



Real Estate & Construction Company

www.basaltcreekliving.com

Norwood Horizon Holdings LLC

9300 SW Norwood Rd
Tualatin, OR 97062

May 6, 2025

**RE: Neighborhood Review Meeting
Norwood Townhomes**

Dear Property Owner/Neighbor:

The Heitman Allen Group is holding a neighborhood meeting regarding a property on the south side of SW Norwood Road and east of SW Boones Ferry Road in Tualatin, Oregon. The property is a portion of the Horizon Christian School property that is currently being partitioned from the main church property and includes parts of Tax Lot 106 and Tax Lot 108 of Washington County Assessor's Map 2S1135D. The subject site is within the City's Medium Low Density Residential (RML) zoning district. A map of the location is shown on the back of this letter. The project involves a subdivision that is planned to include ±95 lots for attached townhomes. Affiliated improvements include new streets, open space, and a stormwater facility.

The purpose of this meeting is to provide a forum for surrounding property owners/residents to review and discuss the project before the application is submitted to the City. This meeting will give you the opportunity to share any special information about the property involved. We will attempt to answer questions that may be relevant to meeting development standards consistent with the City of Tualatin Development Code. This neighborhood meeting is scheduled for:

May 22nd at 6:00 p.m.

Marquis Cafe

19805 SW Boones Ferry Road, Tualatin, OR 97062

Please note that this meeting will be an informational meeting on preliminary plans. These plans may be altered prior to submittal of applications to the City. Depending upon the type of land use action required, you may receive official notice from the City of Tualatin requesting that you participate with written comments and/or you may have the opportunity to attend a public hearing.

I look forward to discussing this project with you. If you have questions but will be unable to attend, please feel free to contact me at feedback@basaltcreekliving.com.

Sincerely,

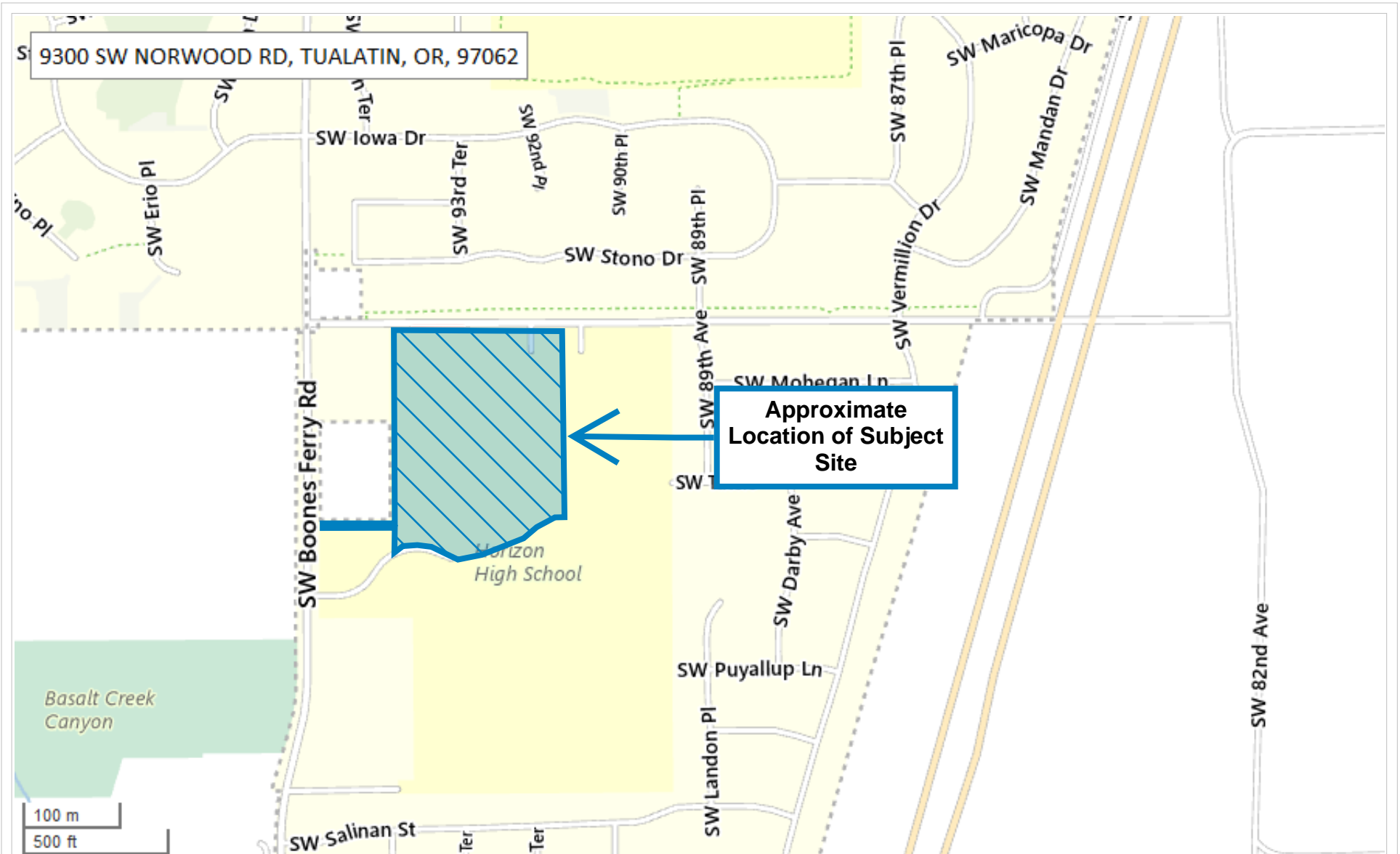


Real Estate & Construction Company

ken allen

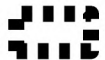
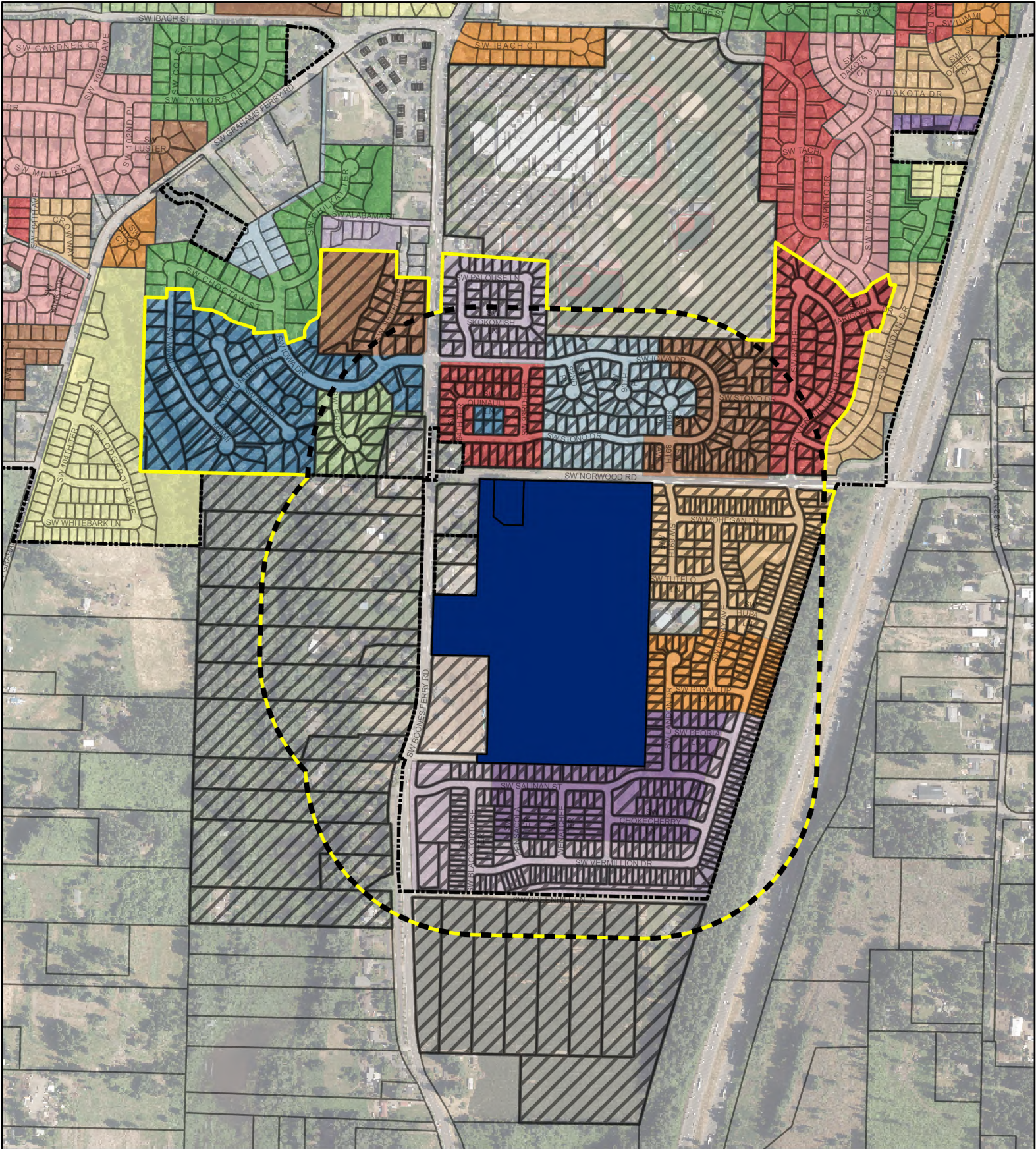
Director of Development

feedback@basaltcreekliving.com



Data Resource Center
 600 NE Grand Ave, Portland, OR 97232
 503.797.1742 – drc@oregonmetro.gov

This Web site is offered as a public service, integrating various government records into a region-wide mapping system. The property assessment records are a multi-county integration of Clackamas, Multnomah and Washington County records. MetroMap blends each county's records into a common database on a quarterly basis. Therefore, to view each county's official records, go to their respective web sites or offices. The other MetroMap data are derived from city, county, state, federal and Metro sources. The metadata (data about the data) are included on this site, including the sources to be consulted for verification of the information contained herein. It describes some cases where Metro blends city and county records by generalizing the disparities. Metro assumes no legal responsibility for the compilation of multi-source government information displayed by Metro Map.



1000' Buffer



1000' Buffer with Subdivisions



Selected Taxlots



AFFIDAVIT OF MAILING NOTICE

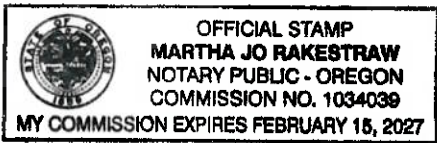
STATE OF OREGON)
) SS
COUNTY OF WASHINGTON)

I, Tracie McLaughlin being first duly sworn, depose and say:

That on the 6th day of May, 2025, I will serve upon the persons shown on Exhibit "A" (Mailing Area List), attached hereto and by this reference incorporated herein, a copy of the Notice of Neighborhood/Developer Meeting marked Exhibit "B," attached hereto and by this reference incorporated herein, by mailing to them a true and correct copy of the original hereof. I further certify that the addresses shown on said Exhibit "A" are their regular addresses as determined from the books and records of the Washington County and/or Clackamas County Departments of Assessment and Taxation Tax Rolls, and that said envelopes were placed in the United States Mail with postage fully prepared thereon.

Tracie McLaughlin
Signature

SUBSCRIBED AND SWORN to before me this 7th day of May, 2025.



Martha Jo Rakestraw
Notary Public for Oregon
My commission expires: February 15, 2027

RE: Norwood Townhomes

Neighborhood Meeting Notice-Norwood Townhomes Project

From feedback@basaltcreekliving.com <feedback@basaltcreekliving.com>

Date Wed 5/7/2025 1:49 PM

Bcc Ken <kenallenproperty@gmail.com>; carolina@theheitmanallengroup.com <carolina@theheitmanallengroup.com>; vermilyas@aks-eng.com <vermilyas@aks-eng.com>; darkos@aks-eng.com <darkos@aks-eng.com>; slotemakerm@aks-eng.com <slotemakerm@aks-eng.com>; tracie.mclaughlin@aks-eng.com <tracie.mclaughlin@aks-eng.com>; Riverparkcio@gmail.com <Riverparkcio@gmail.com>; jasuw7@gmail.com <jasuw7@gmail.com>; christine@newmountaingroup.com <christine@newmountaingroup.com>; rockybixby@hotmail.com <rockybixby@hotmail.com>; katepinamonti@hotmail.com <katepinamonti@hotmail.com>; cynmartz12@gmail.com <cynmartz12@gmail.com>; cio.East.west@gmail.com <cio.East.west@gmail.com>; doug_ulmer@comcast.net <doug_ulmer@comcast.net>; keenanwoods7@gmail.com <keenanwoods7@gmail.com>; dana476@gmail.com <dana476@gmail.com>; crowell248@gmail.com <crowell248@gmail.com>; tualatinmidwestcio@gmail.com <tualatinmidwestcio@gmail.com>; tmpgarden@comcast.net <tmpgarden@comcast.net>; theawood48@gmail.com <theawood48@gmail.com>; sixgill@comcast.net <sixgill@comcast.net>; jdrs80@gmail.com <jdrs80@gmail.com>; snoelluwcwle@yahoo.com <snoelluwcwle@yahoo.com>; MartinazziWoodsCIO@gmail.com <MartinazziWoodsCIO@gmail.com>; solson.1827@gmail.com <solson.1827@gmail.com>; abuenzli_pdx@hotmail.com <abuenzli_pdx@hotmail.com>; ClaudiaSterling68@gmail.com <ClaudiaSterling68@gmail.com>; kimberlypoole1@aol.com <kimberlypoole1@aol.com>; Tualatinlbachcio@gmail.com <Tualatinlbachcio@gmail.com>; Parsons.Patricia@outlook.com <Parsons.Patricia@outlook.com>; afbohn@gmail.com <afbohn@gmail.com>; edkcnw@comcast.net <edkcnw@comcast.net>; fiskelady@hotmail.com <fiskelady@hotmail.com>; clinefelters@outlook.com <clinefelters@outlook.com>; Byromcio@gmail.com <Byromcio@gmail.com>; timneary@gmail.com <timneary@gmail.com>; jujuheir@aol.com <jujuheir@aol.com>; dtcme99@comcast.net <dtcme99@comcast.net>; katzmari22@gmail.com <katzmari22@gmail.com>; tualatincommercialcio@gmail.com <tualatincommercialcio@gmail.com>; scottm@capacitycommercial.com <scottm@capacitycommercial.com>; ksdrangsholt@yahoo.com <ksdrangsholt@yahoo.com>; christine@newmountaingroup.com <christine@newmountaingroup.com>; robertekellogg@yahoo.com <robertekellogg@yahoo.com>; sonyanybergrygh@gmail.com <sonyanybergrygh@gmail.com>; mgeorg@tualaitn.gov <mgeorg@tualaitn.gov>; bruef@tualatin.gov <bruef@tualatin.gov>; skoper@tualaitn.gov <skoper@tualaitn.gov>; planning@tualatin.gov <planning@tualatin.gov>

 2 attachments (359 KB)

Neighborhood Meeting Notice-Norwood Townhomes Project.pdf; 8723-04 Vicinity Map (1).pdf;

Dear CIO Members and City Staff,

Attached is the **Neighborhood Meeting Notice** for the **Norwood Townhomes project** in Tualatin. The meeting will take place on **May 22nd at 6:00 PM** at **Marquis Cafe located at 19805 SW Boones Ferry Road, Tualatin, OR 97062.**

This informational meeting offers an opportunity to review and discuss the preliminary plans before the formal application is submitted to the City.

Please feel free to reach out if you have any questions.

Best regards,
Ken Allen
Director of Development
feedback@basaltcreekliving.com



Norwood Project

Please Join Us
For a Neighborhood Meeting!

May 22nd, 2025
Marquis Cafe
19805 SW Boones Ferry Road
Tualatin, OR 97062
6:00pm-7:00pm

*Where Adventure Meets Urban Living:
Naturally Connected at Basalt Creek*





NOTICE of Meeting

Meeting Date & Time:

May 22, 2025

6:00 PM

LOCATION:

**Marquis Cafe
19805 SW Boones Ferry Road**

FOR MORE INFORMATION

Norwood Horizon Holdings LLC
feedback@basaltcreekliving.com

CERTIFICATION OF SIGN POSTING



Meeting Date & Time:

LOCATION:

FOR MORE INFORMATION

In addition to the requirements of TDC 32.150, the 18" x 24" sign must display the meeting date, time, and address as well as a contact phone number. A template of this sign is available at:
<https://www.tualatinoregon.gov/planning/neighborhooddeveloper-meeting-information-packet>

As the applicant's consultant for the Norwood Townhomes project, I hereby certify that on this day, 05/08/2025 sign(s) was/were posted on the subject property in accordance with the requirements of the Tualatin Development Code and the Community Development Division.

Applicant's Consultant: Jacob Secor
(Please Print)

Applicant's Consultant: 

Date: 05/08/2025

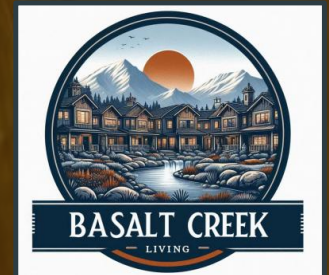
Welcome!
NORWOOD PROJECT NEIGHBORHOOD MEETING
MAY 22ND, 2025

**BASALT CREEK LIVING
TOWNHOMES**

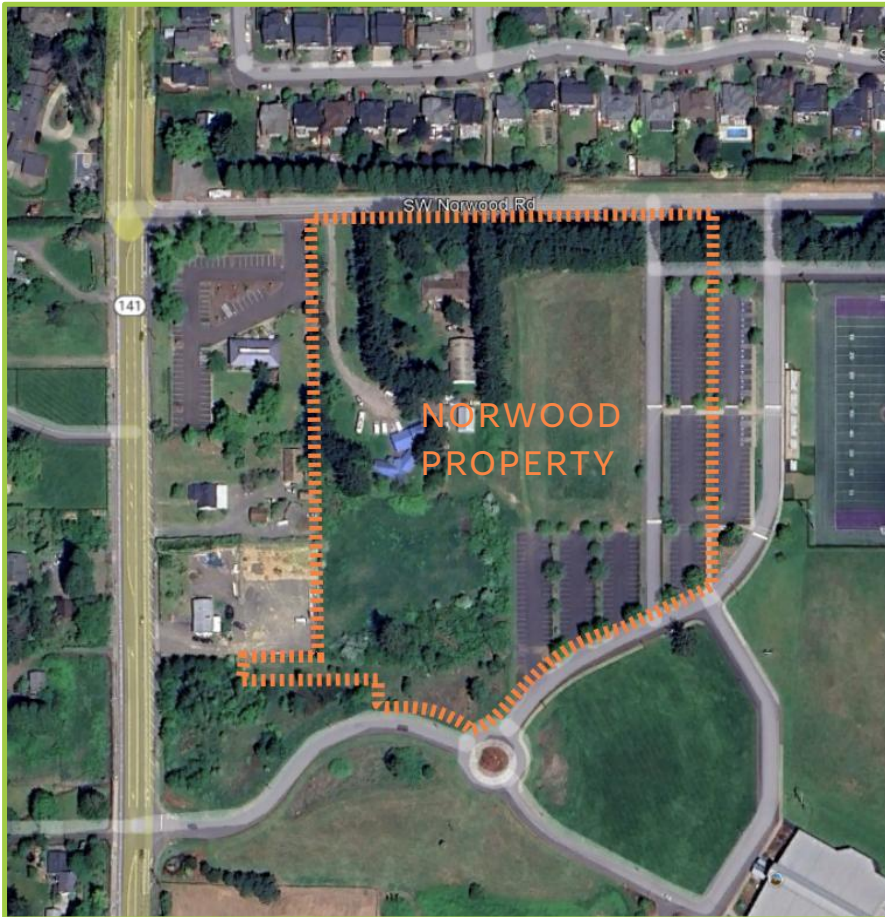


Real Estate & Construction Company

WWW.BASALTCREEKLIVING.COM
KEN ALLEN, DEVELOPER



Meeting Agenda



Basalt Creek Living Townhomes

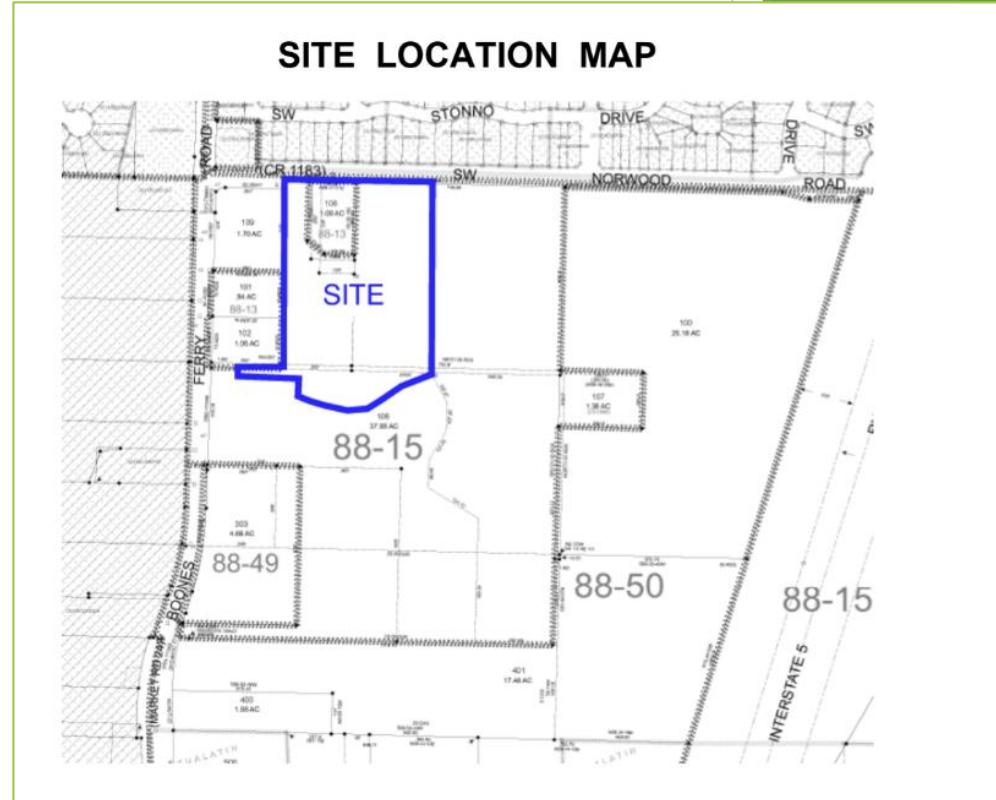
- *Project Location & Zoning*
- *Community Vision*
- *Preliminary Designs*
- *Concept Architecture*
- *Next Steps & Timeline*
- *Questions*



Project Location & Zoning

Project Location & Zoning

Existing Conditions



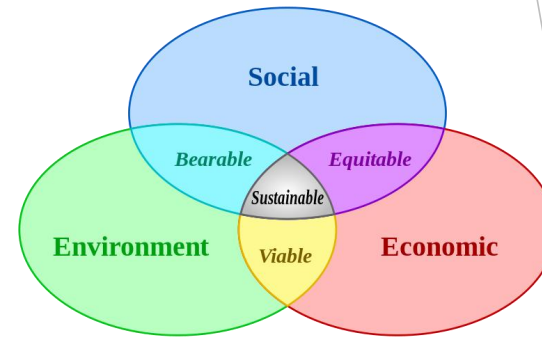
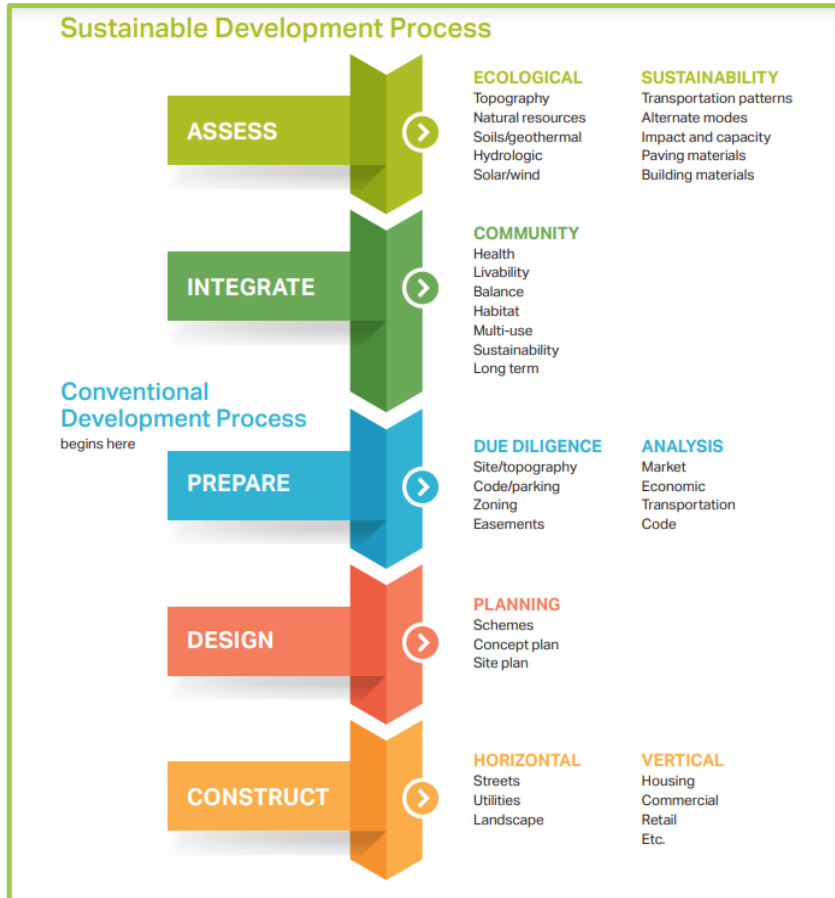
Project Location & Zoning



A landscape photograph showing a field of tall, green grass in the foreground, leading to a path that curves through a field of golden-brown crops towards a sunset. The sky is filled with dark, dramatic clouds, and the sun is low on the horizon, casting a warm glow over the scene. The overall mood is serene and hopeful.

Community Vision
&
Preliminary Designs

Developer's Approach



Project Decision Matrix

Sustainable development, approach is social, economic, and environmental planning that attempts to balance the social and economic needs of present and future human generations with the imperative of preserving, or preventing undue damage to, the natural environment.

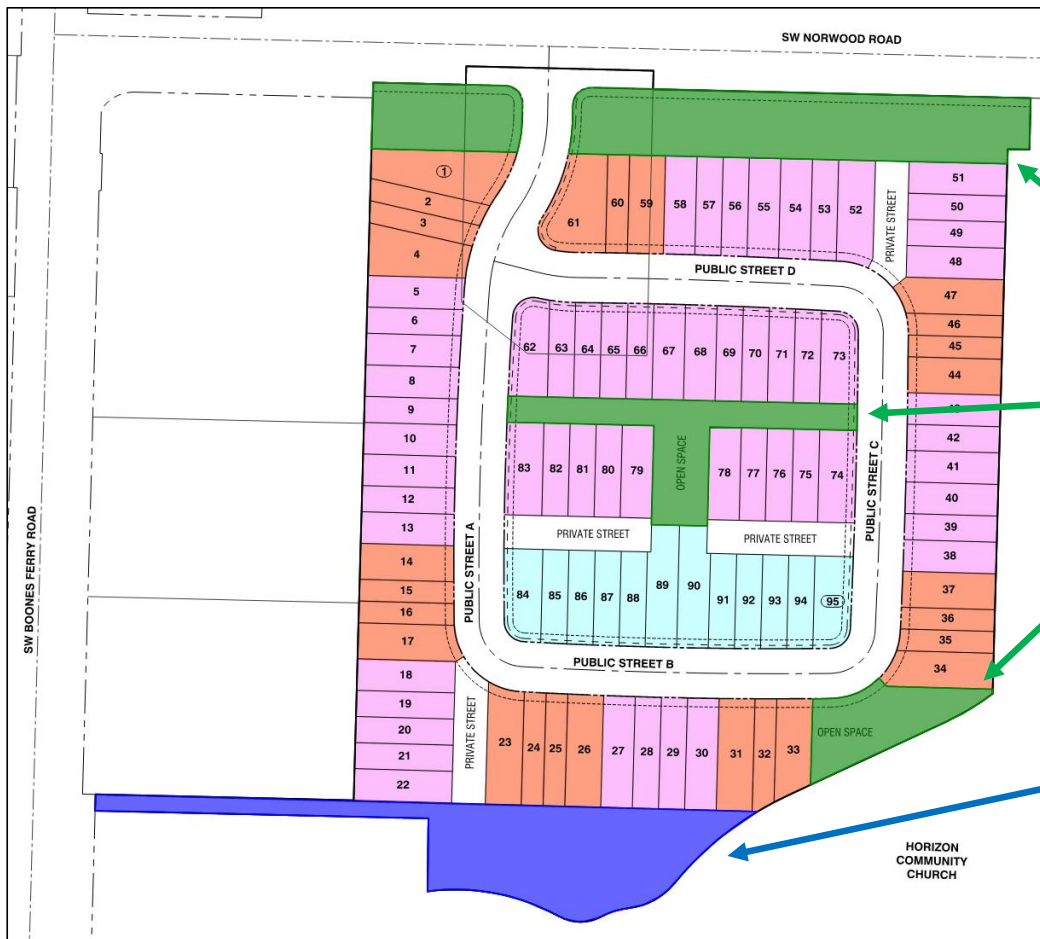
Preliminary Site Plan



LEGEND

- 20FT X 85FT (MIN) ATTACHED LOTS – FRONT LOAD
- 24FT X 85FT (MIN) ATTACHED LOTS – FRONT LOAD
- 24FT X 85FT (MIN) ATTACHED LOTS – REAR LOAD

Open Space & Stormwater



Open Space Area

Stormwater Facility



Preliminary Street Plan



LEGEND

- CONCRETE SIDEWALK CONSTRUCTED BY CONTRACTOR
- CONCRETE SIDEWALK CONSTRUCTED BY HOME BUILDER
- NEW AC PAVEMENT BY CONTRACTOR
- VISION CLEARANCE TRIANGLE
- RESIDENTIAL CONCRETE DRIVEWAY BY HOME BUILDER
- COMMERCIAL DRIVEWAY BY CONTRACTOR
- ADA RAMP CONSTRUCTED BY CONTRACTOR
- GARAGE PARKING (190 TOTAL)
- DRIVEWAY PARKING (178 TOTAL)
- ON-STREET PARKING (41 TOTAL)

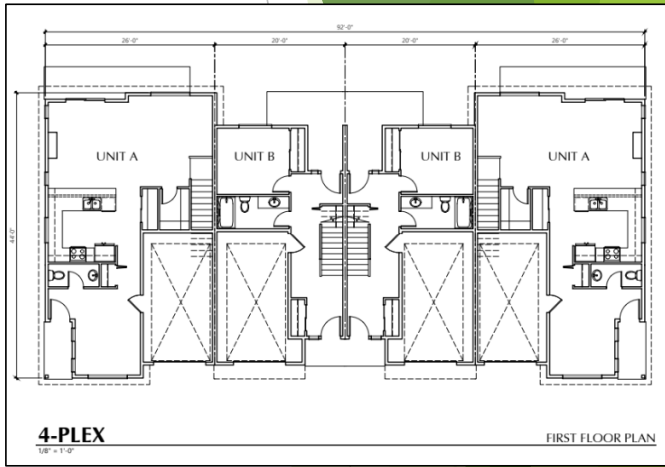
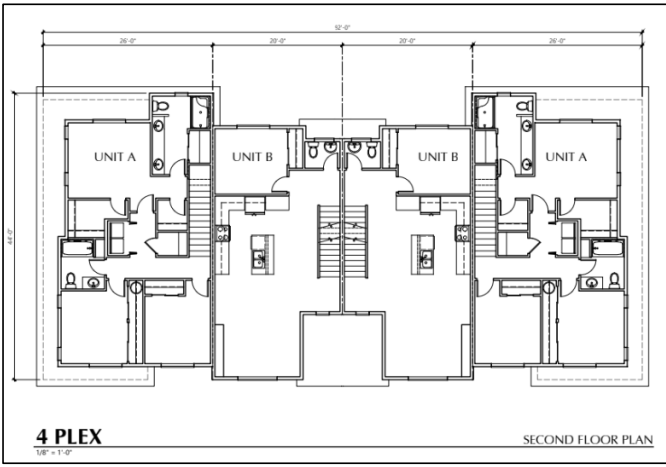
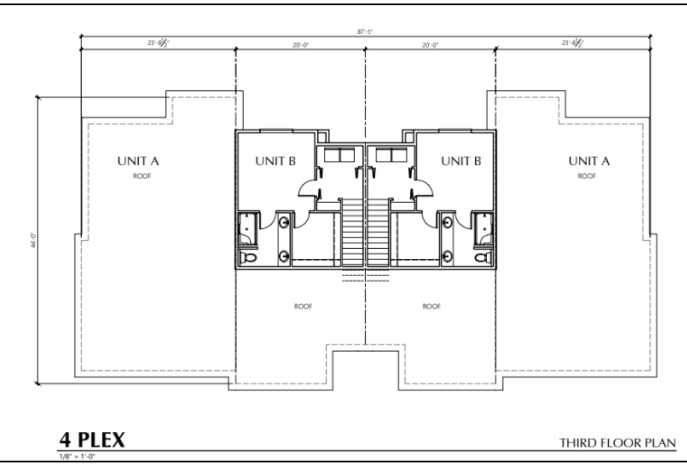


Architecture

1. ATTAINABLE HOUSING OPTIONS
2. ATTACHED TOWNHOMES
3. BUILDING DIVERSITY

Concept Architecture

Architectural design is in development. We hope to dive deeper into design in the coming weeks.
Below: Floor Plans and Elevations of a 4-Unit Townhome Building



Concept Architecture

Architectural design will explore style, color palettes and materials, and roof shape. Below: Images include examples of different Architectural styles and colors we are taking inspiration from, for development on the Norwood site.



Streetscape

*A varied Streetscape and Building Type diversity is important for the character of the community.
Below: Images include examples of buildings that have 2 Story End Units and 3 Story Interior Units.*



2D Rendering Studies

As we finalize the interior layouts and uses, we will begin to add character to the exterior facades, through color and material palettes.

Below: 2D Renderings aid in the development of color and material palettes.



3D Rendering Studies

As the Architectural Design advances, we will be studying volumes and rooflines and how they help frame outdoor spaces, pedestrian paths and roads.

Below: 3D Rendering aid massing studies and help give us a picture of reality



A landscape photograph of a field with a path leading into the distance under a dramatic, cloudy sky. The foreground is filled with tall, green grasses. The middle ground shows a path leading through a field of golden-brown crops. The background features rolling hills and a sky with dark, heavy clouds and a bright light source, possibly the sun, creating a dramatic atmosphere.

Next Steps & Questions

1. Application Process
2. Next Steps & Timeline
3. Questions

Application Process

Land Use Review Process



Thank you!

Next Steps & Projected Timeline

- **Submit Subdivision Application to the City- Summer 2025**
- **Administrative Decision- Summer/Fall 2025**






Heitman Allen Group, Developer

Ken Allen - feedback@basaltcreekliving.com

Questions



LEGEND

-  20FT X 85FT (MIN) ATTACHED LOTS – FRONT LOAD
-  24FT X 85FT (MIN) ATTACHED LOTS – FRONT LOAD
-  24FT X 85FT (MIN) ATTACHED LOTS – REAR LOAD

May 22, 2025 | 📅 Norwood Neighborhood Meeting

Attendees: Carolina Alilat Ken Allen See sign-in sheet

Notes

- Ken: Introduction, this is our formal meeting as required per city
 - Have had 5-6 previous meetings to discuss the project and design evolution
 - Agenda review
 - There will be time for questions at the end of the presentation
- Project Location
 - Allen family owners of 1 acre parcel
 - Planning to purchase additional land from Horizon Community Church
 - Site has two entrances
 - Zoning change process took about 6-8 months to complete
 - Down zoned it from institutional to RML, same as Autumn Sunrise
 - 35' height limit
- Community Vision
 - Sustainable developer
 - We're not the typical developer
 - More community oriented
 - We analyze the land, market and integrate with the community (refer to process diagram)
 - We worked to get the correct zoning approved
 - Will then proceed to submit Subdivision application
 - Approximately a 2 year build
- Preliminary Site Plan
 - Reviewed lot layout and lot depths (based on architecture we plan to build)
 - Open Space & Stormwater:
 - We are dedicating green space
 - We will have a buffer w/ Horizon
 - Purposely planned to preserve/maintain trees, ground cover needs fixing, will address in landscape plans
 - We will need to work w/ PGE and county to preserve trees
- Street & Parking Plan
 - Reviewed & Presented exhibit
 - 41 street parking spaces
 - Townhomes have garages (mix of tandem and side by side) with driveway parking
- Concept Architecture
 - Reviewed & Presented concept imagery (architecture)
 - Floor plans have yet to be developed but have already started to study concepts and references for product to build
 - We will have a mix of 3, 4, 5, and 6 unit buildings

- Working to create a variety of levels (2-3 stories) for streetscape diversity and character
- Main references can be found in the area and in the NW
- It is very important to us to create a varied streetscape to avoid a row of homes and driveways. Create a community with architectural interest and character
- Reviewed architectural design process concluding with 3D modeling for massing studies etc.
- Next steps and timeline
 - Will begin preparing Subdivision application
 - City Review will include a Notice and Site Posting
 - Conclude with Decisions issued (Administrative Decision)
 - Looking to submit this application Summer 2025
 - With Decision issued Summer/Fall 2025
- **Questions:**
- How many bedrooms will the units have? How many parking spaces available per unit
 - This area is a market for townhomes and we will provide affordable options
 - Since floor plans are not yet developed, we are estimating 2-4 bedrooms, with each unit having about 3-4 parking spaces (2 garage and 2 driveway)
 - Neighbor thinking of future teenage in home
- Neighbor concern with Traffic-How will Traffic impact the area?
 - Referenced a Sacramento development that was nice but became land locked as future development surround it
 - Sacramento Development-Hard to get to highway
 - How can an ambulance get into the development?
 - Has Traffic been addressed by the City?
 - Not yet addressed but will reviewed with our application
- Discussions about the urban growth boundary and urban sprawl
 - Oregon has restrictions on this
 - Repercussions include restrictions on development, therefore creating issues with traffic statewide, can see this in Wilsonville (the slow down in the area)
 - We will be contributing to traffic in the area as we build more homes
- Is there a setback from Norwood included to account for future widening of the Road?
 - Our setback is to preserve the trees
 - 100% voluntary decision to include in site plan design
 - If the city ever needed ROW, then it is available
- TIA is required per city requirements
 - This is mandated by the city, to be part of our Subdivision application (materials)
 - The city will review and see if we meet all Traffic & Transportation regulations
 - It was also part of our Rezone process, so we will update and resubmit report with next application, will include a 20-30 year projection
- City- no current intentions to widen Boones Ferry Rd
- How will emergency vehicles access the site?
 - We will meet city requirements, including fire department
- How do we plan to deal with High School Traffic?

- Volume is unbelievable
 - This issue needs to be addressed by City Council
 - Site is part of Sherwood school district
- Background on Traffic:
 - Study started
- Norwood Road-is a county road
 - Plan for improvement-conveluted issue including city and ODOT
- Will there be a traffic signal at Boones Ferry and Norwood?
 - If we are mandated by the city
 - Neighbors agree it will help residents, makes sense to have one
- Convenience Store opening nearby
- We have researched that Autumn Sunrise will have different use, commercial
 - We can't per our zoning code (RML)
- No connectors to Boones Ferry
- Can't widen Boones Ferry
- Process for taking ROW property takes years
- Discussed example of how police helped with Downtown rush hour, assisting in directing traffic for office workers
 - This might work for the High School (young drivers)
 - Would need to be discussed with City Council for possible solution
- Did your family own the 1 acre when the other company wanted to build apartments?
 - The Heitman Allen Group is currently a consultant to Horizon Community Church
 - The apartment developers did not listen to community and wanted to maximize construction
- Main take aways:
 - Most important issue discussed-Traffic
 - But this is a city issue, not a development issue
 - We are building within the use, contributing to traffic but advocated for less dense use
- City Council Meetings:
 - Period to present issues
 - City has to listen to concerns
 - We are listening to previous issues: tree preservation
 - The other pine trees were not healthy
- Are we creating green space?
 - Yes, we will be preserving and will be adding landscape (improve ground cover)
 - We tried to preserve the sidewalk and our trees are looking healthy
 - Trees are rooted together (goal to preserve all in area)
 - Previous proposal included 284 units (apartments)
 - We presented our open space exhibit/concept
- Will there be CC&Rs/HOA in the community?
 - Yes (basic Do's and Dont's of community)
 - Maintenance of Open Spaces will be under the HOA
 - We control this aspect until 90% occupied, the it is turned over to the residents

- Fees go to maintenance
 - Discussions on trash collection and circulation
 - Concern for many cans in driveways on collection day
- Horizon Parking on event days
 - Horizon will address within their masterplan
 - They recently painted the building
 - Planted grass for 50th anniversary
- Who will be the builder/Lennar?
 - We are the developer and could be the builder, maybe invite a guest builder to build out some of the units
- Thank you!

Action items





Carolina Alilat <carolina@theheitmanallengroup.com>

Fwd: Meeting Summary for Norwood Neighborhood Meeting

1 message

Ken <kenallenproperty@gmail.com>
To: Carolina Alilat <carolina@theheitmanallengroup.com>

Thu, May 22, 2025 at 8:07 PM

Ken Allen: 503-519-4684

Begin forwarded message:

From: Meeting Summary with AI Companion <no-reply@zoom.us>
Date: May 22, 2025 at 7:22:21 PM PDT
To: kenallenproperty@gmail.com
Subject: Meeting Summary for Norwood Neighborhood Meeting

Meeting summary for Norwood Neighborhood Meeting (05/22/2025)

Quick recap

The meeting focused on discussing various aspects of a townhome development project in Tualatin, including concerns about traffic, emergency access, and community services, as well as the need for economic balance and affordable housing. The team reviewed the project's progress, including land partitioning, development agreements, and design considerations, while emphasizing their sustainable approach and commitment to addressing neighbors' concerns. The discussion covered specific details about parking allocation, architectural design, and maintenance plans, with the team confirming their role as the builder and outlining next steps in the subdivision application process.

Next steps

- [Ken and team to submit subdivision application to the city of Tualatin.](#)
- [Ken and team to develop detailed floor plans for the townhomes.](#)
- [Ken and team to finalize trash collection plan and get approval from trash provider.](#)
- [Ken and team to create CCRs \(Covenants, Conditions & Restrictions\) for the development.](#)
- [Ken and team to conduct traffic study as part of subdivision application.](#)
- [Ken and team to continue posting project updates on Salt Creek Living website.](#)
- [Residents to attend future city council meetings to voice concerns about traffic issues.](#)

Summary

Townhome Development Concerns Discussed

Ken expressed concerns about the development of townhomes in a 1.7-acre area, highlighting potential issues with traffic, emergency vehicle access, and overall community service. He emphasized the need for economic balance and affordable housing, while also discussing the

challenges faced in similar developments in other regions. Ken shared his experience in advocating for growth boundary changes and expressed regret about the current situation, noting that it could lead to significant problems in the future.

Tualatin Subdivision Application Review

Ken led a meeting with the city of Tualatin to discuss a subdivision application, explaining that the project has been in development for over a year with several voluntary meetings. He emphasized the importance of balancing economic feasibility with building code requirements, noting that engineering constraints are one of the most challenging aspects of the project. Ken outlined the meeting agenda, which included reviewing the project location, zoning, community vision, and preliminary designs, with Carolina set to present architectural details. The conversation ended with Ken encouraging attendees to ask questions, suggesting they discuss related topics together to maximize the efficiency of the Q&A session.

Tualatin Development Project Update

Ken presented an update on a 9.3-acre development project in Tualatin, which includes 1 acre already owned and 8.3 acres under contract with Verizon school and church. The project has achieved several milestones, including partitioning the land, securing a development agreement with the city, and downzoning from institutional to RML (medium residential). Ken emphasized their sustainable development approach, which involves community collaboration and listening to neighbors' concerns. The project is in the design phase, with plans to submit for subdivision approval soon. If approved, construction could begin in spring 2026, with homes completed 6-8 months later, making it a roughly two-year project from start to finish.

Norman Project Design Overview

Ken presented the early stages of the Norman project, focusing on parking allocation and architectural design. He explained that each home unit would have at least two parking spots, with additional street parking available for guests. The team is exploring building types and footprints for the site and is in the process of developing floor plans. Ken highlighted the importance of creating a varied streetscape with different levels and heights for the townhomes. The next steps involve studying materials, creating 2D renderings, and developing 3D models to refine the design and ensure proper framing of outdoor spaces.

Subdivision Application Process Update

The meeting focused on the next steps in the subdivision application process, with Ken explaining that the city requires a neighborhood meeting and consultants will prepare the subdivision application, aiming for submission by June 1. Ken also discussed the project's goals, including providing affordable townhomes with 1,400 to 2,000 square feet, 2 to 4 bedrooms, and 2 to 3 bathrooms, while addressing parking and traffic concerns. Charlie raised concerns about traffic congestion in the area, which Ken acknowledged had not been adequately addressed by the city.

Urban Development Traffic Management Challenges

Ken discussed the challenges of developing within the Urban Growth Boundary, highlighting traffic congestion and the need for density restrictions. He explained that while the development is voluntary, it must adhere to city requirements for traffic studies and emergency vehicle access. Ken also addressed concerns about the high school's traffic issues and suggested potential solutions, such as having police officers manage traffic during peak hours. The discussion touched on previous development attempts and the importance of community input in shaping future projects.

Tree Preservation and Common Area Maintenance


Ken discussed the preservation of trees on the development site, explaining that they will enhance and plant more trees where the current driveway is. He clarified that the green space will not be turned into grass, and the trees will be maintained to ensure their health. Ken also addressed the question of how the common area space will be maintained, explaining that as the declarant, they will create rules for aesthetics and behavior, which will be enforced by professional landscapers once the community is 90% occupied.

Townhome Development Parking and Trash

The team discussed trash collection logistics for a townhome development, with Ken explaining their plan to have individual bins for each unit and rear-loaded garages, though they need to confirm with the trash provider about rear access. They reviewed the street plan, which includes on-street parking and a sports field area with maintained parking, and Ken noted they are considering building 192 parking spots near their property. The team confirmed they plan to act as the builder rather than selling to another company like Lennar, with Ken indicating they might bring in a guest builder to help with economics and speed up construction.

AI-generated content may be inaccurate or misleading. Always check for accuracy.

Edit

Please rate the accuracy of this summary.  

Best,

Zoom



+1.888.799.9666

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Visit zoom.com
55 Almaden Blvd
San Jose, CA 95113



FIRST AMERICAN TITLE

Property Research Report

SUBJECT PROPERTY

9300 SW Norwood Rd

Parcel #: R560226

Map & Taxlot #: 2S135D000108

County: Washington

OWNER

Norwood Horizon Holdings LLC

DATE PREPARED

Date: 08/21/2025

PREPARED BY

baspacio@firstam.com



First American Title

Customer Service Department

503.219.8746

cs.oregon@firstam.com

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First American Title™

Customer Service Department
503.219.8746
cs.oregon@firstam.com
Date: 08/21/2025

OWNERSHIP INFORMATION

Owner: Norwood Horizon Holdings LLC
CoOwner:
Site: 9300 SW Norwood Rd Tualatin OR 97062
Mail: 16998 Greentree Ave Lake Oswego OR 97034

Parcel #: R560226
Ref Parcel #: 2S135D000108
TRS: 02S / 01W / 35 / SE
County: Washington

PROPERTY DESCRIPTION

Map Grid: 685-E7
Census Tract: 032110 Block: 1053
Neighborhood: Byrom
School Dist: 88J Sherwood
Impr Type: R1 - Residence Single Family
Subdiv/Plat:
Land Use: 1910 - Urban Developable Tract Improved
Std Land Use: 1001 - Single Family Residential
Zoning: Tualatin-RML - Medium-Low Density Residential
Lat/Lon: 45.35329441 / -122.77293898
Watershed: Abernethy Creek-Willamette River
Legal: ACRES 1.00

ASSESSMENT AND TAXATION

Market Land: \$648,250.00
Market Impr: \$162,550.00
Market Total: \$810,800.00 (2024)
% Improved: 20.00%
Assessed Total: \$309,750.00 (2024)
Levy Code: 88.15
Tax: \$6,018.97 (2024)
Millage Rate: 19.4317
Exemption:
Exemption Type:

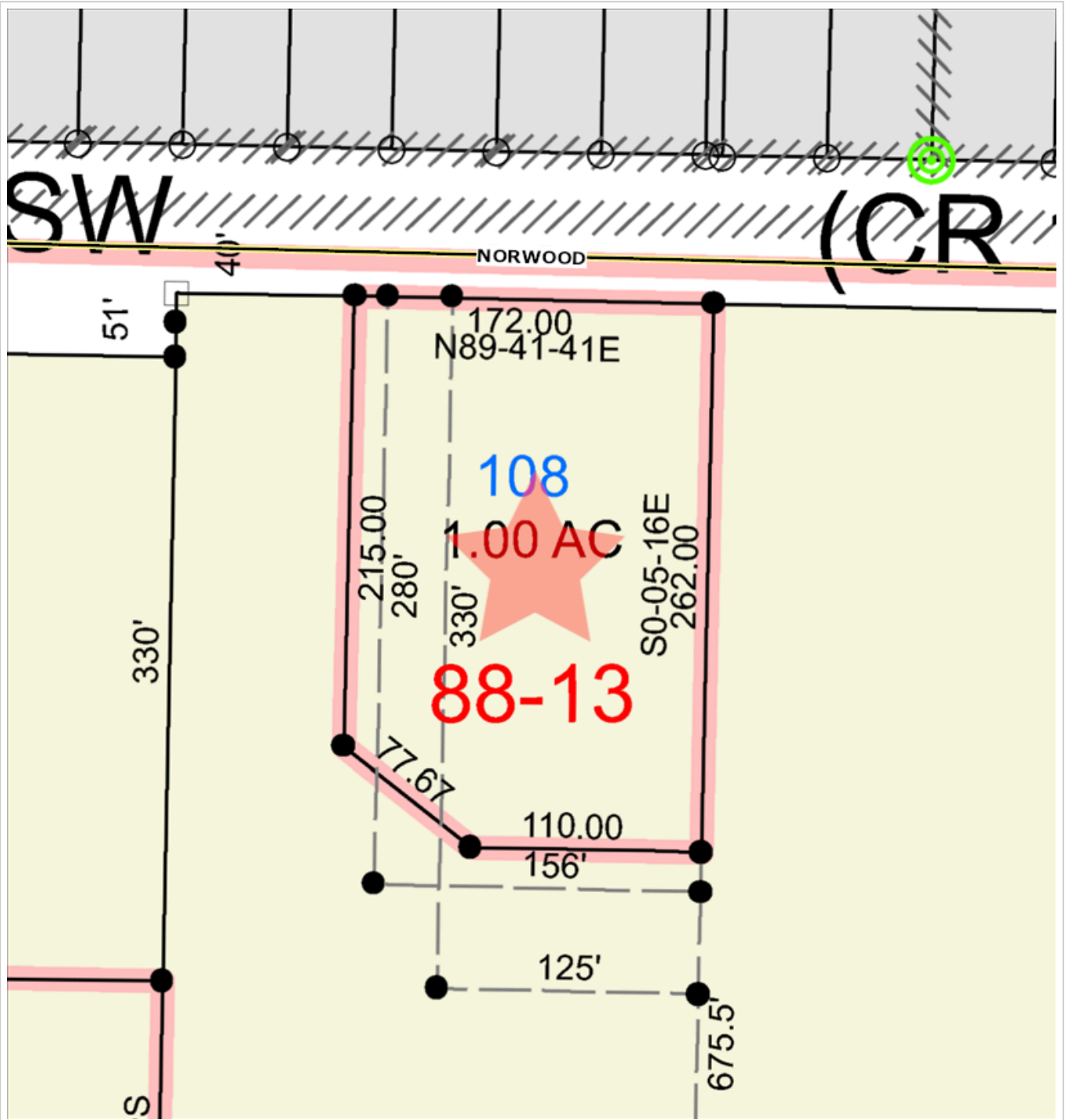
PROPERTY CHARACTERISTICS

Bedrooms: 3	Total SqFt: 1,480 SqFt	Year Built: 1976
Baths, Total: 2	First Floor:	Eff Year Built: 1990
Baths, Full:	Second Floor:	Lot Size Ac: 1.00 Acres
Baths, Half:	Basement Fin:	Lot Size SF: 43,560 SqFt
Total Units: 1	Basement Unfin:	Lot Width:
# Stories:	Basement Total:	Lot Depth:
# Fireplaces: 1	Attic Fin:	Roof Material: Concrete
Cooling: Yes	Attic Unfin:	Roof Shape:
Heating: Forced air unit	Attic Total:	Ext Walls: Wood
Building Style:	Garage: Attached Garage 440 SqFt	Const Type: Wood

SALES AND LOAN INFORMATION

Owner	Date	Doc #	Sale Price	Deed Type	Loan Amt	Loan Type
NORWOOD HORIZON HOLDINGS LLC	10/10/2023	42147		Stand Alone Mortgage	\$1,303,000.00	New Conventional
NORWOOD HORIZON HOLDINGS LLC	08/14/2023	33824	\$1,300,000.00	Warranty Deed		Conv/Unk
NORWOOD HORIZON HOLDINGS LLC	11/18/2022	68212	\$1,000,000.00	Warranty Deed		Conv/Unk

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.



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Parcel ID: R560226

Site Address: 9300 SW Norwood Rd

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Aerial Map



First American Title™

Parcel ID: R560226

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After recording return to:
Norwood Horizon Holdings, LLC
16998 Greentree Avenue
Lake Oswego, OR 97034

Until a change is requested all tax
statements shall be sent to the
following address:
Norwood Horizon Holdings, LLC
16998 Greentree Avenue
Lake Oswego, OR 97034

File No.: 7000-4093804 (JEJ)
Date: August 11, 2023

FIRST AMERICAN 4093804-60

Washington County, Oregon **2023-033824**
D-DW
Stn=7 C LOUCKS **08/14/2023 03:22:50 PM**
\$15.00 \$11.00 \$5.00 \$60.00 \$1,300.00 **\$1,391.00**

THIS SPACE RES

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

STATUTORY WARRANTY DEED

Heitman Allen Real Estate and Construction, LLC, a Delaware limited liability company,
Grantor, conveys and warrants to **Norwood Horizon Holdings, LLC, a Delaware limited liability**
company, Grantee, the following described real property free of liens and encumbrances, except as
specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

Subject to:

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 **2023-2024** Taxes, a lien not yet payable.

The true consideration for this conveyance is **\$1,300,000.00**. (Here comply with requirements of ORS 93.030)

APN:

Statutory Warranty Deed
- continued

File No.: 7000-4093804 (JEJ)

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 14th day of August, 2023.

Heitman Allen Real Estate and Construction, LLC ,
a Delaware limited liability company

By: [Signature]
Name: Sidney Heitman-Allen
Title: Manager

STATE OF Oregon)
County of Washington) ss.
Washington)

This instrument was acknowledged before me on this 14th day of August, 2023 by Sidney Heitman-Allen as Manager of Heitman Allen Real Estate and Construction, LLC, on behalf of the limited liability company.

[Signature]
Notary Public for Oregon
My commission expires: 12-19-25

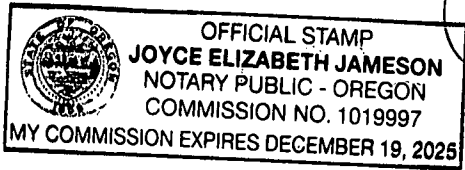


EXHIBIT A

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

A TRACT OF LAND IN THE SOUTHEAST ONE-QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8 INCH ROD AND CAP ON THE CENTERLINE OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, SITUATED NORTH 89°41'41" EAST, 379.00 FEET FROM THE MONUMENT MARKING THE CENTER OF SAID SECTION 35; THENCE NORTH 89°41'41" EAST 172.00 FEET TO A 5/8 INCH IRON ROD AND CAP; THENCE SOUTH 0°05'16" EAST, 262.00 FEET PARALLEL WITH THE WEST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 35 TO A 5/8 INCH ROD AND CAP; THENCE SOUTH 89°41'41" WEST, 110.00 FEET TO A 5/8 INCH ROD AND CAP; THENCE NORTH 53°03'41" WEST, 77.67 FEET TO A 5/8 INCH ROD AND CAP; THENCE NORTH 0°05'16" WEST, 215.00 FEET TO THE POINT OF BEGINNING.

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

A.P.N.: R560226



FIRST AMERICAN TITLE

Property Research Report

SUBJECT PROPERTY

9320 SW Norwood Rd

Parcel #: R560208

Map & Taxlot #: 2S135D000106

County: Washington

OWNER

Horizon Community Church

DATE PREPARED

Date: 08/21/2025

PREPARED BY

baspacio@firstam.com



First American Title

Customer Service Department

503.219.8746

cs.oregon@firstam.com

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Customer Service Department
503.219.8746
cs.oregon@firstam.com
Date: 08/21/2025

OWNERSHIP INFORMATION

Owner: Horizon Community Church
CoOwner:
Site: 9320 SW Norwood Rd Tualatin OR 97062
Mail: PO Box 2690 Tualatin OR 97062

Parcel #: R560208
Ref Parcel #: 2S135D000106
TRS: 02S / 01W / 35 / SE
County: Washington

PROPERTY DESCRIPTION

Map Grid: 715-E1
Census Tract: 032110 Block: 1005
Neighborhood: Byrom
School Dist: 88J Sherwood
Impr Type:
Subdiv/Plat:
Land Use: 1910 - Urban Developable Tract Improved
Std Land Use: 0599 - Misc. Property not classed
Zoning: Tualatin-IN - Institutional District
Lat/Lon: 45.3513738 / -122.77169878
Watershed: Abernethy Creek-Willamette River
Legal: ACRES 3.74

ASSESSMENT AND TAXATION

Market Land: \$869,790.00
Market Impr: \$13,660.00
Market Total: \$883,450.00 (2024)
% Improved: 2.00%
Assessed Total: \$330,020.00 (2024)
Levy Code: 88.15
Tax: \$6,412.83 (2024)
Millage Rate: 19.4317
Exemption:
Exemption Type:

PROPERTY CHARACTERISTICS

Bedrooms: 2	Total SqFt:	Year Built: 2020
Baths, Total: 2	First Floor:	Eff Year Built:
Baths, Full:	Second Floor:	Lot Size Ac: 3.74 Acres
Baths, Half:	Basement Fin:	Lot Size SF: 162,914 SqFt
Total Units:	Basement Unfin:	Lot Width:
# Stories:	Basement Total:	Lot Depth:
# Fireplaces: 1	Attic Fin:	Roof Material: Metal
Cooling:	Attic Unfin:	Roof Shape:
Heating: Heat Pump	Attic Total:	Ext Walls: Wood
Building Style:	Garage: Garage 1,586 SqFt	Const Type:

SALES AND LOAN INFORMATION

Owner	Date	Doc #	Sale Price	Deed Type	Loan Amt	Loan Type
Horizon Community Church	11/13/1997		\$406,000.00	Deed		Conv/Unk

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First American Title™

Customer Service Department
503.219.8746
cs.oregon@firstam.com
Date: 08/21/2025

OWNERSHIP INFORMATION

Owner: Horizon Community Church
CoOwner:
Site: Tualatin OR 97062
Mail: PO Box 2690 Tualatin OR 97062

Parcel #: R2146863
Ref Parcel #: 2S135D000106
TRS: 02S / 01W / 35 / SE
County: Washington

PROPERTY DESCRIPTION

Map Grid: 715-E1
Census Tract: 032110 Block: 1005
Neighborhood: Byrom
School Dist: 88J Sherwood
Impr Type: R1 - Residence Single Family
Subdiv/Plat:
Land Use: 9110 - Exempt Church Improved
Std Land Use: 9101 - Religious, Church, Worship
Zoning: Tualatin-IN - Institutional District
Lat/Lon: 45.3513738 / -122.77169878
Watershed: Abernethy Creek-Willamette River
Legal: ACRES 34.25

ASSESSMENT AND TAXATION

Market Land: \$6,249,630.00
Market Impr: \$12,987,580.00
Market Total: \$19,237,210.00 (2024)
% Improved: 68.00%
Assessed Total: \$0.00 (2024)
Levy Code: 88.15
Tax: \$0.00 (2024)
Millage Rate: 19.4317
Exemption: \$19,237,210.00
Exemption Type:

PROPERTY CHARACTERISTICS

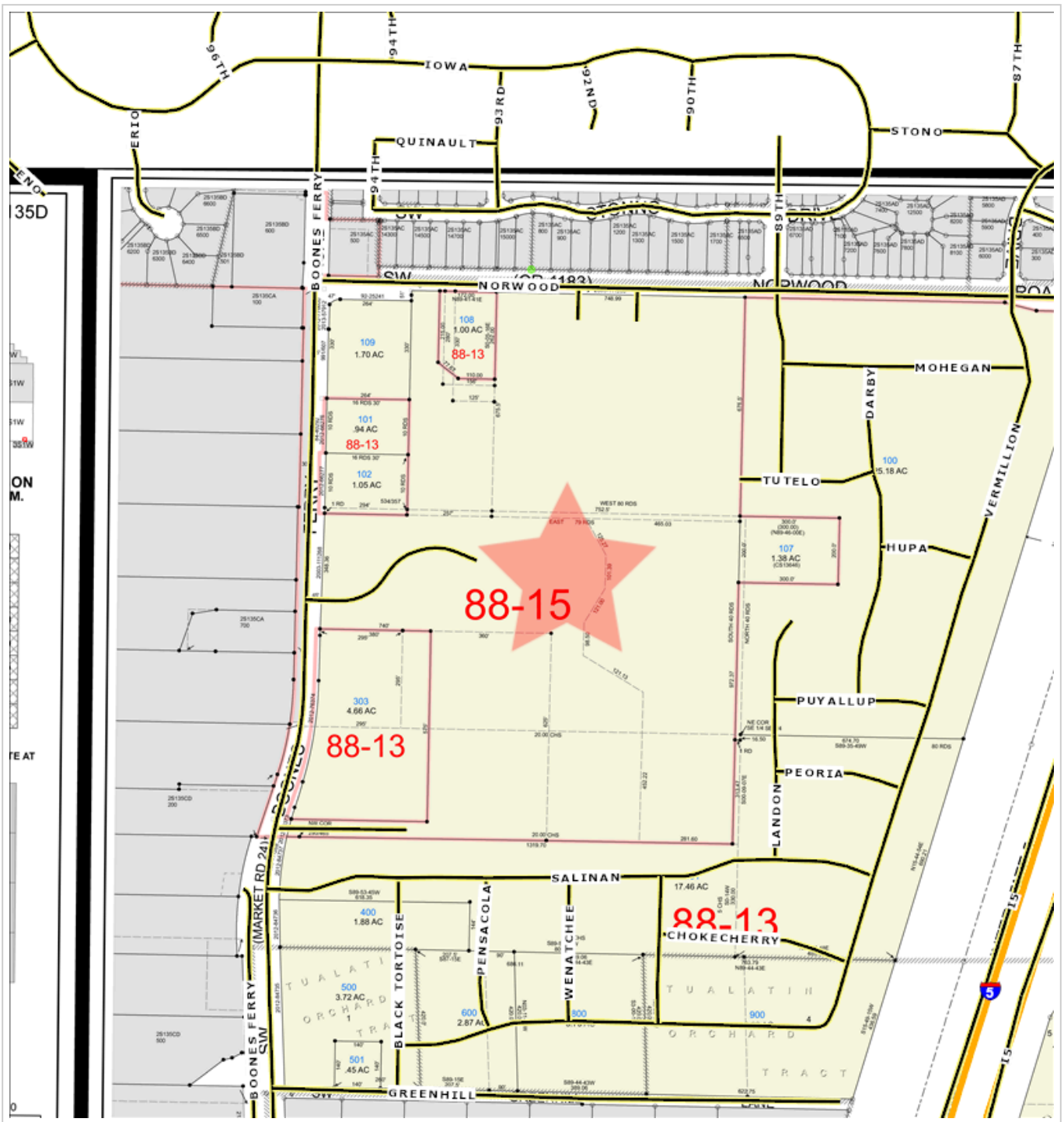
Bedrooms: 2	Total SqFt: 2,500 SqFt	Year Built: 1980
Baths, Total: 1	First Floor:	Eff Year Built: 2007
Baths, Full:	Second Floor:	Lot Size Ac: 34.25 Acres
Baths, Half:	Basement Fin:	Lot Size SF: 1,491,930 SqFt
Total Units:	Basement	Lot Width:
	Unfin:	
# Stories:	Basement Total:	Lot Depth:
# Fireplaces: 1	Attic Fin:	Roof Material: Metal
Cooling:	Attic Unfin:	Roof Shape:
Heating: Forced air unit	Attic Total:	Ext Walls: Wood
Building Style:	Garage: Detached Garage 576 SqFt	Const Type:

SALES AND LOAN INFORMATION

Owner	Date	Doc #	Sale Price	Deed Type	Loan Amt	Loan Type
HORIZON COMMUNITY CHURCH	05/23/2022	34444		Stand Alone Mortgage	\$10,271,041.0 0	New Conventional

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Assessor Map



Parcel ID: R560208

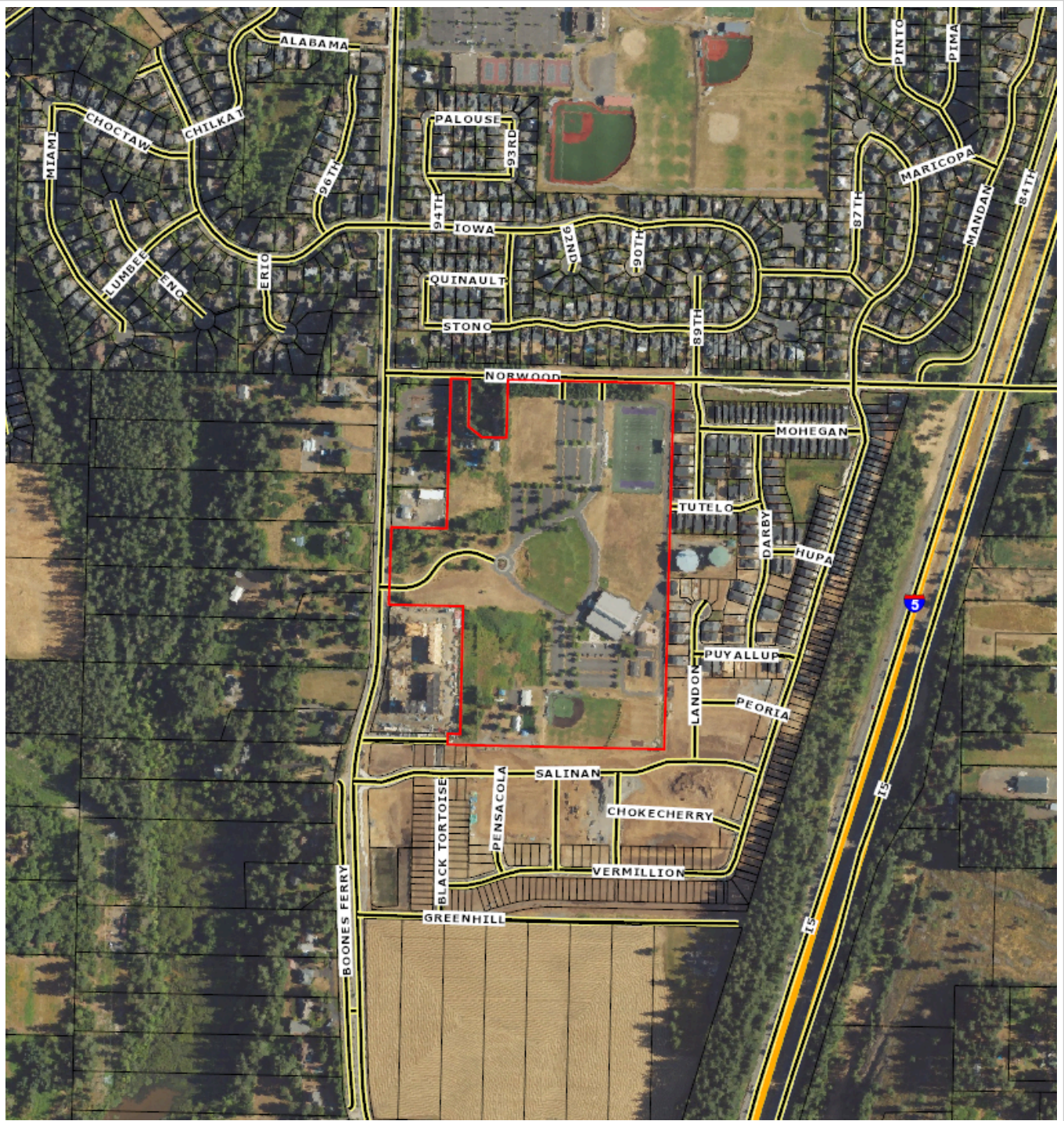
Site Address: 9320 SW Norwood Rd

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First American Title™

Aerial Map



Parcel ID: R560208

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Washington County, Oregon **2015-081254**
D-DQ
Stn=18 K GRUNEWALD **09/25/2015 09:58:47 AM**
\$40.00 \$11.00 \$5.00 \$20.00 **\$76.00**

I, Richard Hobernicht, 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.

Richard Hobernicht, Director of
Assessment and Taxation, Ex-Officio

APN: 2S132BB00700

Statutory Quitclaim Deed

File No.: **NCS-744201-STLO (LS)**
Date: **09/04/2015**



After recording return to:
First American Title Ins. Co.
ATTN: Lisanne Schraer; 8182
Maryland Ave., Ste. 400
St. Louis, MO 63105

Until a change is requested all tax
statements shall be sent to:
Horizon Community Church
23370 SW Boones Ferry Rd.
Tualatin, OR 97062

File No.: NCS-744201-STLO (LS)
Date: September 04, 2015

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY QUITCLAIM DEED

Horizon Community Church, an Oregon nonprofit corporation who acquired title as Grace Community Church of the Assemblies of God, Inc., an Oregon non-profit corporation, Grantor, releases and quitclaims to **Horizon Community Church, an Oregon nonprofit corporation ,** all rights and interest in and to the following described real property:

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

See Exhibit "A" attached hereto and made part hereof.

The true consideration for this conveyance is **\$0.00.** (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.

Dated this 24 day of September, 2015.

Horizon Community Church, an Oregon nonprofit corporation who acquired title as Grace Community Church of the Assemblies of God, Inc., an Oregon non-profit corporation

By: [Signature]
Stan Russell, Senior Pastor

By: [Signature]
William Stine, Secretary-Treasurer

STATE OF ~~Oregon~~ Oklahoma)
County of ~~Washington~~)

This instrument was acknowledged before me on this _____ day of September, 2015 by Stan Russell and William Stine, the Senior Pastor and Secretary-Treasurer respectively for Horizon Community Church, an Oregon nonprofit Corporation, FKA Grace Community Church of the Assemblies of God, Inc., an Oregon non-profit corporation on behalf of said corporation.

[Signature]

Notary Public for Oregon
My commission expires:

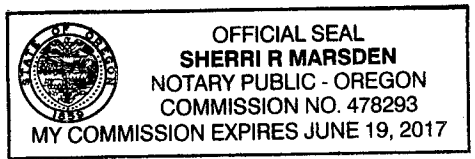


Exhibit "A"

PARCEL I:

TRACT 1:

A TRACT OF LAND LYING IN THE SOUTHEAST ONE-QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON, DESCRIBED AS FOLLOWS:

**BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 35;
THENCE EAST 676.0 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF THE R.H. BALDOCK FREEWAY;
THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT OF WAY LINE 675.0 FEET TO A POINT ON THE NORTHERLY LINE OF LOT 4, TUALATIN ORCHARD TRACT [PLAT BOOK 6, PAGE 0022], WASHINGTON COUNTY, OREGON; THENCE WESTERLY ALONG SAID NORTHERLY LINE AND ITS EXTENSION THEREOF 490.0 FEET TO THE SOUTHEAST CORNER OF PARCEL I AS DESCRIBED IN DEED TO JAMES KING & CO., AN OREGON CORPORATION, RECORDED APRIL 25, 1975 IN BOOK 1020, PAGE 0386, DEED RECORDS OF WASHINGTON COUNTY, OREGON;
THENCE NORTH 0° 14' EAST 330.0 FEET TO THE NORTHEAST CORNER OF SAID KING TRACT;
THENCE SOUTH 89° 53' 45" WEST ALONG THE NORTHERLY LINE OF SAID KING TRACT 1380.12 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF STATE HIGHWAY 217 (SW BOONES FERRY ROAD);
THENCE NORTHERLY ALONG THE EASTERLY RIGHT OF WAY LINE TO A POINT ON THE SOUTH LINE OF THAT TRACT OF LAND CONVEYED TO KENNETH L. FURROW, ET UX, RECORDED MARCH 25, 1970 IN BOOK 774, PAGE 0864, DEED RECORDS OF WASHINGTON COUNTY, OREGON;
THENCE EAST 1280 FEET TO A POINT ON THE WEST LINE OF THAT TRACT OF LAND CONVEYED TO THE CITY OF TUALATIN, RECORDED JULY 12, 1971 IN BOOK 825, PAGE 0873, DEED RECORDS OF WASHINGTON COUNTY, OREGON (SAID POINT BEING 16.5 FEET SOUTH OF THE NORTHWEST CORNER OF SAID CITY OF TUALATIN TRACT);
THENCE SOUTH ALONG SAID WEST LINE EXTENDED 660.0 FEET;
THENCE EAST 16.5 FEET;
THENCE NORTH 16.5 FEET TO THE POINT OF BEGINNING.**

SAVE AND EXCEPT PARCELS A, B, C, & D AS FOLLOWS:

PARCEL A:

**BEGINNING AT A POINT WHICH IS 295 FEET NORTH OF THE SOUTHWEST CORNER OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON;
THENCE EAST 380 FEET TO A POINT;
THENCE SOUTH 575 FEET TO A POINT;
THENCE WEST TO A POINT IN THE CENTER OF SOUTHWEST BOONES FERRY ROAD (STATE HIGHWAY NO. 217);**

THENCE IN A NORTHERLY DIRECTION ALONG THE CENTER LINE OF SOUTHWEST BOONES FERRY ROAD TO THE POINT OF BEGINNING.

PARCEL B:

**BEGINNING AT A POINT WHICH IS 295 FEET NORTH OF THE SOUTHWEST CORNER OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON;
THENCE EAST 740 FEET TO A POINT;
THENCE SOUTH 625 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 625 FEET TO A POINT;
THENCE WEST 360 FEET TO A POINT;
THENCE SOUTH 575 FEET TO A POINT;
THENCE WEST TO A POINT IN THE CENTER OF SOUTHWEST BOONES FERRY ROAD (STATE HIGHWAY NO. 217);
THENCE IN A SOUTHERLY DIRECTION TO THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO GEORGE H. ANDREWS BY BARGAIN AND SALE DEED, RECORDED APRIL 25, 1975 IN BOOK 1020, PAGE 0383, RECORDS OF WASHINGTON COUNTY, OREGON;
THENCE EAST ALONG THE NORTH LINE OF THE SAID ANDREWS TRACT TO THE POINT OF BEGINNING.**

PARCEL C:

A PORTION OF PARCEL I OF THOSE CERTAIN TRACTS OF LAND IN THE SOUTHEAST ONE-QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON, CONVEYED TO GRACE COMMUNITY CHURCH OF THE ASSEMBLIES OF GOD, INC., BY DEED RECORDED JUNE 12, 2001 AS FEE NO. 2001 055727, WASHINGTON COUNTY, OREGON, DEED RECORDS, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING AT A POINT ON THE SOUTH LINE OF PARCEL II, SAID DOCUMENT RECORDED JUNE 12, 2001 AS FEE NO. 2001 055727, WHICH POINT BEARS NORTH 89° 38' 45" EAST 284.71 FEET FROM THE SOUTHWEST CORNER THEREOF, AND RUNNING THENCE ALONG SAID SOUTH LINE TO THE SOUTHEAST CORNER OF SAID PARCEL II, NORTH 89° 38' 45" EAST 465.03 FEET;
THENCE SOUTH 00° 09' 07" EAST 972.37 FEET TO A POINT ON THE NORTH LINE OF THAT CERTAIN TRACT OF LAND CONVEYED TO GRACE COMMUNITY CHURCH BY DEED RECORDED JANUARY 11, 2002 AS FEE NO. 2002 004397, SAID DEED RECORDS;
THENCE SOUTH 89° 36' 05" WEST ALONG SAID NORTH LINE, 281.60 FEET;
THENCE NORTH 00° 00' 00" EAST 452.22 FEET;
THENCE NORTH 60° 00' 00" WEST 212.13 FEET;
THENCE NORTH 00° 05' 57" WEST 98.50 FEET;
THENCE NORTH 30° 00' 00" EAST 121.00 FEET;
THENCE NORTH 00° 00' 00" EAST 101.39 FEET;
THENCE NORTH 30° 00' 00" WEST 125.27 FEET TO THE POINT OF BEGINNING.**

PARCEL D:

A PORTION OF PARCEL I OF THOSE CERTAIN TRACTS OF LAND IN THE SOUTHEAST ONE-QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON, CONVEYED TO GRACE COMMUNITY CHURCH OF THE ASSEMBLIES OF GOD, INC., BY DEED RECORDED JUNE 12, 2001 AS FEE NO. 2001 055727, WASHINGTON COUNTY, OREGON, DEED RECORDS, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING AT THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO GRACE COMMUNITY CHURCH BY DEED RECORDED JANUARY 11, 2002 AS FEE NO. 2002 004397, SAID DEED RECORDS, AND RUNNING THENCE ALONG THE BOUNDARY OF SAID PARCEL I, NORTH 89° 34' 49" EAST 485.62 FEET, NORTH 15° 44' 54" EAST 690.21 FEET, SOUTH 89° 35' 49" WEST 674.70 FEET, SOUTH 08° 09' 07" EAST 36.50 FEET, AND SOUTH 69° 38' 49" WEST 16.50 FEET;
THENCE SOUTH 00° 09' 07" EAST 313.47 FEET TO A POINT ON THE NORTH LINE OF SAID DOCUMENT RECORDED JANUARY 11, 2002 AS FEE NO. 2002 004397;
THENCE ALONG THE BOUNDARY THEREOF, NORTH 89° 36' 05" EAST 16.50 FEET AND SOUTH 00° 08' 37" EAST 313.16 FEET TO THE POINT OF BEGINNING.**

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

TRACT 2:

**BEGINNING AT A POINT ON THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON, EAST 551 FEET FROM THE CENTER OF SAID SECTION 35;
THENCE EAST ALONG THE ONE-QUARTER SECTION LINE 752.5 FEET;
THENCE SOUTH PARALLEL TO THE WEST LINE OF SAID SOUTHEAST ONE-QUARTER 676.5 FEET TO A POINT;
THENCE WEST PARALLEL TO THE NORTH LINE OF SAID SOUTHEAST ONE-QUARTER 752.5 FEET TO A POINT;
THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST ONE-QUARTER 676.5 FEET TO THE POINT OF BEGINNING.**

TOGETHER WITH A PORTION OF PARCEL I OF THOSE CERTAIN TRACTS OF LAND IN THE SOUTHEAST ONE-QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON, CONVEYED TO GRACE COMMUNITY CHURCH OF THE ASSEMBLIES OF GOD, INC., BY DEED RECORDED JUNE 12, 2001 AS FEE NO. 2001 055727, WASHINGTON COUNTY, OREGON, DEED RECORDS, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING AT A POINT ON THE SOUTH LINE OF PARCEL II, SAID DOCUMENT RECORDED JUNE 12, 2001 AS FEE NO. 2001 055727, WHICH POINT BEARS NORTH 89° 38' 45" EAST 284.71 FEET FROM THE SOUTHWEST CORNER THEREOF, AND RUNNING THENCE ALONG SAID SOUTH LINE TO THE SOUTHEAST CORNER OF SAID PARCEL II, NORTH 89° 38' 45" EAST 465.03 FEET;
THENCE SOUTH 00° 09' 07" EAST 972.37 FEET TO A POINT ON THE NORTH LINE OF THAT CERTAIN TRACT OF LAND CONVEYED TO GRACE COMMUNITY CHURCH BY DEED RECORDED**

**JANUARY 11, 2002 AS FEE NO. 2002 004397, SAID DEED RECORDS;
THENCE SOUTH 89° 36' 05" WEST ALONG SAID NORTH LINE, 281.60 FEET;
THENCE NORTH 00° 00' 00" EAST 452.22 FEET;
THENCE NORTH 60° 00' 00" WEST 212.13 FEET;
THENCE NORTH 00° 05' 57" WEST 98.50 FEET;
THENCE NORTH 30° 00' 00" EAST 121.00 FEET;
THENCE NORTH 00° 00' 00" EAST 101.39 FEET;
THENCE NORTH 30° 00' 00" WEST 125.27 FEET TO THE POINT OF BEGINNING.**

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

TRACT 3:

**BEGINNING AT A POINT WHICH IS 295 FEET NORTH OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON;
THENCE EAST 740 FEET TO A POINT;
THENCE SOUTH 625 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 625 FEET TO A POINT;
THENCE WEST 360 FEET TO A POINT;
THENCE SOUTH 575 FEET TO A POINT;
THENCE WEST TO A POINT IN THE CENTER OF SOUTHWEST BOONES FERRY ROAD (STATE HIGHWAY NO. 217);
THENCE IN A SOUTHERLY DIRECTION TO THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO GEORGE H. ANDREWS BY BARGAIN AND SALE DEED, RECORDED APRIL 25, 1975, IN BOOK 1020, PAGE 0383, RECORDS OF WASHINGTON COUNTY, OREGON; THENCE EAST ALONG THE NORTH LINE OF THE SAID ANDREWS TRACT TO THE POINT OF BEGINNING.**

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

TRACT 4:

A TRACT OF LAND IN THE SOUTHEAST ONE-QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING AT A POINT ON THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON, 294 FEET EAST OF AN IRON BAR MARKING THE CENTER OF SAID SECTION;
THENCE EAST ALONG SAID NORTH LINE, 257 FEET TO A POINT;
THENCE SOUTH PARALLEL TO THE WEST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 35, A DISTANCE OF 660 FEET TO A POINT;
THENCE WEST PARALLEL TO THE NORTH LINE OF SAID SOUTHEAST ONE-QUARTER OF SECTION 35, A DISTANCE OF 257 FEET;
THENCE NORTH PARALLEL TO THE WEST LINE OF SAID SOUTHEAST ONE-QUARTER 660 FEET TO THE POINT OF BEGINNING.**

ALSO, THAT PORTION OF THOSE CERTAIN LANDS DESCRIBED OF RECORD IN BOOK 731, PAGE 0454, LYING SOUTH OF, ALONG AND WITHIN 16-1/2 FEET OF THE SOUTH BOUNDARY OF THE TRACT ABOVE DESCRIBED.

EXCEPTING THEREFROM THE FOLLOWING:

A TRACT OF LAND IN THE SOUTHEAST ONE-QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8 INCH ROD AND CAP ON THE CENTER LINE OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON, SITUATED NORTH 89°41'41" EAST, 379.00 FEET FROM THE MONUMENT MARKING THE CENTER OF SAID SECTION 35;
THENCE NORTH 89° 41' 41" EAST, 172.00 FEET TO A 5/8 INCH ROD AND CAP;
THENCE SOUTH 0° 05' 16" EAST, 262.00 FEET PARALLEL WITH THE WEST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 35 TO A 5/8 INCH ROD AND CAP;
THENCE SOUTH 89° 41' 41" WEST, 110.00 FEET TO A 5/8 INCH ROD AND CAP;
THENCE NORTH 53° 03' 41" WEST, 77.67 FEET TO A 5/8 INCH ROD AND CAP;
THENCE NORTH 0° 05' 16" WEST 215.00 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED TO WILLIAM GORDON MOORE RECORDED AUGUST 03, 1972 IN BOOK 880, PAGE 0735, RECORDS OF WASHINGTON COUNTY, OREGON.

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

PARCEL II:

A TRACT OF LAND LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF TUALATIN, COUNTY OF WASHINGTON, AND STATE OF OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 2-INCH IRON PIPE ON THE WEST LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION MARKING THE NORTHWEST CORNER OF LOT 105, SANDHURST NO. 2 [PLAT BOOK 47, PAGE 0032], A PLAT OF RECORD;
THENCE ALONG SAID ONE-QUARTER SECTION LINE NORTH 0° 09' 28" EAST, 230.00 TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING ALONG SAID LINE, NORTH 0° 09' 28" EAST, 661.34 FEET TO THE SOUTH RIGHT OF WAY LINE OF SOUTHWEST SAGERT STREET (COUNTY ROAD NO. 2430) AS WIDENED FOR THE SAGERT STREET OVERPASS CROSSING THE O.D.O.T. I-5 HIGHWAY;
THENCE ALONG SAID LINE, NORTH 83° 07' 49" EAST 443.75 FEET;
THENCE NORTH 89° 38' 02" EAST, 153.21 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SOUTHWEST 72ND AVENUE AS PLATTED PER SAID SANDHURST NO. 2 [PLAT BOOK 47, PAGE 0032];
THENCE ALONG SAID LINE, SOUTH, A DISTANCE OF 210.00 FEET;
THENCE LEAVING SAID LINE, WEST A DISTANCE OF 175.72 FEET;

APN: 2S132BB00700

Statutory Quitclaim Deed
- continued

File No.: NCS-744201-STLO (LS)

**THENCE SOUTH 57° 21' 18" WEST, 58.58 FEET;
THENCE SOUTH 25° 27' 48" WEST, 81.30 FEET;
THENCE SOUTH 4° 00' 00" EAST, 100.00 FEET;
THENCE SOUTH 21° 45' 18" EAST, 65.00 FEET;
THENCE SOUTH A DISTANCE OF 55.00 FEET;
THENCE SOUTH 63° 11' 36" WEST, 410.80 FEET TO THE POINT OF BEGINNING.**

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



 **NOTICE** of application
Proposal submitted as:
SB25-0001
Norwood Townhomes Residential Subdivision
FOR MORE INFORMATION:
TUALATIN.GOV/PROJECTS

Feb 5, 2026 at 1:25:23 PM
45.353673° N 122.772786° W

NOTICE of application
Proposal submitted as:
SB25-0001
Marwood Townhomes Residential Subdivision
FOR MORE INFORMATION:
TUALATIN.GOV/PROJECTS



Feb 5, 2026 at 1:25:29 PM
45.353690° N 122.772785° W



ACT

Proposal submitted as:
SB25-0001
Narrowed Townhome Residential Subdivision
FOR MORE INFORMATION:
TUALATHN.GOV/PROJECTS

IT'S A HARDY TO
SAVE THE TREES!
NORWOOD
ROAD

IT'S A HARDY TO
SAVE THE TREES!

IT'S A HARDY TO
SAVE THE TREES!

Feb 5, 2026 at 1:25:37 PM
45.353645° N 122.772755° W



NOTICE of application
Proposal submitted as:
SB25-0001
Special Use Subdivision
TUALATIN.GOV/PROJECTS



Feb 5, 2026 at 1:25:56 PM
45.353688° N 122.772836° W

A white rectangular sign with a red header and blue text. The header contains a small red icon of a house with an upward arrow and the text "NOTICE of application". The main body of the sign contains the text "Proposal submitted as:", "SB25-0001", "Norwood Townhomes Residential Subdivision", and "FOR MORE INFORMATION: TUALATIN.GOV/PROJECTS".

NOTICE of application
Proposal submitted as:
SB25-0001
Norwood Townhomes Residential Subdivision
FOR MORE INFORMATION:
TUALATIN.GOV/PROJECTS

Feb 5, 2026 at 1:32:30 PM
45.351717° N 122.774597° W



Feb 5, 2026 at 1:32:34 PM

45.351703° N 122.774601° W



NOTICE of application
Proposal submitted as:
SB25-0001
Increased Year-round Residential Subdivisions
City of Tualatin
TUALATIN.GOV/PROJECTS

Feb 5, 2026 at 1:32:47 PM
45.351752° N 122.774626° W



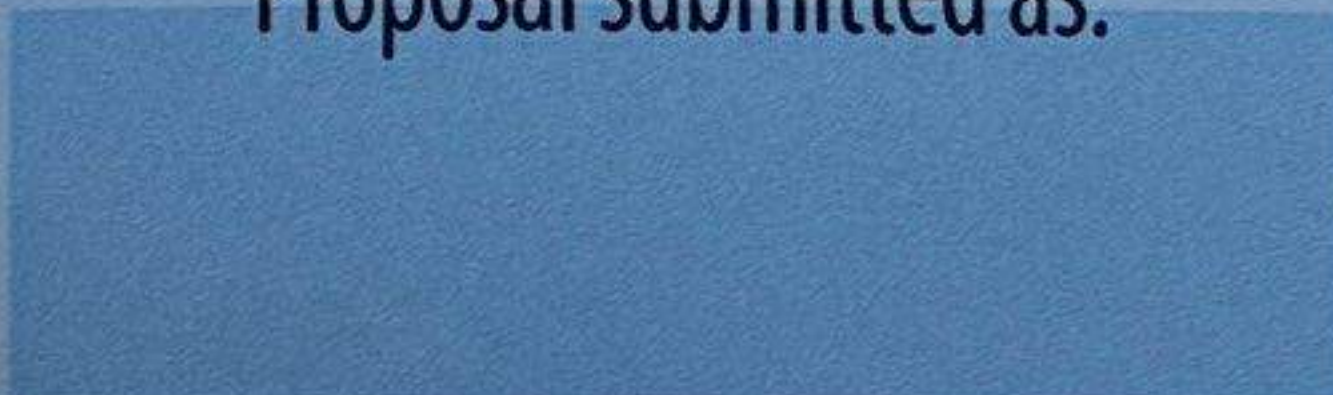
WOW! 20 years
Proposal submitted as
SB25-0001
Approved For Review - Residential Subdivision
www.wow.com
TUALATIN.GOV/PROJECTS

Feb 5, 2026 at 1:32:55 PM
45.351770° N 122.774583° W

CERTIFICATION OF SIGN POSTING



Proposal submitted as:



FOR MORE INFORMATION:
TUALATIN.GOV/PROJECTS

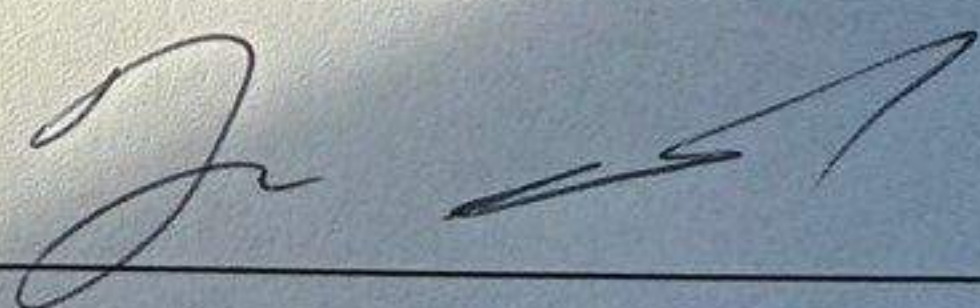
Feb 5, 2026 at 1:34:05 PM
45.351717° N 122.774622° W

Signs must adhere to the requirements of TDC 32.150.

As the applicant's representative for the Norwood Townhomes project, I hereby certify that on this day, February 5th 2026 sign(s) was/were posted on the subject property in accordance with the requirements of the Tualatin Development Code and the Community Development Div

Applicant's Representative: Dylan Gaunt

(Please Print)

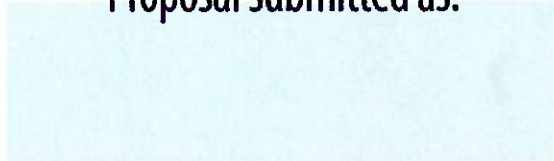
Applicant's Representative's Signature: 

Date: 5 Feb 2026

CERTIFICATION OF SIGN POSTING



Proposal submitted as:




FOR MORE INFORMATION:
TUALATIN.GOV/PROJECTS

Signs must adhere to the requirements of TDC 32.150.

As the applicant's representative for the Norwood Townhomes project, I hereby certify that on this day, February 5th 2016 sign(s) was/were posted on the subject property in accordance with the requirements of the Tualatin Development Code and the Community Development Div

Applicant's Representative : Dylan Gault

(Please Print)

Applicant's Representative's Signature : 

Date: 5 Feb 2016