

DEVELOPMENT REVIEW APPLICATION

For Office Use Only		
STAFF CONTACT	PROJECT NO(S). <i>MP-14-04</i>	
NON-REFUNDABLE FEE(S) <i>500-</i>	REFUNDABLE DEPOSIT(S) <i>2800-</i>	TOTAL <i>3300-</i>

Type of Review (Please check all that apply):

- | | | |
|--|--|--|
| <input type="checkbox"/> Annexation (ANX) | <input type="checkbox"/> Historic Review | <input type="checkbox"/> Subdivision (SUB) |
| <input type="checkbox"/> Appeal and Review (AP) * | <input type="checkbox"/> Legislative Plan or Change | <input type="checkbox"/> Temporary Uses * |
| <input type="checkbox"/> Conditional Use (CUP) | <input type="checkbox"/> Lot Line Adjustment (LLA) */** | <input type="checkbox"/> Time Extension * |
| <input type="checkbox"/> Design Review (DR) | <input checked="" type="checkbox"/> Minor Partition (MIP) (Preliminary Plat or Plan) | <input type="checkbox"/> Variance (VAR) |
| <input type="checkbox"/> Easement Vacation | <input type="checkbox"/> Non-Conforming Lots, Uses & Structures | <input type="checkbox"/> Water Resource Area Protection/Single Lot (WAP) |
| <input type="checkbox"/> Extraterritorial Ext. of Utilities | <input type="checkbox"/> Planned Unit Development (PUD) | <input type="checkbox"/> Water Resource Area Protection/Wetland (WAP) |
| <input type="checkbox"/> Final Plat or Plan (FP) | <input type="checkbox"/> Pre-Application Conference (PA) */** | <input type="checkbox"/> Willamette & Tualatin River Greenway (WRG) |
| <input type="checkbox"/> Flood Management Area | <input type="checkbox"/> Street Vacation | <input type="checkbox"/> Zone Change |
| <input type="checkbox"/> Hillside Protection & Erosion Control | | |

Home Occupation, Pre-Application, Sidewalk Use, Sign Review Permit, and Temporary Sign Permit applications require different or additional application forms, available on the City website or at City Hall.

Site Location/Address: <i>1754 Willamette Falls Dr. West Linn, OR (Willamette Area)</i>	Assessor's Map No.: <i>31E02BA</i>
	Tax Lot(s): <i>1900</i>
	Total Land Area: <i>10,239 sq ft per survey</i>

Brief Description of Proposal:

2-lot Minor Partition

Applicant Name: <i>Colleen Spurgeon / Township Surveys</i>	Phone: <i>503-656-4915</i>
Address: <i>1415 Washington St.</i>	Email:
City State Zip: <i>Oregon City, OR 97045</i>	<i>colleen@townshipsurveys.com</i>
Owner Name (required): <i>Dave Smith / DNS Properties, LLC</i>	Phone: <i>503-657-6550</i>
Address: <i>1754 Willamette Falls Dr.</i>	Email:
City State Zip: <i>West Linn, OR 97068</i>	<i>Dave@thesmithfirmpe.com</i>
Consultant Name:	Phone:
Address:	Email:
City State Zip:	

- All application fees are non-refundable (excluding deposit). Any overruns to deposit will result in additional billing.
- The owner/applicant or their representative should be present at all public hearings.
- A denial or approval may be reversed on appeal. No permit will be in effect until the appeal period has expired.
- Three (3) complete hard-copy sets (single sided) of application materials must be submitted with this application. One (1) complete set of digital application materials must also be submitted on CD in PDF format. If large sets of plans are required in application please submit only two sets.

* No CD required / ** Only one hard-copy set needed

The undersigned property owner(s) hereby authorizes the filing of this application, and authorizes on site review by authorized staff. I hereby agree to comply with all code requirements applicable to my application. Acceptance of this application does not infer a complete submittal. All amendments to the Community Development Code and to other regulations adopted after the application is approved shall be enforced where applicable. Approved applications and subsequent development is not vested under the provisions in place at the time of the initial application.

<i>Colleen Spurgeon</i>	<i>5/5/14</i>	<i>[Signature]</i>	<i>5/5/14</i>
Applicant's signature	Date	Owner's signature (required)	Date

Township Surveys, LLC
Local Land Surveying since 1975
1415 Washington St., Oregon City, OR 97045
503-656-4915 // info@townshipsurveys.com

05/12/2014

David Smith - Owner
1754 Willamette Falls Drive
West Linn, OR 97068

**Minor Partition Plat Response and Narrative
City of West Linn**

Proposal: This application requests approval of a two lot partition for the property located at 1754 Willamette Falls Drive in the Willamette Area of West Linn. The property is located in the General Commercial (GC) zone. The subject property is 10,239 sq. ft. per survey and is nearly flat. There are currently two structures on the property, a former residence that is now used as an office, and a shed that is located in the rear yard. The applicant is proposing to create a 50 ft. x 99.41 ft. lot on the west side of the parcel, where the driveway and shed are currently located. The existing home would remain on the other lot.

85.200 APPROVAL CRITERIA

No tentative subdivision or partition plan shall be approved unless adequate public facilities will be available to provide service to the partition or subdivision area prior to final plat approval and the Planning Commission or Planning Director, as applicable, finds that the following standards have been satisfied, or can be satisfied by condition of approval.

A. Streets

Comment: The subject property is located at 1754 Willamette Falls Drive in the Willamette Area of West Linn. No new street is needed for this property partition. The Pre-Application notes indicate that the property is located in the area where there are frontage streets off of Willamette Falls Drive and it does not front on the primary travel lanes. The recommendation is to have a shared driveway between the partitioned

Smith, D/ Narrative

properties with access to the frontage street. There is currently a concrete driveway and access on Parcel 1 that is utilized by the owners of the property for the office building on Parcel 2. Per the pre-application conference notes, the new Parcel 1 would be accessed from a shared driveway with Parcel 2. This current driveway and access point may need to be moved further to the south in order to be shared with Parcel 2. There are existing sidewalks and curbs along the street frontage. Actual driveway placement and curb cut requirements will be addressed with future construction plans.

Right-of-Way

2. *Right-of-way and roadway widths. In order to accommodate larger tree-lined boulevards and sidewalks, particularly in residential areas, the standard right-of-way widths for the different street classifications shall be within the range listed below. But instead of filling in the right-of-way with pavement, they shall accommodate the amenities (e.g., boulevards, street trees, sidewalks). The exact width of the right-of-way shall be determined by the City Engineer or the approval authority. The following ranges will apply:*

<u>Street Classification</u>	<u>Right-Of-Way</u>
Highway 43	60 – 80
Major arterial	60 – 80
Minor arterial	60 – 80
Major collector	60 – 80
Collector	60 – 80
Local street	40 – 60
Cul-de-sac	40 – 60
Radii of cul-de-sac	48 – 52
Alley	16

Comment: The Right-of-Way already exists for this property and we are not creating any new streets or sidewalks are to be created.

B. Blocks and Lots

Comment: No new blocks are being created.

Per 19.070 the CG zone requires an average minimum lot width of 50 ft. and the average minimum lot depth of 90 ft. After division, proposed Parcel 1 will have a minimum lot width of 50 ft. and a minimum lot depth of 99.41 ft. Proposed Parcel 2 will have a minimum lot width of 52.97 ft. and a minimum lot depth of 99.41 ft. This proposed lot will fit the requirement in 19.070.

As this is a property zoned GC, per 85.200 the depth and width of the property will be adequate to provide for the off-street parking and service facilities required by the type of use proposed. The driveway and off-street parking will conform to the criteria in 85.200 with future construction plans.

The access driveway opens to a frontage street along Willamette Falls Drive. The traffic on Willamette Falls Drive should not be impacted by entry and egress from the property. Upon construction, the proposed driveway will conform to the provisions of Chapter 48 CDC, Access, Egress and Circulation. No through lots or parcels are proposed. The lines of the new lot run at right angles to the frontage street. This is not a flag lot.

C. Pedestrian and Bicycle Trails

Comment: Does not apply to this partition.

D. Transit Facilities

Comment: No new transit facilities are needed.

E. Grading

Comment: Per the pre-application summary notes, the lot is generally flat. There are no natural hazards or environmental constraints on the property. Grading, if any, of the future building site will conform to the City standards. Compliance will be reviewed at the time of building permit application.

F. Water

Comment: The subject property is located in the Willamette Pressure Zone. City water is available through the Water Main in Willamette Falls Drive, as shown on the Site Plan. Parcel 2 has a water line that is connected to the Water Main in Willamette Falls Drive and is located at the southwest corner of the Parcel. An additional water line and water meter will need to be installed to serve Parcel 1. No new public water lines will be required.

G. Sewer

Comment: There is an existing public sewer line located in the frontage street in front of both parcels, with a sewer manhole located on the public line in the frontage street in front of 1 the tax lot to the west on Willamette Falls Drive. A new sewer line will need to be installed to serve Parcel 1.

H. Storm

Comment: There is a Storm Sewer Line in Willamette Falls Drive, however, a dry well and/or rain garden can be built to capture storm runoff, per 33.040. There is also a catch basin in the Frontage Street to the east of Parcel 2 for street runoff. Storm water runoff will be addressed on future construction plans and will adhere to the most recently adopted Storm Drainage Master Plan.

I. Utility Easements

Subdivisions and partitions shall establish utility easements to accommodate the required service providers as determined by the City Engineer. The developer of the subdivision shall make accommodation for cable television wire in all utility trenches and easements so that cable can fully serve the subdivision.

Comment: Required utility easements will be noted on the final partition plat maps.

J. Supplemental Provisions

Wetlands and Natural Drainage Ways. No wetlands or drainage ways exist on the subject property or adjacent to this site. Does not apply

Willamette and Tualatin Greenways. Does not apply.

Street trees. Street trees are required as identified in the municipal code and in the CDC, however, the property is located on a frontage street with street trees already in a planting strip that separates the frontage street from Willamette Falls Drive.

Lighting. No additional lighting is planned. There are street lights on the power poles at the southwest corner of Parcel 1 and the southeast corner of Parcel 2.

Dedications and exactions. No new dedications or exactions are anticipated in conjunction with this partition.

Underground Utilities. With the exception of power lines, all utilities will be underground as required by this section. Overhead lines are located on Willamette Falls Drive along the frontage street, and a power pole is located at the southwest corner of Parcel 1, which serves the dwelling on the neighboring property at to the north. Another power pole is located at the southeast corner of Parcel 2, with overhead lines connected to the existing dwelling on Parcel 2. This section allows for an exception to be in those cases where the area is substantially built out and the adjacent properties have above-ground utilities and where the development site's frontage is under 200 feet and the site is less than one acre. All of those requirements are met for the subject property, and therefore it is requested that the overhead power be allowed to remain.

Density requirement. The subject property contains 10,239 sq. ft. per survey. There are currently two structures on the property, a former residence that is now used as an office, and a shed that is located in the rear yard. The applicant is proposing to create a 50 ft. x 99.41 ft. lot on the west side of the parcel, where the driveway and shed are currently located. The existing home would remain on the other lot.

Mix requirement. Does not apply.

Heritage Trees and Significant Trees and Tree Cluster Protection. There are no Heritage Trees on the property. There are 4 large Douglas Firs on the two parcels, all over 30” in diameter. Parcel 1 has three trees along the west property line, and Parcel 2 has one near the east property line. All trees are to stay.

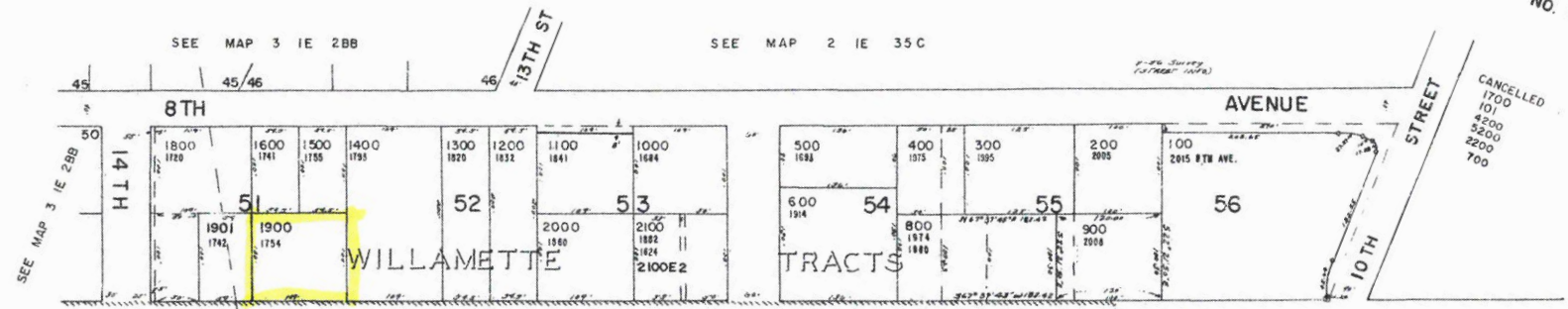
Annexation and Street Lights. Does not apply.

Map was prepared for assessment purpose only.

NE 1/4 NW 1/4 SEC. 2 T.3S. R.1E. W.M.
CLACKAMAS COUNTY
1" = 100'

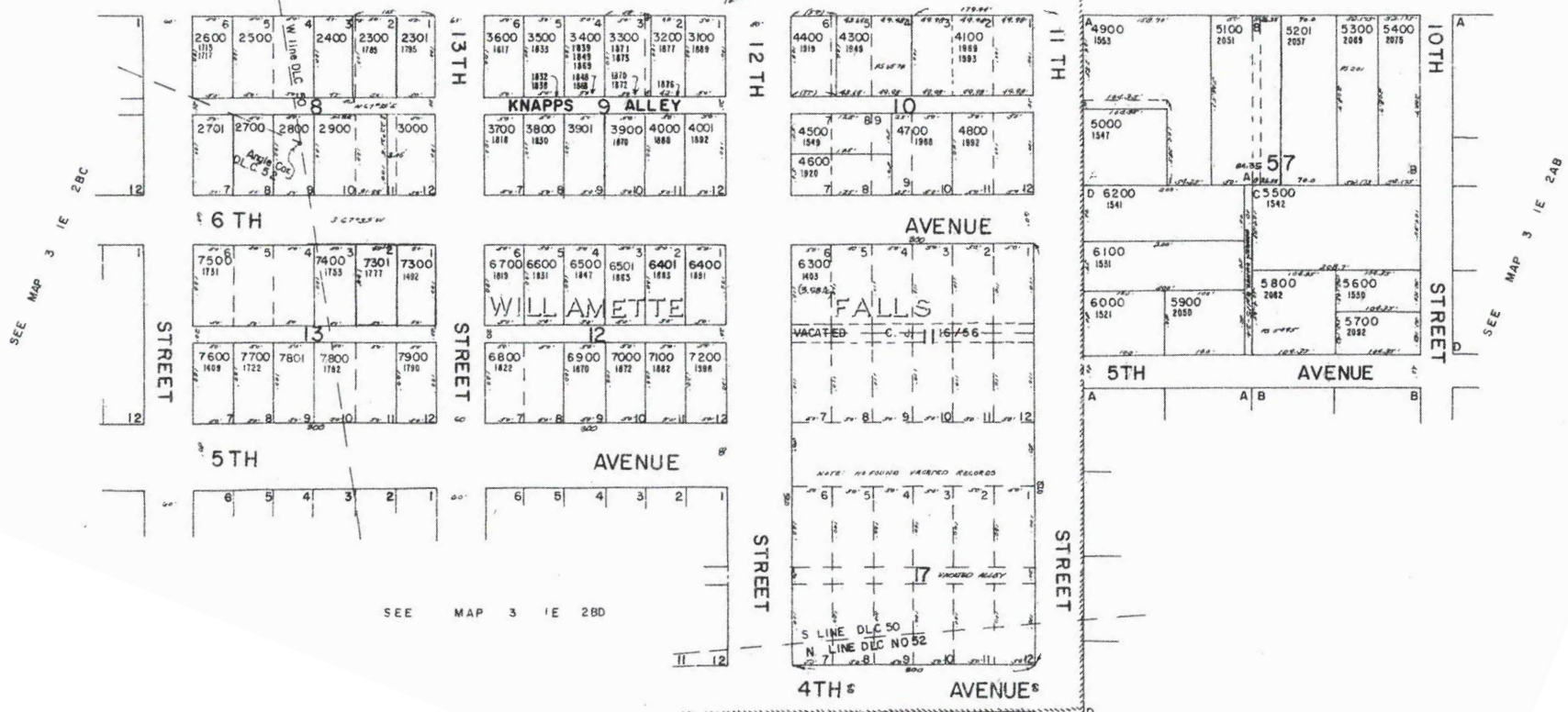
MARSHALL
AMBROSE
D.L.C.
PERRIN
FIELDS
NO. 50
NO. 52

3 IE 2BA
WEST LINN



3-02

WILLAMETTE FALLS DRIVE



SEE MAP 3 IE 2BD



© 2014 Google
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Google earth

Google earth





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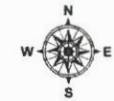
Google earth

Google earth

feet 10
meters 3



1754 Willamette Falls Dr Vicinity Map



Scale 1:54,000 - 1 in = 4,500 ft
Scale is based on 8-1/2 x 11 paper size



Map created by: public
Date Created: 09-May-14 10:05 AM

WEST LINN GIS

DISCLAIMER: This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information. Source: West Linn GIS (Geographic Information System) MapOptix.

City of West Linn
PRE-APPLICATION CONFERENCE MEETING
DRAFT
SUMMARY NOTES
January 16, 2013

SUBJECT: 2-lot Minor Partition at 1754 Willamette Dr.

ATTENDEES: Applicants: Dave and Jillian Smith
Staff: Sara Javoronok (Planning), Khoi Le (Engineering)

The following is a summary of the meeting discussion provided to you from staff meeting notes. Additional information may be provided to address any "follow-up" items identified during the meeting. These comments are PRELIMINARY in nature. Please contact the Planning Department with any questions regarding approval criteria, submittal requirements, or any other planning-related items. Please note disclaimer statement below.

Project Details

The applicant proposes to partition an existing General Commercial (GC) zoned parcel into two parcels. There are currently two structures on the property, a former residence that is now used as an office, and a shed that is located in the rear yard. The applicant is proposing to create at a minimum a 50' x 100' lot from the west side of the parcel where the driveway and shed are currently located. The lot could potentially increase to 53'-54'x 100' lot. The existing home would remain on the other lot.

The adjacent properties to the northeast are zoned single family residential (R-10), while those to the south east are zoned GC. The surrounding parcels vary in size from 5,450 square feet to the north and half an acre to the east.

The GC zone requires an average minimum lot width of 50 feet and average minimum lot depth of 90 feet. The City's GIS shows the lot to be approximately 9,746 square feet, but the County Assessor map shows it as 10,900 square feet. City staff checked with Clackamas County and the Assessor map shows the correct property line.

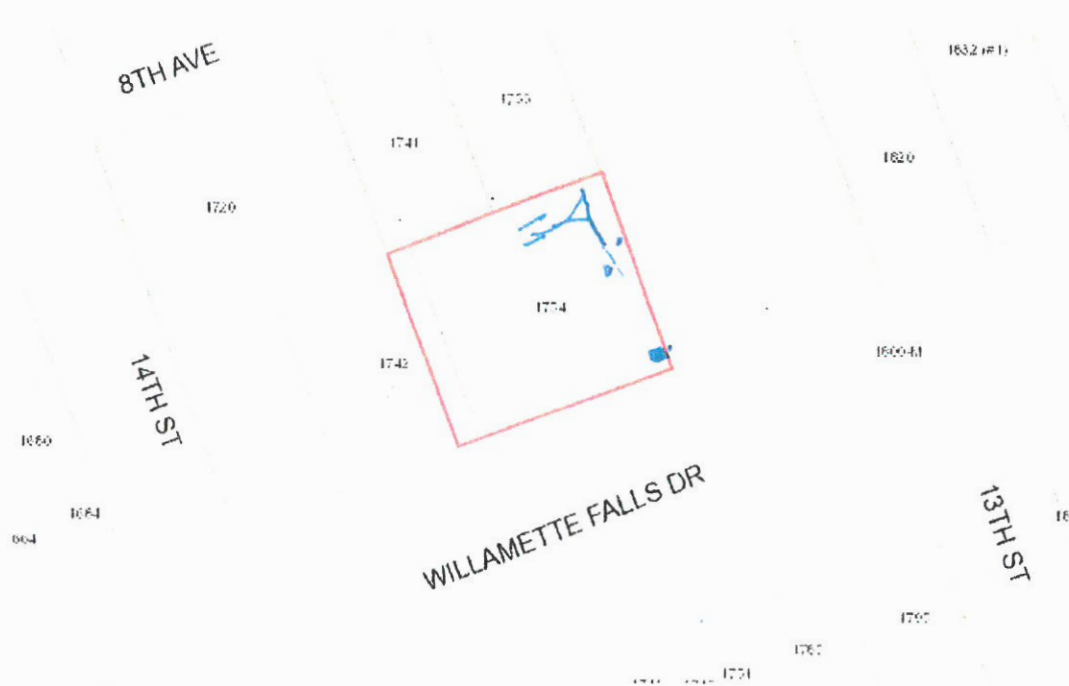
The site is generally flat. There are no natural hazards or environmental constraints, such as wetlands, on this property.

There is currently one access point that is located on what is proposed to be the new lot. Typically, the access spacing standards in Chapter 8 of the TSP would require 300 feet between private driveways on an arterial. However, this property is located in the area where there are

frontage streets off of Willamette Falls Drive and it does not front on the primary travel lanes. Staff recommends a shared driveway between the partitioned properties.



Existing Lot – Aerial



Existing Lot



Site Photo



Engineering Notes

To be added in final notes.

Process

A Minor Partition application is required.

No neighborhood meeting is required for a partition. However, these meetings are always encouraged to solicit public input and make the public more informed of an applicant's plans. Contact Julia Simpson, President of the Willamette Neighborhood at willamettena@westlinnoregon.gov. If the applicant does a neighborhood meeting, conceptual plans of the proposal should be submitted to the neighborhood association at least 10 days before the meeting.

The Minor Partition (or subdivision) application will require a full and complete response to the submittal requirements of CDC 85.150-170, which include a site plan, tree survey, utilities, a city-wide map showing the site, the Development Review Application Form, the deposit discussed below, and a narrative responding to the appropriate criteria in Section 85.200.

The property is located in the Willamette Falls Drive Commercial Overlay Zone and CDC 99.060(D)(2) requires Historic Review Board review of any required design review or new construction on the site, but not the partition of the property.

Submittal requirements may be waived but the applicant must first identify the specific submittal requirement and request, in letter form, that it be waived by the Planning Director and must identify the specific grounds for that waiver. The waiver may or may not be granted by the Planning Director.

The CDC is online at <http://westlinnoregon.gov/cdc>.

cut and paste

N/A is not an acceptable response to the approval criteria. Prepare the application and submit to the Planning Department with deposit fees and signed application form.

The deposit for a Minor Partition is \$2,800 dollars. **PLEASE NOTE that this is an initial deposit, and staff time is charged against the deposit account. It is common for there to be more staff time spent on development applications than deposits cover, and therefore additional billing may be likely to occur.**

Once the submittal is deemed complete, staff will send out public notice of the pending Planning Director decision, which can be expected to be 4-5 weeks after completeness in most cases. The decision may be appealed by the applicant or anyone with standing to City Council, requiring at least one City Council hearing.

Pre-application notes are void after 18 months. After 18 months with no application approved or in process, a new pre-application conference is required.

Typical land use applications can take 6-10 months from beginning to end.

DISCLAIMER: This summary discussion covers issues identified to date. It does not imply that these are the only issues. The burden of proof is on the applicant to demonstrate that all approval criteria have been met. These notes do not constitute an endorsement of the proposed application. Staff responses are based on limited material presented at this pre-application meeting. New issues, requirements, etc. could emerge as the application is developed. Thus, there is no "shelf life" for pre-apps.

Could have surveyor do the pwr 5

- storm runoff captured.
- rain garden
- during site permit process
- fee-in-lieu of street improvement

Development review App

- Survey

-

Revised if complete



PRE-APPLICATION CONFERENCE

THIS SECTION FOR STAFF COMPLETION		
CONFERENCE DATE: <u>1-16-14</u>	TIME: <u>11:00 am</u>	PROJECT #: <u>PA-14-02</u>
STAFF CONTACT: <u>Sara Javoronok</u>	FEE: <u>\$1,000-</u>	

Pre-application conferences occur on the first and third Thursdays of each month. In order to be scheduled for a conference, this form including property owner's signature, the pre-application fee, and accompanying materials must be submitted at least 14 days in advance of the conference date. Twenty-four hour notice is required to reschedule.

Address of Subject Property (or map/tax lot): 1754 Willamette Falls Drive, West Linn, Oregon 97068

Brief Description of Proposal: To do a lot line partition creating a new 50' wide buildable lot between 1754 and 1742 Willamette Falls Drive

Applicant's Name: Dave and Jillian Smith

Mailing Address: 2285 Crestview, West Linn, OR 97068

Phone No: (503)453-2684 Email Address: dave@thesmithfirmpc.com

Please attach additional drawings to 11 x 17 inches in size

- North arrow
- Scale
- Property dimension
- Streets abutting the
- Conceptual layout, building elevations
- Easements (access, etc.)

Please list any questions

DNJ PROPERTIES LLC 2285 CRESTVIEW DRIVE PH:503-636-3660 WEST LINN, OR 97068-8272		1165 96-694/1232
Pay to the Order of <u>City of West Linn</u>		Date <u>12/31/13</u>
<u>One thousand and 00/100</u>		\$ <u>1,000.00</u>
PACIFIC WEST BANK 2040 8th Avenue West Linn, OR 97068 503-905-2222		Dollars
For <u>Pre App 1754</u>		<u>[Signature]</u>
⑆ 123206943⑆ 013003694⑆ 1165		

By my signature below, I grant city staff right of entry onto the subject property in order to prepare for the pre-application conference.

[Signature]
Property owner's signature

12/31/13
Date

See Above
Property owner's mailing address (if different from above)

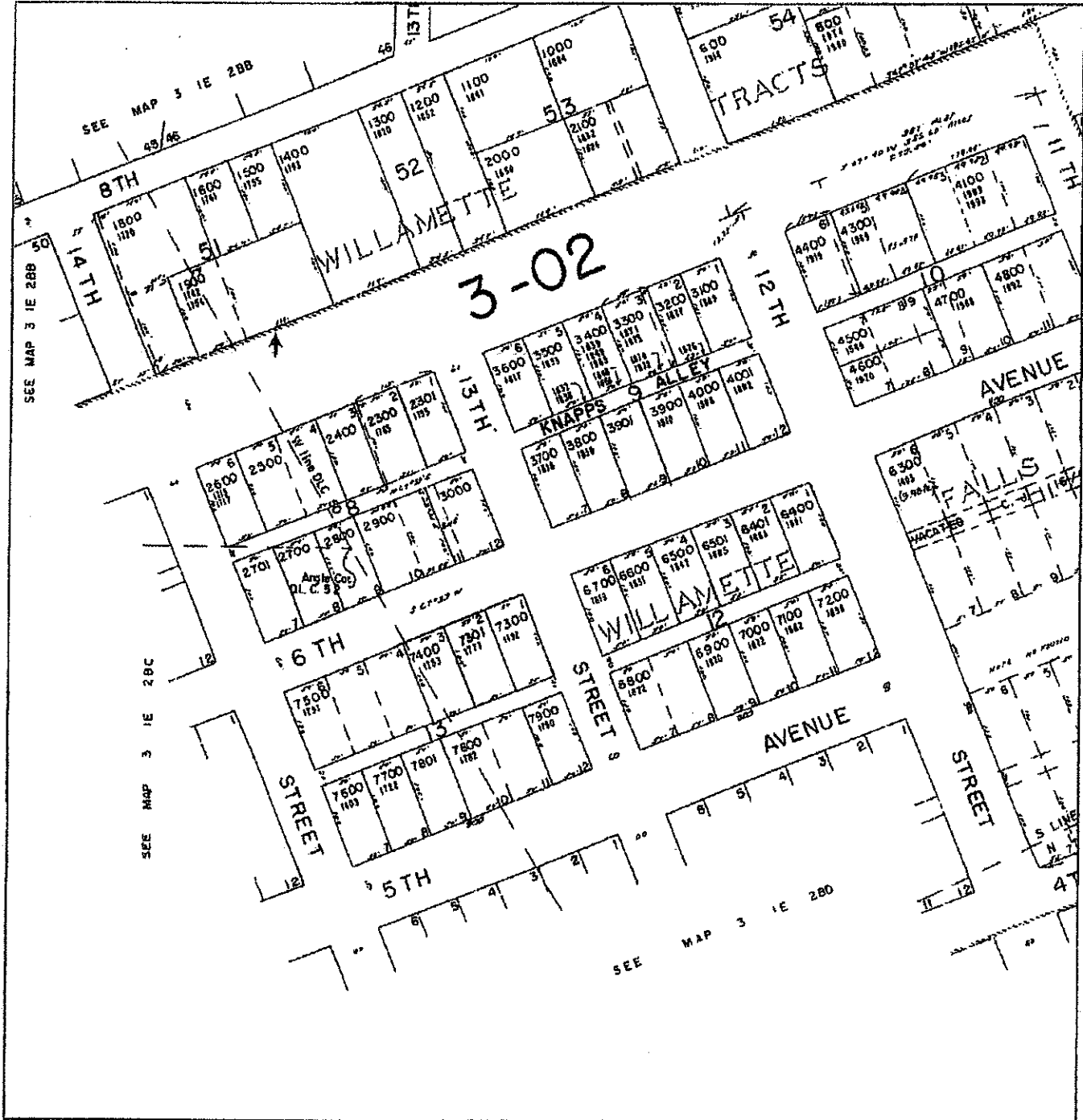


Fidelity National Title Company of Oregon

Map # 31E02BA01900



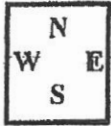
The drawing below is copied from the public records and is provided solely for the purpose of assisting in locating the premises. Fidelity National Title assumes no liability for variations, if any, in dimensions, area or location of the premises or the location of improvements ascertained by actual survey.





Fidelity National Title Company of Oregon

Map # 31E02BA01900



The drawing below is copied from the public records and is provided solely for the purpose of assisting in locating the premises. Fidelity National Title assumes no liability for variations, if any, in dimensions, area or location of the premises or the location of improvements ascertained by actual survey.

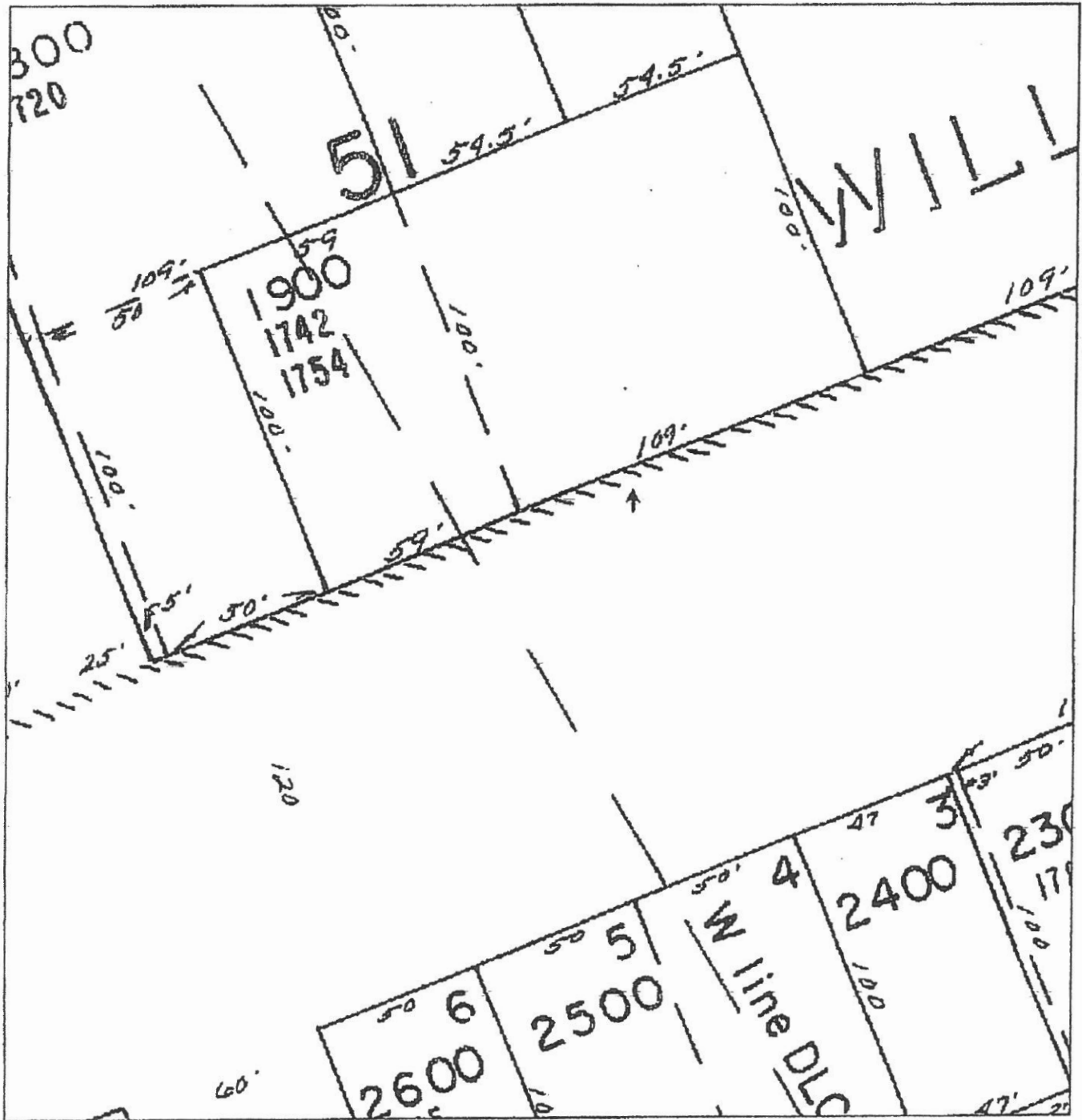


Exhibit "A"

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

PART OF BLOCK 51, WILLAMETTE TRACTS AND PART OF THAT TRACT OF LAND DESCRIBED IN DOCUMENT NO 2008-064952, CLACKAMAS COUNTY DEED RECORDS, LOCATED IN THE N.W. 1/4 OF SECTION 2, T.3S., R.1E., W.M., CITY OF WEST LINN, CLACKAMAS COUNTY OREGON MORE PARTICULARLY DESCRIBED:

BEGINNING AT THE SOUTHEAST CORNER OF SAID BLOCK 51, SAID CORNER BEING ON THE NORTH RIGHT OF WAY LINE OF WILLAMETTE FALLS DRIVE; THENCE S67°39'00"W ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 109.00 FEET TO A POINT; THENCE N22°20'24"W LEAVING SAID RIGHT OF WAY LINE, A DISTANCE OF 100.00 FEET TO THE NORTH LINE OF SAID TRACT IN DOCUMENT NO 2008-064952; THENCE N67°39'00"E ALONG SAID NORTH LINE, A DISTANCE OF 109.00 FEET TO THE EAST LINE OF SAID TRACT 51 AND SAID DOCUMENT NO 2008-064952; THENCE S22°20'24"E ALONG SAID EAST LINE, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

NOTE: This legal description was created prior to January 1, 2008.

Tax Parcel Number: 00748926

8TH AVENUE

14TH STREET

WILLAMETTE FALLS DRIVE

REGISTERED
PROFESSIONAL
LAND SURVEYOR

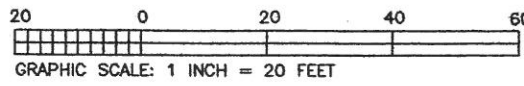
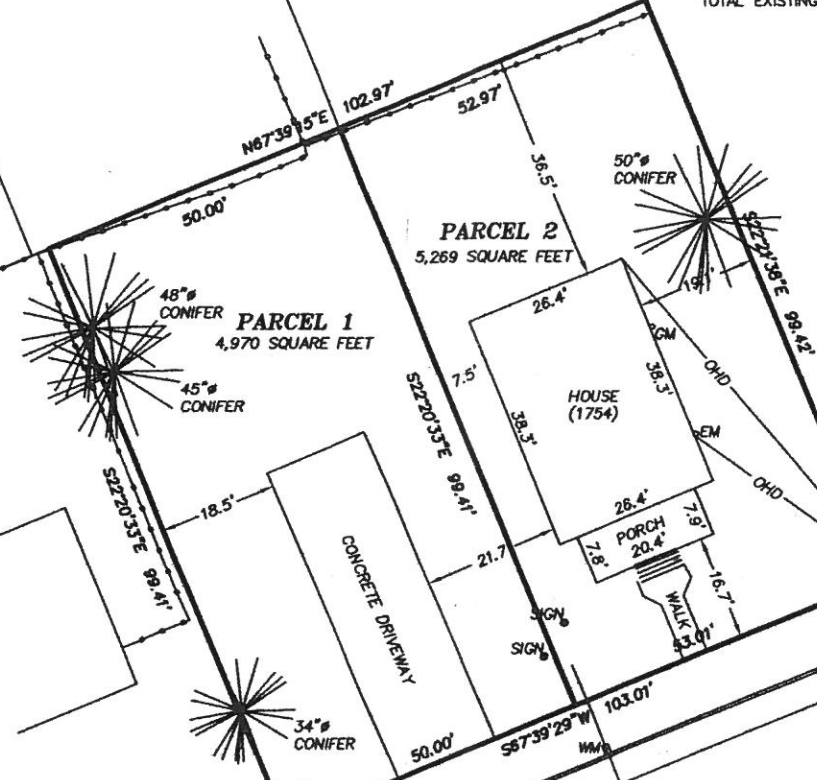
OREGON
JULY 11, 2006
LEE A. SPURGEON
65603LS
EXPIRES 6/30/14

NOTES

SUBCONTRACTOR TO SPECIFY EXACT LOCATION OF UTILITY LATERALS.
STORMWATER MANAGEMENT WILL BE TO PLANNING STANDARDS WHEN BUILDING PLANS ARE FINALIZED.
SETBACK IS SHOWN AS THE SHORTEST DISTANCE BETWEEN SIDE OF STRUCTURE AND EXISTING PROPERTY LINE.
TRACT OF LAND DESCRIBED IN DOCUMENT NO. 2010-001421, CLACKAMAS COUNTY DEED RECORDS AND SHOWN AS TAX LOT 1900 ON CURRENT CLACKAMAS COUNTY ASSESSOR'S MAP: 3 1E 2 BA
TOTAL EXISTING AREA = 10,239 S.F. (0.235 ACRES)

LEGEND

- S SANITARY SEWER
- W WATER (EXISTING)
- PS SEWER (PROPOSED)
- PW WATER (PROPOSED)
- MH MANHOLE
- WM WATER METER
- WV WATER VALVE
- ST STORM SEWER
- FH FIRE HYDRANT
- OHD OVERHEAD LINES
- EM ELECTRIC METER
- GM GAS METER
- PP POWER POLE
- S.F. SQUARE FEET
- o-o- FENCE LINE



PROJECT:
PRELIMINARY PLAN OF A PARTITION PLAT

LOCATION:
PART OF BLOCK 51, WILLAMETTE TRACTS
NW 1/4 OF SECTION 2, T.3S., R.1E., W.M.
CITY OF WEST LINN, CLACKAMAS COUNTY, OREGON

CLIENT: DAVE SMITH
1754
SITE: WILLAMETTE FALLS DR.
WEST LINN, OR

DATE: MARCH 26, 2014
SCALE: 1" = 20'
JOB NUMBER: 14-6340

TOWNSHIP SURVEYS, L.L.C.
1415 WASHINGTON STREET, OREGON CITY, OR 97045
(503)-658-4915



Chicago Title Company

10135 SE Sunnyside Road, Suite 200
Clackamas, Oregon 97015
Phone: 503.786.3940 Fax: 503.653.7833
E-mail: trios@ctt.com

METROSCAN PROPERTY PROFILE Clackamas (OR)

OWNERSHIP INFORMATION

Owner	: Dnj Properties LLC	Parcel Number	: 00748926
CoOwner	:	Ref Parcel #	: 31E02BA01900
Site Address	: 1754 Willamette Falls Dr West Linn 97068	T: 03S R: 01E S: 02 Q: NW QQ: NE	
Mail Address	: 2285 Crestview Dr West Linn Or 97068		
Telephone	:		

SALES INFORMATION

Transfer Date	: 01/07/2010	Document #	: 010-001421
Sale Price	: \$500,000 Full	Deed Type	: Warranty
% Owned	: 100	Vesting Type	: Corporation
Prior Transfer Date	:	Prior Document #	:
Prior Sales Price	:		

PROPERTY DESCRIPTION

Map Page Grid : 716 G2
 Census Tract : 207.00 Block: 2
 Neighborhood : Area 05 Commercial West Side
 Subdivision/Plat: Willamette
 Improvement : 141 Sgl Family,R1-4,1-Story
 Land Use : 201 Com,Commercial Land,Improved
 Legal : 147 WILLAMETTE TRACTS TRACTS 1-64
 : PT LT 51
 :

ASSESSMENT AND TAX INFORMATION

Mkt Land : \$117,258
 Mkt Structure : \$224,370
 Mkt Total : \$341,628
 %Improved : 66
 AssdTotal : \$312,054
 Mill Rate : 18.7110
 Levy Code : 003002
 12-13 Taxes : \$5,276.41
 Millage Rate : 18.7110

PROPERTY CHARACTERISTICS

Bedrooms	:	Building SF	:	BldgTotSqFt	:
Bathrooms	:	1st Floor SF	:	Lot Acres	: .39
Full Baths	:	Upper Finished SF	:	Lot SqFt	: 16,800
Half Baths	:	Finished SF	:	Garage SF	:
Fireplace	:	Above Ground SF	:	Year Built	: 1910
Heat Type	:	Upper Total SF	:	School Dist	: 003
Floor Cover	:	UnFinUpperStorySF:	:	Foundation	:
Stories	: 1	Basement Fin SF	:	Roof Type	:
Int Finish	:	Basement Unfin SF	:	Roof Shape	:
Ext Finsh	:	Basement Total SF	:		

This title information has been furnished, without charge, in conformance with the guidelines approved by the State of Oregon Insurance Commissioner. The Insurance Division cautions intermediaries that this service is designed to benefit the ultimate insureds. Indiscriminate use only benefiting intermediaries will not be permitted. Said services may be discontinued. No liability is assumed for any errors in this report. Information is deemed reliable but not guaranteed.

25
42
67

TL 1900

2009
SP



After recording return to:
DNJ Properties, LLC
3527 Coeur D'Alene Drive
West Linn, OR 97068

Until a change is requested all tax statements shall be sent to the following address:
DNJ Properties, LLC
3527 Coeur D'Alene Drive
West Linn, OR 97068

File No.: 7034-1484223 (ACM)
Date: October 12, 2009

Clackamas County Official Records
Sherry Hall, County Clerk

2010-001421



\$87.00

01371428201000014210050050

01/07/2010 03:42:09 PM

D-D Cnt=1 Stn=6 KARLYNWUN
\$25.00 \$10.00 \$16.00 \$16.00 \$20.00

STATUTORY WARRANTY DEED

Jill White, as to a 54.375% interest, Katie White, as to a 18.125% interest, as tenants in common and Nancy Hernandez, Trustee of The Roy Dan Edginton Trust, U/T/A dated August 7, 2006, a 27.5% interest, Grantor, conveys and warrants to DNJ Properties, LLC an Oregon Limited Liability Company, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Clackamas, State of Oregon, described as follows:

PART OF BLOCK 51, WILLAMETTE TRACTS AND PART OF THAT TRACT OF LAND DESCRIBED IN DOCUMENT NO 2008-064952, CLACKAMAS COUNTY DEED RECORDS, LOCATED IN THE N.W. 1/4 OF SECTION 2, T.3S., R.1E., W.M., CITY OF WEST LINN, CLACKAMAS COUNTY OREGON MORE PARTICULARLY DESCRIBED:

BEGINNING AT THE SOUTHEAST CORNER OF SAID BLOCK 51, SAID CORNER BEING ON THE NORTH RIGHT OF WAY LINE OF WILLAMETTE FALLS DRIVE; THENCE S67°39'00"W ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 109.00 FEET TO A POINT; THENCE N22°20'24"W LEAVING SAID RIGHT OF WAY LINE, A DISTANCE OF 100.00 FEET TO THE NORTH LINE OF SAID TRACT IN DOCUMENT NO 2008-064952; THENCE N67°39'00"E ALONG SAID NORTH LINE, A DISTANCE OF 109.00 FEET TO THE EAST LINE OF SAID TRACT 51 AND SAID DOCUMENT NO 2008-064952; THENCE S22°20'24"E ALONG SAID EAST LINE, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

NOTE: This legal description was created prior to January 1, 2008.

Subject to:

FATCO

APN: 00748926

Statutory Warranty Deed
- continued

File No.: 7034-1484223 (ACM)
Date: 10/12/2009

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

The true consideration for this conveyance is **\$500,000.00**. (Here comply with requirements of ORS 93.030)

Page 2 of 3

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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, OF CHAPTER 424, OREGON LAWS 2007. 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, OF CHAPTER 424, OREGON LAWS 2007.

Dated this 5th day of January, 2010.

Jill White Katie White
Jill White Katie White

Her Attorney in Fact Her Attorney in Fact

The Roy Dan Edginton Trust U/T/A dated August 7, 2006

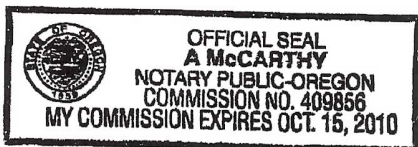
Nancy Hernandez
Nancy Hernandez, Trustee

STATE OF Oregon)
)ss.
County of Washington)

This instrument was acknowledged before me on this 5th day of January, 2010 by Greg White as Power of Attorney for Katie White and Jill White as of on behalf of the .

[Signature]

Notary Public for Oregon
My commission expires: 10/15/10



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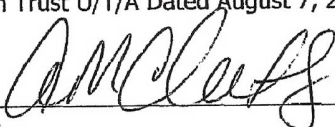
**NOTARY ACKNOWLEDGEMENT
ATTACHED TO DOCUMENT Warranty Deed**

File No: **7034-1484223 (ACM)**

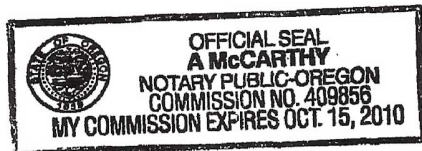
Date: **January 05, 2010**

STATE OF Oregon)
)ss.
County of Washington)

This instrument was acknowledged before me on this 5th day of January, 2010
by Nancy Hernandez as Trustee of The Roy Dan Edginton Trust U/T/A Dated August 7, 2006



A. McCarthy
Notary Public for Oregon
My commission expires: 10/15/10



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EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Clackamas, State of Oregon, described as follows:

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