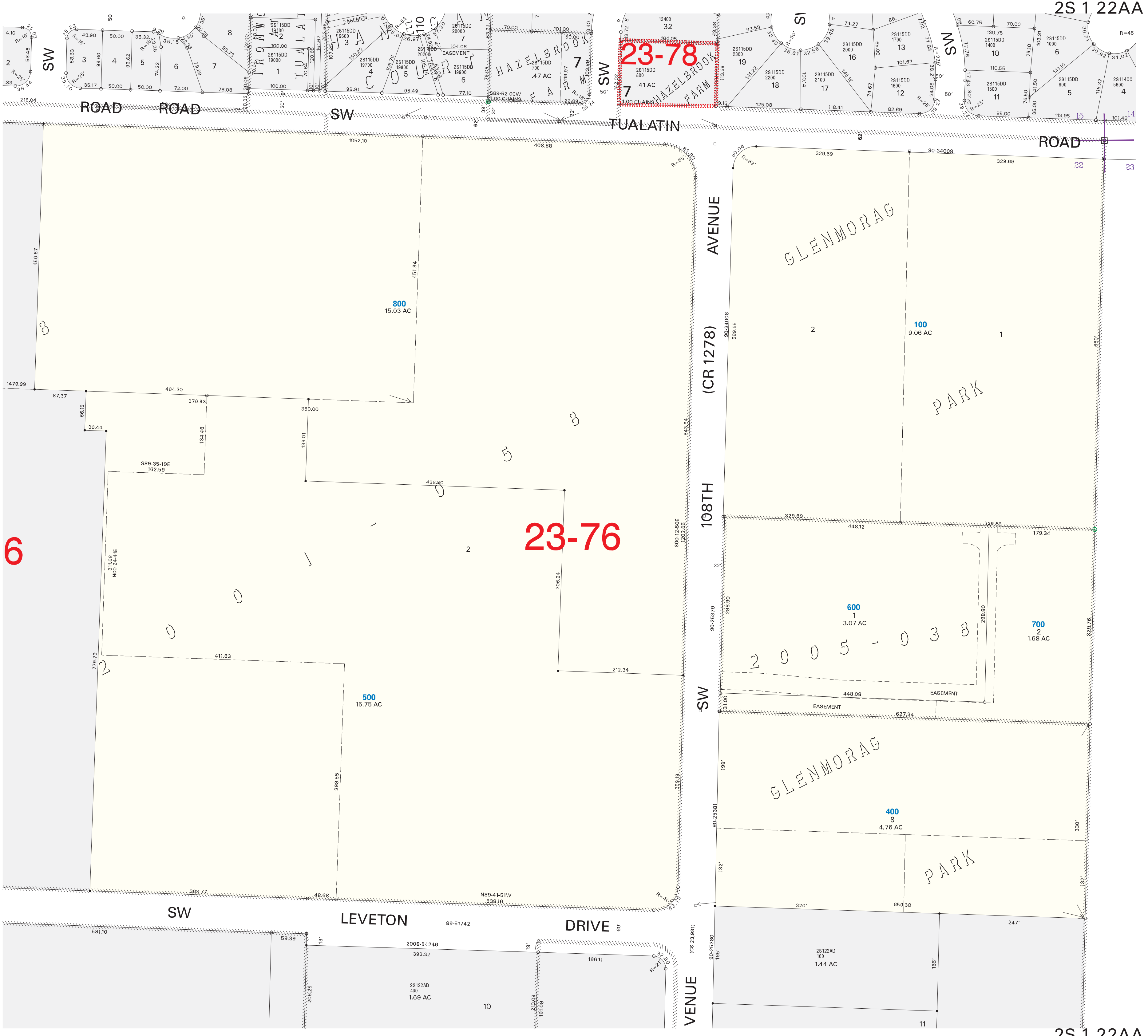
Cancelled Taxlots For: 2S122AB
 200,



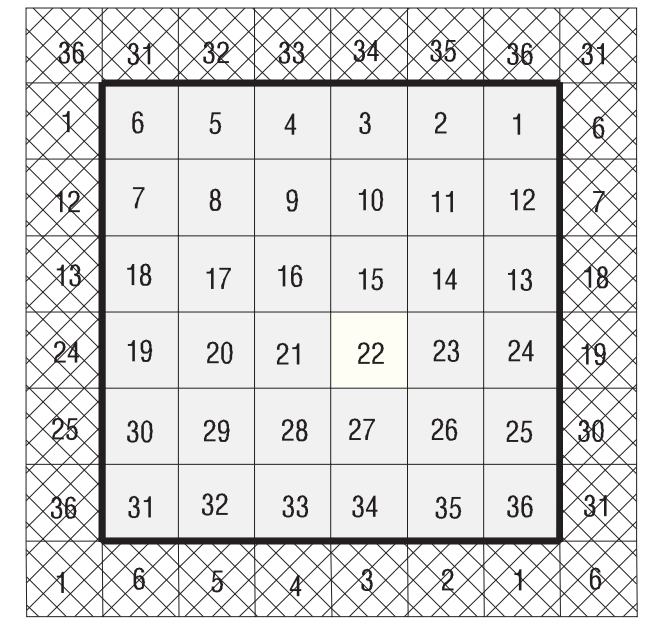
PLOT DATE: May 25, 2017
FOR ASSESSMENT PURPOSES ONLY - DO NOT RELY ON FOR OTHER USE

Map areas delineated by either gray shading or a cross-hatched pattern are for reference only and may not indicate the most current property boundaries. Please consult the appropriate map for the most current information.

TUALATIN
 2S 1 22AB



WASHINGTON COUNTY OREGON
 NE1/4 NE1/4 SECTION 22 T2S R1W W.M.
 SCALE 1" = 100'

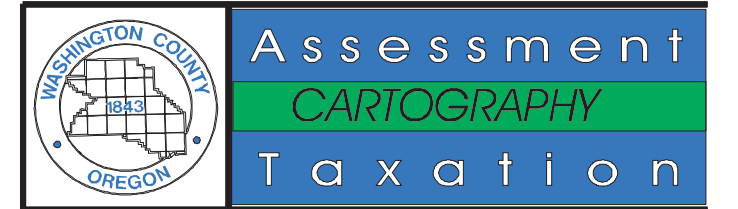
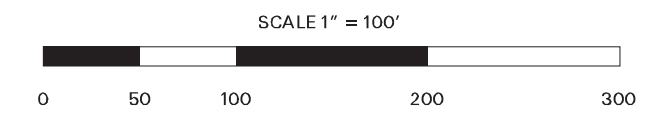


FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT
www.co.washington.or.us

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

SECTION 22

Cancelled Taxlots For: 2S122AA
 300,400-A1,200,200-A1,100-A1,500-A1,



PLOT DATE: May 25, 2017
FOR ASSESSMENT PURPOSES ONLY - DO NOT RELY ON FOR OTHER USE

Map areas delineated by either gray shading or a cross-hatched pattern are for reference only and may not indicate the most current property boundaries. Please consult the appropriate map for the most current information.

TUALATIN
 2S 1 22AA

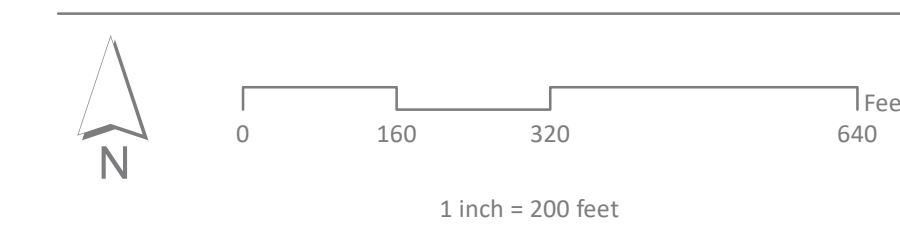


Vicinity Map

Lam Campus Tualatin, Oregon

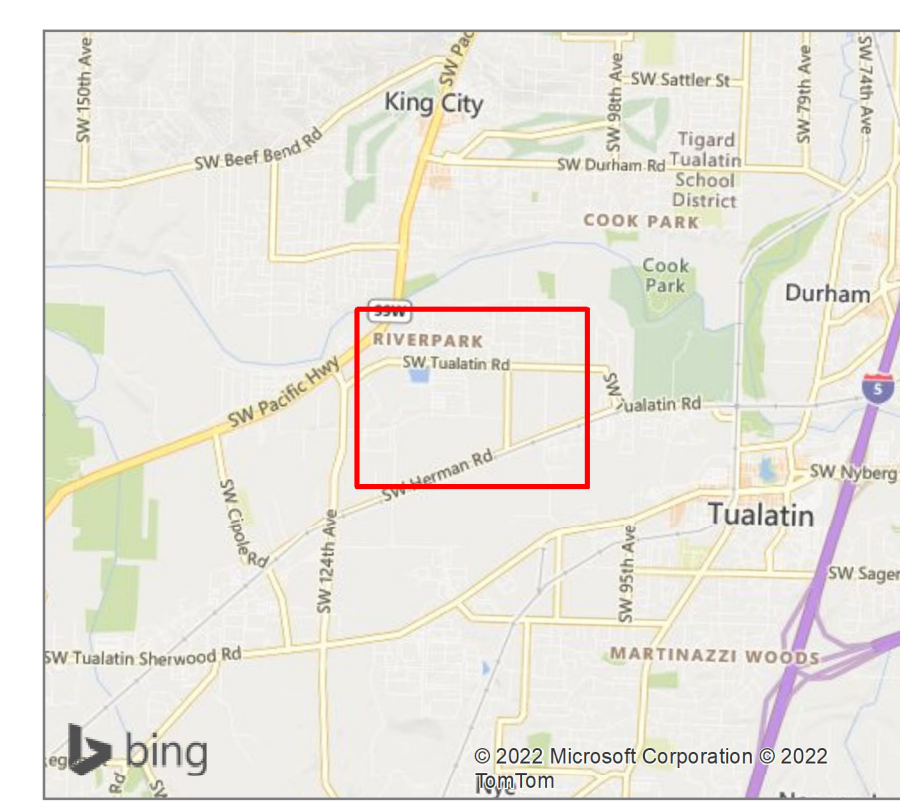
LEGEND

 Lam Taxlots



SOURCE DATA: Metro RLS Lite Base Data, Aug 2022
GEOGRAPHIC PROJECTION: NAD 83 HARN, Oregon North Lambert Conformal Conic

Date: 8/16/2022 Map Created By: CLR
File: aerial_updated taxlots Project No: 2220087.00



MACKENZIE.

P 503.224.9560 • F 503.228.1285 • W MCKNZE.COM
RiverEast Center, 1515 SE Water Avenue, #100, Portland, OR 97214

Portland, Oregon • Vancouver, Washington • Seattle, Washington
© 2014 MACKENZIE ALL RIGHTS RESERVED

AFFIDAVIT OF MAILING NOTICE

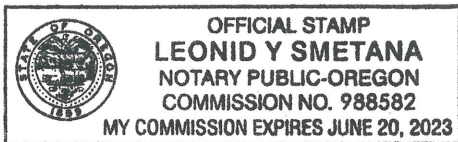
STATE OF OREGON)
) SS
COUNTY OF WASHINGTON)

I, Chelsey Reinoehl being first duly sworn, depose and say:

That on the 2nd day of August, 20 22, I served upon the persons shown on Exhibit "A" (Mailing Area List), attached hereto and by this reference incorporated herein, a copy of the Notice of Neighborhood/Developer Meeting marked Exhibit "B," attached hereto and by this reference incorporated herein, by mailing to them a true and correct copy of the original hereof. I further certify that the addresses shown on said Exhibit "A" are their regular addresses as determined from the books and records of the Washington County and/or Clackamas County Departments of Assessment and Taxation Tax Rolls, and that said envelopes were placed in the United States Mail with postage fully prepared thereon.

Chelsey Reinoehl
Signature

SUBSCRIBED AND SWORN to before me this 15th day of August, 20 22.



L. Smetana
Notary Public for Oregon
My commission expires: June 20, 2023

RE: _____

2S115DC02900
ZOUMPOULIDIS ZACHARIAS &
ZOUMPOULIDIS AUDREY C
11220 SW APALACHEE STREET
TUALATIN, OR 97062

2S115DD18500
YAM ASA
11050 SW LUCAS DRIVE
TUALATIN, OR 97062

2S114CB02700
WORLEY LAURA & SPIEGEL JOEL
10475 SW KELLOGG DRIVE
TUALATIN, OR 97062

2S115DD16500
WISNER RANDOLPH R & DEBBIE R LIV
TRUST
17600 SW 110TH AVENUE
TUALATIN, OR 97062

2S115DD16000
WILLON MARK & PAM TRUST
17850 SW 110TH AVENUE
TUALATIN, OR 97062

2S115DD10500
WILLIAMS DAVE A & WILLIAMS
KIMBERLY R
11050 SW WINTU COURT
TUALATIN, OR 97062

2S115DC07500
WESTPHAL FAMILY TRUST
11405 SW HAZELBROOK ROAD
TUALATIN, OR 97062

2S115DD04600
WEITMAN LIVING TRUST
10666 SW BANNOCH STREET
TUALATIN, OR 97062

2S123BB90001
WAVE PROPERTY HOLDINGS LLC
18057 SW TETON AVENUE
TUALATIN, OR 97062

2S1220000500
WASHINGTON COUNTY FACILITIES
MGMT
169 N 1ST AVENUE #42
HILLSBORO, OR 97124

2S115DD08300
ZIENKIEWICZ MIKE & ZIENKIEWICZ
STEPHANIE
10510 SW LUCAS COURT
TUALATIN, OR 97062

2S115DD09000
WRIGHT MICHAEL & WRIGHT LISA
17570 SW 106TH AVENUE
TUALATIN, OR 97062

2S115DD11500
WOLLEY KEVIN & WOLLEY JANE
11055 SW WISHRAM COURT
TUALATIN, OR 97062

2S115DD06600
WINKLER MISTY D & REGISTER JEAN
10515 SW BANNOCH COURT
TUALATIN, OR 97062

2S115DD02200
WILLIAMS MATTHEW STEVEN
10655 SW PUEBLO COURT
TUALATIN, OR 97062

2S115DD10700
WIGGINS JEAN E TRUST
11065 SW WINTU COURT
TUALATIN, OR 97062

2S115DC03800
WEST PHYLLIS ELAINE
17930 SW 111TH AVENUE
TUALATIN, OR 97062

2S115DD08700
WEISS BENJAMIN M & WEISS
KATRINA M
10595 SW LUCAS COURT
TUALATIN, OR 97062

2S115DC01800
WATTS MARK A & WATTS APRYLE
11400 SW ROBERTS COURT
TUALATIN, OR 97062

2S115DC07700
WALK DAVID ALLAN & WALK WANDA
VAI
17855 SW 112TH AVENUE
TUALATIN, OR 97062

2S115DC10600
YANG HAOWEI
17925 SW 114TH AVENUE
TUALATIN, OR 97062

2S115DD18000
WRIGHT RALPH RICHARD & LYNDIA
RAE LIV TRUST
11040 SW WINYA COURT
TUALATIN, OR 97062

2S114CB01800
WOLFE GEORGE A & WOLFE ANDREA
H
10420 SW KELLOGG DRIVE
TUALATIN, OR 97062

2S115DD08200
WILSON CONSTANCE J TRUST
10530 SW LUCAS COURT
TUALATIN, OR 97062

2S115DD07300
WILLIAMS VERONICA L
10540 SW KIOWA STREET
TUALATIN, OR 97062

2S115DA01800
WETHERN LINDA J
17470 SW 106TH COURT
TUALATIN, OR 97062

2S115DC10400
WEN-SHU LIU
17885 SW 114TH AVENUE
TUALATIN, OR 97062

2S115DC09000
WEBSTER CHARLES N & WEBSTER
KAREN A
11385 SW KALISPELL STREET
TUALATIN, OR 97062

2S115DD12700
WATT REBECCA SUE
17880 SW 109TH AVENUE
TUALATIN, OR 97062

2S115DD10300
WAGNER LINDA G PHD
17945 SW 110TH AVENUE
TUALATIN, OR 97062

2S115DC01000
WAGGONER LOREN M & WAGGONER
CYNTHIA J
11430 SW ELMER COURT
TUALATIN, OR 97062

2S115DD02600
VALDENEGRO GILLIAN F TRUST
12925 NW PARRETT MOUNTAIN
ROAD
NEWBERG, OR 97132

2S115DA05400
TUALATIN CITY OF
18880 SW MARTINAZZI AVENUE
TUALATIN, OR 97062

2S115DD14600
TUALATIN CITY OF
18880 SW MARTINAZZI AVENUE
TUALATIN, OR 97062

2S115DD20200
TUALATIN CITY OF
18880 SW MARTINAZZI AVENUE
TUALATIN, OR 97062

2S122AD00200
TUALATIN CITY OF
PO BOX 723597
ATLANTA, GA 31139

2S115DD05000
TREMAYN JUNE E TRUST
10735 SW BANNOCH STREET
TUALATIN, OR 97062

2S115D001400
TIGARD-TUALATIN SCHOOL DISTRICT
#23J
6960 SW SANDBURG STREET
TIGARD, OR 97223

2S115DC07300
TERJESON JOHN
17840 SW 112TH AVENUE
TUALATIN, OR 97062

2S115DD17600
TALLENT DOMINIC JAMES & TALLENT
HEINI
11115 SW WINYA COURT
TUALATIN, OR 97062

2S114CB01400
VANN KEN & VANN CHRISTINA M
17480 SW 105TH AVENUE
TUALATIN, OR 97062

2S115DA03900
TUALATIN CITY OF
18880 SW MARTINAZZI AVENUE
TUALATIN, OR 97062

2S115DC08200
TUALATIN CITY OF
18880 SW MARTINAZZI AVENUE
TUALATIN, OR 97062

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TUALATIN CITY OF
18880 SW MARTINAZZI AVENUE
TUALATIN, OR 97062

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TUALATIN CITY OF
18880 SW MARTINAZZI AVENUE
TUALATIN, OR 97062

2S123B000602
TUALATIN TETON LLC
621 SW ALDER STREET, SUITE 800
PORTLAND, OR 97205

2S115DD11100
TREBELHORN DEAN B & TREBELHORN
LINDA V
11040 SW WISHRAM COURT
TUALATIN, OR 97062

2S115DC07800
TIEDEMANN CHRISTINA ANNE
17885 SW 112TH AVENUE
TUALATIN, OR 97062

2S115DD03100
TAYLOR-WEBER JAMIE & TAYLOR-
WEBER ANTHONY
10573 SW PUEBLO STREET
TUALATIN, OR 97062

2S115DD18400
SWAFFORD DOUGLAS G & SINCERE
MIRIAM A
17715 SW 110TH AVENUE
TUALATIN, OR 97062

2S115DD13300
VANHORN MARK G & DIANA L LIV
TRUST
17960 SW 109TH AVENUE
TUALATIN, OR 97062

2S115DA05300
TUALATIN CITY OF
18880 SW MARTINAZZI AVENUE
TUALATIN, OR 97062

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TUALATIN CITY OF
18880 SW MARTINAZZI AVENUE
TUALATIN, OR 97062

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18880 SW MARTINAZZI AVENUE
TUALATIN, OR 97062

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TUALATIN CITY OF
18880 SW MARTINAZZI AVENUE
TUALATIN, OR 97062

2S115DD05700
TROTMAN TRUST
10799 SW KIOWA COURT
TUALATIN, OR 97062

2S114CC07200
TOWLE CORDES K & KRAEMER JILL J
15045 SW 141ST AVENUE
TIGARD, OR 97224

2S123BB90000
TETON INDUSTRIAL CONDO OWNERS
OF ALL UNITS
OR 00000

2S115DD17400
TAYLOR MATTHEW R & TAYLOR
SUZANNE L
17675 SW 111TH AVENUE
TUALATIN, OR 97062

2S115DC03300
SULLIVAN SHANON LEE
11150 SW APALACHEE STREET
TUALATIN, OR 97062

2S115DC05400
SULLIVAN WAIKEN L & SULLIVAN
JENNIFER
17705 SW 112TH AVENUE
TUALATIN, OR 97062

2S115DD13700
STRIBLING DAVID L & STRIBLING
AMANDA L
10920 SW TUNICA STREET
TUALATIN, OR 97062

2S115DA03300
STEINER LARRY D SURVIVORS TRUST
17420 SW 108TH PLACE
TUALATIN, OR 97062

2S115DD13000
SPENCER FAMILY REV TRUST
17920 SW 109TH AVENUE
TUALATIN, OR 97062

2S115DD19700
SMITH WILLIAM E & SHEARER-SMITH
SARAH K
17989 SW 110TH PLACE
TUALATIN, OR 97062

2S115DC04100
SHERWOOD NICOLE D
17850 SW 111TH AVENUE
TUALATIN, OR 97062

2S114CB02000
SHEN PING LU
17460 SW 104TH AVENUE
TUALATIN, OR 97062

2S115DD15300
SCHLACHTER KEVIN M & SCHLACHTER
RENEE
17570 SW 108TH PLACE
TUALATIN, OR 97062

2S115DC08900
SAVASTA THOMAS
11355 SW KALISPELL STREET
TUALATIN, OR 97062

2S115DC12300
RYMAL CHARLES & RYMAL JESSICA
17920 SW 114TH AVENUE
TUALATIN, OR 97062

2S115DC05900
STRINGFELLOW GAYLE
11140 SW GARRETT STTRRY
TUALATIN, OR 97062

2S115DD12600
STRENGTH GREG M & STRENGTH
MARGO D
17870 SW 109TH AVENUE
TUALATIN, OR 97062

2S115DC05500
STEINMETZ JON & JEANETTE TRUST
17735 SW 112TH AVENUE
TUALATIN, OR 97062

2S115DD05500
SOVEY RACHEL & SOVEY BREEZ
EUGENE
10720 SW KIOWA COURT
TUALATIN, OR 97062

2S115DD01000
SLAYTON LUANN LAURA
17989 SW 105TH COURT
TUALATIN, OR 97062

2S115DD16300
SHERMAN JENNIFER A TRUST
17740 SW 110TH AVENUE
TUALATIN, OR 97062

2S115DD12800
SCHOENHEIT JOHN & SCHOENHEIT
KAITLIN J
17890 SW 109TH AVENUE
TUALATIN, OR 97062

2S115DD08500
SCHENK JOANNE DANNA & SCHENK
ROGER MYRON
10555 SW LUCAS COURT
TUALATIN, OR 97062

2S115DD02800
SATTLER BRIAN L & WALCZYK KERRY
M
10615 SW PUEBLO COURT
TUALATIN, OR 97062

2S115DC09700
RYAN DAIN & RYAN LEE
11470 SW KALISPELL STREET
TUALATIN, OR 97062

2S115DD11700
STRICKLER LAUREL R & STRICKLER
ADAM J
11025 SW WISHRAM COURT
TUALATIN, OR 97062

2S115DC08100
STEWART-MOONEY MAUREEN
11225 SW APALACHEE STREET
TUALATIN, OR 97062

2S115DC04400
STANTON ANDREW & STANTON
ASHLEY
17780 SW 111TH AVENUE
TUALATIN, OR 97062

2S115DD14200
SMITH LESTER MICHAEL & SMITH
JOAN MARIE
10990 SW BANNOCH STREET
TUALATIN, OR 97062

2S115DD18600
SHETLER STACY A & SHETLER JOANNA
L
11080 SW LUCAS DRIVE
TUALATIN, OR 97062

2S115DC05300
SHERFINSKI MICHAEL R
22915 SW 94TH TERRACE
TUALATIN, OR 97062

2S115DC06400
SCHLOETTER ERIN RENAE BATES
17845 SW 111TH AVENUE
TUALATIN, OR 97062

2S115DD04700
SCHAEFER SETH & SCHAEFER RENEE
10710 SW BANNOCH STREET
TUALATIN, OR 97062

2S115DC02500
SABRA HEALTH CARE HOLDINGS III
LLC
10220 SW GREENBURG ROAD #201
PORTLAND, OR 97223

2S115DD11400
RYAN MICHAEL
11075 SW WILSHRAM COURT
TUALATIN, OR 97062

2S115DD03300
RUVALCABA CHRIS & RUVALCABA
ESTHER
10529 SW PUEBLO STREET
TUALATIN, OR 97062

2S115DC03600
ROBERTS BLAINE N
17980 SW 111TH AVENUE
TUALATIN, OR 97062

2S115DC11600
RIVERA AURELIO GOMEZ
17865 SW 113TH AVENUE
TUALATIN, OR 97062

2S115DD07800
RICHARDS EMMETT L & RICHARDS
MARY C & RICHARDS SHELLEY D
15247 WILBUR ROAD
LA CONNER, WA 98257

2S115DC04800
REDFERN KAREN D
11105 SW GARRETT STREET
TUALATIN, OR 97062

2S115DD09200
RAMSBY MILLS TRUST
10500 SW STARR DR
TUALATIN, OR 97062

2S115DC05700
PUTNAM DAVID L JR & PUTNAM
HEIDI F
17770 SW 112TH AVENUE
TUALATIN, OR 97062

2S115DD11300
PRICE DAVID A & PRICE JENNIFER K
11080 SW WISHRAM COURT
TUALATIN, OR 97062

2S115DC01400
POINTS YU SUN
11465 SW ROBERTS COURT
TUALATIN, OR 97062

2S115DA02000
PEUSER NILS ARNE & PEUSER NICOLE
17380 SW 106TH COURT
TUALATIN, OR 97062

2S115DC05200
ROE FAMILY TRUST
620 SAND HILL ROAD #213F
PALO ALTO, CA 94304

2S115DC12200
ROBERTS JULIE A
17890 SW 114TH AVENUE
TUALATIN, OR 97062

2S115DD16800
RIRIE LIVING TRUST
11015 SW LUCAS DRIVE
TUALATIN, OR 97062

2S115DD17800
RICHARDSON DEVIN & RICHARDSON
TAMI ANN
11100 SW WINYA COURT
TUALATIN, OR 97062

2S114CC05300
RAXTER NORA SUSAN
10476 SW PUEBLO STREET
TUALATIN, OR 97062

2S115DC09300
RADER SAM A & RADER ANDREA S
11445 SW KALISPELL ST
TUALATIN, OR 97062

2S115DC08000
PURCELLA ALEXANDRA M &
PURCELLA SCOTT E
11215 SW APALACHEE STREET
TUALATIN, OR 97062

2S115DD01600
PR 17995 SW 106TH LLC
8925 SW IOWA DRIVE
TUALATIN, OR 97062

2S115DD08900
PLAMBECK CAROL R
10600 SW STARR DRIVE
TUALATIN, OR 97062

2S115DC06600
PETERSON JACOB CURTIS &
PETERSON JULIE DAWN
17925 SW 111TH AVENUE
TUALATIN, OR 97062

2S115DD01300
ROBINSON RONALD L & ROBINSON
MICHELLE
17976 SW 106TH AVENUE
TUALATIN, OR 97062

2S115DA04200
ROBBINS FAMILY REVOCABLE TRUST
17420 SW 110TH AVENUE
TUALATIN, OR 97062

2S114CC06000
RICHEY LELAND R & RICHEY VALERIE J
FAMILY TRUST
17911 SW 105TH COURT
TUALATIN, OR 97062

2S115DC04200
RICE DOUGLAS S
17820 SW 111TH AVENUE
TUALATIN, OR 97062

2S115DC00200
RANDALL LAWRENCE L & SANDOVAL-
RANDALL C SUSIE
11440 SW HAZELBROOK ROAD
TUALATIN, OR 97062

2S115DA03400
RADECKI SHAUN MICHAEL & RADECKI
JESSICA ELLEN
17370 SW 108TH PLACE
TUALATIN, OR 97062

2S114CC06200
PUPPO MIKK
17894 SW 105TH COURT
TUALATIN, OR 97062

2S115DD19800
POUR ALI FROTAN & ESFANDIARPOUR
SAMANEH
17995 SW 110TH PLACE
TUALATIN, OR 97062

2S1220000300
PHIGHT LLC
ONE BOWERMAN DRIVE
BEAVERTON, OR 97005

2S114CC07800
PENSADO ERNESTO & ALVARENGA
NALLY M
10380 SW PUEBLO STREET
TUALATIN, OR 97062

2S114CC06800 PENNIMAN STEVEN K & PHYLLIS D REV LIV TRUST 8374 VEREDA DEL PADRE GOLETA, CA 93117	2S114CB01700 PAYNE DANIEL J & PAYNE JANET M 10440 SW KELLOGG DRIVE TUALATIN, OR 97062	2S114CC07400 PARKER DAVID SCOTT 10301 SW PUEBLO STREET TUALATIN, OR 97062
2S115DC01200 PARKER SARAH D & PARKER WILEY 11480 SW ELMER COURT TUALATIN, OR 97062	2S115DC12000 PARKER MARION M 17830 SW 114TH AVENUE TUALATIN, OR 97062	2S115DD00800 PARK DANIEL K & PARK ANNA K 9333 SW NEZ PERCE COURT TUALATIN, OR 97062
2S115DD18200 PAPAS EDITH ELIZABETH 11055 SW WINYA COURT TUALATIN, OR 97062	2S115DD13100 PAIGE ROBERT & PAIGE KELLIE 17940 SW 109TH AVENUE TUALATIN, OR 97062	2S115DD12400 OWEN GREGORY L & OWEN DEBORAH L 17885 SW 109TH AVENUE TUALATIN, OR 97062
2S115DD07900 ORLANES JONATHAN 10620 SW LUCAS DRIVE TUALATIN, OR 97062	2S115DC00700 OLSON LIVING TRUST 11435 SW ELMER COURT TUALATIN, OR 97062	2S115DD17700 OLSON DOUGLAS E & OLSON KIMBERLY R 11130 SW WINYA COURT TUALATIN, OR 97062
2S115DA03200 NORDEN PAUL W & NORDEN JEANINE D 17440 SW 108TH PLACE TUALATIN, OR 97062	2S114CC08000 NGUYEN HONG T & TRI VINH V 10444 SW PUEBLO STREET TUALATIN, OR 97062	2S115DC01500 NGUYEN CATHY H 11485 SW ROBERTS COURT TUALATIN, OR 97062
2S115DD14400 NEWTON DAVID & E SUZANNE JOINT TRUST 10950 SW BANNOCH STREET TUALATIN, OR 97062	2S115DC11200 NAJERA KENE S & BUSTOS ESMERALDA RODRIGUEZ 12288 SW FUJI COURT TIGARD, OR 97224	2S115DD10800 MUSTEDANAGIC ADIS & MUSTEDANAGIC ALISA 11045 SW WINTU COURT TUALATIN, OR 97062
2S115DD19300 MURO MONICA D 11011 SW TUALATIN ROAD TUALATIN, OR 97062	2S115DC09500 MURMAN CORY D & MURMAN TAMIKO A 11485 SW KALISPELL STREET TUALATIN, OR 97062	2S115DD06200 MUNSON JAMES L & PAMELA B REV LIV TRUST 10600 SW KIOWA STREET TUALATIN, OR 97062
2S115DC07600 MUIR JOHN S & ACHILOVA LOLA 17795 SW 112TH AVENUE TUALATIN, OR 97062	2S114CC06600 MOWERY DANA KAY 17948 SW 105TH COURT TUALATIN, OR 97062	2S114CC06400 MORRISSEY FAMILY TRUST 17924 SW 105TH COURT TUALATIN, OR 97062
2S115DD13800 MORRELL LIVING TRUST 10915 SW TUNICA STREET TUALATIN, OR 97062	2S122AD00600 MORGAN WILLIAM RAY & JANICE ELLEN REV LIV TRUST 4500 SW ADVANCE ROAD WILSONVILLE, OR 97070	2S122AD00700 MORGAN WILLIAM RAY & JANICE ELLEN REV LIV TRUST 4500 SW ADVANCE ROAD WILSONVILLE, OR 97070
2S122AD00800 MORGAN WILLIAM RAY & JANICE ELLEN REV LIV TRUST 4500 SW ADVANCE ROAD WILSONVILLE, OR 97070	2S115DD12000 MORAN STEVEN TIMOTHY & MORAN ASHLEY SCHNAPP 17870 SW 110TH AVENUE TUALATION, OR 97062	2S115DD06300 MOORE KERRI ANN & MOORE CHRISTOHER 10619 SW BANNOCH COURT TUALATIN, OR 97062

2S115DC01300
MITCHELL TIMOTHY
900 SW 5TH AVENUE FL 17
PORTLAND, OR 97204

2S115DD12500
MILNE JAMES S & MILNE MARY F
17875 SW 109TH AVENUE
TUALATIN, OR 97062

2S115DC90004
MILES RAYE K
17880 SW 115TH AVENUE
TUALATIN, OR 97062

2S115DA03600
MEYER PAUL R & MEYER MARY B
17365 SW 108TH PLACE
TUALATIN, OR 97062

2S115DC11500
MCPHERSON SCOTT K & MCPHERSON
SUSAN R
17895 SW 113TH AVENUE
TUALATIN, OR 97062

2S115DD06900
MCCURDY WAYNE & MCCURDY
BETTE
10580 SW BANNOCH COURT
TUALATIN, OR 97062

2S122AD01000
MARSHALL ASSOCIATED LLC
PO BOX 278
TUALATIN, OR 97062

2S115DC02200
MANN ERIC A & LUPULESCU
NICOLETA
11490 SW ROBERTS COURT
TUALATIN, OR 97062

2S114CC06500
MALETA SANDRA L & MALETA
GREGORY B
17932 SW 105TH COURT
TUALATIN, OR 97062

2S115DD03200
MACMILLEN JAMES WILSON &
MACMILLEN DONNA JEAN
10547 SW PUEBLO STREET
TUALATIN, OR 97062

2S115DC90001
MITCHELL GARRETT C & MITCHELL
SHARON M
17910 SW 115TH AVENUE
TUALATIN, OR 97062

2S115DC03100
MILLER LYNN B
11190 SW APALACHEE STREET
TUALATIN, OR 97062

2S115DD05200
MIDKIFF HOUSTON A & MIDKIFF
NANCY
17845 SW 106TH AVENUE
TUALATIN, OR 97062

2S115DC03900
MELTON LAWRENCE E & MELTON
TONYA M
17900 SW 111TH AVENUE
TUALATIN, OR 97062

2S115DD19600
MCKINNON SPENCER E
17971 SW 110TH PLACE
TUALATIN, OR 97062

2S115DC03400
MCCLATCHEY CAITLIN &
MCCLATCHEY GARRETT
11130 SW APALACHEE STREET
TUALATIN, OR 97062

2S115DC04600
MARONDE JOHN ALBERT &
MARONDE JILL I
17730 SW 111TH AVENUE
TUALATIN, OR 97062

2S115DC03500
MANN SONIA & MANN JONATHAN
11100 SW APALACHEE Street
TUALATIN, OR 97062

2S115DC07200
MAGUIRE BRIAN J & MAGUIRE LISA N
17860 SW 112TH AVENUE
TUALATIN, OR 97062

2S115DD04800
MACK ADAM S & MACK KATHRYN M
10770 SW BANNOCH STREET
TUALATIN, OR 97062

2S115DC01600
MINATO KAZUKI & MINATO YUKO
11445 SW ROBERTS COURT
TUALATIN, OR 97062

2S115DD14300
MILLER JOINT TRUST
10970 SW BANNOCH STREET
TUALATIN, OR 97062

2S115DC06900
MICHAELIDES JAMIE C & RADISH
KEVIN A
17920 SW 112TH AVENUE
TUALATIN, OR 97062

2S115DD08000
MEGARGEE IRWIN F & MEGARGEE
AMY L
10580 SW LUCAS COURT
TUALATIN, OR 97062

2S115DD01200
MCCURTAIN LIV TRUST
10560 SW PUEBLO STREET
TUALATIN, OR 97062

2S115DA01500
MAYER ANDREW PETER & MAYER
MARIT JANA E
17395 SW 105TH AVENUE
TUALATIN, OR 97062

2S115DC04500
MARKS CHRISTINA A REV LIV TRUST
17760 SW 111TH AVENUE
TUALATIN, OR 97062

2S115DC00100
MANABE STELLA K & NAKAMA DEAN
S
11420 SW HAZELBROOK ROAD
TUALATIN, OR 97062

2S115DD01500
MAGILKE GILBERT & MAGILKE GAIL L
17990 SW 106TH AVENUE
TUALATIN, OR 97062

2S115DD18100
MACK RYAN P & MACK PATRICIA L
17825 SW 110TH AVENUE
TUALATIN, OR 97062

2S115DD14800
MACIELINSKI DAMIEN & LAURIE LIV
TRUST
17565 SW 108TH PLACE
TUALATIN, OR 97062

2S115DD11200
LUIKART GLEN
11060 SW WISHRAM COURT
TUALATIN, OR 97062

2S114CC06300
LOOMIS TRUDY E
17902 SW 105TH COURT
TUALATIN, OR 97062

2S115DD13200
LIN DONGMEI & MAO DIAN
17950 SW 109TH AVENUE
TUALATIN, OR 97062

2S115DC08300
LEGEND HOMES CORPORATION
735 SW 158TH AVENUE, SUITE 130
BEAVERTON, OR 97006

2S115DD14900
LEE JONATHAN K & LEE STEPHANIE
IRVING
17605 SW 108TH PLACE
TUALATIN, OR 97062

2S115DC11700
LAMB ETHAN S & LAMB SARAH W
17825 SW 113TH AVENUE
TUALATIN, OR 97062

2S122AB00100
LAM RESEARCH CORPORATION
2025 GATEWAY PLACE #228
SAN JOSE, CA 95110

2S115DD17900
KRAJCAR TIMOTHY D & KRAJCAR
KIERSTEN A
11070 SW WINYA COURT
TUALATIN, OR 97062

2S115DD00900
KNAPKE STEVEN J & KNAPKE LIEN K
17997 SW 105TH COURT
TUALATIN, OR 97062

2S115DD06800
MACAULAY THOMAS & MACAULAY
DEBRA
10520 SW BANNOCH COURT
TUALATIN, OR 97062

2S115DC04700
LOSER CALLIE
17700 SW 111TH AVENUE
TUALATIN, OR 97062

2S114CC05900
LONGTIN DAVID E JR
17929 SW 105TH COURT
TUALATIN, OR 97062

2S115DC09100
LIGHT HARVEY EUGENE & LIGHT
CLAUDIA JO
11405 SW KALISPELL STREET
TUALATIN, OR 97062

2S115DA05100
LEE MIKE
17475 SW 111TH AVENUE
TUALATIN, OR 97062

2S115DC10700
LAUREN NICHOLAS D & LAUREN
CHRISTINA M
17935 SW 114TH AVENUE
TUALATIN, OR 97062

2S122AA00500
LAM RESEARCH CORPORATION
2025 GATEWAY PLACE #228
SAN JOSE, CA 95110

2S115DD15900
KUMLER PHILIP A & JULIE I FAM
TRUST
17515 SW 108TH PLACE
TUALATIN, OR 97062

2S115DC11100
KNOLES RYAN CHRISTOPHER &
CATON LISA
11340 SW APALACHEE STREET
TUALATIN, OR 97062

2S115DD15500
KLENZ MICHAEL & KLENZ LINDA
17480 SW 108TH AVENUE
TUALATIN, OR 97062

2S122AA00700
LUMBER FAMILY CO LLC
PO BOX 1427
TUALATIN, OR 97062

2S115DD15600
LORENTE JOAQUIN & LORENTE
LOUISE
17460 SW 108TH PLACE
TUALATIN, OR 97062

2S114CC05600
LOANZON EMMELINE
17994 SW 105TH COURT
TUALATIN, OR 97062

2S114CC07900
LEONARD JOHN D & LEONARD SARA
10412 SW PUEBLO STREET
TUALATIN, OR 97062

2S115DD04500
LEE ANGELA & LEE BRETT
10640 SW BANNOCH STREET
TUALATIN, OR 97062

2S115DC12500
LANG JULIANNE LERAE
3402 36TH AVENUE, APARTMENT 3A
ASTORIA, NY 11106

2S122AA00800
LAM RESEARCH CORPORATION
2025 GATEWAY PLACE #228
SAN JOSE, CA 95110

2S115DC07900
KUMAR ZOYA & UFFORD JOHN C
17915 SW 112TH AVENUE
TUALATIN, OR 97062

2S115DD08600
KNAPPENBERGER CLARK W &
KNAPPENBERGER CAROLYN
10575 SW LUCAS COURT
TUALATIN, OR 97062

2S115DC04300
KLEIN GEORGE P & KLEIN LEANNE S
17800 SW 111TH AVENUE
TUALATIN, OR 97062

2S115DC05600
KIRKPATRICK GREG D & KIRKPATRICK
DEBRA S
17765 SW 112TH AVENUE
TUALATIN, OR 97062

2S115DD08800
KERR JACK & KERR SARWESHNI
17645 SW 106TH AVENUE
TUALATIN, OR 97062

2S115DA05000
JOHNSON PHILLIP TILO
17445 SW 111TH AVENUE
TUALATIN, OR 97062

2S115DD07500
JIRICEK AARON G & KARINA B REV LIV
TRUST
10525 SW KIOWA STREET
TUALATIN, OR 97062

2S115DD05600
JASTER ALEXIS
10760 SW KIOWA COURT
TUALATIN, OR 97062

2S122BA00100
JAE OREGON INC
11555 SW LEVETON DRIVE
TUALATIN, OR 97062

2S115DA04500
IMBLER-YOUNG DIANE REV LIV TRUST
17485 SW 110TH AVENUE
TUALATIN, OR 97062

2S114CC07100
HURDLE FAMILY REV TRUST
15927 SE LARK AVENUE
MILWAUKIE, OR 97267

2S115DA05200
HOWELL ZACHARY P & HOWELL
REBECCA J
17535 SW 111TH AVENUE
TUALATIN, OR 97062

2S115DD10900
HOLMES TRUST
11025 SW WINTU COURT
TUALATIN, OR 97062

2S115DD16100
KING BRADLEY W & KING LAURA J
17800 SW 110TH AVENUE
TUALATIN, OR 97062

2S115DD20100
JONES ROBERT ALAN & JONES
SHELLEY DIANE
17964 SW 110TH PLACE
TUALATIN, OR 97062

2S115DD17100
JOHNSON KIT & JOHNSON AMY
17560 SW 111TH AVENUE
TUALATIN, OR 97062

2S114CB02200
JEWELL THOMAS G & JEWELL DANA P
17400 SW 104TH AVENUE
TUALATIN, OR 97062

2S115DD01100
JAGODNIK BRIAN & JAGODNIK
LAUREN
10536 SW PUEBLO STREET
TUALATIN, OR 97062

2S122BA00200
JAE OREGON INC
11555 SW LEVETON DRIVE
TUALATIN, OR 97062

2S115DD05900
HYATT SEAN & HYATT LISA
10755 SW KIOWA COURT
TUALATIN, OR 97062

2S115DC05000
HUGEBACK BENJAMIN L & HUGEBACK
JULIET F
11135 SW GARRETT STREET
TUALATIN, OR 97062

2S115DC09600
HOURANI JIHAD & SHIKHA HAYAT
11490 SW KALISPELL STREET
TUALATIN, OR 97062

2S115DC01700
HISLOP BRENT & HISLOP CLAUDIA
11425 SW ROBERTS COURT
TUALATIN, OR 97062

2S115DD03000
KINDRED LYLE V & KINDRED ELAINE A
17968 SW 106TH AVENUE
TUALATIN, OR 97062

2S115DA03700
JOHNSTON LAURA D
17385 SW 108TH PLACE
TUALATIN, OR 97062

2S115DC07400
JODOIN MICHAEL A & JODOIN NANCY
17810 SW 112TH AVENUE
TUALATIN, OR 97062

2S115DD17300
JERNBERG STANFORD W & JERNBERG
LINDA F
17655 SW 111TH AVENUE
TUALATIN, OR 97062

2S115DA02100
JAFFEE CAROLINE JOHANNA & JAFFEE
JAY
17350 SW 106TH COURT
TUALATIN, OR 97062

2S115DD12300
IMUS R GREGORY & IMUS DEBORAH
R
17895 SW 109TH AVENUE
TUALATIN, OR 97062

2S115DA04900
HUTCHISON BERNADETTE SEP PROP
REV LIV TRUST
17430 SW 111TH AVENUE
TUALATIN, OR 97062

2S122AA00600
HR LLC
18280 SW 108TH AVENUE
TUALATIN, OR 97062

2S115DC08800
HOOVER DEVIN & HOOVER KRISTEN
11315 SW KALISPELL STREET
TUALATIN, OR 97062

2S115DC01100
HIRTE EDWIN K & HIRTE TERESA J
11450 SW ELMER COURT
TUALATIN, OR 97062

2S115DC90002
HINDS FAMILY TRUST
17900 SW 115TH AVENUE
TUALATIN, OR 97062

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HEWITT KRISTY K & HEWITT
MARSHALL
17815 SW 111TH AVENUE
TUALATIN, OR 97062

2S114CB02300
HENRY DAVID & SHARI TRUST
10355 SW KELLOGG DRIVE
TUALATIN, OR 97062

2S122AA00100
HELSEY LP
PO BOX 1569
TUALATIN, OR 97062

2S115DD18300
HAYES RYAN D & ANCHARSKI NANCY
11025 SW WINYA COURT
TUALATIN, OR 97062

2S115DD19100
HARRIS DEGAY C & OBIDIGBO
OBINNA KINGSLEY
11037 SW TUALATIN ROAD
TUALATIN, OR 97062

2S115DD19900
HANNEGAN MICHAEL L
17992 SW 110TH PLACE
TUALATIN, OR 97062

2S115DD15400
HALL STEPHEN C & HALL WENDY S
10799 SW LUCAS DRIVE
TUALATIN, OR 97062

2S115DD10600
GUTOWSKI MARK A
11070 SW WINTU COURT
TUALATIN, OR 97062

2S115DC10500
GREENE JOHN W & GREENE SUSAN
17915 SW 114TH AVENUE
TUALATIN, OR 97062

2S114CC07500
HILLIARD DAVID M & DRAPER
ELIZABETH L
10316 SW PUEBLO STREET
TUALATIN, OR 97062

2S115DD08100
HERINCKX JEFFREY & HERINCKX
CHANDA S
10560 SW LUCAS COURT
TUALATIN, OR 97062

2S115DD02400
HEMANN MAURA A REV LIV TRUST
10645 SW PUEBLO COURT
TUALATIN, OR 97062

2S115DD14000
HEIN CHRISTOPHER HAROLD & HEIN
SUSANNE BIRGIT
10975 SW TUNICA STREET
TUALATIN, OR 97062

2S114CB02400
HAUPERT REV TRUST
10415 SW KELLOGG DRIVE
TUALATIN, OR 97062

2S115DD16400
HANSON TIMOTHY J & HANSON
SUSAN E
17690 SW 110TH AVENUE
TUALATIN, OR 97062

2S115DC00400
HAMILTON PAUL CHARLES &
HAMILTON JOAN E
PO BOX 3207
TUALATIN, OR 97062

2S115DD07700
HACKBARTH JANICE V
10585 SW KIOWA STREET
TUALATIN, OR 97062

2S115DD04900
GUILFOYLE CAROL L TRUST
10795 SW BANNOCH STREET
TUALATIN, OR 97062

2S115DD06000
GREEN GARY L & GREEN JANIS A
10695 SW KIOWA COURT
TUALATIN, OR 97062

2S115DD06700
HILDEBRAN REED & HILDEBRAN SALLY
J
10500 SW BANNOCH COURT
TUALATIN, OR 97062

2S115DD13400
HENSLEY TRACY L & BARTELS AARON
DAVID
17980 SW 109TH AVENUE
TUALATIN, OR 97062

2S115DD01900
HELTNESS ERIC TODD & HELTNESS
CHERYL LYNN
10632 SW PUEBLO COURT
TUALATIN, OR 97062

2S115DC90000
HAZELBROOK CONDO UNIT OWNERS
OR 00000

2S115DC03200
HARTFEIL DERICH & HARTFEIL
ELEANOR
11170 SW APALACHEE STREET
TUALATIN, OR 97062

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HANNON RACHELLE S & HANNON
JEFFREY T
17440 SW 105TH AVENUE
TUALATIN, OR 97062

2S115DC09900
HAMILTON BRETT T & HAMILTON
KAMI R
11430 SW KALISPELL STREET
TUALATIN, OR 97062

2S114CC05400
GUY CARRIE & GUY TIMOTHY M
10482 SW PUEBLO COURT
TUALATIN, OR 97062

2S115DD01700
GROVE NICOLE & GROVE MATTHEW
17987 SW 106TH AVENUE
TUALATIN, OR 97062

2S115DD11800
GREEN CRAIG D
17885 SW 110TH AVENUE
TUALATIN, OR 97062

2S115DA04700
GRAHAM CONNIE L REV TRUST
PO BOX 2238
TUALATIN, OR 97062

2S115DA04600
GONZALEZ JULIE A REV TRUST
17565 SW 110TH AVENUE
TUALATIN, OR 97062

2S115DA04300
GODFREY DAVID E & GODFREY LISA J
17410 SW 110TH AVENUE
TUALATIN, OR 97062

2S115DD16200
GITT SEAN C & GITT MELISSA A
17770 SW 110TH AVENUE
TUALATIN, OR 97062

2S115DD09100
GILL BRANDON & GILL SARENA
10550 SW STARR DRIVE
TUALATIN, OR 97062

2S122AD01100
GARSKE TRAVIS W
PO BOX 729
COLBERT, WA 99005

2S115DD13500
GALLAGHER RON MICHAEL &
GALLAGHER KELLY MORIARTY
17975 SW 109TH AVENUE
TUALATIN, OR 97062

2S115DA01400
FRIEDMAN MARK E REV TRUST &
FRIEDMAN JOHNNALEE L REV TRUST
17355 SW 105TH AVENUE
TUALATIN, OR 97062

2S115DC00500
FORD KEVIN & LOCKE EMMA
11495 SW ELMER COURT
TUALATIN, OR 97062

2S115DC10900
FLORES SAMANTHA & PENA JOSE
ROBERTO
11380 SW APALACHEE STREET
TUALATIN, OR 97062

2S115DC00300
GOVINDAN ANUMARLA & GOVINDAN
SODHARI
11460 SW HAZELBROOK ROAD
TUALATIN, OR 97062

2S115DC11900
GONZALEZ RODOLFO GUERRERO &
GUZMAN JOSE LUIS AMEZCUA
17780 SW 114TH AVENUE
TUALATIN, OR 97062

2S115DD16900
GLASSER FAMILY REV TRUST
11035 SW LUCAS DRIVE
TUALATIN, OR 97062

2S115DD02700
GIRDNER DOUGLAS R & GIRDNER
SANDRA L
10623 SW PUEBLO COURT
TUALATIN, OR 97062

2S115DA04400
GILBERTSON CHRISTOPHER C &
GILBERTSON HEIDI S
17435 SW 110TH AVENUE
TUALATIN, OR 97062

2S115DC06800
GALVIN JEREMY & GALVIN ANDREA
17950 SW 112TH AVENUE
TUALATIN, OR 97062

2S1220000400
FUJIMI CORPORATION
11200 SW LEVETON DRIVE
TUALATIN, OR 97062

2S115DA01600
FRANKLIN MELLISA & FRANKLIN
IGNACIO
17425 SW 105TH AVENUE
TUALATIN, OR 97062

2S115DD19400
FORD JOHN E & AMES STEPHANIE
17953 SW 110TH PLACE
TUALATIN, OR 97062

2S115DC11400
FITCH JACQUELINE DARLENE & FITCH
JOHN WALLACE
17915 SW 113TH AVENUE
TUALATIN, OR 97062

2S114CC05800
GONZALEZ JULIE A REV TRUST
17565 SW 110TH AVENUE
TUALATIN, OR 97062

2S115DD16600
GOESSENS JACQUES E & GOESSENS
SUSAN
17580 SW 110TH AVENUE
TUALATIN, OR 97062

2S114CB02500
GITT SHARON M
10435 SW KELLOGG DRIVE
TUALATIN, OR 97062

2S115DC06000
GIMARELLI-BAST TERRA
11120 SW GARRETT STREET
TUALATIN, OR 97062

2S115DC03000
GASTON LARRY R REV LIV TRUST
18189 SHADY HOLLOW WAY
WEST LINN, OR 97068

2S115DD05400
GALLARDO MICHAEL & MIELE SARA
10680 SW KIOWA COURT
TUALATIN, OR 97062

2S115DC09800
FRONCZAK GREG JOHN
11450 SW KALISPELL STREET
TUALATIN, OR 97062

2S115DC05100
FRAINEY BRIAN A & FRAINEY ABIGAIL
J
11155 SW GARRETT STREET
TUALATIN, OR 97062

2S115DD13600
FOILES LESLIE E & FOILES VICTORIA A
10960 SW TUNICA STREET
TUALATIN, OR 97062

2S115DD15800
FISH TAMMY G & FISH WAYNE L
17475 SW 108TH PLACE
TUALATIN, OR 97062

2S115DC07000
FEUERBORN CHAD M & FEUERBORN
CATHY
26385 SW PEAKS MT ROAD
WEST LINN, OR 97068

2S115DA04800
ESTRADA ALFRED & ESTRADA
SHARON
17460 SW 111TH AVENUE
TUALATIN, OR 97062

2S115DC08700
EASTMAN ROBYN T & EASTMAN
SANDY M
17770 SW 113TH AVENUE
TUALATIN, OR 97062

2S115DD06100
DRAPER JAMES A & JANICE F TRUST
17755 SW 106TH AVENUE
TUALATIN, OR 97062

2S115DD02300
DONAUGH ANTHONY M & DONAUGH
CHRISTI S
10651 SW PUEBLO COURT
TUALATIN, OR 97062

2S115DD14100
DEHEN PAUL V & DEHEN ROBERTA A
10995 SW TUNICA STREET
TUALATIN, OR 97062

2S115C002803
CYPRESS PARISH LLC
16750 SE KENS COURT
MILWAUKIE, OR 97267

2S115C001600
CR RIVERCREST MEADOWS
COMMUNITIES LLC
444 W BEECH STREET #300
SAN DIEGO, CA 92101

2S115DC90003
COSNER BERNADETTE
17890 SW 115TH AVENUE UNIT 3
TUALATIN, OR 97062

2S115DD16700
COMPTON JAY W
17595 SW 110TH AVENUE
TUALATIN, OR 97062

2S115DC02000
FENN DENNIS LESLIE & FENN
ROBERTA JEAN
11440 SW ROBERTS COURT
TUALATIN, OR 97062

2S115DD20000
EDWARDS MARK
17986 SW 110TH PLACE
TUALATIN, OR 97062

2S115DA04000
DUPUIS KENNETH & DUPUIS ERIN
17550 SW 110TH AVENUE
TUALATIN, OR 97062

2S115DC06500
DOWNING DARYL & DOWNING
CHRISTINE
17865 SW 111TH AVENUE
TUALATIN, OR 97062

2S115DC06200
DOLAK TYLER JOHN & MCMUNN
KRISTIANA NICHOLE
17795 SW 111TH AVENUE
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2S115DD17500
DEBRAUWERE RICHARD L &
DEBRAUWERE ELEANOR K
11100 SW LUCAS DRIVE
TUALATIN, OR 97062

2S115DC10200
CROSS THOMAS A & CROSS DIANE
RUTH
17845 SW 114TH AVENUE
TUALATIN, OR 97062

2S115C001700
CR RIVERCREST MEADOWS
COMMUNITIES LLC
444 W BEECH STREET #300
SAN DIEGO, CA 92101

2S115DD17200
CORR FAMILY REV TRUST
17585 SW 111TH AVENUE
TUALATIN, OR 97062

2S114CC06700
CODINO VAL H & CODINO LOIS D
17962 SW 105TH COURT
TUALATIN, OR 97062

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FB TRUST
10910 SW BANNOCH STREET
TUALATIN, OR 97062

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EDEN CHRISTOPHER
11155 SW APALACHEE STREET
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DUPUIS FAMILY TRUST
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DONOHUE NICHOLAS MICHAEL
17800 SW 113TH AVENUE
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DEJONG STEVEN & DEJONG KAITLIN
17350 SW 108TH PLACE
TUALATIN, OR 97062

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DEAVILLE CASEY D
17970 SW 105TH COURT
TUALATIN, OR 97062

2S115DD01400
CRALL RICHARD F & CRALL BARBARA
M
10055 SW WASCO WAY
TUALATIN, OR 97062

2S115DC10100
COX LEE H & COX CHRISTINA R
17825 SW 114TH AVENUE
TUALATIN, OR 97062

2S115DD05300
CONNER DANIEL J & CONNER
SHARON W
10650 SW KIOWA COURT
TUALATIN, OR 97062

2S115DC02100
COCKRELL WILLIAM D & COCKRELL
PAMELA K
11460 SW ROBERTS COURT
TUALATIN, OR 97062

2S115DD02500
CLARK DAVID A & CLARK CATHERINE
M
10639 SW PUEBLO COURT
TUALATIN, OR 97062

2S115DD05100
CHRISTIAN LOU A & CHRISTIAN TINA L
10677 SW BANNOCH STREET
TUALATIN, OR 97062

2S115DD06400
CHAMBERS NICHOLAS RYAN &
MURATA-CHAMBERS AKIMI SAKU
10595 SW BANNOCH COURT
TUALATIN, OR 97062

2S115DD01800
CHALFAN TRUST
4095 WESTBAY ROAD
LAKE OSWEGO, OR 97035

2S115DC04000
CAVEN JEREMY LIONEL
17870 SW 111TH AVENUE
TUALATIN, OR 97062

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CAGLE STEVEN & CAROLYN LIV TRUST
10777 SW KIOWA COURT
TUALATIN, OR 97062

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BURDICK EILEEN T & BURDICK
CHRISTOPHER J
17430 SW 104TH AVENUE
TUALATIN, OR 97062

2S115DD11600
BROWNE AARON J & BROWNE KELLIE
G
11035 SW WISHRAM COURT
TUALATIN, OR 97062

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BROCKWAY FAMILY TRUST
17455 SW 108TH PLACE
TUALATIN, OR 97062

2S115DD19200
BOSWOOD KRISTINA G
11029 SW TUALATIN ROAD
TUALATIN, OR 97062

2S115DD08400
CLARK MONICA J & CLARK LONNY T
10525 SW LUCAS COURT
TUALATIN, OR 97062

2S115DC07100
CHAUNCEY LOIS
17890 SW 112TH AVENUE
TUALATIN, OR 97062

2S123B000600
CHAMBERLAIN HUSSA PROPERTIES
18755 SW TETON AVENUE
TUALATIN, OR 97062

2S115DC10000
CERO JEFFREY C & CERO CARISSA
11410 SW KALISPELL STREET
TUALATIN, OR 97062

2S122AD00400
CALMAX TECHNOLOGY INC
3491 LAFAYETTE STREET
SANTA CLARA, CA 95054

2S115DC03700
BUSHNELL TODD MICHAEL
17960 SW 111TH AVENUE
TUALATIN, OR 97062

2S115DD12200
BUCKNER ORVILLE KERN III
17890 SW 110TH AVENUE
TUALATIN, OR 97062

2S115DC09400
BROPHY JEFFREY E & BROPHY
DANETTE M
11465 SW KALISPELL STREET
TUALATIN, OR 97062

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BRISAN MARIUS M & BRISAN LIDIA M
17850 SW 113TH AVENUE
TUALATIN, OR 97062

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BORTHWICK MELODY
10461 SW PUEBLO STREET
TUALATIN, OR 97062

2S115DD11900
CLARK CHARLES L TRUST
17875 SW 110TH AVENUE
TUALATIN, OR 97062

2S115DC11000
CHANG SARAH
11360 SW APALACHEE STREET
TUALATIN, OR 97062

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CHALISE PRAVEEN & CHALISE DEEPA
17625 SW 108TH PLACE
TUALATIN, OR 97062

2S122AD00900
CEDAR LANDSCAPE MAINTENANCE
LLC
6107 SW MURRAY BOULEVARD #175
BEAVERTON, OR 97008

2S115DD13900
CALDER KENNETH D & CALDER MARY
C
10945 SW TUNICA STREET
TUALATIN, OR 97062

2S115DC11800
BURNS JACK S
17785 SW 113TH AVENUE
TUALATIN, OR 97062

2S115DC01900
BRYANT SYDNAY & BRYANT JAKE
11420 SW ROBERTS COURT
TUALATIN, OR 97062

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BROOKS STEVEN K & DAVIS HEATHER
M
15532 SW PACIFIC HWY #CIB111
TIGARD, OR 97224

2S115DD19500
BOWER NESLER FAMILY TRUST
17967 SW 110TH PLACE
TUALATIN, OR 97062

2S115DD11000
BLUM MARY LOU
11020 SW WISHRAM COURT
TUALATIN, OR 97062

2S114CC06100
BLATT CHARLES M JR & BLATT NAOMI
T
17897 SW 105TH COURT
TUALATIN, OR 97062

2S114CC06900
BILITZ MARTIN & BILITZ MICHAELA
DANIELA
10479 SW PUEBLO STREET
TUALATIN, OR 97062

2S115DC09200
BERGGREN BRAD J & BERGGREN
ROBERTA K
11425 SW KALISPELL STREET
TUALATIN, OR 97062

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BENKE FAMILY TRUST
17400 SW 106TH COURT
TUALATIN, OR 97062

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BAXTER CHRISTOPHER & BAXTER
STEPHANIE
10606 SW BANNOCH COURT
TUALATIN, OR 97062

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BARTHOLOMEW MARY C TRUST
10570 SW KIOWA STREET
TUALATIN, OR 97062

2S115DC00600
BARRACLOUGH RODNEY P JR &
BARRACLOUGH SANDRA
11475 SW ELMER COURT
TUALATIN, OR 97062

2S115DD15200
BAIRD LEAH J
17610 SW 108TH PLACE
TUALATIN, OR 97062

2S115DD06500
AUGUSTYNIAK EDWARD J &
SUJCZYNSKA MONIKA J
10555 SW BANNOCH COURT
TUALATIN, OR 97062

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ASAI C&C JOINT TRUST
10555 SW KIOWA STREET
TUALATIN, OR 97062

2S115DC10800
BLAKEY BLAKE & BLAKEY DOMENIQUE
11400 SW APALACHEE STREET
TUALATIN, OR 97062

2S115DC05800
BIEHLER ROBYN L
17750 SW 112TH AVENUE
TUALATIN, OR 97062

2S115DC08400
BERG TOR L & BERG CHERYL L
17880 SW 113TH AVENUE
TUALATIN, OR 97062

2S114CB01600
BENEDICT ELIZABETH A
10460 SW KELLOGG DRIVE
TUALATIN, OR 97062

2S115DD07400
BAUMANN THOMAS K & BAUMANN
ROSEMARIE D
10500 SW KIOWA STREET
TUALATIN, OR 97062

2S115DD12900
BARROW BRAD JAMES & BARROW
SYDNEY ANTONETTE
10850 SW BANNOCH STREET
TUALATIN, OR 97062

2S115DD12100
BANTA BRYCE & BANTA RENE
17880 SW 110TH AVENUE
TUALATIN, OR 97062

2S115DD02900
BAILEY TRUST
17971 SW 106TH AVENUE
TUALATIN, OR 97062

2S122AA00400
ASCENTEC ENGINEERING LLC
18500 SW 108TH AVENUE
TUALATIN, OR 97062

2S115DA01700
ARROYO CHRIS & ARROYO JAQUELINE
C
10515 SW STARR DRIVE
TUALATIN, OR 97062

2S114CB02600
BIXEL JENNIFER
10455 SW KELLOGG DRIVE
TUALATIN, OR 97062
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BERGGREN TERESA D
11115 SW GARRETT STREET
TUALATIN, OR 97062
2S115DD10400
BENNETT JENNIFER ANN & FRICK
BENJAMIN JOHN
11030 SW WINTU COURT
TUALATIN, OR 97062
2S115DD02000
BELL TAMERA J & JURCHEN STEVEN L
10644 SW PUEBLO STREET
TUALATIN, OR 97062

2S115DC10300
BATEMAN BRENT A & BATEMAN
KARLA S
17875 SW 114TH AVENUE
TUALATIN, OR 97062

2S115DD17000
BARRON LIV TRUST
11065 SW LUCAS DRIVE
TUALATIN, OR 97062

2S114CC07700
BANEY JOACHIM E
PO BOX 3474
PORTLAND, OR 97208

2S115DC06100
BAEDOR FAMILY TRUST
17775 SW 111TH AVENUE
TUALATIN, OR 97062

2S122AD00100
ASCENTEC ENGINEERING LLC
18500 SW 108TH AVENUE
TUALATIN, OR 97062

2S115DC11300
ARNDT RONALD C 2015 TRUST
80395 WEISKOPF
LA QUINTA, CA 92253

2S115DC00900
ARBUCKLE JAMES F & ARBUCKLE
MARY D
11400 SW ELMER COURT
TUALATIN, OR 97062

2S115DA03800
AMAN FAMILY TRUST
17435 SW 108TH PLACE
TUALATIN, OR 97062

2S115DD02100
AIELLO KAREN L
10650 SW PUEBLO COURT
TUALATIN, OR 97062

2S115DD00700
ADAMS SHEILA D
10915 SW TUALATIN ROAD
TUALATIN, OR 97062

2S115DC12100
ABERNATHY TRAVIS E & ABERNATHY
AMANDA M
17860 SW 114TH AVENUE
TUALATIN, OR 97062

2S123BB90002
3 J'S PROPERTIES LLC
10400 SW TUALATIN ROAD
TUALATIN, OR 97062

2S115C002802
APOSTOLIC LUTHERAN CHURCH OF
PORTLAND
PO BOX 23312
TIGARD, OR 97223

2S115DC00800
ALBERTSON BRUCE & ALBERTSON
JUDY
11415 SW ELMER COURT
TUALATIN, OR 97062

2S114CC07600
AHUNA KLAUS G & AHUNA JANET L
10332 SW PUEBLO STREET
TUALATIN, OR 97062

2S114CC05700
ACKLEY KRISTEN & ROTTMAN ERIK A
17961 SW 105TH COURT
TUALATIN, OR 97062

2S122AD01300
ABBOTT TUALATIN LLC
3030 BRIDGEWAY, SUITE 100
SAUSALITO, CA 94965

2S123BB00501
18355 SW TETON AVENUE TUALATIN
OR LLC
17455 SW RIDGEVIEW LANE
LAKE OSWEGO, OR 97034

2S115DD19000
ANDERSON DEBORAH M
11045 SW TUALATIN ROAD
TUALATIN, OR 97062

2S115DD15100
ALBERT GARY J & ALBERT LISA J
17630 SW 108TH PLACE
TUALATIN, OR 97062

2S114CB01900
ADAMS KAREN E & BARTHOLOMEW
BRIAN J
17445 SW 104TH AVENUE
TUALATIN, OR 97062

2S114CC07300
ABRAMS HOWARD R REV LIV TRUST
7799 SW MONTCLAIR DRIVE
PORTLAND, OR 97225

2S123BB00701
AAA OREGON/IDAHO
600 MARKET STREET
PORTLAND, OR 97201

MACKENZIE.

August 1, 2022

RE: LAM Research – New Office Building and Parking
Rescheduled Neighborhood Meeting

Dear Property Owner:

You recently received an invitation to a virtual neighborhood meeting on August 8, 2022 at 8:00 PM. Unfortunately, due to a conflict, we have rescheduled the meeting to August 16 at 7:00 PM. The meeting will be held in person at:

Juanita Pohl Center
8513 SW Tualatin Road
Tualatin, OR 97062
Tuesday, August 16 at 7:00 PM

This meeting is being held to discuss a proposed project located at 11155 SW Leveton Drive. The proposal is for a new 120,000 SF, 4-story building on the south end of the existing Lam campus, east and south of existing buildings. The proposed parking expansion will be east and northeast of the proposed building. The project will require a Type III Architectural Review due to the building size, as well as a modification to the previous Industrial Master Plan due to one component of the proposed parking lot design (also a Type III review).

This is an informational meeting to share the development proposal with interested neighbors. You will have the opportunity to review preliminary plans and identify topics of interest or consideration. Feel free to contact me with any questions or commentary.

Regards,

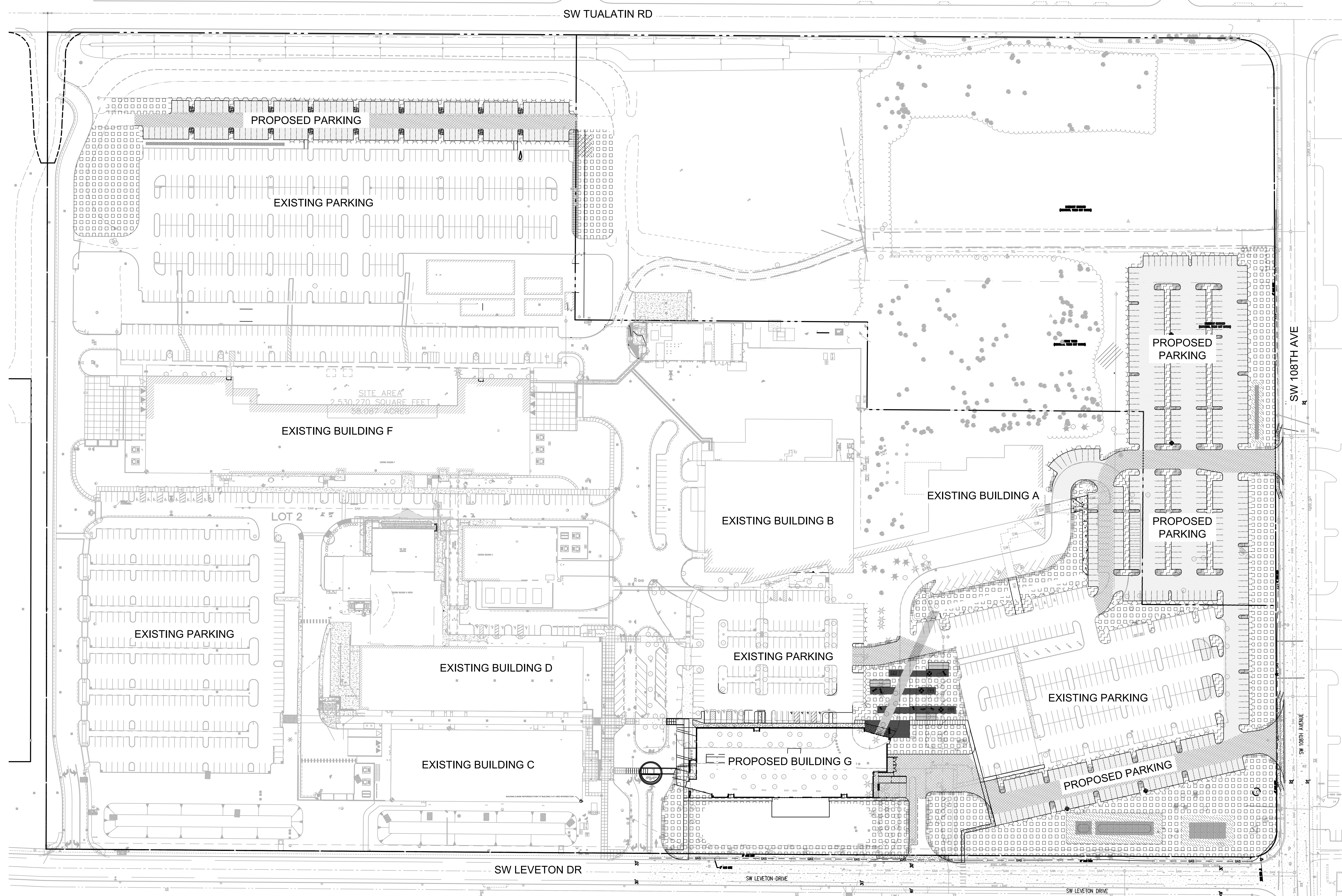


Suzannah Stanley, Land Use Planner
Mackenzie
SStanley@mcknze.com

cc: planning@tualatin.gov, Tualatin Community Development Department

Enclosure(s): Preliminary Overall Site Plan





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 OR REPRODUCED IN ANY MANNER
 WITHOUT PRIOR WRITTEN PERMISSION

REVISION SCHEDULE		
Delta	Issued As	Issue Date

SHEET TITLE:
**OVERALL
 SITE PLAN**



DRAWN BY: BDN

CHECKED BY: BDN

SHEET

EX 1

JOB NO. **2220087.00**

PRELIMINARY ONLY
 222008700/DRAWINGS/CIVIL/087-OVERALL SITE PLAN.DWG:4230 BDN 07/25/22 13:21 1/80

From: [Suzannah Stanley](#)
To: [Erin Engman](#); [Steve Koper](#)
Cc: [Mike Rueter](#); [Chelsey Reinoehl](#)
Subject: RE: CIO contact: Lam Research New Office Building
Date: Wednesday, September 7, 2022 4:54:31 PM
Attachments: [image002.png](#)
[image004.png](#)
[08c298f4-6906-48a5-889d-7a1b37cd9903.png](#)

Hello Erin,

Thanks. In response to TDC 32.140 (1)(h):

A statement as to whether any City-recognized Citizen Involvement Organizations (CIOs) whose boundaries include, or are adjacent to, the subject property were contacted in advance of filing the application and, if so, a summary of the contact. The summary must include the date when contact was made, the form of the contact and who it was with (e.g. phone conversation with neighborhood association chairperson, meeting with land use committee, presentation at neighborhood association meeting), and the result;

We did not contact any City-recognized CIOs.

Please use this statement in your completeness checklist.

Thanks,

Suzannah Stanley Land Use Planning
D 971-346-3808 C 503-853-3652 Senior Associate
[Professional Licenses & Certifications](#)

From: Erin Engman <engman@tualatin.gov>
Sent: Wednesday, September 7, 2022 4:29 PM
To: Suzannah Stanley <SStanley@mcknze.com>; Steve Koper <skoper@tualatin.gov>
Cc: Mike Rueter <MRueter@mcknze.com>; Chelsey Reinoehl <CREinoehl@mcknze.com>
Subject: RE: CIO contact: Lam Research New Office Building

Here's the hyperlink: [TDC 32.140\(1\)\(h\)](#).

Erin Engman

Senior Planner
City of Tualatin | Planning Division
503.691.3024 | www.tualatinoregon.gov

From: Suzannah Stanley <SStanley@mcknze.com>
Sent: Wednesday, September 7, 2022 4:17 PM
To: Erin Engman <engman@tualatin.gov>; Steve Koper <skoper@tualatin.gov>
Cc: Mike Rueter <MRueter@mcknze.com>; Chelsey Reinoehl <CREinoehl@mcknze.com>
Subject: RE: CIO contact: Lam Research New Office Building

Thanks, Erin,

I'm not seeing it in the code at my fingertips; what should the "notice" entail? A site plan and FYI that we've submitted?

The arborist is working on the report and we hope to have that done very soon.

We'll probably want to wait until 9/16 for the incomplete letter.

Thanks,

Suzannah Stanley

Land Use Planning

D 971-346-3808 C 503-853-3652

Senior Associate

[Professional Licenses & Certifications](#)

From: Erin Engman <eengman@tualatin.gov>

Sent: Wednesday, September 7, 2022 12:25 PM

To: Suzannah Stanley <SStanley@mcknze.com>; Steve Koper <skoper@tualatin.gov>

Cc: Mike Rueter <MRueter@mcknze.com>; Chelsey Reinoehl <CReinoehl@mcknze.com>

Subject: RE: CIO contact: Lam Research New Office Building

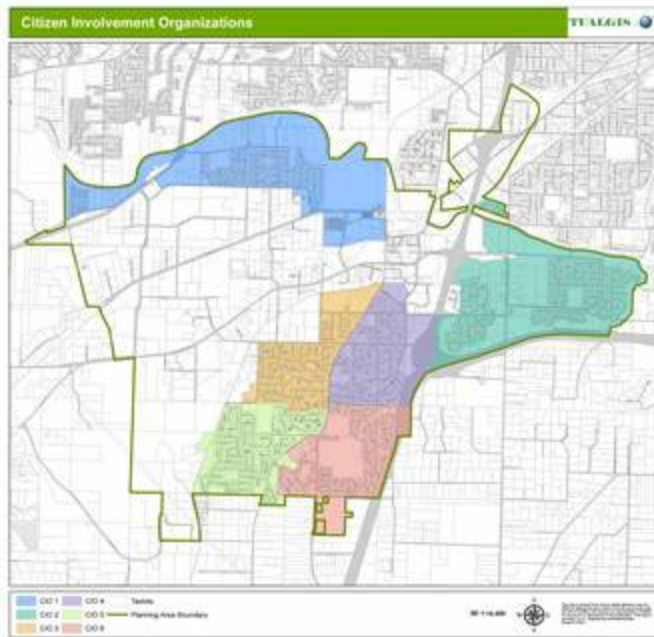
Hi Suzannah-

Hope you had a good Labor Day weekend. Steve brought me up to speed with the LAM check-in meeting, and I wanted to circle back with you on your questions.

For your question below, there is additional information on our CIOs shared in Chapter 11 of our Municipal Code, specifically [TMC 11-9-060](#) states:

The Commercial and Manufacturing CIOs' boundaries are designated as the boundary of the entire Planning Area of the City of Tualatin (see Figure 11-9-1, below).

Therefore the LAM site would fall within the Commercial CIO boundaries and reaching out to them would be encouraged to satisfy [TDC 32.140\(1\)\(h\)](#). The contact list for the Commercial CIO includes: tualatincommercialcio@gmail.com, scottm@capacitycommercial.com, robertekellogg@yahoo.com, famtunstall1@frontier.com.



I also understand that you had questions on submittal items for tree removal. I wanted to confirm that a Tree Assessment Report is a required completeness item under [TDC 32.140\(1\)\(c\)](#) and [TDC 33.110\(4\)\(b\)](#); and is needed to satisfactorily demonstrate that our approval criteria for tree removal is met. Additionally, preserving the City's tree canopy is of interest to our Architectural Review Board and they will want to review the report as part of their decision.

Please let me know if you'd like me to wait until September 16 (last date granted by ORS) to make my completeness determination for your applications, or if you'd prefer that I share that in the next few days.

Erin Engman

Senior Planner

City of Tualatin | Planning Division

503.691.3024 | www.tualatinoregon.gov

From: Suzannah Stanley <SStanley@mcknze.com>

Sent: Thursday, September 1, 2022 3:30 PM

To: Steve Koper <skoper@tualatin.gov>; Erin Engman <eengman@tualatin.gov>

Cc: Mike Rueter <MRueter@mcknze.com>; Chelsey Reinoehl <CReinoehl@mcknze.com>

Subject: CIO contact: Lam Research New Office Building

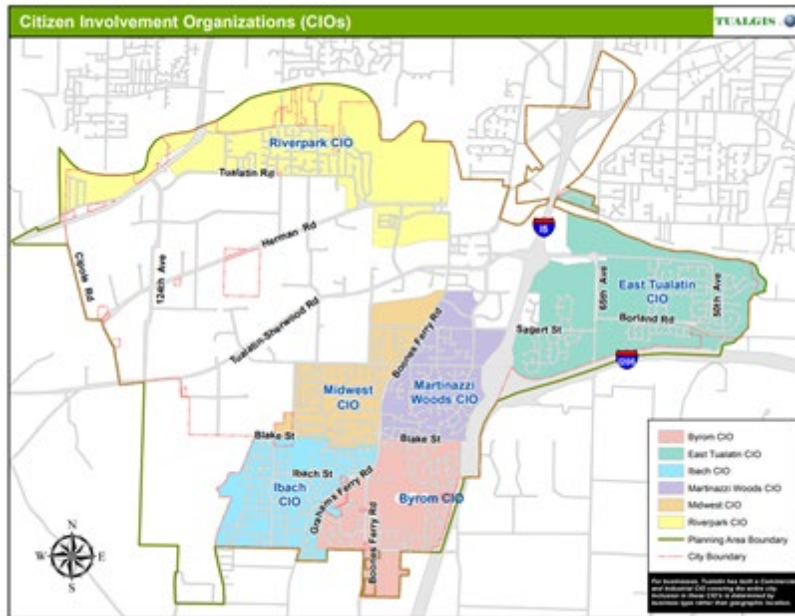
Hello Steve and Erin,

We took a look at the CIO notice requirements.

“Notice Requirements. The applicant must provide notice to neighboring property owners (within 1,000 feet), designated Citizen Involvement Organization (CIO) representatives, and the Tualatin Community Development Department. The City is able to provide the applicant with a complete

Mailing Area List for a fee. Requests for Mailing Area Lists can be made by contacting planning@tualatin.gov

However, the Lam site is not inside of a CIO district.



We obtained the complete mailing area list from the Planning department but since there aren't any, no CIOs were listed. So it seems like that requirement doesn't apply. Let me know if you have any questions. Thanks,

Suzannah Stanley

D 971-346-3808 C 503-853-3652

Land Use Planning

Senior Associate

[Professional Licenses & Certifications](#)



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LAND USE AND TRANSPORTATION PLANNING ■ LANDSCAPE ARCHITECTURE

PORTLAND, OR | VANCOUVER, WA | SEATTLE, WA

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To encourage healthy living and work-life balance during the summer months, our offices will close at 12 PM on Fridays.

CERTIFICATION OF SIGN POSTING

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

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


contact person

As the ~~applicant~~ for the Lam New Building & Parking project, I hereby certify that on this day, August 2nd 2022 sign(s) was/were posted on the subject property in accordance with the requirements of the Tualatin Development Code and the Community Development Division.

contact person

~~Applicant's~~ Name: Chelsey Reinoehl
(Please Print)

contact person

~~Applicant's~~ Signature: 

Date: 8/11/22

MACKENZIE.

SIGN-IN SHEET

P 503.224.9560 • F 503.228.1285 • W MCKNZE.COM
RiverEast Center, 1515 SE Water Avenue, #100, Portland, OR 97214

Portland, Oregon • Vancouver, Washington • Seattle, Washington

PROJECT NUMBER: 2220087.00

MEETING DATE: 8/16/22

PROJECT NAME: Lam Research New Office
Building

MEETING TIME: 7:00 PM

FACILITATOR: Suzannah Stanley

Jean Hamilton

J. Hami 828 @ aol.com

Dominic Tallent

dontallent79@gmail.com

PROJECT NUMBER: 2220087.00 ISSUE DATE: August 17, 2022
PROJECT NAME: Lam Research New Office Building

RECORDED BY: Suzannah Stanley – Land Use Planner
TO: FILE
PRESENT: Jennifer Otterness – Lam Research
Joan Hamilton, Dominic Tallent – Neighbors
Mike Rueter, Janet Jones, Suzannah Stanley – Mackenzie

SUBJECT: Neighborhood Meeting Minutes (August 16, 2022)

INFORMATION ITEMS

1. The meeting began at 7:06 PM.
2. Suzannah Stanley (Mackenzie) described the project and that it will require a Type III AR application and Type III IMP.
3. Dominic Tallent (Neighbor) asked what the hours would be at the new building: staggered shifts or day schedule? Jennifer Otterness (Lam Research) said during the day.
4. Joan Hamilton (Neighbor) asked how many employees. Jennifer said up to 600; some from the existing buildings, probably 500-550 new. Joan said Tualatin Road is getting very busy and there are no adequate crosswalks. Janet Jones (Mackenzie) said recent and historical counts have found Lam trips travel mostly via Leveton Drive to 124th Avenue and OR 99W and via 108th to Herman Road and I-5.
5. Jennifer said Lam put a crosswalk in on Tualatin Road. Joan said the Tualatin Road/115th Avenue intersection is unsafe for kids.
6. Dominic asked about the accesses in and out on Tualatin. Janet said there is no access to Tualatin Road, currently only a fire access is provided on Tualatin Road. Jennifer said we looked at opening that but it's faster to go down Leveton Drive and up 124th Avenue. Joan said we should study 115th/Hazelbrook. Janet said the City didn't require that one. Mike Rueter (Mackenzie) said that under existing conditions that intersection may have issues but we have to focus on what's this project's impacts are.
7. Janet shared the results of the traffic study and where the traffic tends to go. We studied intersections where the project adds the City's trip threshold. Based on our available data, we do not believe new trips will route to OR 99W via Hazelbrook Road.
8. Mackenzie staff shared their business cards with the neighbors in case of their future questions. The meeting adjourned around 7:25 PM.

Every effort has been made to accurately record this meeting. If any errors or omissions are noted, please provide written response within five days of receipt.



INDUSTRIAL MASTER PLAN CERTIFICATION OF SIGN POSTING



The applicant shall provide and post a sign pursuant to Tualatin Development Code (TDC) 31.064(2). Additionally, the 18" x 24" sign must contain the application number, and the block around the word "NOTICE" must remain **medium purple** composed of the **RGB color values Red 112, Green 48, and Blue 160**. Additionally, the potential applicant must provide a flier (or flyer) box on or near the sign and fill the box with brochures reiterating the meeting info and summarizing info about the potential project, including mention of anticipated land use application(s). Staff has a Microsoft PowerPoint 2007 template of this sign design available through the Planning Division homepage at <http://www.ci.tualatin.or.us/departments/communitydevelopment/planning>.

As the applicant for the Lam Research Building G Parking IMP project, I hereby certify that on this day, _____ sign(s) was/were posted on the subject property in accordance with the requirements of the Tualatin Development Code and the Community Development Department - Planning Division.

~~Sign Poster's~~
Applicant's Name: Chelsey Reinoehl
(PLEASE PRINT)

~~Sign Poster's~~
Applicant's Signature:

Date: 8/17/22



NOTICE
ARCHITECTURAL
REVIEW AR-22-0001
For more information call
503-691-3026 or visit
www.lamatinoregon.gov

NOTICE
INDUSTRIAL MASTER
PLAN IMP-22-0001
For more information call
503-691-3026 or visit
www.lamatinoregon.gov



NOTICE

ARCHITECTURAL REVIEW AR-22-0006

For more information call
503-691-3026 or visit
www.tualatinoregon.gov



NOTICE

INDUSTRIAL MASTER PLAN IMP-22-0001

For more information call
503-691-3026 or visit
www.tualatinoregon.gov

A RESOLUTION ADOPTING THE NOVELLUS SYSTEMS, INC.
INDUSTRIAL MASTER PLAN (IMP-00-01)

WHEREAS upon the application by Scott Scowden of Novellus Systems Inc., applicant, a hearing was held before the City Council of the City of Tualatin on January 22, 2001, for approval of a proposed Industrial Master Plan to identify the sequence of development, infrastructure needs and requirements and building design in conjunction with a multi-phased development of real property described by the Washington County Department of Assessment and Taxation as Tax Account 2S122A, Tax Lot 1900, containing approximately 58-acres, located between SW Leveton Drive, SW 108th Avenue and SW Tualatin Road: and

WHEREAS notice of a public hearing was given as required under the Tualatin Community Plan by posting a copy of the notice in two public and conspicuous places within the City, evidenced by the Affidavit of Posting, marked "Exhibit A", which is attached and incorporated by this reference, and by mailing a copy of the notice to property owners located within 300 feet of the property, evidenced by the Affidavit of Mailing, marked "Exhibit B", attached and incorporated by this reference; and

WHEREAS the Council heard and considered the testimony and evidence presented by the City staff and those appearing at the public hearing; and

WHEREAS based upon the evidence and testimony heard and considered by the Council and especially the City staff report, dated January 22, 2001, the Council makes, adopts and enters the following Findings of Fact:

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TUALATIN, OREGON, that:

Section 1. Subject to the conditions set forth, the applicant, Scott Scowden on behalf of Novellus Systems, Inc., owner of the subject property, is granted approval of a proposed plan to direct future development in conjunction with a multi-phased development of real property described by the Washington County Department of Assessment and Taxation as Tax Account 2S122A, Tax Lot 1900, containing approximately 58 acres, located between SW Leveton Drive, SW 108th Avenue and SW Tualatin Road.

Section 2. As support for this approval the City Council finds as follows:

A. As owner of this property, applicant Novellus Systems, Inc. may develop its property consistent with the planning requirements of the Manufacturing Park Planning District and Architectural Review process without submitting an Industrial Master Plan.

B. It is in the best interest of both the applicant and the City to create a master plan to identify the sequence of development, infrastructure needs and requirements, and building design as part of the development of the 58-acre parcel.

C. The Supplemental Analysis and Findings, dated January 22, 2001, adequately respond to the issues raised by JAE Oregon, Inc. in their letter dated January 19, 2001 and further find the staff report addressed the issues raised in sufficient detail to conclude Items 1, 3, 4, 5 and 6 concerning public facilities were analyzed and found to be in compliance with TDC 37.030(1). The Council also found Item 2 was not applicable to the review criteria in TDC Chapter 37 for an Industrial Master Plan.

D. **ALTERNATIVE DEVELOPMENT STANDARDS**

The City Council must find that the submitted Industrial Master Plan meets the alternative development standards of the Tualatin Development Code (TDC), Industrial Master Plan, 37.020(4) and 37.030, and Manufacturing Park Planning District, TDC Chapter 62. The Council may impose conditions to meet regulations and standards expressly specified in TDC Chapter 37 or other conditions found necessary to protect the best interests of the surrounding property or neighborhood or City as a whole.

Criterion: TDC 37.020(4)(a) Setbacks from each property lot line to buildings, parking areas and circulation areas. Required setbacks may be exact, or minimum and maximum ranges may be specified. Required setbacks may be greater than or less than those required under TDC 62.060.

The City Council agrees with the findings in the Master Plan submittal, section 37.020(2) in Exhibit C and adopts them in support of this criterion. The following additional findings supplement those findings:

Additional right-of-way dedication may be necessary for SW Leveton Drive and SW 108th Avenue to provide for left-turn lanes into the Novellus site at five (5) proposed access locations and at the 108th Avenue/Leveton Drive intersection. The additional right-of-way would reduce building, parking and circulation setbacks from those stated in Exhibit C. The exact amount of right-of-way

necessary cannot be determined until future traffic analysis work is conducted. The City Council has determined, based on findings in the staff report, dated January 22, 2001, that:

- a. Building setbacks to SW Leveton Drive of 68 feet and SW 108th Avenue of 98 feet are acceptable. Interior side yard setbacks of 20 feet are acceptable, and the setback to JAE of 100 feet is acceptable.
- b. Parking and circulation setbacks to SW Leveton Drive of ~~108~~⁵⁰ feet, SW 108th Avenue of 43 feet, and interior side yard setbacks ~~as shown on Exhibit C, Sheet SD-5, dated December 22, 2000~~, are acceptable.
- c. Parking and circulation setbacks to SW Tualatin Road of 35 feet are acceptable with mitigation to construct an earthen berm paralleling the roadway with landscaping consisting of street trees, evergreen trees and shrubs.

Criterion: TDC 37.020(4)(b) Locations of shared parking and circulation areas and access improvement, including truck maneuvering and loading areas and common public or private infrastructure improvements.

The City Council agrees with the findings in the Master Plan submittal, section 37.020(3) in Exhibit C and adopts them in support of this criterion. The following additional findings supplement those findings:

The City Council has determined, based on findings in the staff report, dated January 22, 2001, that the 58-acre parcel is proposed to be partitioned into three separate parcels. The proposed Master Plan indicates that parking, vehicular access, loading and private infrastructure will be placed on all three parcels. The layout of parking, vehicular access, loading and private infrastructure may require easements.

Furthermore, the stand of trees north of the existing manufacturing building, excluding the filbert orchard, assists in establishing the character of the site. These trees were required to be retained, excluding the filbert orchard, as part of the original Oki Architectural Review (AR-89-24). Continued retention of these trees affects the proposed layout and placement of parking. This stand of trees, excluding the filbert orchard, shall be retained or integrated into the parking lot design where determined appropriate.

Criterion: TDC 37.020(4)(c) Building heights and placement and massing of buildings with respect to parcel boundaries.

The City Council agrees with the findings in the Master Plan submittal, section 37.020(4) in Exhibit C and adopts them as support for the criterion. The following additional findings supplement those findings:

The City Council has determined, based on findings in the staff report, dated January 22, 2001, that building setbacks have been reduced or increased as allowed in TDC 37.020(4)(a). The reduced or increased building setbacks, proposed building heights, and massing of buildings are appropriate for this site given they take advantage of site topography and place the taller buildings on the south side of the site adjacent to SW Leveton Drive and SW 108th Avenue which are adjacent to existing or future industrial development. The building placement and massing are appropriate with respect to existing and proposed parcel boundaries.

Criterion: TDC 37.020(4)(d) Location and orientation of building elements such as pedestrian ways or access, main entrances and off-street parking or truck loading facilities, including the number of off-street parking spaces and loading docks required.

The City Council agrees with the findings in the Master Plan submittal, section 37.020(5) in Exhibit C and adopts them in support of this criterion. The following additional findings supplement those findings:

The City Council has determined, based on findings in the staff report, dated January 22, 2001, that no alternative development standards have been requested and that Novellus Systems, Inc. will comply with requirements of Chapter 73 of the TDC.

Criterion: TDC 37.020(4)(e) Lot dimensions and area provided that no individual parcel shall be less than 15 acres north of SW Leveton Drive and five acres south of SW Leveton Drive unless otherwise provided under TDC 62.050(1).

The City Council agrees with the findings in the Master Plan submittal, section 37.020(6) in Exhibit C and adopts them in support of this criterion. The following additional findings supplement those findings:

The City Council has determined, based on findings in the staff report, dated January 22, 2001, that the proposed lots meet the minimum dimensional requirements of TDC 37.020(4)(e) and 62.050. To partition the site, Novellus Systems, Inc. shall be required to submit a partition application to the City for review.

The Council additionally found that proposed Lots 1 and 2 lots may be consolidated in the future. This consolidation may be necessary to address Oregon Structural Specialty Code requirements.

Criterion: TDC 37.020(4)(f) Location of required building and parking facility landscape areas.

The City Council agrees with the findings in the Master Plan submittal, section 37.020(7) in Exhibit C and adopts them in support of this criterion. The following additional findings supplement those findings:

The City Council has determined, based on findings in the staff report, dated January 22, 2001, that no alternative method has been requested for landscaping at a building perimeter (TDC 73.310). Novellus Systems, Inc. has requested an alternative development method for parking lot landscaping. The proposed method is to allow 12 parking spaces in a row rather than the 8 spaces required by TDC 73.360(1-6) and 73.380(3). The City Council has found this alternative method acceptable for surface parking areas located on the south-half of the site where there are topographic changes and where future buildings and structured parking will replace the interim surface parking.

The City Council has also found that surface parking in the north-half of the site must follow the City's requirements for parking lot landscaping and that no alternative method is approved for this area.

Criterion: TDC 37.020(5) Except as specifically provided in subsection (4) above, all other provisions of this Code shall apply within an Industrial Master Plan Area.

The City Council has determined, based on findings in the staff report dated January 22, 2001, that no other alternative development methods have been requested. The Council has also found that the applicant will be required to submit an Architectural Review application meeting the requirements of the TDC that shall include the Alternative Development Methods approved in the Industrial Master Plan. Any future modifications to amend the Industrial Master Plan shall be required to submit a new Industrial Master Plan application.

E. INDUSTRIAL MASTER PLAN CRITERIA

Criterion: TDC 37.030(1) Public facilities and services, including transportation, existing or planned, for the area affected by the use are capable of supporting the proposed development or will be made capable by the time development is completed.

The City Council agrees with the findings in the Master Plan submittal, section 37.030(1) in Exhibit C and adopts them in support of this criterion. The following additional findings supplement those findings:

The City Council has determined, based on findings in the staff report, dated January 22, 2001, that existing and planned transportation improvements are capable of supporting the proposed development by the time development is completed with conditions of approval. The determination of conditions of approval will be established through the Architectural Review process based on the Industrial Master Plan requirement to submit a traffic analysis report for each phase of development when it is proposed. The Council additionally found that there are specific segments of the transportation system, which need to be addressed based on other traffic work previously conducted in the vicinity of the Novellus project. This information is contained in the staff report.

The City Council has determined, based on findings in the staff report, dated January 22, 2001, that City water supply is 10.8 million gallons per day (mgd) and is adequate to accommodate the Phase 1 development area. The City's water supply may be inadequate to support Phases 2-4 and other development in the City without an additional water source. Final determination on water supply for each phase shall be established through the Architectural Review process. The Council also found that water pressure and volumes for the Novellus development need to be reviewed through the Architectural Review process with the possible requirement to extend the water transmission line to the Novellus site.

The City Council has determined, based on findings in the staff report, dated January 22, 2001, that planned sanitary sewer system upgrades have been identified by the City and the Unified Sewerage Agency. The Council found the existing sanitary sewer system is inadequate to support Phases 1-4 and that system upgrades are necessary. The Council additionally found that Novellus will need to mitigate their impacts on the sewer system based on options identified in the staff report. Final decisions on the types of mitigation will be reviewed through the Architectural Review process.

The City Council has determined, based on findings in the staff report, dated January 22, 2001, that the public storm water system is inadequate to meet detention requirements for run-off from the proposed development and that Novellus will need to detain storm water on site. Final determination on the method of storm water detention shall be reviewed through the Architectural Review process.

Criterion: TDC 37.030(2) The location, design, size, color and materials of the exterior of all structures for the proposed development and use is compatible with the character of other developments within the same general vicinity.

The City Council agrees with the findings in the Master Plan submittal, section 37.030(2) in Exhibit C and adopts them in support of this criterion. The following additional findings supplement those findings:

The City Council has determined, based on findings in the staff report, dated January 22, 2001, that the proposed Novellus Master Plan is compatible with other development in the general vicinity based on building locations as depicted in Exhibit C, Attachments E, G and Sheet SD-5; building designs as depicted in Exhibit C, Pages 11-12 and Attachment F; building sizes as depicted in Exhibit C, Attachment E; pallet of building colors that include earth tones; and palette of building materials consisting of masonry such as brick or block, sandstone architectural metal siding and window glazing as described in Exhibit C and as requested by Novellus Systems, Inc. at the January 22, 2001 public hearing.

The City Council also found that final determinations of building colors and materials must be reviewed through the City Architectural Review process.

TDC 37.030(3) The internal circulation, building location and orientation, street frontage, parking, setbacks, building height, lot size, and access are in accordance with TDC Chapter 62 unless other wise approved through the Industrial Master Plan.

The City Council agrees with the findings in the Master Plan submittal, section 37.030(2) in Exhibit C and adopts them in support of the criterion. The following additional findings supplement those findings:

The City Council has determined, based on findings in the staff report, dated January 22, 2001, that the proposed internal circulation with the proposed ring road allowing internal circulation between parking areas and public right-of-way access locations; building locations and orientation predominantly on the south half of the site where additional building massing has been identified; street frontage as proposed in the concept for partitioning the 58-acre site into three individual parcels; parking proposed with both surface spaces and structured parking totaling 2,750 spaces; setbacks as identified with modifications through the alternative methods capability in the Industrial Master Plan; building height which in the Novellus proposal will comply with TDC 62.080; lot size as proposed in the concept for partitioning the 58-acre site into three individual parcels; and access that totals six (6) locations de-emphasizing SW Tualatin Road are in accordance with TDC Chapter 62 unless other wise approved through the Industrial Master Plan.

F. **CONDITIONS OF APPROVAL:**

1. Alternative Methods

- a. To meet the requirements of the TDC, through the Architectural Review process, building setbacks shall not be approved less than 68 feet to SW Leveton Drive and 98 feet to SW 108th Avenue after required dedication of right-of-way, turn lane and intersection improvements. Building setbacks to SW Tualatin Road shall meet the requirements of TDC 62.060(2)(a) and 62.080(2). Interior side yard building setbacks shall be no less than 20 feet, except setbacks to the common property line with JAE shall be no less than 100 feet.
- b. To meet the requirements of the TDC, through the Architectural Review process parking/circulation setbacks shall not be approved less than ~~108~~⁵⁰ feet to SW Leveton Drive and 43 feet to SW 108th Avenue after required dedication of right-of-way, turn lane and intersection improvements. Interior side yard parking and circulation setbacks shall be as shown on Exhibit 2, Sheet SD-5, dated December 22, 2000.
- c. As mitigation for a reduced parking and circulation setbacks to SW Tualatin Road an earthen berm with landscaping consisting of deciduous street trees, evergreen trees and shrubs shall be provided along SW Tualatin Road, the large evergreen trees along the roadway shall be retained and the berm and landscaping shall be installed as part of the Phase 1 development. The final design of the berm and landscaping shall be reviewed through the Architectural Review process.
- d. Through the Partition and Architectural Review processes shared parking and circulation easements shall be reviewed and evaluated. Where necessary, shared parking and circulation easements shall be established.
- e. To meet the requirements of the TDC, through the Architectural Review process final parking areas shall be determined and the stand of trees behind the former Oki manufacturing building shall be retained or integrated into the parking lot design as determined appropriate.
- f. To ensure that vehicular access requirements meet the TDC, through the Partition and Architectural Review processes shared site vehicular accesses will need to be reviewed and evaluated. Where necessary, shared site vehicular access easements shall be established.

- g. To meet the requirements of the TDC, through the Architectural Review processes loading areas that encroach onto a separate adjoining lot, excluding JAE, will need to be reviewed and evaluated. If encroachments off-site and into parking areas are necessary the Architectural Review process shall determine the appropriateness.
- h. Through the Partition and Architectural Review processes shared on-site utilities shall be reviewed and evaluated. Where necessary, easements shall be established.
- i. The applicant shall submit a partition application to the City to partition the site into the proposed three individual lots.
- j. The applicant's request for an alternative method in parking lot landscaping requirements is acceptable for surface parking proposed for the south-half of the site as depicted in the applicant's proposal (Exhibit 2). Proposed parking lot landscaping for the north-half of the site shall follow the standard requirements of Chapter 73 of the TDC.
- k. The applicant shall be required to submit an Architectural Review application meeting the requirements of the TDC and include the alternative methods approved through the Industrial Master Plan. If future modifications to an approved Industrial Master Plan are necessary, a new Industrial Master Plan application shall be submitted to the City for review.

2. Public Facilities

- a. Through the Architectural Review process Novellus shall address the ODOT recommended condition of approval concerning the 99W/124th Avenue intersection contained in Exhibit D.
- b. At the time of submittal of Architectural Review applications for each phase of on-site development a traffic analysis report shall be submitted and improvements identified. The traffic analysis report shall be reviewed through the Public Facilities component of the Architectural Review process and conditions applied.
- c. Construction of Phases 2-4, when proposed, shall be evaluated through the Architectural Review process on the availability of an adequate City water supply to service the proposed development phase.
- d. Through the Architectural Review process the volume and pressure needs for each development phase shall be evaluated. Based on

calculations, the water transmission line may be required to be extended to serve the development.


- e. Through the Architectural Review process the applicant shall submit evaluations on the downstream sanitary sewer system and the discharge rates and volumes per proposed development phase and participate where required in mitigation measures. Recycling and reuse options shall be considered by the applicant to reduce the discharge rates and volumes. The applicant shall work with the City to develop a program to release the sanitary sewer discharge during off-peak hours.
- f. Through the Architectural Review process the adequacy of on-site storm water detention shall be evaluated and Novellus shall provide supporting documentation and calculations showing adequacy of the storm system. At the time road widening for SW Leveton Drive or SW 108th Avenue is required, Novellus shall submit drawings and calculations for water quality and detention for review and approval as part of the Architectural Review process.

3. Location, Design, Color and Materials

- a. Through the Architectural Review process, final material colors shall be presented for approval based on the palette of colors identified in the Industrial Master Plan.
- b. Through the Architectural Review process, final building materials shall be presented for approval based on the palette of materials identified in the Industrial Master Plan and as requested by Novellus Systems, Inc. at the January 22, 2001 public hearing.

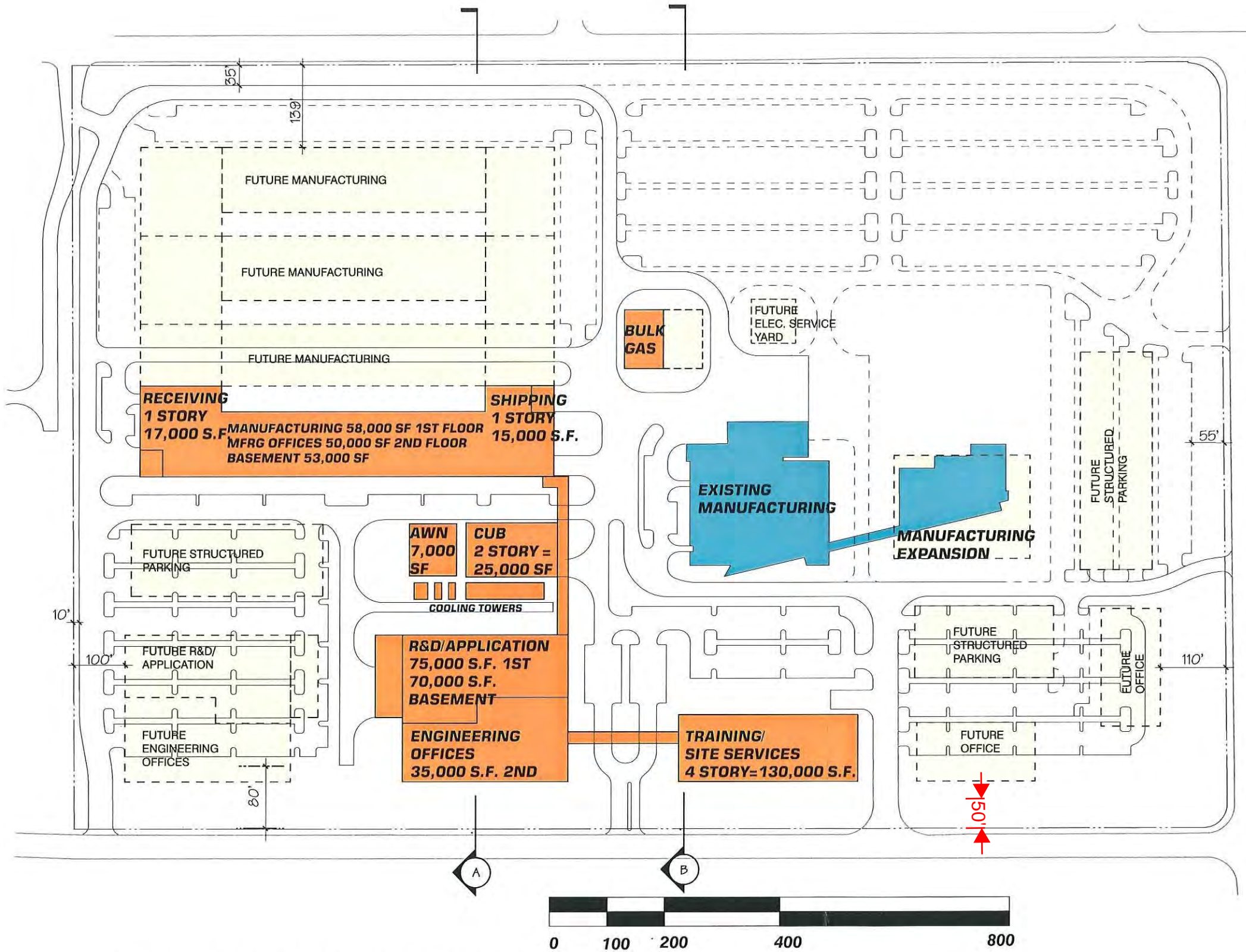
INTRODUCED AND ADOPTED this 22nd day of January, 2001

CITY OF TUALATIN, OREGON

By  _____
Mayor

ATTEST:

By  _____
City Recorder



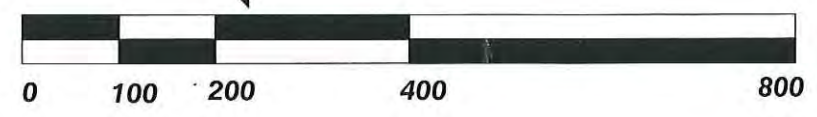
- EXISTING BUILDINGS**
- PHASE I CONSTRUCTION**
- FUTURE BUILDINGS**

SQUARE FEET:

EXISTING	75,000 SF
PHASE ONE	535,000 SF
FUTURE PHASES	905,500 SF
TOTAL	1,440,000 SF

PARKING:

EXISTING	200 CARS
PHASE ONE	850 CARS
FUTURE PHASES	1700 CARS
TOTAL	2750 CARS



NOVELLUS MASTERPLAN

CONCEPTUAL SITE MASTERPLAN
TUALATIN, OREGON

DATE: 01.04.01
2000321

GROUP
MACKENZIE



Cash Register Receipt

City of Tualatin

Receipt Number
WEB6136

DESCRIPTION	ACCOUNT	QTY	PAID
ProjectTRAK			\$2,105.00
IMP22-0001	Address: 11155 SW LEVETON DR	Apn: 2S122AA00500	\$2,105.00
OTHER APPLICATION FEES			\$2,105.00
INDUSTRIAL MASTER PLAN	XR02	0	\$2,105.00
TOTAL FEES PAID BY RECEIPT: WEB6136			\$2,105.00

Date Paid: Thursday, August 18, 2022

Paid By: Lam Research

Cashier: ECON

Pay Method: eCredit Card 009778