

Exhibits "B" through "H"

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Exhibit "B" Lot Line Adjustment Recordation

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Washington County, Oregon

2022-059571

09/27/2022 10:19:40 AM

D-DBS Cnt=1 Stn=30 RECORDS1

THIS SPACE PROVIDED FOR R \$25.00 \$5.00 \$11.00 \$60.00 \$5.00 - Total =\$106.00

After recording return to:

GRANTOR

~~Davis Family Trust~~
~~2627 NW Highway 47~~
~~Forest Grove, OR 97116~~

GRANTEE

RCI Properties (Hillsboro), LLC
5131 Masthead St. NE
Albuquerque, NM 87109



02904459202200595710050058

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



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

**BARGAIN AND SALE DEED FOR PROPERTY LINE
ADJUSTMENT**

Davis Family Trust, Grantor, conveys to, RCI Properties (Hillsboro), LLC, a New Mexico limited liability company, Grantee, the following described real property:

SEE EXHIBIT B FOR ADJUSTED GRANTORS LEGAL DESCRIPTION
SEE EXHIBIT A FOR ADJUSTED GRANTEE'S LEGAL DESCRIPTION
SEE EXHIBIT D FOR TRANSFER LEGAL DESCRIPTION

Grantor is vested by Doc. 2022-045004 Washington County Deed Records
Grantee is vested by Doc. 2021-075257 Washington County Deed Records

Grantor and Grantee execute this deed to facilitate an approved lot line adjustment, City of Cornelius Planning File. No. LLA-01-21

True consideration for this conveyance is \$ 0 (Here comply with the requirements of ORS 93.030)

This property is free of liens and encumbrances, EXCEPT: THOSE OF PUBLIC RECORD, IF ANY.

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

Dated this 17th day of August, 2022.

ENCLOSURE

GRANTOR

[Signature]
Troy Davis
Trustee of the Davis Family Trust

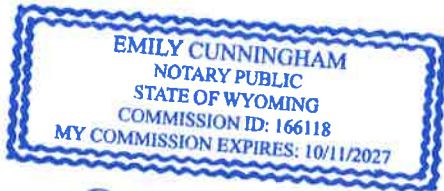
[Signature]
Timsue Abbott
Trustee of the Davis Family Trust

GRANTEE:

By [Signature]
Title RCI Properties Hillsboro
William W Moore, Manager

State of Wyoming
County of Lincoln } ss.

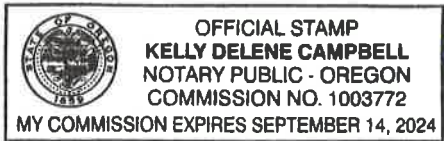
This instrument was acknowledged before me on 17th of August, 2022
by William W Moore



Wyoming
Notary Public - State of ~~Oregon~~
My commission expires: 10-11-27
[Signature]

State of Oregon
County of Washington } ss.

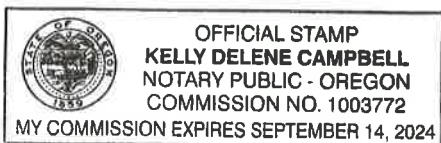
This instrument was acknowledged before me on September 2, 2022
by Troy Davis as trustee.



[Signature]
Notary Public - State of Oregon
My commission expires: 09/14/2024

State of Oregon
County of Washington } ss.

This instrument was acknowledged before me on September 12, 2022
by Timsue Abbott as trustee.



[Signature]
Notary Public - State of Oregon
My commission expires: 09/14/2024



AKS ENGINEERING & FORESTRY, LLC
12965 SW Herman Road, Suite 100, Tualatin, OR 97062
P: (503) 563-6151 | www.aks-eng.com

AKS Job #8507

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

EXHIBIT A

A tract of land located in the northwest one-quarter, southwest one-quarter, and the southeast one-quarter of Section 33, Township 1 North, Range 3 West, Willamette Meridian, City of Cornelius, Washington County, Oregon, and being more particularly described as follows:

Beginning at the northeast corner of Lot 12, "Tenth Avenue Industrial Center", recorded in Book 43, Pages 21 and 22, Washington County Plat Records, said point also being the northwest corner of Partition Plat No. 2022-009, Washington County Plat Records; thence South 02°16'14" West along the west line of said Partition Plat, 217.62 feet; thence continuing along said west line South 22°45'17" West, 312.11 feet to the northerly right-of-way line of N Holladay Street (30.00 feet from centerline) and a point of non-tangent curvature; thence northwesterly along said northerly right-of-way line on the arc of a 780.00 foot radius curve left (the radius point of which bears South 08°37'24" West) through a central angle of 9°35'08", 130.49 feet (chord bears North 86°10'10" West, 130.34 feet) to the west line of Lot 1, said "Tenth Avenue Industrial Center"; thence North 02°16'00" East along said west line and its northerly extension, and the west line of Lot 12, said "Tenth Avenue Industrial Center", 506.63 feet to the northwest corner of said Lot 12; thence South 87°41'09" East along the north line of said Lot 12, a distance of 239.55 feet to the Point of Beginning.

Contains 2.428 acres, more or less.

08/09/2022

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 17, 1995
GARY E. PAUL
2698

RENEWAL 12/31/2022

126 WMT



AKS ENGINEERING & FORESTRY, LLC
12965 SW Herman Road, Suite 100, Tualatin, OR 97062
P: (503) 563-6151 | www.aks-eng.com

AKS Job #8507

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

EXHIBIT B

A tract of land located in the northwest one-quarter, southwest one-quarter and the southeast one-quarter of Section 33, Township 1 North, Range 3 West, Willamette Meridian, City of Cornelius, Washington County, Oregon, and being more particularly described as follows:

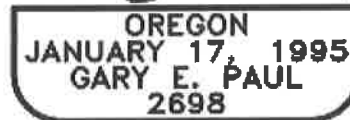
Beginning at the northwest corner of Lot 13, "Tenth Avenue Industrial Center", recorded in Book 43, Pages 21 and 22, Washington County Plat Records; thence South 87°41'09" East along the north line of said Lot 13, a distance of 294.07 feet to the northeast corner thereof; thence South 02°16'00" West along the east line of said Lot 13 and its southerly extension, and the east line of Lot 15, said "Tenth Avenue Industrial Center", a distance of 506.63 feet to the northerly right-of-way line of N Holladay Street (30.00 feet from centerline) and a point of non-tangent curvature; thence southwesterly along said northerly right-of-way line on the arc of a 780.00 foot curve to the left (the radius point of which bears South 00°57'44" East) through a central angle of 14°43'29", 200.46 feet (chord bears South 81°40'32" West 199.90 feet) to the point of curve right of a 720.00 foot radius curve; thence continuing along said northerly right-of-way line on the arc of said curve right through a central angle of 8°00'04", 100.54 feet (chord bears South 78°18'49" West, 100.46 feet) to the west line of Lot 15, said "Tenth Avenue Industrial Center"; thence North 02°15'34" East along said west line and its northerly extension, and the west line of Lot 13, said "Tenth Avenue Industrial Center", 567.84 feet to the Point of Beginning.

Contains 3.596 acres, more or less.

08/09/2022



Gary E. Paul



RENEWAL 12/31/2022



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AKS Job #8507

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

EXHIBIT D

A tract of land located in the northwest one-quarter, southwest one-quarter, and the southeast one-quarter of Section 33, Township 1 North, Range 3 West, Willamette Meridian, City of Cornelius, Washington County, Oregon, and being more particularly described as follows:

Commencing at the northwest corner of Lot 12, "Tenth Avenue Industrial Center", recorded in Book 43, Pages 21 and 22, Washington County Plat Records; thence South 02°16'00" West along the west line of said Lot 12 and its southerly extension, 468.42 feet to the centerline of vacated N Holladay Street per Document No. 91-043303, Washington County Records, and the Point of Beginning; thence continuing South 02°16'00" West along said southerly extension, 32.02 feet; thence leaving said southerly extension North 22°44'27" East, 30.00 feet to the centerline of vacated N Holladay Street per said Document No. 91-043303; thence North 67°15'33" West along said centerline, 11.20 feet to the Point of Beginning.

Contains 168 square feet, more or less.

08/09/2022



ME 12/21

THIS SPACE PROVIDED FOR RECORD



02904458202200595700050051

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

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



After recording return to:

GRANTOR
RCI Properties (Hillsboro), LLC
5131 Masthead St. NE
Albuquerque, NM 87109

GRANTEE
Davis Family Trust
2627 NW Highway 47
Forest Grove, OR 97116

BARGAIN AND SALE DEED FOR PROPERTY LINE ADJUSTMENT

RCI Properties (Hillsboro), LLC, a New Mexico limited liability company, Grantor, conveys to, Davis Family Trust, Grantee, the following described real property:

SEE EXHIBIT A FOR ADJUSTED GRANTORS LEGAL DESCRIPTION
SEE EXHIBIT B FOR ADJUSTED GRANTEES LEGAL DESCRIPTION
SEE EXHIBIT C FOR TRANSFER LEGAL DESCRIPTION

Grantor is vested by Doc. 2021-075257 Washington County Deed Records
Grantee is vested by Doc. 2022-045004 Washington County Deed Records

Grantor and Grantee execute this deed to facilitate an approved, lot line adjustment City of Cornelius Planning File. No. LLA-01-21

True consideration for this conveyance is \$ 0 (Here comply with the requirements of ORS 93.030)

This property is free of liens and encumbrances, EXCEPT: THOSE OF PUBLIC RECORD, IF ANY.

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

Dated this 18 day of August, 2022.

GRANTOR:

By: [Signature]
Title: RCL Properties Hillsboro LLC Manager

This instrument was acknowledged before me on August 18, 2022
by William W. Moore



[Signature]
Notary Public - State of ~~Oregon~~ Wyoming
My commission expires: 10-11-27

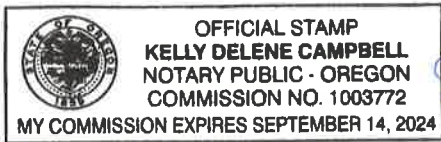
GRANTEE:

[Signature]
Troy Davis
Trustee of the Davis Family Trust

[Signature]
TimiSue Abbott
Trustee of the Davis Family Trust

State of Oregon
County of Washington } ss.

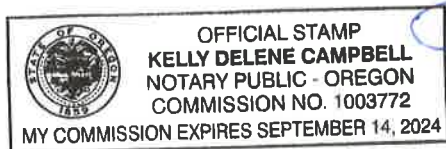
This instrument was acknowledged before me on September 2, 2022 by Troy Davis as trustee.



[Signature]
Notary Public - State of Oregon
My commission expires: 09/14/2024

State of Oregon
County of Washington } ss.

This instrument was acknowledged before me on September 12, 2022 by TimiSue Abbott as trustee.



[Signature]
Notary Public - State of Oregon
My commission expires: 09/14/2024



AKS ENGINEERING & FORESTRY, LLC
12965 SW Herman Road, Suite 100, Tualatin, OR 97062
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AKS Job #8507

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

EXHIBIT A

A tract of land located in the northwest one-quarter, southwest one-quarter, and the southeast one-quarter of Section 33, Township 1 North, Range 3 West, Willamette Meridian, City of Cornelius, Washington County, Oregon, and being more particularly described as follows:

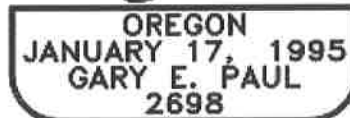
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Contains 2.428 acres, more or less.

08/09/2022



Gary E. Paul



RENEWAL 12/31/2022



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AKS Job #8507

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

EXHIBIT B

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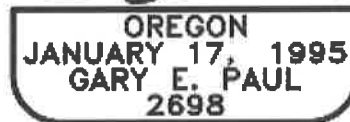
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Contains 3.596 acres, more or less.

08/09/2022



Gary E Paul



RENEWAL 12/31/2022



AKS ENGINEERING & FORESTRY, LLC
12965 SW Herman Road, Suite 100, Tualatin, OR 97062
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AKS Job #8507

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

EXHIBIT C

A tract of land located in the northwest one-quarter, southwest one-quarter, and the southeast one-quarter of Section 33, Township 1 North, Range 3 West, Willamette Meridian, City of Cornelius, Washington County, Oregon, and being more particularly described as follows:

Commencing at the northwest corner of Lot 12, "Tenth Avenue Industrial Center", recorded in Book 43, Pages 21 and 22, Washington County Plat Records; thence South 02°16'00" West along the west line of said Lot 12, a distance of 436.40 feet to the Point of Beginning; thence continuing South 02°16'00" West along the southerly extension of said west line, 32.02 feet to the centerline of vacated N Holladay Street per Document No. 91-043303, Washington County Records; thence North 67°15'33" West along said centerline, 11.20 feet; thence leaving said centerline North 22°44'27" East, 30.00 feet to the Point of Beginning.

Contains 168 square feet, more or less.

08/09/2022



Exhibit "C" Letter from RCI

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September 21, 2022

City of Cornelius
Tim Franz and Barbara Fryer
1300 S. Kodiak Circle
Cornelius, OR 97113

Dear Tim and Barbara,

RCI Properties (Hillsboro) LLC, Property approves of the development known as Meadowlark Industrial Center moving forward in the entitlement and approval process in the City of Cornelius. We understand that the lot line adjustment of parcels 1N333CA00100 and 1N333DB00700 is in process and will be completed shortly.

Property Line Adjustment (in process): City File #LLA-01-21

Meadowlark Industrial Center land use applications; City File #LP-02-22, DR-118-22 & CUP/PUD-03-22.

Best regards,

Robert Toledo
Construction and Properties Manager
RCI Properties (Hillsboro) LLC, Property

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Exhibit "D" APPLICANT Risk Letter

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September 12, 2022

City of Cornelius
Tim Franz and Barbara Fryer
1300 S. Kodiak Circle
Cornelius, OR 97113

Dear Tim and Barbara,

I recognize that submitting our land use application without the Clean Water Services provider letter is at AltaBird Investments own risk and we request that the City of Cornelius moves forward with our application with the documents that have been submitted. If any project changes are needed, due to any conditions necessary to comply with Clean Water Services, I acknowledge that a new application may be required.

Best regards,

Brendan Mason

Brendan Mason
CEO / Principal
AltaBird Investments
1411 N Cedar Street
Tacoma, WA 98406

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Exhibit "E" Notice

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Service Provider Letter

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

Jurisdiction:	<u>City of Cornelius</u>	Review Type:	<u>Tier 2 Analysis</u>
Site Address / Location:	<u>North of NW Holiday Street</u> <u>Cornelius, OR 97113</u>	SPL Issue Date:	<u>October 07, 2022</u>
		SPL Expiration Date:	<u>October 06, 2024</u>

Applicant Information:

Name BRENDAN MASON
 Company ATABIRD INVESTMENTS LLC
1411 N CEDAR STREET
 Address TACOMA WA 98406
 Phone/Fax (206) 605-4898
 E-mail: bredan@altabirdinvestments.com

Owner Information:

Name TROY DAVIS, TRUSTEE
 Company DAVIS FAMILY TRUST
8950 SW BRABHAM WAY
 Address GASTON OR 97119
 Phone/Fax (503) 758-2241
 E-mail: autumnjeandavis@gmail.com

Tax lot ID

1N333CA00100 & 400

Development Activity

Meadowlark Industrial Center – Cornelius

Pre-Development Site Conditions:

Sensitive Area Present: On-Site Off-Site
 Vegetated Corridor Width: 25-50
 Vegetated Corridor Condition: Degraded

Post Development Site Conditions:

Sensitive Area Present: On-Site Off-Site
 Vegetated Corridor Width: None

Enhancement of Remaining Vegetated Corridor Required:

Square Footage to be enhanced: 0

Encroachments into Pre-Development Vegetated Corridor:

Type and location of Encroachment:	Square Footage:
<u>Industrial building and parking (Permanent encroachment; Mitigation required)</u>	<u>52,219</u>

Mitigation Requirements:

Type/Location	Sq. Ft./Ratio/Cost
<u>Off-site Mitigation (Per R&O 13-12 VC mitigation requirements for VC encroachment associated with wetland impacts met through verification of wetland mitigation bank credit purchase)</u>	<u>52,219</u>

Conditions Attached Development Figures Attached (3) Planting Plan Attached Geotech Report Required

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

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

1. No structures, development, construction activities, gardens, lawns, application of chemicals, uncontained areas of hazardous materials as defined by Oregon Department of Environmental Quality, pet wastes, dumping of materials of any kind, or other activities shall be permitted within the sensitive area or Vegetated Corridor which may negatively impact water quality, except those allowed in R&O 19-5, Chapter 3, as amended by R&O 19-22.
2. Prior to any site clearing, grading or construction the Vegetated Corridor and water quality sensitive areas shall be surveyed, staked, and temporarily fenced per approved plan. During construction the Vegetated Corridor shall remain fenced and undisturbed except as allowed by R&O 19-5, Section 3.06.1, as amended by R&O 19-22 and per approved plans.
3. **Prior to any activity within the sensitive area, the applicant shall gain authorization for the project from the Oregon Department of State Lands (DSL) and US Army Corps of Engineers (USACE). The applicant shall provide Clean Water Services or its designee (appropriate city) with copies of all DSL and USACE project authorization permits.**
4. An approved Oregon Department of Forestry Notification is required for one or more trees harvested for sale, trade, or barter, on any non-federal lands within the State of Oregon.
5. **Prior to any ground disturbing activities, an erosion control permit is required. Appropriate Best Management Practices (BMP's) for Erosion Control, in accordance with Clean Water Services' Erosion Prevention and Sediment Control Planning and Design Manual, shall be used prior to, during, and following earth disturbing activities.**
6. Prior to construction, a Stormwater Connection Permit from Clean Water Services or its designee is required pursuant to Ordinance 27, Section 4.B.
7. Activities located within the 100-year floodplain shall comply with R&O 19-5, Section 5.10, as amended by R&O 19-22.
8. Removal of native, woody vegetation shall be limited to the greatest extent practicable.
9. The water quality swale and detention pond shall be planted with Clean Water Services approved native species, and designed to blend into the natural surroundings.
10. **Should final development plans differ significantly from those submitted for review by Clean Water Services, the applicant shall provide updated drawings, and if necessary, obtain a revised Service Provider Letter.**

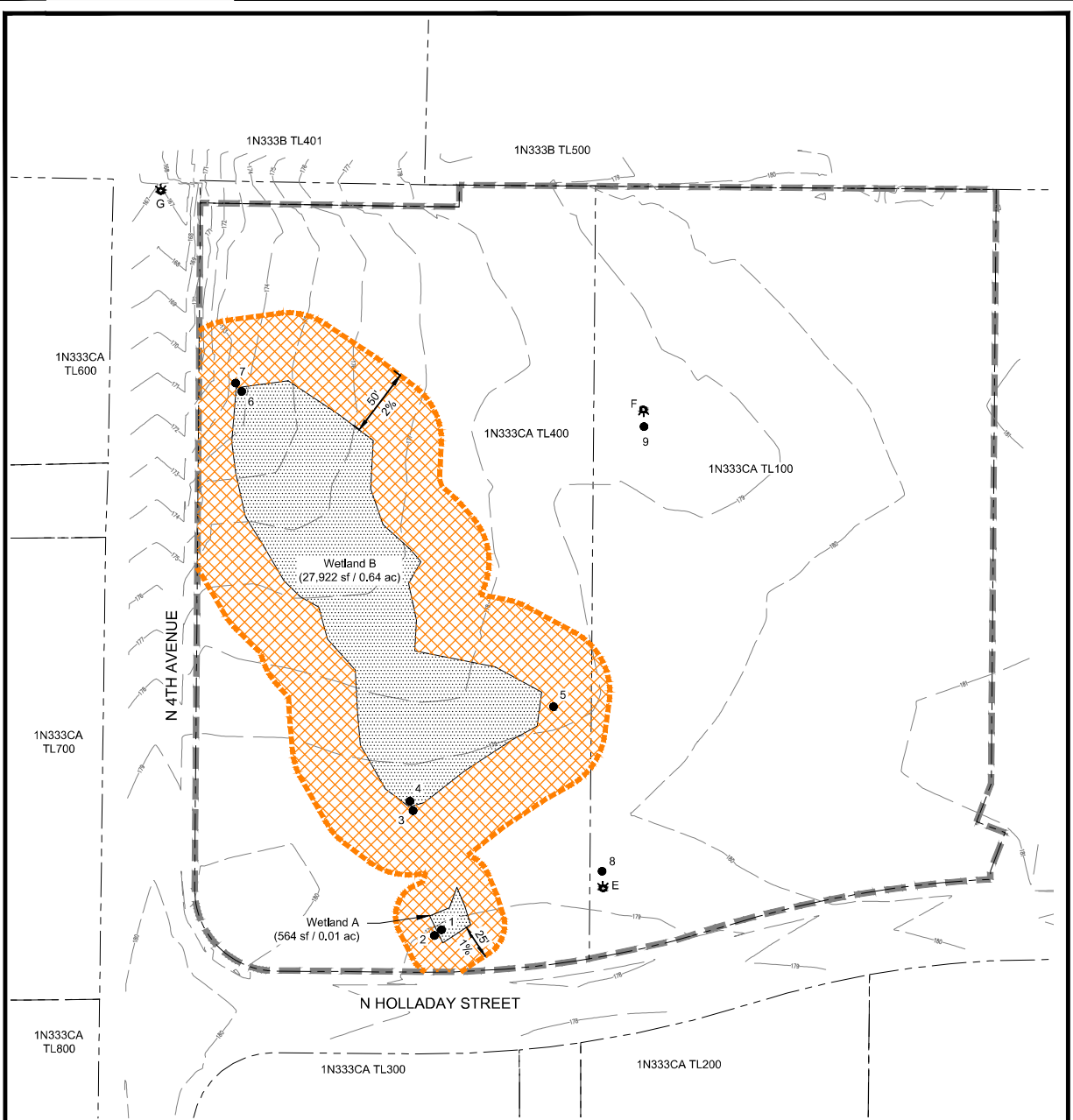
This Service Provider Letter is not valid unless CWS-approved site plan is attached.

Please call (503) 681-3653 with any questions.










**Lindsey Obermiller
Environmental Plan Review**

Attachments (3)



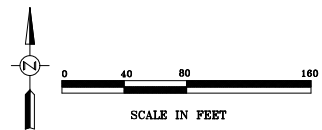
LEGEND

-  Study Area Boundary
(320, 104 sf / 7.35 ac)
-  Wetland
(Site Total 28,846 sf / 0.65 ac)
-  Tax Lot Line
-  Vegetated Corridor
(52,219 sf / 1.20 ac)
-  Delineation Sample Points
-  Photo Point
-  Slope Measurement

COLOR COPY

CWS FILE NO. 22-001627
Approved
Clean Water Services
FOR ENVIRONMENTAL REVIEW
 By *LO* Date **10/07/2022**
SPL ATTACHMENT 1 OF 3

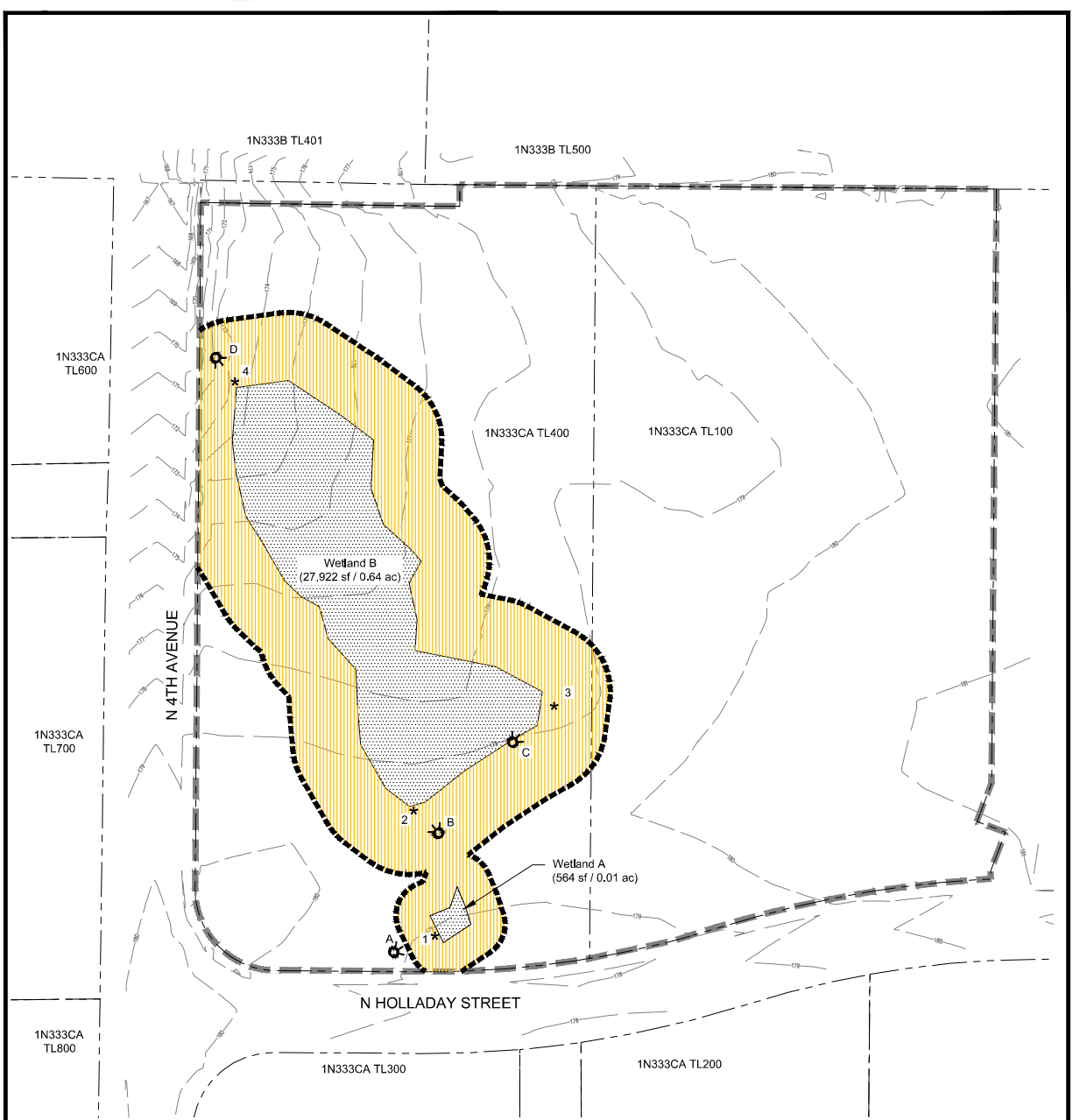
Wetland boundaries and sample points were surveyed using a Trimble Geo7X GPS unit and are submeter accurate. Tax lot boundaries were downloaded from RLIS as shapefiles. Contours were downloaded from Metro as shapefiles.










Existing Conditions
 Meadowlark Industrial Center - Cornelius, Oregon

FIGURE
2

9-12-2022



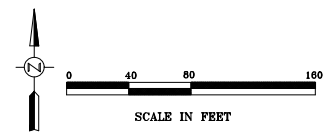
LEGEND

-  Study Area Boundary
(320, 104 sf / 7.35 ac)
-  Wetland
(Site Total 28,846 sf / 0.65 ac)
-  Tax Lot Line
-  Vegetated Corridor
(52,219 sf / 1.20 ac)
-  * Vegetation Sample points
-  Vegetated Corridor Photo Points
-  Plant Community A (Degraded Condition)
(52,219 sf / 1.20 ac)

COLOR COPY

CWS FILE NO. 22-001627
 Approved
 Clean Water Services
 FOR ENVIRONMENTAL REVIEW
 By *LO* Date 10/07/2022
 SPL ATTACHMENT 2 OF 3

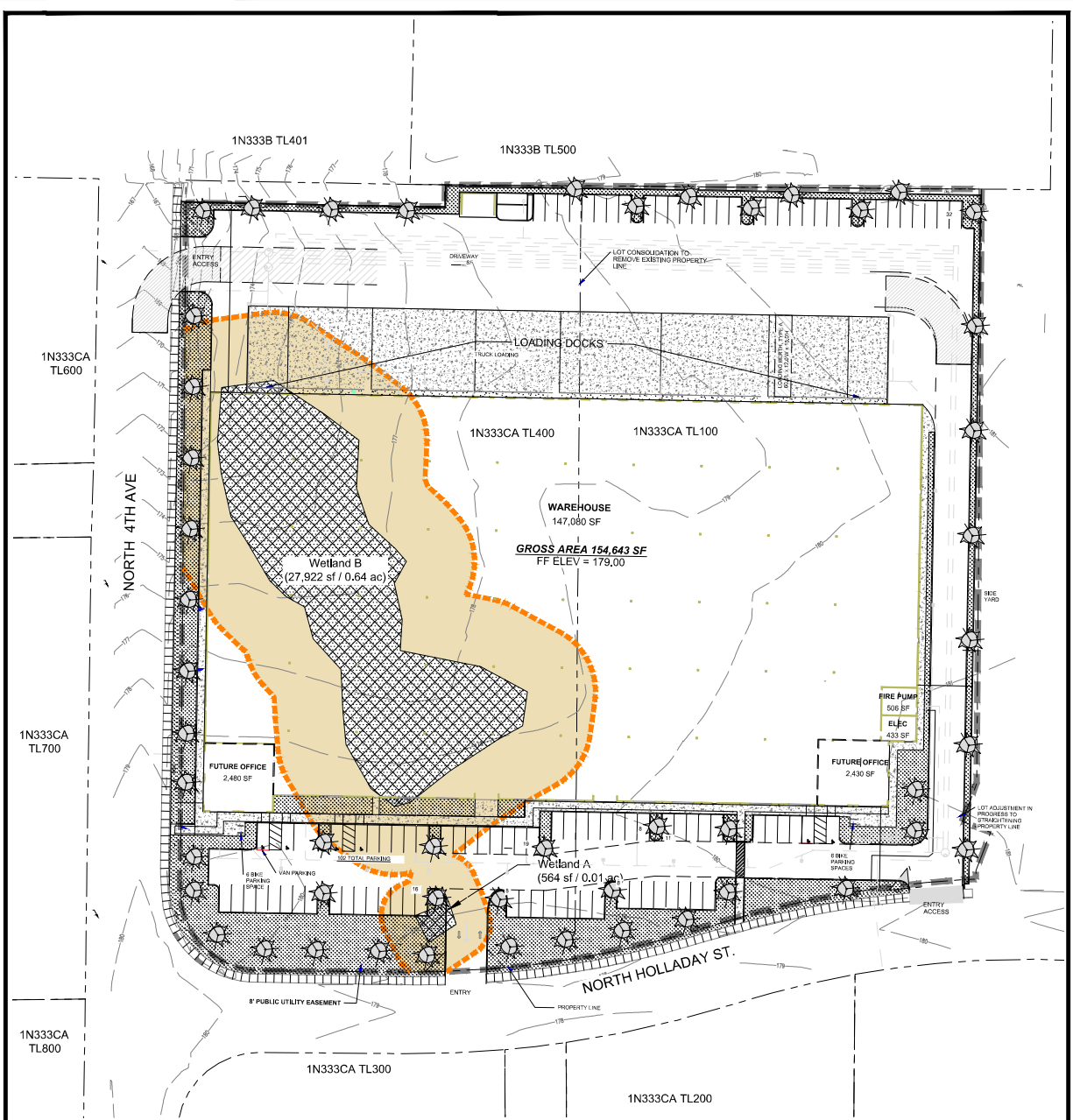
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




Vegetated Corridor Plant Community
 Meadowlark Industrial Center - Cornelius, Oregon

FIGURE
3

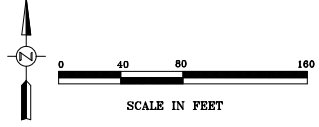
8-9-2022



LEGEND

-  Study Area Boundary
(320, 104 sf / 7.35 ac)
-  Wetland
(Site Total 28,846 sf / 0.65 ac)
-  Tax Lot Line
-  Vegetated Corridor
(52,219 sf / 1.20 ac)
-  Vegetated Corridor Encroachment
(52,219 sf / 1.20 ac)
-  Wetland Impact
(28,846 sf / 0.65 ac)
-  Tree (Proposed)

COLOR COPY
CWS FILE NO. 22-001627
 Approved
 Clean Water Services
 FOR ENVIRONMENTAL REVIEW
 By LD Date 10/07/2022
 SPL ATTACHMENT 3 OF 3



Base Provided by Mildren Design Group, P.C.



Site Development Plan
 Meadowlark Industrial Center - Cornelius, Oregon

FIGURE
4

8-9-2022

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Exhibit "F" City Engineer and Fire Marshall Comments

Memo

Subject: Engineering Comments for Pre-Application Conference for Site on NE Corner of Holladay and N. 4th Avenue

Date: October 17, 2022

By: Terry, Keyes, P.E., City Engineer

These comments are based on the existing site conditions and the preliminary site plan dated 8-10-22. The comments are designed to help in creating final engineering plans for review. The comments should not be interpreted as the final engineering comments on the development.

Improvements in the public right-of-way must be designed in accordance with the City's Public Works Standards. These are available on the web at:

<https://www.ci.cornelius.or.us/engineering/page/public-works-standards>

As-builts in PDF form for the public improvements adjacent to the site are available by contacting the City Engineer (terry.keyes@corneliusor.gov).

General

The applicant is proposing development on two vacate tax lots (1N333CA00400 and 1N333CA0010) on the northeast corner of Holladay Street and N. 4th Avenue.

All plans for public improvements, water quality facilities, and erosion control must be designed by a registered professional engineer. Bonding for public improvements, water quality and quantity facilities, and erosion control is required to ensure the improvements are completed in a satisfactory manner.

Streets

Holladay Street

Holladay is an *industrial collector street*. It is currently improved with curb and gutter, drainage, 38-feet of concrete street pavement, and street lights (south side of street). **The applicant is required to install a 6-foot concrete sidewalk and street trees along the Holladay frontage.** Since Holladay Street is wide enough to accommodate on-street parking, the sidewalk should be placed curb-tight. The curb does not count as part of the 6-foot sidewalk width. Street trees will be placed on the north side of the new sidewalk. The current right-of-way (ROW) is 60-feet. No additional right-of-way is required. **The applicant shall dedicate an 8-foot-wide public utility easement (PUE) adjacent to the ROW.**

N. 4th Avenue

N. 4th Avenue is an *industrial collector street*. It is currently improved with curb and gutter, drainage, 38-feet of concrete street pavement, and street lights (west side of street). **The applicant is required to install a 6-foot concrete sidewalk and street trees along the 4th Avenue frontage.** Since N. 4th Avenue is wide enough to accommodate on-street parking, the sidewalk should be placed curb-tight. The curb does not count as part of the 6-foot sidewalk width. Street trees will be

placed on the east side of the new sidewalk. The current right-of-way (ROW) is 60-feet. No additional right-of-way is required. **The applicant shall dedicate an 8-foot wide public utility easement (PUE) adjacent to the ROW.**

Street Trees

Street trees shall meet the diversity requirements in the City's Public Works Standards. Street trees shall be selected from the City of Portland's *Approved Street Tree Planting List for 8.5-foot and Planting Spaces without high voltage power lines*. Broadleaf street trees shall be a minimum caliper size of 2". Confers shall be a minimum height of 5-feet at time of planting.

ADA Ramsp

ADA ramps meeting ODOT standards are required at 4th and Holladay. Two ramps are required, one facing south and one facing west.

TDT Credits

TDT credits are only available for the cost of street improvements that exceed local street standards. The only improvement that falls into this category is 1 additional foot of sidewalk on Holladay and N. 4th Avenue.

Driveways

Driveway requirements are specified in the City's Public Works Standards. Driveway widths are generally restricted to 30-feet wide (5.08(a)(7)). However, the City Engineer may allow wider driveways if the applicant can demonstrate they are needed for truck turning movements.

Driveways shall be designed in accordance with City Standard Drawings S-21 (Commercial Driveway with Curb-Tight Sidewalk). Driveway spacing requirements are provided in the Public Works Standards (5.03(c)). Generally, the standards require all driveways to be separated a minimum of 100-feet from intersections and other driveways. The applicant's plan appears to meet these standards.

Traffic Impact Study

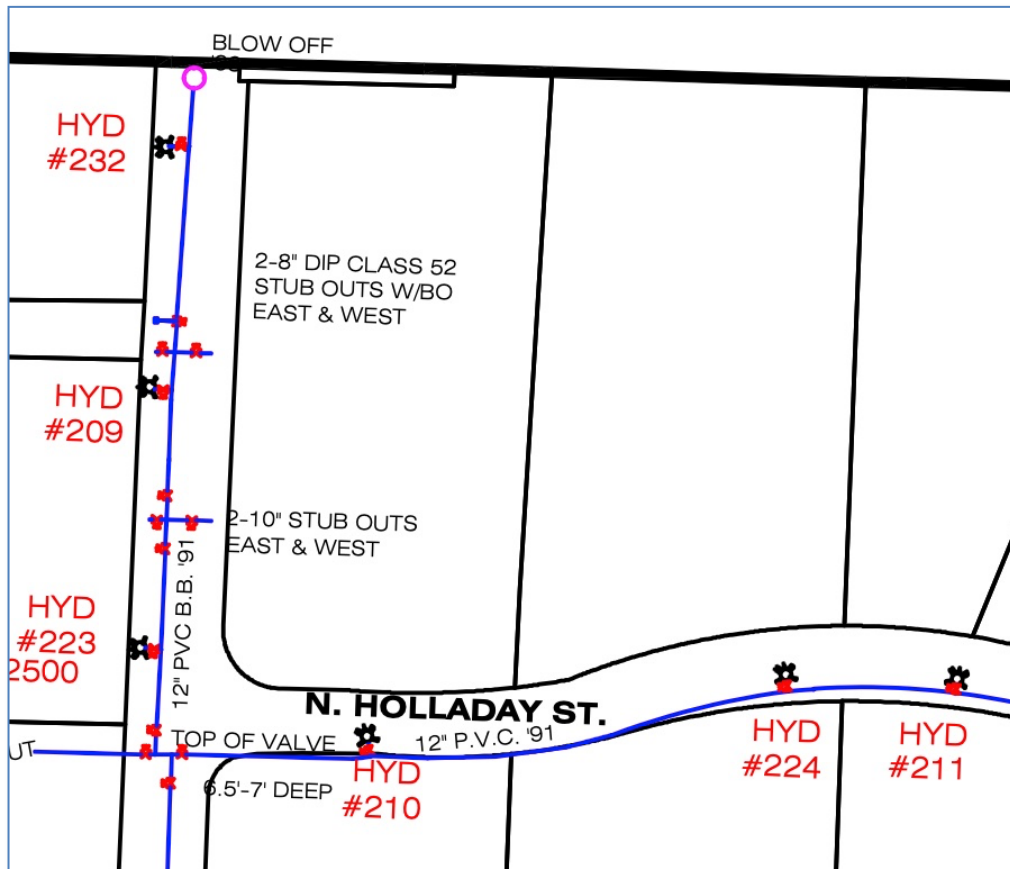
No traffic impact study is required for this proposal.

Water

12-inch C900 public water mains exist along Holladay and N. 4th Avenue. No public water main extensions are required for this project.

A number of fire hydrants are located on the south side of Holladay and west side of N. 4th Avenue. The Fire Department will determine if additional hydrants are required for the project.

The map below shows the approximate location of the public water facilities adjacent to the site.

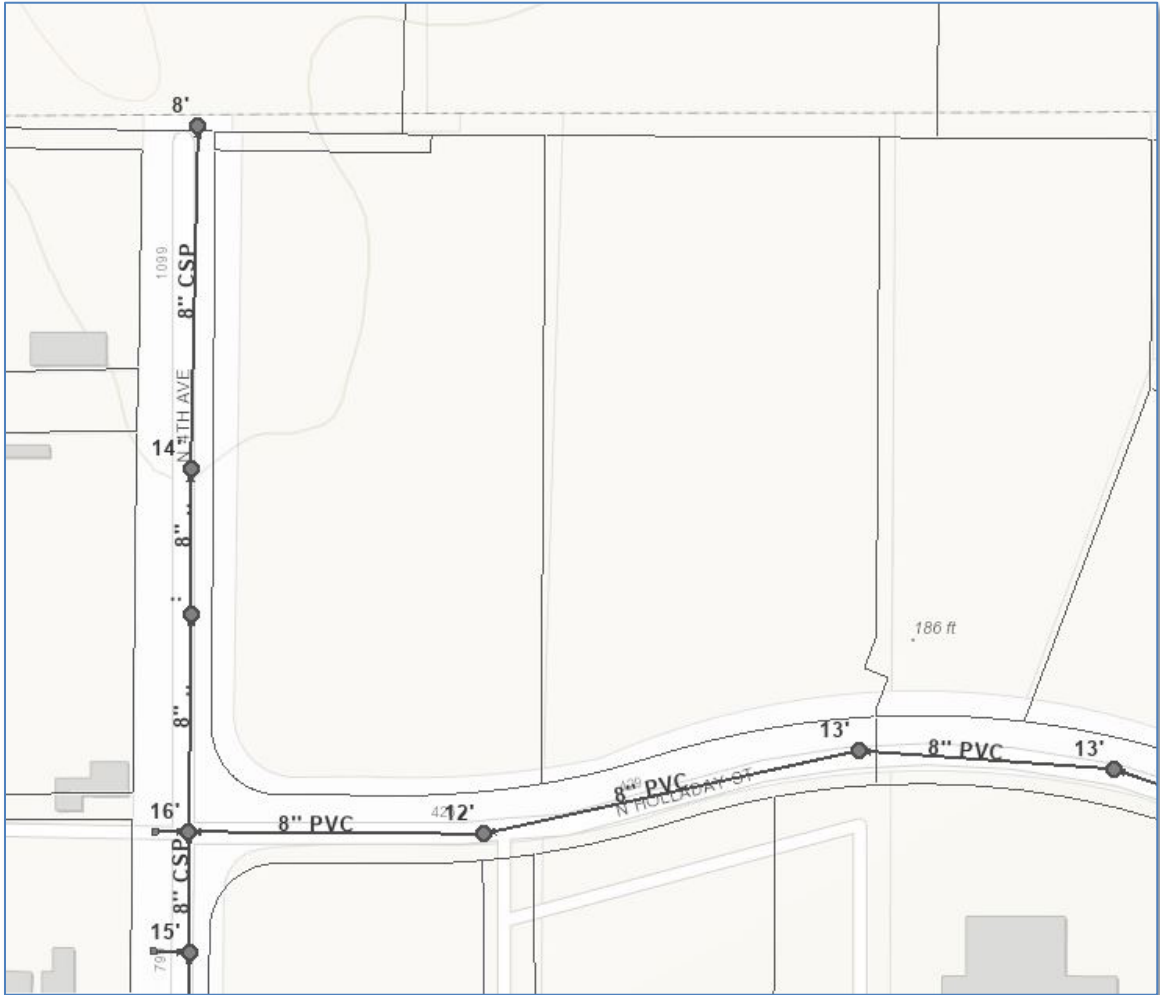


Sanitary Sewer

An 8-inch public sanitary sewer line currently fronts the property on Holladay and N. 4th. No public sanitary sewer extension is required for this project. The existing sanitary sewer has capacity for the site unless a high-volume water user occupies the site.

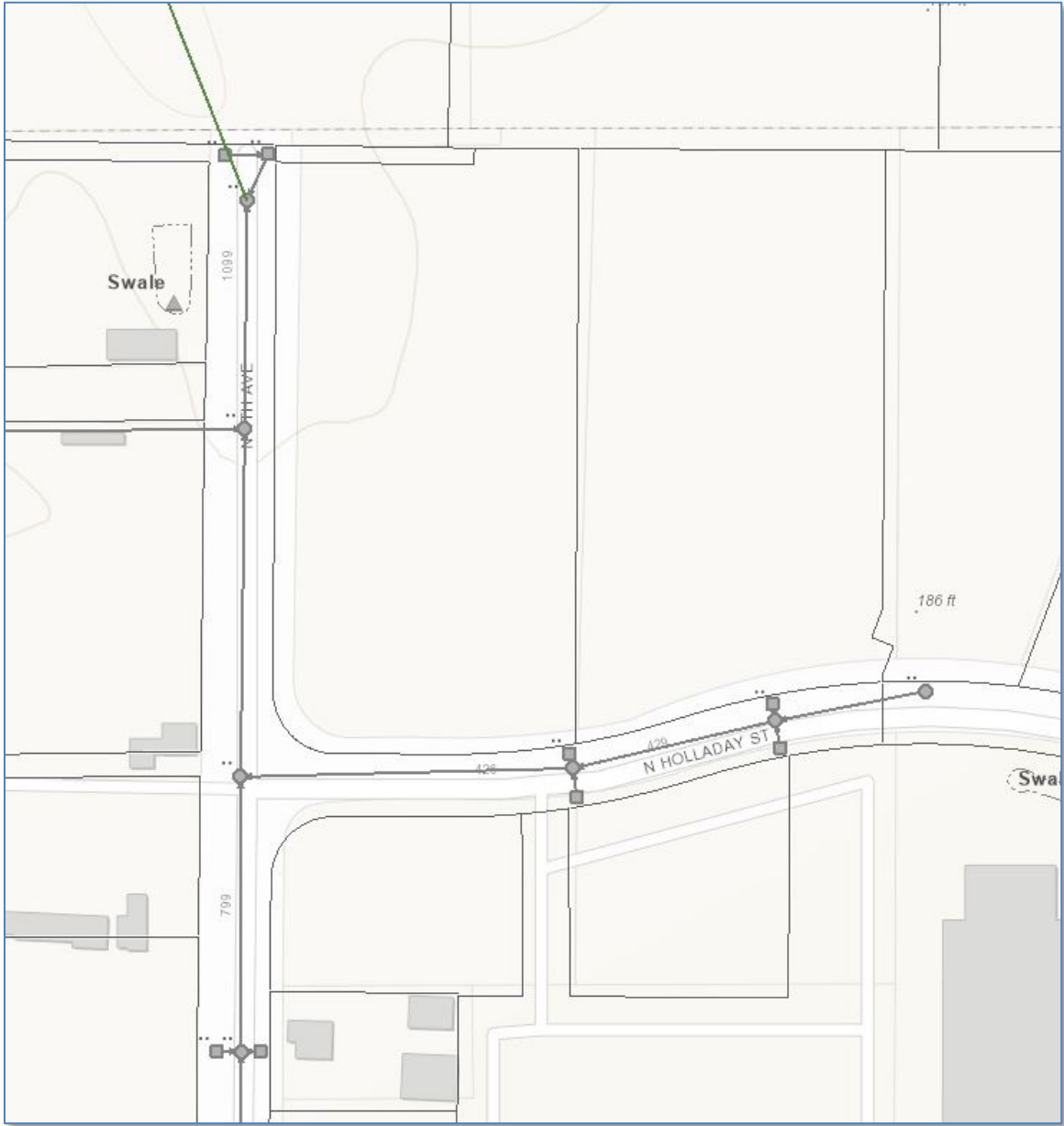
Depending on the activities engaged in by the site user, **the applicant may be required to gain a permit from the source control group at Clean Water Services.**

The map below shows the approximate location of the public sanitary sewers adjacent to the site.



Stormwater

Public storm sewers are located along Holladay Street and N. 4th Avenue. No public sanitary sewer extension is required for this project. The map below shows the approximate location of the public storm sewers adjacent to the site.



Projects in urban Washington County are required to provide detention and treatment of stormwater runoff, as well as implementing some type of *Low Impact Development Approach (LIDA)*.

Detention

To determine the stormwater quantity control required for the project, Clean Water Services (CWS) uses three criteria. These criteria and this project's rating in each one is shown below.

- Risk = Low
- Development Class = Developed Area

- Size = Large

This combination puts the project into CWS's Category 2 for determining detention or hydromodification requirements. Category 2 projects require peak-flow matching detention. While infiltration of stormwater is an option to meet Category 2 requirements, the predominately clay soils in this area make infiltrating significant volumes of runoff nearly impossible.

Meeting these detention requirements is typically accomplished using an open pond or underground detention pipes on the site. If an open pond is used, it is likely to require a considerable area.

Treatment

Stormwater treatment is required for this site. Stormwater treatment shall meet the requirements of CWS.

For industrial sites like this, treatment is typically accomplished using a biofiltration swale, possibly incorporated into a detention pond, or through the use of stormwater filters.

LIDA

Stormwater management also needs to incorporate a low impact development approach (LIDA). LIDAs include open air treatment or detention facilities such as detention ponds or biofiltration swales. LIDA also includes green roofs and porous pavement.

A conveyance analysis of the downstream system is not required of the applicant. The downstream pipe is fairly new and was sized for build-out. Also, the detention requirements for the site will prevent large stormwater flows from exiting the site and overwhelming the downstream system.

Finally, the applicant is required to sign an agreement with the City committing the applicant to maintaining the private stormwater facilities long-term.

Sensitive Area (Wetlands) and Vegetated Corridors

The site contains a large sensitive area, i.e., wetland, as shown in the Service Provider Letter (22-001627) from Clean Water Services. The applicant proposes to eliminate is wetland and mitigate off-site.

The applicant needs the reach written agreement with Clean Water Services on this mitigation prior to engineering plan approval and any construction on-site.

Erosion Control

An erosion control plan and permit are required for this development. Since development exceeds 5 acres, erosion control plans meeting the requirements for a DEQ 1200-C are required. 1200-C plans require a DEQ-mandated public review. A template and requirements for the 1200-C plans can be found on the website for Clean Water Services, under the *Erosion Control* tab:

<http://cleanwaterservices.org/permits-development/resource-directory/>

Plan Review

Improvements within the ROW, stormwater treatment/detention facilities, and erosion control require engineering plans signed by a PE. To accelerate plan review, the City Engineer prefers to meet with the engineering designer at the beginning of the design process. This allows the city and private engineer to better understand the requirements facing the project and the best way to address all the issues.

During the design process, the City Engineer is always available to answer questions and review preliminary designs. This approach typically results in plans that only require minor revisions before they are approved.

City review times for initial submittals is typically less than two weeks. However, before plans can be approved, the City is required to submit the plans to Clean Water Services (CWS) for a secondary review. The CWS review can take from 2-6 weeks depending on their workload. The fact that these plans will also go to the Oregon Department of Environmental Quality (DEQ) for 1200-C review will likely prolong the 2 to 6-week review time. During the design and review process, all questions related to stormwater shall be directed to the City Engineer, not CWS.

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Exhibit "G" Public Notice

NOTICE IS HEREBY GIVEN that a Public Hearing will be held before the City of Cornelius Planning Commission on Tuesday, **October 25, 2022 at 7:00 pm** in-person at 1355 N. Barlow St. in the Cornelius Council Chambers and online via the Zoom meeting platform at <https://zoom.us/j/88657023542>. Participants may also join by phone by calling +1 253 215 8782 US (Tacoma) and using meeting ID 886 5702 3542.

Request: A Type III Site Design Review (DR-118-22) for a new 154,643 sf industrial warehouse; a Type II ‘One-Lot’ Preliminary Land Partition (LP-02-22) to legally combine two tax lots into one new lot and a Type III Conditional Use/Planned Unit Development (CUP/PUD-03-22) to address the Natural Resource Overlay (NRO) standards for Tax Lot #400 and a request to exceed the zone maximum of a 35-foot height limit by 10-feet. The site is within the General Industrial, M-1 zoning district. The project includes frontage improvements along N 4th Avenue and N Holladay Street, as well as on-site parking and landscaping.

Applicant: AltaBird Investments, LLC
Property Owners: Davis Family Trust & RCI Properties Hillsboro LLC.
Location: Property located at the northeast corner of N 4th Avenue and N Holladay Street.
Map: Map 1N333CA, Tax Lots #100 & #400; Map 1N333DB, Tax Lot#700
Zone: General Industrial, (M-1), Tax Lot #400 includes a Natural Resource Overlay, (NRO).

Applicable Criteria: CMC Title 17 Subdivisions: Chapter 17.05 Land Divisions, CMC Title 18 Zoning: Chapter 18.055 General Industrial (M-1), Chapter 18.95 Natural Resource Overlay (NRO), Chapter 18.100 Site Design Review, Chapter 18.105 Conditional Use Permit, Chapter 18.110 Planned Unit Development (PUD) Conditional Use, Chapter 18.145 Off-Street Parking and Loading, Chapter 18.143 Transportation Facilities, and Chapter 18.155 Solar Access for New Development.

At the time and place listed above, all persons will be given a reasonable opportunity to give testimony either for or against the proposal. Testimony may be either in oral or written form and must be relevant to the criteria listed above on which the proposal will be evaluated. At the public hearing, the Chair will open the public hearing, a staff report will be presented, the applicant may provide additional information on their proposal, interested persons will be allowed to speak for or against the proposal or to ask questions, Planning Commission members will ask any general questions, and the public hearing will be closed.

In order for an issue to be considered for appeal to the City Council, it must be raised before the close of the record of the public hearing before the Planning Commission. Such issues must be raised with sufficient specificity so as to afford the hearing body and the parties an adequate opportunity to respond to each issue.

A copy of the application, all documents and evidence relied upon by the applicant and applicable criteria are available for review at the Community Development Department, 1300 S. Kodiak Circle during regular business hours. A Staff Report will be available at least seven (7) days prior to the scheduled public hearing. Copies may also be purchased at a reasonable cost of 25 cents per page. If you have questions regarding the application or would like to submit written comments you may contact Barbara Fryer, Community Development Director at (503) 357-3011 or barbara.fryer@corneliusor.gov.

AFFIDAVIT OF MAILING

State of Oregon)
) ss
County of Washington)

I, Rachael Patterson, being first duly sworn, depose and say:

That I served upon the following named persons a Notice of Public Hearing before the City of Cornelius Planning Commission Copy of which is marked Exhibit A, attached hereto and by this reference incorporated herein, by mailing to them a true and correct copy thereof on the 28 day of September, 22. I further certify that said copies were then placed in a sealed envelope addressed as follows:

See Exhibit B attached hereto and by the reference incorporated herein,

Said envelope(s) were then placed in the United States Post Office at Cornelius, Oregon, with postage thereon fully prepaid.

Signed: Rachael Patten

Cornelius

Oregon's Family Town

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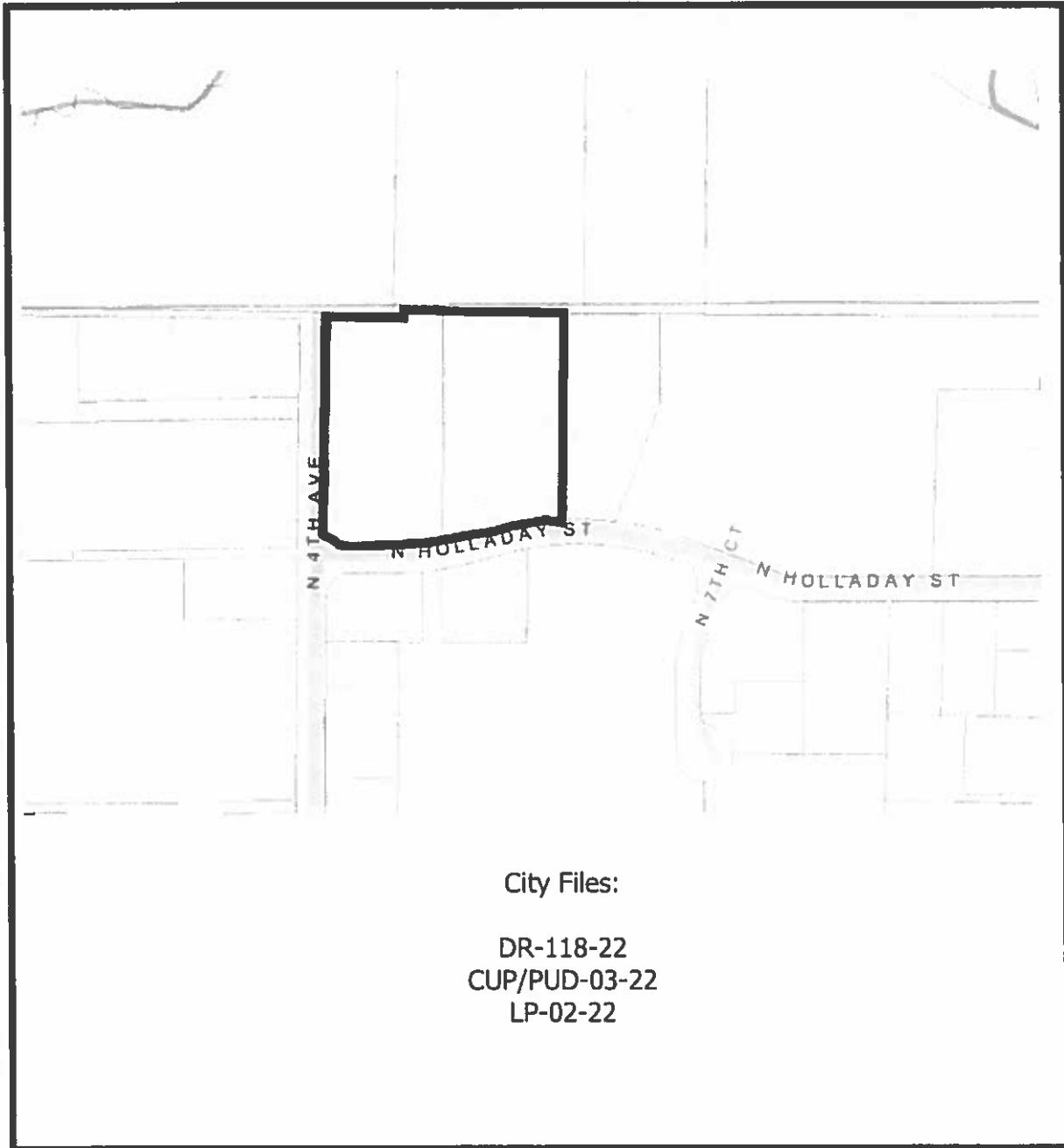
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Vicinity Map



City Files:

DR-118-22
CUP/PUD-03-22
LP-02-22

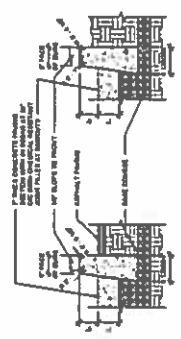


Map not to scale

Cornelius
Oregon's Family Town

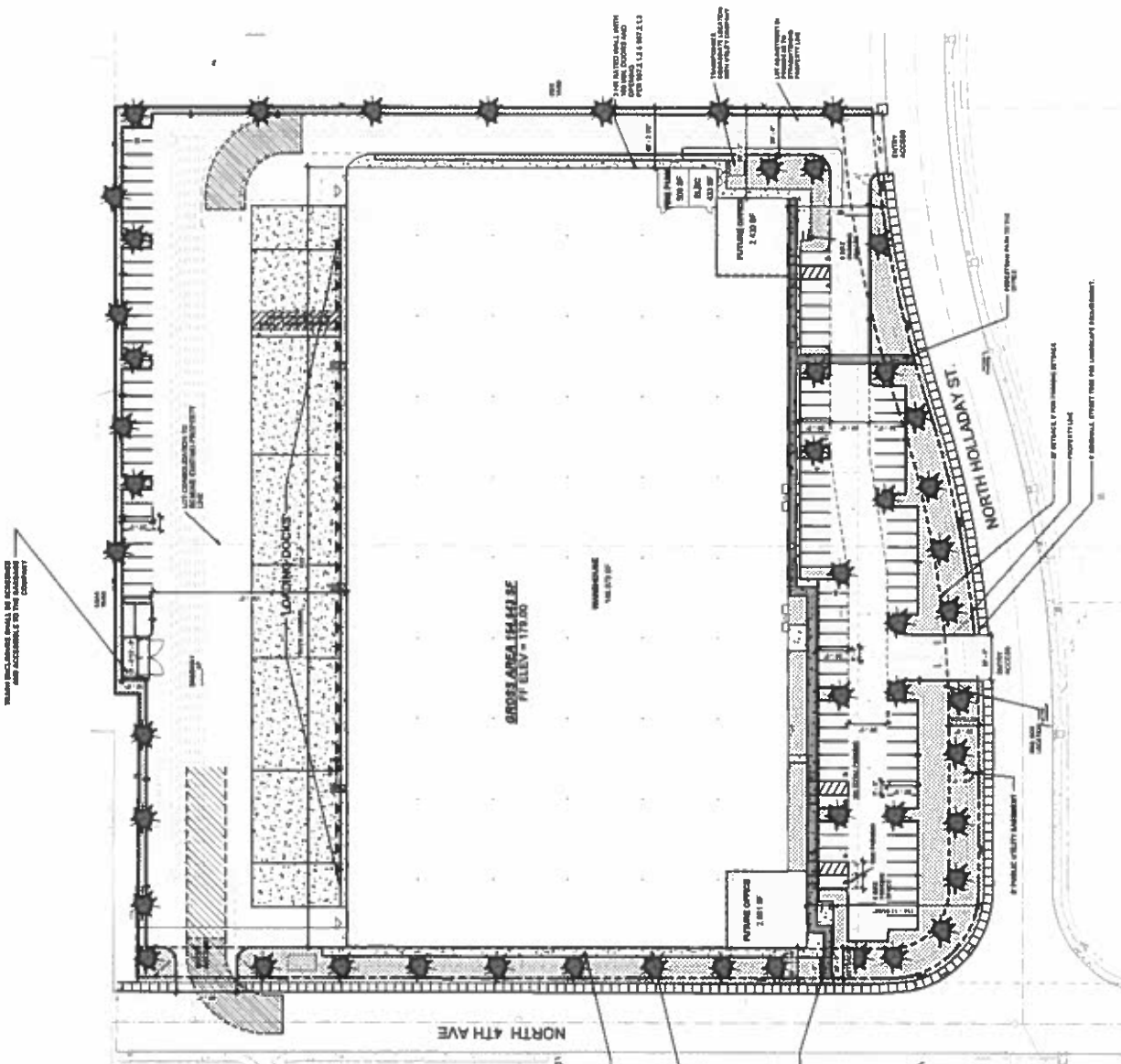
GENERAL NOTES - SITE PLAN

- ALL DIMENSIONS UNLESS OTHERWISE NOTED SHALL BE IN FEET AND INCHES.
- ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS SHALL BE TO CENTERLINE UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE CURB UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE SIDEWALK UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE PLANTER UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE TREE UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE BIKEWAY UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE PATH UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE DRIVE UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE LOT UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE BLOCK UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE DISTRICT UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE CITY UNLESS OTHERWISE NOTED.



- NOTES**
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 - ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE DISTRICT UNLESS OTHERWISE NOTED.
 - ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE CITY UNLESS OTHERWISE NOTED.

2 CAST IN PLACE CURB



1 SITE PLAN

A	B	C	D	E	F	G
Company Name	Department	Name	Address Line 1	City	State	ZIP Code
1						
2	City of Cornelius		1355 N Barlow St	Cornelius	OR	97113
3	City of Forest Grove	Attn: James Reitz	PO Box 326	Forest Grove	OR	97116
4	City of Hillsboro		123 W Main Street	Hillsboro	OR	97123
5	Clean Water Services	Attn: Jackie Humphreys	2550 SW Hillsboro Hwy.	Hillsboro	OR	97124
6	Comcast Cable Communications		14200 SW Brigadoon Court	Beaverton	OR	97005
7	Cornelius Rural Fire Protection Dist.		1355 N Barlow St	Cornelius	OR	97113
8	CPO 12C	c/o Joseph Auth	325 NW 334th Ave.	Hillsboro	OR	97124
9	CPO Coordinators	Carol Renaud	245 N First Ave. MS20	Hillsboro	OR	97124
10	Department of Economic Development		775 Summer St. NE	Salem	OR	97301
11	Department of Energy		550 Capitol St NE FL 1	Salem	OR	97301
12	DEQ		700 NE Multnomah St Ste. 600	Portland	OR	97232
13	Dept of Land Conservation and Development	Attn: Anne Debbaut	635 Capitol Street NE, Suite 150	Salem	OR	97301
14	Dept of Land Use & Transportation	Attn: Scott Young	155 N 1st Ave. Ste #350-15	Hillsboro	OR	97124
15	District 18 Watermaster		1400 SW Walnut St. #240, MS 49	Hillsboro	OR	97124
16	Evergreen Disposal & Recycling		PO Box 5069	Aloha	OR	97006
17	Forest Grove School District		1728 Main St	Forest Grove	OR	97116
18	Hillsboro School District	Attn: Casey Walelich	3083 NE 49th Place	Hillsboro	OR	97124
19	Home Builders Association	Attn: Justin Wood	15555 SW Bangay Road Suite 301	Lake Oswego	OR	97035
20	METRO Parks		600 NE Grand Ave	Portland	OR	97232
21	Metro Regional Services		600 NE Grand Ave.	Portland	OR	97232
22	Metro Regional Services	Compliance Coordinator	600 NE Grand Ave.	Portland	OR	97232
23	NW Natural Gas Company	Senior Transportation Planner	250 SW Taylor St.	Portland	OR	97204
24	ODOT Rail Division		555 13th St. NE Suite 3	Salem	OR	97301
25	ODOT Region 1	Development Review Program	123 NW Flanders	Portland	OR	97209
26	Oregon State Dept of Fish & Wildlife		4034 Fairview Industrial Dr SE	Salem	OR	97302
27	Oregon State Division of State Lands		775 Summer Street NE	Salem	OR	97301
28	Port of Portland		P.O. Box 3529	Portland	OR	97208
29	Portland & Western Railroad, Inc.		3220 State St Ste 200	Salem	OR	97301
30	Portland General Electric		121 SW Salmon St	Portland	OR	97204
31	Tri-Met		4012 SE 17th Ave	Portland	OR	97202
32	Tualatin Soil and Water Conservation District		7175 NE Evergreen Pkwy. #400	Hillsboro	OR	97124
33	Tualatin Valley Irrigation Dist		2330 Elm St	Forest Grove	OR	97116
34	US Army Corps of Engineers		P.O. Box 2946	Portland	OR	97208
35	USPS	Attn: Post Master	1330 SW Walnut Street	Hillsboro	OR	97123
36	Washington County Assessment and Taxation Dept		155 N 1st Ave	Hillsboro	OR	97124
37	Washington County Enhanced Sheriff's Patrol Dist.		215 SW Adams Ave., MS-32	Hillsboro	OR	97123
38	Washington County Health & Human Services		155 N 1st Ave. Ste. 170 MS-23	Hillsboro	OR	97124
39	Washington County Housing Authority		111 NE Lincoln Street Suite 200-L	Hillsboro	OR	97124
40	Washington County Land Use & Transportation	Attn: Paul Schaeffer, Senior Planner	155 N 1st Ave. Ste#350 MS 14	Hillsboro	OR	97124
41	Washington County Land Use & Transportation	Attn: Principal Planner	155 N 1st Ave. Ste. 350, MS 14	Hillsboro	OR	97124
42	WCCCA 9-1-1	Data Services	Attn: Ian Crawford	Beaverton	OR	97006

Exhibit B

OWNERNAME	OWNERADDR	OWNERADDR2	OWNERAD	OWNERCIT	OWNERST	OWNERZIP
495 LLC	BY SPECHT CO	ATTN SPECHT, GREGORY L	10260 SW	PORTLAND	OR	97223
495 LLC	BY SPECHT CO	ATTN SPECHT, GREGORY L	10260 SW	PORTLAND	OR	97223
495 LLC	BY SPECHT CO	ATTN SPECHT, GREGORY L	10260 SW	PORTLAND	OR	97223
DAVIS FAMILY TRUST	BY DAVIS, TROY &	ABBOT, TIMISUE TRS	8950 SW B	GASTON	OR	97119
DAVIS FAMILY TRUST	BY DAVIS, TROY &	ABBOT, TIMISUE TRS	8950 SW B	GASTON	OR	97119
DAVIS FAMILY TRUST	BY DAVIS, TROY &	ABBOT, TIMISUE TRS	8950 SW B	GASTON	OR	97119
HERTEL PROPERTIES LLC	42660 NW GREENVILLE RD			FOREST GR	OR	97116
J&E INVESTMENT PROPERTIES LLC	706 N 4TH AVE			CORNELIUS	OR	97113
MENDOZA, ANGEL GODINEZ	554 S 12TH AVE			CORNELIUS	OR	97113
METRO	WASTE PREVENTION & ENVIRONMENTAL	SERVICES PROGRAM	600 NE GR	PORTLAND	OR	97232
PROSSER FAMILY REVOCABLE TRUST	BY PROSSER, FREDRICK W & JOANN TRS	PO BOX 468		CORNELIUS	OR	97113
TAGHON, REMI	PO BOX 391			CORNELIUS	OR	97113
TAGHON, REMI J	PO BOX 391			CORNELIUS	OR	97113
THMFC LLC	20200 SW STAFFORD RD			TUALATIN	OR	97062
THMFC LLC	20200 SW STAFFORD RD			TUALATIN	OR	97062
THMFC LLC	20200 SW STAFFORD RD			TUALATIN	OR	97062
VANDYKE FAMILY LIVING TRUST	BY VANDYKE, RALPH J & VIRGINIA A TRS	5633 SW ILLINOIS ST		PORTLAND	OR	97221
VANDYKE FAMILY LIVING TRUST	BY VANDYKE, RALPH J & VIRGINIA A TRS	5633 SW ILLINOIS ST		PORTLAND	OR	97221

495 LLC	BY SPECHT	ATTN SPEC	10260 SW	PORTLAND OR	97223
495 LLC	BY SPECHT	ATTN SPEC	10260 SW	PORTLAND OR	97223
495 LLC	BY SPECHT	ATTN SPEC	10260 SW	PORTLAND OR	97223
DAVIS FAMILY TRUST	BY DAVIS,	ABBOT, TIN	8950 SW B	GASTON OR	97119
DAVIS FAMILY TRUST	BY DAVIS,	ABBOT, TIN	8950 SW B	GASTON OR	97119
DAVIS FAMILY TRUST	BY DAVIS,	ABBOT, TIN	8950 SW B	GASTON OR	97119
HERTEL PROPERTIES LLC	42660 NW			FOREST GR OR	97116
OWNERNAME	OWNERAD	OWNERAD	OWNERAD	OWNERCIT	OWNERST/OWNERZIP
RCI PROPERTIES (HILLSBORO) LLC	5131 MAST			ALBUQUER NM	87109
RCI PROPERTIES HILLSBORO LLC	5131 MAST			ALBUQUER NM	87109
RCI PROPERTIES HILLSBORO LLC	5131 MAST			ALBUQUER NM	87109
TAGHON, REMI	PO BOX 39			CORNELIUS OR	97113
TAGHON, REMI	JOHNSON,	4045 N CO		COLORADO CO	80916
TAGHON, REMI J	PO BOX 39			CORNELIUS OR	97113
VANDYKE FAMILY LIVING TRUST	BY VANDYK		5633 SW IL	PORTLAND OR	97221
VANDYKE FAMILY LIVING TRUST	BY VANDYK		5633 SW IL	PORTLAND OR	97221
VANDYKE FAMILY LIVING TRUST	BY VANDYK		5633 SW IL	PORTLAND OR	97221

OWNERNAME	OWNERAD	OWNERAD	OWNERAD	OWNERAD	OWNERCIT	OWNERST	OWNERZIP
495 LLC	BY SPECHT	ATTN SPEC	10260 SW	PORTLAND	OR		97223
495 LLC	BY SPECHT	ATTN SPEC	10260 SW	PORTLAND	OR		97223
495 LLC	BY SPECHT	ATTN SPEC	10260 SW	PORTLAND	OR		97223
DAVIS FAMILY TRUST	BY DAVIS,	ABBOT, TIN	8950 SW B	GASTON	OR		97119
DAVIS FAMILY TRUST	BY DAVIS,	ABBOT, TIN	8950 SW B	GASTON	OR		97119
RCI PROPERTIES (HILLSBORO) LLC	5131 MAST			ALBUQUER	NM		87109
RCI PROPERTIES HILLSBORO LLC	5131 MAST			ALBUQUER	NM		87109
RCI PROPERTIES HILLSBORO LLC	5131 MAST			ALBUQUER	NM		87109
TAGHON, REMI	JOHNSON,	4045 N CO		COLORAD	CO		80916
TAGHON, REMI J	PO BOX 39			CORNELIU	OR		97113
TAGHON, REMI J	PO BOX 39			CORNELIU	OR		97113

Exhibit "H" Cornelius Local Wetland Inventory Site PW-1

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Exhibit "G" Public Notice

CITY OF CORNELIUS LWI COVER SHEET

Wetland Identification: PW-1	Date of Field Verification: May 8, 2002
Investigators: KV, JG (DSL)	Size (acres):
Data Sheet: No Access	Wetland Classification:

Location

Legal: Map # 1S3-33CA Tax Lot # 400

Other: East of terminus of N. 4th Avenue; undeveloped industrial zoned land.

Basin: Council Creek

Soils

Mapped Series: Verboort Silty Clay Loam

Hydrology

Hydrologic Source:

Dominant Wetland Vegetation

TREES	SHRUBS	VINES	HERBS
			Field Crops

Comments:

There is potential for wetlands to be found on this property, based on the soils maps indicating hydric conditions. The property was planted in agriculture field crops and there was no access permitted for field testing. The topography indicates a slight depression to the northwest corner of the property.

Wetland Classifications Codes:

PEM – Palustrine Emergent PFO – Palustrine Forested PSS – Palustrine Scrub-Shrub
 PUB – Palustrine Unconsolidated Bottom

T1N R3W SECTION 33

City of Cornelius
Local
Wetland Inventory

Wetland Site: PW-1 & PW-2

Legend

- X Sample Plot
- Railroad
- Streets
- Drainage Ditch
- Stream
- Wetland
- Adjacent Parcels
- Tax Lots

Information shown on this map is for planning purposes only and wetland information is subject to change. There may be unmapped wetlands subject to regulation and all wetland boundary mapping is approximate. In all cases, actual field conditions determine wetland boundaries. You are advised to contact the Oregon Division of State Lands and the U.S. Army Corps of Engineers with any regulatory questions.



Washington County Oregon

November 2002

1:2400

50 0 50 100 Feet



1N333CA00400

PW-1

X

4TH

HOLLADAY

X PW-2

1N333CA00900