

# TENTATIVE PARTITION MAP

A PORTION OF LOT 3, WILLAMETTE COMMERCIAL PARK  
 LOCATED IN THE  
 S.E. 1/4 SECTION 35, T.2S., R.1E., W.M.,  
 CITY OF WEST LINN, CLACKAMAS COUNTY, OREGON  
 OCTOBER 18, 2018 SCALE 1"=20'

OWNER:  
 WILLAMETTE CAPITAL INVESTMENTS, LLC  
 PO BOX 2507, WILSONVILLE, OR 97070

DEVELOPER:  
 EDGE DEVELOPMENT  
 2233 N.W. 23RD AVENUE  
 PORTLAND, OR 97210

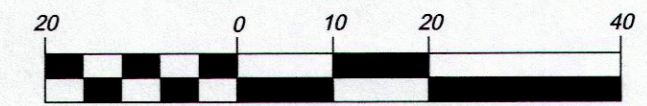
INTERSTATE HIGHWAY NO. 205

PERMANENT WETLAND  
 BUFFER DISTURBANCE

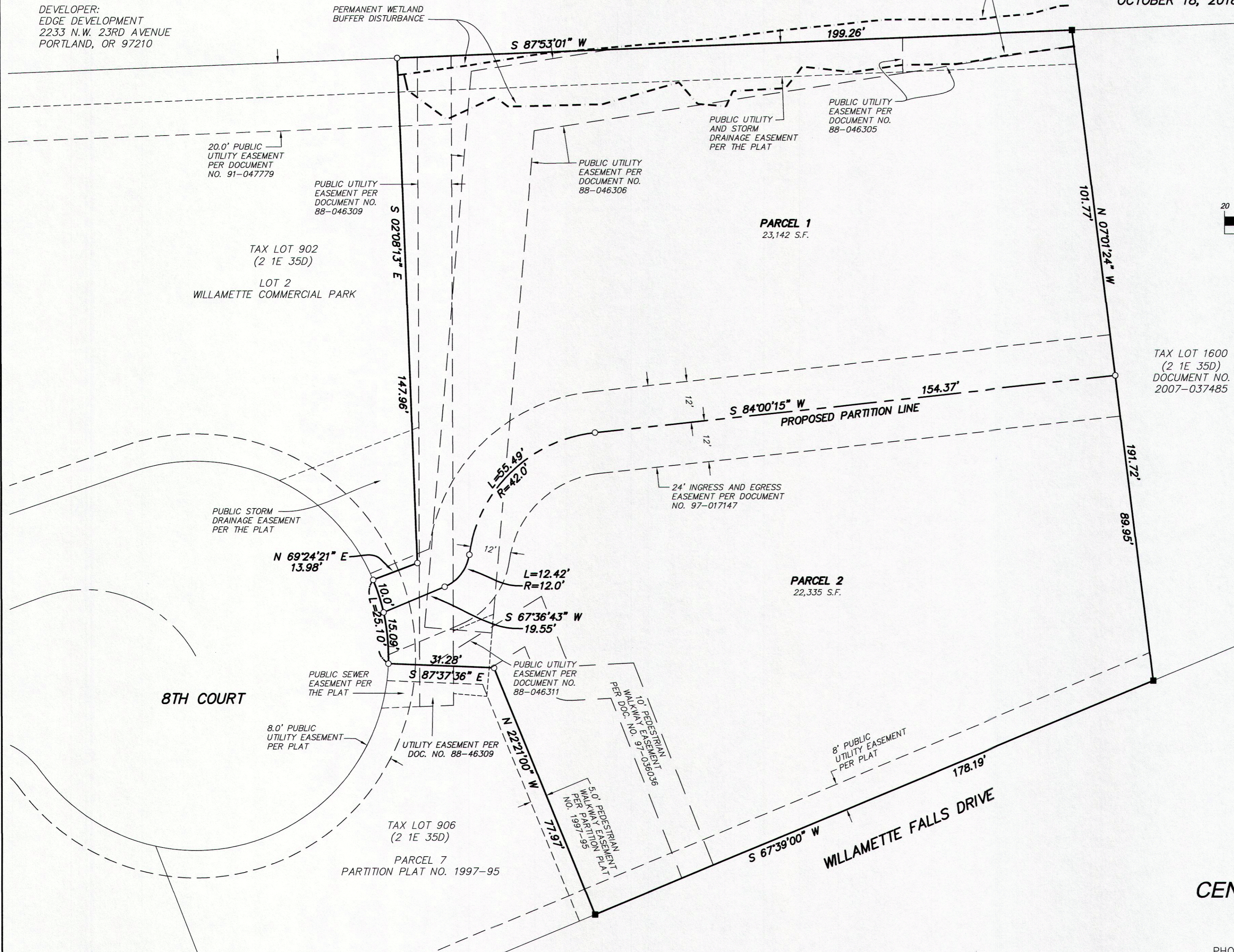
### LEGEND:

- MONUMENT TO BE SET
- FOUND MONUMENT

### GRAPHIC SCALE



(IN FEET)  
 1 INCH = 20 FT.

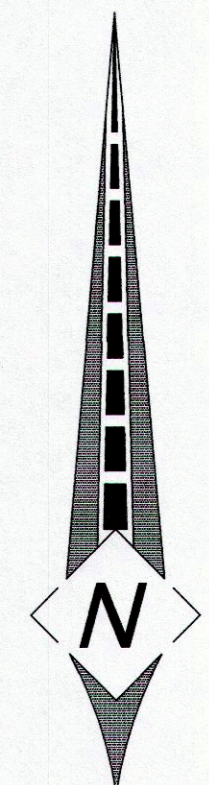


SIGNED ON: 19 OCT 18

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

OREGON  
 JULY 13, 2004  
 TOBY G. BOLDEN  
 60377LS

RENEWS: DECEMBER 31, 2019



**CENTERLINE CONCEPTS**  
 LAND SURVEYING, INC.

19376 MOLALLA AVE., SUITE 120  
 OREGON CITY, OREGON 97045  
 PHONE 503.650.0188 FAX 503.650.0189



**First American Title Company of Oregon**  
**National Commercial Services**  
**200 SW Market Street, Suite 250**  
**Portland, Oregon 97201**

Escrow Officer: **Rachael Rodgers**  
 Phone: **(503)795-7608**  
 Fax: **(866)406-9291**  
 E-mail **rrodgers@firstam.com**

**READ & APPROVED**

File No: **NCS-663069-OR1**

Title Officer:  
 Phone:  
 Fax:  
 E-mail

File No: **NCS-663069-OR1**

**REPORT NO. 3**  
**PRELIMINARY TITLE REPORT**

ALTA Owners Standard Coverage	Liability	\$ 1,025,000.00	Premium	\$	TBD
ALTA Owners Extended Coverage	Liability	\$	Premium	\$	
ALTA Lenders Standard Coverage	Liability	\$	Premium	\$	
ALTA Lenders Extended Coverage	Liability	\$	TBD	Premium	\$
ALTA Leasehold Standard Coverage	Liability	\$	Premium	\$	TBD
ALTA Leasehold Extended Coverage	Liability	\$	Premium	\$	
Endorsements	Liability	\$	Premium	\$	
Govt Service Charge			Cost	\$	
Other				\$	

We are prepared to issue Title Insurance Policy or Policies in the form and amount shown above, insuring title to the following described land:

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

and as of **04/25/2014 at 7:30 a.m.**, title to the fee simple estate is vested in:

**H&H WL 7 LLC, an Oregon limited liability company**

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

**INFORMATIONAL NOTES**

NOTE: This report does not include a search for Financing Statements filed in the office of the Secretary of State, or in a county other than the county wherein the premises are situated, and no liability is assumed if a Financing Statement is filed in the office of the County Clerk (Recorder) covering fixtures on the premises wherein the lands are described other than by metes and bounds or under the rectangular survey system or by recorded lot and book.

NOTE: Taxes for the year 2013-2014, paid in full.

Tax Amount:	\$26,459.30
Code No.:	003-002
Map & Tax Lot No.	21E35D 00903
Property ID/Key No.	01680363

Property Address: **2180 8th Court, West Linn, OR 97068**

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

Cc:  
Attn:

Cc:  
Attn:

Cc:  
Attn:



## First American Title Insurance Company of Oregon

### SCHEDULE OF EXCLUSIONS FROM COVERAGE

#### ALTA LOAN POLICY (10/17/92)

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

1. (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy;
- (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims, or other matters:
  - (a) created, suffered, assumed or agreed to by the insured claimant;
  - (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
  - (c) resulting in no loss or damage to the insured claimant;
  - (d) attaching or created subsequent to Date of Policy (except to the extent that this policy insures the priority of the lien of the insured mortgage over any statutory lien for services, labor or material or the extent insurance is afforded herein as to assessments for street improvements under construction or completed at date of policy); or
  - (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable "doing business" laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any statutory lien for services, labor or materials (or the claim of priority of any statutory lien for services, labor or materials over the lien of the insured mortgage) arising from an improvement or work related to the land which is contracted for and commenced subsequent to Date of Policy and is not financed in whole or in part by proceeds of the indebtedness secured by the insured mortgage which at Date of Policy the insured has advanced or is obligated to advance.
7. Any claim, which arises out of the transaction creating the interest of the mortgagee insured by this policy, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that is based on:
  - (i) the transaction creating the interest of the insured mortgagee being deemed a fraudulent conveyance or fraudulent transfer; or
  - (ii) the subordination of the interest of the insured mortgagee as a result of the application of the doctrine of equitable subordination; or
  - (iii) the transaction creating the interest of the insured mortgagee being deemed a preferential transfer except where the preferential transfer results from the failure:
    - (a) to timely record the instrument of transfer; or
    - (b) of such recordation to impart notice to a purchaser for value or a judgment or lien creditor.

#### ALTA OWNER'S POLICY (10/17/92)

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

1. (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
- (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims, or other matters:
  - (a) created, suffered, assumed or agreed to by the insured claimant;
  - (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
  - (c) resulting in no loss or damage to the insured claimant;
  - (d) attaching or created subsequent to Date of Policy; or
  - (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the estate or interest insured by this policy.
4. Any claim, which arises out of the transaction vesting in the insured the estate or interest insured by this policy, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that is based on:
  - (i) the transaction creating the estate or interest insured by this policy being deemed a fraudulent conveyance or fraudulent transfer; or
  - (ii) the transaction creating the estate or interest insured by this policy being deemed a preferential transfer except where the preferential transfer results from the failure:
    - (a) to timely record the instrument of transfer; or
    - (b) of such recordation to impart notice to a purchaser for value or a judgment or lien creditor.

#### SCHEDULE OF STANDARD EXCEPTIONS

The ALTA standard policy form will contain in Schedule B the following standard exceptions to coverage:

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

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

TI 149 Rev. 6-06

**Exhibit "A"**

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

LOT 3, WILLAMETTE COMMERCIAL PARK (PLAT BOOK 104, PAGE 0024), IN THE CITY OF WEST LINN, COUNTY OF CLACKAMAS AND STATE OF OREGON.

EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 3 AND THE SOUTHEAST CORNER OF LOT 4 OF SAID PLAT OF WILLAMETTE COMMERCIAL PARK (PLAT BOOK 104, PAGE 0024);  
THENCE NORTH 21° 32' 33" WEST ALONG THE LINE BETWEEN SAID LOTS 3 AND 4, 68.03 FEET TO A POINT ON THE SOUTHERLY LINE OF 8TH COURT;  
THENCE EASTERLY ALONG SAID SOUTHERLY LINE, ALONG THE ARC OF A NON-TANGENT CURVE (THE RADIUS POINT OF WHICH BEARS NORTH 12° 05' 57" EAST, 57.00 FEET) THROUGH A CONTROL ANGLE OF 99° 39' 24", 99.14 FEET (CHORD BEARS NORTH 52° 16' 16" EAST, 87.11 FEET);  
THENCE LEAVING SAID SOUTHERLY LINE, SOUTH 87° 33' 26" EAST, 31.37 FEET;  
THENCE SOUTH 22° 21' 00" EAST, 77.97 FEET TO A POINT ON THE NORTHERLY LINE OF WILLAMETTE FALLS DRIVE (7TH AVENUE);  
THENCE SOUTH 67° 39' 00" WEST, ALONG SAID SOUTHERLY LINE, 113.43 FEET TO THE POINT OF BEGINNING.

THE LEGAL DESCRIPTION WAS CREATED PRIOR TO JANUARY 01, 2008.

## Exhibit "B"

1. Easement, including terms and provisions contained therein:  
Recording Information: January 22, 1931 in Book 209, Page 0435  
In Favor of: City of West Linn  
For: Sewer
2. Easement, including terms and provisions contained therein:  
Recording Information: June 23, 1960 in Book 572, Page 0847  
In Favor of: City of West Linn  
For: Sewer
3. Limited access provisions in favor of the State of Oregon, by and through its State Highway Commission as contained in Decree of Condemnation entered November 13, 1968 in Suit No. 67812 in the Circuit Court for Clackamas County, which provides that no right of easement or right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property.
4. Easement for sewer line contain in Clackamas County Suit 67812  
In favor of: State of Oregon  
Dated: November 13, 1968  
  
Assigned to City of West Linn, by relinquishment of title  
Recorded May 09, 1974  
Recorder's No.: 74-11996
5. Easement, including terms and provisions contained therein:  
Recording Information: November 04, 1988 as Fee No. 88-046305  
In Favor of: City of West Linn  
For: Public utilities
6. Easement, including terms and provisions contained therein:  
Recording Information: November 04, 1988 as Fee No. 88-046306  
In Favor of: City of West Linn  
For: Public utilities
7. Easement, including terms and provisions contained therein:  
Recording Information: November 04, 1988 as Fee No. 88-046309  
In Favor of: City of West Linn  
For: Public utilities
8. Easement, including terms and provisions contained therein:  
Recording Information: November 04, 1988 as Fee No. 88-046311  
In Favor of: City of West Linn  
For: Public utilities

9. Easement, including terms and provisions contained therein:  
Recording Information: September 20, 1991 as Fee No. 91-047779  
In Favor of: City of West Linn  
For: Public utilities
10. Restrictions shown on the recorded plat of Willamette Commercial Park.
11. Easements for public utility purposes as shown on the recorded plat of Willamette Commercial Park.
12. Easements for Public storm drain purposes as shown on the recorded plat of Willamette Commercial Park.
13. The terms, provisions and easement(s) contained in the document entitled "Amended and restated sign easement and maintenance agreement" recorded February 07, 1997 as Fee No. 97-009433 of Official Records.
14. Easement, including terms and provisions contained therein:  
Recording Information: March 10, 1997 as Fee No. 97-017147  
In Favor of: Gloria E. Altenhofen  
For: Ingress and egress
15. Easement, including terms and provisions contained therein:  
Recording Information: May 13, 1997 as Fee No. 97-036036  
In Favor of: City of West Linn  
For: Pedestrian walkway
16. Terms and provisions of an unrecorded lease dated April 05, 1996, by and between Pegasus Enterprises as lessor and Shari's Management Corporation as lessee, as disclosed by a Memorandum of Lease recorded October 15, 1997 as Fee No. 97-080804 of Official Records.

Defects, liens, encumbrances or other matters affecting the leasehold estate, whether or not shown by the public records are not shown herein.



APN:

Statutory Special Warranty Deed  
- continued

File No.: **NCS-663069-OR1 (RR)**  
Date: **05/01/2014**



After recording return to:  
Willamette Capital Investments, LLC  
24979 SW Quarry View Drive  
Wilsonville, OR 97070

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Willamette Capital Investments, LLC  
24979 SW Quarry View Drive  
Wilsonville, OR 97070

File No.: NCS-663069-OR1 (RR)  
Date: May 01, 2014

THIS SPACE RESERVED FOR RECORDER'S USE	
Clackamas County Official Records Sherry Hall, County Clerk	<b>2014-021480</b>
	05/07/2014 02:55:15 PM
D-D                      Cnt=1 Stn=3 BARBARA \$25.00 \$16.00 \$10.00 \$22.00	<b>\$73.00</b>

**STATUTORY SPECIAL WARRANTY DEED**

**H&H WL 7 LLC, an Oregon limited liability company, Grantor, conveys and specially warrants to Willamette Capital Investments, LLC, an Oregon limited liability company, Grantee, the following described real property free of liens and encumbrances created or suffered by the Grantor, except as specifically set forth herein:**

**Legal Description:** Real property in the County of Clackamas, State of Oregon, as described in Exhibit A

**This property is free from liens and encumbrances, EXCEPT as described in Exhibit B**

The true consideration for this conveyance is **\$1,025,000.00**. (Here comply with requirements of ORS 93.030)  
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.



**EXHIBIT A**

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THENCE LEAVING SAID SOUTHERLY LINE, SOUTH 87° 33' 26" EAST, 31.37 FEET;  
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Recorder's No.: 74-11996
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In Favor of: City of West Linn  
For: Public utilities
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Recording Information: November 04, 1988 as Fee No. 88-046306  
In Favor of: City of West Linn  
For: Public utilities
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Recording Information: November 04, 1988 as Fee No. 88-046309  
In Favor of: City of West Linn  
For: Public utilities
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Recording Information: November 04, 1988 as Fee No. 88-046311  
In Favor of: City of West Linn  
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Recording Information: March 10, 1997 as Fee No. 97-017147  
In Favor of: Gloria E. Altenhofen  
For: Ingress and egress
15. Easement, including terms and provisions contained therein:  
Recording Information: May 13, 1997 as Fee No. 97-036036  
In Favor of: City of West Linn  
For: Pedestrian walkway
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Defects, liens, encumbrances or other matters affecting the leasehold estate, whether or not shown by the public records are not shown herein.

# Technical Memorandum

**To:** Ed Bruin  
**From:** William R. Farley, PE  
**Date:** September 14, 2018  
**Subject:** 2180 8th Court  
Transportation Analysis Letter



**LANCASTER  
ENGINEERING**

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

## ***Introduction***

This memorandum evaluates the transportation impacts related to the partitioning and redevelopment of approximately 1.4 acres located at 2180 8<sup>th</sup> Court in West Linn, Oregon. The partition will divide the site into a 0.53-acre northern property and a 0.51-acre southern property and remove an existing building that was previously a Shari's restaurant. The northern property will then be developed with a 5,000 square-foot retail/office building while the southern property will be developed with a 2,800 square-foot medical office and a 1,400 square-foot retail/office building.

The purpose of this report is to determine whether the transportation system within the vicinity of the site is capable of safely and efficiently supporting the existing and proposed uses. Detailed information regarding trip generation calculations and safety analyses is included within the technical appendix.

## ***Location Description***

The subject site is located at the eastern end of the cul-de-sac for 8<sup>th</sup> Court in West Linn, Oregon. The site is bounded by Interstate 205 to the north, Willamette Falls Drive to the south, retail land uses to the west, and residential property to the east. Upon partitioning, an easement will be provided along the shared property line that extends from the cul-de-sac on 8<sup>th</sup> Court to the eastern property line.

10<sup>th</sup> Street is classified as a Minor Arterial by the City of West Linn. It is a three-four lane roadway that connects between Willamette Falls Drive to the south and Salamo Road/Blankenship Road to the north, while providing access to Interstate 205. Curbs and sidewalks are provided on both sides of the street.

8<sup>th</sup> Court is classified as a Local street by the City of West Linn. It is a two-lane roadway with one lane in each direction that extends from 10<sup>th</sup> Street approximately 425 feet before ending in a cul-de-sac. Curbs and sidewalks are provided on both sides of the street. On-street parking is not permitted on either side.

The intersection of 10<sup>th</sup> Street at 8<sup>th</sup> Street/8<sup>th</sup> Court is a four-legged intersection under two-way stop control for the eastbound and westbound approaches. The northbound approach on 10<sup>th</sup> Street has a single, shared lane for all turning movements; however, a left-turn restriction is signed for the hours between 4:00 PM and



6:00 PM. The southbound approach on 10<sup>th</sup> and the eastbound approach on 8<sup>th</sup> Street each have a shared through/right-turn lane and a dedicated left-turn lane. The westbound approach on 8<sup>th</sup> Court has a dedicated right-turn lane and a shared through/left-turn lane. Crosswalks are marked across the eastern, western, and southern legs of the intersection.

Figure 1 below provides an aerial image of the nearby vicinity with the project site outlined in yellow (image from PortlandMaps).



Figure 1: Aerial photo of site vicinity.

### ***Trip Generation***

Following the partitioning of the subject property, the 3,600 square-foot restaurant previously occupied by Shari's will be replaced with a 2,800 square-foot medical office, a 1,400 square-foot retail/office building, and a 5,000 square-foot retail/office building. While it is currently known that the medical office space will be leased by a dentist, tenants for the retail/office space have not been identified.



To estimate the number of trips that will be generated by the existing restaurant and the proposed medical office, trip rates from *Trip Generation Manual*<sup>1</sup> were used. Data from land-use code 932, *High-Turnover (Sit-Down) Restaurant*, was used to estimate the trip generation of the existing restaurant building while land-use code 720, *Medical-Dental Office Building*, was used to estimate the trip generation of the proposed medical office. Both trip generation estimates were calculated based on rates corresponding to the gross-floor area of the land use.

Typically land uses such as restaurants attract pass-by and diverted-link trips. Pass-by trips are those that leave an adjacent roadway to patronize a land use and then continue in their original direction of travel. Similar to pass-by trips, diverted-link trips are trips that divert from a nearby roadway not adjacent to the site to patronize the land use before continuing to their original destination. Pass-by trips do not add additional vehicles to the surrounding transportation system; however, they do impact turning movements at site access intersections. Diverted-link trips may add turning movements at both site accesses and other nearby intersections.

Since the subject site is at the end of a cul-de-sac on 8<sup>th</sup> Court, the existing restaurant would not have been able to attract a significant number of pass-by trips. Therefore, it is expected that any non-primary trips were attracted from 10<sup>th</sup> Street or other nearby roadway, which added turning movements at the intersection of 10<sup>th</sup> Street and 8<sup>th</sup> Court. Accordingly, no reductions in trip generation were accounted for in the calculations for the existing restaurant.

The trip generation calculations show that replacing the existing 3,600 square-foot restaurant building with a 2,800 square-foot medical office will reduce the site's trip generation by 28 trips during the morning peak hour, 25 trips during the evening peak hour, and 306 daily trips.

Based on the trip generation calculations, the occupancy of a dental office is projected to generate less trips than the Shari's restaurant. Accordingly, no traffic impacts are anticipated with the construction of the 2,800 square-foot medical office.

Table 1 on the following page offers a summary of the trip generation calculations. Detailed trip generation worksheets are included in the technical appendix to this report.

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<sup>1</sup> Institute of Transportation Engineers (ITE), *Trip Generation Manual*, 10<sup>th</sup> Edition, 2017.





Table 1: Trip Generation Summary

	ITE Code	Size	Morning Peak Hour			Evening Peak Hour			Weekday
			Enter	Exit	Total	Enter	Exit	Total	Total
<b>Existing</b>									
Restaurant	932	3,600 SF	20	16	36	22	13	35	404
<b>Proposed</b>									
Medical Office	720	2,800 SF	6	2	8	3	7	10	98
<b>Net Change in Trips</b>			<b>-14</b>	<b>-14</b>	<b>-28</b>	<b>-19</b>	<b>-6</b>	<b>-25</b>	<b>-306</b>

Although the tenants of the retail/office space are currently unknown, the trip generation of the remaining 6,400 square-foot of retail/office space was estimated assuming it will be leased as offices. To estimate the possible trip generation, data from land-use code 710, *General Office Building*, was referenced based on gross-floor area.

With 2,800 square-feet of medical office and 6,400 square-feet of general office, the site is expected to generate a total of 16 trips during the morning peak hour, 18 trips during the evening peak hour, and 160 daily trips. When compared to the existing restaurant, the site will still generate 20 less trips during the morning peak hour, 17 less trips during the evening peak hour, and 244 less daily trips. Accordingly, no traffic impacts are anticipated with the development if the site is leased to office and medical/dental office uses.

Table 2 on the following page summarizes the trip generation calculations assuming the retail/office space is leased by office uses.



Table 2: Trip Generation Summary

	ITE Code	Size	Morning Peak Hour			Evening Peak Hour			Weekday
			Enter	Exit	Total	Enter	Exit	Total	Total
<b>Existing</b>									
Restaurant	932	3,600 SF	20	16	36	22	13	35	404
<b>Proposed</b>									
Medical Office	720	2,800 SF	6	2	8	3	7	10	98
Office Building (South)	710	1,400 SF	2	0	2	0	2	2	14
Office Building (North)	710	5,000 SF	5	1	6	1	5	6	48
<b>Net Change in Trips</b>			<b>-7</b>	<b>-13</b>	<b>-20</b>	<b>-18</b>	<b>1</b>	<b>-17</b>	<b>-244</b>

Since it is difficult to estimate the trip generation of the site with the varying number of retail uses that could occupy the space, it is recommended that, if a retail use is to occupy the site, additional analysis be conducted to evaluate the site’s impacts on the local transportation system.

### **Site Circulation & Parking**

With the partitioning of the subject site, a 24-foot access easement will be provided from the cul-de-sac on 8<sup>th</sup> Court to the eastern property line. This easement will provide access to a shared parking aisle with adjacent properties to the west as well as 90-degree parking along the face of each building and 90-degree parking in an eastern lot on each property.

Vehicles entering the site are anticipated to slow as they transition from 8<sup>th</sup> Court into the parking lot and remain slow as they round a “S” curve into the parking aisle. Both properties will provide 11 parking stalls and 1 accessible stall along this parking aisle. If the driver chooses, or if these spaces are full, the vehicle can travel to the eastern part of either site and enter into a parking area on the side of either building. Additional parking spaces are available along the aisles shared with adjacent properties at the entrance to the site.

Figure 2 shows the circulation of a “P” design vehicle through the site into the parking area on the eastern side of the southern property prior to backing into a space. It should be noted that circulation with the “P” design vehicle is a conservative analysis and that most late-model vehicles are significantly smaller in size and have improve maneuverability.

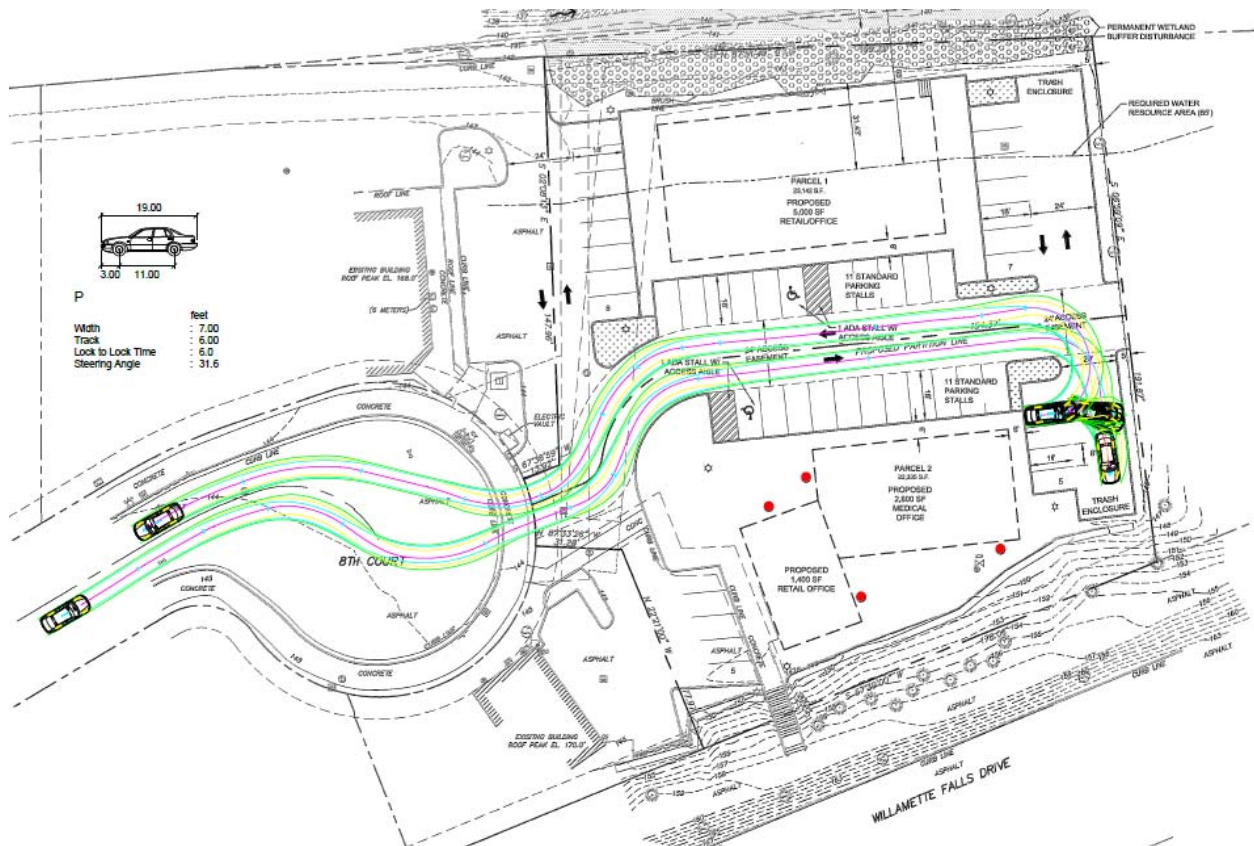


Figure 2: Circulation of "P" design vehicle on the site.

Due to the configuration of the site's access, it is anticipated that vehicles traveling along the parking on the face of each building will be traveling at a slow speeds. If visibility along the inside of the "S" corner and entering the parking areas on the eastern side of the property are maintained, it is anticipated that a vehicle exiting a parking stall will be able to see oncoming traffic for sufficient distance in order to ensure they can safely back into the drive aisle; or that an entering vehicle will be able to observe a backing vehicle with enough time to slow or come to a stop.

Because the site is located at the eastern end of cul-de-sac without a through path to another street, it is anticipated that the property will serve minimal pedestrian and bicycle traffic. Regardless, pedestrians and bicyclists who travel from the street to the site and pedestrians who travel from within the parking area itself should be considered in the design.



The proposed site plan shows a concrete path being maintained from the previous restaurant use that connects the sidewalk on 8<sup>th</sup> Court and the southern building. This feature, in addition to slow vehicular travel speeds at the site access, are anticipated to allow pedestrians to safely navigate the site. The slow vehicular speeds also allow bicyclists to safely share the drive aisle with motor vehicles.

### ***Traffic Impact Analysis Requirements***

Per Section 85.170.B.2.c.1) of the City's Development Code, a Traffic Impact Analysis is required under the following conditions:

- (A) When the development application proposes a change in zoning or an amendment to the Comprehensive Plan; or
- (B) When the Oregon Department of Transportation states the development action may have operation or safety concerns along a State highway; and
- (C) The development causes one or more of the following effects:
  - (1) Increases site traffic volumes by at least 250 average daily trips; or
  - (2) Increases the use of adjacent streets by vehicles exceeding the 20,000-pound gross vehicle weights by 10 vehicles or more per day; or
  - (3) Has an access that does not meet minimum intersection sight distance requirements, or is located where vehicles entering/leaving the property are restricted; or
  - (4) Has an access that does not meet the access spacing standard of the roadway; or
  - (5) A change in internal traffic patterns that may cause safety problems.

The proposed development is an allowed use under the existing zoning and does not alter the zoning designation or amend the Comprehensive Plan. Criteria (A) is not triggered.

Although located near the Interstate 205 ramps onto 10<sup>th</sup> Street, the proposed development of the 2,800 square-foot of medical office is projected to have less of an impact on the system than the existing restaurant use. If the additional retail/office space is used for office uses, the subject property is anticipated to generate less trips than the existing use of the site. Also, additional truck traffic is not expected for any of the uses on the site.

Access to the site is located at the end of the cul-de-sac on 8<sup>th</sup> Court. Based on the location of the access, the visibility of oncoming traffic is expected to be adequate with no obstructions and traffic entering/exiting the site will remain unrestricted so not to create queuing issues onto the public street. The access is located at least 50 feet from the adjacent access in the cul-de-sac meeting the City's standards for Local Commercial



September 14, 2018  
Page 8 of 8

Streets. The parking layout of the site is similar to the existing use on the site and is not expected to cause safety problems.

Per the requirements in the City's Development Code, a Traffic Impact Analysis is not required for the partition of the property, removal of the restaurant, and development of 2,800 square feet of medical office and 6,400 square feet of office space. If retail uses are proposed to occupy any of the retail/office space, it is recommended that trip generation be evaluated to ensure a Traffic Impact Analysis is not required.

### ***Conclusions***

The proposed partition and development of a 2,800 square-foot medical office at 2180 8<sup>th</sup> Court is projected to have less traffic impacts than the previous restaurant use on the subject site. If used for office, the 1,400 square-foot building on the southern lot and the 5,000 square-foot building on the northern lot will not contribute more traffic than what the site previously generated. If either space is considered for a retail use, it is recommended that additional analysis be conducted to evaluate whether occupancy will have any off-site impacts.

Based on the proposed parking configuration, it is anticipated that vehicles will be able to circulate the site in an efficient manner. Speeds of entering traffic are anticipated to be slow enough for pedestrians and bicyclists to safely utilize the parking area to reach destinations within the site. The provided site plan also shows the maintaining of a pedestrian walkway from the sidewalk to the southern building.

Per the City of West Linn's Development Code, a Traffic Impact Analysis is not required for the partitioning of the property, removal of the existing restaurant, and development of 2,800 square feet of medical office and 6,400 square feet of office space. If retail uses are proposed to occupy any of the retail/office space, it is recommended that the site's trip generation be evaluated to ensure a Traffic Impact Analysis is not required.

If you have any questions or concerns regarding this memorandum, please don't hesitate in contacting us.

Le

***Appendix***



## TRIP GENERATION CALCULATIONS

*Land Use:* High-Turnover (Sit-Down) Restaurant  
*Land Use Code:* 932  
*Setting/Location:* General Urban/Suburban  
*Variable:* 1,000 Sq. Ft. Gross Floor Area  
*Variable Quantity:* 3.6

### AM PEAK HOUR

*Trip Rate:* 9.94

	Enter	Exit	Total
Directional Distribution	55%	45%	
Trip Ends	<b>20</b>	<b>16</b>	<b>36</b>

### PM PEAK HOUR

*Trip Rate:* 9.77

	Enter	Exit	Total
Directional Distribution	62%	38%	
Trip Ends	<b>22</b>	<b>13</b>	<b>35</b>

### WEEKDAY

*Trip Rate:* 112.18

	Enter	Exit	Total
Directional Distribution	50%	50%	
Trip Ends	<b>202</b>	<b>202</b>	<b>404</b>

### SATURDAY

*Trip Rate:* 122.40

	Enter	Exit	Total
Directional Distribution	50%	50%	
Trip Ends	<b>220</b>	<b>220</b>	<b>440</b>



## TRIP GENERATION CALCULATIONS

*Land Use:* Medical-Dental Office Building  
*Land Use Code:* 720  
*Setting/Location:* General Urban/Suburban  
*Variable:* 1,000 Sq Ft Gross Floor Area  
*Variable Quantity:* 2.8

### AM PEAK HOUR

*Trip Rate:* 2.78

	Enter	Exit	Total
Directional Distribution	78%	22%	
Trip Ends	<b>6</b>	<b>2</b>	<b>8</b>

### PM PEAK HOUR

*Trip Rate:* 3.46

	Enter	Exit	Total
Directional Distribution	28%	72%	
Trip Ends	<b>3</b>	<b>7</b>	<b>10</b>

### WEEKDAY

*Trip Rate:* 34.80

	Enter	Exit	Total
Directional Distribution	50%	50%	
Trip Ends	<b>49</b>	<b>49</b>	<b>98</b>

### SATURDAY

*Trip Rate:* 8.57

	Enter	Exit	Total
Directional Distribution	50%	50%	
Trip Ends	<b>12</b>	<b>12</b>	<b>24</b>





## TRIP GENERATION CALCULATIONS

*Land Use:* General Office Building  
*Land Use Code:* 710  
*Setting/Location:* General Urban/Suburban  
*Variable:* 1000 Sq Ft Gross Floor Area  
*Variable Value:* 1.4

### AM PEAK HOUR

*Trip Rate:* 1.16

	Enter	Exit	Total
Directional Distribution	86%	14%	
Trip Ends	<b>2</b>	<b>0</b>	<b>2</b>

### PM PEAK HOUR

*Trip Rate:* 1.15

	Enter	Exit	Total
Directional Distribution	16%	84%	
Trip Ends	<b>0</b>	<b>2</b>	<b>2</b>

### WEEKDAY

*Trip Rate:* 9.74

	Enter	Exit	Total
Directional Distribution	50%	50%	
Trip Ends	<b>7</b>	<b>7</b>	<b>14</b>

### SATURDAY

*Trip Rate:* 2.21

	Enter	Exit	Total
Directional Distribution	50%	50%	
Trip Ends	<b>2</b>	<b>2</b>	<b>4</b>



## TRIP GENERATION CALCULATIONS

*Land Use:* General Office Building  
*Land Use Code:* 710  
*Setting/Location:* General Urban/Suburban  
*Variable:* 1000 Sq Ft Gross Floor Area  
*Variable Value:* 5.0

### AM PEAK HOUR

*Trip Rate:* 1.16

	Enter	Exit	Total
Directional Distribution	86%	14%	
Trip Ends	<b>5</b>	<b>1</b>	<b>6</b>

### PM PEAK HOUR

*Trip Rate:* 1.15

	Enter	Exit	Total
Directional Distribution	16%	84%	
Trip Ends	<b>1</b>	<b>5</b>	<b>6</b>

### WEEKDAY

*Trip Rate:* 9.74

	Enter	Exit	Total
Directional Distribution	50%	50%	
Trip Ends	<b>24</b>	<b>24</b>	<b>48</b>

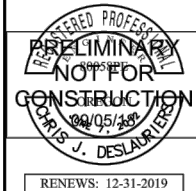
### SATURDAY

*Trip Rate:* 2.21

	Enter	Exit	Total
Directional Distribution	50%	50%	
Trip Ends	<b>6</b>	<b>6</b>	<b>12</b>

INTERSTATE 205

INTERSTATE HIGHWAY NO. 205



RENEWS: 12-31-2019

WDY Structural-Civil Engineers  
6443 SW Blountton-Hillsdale Hwy, Suite 210, Portland, OR 97221  
ph:503.203.8111, fc:503.203.8122, www.wdy.com

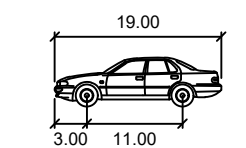
# 8TH COURT COMMERCIAL

2180 8TH COURT  
WEST LINN, OR 97068  
MINOR PARTITION

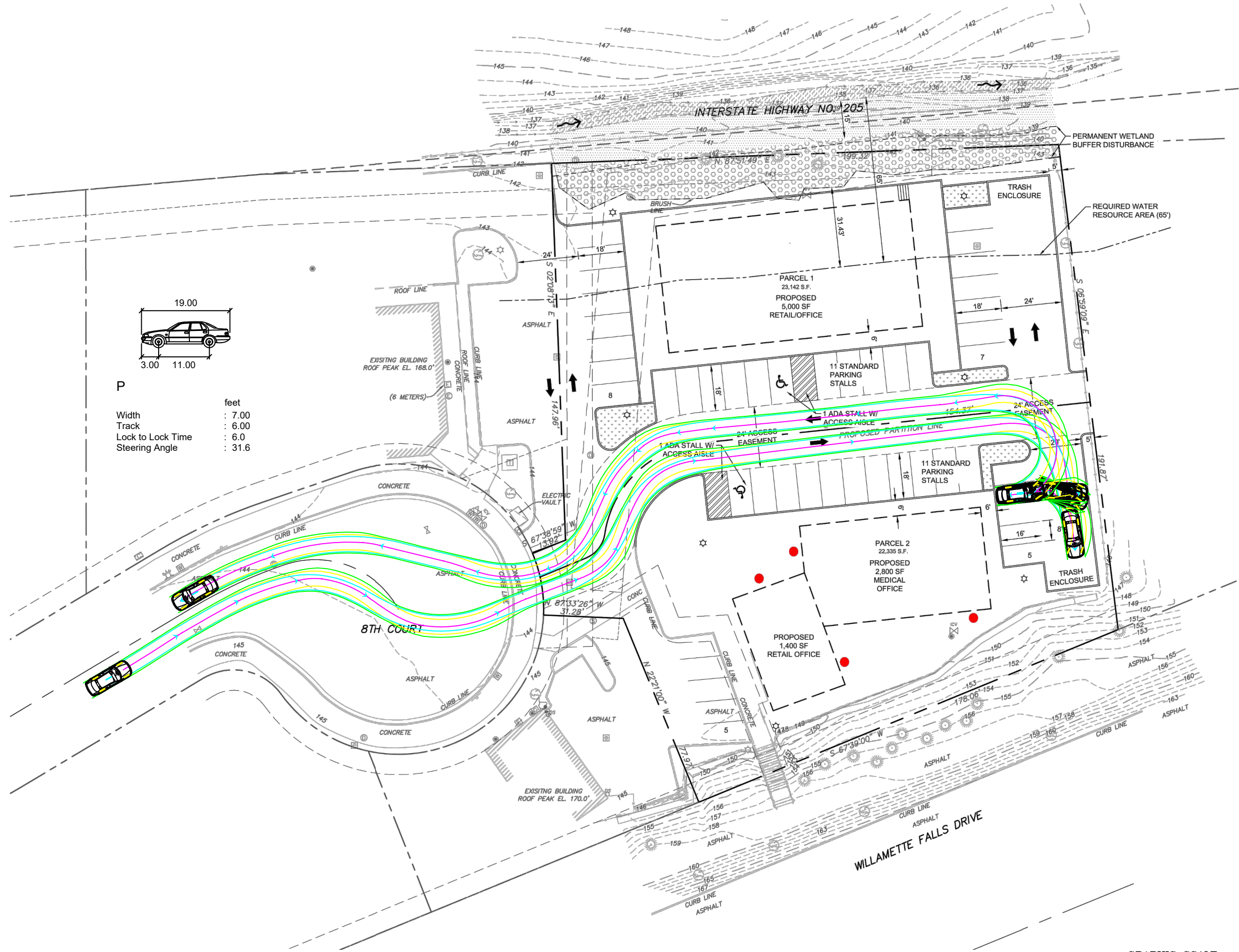
REVISIONS	DATE	DRAWN	CHECKED
	08-10-2018	JAM	CJD

SHEET  
**C1.0**  
1 OF 1

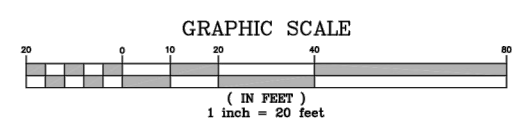
	STUDY AREA BOUNDARY
	WATERS OF THE STATE/US
	DIRECTION OF CREEK FLOW
	ORDINARY HIGH WATER
	PROPOSED WATER RESOURCE AREA - 15' WIDE (3,000 SF)
	REQUIRED WATER RESOURCE AREA (65')
	PROPOSED PERMANENT DISTURBANCE AREA (2,710 SF)



Width	: 7.00
Track	: 6.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.6



**1**  
**C1.0** PROPOSED SITE PLAN  
SCALE: 1" = 20'



P:\2018\18116\_5 8th Court Commercial\Cadd\Minor Partition\C1.0.dwg, 05/2018 10:36:24 AM, koening