



TYPE II APPLICATION (LAND USE) -- 2020

File #: DR 221-0007

TYPES - PLEASE CHECK ONE:

- Design review (checked)
Tentative Plan for Partition
Tentative Plan for Subdivision

- Type II Major Modification
Variance
Other: (Explain)

APPLICANT INFORMATION:

APPLICANT: Welkin Engineering PC
ADDRESS: 25260 SW Parkway Ave., Suite G, Wilsonville, OR 97070
EMAIL ADDRESS: ekc@WelkinPC.com
PHONE: MOBILE: 503.380.5324
OWNER (if different from above): GP Management, LLC
ADDRESS: 15171 SW Bangy Rd., Lake Oswego, OR 97035
ENGINEER/SURVEYOR: See Applicant
ADDRESS: PHONE:

GENERAL INFORMATION:

PROJECT NAME: Green Planet PROJECT LOCATION: 301 W. 1st Street
PROJECT VALUATION: \$89,500
PROJECT DESCRIPTION/USE: Marijuana Dispensary
MAP/TAX LOT NO. (i.e. 3200AB-400): 3S2 9AB04700/4500 ZONE: C-3 SITE SIZE: 0.66 SQ. FT. ACRE
COMP PLAN DESIGNATION: COMMERCIAL TOPOGRAPHY: FLAT
CURRENT USE: EMPTY BUILDING
SURROUNDING USES:
NORTH: RAILROAD SOUTH: SUBWAY RESTAURANT
EAST: TIRE SHOP WEST: RAILROAD

SPECIFIC PROJECT CRITERIA AND REQUIREMENTS ARE ATTACHED

General Checklist: Fees Public Notice Information Current Title Report Written Criteria Response Owner Signature

For detailed checklists, applicable criteria for the written criteria response, and number of copies per application type, turn to:

- Design Review p. 12
Partition Tentative Plat p. 14
Subdivision Tentative Plat p. 17
Variance Checklist p. 20

The above statements and information herein contained are in all respects true, complete, and correct to the best of my knowledge and belief. Tentative plans must substantially conform to all standards, regulations, and procedures officially adopted by the City of Newberg. All owners must sign the application or submit letters of consent. Incomplete or missing information may delay the approval process.

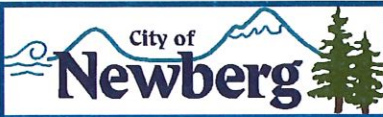
Applicant Signature: Edward K. Christesen
Date: 9/21/21
Print Name: EDWARD K. CHRISTESEN

Owner Signature: Travis Moffatt
Date: 9/21/21
Print Name: Travis Moffatt

RECEIVED
SEP 23 2021

Initial: \_\_\_\_\_

Attachments: General Information, Fee Schedule, Criteria, Checklists



# Cash Register Receipt

City of Newberg

**Receipt Number**  
**R10326**

DESCRIPTION	ACCOUNT	QTY	PAID
<b>ProjectTRAK</b>			<b>\$1,394.35</b>
<b>DR221-0007</b>	<b>Address: 301 W FIRST ST</b>	<b>APN: R3219AB 04700</b>	<b>\$1,394.35</b>
<b>ADDITIONAL ENGINEERING DEPT LAND USE REVIEW FEES</b>			<b>\$414.95</b>
DEVELOPMENT REVIEW	36-8675-3090001	0	\$414.95
<b>TECHNOLOGY FEE</b>			<b>\$66.40</b>
TECHNOLOGY FEE	01-0000-341006	0	\$66.40
<b>TYPE II</b>			<b>\$913.00</b>
DESIGN REVIEW	01-0000-341003	89500	\$913.00
<b>TOTAL FEES PAID BY RECEIPT: R10326</b>			<b>\$1,394.35</b>

Date Paid: Monday, October 04, 2021

Paid By: The Green Planet

Cashier: BMGN

Pay Method: CHECK 3384





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Suite G, 25260 S.W. Parkway  
Wilsonville, Oregon 97070  
Tele: 503-380-5324  
ekc@welkinpc.com



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## APPLICATION NARRATIVE

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Project Name:  
Green Planet

Approval Request:  
Design Review Approval For Marijuana and CBD Retail Sales in C-3 Central Business District

Location:  
301 W. First Street and 300 W. Hancock Street

Property Owner /Applicant:  
GP Management, LLC  
15171 S.W. Bangy Road  
Lake Oswego, Oregon 97035  
Tele: 503-318-1855  
Email: travis@GPManagementOregon.com

Planner/Engineer/Applicant Representative:  
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I. APPLICATION SUMMARY

Applicant seeks approval of a 5,820–square–foot marijuana and CBD retail sales facilities, and an accompanying on–site food cart facility on a 0.66–acre site in a C–3 zoning district (with Airport Conical Overlay) located immediately east of the W. First Street and W. Hancock Street coupling, west of vacated North Lincoln Street. West Hancock Street and West First Streets form opposing one–way streets through downtown, which (re)join just west of the site as an undivided Highway 99W.

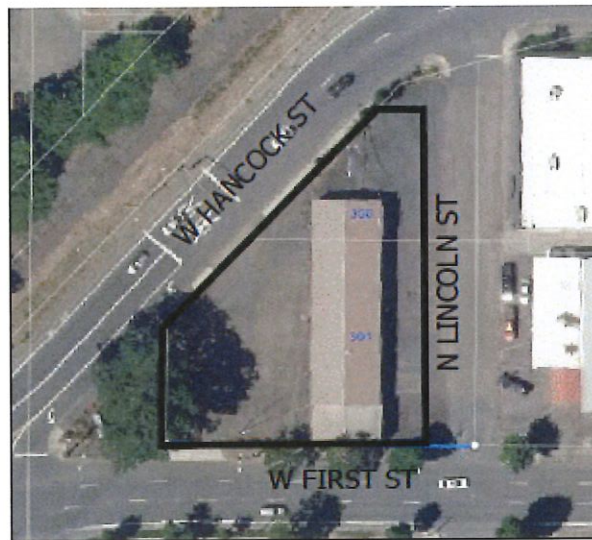
A view of the site on the City’s zoning map appears as follows:

City Zoning Map -- Red denominated “C-3”



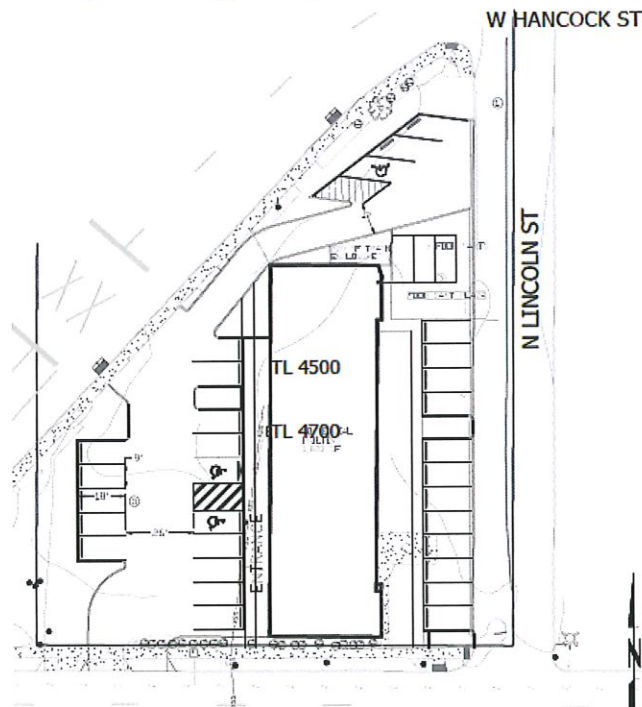
The site consists of two tax lots — 3S219AB04700/4500 — with separate addresses: 301 W. First Street to the south and 300 W. Hancock Street to the north. The site contains almost no landscaping, although the edges of the north, south, and west rights-of-way have been landscaped. The existing structure spans across both tax lots, and sits roughly in the middle of the site. Applicant proposes no expansion or alteration of the existing building footprint. Two driveways on the west side of the building access the site from both the north and south; the driveway on West Hancock Street serves west-bound traffic and the driveway on West First Street serves east-bound traffic.

The following graphic depicts the existing conditions:



**EXISTING SITE - NTS**

The following graphic depicts a rough site plan:



## II. DESIGN REVIEW APPROVAL CRITERIA

Newberg Development Code (hereafter simply “NDC”) § 15.220.020(A)(2)(a) prescribes a Type II Design Review Approval for this proposal (*viz.*, any “new development” not identified in NDC § 15.220.020(A)(1)).

[In the following discussion, all references to “NMC” in the Newberg Development Code appear instead as “NDC.”]

### A. “Design Compatibility” NDC § 15.220.050(B)(1)

NDC § 15.220.050(B)(1) provides:

“The proposed design review request [shall] incorporate an architectural design which is compatible with and/or superior to existing or proposed uses and structures in the surrounding area. This [requirement] shall include, but not be limited to, building architecture, materials, colors, roof design, landscape design, and signage.”

#### **Applicant’s Response To NDC § 15.220.050(B)(1):**

The Newberg Development Code furnishes no definition of “compatible.” Nor does it define the phrase “superior to.” Thus, the ordinary dictionary definitions of each will apply, limited by the reality that for land use approval purposes the terms can be neither arbitrary nor subjective without reference to a specific context.

The existing building is compatible with the surrounding neighborhood commercial buildings. This criteria is met.

### B. “Parking and On-Site Circulation” NDC § 15.220.050(B)(2)

The first sentence in NDC § 15.220.050(B)(2) references the parking requirements in NDC § 15.440.010:

“Parking areas shall meet the requirements of NDC 15.440.010. Parking studies may be required to determine if adequate parking and circulation are provided for uses not specifically identified in NDC 15.440.010.”

#### **Applicant’s Response To NDC § 15.220.050(B)(2) (first sentence):**

This narrative addresses NDC § 15.440.010 beginning at page 32.

The second sentence in NDC § 15.220.050(B)(2) separately mandates:



“Provisions shall be made to provide efficient and adequate on-site circulation without using the public streets as part of the parking lot circulation pattern. Parking areas shall be designed so that vehicles can efficiently enter and exit the public streets with a minimum impact on the functioning of the public street.”

**Applicant’s Response To NDC § 15.220.050(B)(2) (second sentence):**

The Applicant is modifying the parking and circulation and better defining parking areas, while increasing landscape percentages. S. Lincoln St. is private. Curb will be replaced with mountable curb or an inverted asphalt section to convey stormwater. The parking will be moved closer to S. Lincoln St., and the remainder of the asphalt will be removed and a sidewalk and landscaping will fill in between the parking and the east side of the building. A one-way drive aisle from the east side to the west parking area will be provided on-site. This criteria can be met.

C. “Setbacks and General Requirements”  
NDC § 15.220.050(B)(3)

“The proposal shall comply with NDC 15.415.010 through 15.415.060 dealing with height restrictions and public access; and NDC 15.405.010 through 15.405.040 and 15.410.010 through 15.410.070 dealing with setbacks, coverage, vision clearance, and yard requirements.”

**Applicant’s Response To NDC § 15.220.050(B)(3):**

This narrative addresses pertinent provisions in NDC Chapters 15.405, 15.410, and 15.415 beginning at pages 17, 18, and 22, respectively.

D. “Landscaping Requirements”  
NDC § 15.220.050(B)(4)

“The proposal shall comply with NDC 15.420.010 dealing with landscape requirements and landscape screening.”

**Applicant’s Response To NDC § 15.220.050(B)(4):**

This narrative addresses NDC § 15.420.010 beginning at page 23.

E. “Signs”  
NDC § 15.220.050(B)(5)

“Signs shall comply with NDC 15.435.010 *et seq.* dealing with signs.”

**Applicant’s Response To NDC § 15.220.050(B)(5):**

This narrative addresses NDC § 15.435.010, *et seq.*, beginning at page 25.

F. “Manufactured Dwelling, Mobile Home and RV Parks”  
NDC § 15.220.050(B)(6)

[Not pertinent]

G. “Zoning District Compliance”  
NDC § 15.220.050(B)(7)

“The proposed use shall be listed as a permitted or conditionally permitted use in the zoning district in which it is located as found in NDC 15.305.010 through 15.336.020. . . .”

**Applicant’s Response To NDC § 15.220.050(B)(7):**

Applicant proposes the following businesses (or uses) on the site:

- ◆ a retail marijuana dispensary situated in a 3,500–square–foot area of the existing 5,800–square–foot structure at 301 W. First Street,
- ◆ a separate–but–intrinsically–related retail CBD dispensary situated in a separate 2,300–square–foot area of the existing 5,800–square–foot structure at 301 W. First Street, and
- ◆ retail food sales from three semi–permanent — *viz.*, removable–but–generally–fixed–in–place daily — food–carts located in specific locations outside the existing building but on the site (as opposed to, for example, an adjacent sidewalk), each of which will . . .
  - ❖ connect to public services (*viz.*: sewer, water, gas, and electricity),
  - ❖ connect to single grease trap,
  - ❖ front the existing sidewalk, and connected to that sidewalk,
  - ❖ have access to a small, on–site outdoor area with picnic tables.

Applicant plans to lease the food–carts to third parties, and those third parties will be able to move the carts to other, offsite locations according to their particular needs.

## 1. The “C–3” Zoning District

The City’s November 15, 2019, preapplication meeting notes reference an underlying “C–3 (Central Business District).” *Id.*, at 1. Those notes omit any reference to related provisions in the City’s Development Code for a “C–3” zoning district.

However, Applicant observes that, notwithstanding the reference in NDC § 15.220.050(B)(7) to a “zoning district . . . as found in NDC [§§] 15.305.010 through 15.336.020,” the lone provision within NDC Chapters 15.305 to 15.336 that references a “C–3” zoning district — NDC Chapter 15.316 (“C–3 Central Business District”) — no longer exists.

The City “removed” — its term — then-existing NDC Chapter 15.316 from the Development Code via Ordinance No. 2013–2763 in September, 2012, declaring that NDC Chapter 15.316 “shall be removed.” *Id.*, Exhibit “A,” § 1. (Presumably, the City *repealed* (former) NDC Chapter 15.316, although the 2012 Ordinance’s terminology leaves it uncertain whether, in the City’s view, the 2012 Ordinance eliminated the “C–3” zoning district *designation*, or whether it merely *excised* NDC Chapter 15.316 from the City’s Development Code but left the “C–3” zoning district itself in place — albeit not in (former) NDC Chapter 15.316. Applicant cannot resolve that uncertainty.)

To date, Applicant observes that, with the 2012 “removal” of NDC Chapter 15.316 from the Development Code, no specific chapter in the Development Code pertains to a “C–3” zoning district. Notwithstanding that circumstance, the City’s zoning map nonetheless depicts the site in a “C–3” zoning district. Furthermore, Applicant observes that NDC Chapter 15.302 — titled “Districts And Their Amendment” — implements “classes of use districts and subdistricts” via NDC § 15.302.010, and that NDC § 15.302.010(A)(7) establishes a “C–3 central business district” — albeit without any attendant specifics associated with such district.

## 2. Categories Of “Uses”

As identified in the preceding topic, Applicant proposes three distinct retail operations on the site as part of a single proposal. Two of those three uses prove closely related. Although the City’s November 15, 2019, preapplication meeting notes reference those three “uses,” those notes omit any reference to pertinent Development Code “use” provisions for any of them.

NDC Chapter 15.303 — titled “Use Categories” — implements labels (or “categories”) for certain delineated “uses,” but for what purpose remains unclear because NDC Chapter 15.305, discussed below, describes the various uses authorized within the City’s zoning districts. NDC § 15.303.010(A)(2) describes the “use categories” in NDC Chapter 15.303:

“Use categories are used to describe land uses and activities that may be known by several common names, but are organized on the basis of common functional, product, or physical characteristics. . . . Uses are assigned to the category whose description most closely describes the nature of the primary use. The ‘characteristics’ subsection of each use category describes the characteristics of each use category. . . .”

Applicant observes that confusion within that text arises because not every “use category” in NDC Chapter 15.303 bears any “characteristics” as that term appears in NDC § 15.303.010(A)(2),

nor does every “use category” identified in NDC Chapter 15.303 contain a description of what the category encompasses.

The following “use categories” in NDC Chapter 15.303 appear to correspond to Applicant’s proposal:

- ◆ NDC § 15.303.400 identifies a category labeled “Commercial Uses,” but includes no specification of “characteristics” or any description of what the term “commercial uses” encompasses. (The term “commercial” remains undefined by the City in either NDC § 1.05.050 or NDC § 15.05.030.)
- ◆ NDC § 15.303.420 identifies a separate—but–similarly–named category labeled “Commercial Sales And Rentals,” with an attendant reference to but a single explanatory example: “temporary merchant,” as defined in NDC § 15.05.030:

“‘Temporary merchant’ means a person or persons occupying a temporary, fixed location, not within a permanent building, and selling or delivering from stock on hand, doing business in much the same manner as a permanent business.”

That definition corresponds to the food–cart aspect of Applicant’s proposal, as discussed earlier. (The text of NDC § 15.303.420 leaves it uncertain whether it confines itself to a “temporary merchant” or whether it includes other uses as well.)

- ◆ NDC § 15.303.421 identifies a category labeled “Retail Sales – General Category,” with the following description of “characteristics” in paragraph A:

“General retail sales uses sell . . . goods to the general public. Items are sold indoors, or, if outdoors, are limited to small items that do not require machinery to load to customers. Most items for sale are stored on or picked up from the site. . . .”

a. The Proposed Retail Marijuana Sales “Use”

b. The Proposed Retail CBD Sales “Use”

Applicant submits that, not only do each of those three “use” categories encompass its multi–faceted proposal, but that for purposes of the manner in which the City’s Development Code classifies “uses” in NDC Chapter 15.303 Applicant’s proposed CBD retail sales facility actually constitutes but a constituent aspect of a “commercial” or “retail” use, and thus not separately categorizable as a different kind of “use.”

c. The Proposed Food Carts

Within the “use” context, Applicant observes one uncertainty in the City’s November 15, 2019, preapplication meeting notes: those notes reference NDC § 5.15.070(B), titled “Street Vendors,” presumably in connection with Applicant’s proposal for the three on–site food carts. NDC § 5.15.050 defines “street vendor”:

“‘Street vendor’ means a person or persons *traveling* on public streets, public sidewalks, public property, or private streets, and *carrying, conveying or transporting* such items as food, beverages, flowers, and balloons, offering and exposing the same for sale by hand or from a mobile-type device such as a push cart.”

(Emphasis added.) That text does *not*, however, encompass a non-mobile food cart that does not “travel” upon any of the designated locations, and which does not engage in “carrying, conveying or transporting.”

Applicant submits that the more apt description within the context of Applicant’s proposal appears in the definition of “Temporary Merchant” in NDC § 5.15.050:

“‘Temporary merchant’ means a person or persons occupying a *temporary, fixed location, not within a permanent building*, and selling or delivering from stock on hand, doing business in much the same manner as a permanent business.”

(Emphasis added.) Applicant observes that the definition in NDC § 5.15.050 represents a word-for-word replication of the definition of “temporary merchant” that appears elsewhere in the “definitions” provisions in NDC § 15.05.030. Why the City’s November 15, 2019, preapplication meeting notes reference one and not the other remains unclear to Applicant.

NDC § 5.15.060 inferentially exempts a “temporary merchant” from the registration requirements specifically imposed upon “peddlers, solicitors, and street vendors” — all three of which NDC § 5.15.050 expressly define. Similarly, the “special standards” prescribed by NDC § 5.15.070(A) for “peddlers and solicitors” and by NDC § 5.15.070(B) for “street vendors” likewise do not apply to a “temporary merchant.” Rather, NDC §§ 5.15.090, 5.15.100, 5.15.110, and 5.15.120 apply specifically to a “temporary merchant.”

### 3. Uses Allowed In The C-3 Zoning District

NDC § 15.305.010 — titled “Zoning Use Table” — declares that the accompanying “use table” implemented in NDC § 15.305.020 “identifies the *land uses* that are allowed in the various *zoning districts*.” In turn, NDC § 15.305.020 — titled “Zoning Use Table – Use Districts” — includes a column labeled “C-3.”

Within the column labeled “C-3” in the table in NDC § 15.305.020 appear the following “use” categories that correspond to the uses identified in NDC Chapter 15.303:

- ◆ “400,” designated as “Commercial Uses” and corresponding to NDC § 15.303.400, identified in the preceding topic;
- ◆ “420,” designated as “Commercial Sales And Rentals” and corresponding to NDC § 15.303.420, identified in the preceding topic;
- ◆ “421,” designated as “Retail Sales – General” and corresponding to NDC § 15.303.421, identified in the preceding topic; and

- ◆ an odd reference to “Def.” designated as related to “Temporary Merchant” and corresponding to the definition of “Temporary Merchant” in NDC § 5.15.050.

#	Use	R-1	R-2	R-3	R-4	RP	C-1	C-2	C-3	C-4	M-1	M-2	M-3	M-4-I	M-4-C	CF	I	AR	AI	Notes and Special Use Standards	
400	COMMERCIAL USES																				
410	COMMERCIAL OFFICES																				
411	Medical office			C		P	P(20)	P	P(21)									P			
412	Local business office					P(22)	P(20)	P	P(21)												
420	COMMERCIAL SALES AND RENTALS																				
421	Retail sales – General						P(20)	P	P(15)/(21)	P		P(23)									
422	Retail sales – Bulk outdoor							P	C			P									
423	Retail sales – Convenience						P(20)	P	P(21)	P		P(24)			P(25)						
Def.	Temporary merchant							S	S(21)												NMC 5.15.050 et seq.

For a reason or reasons that only the City knows, only the “Retail Sales – General” and “Temporary Merchant” use categories bear descriptors in the C–3 zoning district column. Although NDC § 15.303.400 identifies a specific “use” category labeled “Commercial Uses” (as discussed above), the use table in NDC § 15.305.020 leaves the C–3 column blank. Similarly, although, as discussed above, NDC § 15.303.420 identifies a separate–but–similarly–named “use” category labeled “Commercial Sales And Rentals,” the use table in NDC § 15.305.020 again leaves the C–3 column blank.

In any event, “retail sales” constitutes a “use” permitted outright, while a “temporary merchant” remains a “special” use subject to the provisions identified in the last column: NDC § 5.15.050, *et seq.* (The references to notes 15 and 21 in the former use category bears no pertinence to Applicant’s proposal, as the building does not constitute a “facility over 40,000 square feet” and will not have “drive–up service windows.” And the reference to note 21 in the second use category likewise bears no pertinence.)

Thus, each of Applicant’s proposed uses appears in the “use” table in NDC § 15.305.020 as permitted outright.



Finally, for a reason or reasons that the City’s Development Code leaves unclear, the “use” table in NDC § 15.305.020 includes an entire section that appears following a reference to “Miscellaneous Uses” that pertains to “marijuana” facilities and uses — but which facilities and uses the Development Code nowhere defines as “miscellaneous”:

#	Use	R-1	R-2	R-3	R-4	RP	C-1	C-2	C-3	C-4	M-1	M-2	M-3	M-4-I	M-4-C	CF	I	AR	AI	Notes and Special Use Standards
600	MISCELLANEOUS USES																			

Not only does the “use number” column in that portion of the table contain *no* designations for any marijuana facilities or uses (the column remains completely blank), but the Development Code’s specific designation of the uses in NDC Chapter 15.303 — which relate to the use table in NDC § 15.305.020 — contains no separate specification of any “use categories” specifically related to “marijuana” facilities or uses.

Notwithstanding that uncertainty, Applicant observes that the category labeled “recreational marijuana retailer” in the above graphic declares that use as permitted outright, subject to the following conditions:

- “(38) The use is not allowed within 1,000 feet of the real property comprising a public park, a public elementary or secondary school . . . or a private or parochial elementary or secondary school . . . [.] Distance is measured in a straight line in a radius extending for 1,000 feet or less in any direction from the closest point anywhere on the boundary line of the real property comprising an existing public park, public elementary or secondary school or a private or parochial elementary or secondary school to the closest point of the premises of a recreational . . . retailer . . . [.]
- “(39) One-thousand-foot separation between retailer to retailer premises and 1,000-foot separation between retailer to dispensary premises.
- “(40) Operating hours limited to the hours between 9:00 a.m. and 10:00 p.m.”

Within the constraints and uncertainties of the above discussion about “uses,” there are no schools of any type or parks within 1,000 feet of this site according to the Newberg GIS.

H. “Subdistrict Compliance”  
NDC § 15.220.050(B)(8)

“Properties located within subdistricts shall comply with the provisions of those subdistricts located in NMC 15.340.010 through 15.348.060.”

**Applicant’s Response To NDC § 15.220.050(B)(8):**

NDC 15.302.010(B) describes eleven “subdistricts of use districts.” Of those subdistricts, only one appears to apply: the “AO airport overlay subdistrict. NDC § 15.302.010(B)(1).

NDC Chapter 15.340 governs the Airport Overlay subdistrict. NDC § 15.340.020(B) authorizes “[a]ll uses permitted in the primary zoning district, provided the use does not create the following:

- “1. Electrical interference with navigational signals or radio communication between the airport and aircraft.
- “2. Visual interference which would make it difficult for pilots to distinguish between airport lights or other lighting.
- “3. Impairment of visibility.
- “4. Bird strike hazards.
- “5. Endangerment or interference with the landing, taking off or maneuvering of aircraft intending to use the airport.
- “6. Population densities which exceed [certain] limitations[.]”

Each of Applicant’s proposed uses constitutes a “permitted” use, and none of those uses will create any of the six designated conditions described above.

I. “Alternative Circulation, Roadway Frontage Improvements and Utility Improvements”  
NDC § 15.220.050(B)(9)

“Where applicable, new developments shall provide for access for vehicles and pedestrians to adjacent properties which are currently developed or will be developed in the future. This may be accomplished through the provision of local public streets or private access and utility easements. At the time of development of a parcel, provisions shall be made to develop the adjacent street frontage in accordance with city street standards and the standards contained in the transportation plan. At the discretion of the city, these improvements may be deferred through use of a deferred improvement agreement or other form of security.”



**Applicant’s Response To NDC § 15.220.050(B)(9):**

There are no deficiencies in regards to Circulation, Roadway Frontage Improvements, and Utility Improvements for this site. All frontages and improvements are fully developed. This criteria is met.

J. “Traffic Study Improvements”  
NDC § 15.220.050(B)(10)

“If a traffic study is required, improvements identified in the traffic study shall be implemented as required by the director.”

**Applicant’s Response To NDC § 15.220.050(B)(10):**

NDC § 15.220.030(B)(14) separately addresses traffic studies:

“Traffic Study. A traffic study shall be submitted for any project that generates in excess of 40 trips per p.m. peak hour. This requirement may be waived by the director when a determination is made that a previous traffic study adequately addresses the proposal and/or when off-site and frontage improvements have already been completed which adequately mitigate any traffic impacts and/or the proposed use is not in a location which is adjacent to an intersection which is functioning at a poor level of service. A traffic study may be required by the director for projects below 40 trips per p.m. peak hour where the use is located immediately adjacent to an intersection functioning at a poor level of service. The traffic study shall be conducted according to the City of Newberg design standards.”

**Applicant’s Response To NDC § 15.220.050(B)(14):**

This site is fully developed and its current use is not changing, therefore no traffic study is required.

K. “Additional Requirements For Development In The C-3 Zoning District”  
NDC § 15.220.080

NDC § 15.220.080 declares that

“An applicant for a new development or redevelopment within the C-3 zoning district, which is subject to the site design review process, must demonstrate that seven out of 10 of the following site and building design elements have been incorporated into the design of the project. Exceptions to these additional development requirements may be granted if the requirements would result in construction that is out of character with surrounding development.”

The designated ten “site and building design elements” apparently consist of the two provisions in NDC § 15.220.080(A), the two provisions in NDC § 15.220.080(B), the three provisions in NDC § 15.220.080(C), and the three provisions in NDC § 15.220.080(D).

NDC § 15.220.080(A) identifies the following two “site and building design elements” relating to the “facade”:

- “1. Windows. To maintain compatibility with historic proportions, windows facing public streets shall be primarily vertical. With the exception of transom windows, the width-to-height ratio of any single window pane (defined as either a true divided light or a “pane” created by “snap-in” dividers) shall be no more than 1:1.
- “2. Awnings. To provide shade and protection from the rain, awnings of fabric, glass, wood or metal shall extend along at least 25 percent of street-facing facades. Awnings shall be securely attached to the building and at their lowest point shall not be lower than eight feet above the ground level. Awnings may encroach a maximum of eight feet into the public sidewalk right-of-way, but no closer than two feet from the curb line.”

**Applicant’s Response To NDC § 15.220.080(A):**

Some of the existing north and south side windows will remain. The east side small windows will be filled in. On the west side, the rollup doors will be removed and a new store front glass swing door will be installed with side light windows. The colors of the building will be updated as well as the siding. An awning may be installed, if it does not affect the building modification of the code. This standard can be met.

NDC § 15.220.080(B) further identifies the following two “site and building design elements” relating to “facade articulation”:

- “1. Emphasize Entrances. Entrances facing a public street shall be incorporated as an integral element in the facade. Entrances shall be emphasized to clearly communicate how to enter the building and to make buildings appear more inviting. Some strategies for emphasizing the entrance on a facade include: using transom windows above entrance doors to increase their apparent scale, detailing and emphasizing the trim or pilasters surrounding the entrance doors, and locating projections such as awnings or balconies above the entrance.
- “2. Maximum Horizontal Facade Plane. To avoid overwhelming and visually monotonous facades, buildings shall not extend more than 60 feet horizontally without a change in the plane of the facade of at least one foot. Vertically stacked bay windows are one way to satisfy this criterion.”

**Applicant’s Response To NDC § 15.220.080(B):**

The existing building is facing the couplet of Hancock and 1<sup>st</sup> Streets. Regarding 1 above, the Applicant clearly wants the west facade emphasized to clearly communicate how to enter the building and to make buildings appear more inviting. We have discussed that a length.

Regarding number 2, this is an existing building and other than cosmetic modifications, no exterior changes will be made. These criteria can be met.

NDC § 15.220.080(C) further identifies the following three “site and building design elements” relating to “windows”:

“1. Depth of Windows. Windows shall be recessed at least one and one-half inches from the general plane of the facade. This creates shadow lines and visual interest, giving the facade the perception of depth. Depth in the facade promotes the perception of high quality and durable construction, and contributes to the district’s historic character.

“2. Percentage of Glazing. The percent of glazing based on the horizontal distance of the facade shall be as follows:

“a. Primary facade: at least 50 percent of ground floor and 30 percent of floors above the ground floor; and

“b. All other facades facing a public street: at least 30 percent per floor.

“3. Window Glazing Material. Windows facing a public street shall be made of clear or low-e glazing (pursuant to Oregon Structural Code Section 1312.1.3). Tinted or reflective glass shall not be visible from public rights-of-way.”

**Applicant’s Response To NDC § 15.220.080(C):**

As previously stated, this is an existing building and other than cosmetic modifications, no exterior changes will be made. These criteria can be met.

Finally, NDC § 15.220.080(D) further identifies the following three “site and building design elements” relating to “facade materials”:

“1. Dominant Material. All facades shall be comprised of a single dominant material. Additional materials are allowed as accents.

“2. Allowed Wall Materials. Allowed wall cladding materials include horizontal wood and cementitious lap siding, horizontal board and batten siding, shingles, and shakes. Lap siding, shingles, and shakes shall be exposed a maximum of six inches to the weather. In board and batten siding, battens shall be spaced a maximum of eight inches on center. In addition, brick, rusticated concrete block, or stone masonry is allowed, but when used as a veneer material, it must be at least two and one-half inches thick. Cement-based stucco and poured-in-place concrete are allowed.

“3. Changes in Material. Brick and stone street-facing facades shall return at least 18 inches around the exposed side walls. When multiple cladding materials are used, changes shall occur along horizontal lines only, with a maximum of three different materials allowed per facade. Heavier-appearing materials (e.g., brick) shall be used only below lighter-appearing materials (e.g., shingles).”

**Applicant’s Response To NDC § 15.220.080(D):**

As previously stated, this is an existing building and other than superficial cosmetic modifications, no exterior changes will be made. These criteria can be met.

III. NDC CHAPTERS REFERENCED AS PART OF THE DESIGN REVIEW APPROVAL CRITERIA

A. Lot Requirements  
NDC Chapter 15.405

The Design Review provisions in NDC § 15.220.050(B)(3), discussed above at page 6, reference NDC Chapter 15.405. Those provisions provide, in pertinent part and to the extent relevant to Applicant’s proposal, as follows.

1. Lot Area  
NDC § 15.405.010

NDC § 15.405.010 provides, in pertinent part:

“A. In the following districts, each lot or development site shall have an area as shown below except as otherwise permitted by this code:

“\* \* \* \* \*

“3. In the . . . C-3 districts, each lot or development site shall have a minimum area of 5,000 square feet or as may be established by a subdistrict.

“\* \* \* \* \*

“C. In calculating lot area for this section, lot area does not include land within public or private streets. . . .

“\* \* \* \* \*”

**Applicant’s Response To NDC § 15.405.010:**

The existing lot is 0.66 acres (8,750 sf) and is compliant with the above criteria.

2. Lot Dimensions And Frontage  
NDC § 15.405.030

NDC § 15.405.030 provides, in pertinent part:

- “A. Width. Widths of lots shall conform to the standards of this code.
- “B. Depth to Width Ratio. . . . Development of lots under 15,000 square feet are exempt from the lot depth to width ratio requirement.
- “C. Area. Lot sizes shall conform to standards set forth in this code. Lot area calculations shall not include area contained in public or private streets as defined by this code.
- “D. Frontage.
  - “1. No lot or development site shall have less than the following lot frontage standards:
    - “a. Each lot or development site shall have either frontage on a public street for a distance of at least 25 feet or have access to a public street through an easement that is at least 25 feet wide. No new private streets, as defined in NMC 15.05.030, shall be created to provide frontage or access except as allowed by NMC 15.240.020(L)(2).

“\* \* \* \* \*

- “2. The above standards apply with the following exceptions:
  - “a. Legally created lots of record in existence prior to the effective date of the ordinance codified in this code.
  - “b. Lots or development sites which, as a process of their creation, were approved with sub-standard widths in accordance with provisions of this code.

“\* \* \* \* \*”

**Applicant’s Response To NDC § 15.405.030:**

The parcel and building are already developed. If no extensive building additions are constructed, then the above criteria do not apply. The improvements to the building will be cosmetic and the area of the building will not change, so this criteria does not apply.

4. Lot Coverage And Parking Coverage Requirements  
NDC § 15.405.040

NDC § 15.405.040(C) declares that “[a]ll other districts and uses not listed in subsection (B) of this section shall not be limited as to lot coverage and parking coverage except as otherwise required by this code.” The C–3 zoning district does not appear listed in subsection (B).

Thus, Applicant’s proposal remains governed by the lot coverage provision in NDC § 15.405.010(A)(3), discussed above. The City’s Development Code does not appear to furnish specific parking coverage requirements for the C–3 zoning district.

B. Yard Setback Requirements  
NDC Chapter 15.410

The Design Review provisions in NDC § 15.220.050(B)(3), discussed above at page 6, reference NDC Chapter 15.410. Those provisions provide, in pertinent part and to the extent relevant to Applicant’s proposal, as follows.

1. Front Yard Setback  
NDC § 15.410.020

NDC § 15.410.020 provides, in pertinent part:

“\* \* \* \* \*

“B. Commercial

“\* \* \* \* \*

“3. All lots or development sites in the C–3 district shall have no minimum front yard requirements. The maximum allowable front yard shall be 20 feet. In the case of a through lot with two front yards, at least one front yard must meet the maximum setback requirement. In the case of three or more front yards, at least two front yards must meet the maximum setback requirements. No parking shall be allowed in said yard. Said yard shall be landscaped and maintained.

“\* \* \* \* \*”

**Applicant’s Response To NDC § 15.410.020(B)(3):**

The parcel and building are already developed. If no extensive building additions are constructed, then the above criteria do not apply. The improvements to the building will be cosmetic and the area of the building will not change, so this criteria does not apply.

2. Interior Yard Setback  
NDC § 15.410.030

NDC § 15.410.030 provides, in pertinent part:

“\* \* \* \* \*

“B. Commercial

“\* \* \* \* \*

“2. All lots or development sites in the C–3 district shall have no interior yard requirements.

“\* \* \* \* \*”

**Applicant’s Response To NDC § 15.410.030(B)(2):**

The parcel and building are already developed. If no extensive building additions are constructed, then the above criteria do not apply. The improvements to the building will be cosmetic and the area of the building will not change, so this criteria does not apply.

3. Vision Clearance Setback  
NDC § 15.410.060

NDC § 15.410.060 provides, in pertinent part:

“The following vision clearance standards shall apply in all zones (see Appendix A, Figure 9).

- “A. At the intersection of two streets, including private streets, a triangle formed by the intersection of the curb lines, each leg of the vision clearance triangle shall be a minimum of 50 feet in length.
- “B. At the intersection of a private drive and a street, a triangle formed by the intersection of the curb lines, each leg of the vision clearance triangle shall be a minimum of 25 feet in length.
- “C. Vision clearance triangles shall be kept free of all visual obstructions from two and one-half feet to nine feet above the curb line. Where curbs are absent, the edge of the asphalt or future curb location shall be used as a guide, whichever provides the greatest amount of vision clearance.

“\* \* \* \* \*”

**Applicant’s Response To NDC § 15.410.060:**

All private streets and driveways can comply with this criteria.

4. Yard Exceptions And Permitted Intrusions Into Required Yard Setbacks  
NDC § 15.410.070

NDC § 15.410.070 provides, in pertinent part:

“The following intrusions may project into required yards to the extent and under the conditions and limitations indicated:

“\* \* \* \* \*

“C. Projecting Building Features. The following building features may project into the required front yard no more than five feet and into the required interior yards no more than two feet; provided, that such projections are no closer than three feet to any interior lot line:

“1. Eaves, cornices, belt courses, sills, awnings, buttresses or other similar features.

“\* \* \* \* \*

“3. Porches, platforms or landings which do not extend above the level of the first floor of the building.

“4. Mechanical structures (heat pumps, air conditioners, emergency generators and pumps).

“D. Fences and Walls.

“\* \* \* \* \*

“2. In any commercial or industrial district, a fence or wall shall be permitted to be placed at the property line or within a yard setback as follows:

“a. Not to exceed eight feet in height. Located or maintained in any interior yard except where the requirements of vision clearance apply. For purposes of fencing only, lots that are corner lots or through lots may select one of the street frontages as a front yard and all other yards shall be considered as interior yards, allowing the placement of an eight-foot fence on the property line.

“b. Not to exceed four feet in height. Located or maintained within all other front yards.



“3. If chain link (wire-woven) fences are used, they are manufactured of corrosion-proof materials of at least 11-1/2 gauge.

“4. The requirements of vision clearance shall apply to the placement of fences.

“E. Parking and Service Drives (Also Refer to NMC 15.440.010 through 15.440.080).

“1. In any district, service drives or accessways providing ingress and egress shall be permitted, together with any appropriate traffic control devices in any required yard.

“\* \* \* \* \*

“3. In any commercial or industrial district, except C-1, C-4 and M-1, public or private parking areas or parking spaces shall be permitted in any required yard (see NMC 15.410.030). . . .

“\* \* \* \* \*”

**Applicant’s Response To NDC § 15.410.070:**

The parcel and building are already developed. If no extensive building additions are constructed, then the above criteria do not apply, unless added, such as a fence. But no such additions are contemplated. The improvements to the building will be cosmetic and the area of the building will not change, so this criteria does not apply.

C. Building And Site Design Standards  
NDC Chapter 15.415

The Design Review provisions in NDC § 15.220.050(B)(3), discussed above at page 6, reference NDC Chapter 15.415. Those provisions provide, in pertinent part and to the extent relevant to Applicant’s proposal, as follows.

1. Building Height Limitation  
NDC § 15.415.020

NDC § 15.415.020 provides, in pertinent part:

“\* \* \* \* \*

“B. Commercial And Industrial.

“\* \* \* \* \*

“2. In the . . . C-3 . . . districts there is no building height limitation, except, where said districts abut upon a residential district, the maximum permitted building height shall not exceed the maximum building height permitted in the abutting residential district for a distance of 50 feet from the abutting boundary.

“\* \* \* \* \*”

**Applicant’s Response To NDC § 15.415.020:**

The parcel and building are already developed. If no extensive building additions are constructed, then the above criteria do not apply, nor is the building over that height. The improvements to the building will be cosmetic and the area of the building will not change, so this criteria does not apply.

2. Building Height Exemptions  
NDC § 15.415.030

NDC § 15.415.030 provides, in pertinent part:

“Roof structures and architectural features for the housing of elevators, stairways, tanks, ventilating fans and similar equipment required to operate and maintain the building, fire or parapet walls, skylights, towers, flagpoles, chimneys, smokestacks, wireless masts, TV antennas, steeples and similar structures may be erected above the height limits prescribed in this code; provided, that no roof structure, feature or any other device above the prescribed height limit shall be allowed or used for the purpose of providing additional floor space. Further, no roof structure or architectural feature under this exemption shall be erected more than 18 feet above the height of the main building, whether such structure is attached to it or freestanding, nor shall any such structure or feature exceed the height limits of the airport overlay subdistrict.”

**Applicant’s Response To NDC § 15.415.030:**

The parcel and building are already developed. If no extensive building additions are constructed, then the above criteria do not apply. The improvements to the building will be cosmetic and the area of the building will not change, so this criteria does not apply.

3. Public Access Required  
NDC § 15.415.040

NDC § 15.415.040 provides, in pertinent part:

“No building or structure shall be erected or altered except on a lot fronting or abutting on a public street or having access to a public street over a private street or easement of record approved in accordance with provisions contained in this code. . . . No building

or structure shall be erected or altered without provisions for access roadways as required in the Oregon Fire Code, as adopted by the city.”

**Applicant’s Response To NDC § 15.415.040:**

The parcel and building are already developed. If no extensive building additions are constructed, then the above criteria do not apply. The improvements to the building will be cosmetic and the area of the building will not change, so this criteria does not apply.

**D. Landscaping And Outdoor Areas  
NDC Chapter 15.420**

The Design Review provisions in NDC § 15.220.050(B)(4), discussed above at page 6, reference NDC Chapter 15.420. Those provisions provide, in pertinent part and to the extent relevant to Applicant’s proposal, as follows.

**1. Required Minimum Standards  
NDC § 15.420.010**

NDC § 15.420.010 exempts Applicant’s proposal from the landscape area requirement otherwise prescribed in that section (“Development in the C–3 (central business district) zoning district . . . is exempt from the 15 percent landscape area requirement of this section.”).

**2. Landscaping And Amenities In Public Rights–Of–Way  
NDC § 15.420.020**

NDC § 15.420.020 provides, in pertinent part:

“A. Pedestrian Space Landscaping. Pedestrian spaces shall include all sidewalks and medians used for pedestrian refuge. Spaces near sidewalks shall provide plant material for cooling and dust control, and street furniture for comfort and safety, such as benches, waste receptacles and pedestrian–scale lighting. These spaces should be designed for short–term as well as long–term use. Elements of pedestrian spaces shall not obstruct sightlines and shall adhere to any other required city safety measures. . . .

“1. Street trees planted in pedestrian spaces shall be planted according to NMC 15.420.010(B)(4).

“2. Pedestrian spaces shall have low (two and one–half feet) shrubs and ground covers for safety purposes, enhancing visibility and discouraging criminal activity.

[further specifications in NDC §§ 15.420.020(A)(2)(a) and (b) omitted here]

“3. Pedestrian-scale lighting shall be installed along sidewalks and in medians used for pedestrian refuge.

[further specifications in NDC §§ 15.420.020(A)(3)(a)–(d) omitted here]

“4. Street furniture such as benches and waste receptacles shall be provided for spaces near sidewalks only.

[further specifications in NDC §§ 15.420.020(A)(4)(a) and (b) omitted here]

“5. Paving and curb cuts shall facilitate safe pedestrian crossing and meet all ADA requirements for accessibility.

“B. **Planting Strip Landscaping.** All planting strips shall be landscaped. Planting strips provide a physical and psychological buffer for pedestrians from traffic with plant material that reduces heat and dust, creating a more comfortable pedestrian environment. Planting strips shall have different arrangements and combinations of plant materials according to the frequency of on-street parking (see Appendix A, Figures 18 and 19).

“1. Planting strips which do not have adjacent parking shall have a combination of ground covers, low (two and one-half feet) shrubs and trees. Planting strips adjacent to frequently used on-street parking, as defined by city staff, shall only have trees protected by tree grates, and planting strips adjacent to infrequently used on-street parking shall be planted with ground cover as well as trees (see Appendix A, Figures 18 and 19, Typical Planting Strip Layouts). . . .

“2. Street trees shall be provided in all planting strips as provided in NMC 15.420.010(B)(4).

[further specifications in NDC §§ 15.420.020(B)(2)(a) and (b) omitted here]

“3. Shrubs and ground covers shall be provided in planting strips without adjacent parking with low (two and one-half feet) planting masses to enhance visibility, discourage criminal activity, and provide a physical as well as psychological buffer from passing traffic.

[further specifications in NDC §§ 15.420.020(B)(3)(a)–(c) omitted here]

“C. **Maintenance.** All landscapes shall be maintained for the duration of the planting to encourage health of plant material as well as public health and safety. All street trees and shrubs shall be pruned to maintain health and structure of the plant material for public safety purposes.

“\* \* \* \* \*”

**Applicant’s Response To NDC § 15.420.020:**

The parcel and building are already developed. If no extensive building additions are constructed, then the above criteria do not apply as they are currently non-conforming. The improvements to the building will be cosmetic and the area of the building will not change, so this criteria does not apply. That said, landscaping more landscaping will be provided than is current on-site, which is next to none.

E. Signs  
NDC Chapter 15.435

The Design Review provisions in NDC § 15.220.050(B)(5), discussed above at page 6, reference NDC Chapter 15.435. Those provisions provide, in pertinent part and to the extent relevant to Applicant’s proposal, as follows.

1. Permit Required/Exceptions  
NDC § 15.435.030

NDC § 15.435.030 provides, in pertinent part:

- “A. Except as follows, no person or entity shall place any sign within the city without first obtaining a permit from the director.
- “B. The following do not require sign permits, but must otherwise comply with the standards of this chapter:
  - “1. Minor freestanding signs.
  - “2. Minor attached signs.
  - “3. Temporary signs.
  - “4. Portable signs.
  - “5. Flag display (one allowed on each street frontage).
  - “6. If any of the signs listed above require permits under the current edition of the Oregon Structural Specialty Code, the sign shall be placed only following the issuance of such permit.”

**Applicant’s Response To NDC § 15.435.030:**

The sign locations and types have not been decided yet. A separate sign permit will be applied for at a future date. This criteria can be met.

2. General Requirements – All Signs  
NDC § 15.435.040

NDC § 15.435.040 provides, in pertinent part:

- “A. All signs shall comply with the standards contained in the current edition of the Oregon Structural Specialty Code. If the standards of that code and this development code conflict, this development code shall prevail. All signs shall be kept in repair and in a proper state of preservation as required under the current edition of the Oregon Structural Specialty Code.
- “B. No sign shall have bright or flashing lights shining on a public way that blind or impair the vision of drivers. No sign shall be constructed such that it may be confused with any traffic sign, signal or device.
- “C. In the C-3 zone, animated signs are prohibited.
- “D. All signs shall comply with the vision clearance standards of NMC 15.410.060.
- “E. Signs located in the airport overlay subdistrict shall comply with the height and visual interference restrictions of that district.”

**Applicant’s Response To NDC § 15.435.040:**

The sign locations and types have not been decided yet. A separate sign permit will be applied for at a future date. This criteria can be met.

3. Major Freestanding Signs  
NDC § 15.435.050

NDC § 15.435.050 provides, in pertinent part:

- “A. Number

“\* \* \* \* \*

“2. Other Zones [viz., not Residential, I, or CF]. Not more than one major freestanding sign shall be located on any one street frontage.

- “B. Size

“\* \* \* \* \*

“3. Other Zones [viz., not Residential, C-1, or I]. No major freestanding sign shall be larger than one square foot per foot of street frontage, up to a maximum of 100 square feet. At least 40 square feet of signage will be allowed. For any lot at least 10 acres in size with at least 200 feet of frontage on a street, the one sign on that street may be up to 200 square feet total size.

- “C. Height and Setbacks. Freestanding signs regulated by this section are not subject to the setback requirements of NMC 15.410.010 through 15.410.070 or the pro-

jecting building features requirements of said sections. Height and setbacks of freestanding signs shall conform to the following requirements:

- “1. C-3 Zone. No major freestanding signs shall be allowed greater than six feet in height.

“\* \* \* \* \*”

**Applicant’s Response To NDC § 15.435.050:**

The sign locations and types have not been decided yet. A separate sign permit will be applied for at a future date. This criteria can be met.

4. Minor Freestanding Signs  
NDC § 15.435.060

NDC § 15.435.060 provides, in pertinent part:

- “A. Number. Not more than two minor freestanding signs shall be located in the front yard on any one street frontage, plus one for each full 100 feet of street frontage. This number limit shall not apply to minor freestanding signs located outside a required front yard and more than 10 feet from the public right-of-way.
- “B. Size.

“\* \* \* \* \*

- “2 Other Zones [viz., not Residential]. No minor freestanding sign shall exceed six square feet in area.

- “C. Height. No minor freestanding sign shall exceed three feet in height.”

**Applicant’s Response To NDC § 15.435.060:**

The sign locations and types have not been decided yet. A separate sign permit will be applied for at a future date. This criteria can be met.

5. Major Attached Signs  
NDC § 15.435.070

NDC § 15.435.070 provides, in pertinent part:

- “A. Number.

“1. C–3 Zone. Allowed major attached signs include flat wall signs and signs that project over the sidewalk. Prohibited signs include signs on roofs, chimneys or balconies.

“2. All Zones. The number of major attached signs on any building face shall not exceed one per 25 feet of building frontage of that face.

“B. Size.

“\* \* \* \* \*

“3. Other Zones [viz., C–3 zoning district]. The total of all major attached signs on any building frontage shall not exceed one square foot for each foot of building frontage. At least 40 square feet of signage will be allowed.

“C. Height.

“1. C–3 Zone. Maximum mounting height for wall signs shall be 18 feet above the sidewalk, measured from the top of the sign. The top signboard of a projecting sign on a single–story building shall not be higher than the wall from which it projects. For multistory buildings, the signboard shall not be higher than the average sill height of the second–story windows. Projecting signs shall be mounted such that the distance between the lower edge of the signboard and the ground level is not less than eight feet. The distance from the building wall to the signboard shall be a maximum of six inches.

“\* \* \* \* \*

“D. Projections. Major attached signs may project into the required front yard no more than five feet and into the required interior yards not more than two feet; provided, that such projections are no closer than three feet to any interior lot line. For buildings in the C–3 zone, major attached signs may project up to five feet into the right–of–way, but not closer than two feet from the curb line. The lower edge of any major attached sign shall be at least eight feet above ground level. This requirement supersedes the relevant sign standards in the current edition of the Oregon Structural Specialty Code.”

**Applicant’s Response To NDC § 15.435.070:**

The sign locations and types have not been decided yet. A separate sign permit will be applied for at a future date. This criteria can be met.

6. Minor Attached Signs, Awning Signage, And Umbrella Signage  
NDC § 15.435.080

NDC § 15.435.080 provides, in pertinent part:



“A. Minor Attached Signs.

“1. Spacing. No two minor attached signs on one building that are both visible from any one point shall be closer than 25 feet.

“2. Size.

“\* \* \* \* \*

“b. Other Zones [*viz.*, not Residential]. Minor attached signs shall not exceed six square feet in area.

“3. Height. Minor attached signs shall not extend above the roof line of the building they are attached to.

“4. Projections.

“a. C-3 Zone. Minor attached signs may project no more than three feet into a public right-of-way, but no closer than two feet from the curb line. The lower edge of any minor attached sign shall be at least eight feet above ground level. This requirement supersedes the relevant sign standards in the current edition of the Oregon Structural Specialty Code.

“\* \* \* \* \*

“B. Awning Signage. Awnings are encouraged along the frontage of buildings in the C-3 district.

“1. C-3 Zone. Back-lit translucent awnings are not allowed. Lettering may appear on curved surfaces, but shall be limited to the lowest 12 inches of the awning (measured vertically from the lowest edge). Freestanding letters mounted on top of the front vertical surface are also allowed, though they shall not exceed eight inches in height.

“a. Other minor attached signs may be attached to or suspended from an awning or canopy, provided they are less than six square feet in size.

“b. The lower edge of any awning shall be at least eight feet above ground level. This requirement supersedes the relevant sign standards in the Uniform Sign Code.

“c. Signage is not allowed on any awning surfaces that are not specifically permitted in this section.

“\* \* \* \* \*

“C. Umbrella Signage. Signs on umbrellas are allowed without a sign permit but are limited to the lowest 12 inches of the umbrella (measured along the umbrella sur-

face from the lowest edge). Umbrella signs shall comply with all other municipal code requirements.”

**Applicant’s Response To NDC § 15.435.080:**

The sign locations and types have not been decided yet. A separate sign permit will be applied for at a future date. This criteria can be met.

7. Electronic Message Centers  
NDC § 15.435.085

NDC § 15.435.085 provides, in pertinent part:

- “A. Electronic message center (EMC) signs are permitted subject to the limitations shown in the [accompanying] table[.]

“\* \* \* \* \*”

**Applicant’s Response To NDC § 15.435.085:**

The sign locations and types have not been decided yet. A separate sign permit will be applied for at a future date. This criteria can be met.

8. Portable Signs  
NDC § 15.435.090

NDC § 15.435.090 provides, in pertinent part:

- “A. Number. Not more than one portable sign may be located on any one street frontage, except temporary signs allowed per NMC 15.435.100.
- “B. Size.

“\* \* \* \* \*

“2. Other Zones [viz., not Residential]. The one portable sign may not exceed 12 square feet if located in the front yard, or 40 square feet if located elsewhere on the property.

- “C. Design. No portable sign shall be permanently affixed to any structure or the ground. No portable sign shall be attached to a tree, utility pole, traffic sign, street sign, or any publicly owned pole, post, wire or cable, except as authorized by the city. All signs shall be designed to be removed quickly. No portable sign shall be animated or internally illuminated. No readerboard shall be used as a portable sign, except as a temporary sign as permitted NMC 15.435.100.

- “D. Location. No portable sign shall be located within the public right-of-way except as allowed under NMC 15.435.110.
- “E. Height. The height of a portable sign shall not exceed the maximum height of buildings in that zone.”

**Applicant’s Response To NDC § 15.435.090:**

The sign locations and types have not been decided yet. A separate sign permit will be applied for at a future date. This criteria can be met.

9. Sign Permit Program For Portable Signs On Private Property [Within The C–3 Zoning District]

NDC § 15.435.105

NDC § 15.435.105 provides, in pertinent part:

“\* \* \* \* \*

- “C. Criteria. The following criteria [for the C–3 zoning district] must be met for permit approval under the sign permit program:
  - “1. Number of signs per property: . . . one per 15 feet of street frontage, with a maximum of four signs total within the C–3 zone . . . [.] If more than one business is located on a property, at least one sign per business is allowed, as long as the business occupies a discrete space and possesses its own business license.
  - “2. Size and Location of Signs. Maximum total signage for all temporary and portable signs under a sign permit shall be one square foot per one foot of street frontage. Maximum size allowed for any specific sign will be based on the location of the sign, up to a maximum of 40 square feet. The farther the distance a sign is from the front property line, the greater size that will be allowed for a specific sign. Maximum size for signage within the first 10 feet from the property line is 10 square feet. For every additional 10 feet from the property line, the maximum square footage for a sign will be an additional 10 square feet larger. . . .
  - “3. Coordinated Appearance. Every sign approved under an individual sign permit must have a cohesive, coordinated appearance. Signs must meet three of the following five criteria: similar size, colors, shape, materials, and/or font.”

**Applicant’s Response To NDC § 15.435.105:**

The sign locations and types have not been decided yet. A separate sign permit will be applied for at a future date. This criteria can be met.

10. Downtown (C-3) Sign Standards  
NDC § 15.435.120

NDC § 15.435.120 provides, in pertinent part:

“\* \* \* \* \*

“B. Design Standards. In addition to meeting other standards within this code, any major attached or freestanding sign within the C-3 district shall score at least 10 points using the [scale reproduced in NDC § 15.435.120(B)]. Where more than one sign exists on a frontage, the total score shall be the average score for all signs on that frontage.

“C. Bonus Provisions.

“1. Notwithstanding other provisions of this code, a proposed sign in the C-3 district that scores in excess of 10 points using the above scale may be larger than the maximum allowable size of a sign otherwise allowed by this code. An increase of 10 percent of the maximum size is allowed for each point scored over 10 points.

“\* \* \* \* \*”

**Applicant’s Response To NDC § 15.435.120:**

The sign locations and types have not been decided yet. A separate sign permit will be applied for at a future date. This criteria can be met.

F. Off-Street Parking, Bicycle Parking, And Private Walkways  
NDC Chapter 15.440

The Design Review provisions in NDC § 15.220.050(B)(2), discussed above at page 5, reference NDC Chapter 15.440. Those provisions provide, in pertinent part and to the extent relevant to Applicant’s proposal, as follows.

1. Required Off-Street Parking  
NDC § 15.440.010

NDC § 15.440.010 provides, in pertinent part:

“\* \* \* \* \*

“B. Off-street parking is not required in the C-3 district . . . [with two exceptions omitted here].

“\* \* \* \* \*”

**Applicant’s Response To NDC § 15.440.010:**

Almost the entire site is asphalt outside of the building. The proposed parking lots (front and back) will have all the asphalt removed. In place of asphalt, 5,277 sf of landscaping will be installed. The site when completed will contain 31 standard parking space, including 2 ADA spaces and a single bike rack. Note under 15.440.010 (C) the C-3 district is only required to provide 50% of the parking spaces required by NMC 15.440.030.

2. Parking Area And Service Drive Design  
NDC § 15.440.020

NDC § 15.440.020 provides, in pertinent part:

- “A. All public or private parking areas, parking spaces, or garages shall be designed, laid out and constructed in accordance with the minimum standards as set forth in NMC 15.440.070.
- “B. Groups of three or more parking spaces . . . shall be served by a service drive so that no backward movement or other maneuvering of a vehicle within a street, other than an alley, will be required. Service drives shall be designed and constructed to facilitate the flow of traffic, provide maximum safety in traffic access and egress and maximum safety of pedestrian and vehicular traffic on the site, but in no case shall two-way and one-way service drives be less than 20 feet and 12 feet, respectively. Service drives shall be improved in accordance with the minimum standards as set forth in NMC 15.440.060.

“\* \* \* \* \*”

**Applicant’s Response To NDC § 15.440.020:**

A. The private parking areas, parking spaces will be designed, laid out and constructed in accordance with the minimum standards as set forth in NMC 15.440.070.

B. The parking areas will be served by a service drive so that no backward movement or other maneuvering of a vehicle within a street, other than an alley, will be required. The service drives will be designed and constructed to facilitate the flow of traffic, provide maximum safety in traffic access and egress and maximum safety of pedestrian and vehicular traffic on the site, and in no case shall two-way and one-way service drives be less than 24 feet and 12 feet, respectively. Service drives shall be improved in accordance with the minimum standards as set forth in NMC 15.440.060.

These criteria will be met.

### 3. Parking Spaces Required NDC § 15.440.030

The table in NDC § 15.440.030 prescribes the following parking requirements for uses that correspond to those proposed by Applicant:

<b>Commercial Types</b>	
Barber and beauty shops	1 for each 75 sq. ft. of <u>gross floor area</u>
Bowling alleys	6 for each bowling lane
Establishments or enterprises of a recreational or an entertainment nature:	
Establishments for the sale and consumption on the premises of food and beverages with a drive-up window	1 for each 75 sq. ft. of <u>gross floor area</u>
Establishments for the sale and consumption on the premises of food and beverages without a drive-up window	1 for each 100 sq. ft. of <u>gross floor area</u>
Participating type, e.g., skating rinks, dance halls	1 for each 75 sq. ft. of <u>gross floor area</u>
Spectator type, e.g., auditoriums, assembly halls, theaters, stadiums, places of public assembly	1 <u>parking space</u> for each 4 seats
Office <u>buildings</u> , business and professional offices	1 for every 400 sq. ft. of <u>gross floor area</u>
Pharmacies	1 for each 150 sq. ft. of <u>gross floor area</u>
Retail establishments, except as otherwise specified herein	1 for each 300 sq. ft. of <u>gross floor area</u>
Retail stores handling bulky merchandise, household furniture, or appliance repair	1 for each 600 sq. ft. of <u>gross floor area</u>

#### Applicant’s Response To NDC § 15.440.030:

The food carts that Applicant proposes to position on the site appear to fit within the description of “[e]stablishments for the sale and consumption on the premises of food and beverages without a drive-up window.” However, those food carts lack any attendant “gross floor area.” Thus, the only remaining “commercial type” in the above table comprises “retail establishments,” with a parking requirement of one space per 300 square feet of gross floor area.

EXISTING BUILDING AREA - 5,820 SF  
 PARKING COMMERCIAL 1 SPACE PER 300 SF PER RETAIL FLOOR AREA; 1 SPACE PER 75 SF PER RESTAURANT FLOOR AREA (1250 SF PLAZA AREA - 3 FOOD CARTS)  
 PARKING REQUIRED - 35 SPACES x 50% OR 17 SPACES  
 PARKING PROVIDED ON-SITE - 34 SPACES

This criteria is satisfied.

### 4. Parking Area And Service Drive Improvements NDC § 15.440.060

NDC § 15.440.060 provides, in pertinent part:

“All public or private parking areas, outdoor vehicle sales areas, and service drives shall be improved according to the following:

- “A. All parking areas and service drives shall have surfacing of asphaltic concrete or Portland cement concrete or other hard surfacing such as brick or concrete pavers. . . . All parking areas and service drives shall be graded so as not to drain stormwater over the public sidewalk or onto any abutting public or private property.
- “B. All parking areas shall be designed not to encroach on public streets, alleys, and other rights-of-way. Parking areas shall not be placed in the area between the curb and sidewalk or, if there is no sidewalk, in the public right-of-way between the curb and the property line. . . .
- “C. All parking areas . . . shall provide a substantial bumper which will prevent cars from encroachment on abutting private and public property.
- “D. All parking areas, including service drives, . . . shall be screened in accordance with NDC 15.420.010(B).
- “E. Any lights provided to illuminate any public or private parking area . . . shall be so arranged as to reflect the light away from any abutting or adjacent residential district.
- “F. All service drives and parking spaces shall be substantially marked and comply with NMC 15.440.070.

“\* \* \* \* \*

- “H. A reduction in size of the parking stall may be allowed for up to a maximum of 30 percent of the total number of spaces to allow for compact cars. . . .

“\* \* \* \* \*.”

**Applicant’s Response To NDC § 15.440.060:**

To the extent practicable, these criteria will be adhered to. It must be noted though that this is an existing non-conforming site and these measure do not apply in all cases.

5. Parking Tables And Diagrams  
NDC § 15.440.070

The tables in NDC § 15.440.070 prescribe minimum dimensions of parking areas.

**Applicant’s Response To NDC § 15.440.070:**

As shown on the plans, all parking spaces 18 ft by 9 ft. The drive aisle between parking spaces on the west side of the parcel is 26 ft, exceeding the minimum standard. Lincoln Street which is private has a aisle width of 30 ft, also exceeding the minimum standard. These criteria are met.

6. Off-Street Loading  
NDC § 15.440.080

NDC § 15.440.080 provides, in pertinent part:

“A. Buildings to be built or substantially altered which receive and distribute materials and merchandise by trucks shall provide and maintain off-street loading berths in sufficient number and size to adequately handle the needs of the particular use.

“1. The following standards shall be used in establishing the minimum number of berths required:

[1 berth for up to 10,000 of the building’s gross floor area]

“2. A loading berth shall contain a space 10 feet wide and 35 feet long and have a vertical clearance of 14 feet. Where the vehicles generally used for loading and unloading exceed these dimensions, the required length of these berths shall be increased.

“\* \* \* \* \*”

**Applicant’s Response To NDC § 15.440.080:**

No loading berths are required for the existing 5,280 sf building.

7. “Bicycle Parking” – “Facility Requirements” And “Design”  
NDC §§ 15.440.100 and 15.440.110

NDC § 15.440.100 prescribes a minimum of one bicycle parking space “for every 10,000 of gross floor area.”

NDC § 15.440.110 separately prescribes bicycle parking design parameters:

“A. Bicycle parking facilities shall consist of one or more of the following:

“1. A firmly secured loop, bar, rack, or similar facility that accommodates locking the bicycle frame and both wheels using a cable or U-shaped lock.

“2. An enclosed locker.

“3. A designated area within the ground floor of a building, garage, or storage area. Such area shall be clearly designated for bicycle parking.

“\* \* \* \* \*”



- “B. All bicycle parking spaces shall be at least six feet long and two and one-half feet wide. Spaces shall not obstruct pedestrian travel.
- “C. All spaces shall be located within 50 feet of a building entrance of the development.
- “D. Required bicycle parking facilities may be located in the public right-of-way adjacent to a development subject to approval of the authority responsible for maintenance of that right-of-way.”

**Applicant’s Response To NDC §§ 15.440.100 and 15.440.110:**

One bike parking space is required. The bike rack is located ±28 ft north of the main door on a 3 ft x 9 ft concrete pad. This criteria can be met.

8. “Private Walkways” – “Where Required” And “Private Walkway Design”  
NDC §§ 15.440.130 and 15.440.140

NDC § 15.440.130 mandates that “[p]rivate walkways shall be constructed as part of any development requiring Type II design review[.]”

NDC § 15.440.140 separately provides, in pertinent part:

- “A. All required private walkways shall meet the applicable building code and Americans with Disabilities Act requirements.
- “B. Required private walkways shall be a minimum of four feet wide.
- “C. Required private walkways shall be constructed of portland cement concrete or brick.
- “D. Crosswalks crossing service drives shall, at a minimum, be painted on the asphalt or clearly marked with contrasting paving materials or humps/raised crossings. If painted striping is used, it should consist of thermoplastic striping or similar type of durable application.
- “E. At a minimum, required private walkways shall connect each main pedestrian building entrance to each abutting public street and to each other.

“\* \* \* \* \*”

**Applicant’s Response To NDC §§ 15.440.130 and 15.440.140:**

The site offers multiple pedestrian connections to public right-of-ways. This criteria can be met.

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#### IV. OTHER NDC CHAPTERS NOT REFERENCED IN THE DESIGN REVIEW CRITERIA

##### A. Requirements For “Temporary Merchants,” As Defined

Applicant submits that the Development Code’s description of a “temporary merchant” applies to the proposed food carts that Applicant proposes.

NDC § 5.15.050 defines “temporary Merchant”:

“‘Temporary merchant’ means a person or persons occupying a *temporary, fixed location, not within a permanent building*, and selling or delivering from stock on hand, doing business in much the same manner as a permanent business.”

(Emphasis added.)

Applicant observes that the definition in NDC § 5.15.050 represents a word-for-word replication of the definition of “temporary merchant” that appears elsewhere in the “definitions” provisions in NDC § 15.05.030.

NDC § 5.15.060 inferentially exempts a “temporary merchant” from the registration requirements specifically imposed upon “peddlers, solicitors, and street vendors” — all three of which NDC § 5.15.050 expressly define. Similarly, the “special standards” prescribed by NDC § 5.15.070(A) for “peddlers and solicitors” and by NDC § 5.15.070(B) for “street vendors” likewise do not apply to a “temporary merchant.” Rather, NDC §§ 5.15.090, 5.15.100, 5.15.110, and 5.15.120 apply specifically to a “temporary merchant.”

##### 1. Requirements For Temporary Merchants – Term NDC § 5.15.090

NDC § 5.15.090 provides, in pertinent part:

“A. Requirements. A temporary merchant who intends to operate a business for more than three consecutive days at any one location and who is not identified as exempt under the provisions of NMC 5.15.100 shall obtain a license from the city prior to engaging in any sales activities. Temporary merchants are authorized to set up . . . on properties within the . . . C-3 central business zoning district[.]. One temporary merchant license may serve as an umbrella license for several related organizations on one lot during the same license period.

“B. Term.

“1. A temporary merchant license is valid for up to 45 consecutive days for each location, after which it may be renewed . . . [.]

“2. A qualified temporary merchant who anticipates operating a business for more than 45 days at one location may apply for a temporary merchant li-

cense which has no expiration date, subject to a fee set by city council resolution. . . .

“\* \* \* \* \*”

**Applicant’s Response To NDC § 5.15.090:**

GP Management which will own and operate this site will be a qualified temporary merchant who anticipates operating a business for more than 45 days at this location and will apply for a temporary merchant license which has no expiration date, subject to a fee set by city council resolution. One temporary merchant license may serve as an umbrella license for several related organizations on one lot during the same license period. This criteria can be met.

2. Exemptions For Temporary Merchants  
NDC § 5.15.100

NDC § 5.15.100 provides, in pertinent part:

“The following temporary merchants do not require a license and are exempt from the application requirements contained within NMC 5.15.110(B), but must meet the standards under NMC 5.15.110(A). . . .

“A. Any temporary merchant who is in operation for three or fewer consecutive days at the same location.

“\* \* \* \* \*”

**Applicant’s Response To NDC § 5.15.100:**

This will not be the case and therefore will not apply.

3. Special Standards, Application And Fees For Temporary Merchants  
NDC § 5.15.110

NDC § 5.15.110 provides, in pertinent part:

“A. Standards.

“1. The activities of the temporary merchant shall not impair or impede the proper flow of pedestrian or vehicular traffic on public or private property.

“2. The activities of the temporary merchant shall not unduly restrict parking spaces on public or private property. Any parking spaces which are customarily in use during normal working hours shall not be used as a location for a temporary merchant.

- “3. Approved parking spaces shall be provided as is deemed appropriate by the city. Required parking spaces shall be located within 100 feet of the temporary merchant. In no case shall there be less than two available parking spaces per temporary merchant. Required parking spaces for temporary merchants are used on a temporary basis and they may be graveled, asphalt or concrete surfaces. In all other respects, parking areas shall meet the requirements of NMC 15.440.010 through 15.440.080.
- “4. Only one temporary merchant license will be permitted on any individual lot or development site at any given time, unless the proposal receives Type III conditional use permit approval. . . .
- “5. Licenses for a temporary merchant shall be displayed by the temporary merchant in a visible location and shown to any customer or city official on request.
- “6. The proposal shall comply with NMC 15.415.020 through 15.415.040 dealing with height restrictions and public access; and Chapter 15.410 NMC dealing with setbacks, coverage, vision clearance, and yard requirements. No storage, display or sale may take place inside the required front yard setback area.
- “7. A temporary merchant shall comply with all signage requirements of Chapter 15.435 NMC.
- “8. A temporary merchant shall comply with all applicable sanitation codes, including waste disposal. If self-contained facilities such as porta-potties are proposed, they must also meet all applicable city and state sanitation requirements.
- “9. A temporary merchant operating in the C 3 central business district, including temporary merchants operating their businesses under a merchant’s umbrella license, shall not have a drive-up service window as part of its operation.

“\* \* \* \* .”

**Applicant’s Response To NDC § 5.15.110:**

All of these standards can and will be met. This criteria can be met.

B. Exterior Lighting  
NDC Chapter 15.425

1. Applicability And Exemptions  
NDC § 15.425.020

NDC § 15.425.020 provides, in pertinent part:

“A. Applicability. Outdoor lighting shall be required for safety and personal security in areas of assembly, parking, and traverse, as part of . . . commercial . . . uses.

“\* \* \* \* \*”

**Applicant’s Response To NDC § 15.425.020(A):**

Exterior lighting already exists on the building. Additional lighting will be installed per these requirements. This requirement will be met.

2. Alternative Materials And Methods Of Construction, Installation, Or Operation  
NDC § 15.425.030

NDC § 15.425.030 provides, in pertinent part:

“The provisions of this section are not intended to prevent the use of any design, material, or methods of installation or operation not specifically prescribed by this section, provided any such alternate has been approved by the director. Alternatives must be an approximate equivalent to the applicable specific requirement of this section and must comply with all other applicable standards in this section.”

**Applicant’s Response To NDC § 15.425.030:**

The provisions of this section are not intended to prevent the use of any design, material, or methods of installation or operation not specifically prescribed by this section, provided any such alternate has been approved by the director. Alternatives will be an approximate equivalent to the applicable specific requirement of this section and will comply with all other applicable standards in this section. This standard can be met.

3. Requirements  
NDC § 15.425.040

NDC § 15.425.040 provides, in pertinent part:

“A. General Requirements – All Zoning Districts.

- “1. Low-level light fixtures include exterior lights which are installed between ground level and six feet tall. Low-level light fixtures are considered nonintrusive and are unrestricted by this code.
- “2. Medium-level light fixtures include exterior lights which are installed between six feet and 15 feet above ground level. Medium-level light fixtures must either comply with the shielding requirements of subsection (B) of this section, or the applicant shall show that light trespass from a property has been designed not to exceed one-half foot-candle at the property line.
- “3. High-level light fixtures include exterior lights which are installed 15 feet or more above ground level. High-level light fixtures must comply with the shielding requirements of subsection (B) of this section, and light trespass from a property may not exceed one-half foot-candle at the property line.

“B. Table of Shielding Requirements.

[table omitted here]

“\* \* \* \* \*”

**Applicant’s Response To NDC § 15.425.040:**

The Owner of the site will comply with the requirements of this section.

C. Underground Utility Installation  
NDC Chapter 15.430

NDC § 15.430.010 provides, in pertinent part:

- “A. All new utility lines, including but not limited to electric, communication, natural gas, and cable television transmission lines, shall be placed underground. This does not include surface-mounted transformers, connections boxes, meter cabinets, service cabinets, temporary facilities during construction, and high-capacity electric lines operating at 50,000 volts or above.
- “B. Existing utility lines shall be placed underground when they are relocated, or when an addition or remodel requiring a Type II design review is proposed, or when a developed area is annexed to the city.

“\* \* \* \* \*”

**Applicant’s Response To NDC § 15.430.010:**

The criteria of this section can and will be met.

D. Public Improvements Standards  
NDC Chapter 15.505

1. Required Improvements  
NDC § 15.505.020

NDC § 15.505.020 provides, in pertinent part:

“ . . . No development shall be approved unless the following improvements are provided for prior to occupancy or operation, unless future provision is assured in accordance with NDC 15.505.030(E).

- “A. Public Works Design and Construction Standards. The design and construction of all improvements within existing and proposed rights-of-way and easements, all improvements to be maintained by the city, and all improvements for which city approval is required shall comply with the requirements of the most recently adopted Newberg public works design and construction standards.
- “B. Street Improvements. All projects subject to a Type II design review . . . approval must construct street improvements necessary to serve the development.
- “C. Water. All developments, lots, and parcels within the City of Newberg shall be served by the municipal water system as specified in [NDC] Chapter 13.15.
- “D. Wastewater. All developments, lots, and parcels within the City of Newberg shall be served by the municipal wastewater system as specified in [NDC] Chapter 13.10.
- “E. Stormwater. All developments, lots, and parcels within the City of Newberg shall manage stormwater runoff as specified in [NDC] Chapters 13.20 and 13.25.
- “F. Utility Easements. Utility easements shall be provided as necessary and required by the review body to provide needed facilities for present or future development of the area.

“\* \* \* \* \*”

**Applicant’s Response To NDC § 15.505.020:**

The utility work on-site is very limited. Grading and installing new parking facilities will be required. All off-site improvements will be addressed in concert with the above objectives. These criteria can be met.

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2. Street Standards  
NDC § 15.505.030

NDC § 15.505.030 provides, in pertinent part:

“\* \* \* \* \*

“E. Improvements to Existing Streets.

- “1. All projects subject to . . . Type II design review approval shall dedicate right-of-way sufficient to improve the street to the width specified in subsection (G) of this section.
- “2. All projects subject to . . . Type II design review approval must construct a minimum of a three-quarter street improvement to all existing streets adjacent to, within, or necessary to serve the development. The director may waive or modify this requirement where the applicant demonstrates that the condition of existing streets to serve the development meets city standards and is in satisfactory condition to handle the projected traffic loads from the development. Where a development has frontage on both sides of an existing street, full street improvements are required.
- “3. In lieu of the street improvement requirements outlined in NDC 15.505.040(B), the review authority may elect to accept from the applicant monies to be placed in a fund dedicated to the future reconstruction of the subject street(s). . . .

“\* \* \* \* \*

“G. Street Width and Design Standards.

- “1. Design Standards. All streets shall conform with the standards contained in Table 15.505.030(G). Where a range of values is listed, the director shall determine the width based on a consideration of the total street section width needed, existing street widths, and existing development patterns. Preference shall be given to the higher value. Where values may be modified by the director, the overall width shall be determined using the standards under subsections (G)(2) through (10) of this section.



Table 15.505.030(G) Street Design Standards

Type of Street	Right-of-Way Width	Curb-to-Curb Pavement Width	Motor Vehicle Travel Lanes	Median Type	Striped Bike Lane (Both Sides)	On-Street Parking
<b>Arterial Streets</b>						
Expressway**	ODOT	ODOT	ODOT	ODOT	ODOT	ODOT
Major arterial	95 – 100 feet	74 feet	4 lanes	TW/LT or median*	Yes	No*
Minor arterial	69 – 80 feet	48 feet	2 lanes	TW/LT or median*	Yes	No*
<b>Collectors</b>						
Major	57 – 80 feet	36 feet	2 lanes	None*	Yes	No*
Minor	61 – 65 feet	40 feet	2 lanes	None*	Yes*	Yes*
<b>Local Streets</b>						
Local residential	54 – 60 feet	32 feet	2 lanes	None	No	Yes
Limited residential, parking both sides	44 – 50 feet	28 feet	2 lanes	None	No	Yes
Limited residential, parking one side	40 – 46 feet	26 feet	2 lanes	None	No	One side
Local commercial/ industrial	55 – 65 feet	34 feet	2 lanes	None*	No*	Yes*

\* May be modified with approval of the director. Modification will change overall curb-to-curb and right-of-way width. Where a center turn lane is not required, a landscaped median shall be provided instead, with turning pockets as necessary to preserve roadway functions.

\*\* All standards shall be per ODOT expressway standards.

“2. Motor Vehicle Travel Lanes. Collector and arterial streets shall have a minimum width of 12 feet.

“3. Bike Lanes. Striped bike lanes shall be a minimum of six feet wide. Bike lanes shall be provided where shown in the Newberg transportation system plan.

“4. Parking Lanes. Where on-street parking is allowed on collector and arterial streets, the parking lane shall be a minimum of eight feet wide.

“5. Center Turn Lanes. Where a center turn lane is provided, it shall be a minimum of 12 feet wide.

“\* \* \* \* \*

“7. Sidewalks. Sidewalks shall be provided on both sides of all public streets. Minimum width is five feet.

“8. Planter Strips. Except where infeasible, a planter strip shall be provided between the sidewalk and the curb line, with a minimum width of five feet. This strip shall be landscaped in accordance with the standards in NDC 15.420.020. . . .

“\* \* \* \* \*

“10. Intersections and Street Design. The street design standards in the Newberg public works design and construction standards shall apply to all public streets, alleys, bike facilities, and sidewalks in the city.

“\* \* \* \* \*

“H. Modification of Street Right-of-Way and Improvement Width. The director, pursuant to the Type II review procedures of Chapter 15.220 NDC, may allow modification to the public street standards of subsection (G) of this section, when the criteria in both subsections (H)(1) and (2) of this section are satisfied:

“1. The modification is necessary to provide design flexibility in instances where:

“a. Unusual topographic conditions require a reduced width or grade separation of improved surfaces; or

“b. Lot shape or configuration precludes accessing a proposed development with a street which meets the full standards of this section; or

“c. A modification is necessary to preserve trees or other natural features determined by the city to be significant to the aesthetic character of the area[.]

“\* \* \* \* \*

“2. Modification of the standards of this section shall only be approved if the director finds that the specific design proposed provides adequate vehicular access based on anticipated traffic volumes.

“\* \* \* \* \*

“T. Street Trees. Street trees shall be provided for all projects subject to Type II design review . . . approval. Street trees shall be installed in accordance with the provisions of NCC 15.420.010(B)(4).

“U. Street Lights. All developments shall include underground electric service, light standards, wiring and lamps for street lights according to the specifications and standards of the Newberg public works design and construction standards. The developer shall install all such facilities and make the necessary arrangements with the serving electric utility as approved by the city. . . .

**Applicant’s Response To NDC § 15.505.030:**

No off-site improvements are required for this site redevelopment other than reducing or moving driveways to make the site safer and more accessible. The driveways are an ODOT approval. These criteria can be met.

3. Public Utility Standards  
NDC § 15.505.040

NDC § 15.505.040 provides, in pertinent part:

“C. General Standards.

- “1. The design and construction of all improvements within existing and proposed rights-of-way and easements, all improvements to be maintained by the city, and all improvements for which city approval is required shall conform to the Newberg public works design and construction standards and require a public improvements permit.
- “2. The location, design, installation and maintenance of all utility lines and facilities shall be carried out with minimum feasible disturbances of soil and site. . . .

“D. Standards for Water Improvements. All development that has a need for water service shall install the facilities pursuant to the requirements of the city and all of the following standards. . . .

- “1. All developments shall be required to be linked to existing water facilities adequately sized to serve their intended area by the construction of water distribution lines, reservoirs and pumping stations which connect to such water service facilities. . . .
- “2. Specific location, size and capacity of such facilities will be subject to the approval of the director with reference to the applicable water master plan. All water facilities shall conform with city pressure zones and shall be looped where necessary to provide adequate pressure and fire flows during peak demand at every point within the system in the development to which the water facilities will be connected. . . .

“\* \* \* \* \*

“E. Standards for Wastewater Improvements. All development that has a need for wastewater services shall install the facilities pursuant to the requirements of the city and all of the following standards. . . .

“\* \* \* \* \*

- “2. All properties shall be provided with gravity service to the city wastewater system . . . [.]. . . .
- “3. All developments shall be required to be linked to existing wastewater collection facilities adequately sized to serve their intended area by the construction of wastewater lines which connect to existing adequately sized wastewater facilities. . . .

“4. Specific location, size and capacity of wastewater facilities will be subject to the approval of the director with reference to the applicable wastewater master plan. All wastewater facilities shall be sized to provide adequate capacity during peak flows from the entire area potentially served by such facilities.

...

“\* \* \* \* \*

“7. Design, construction and material standards shall be as specified by the director for the construction of such wastewater facilities in the city.

“F. Easements. Easements for public and private utilities shall be provided as deemed necessary by the city, special districts, and utility companies. . . .

**Applicant’s Response To NDC § 15.505.040:**

All services are currently on-site and this section does not apply.

4. Stormwater System Standards  
NDC § 15.505.050

NDC § 15.505.050 provides, in pertinent part:

“C. General Requirement. All stormwater runoff shall be conveyed to a public storm wastewater or natural drainage channel having adequate capacity to carry the flow without overflowing or otherwise causing damage to public and/or private property. . . .

“D. Plan for Stormwater and Erosion Control. No construction of any facilities in a development included in subsection (B) of this section shall be permitted until an engineer registered in the State of Oregon prepares a stormwater report and erosion control plan for the project. This plan shall contain at a minimum:

“1. The methods to be used to minimize the amount of runoff, sedimentation, and pollution created from the development both during and after construction.

“2. Plans for the construction of stormwater facilities and any other facilities that depict line sizes, profiles, construction specifications, and other such information as is necessary for the city to review the adequacy of the stormwater plans.

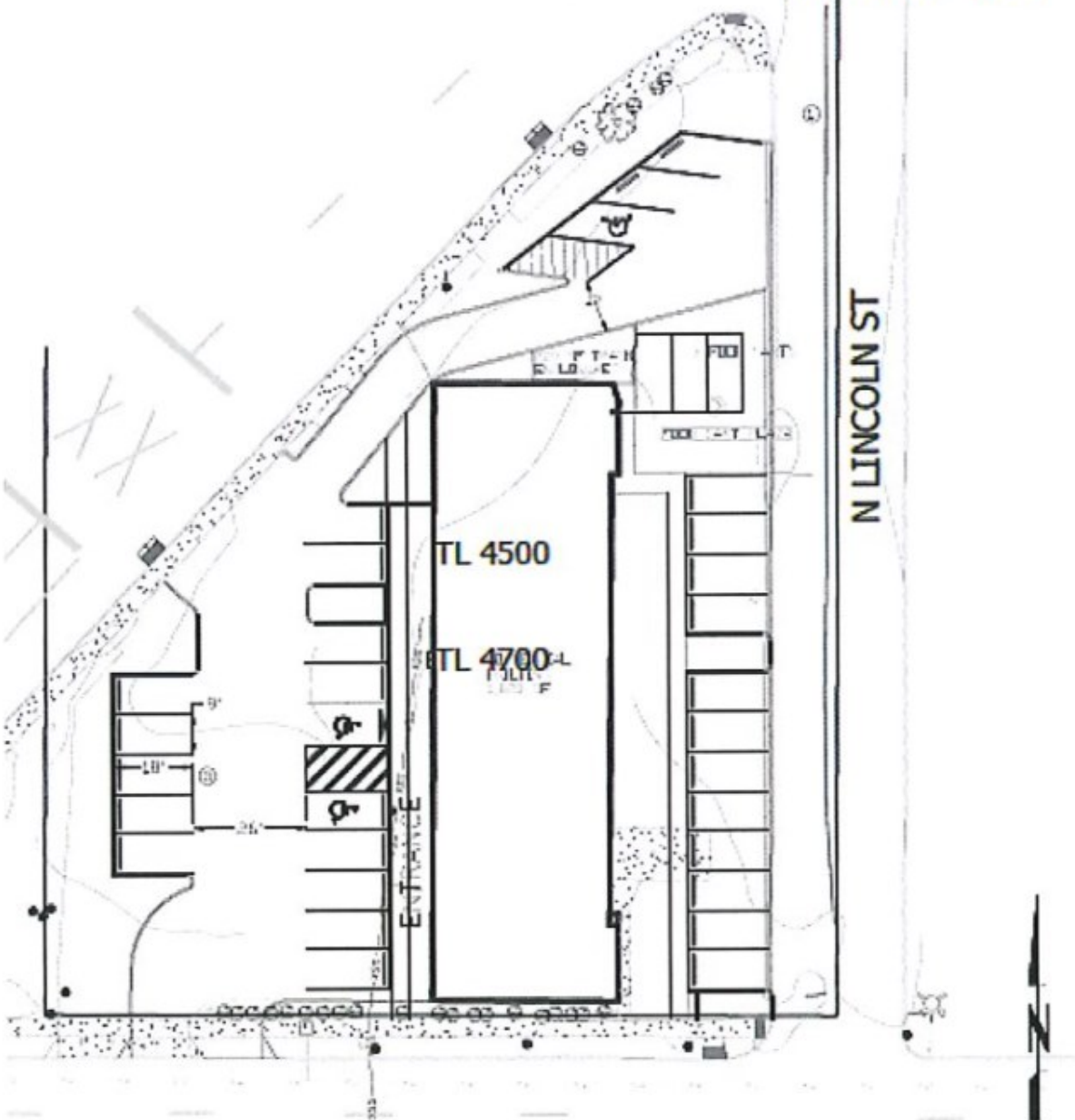
“3. Design calculations shall be submitted for all drainage facilities. These drainage calculations shall be included in the stormwater report and shall be stamped by a licensed professional engineer in the State of Oregon. Peak design discharges shall be computed based upon the design criteria outlined in the public works design and construction standards for the city.

“E. Development Standards. Development subject to this section shall be planned, designed, constructed, and maintained in compliance with the Newberg public works design and construction standards.”

**Applicant’s Response To NDC § 15.505.050:**

The site is not required to meet these requirements as it is an existing non-conforming site.

W HANCOCK ST



**RECORDING REQUESTED BY:**



**Fidelity National Title**  
Company of Oregon

900 SW 5th Avenue  
Portland, OR 97204

**GRANTOR'S NAME:**

Gerald A. Logan

**GRANTEE'S NAME:**

GP Management, LLC, an Oregon limited liability company

**AFTER RECORDING RETURN TO:**

GP Management, LLC, an Oregon limited liability company  
15171 SW Bangy Road, Suite 113  
Lake Oswego, OR 97035

**SEND TAX STATEMENTS TO:**

GP Management, LLC, an Oregon limited liability company  
15171 SW Bangy Road, Suite 113  
Lake Oswego, OR 97035

Yamhill County Official Records	<b>202006962</b>
<b>DMR-DDMR</b>	
Stn=1014 JENSENC	<b>05/01/2020 09:21:01 AM</b>
3Pgs \$15.00 \$11.00 \$5.00 \$60.00	<b>\$91.00</b>
I, Brian Van Bergen, County Clerk for Yamhill County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.	
Brian Van Bergen - County Clerk	

APN: 48647, 48656  
Map: R3219AB 04500, R3219AB 04700  
300 W. Hancock Street, Newberg, OR 97132  
301 W.1st Street, Newberg, OR 97132

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**STATUTORY WARRANTY DEED**

Gerald A. Logan, Grantor, conveys and warrants to GP Management, LLC, an Oregon limited liability company, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Yamhill, State of Oregon:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS ONE MILLION ONE HUNDRED THOUSAND AND NO/100 DOLLARS (\$1,100,000.00). (See ORS 93.030).

**Subject to:**

- 1. Any easements or rights of way for existing utilities or other rights of way over those portions of said Land lying within the public right of way vacated by resolution or ordinance No. 1630

Recording Date: August 18, 1976  
 Recording No: Film Volume 85, Page 1226  
 Affects: That portion lying within vacated alley

- 2. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Entitled: Circuit Court Case No. 30-185 and in Warranty Deed  
 In favor of: State of Oregon, by and through its Department of Transportation  
 Purpose: Slope and access restrictions  
 Recording Date: March 1, 1976  
 Recording No: Film Volume 110, Page 1871

- 3. Any easements or rights of way for existing utilities or other rights of way over those portions of said Land lying within the public right of way vacated by resolution or ordinance No. 88-2242

Recording Date: September 6, 1988  
 Recording No: Film Volume 225, Page 1611

**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.**

Fidelity National Title of Oregon 45141927577-01 COMM

**STATUTORY WARRANTY DEED**  
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: April 28, 2020

  
Gerald A. Logan

State of OREGON  
County of MULTNOMAH

This instrument was acknowledged before me on April 28, 2020 by Gerald A. Logan.



Notary Public - State of Oregon

My Commission Expires: 10-08-2023





**EXHIBIT "A"**  
Legal Description

All of Lots 2, 3, 4, 5, 6 and 7 of Block 10, HURLEY AND LARGE'S ADDITION to the City of Newberg, County of Yamhill, State of Oregon.

TOGETHER WITH those portions of vacated alley inuring to said Lots by Vacation Ordinance No. 1630, recorded August 18, 1971 in Film Volume 85, Page 1226, Yamhill County Records, in said Block 10, EXCEPTING that portion of said Block 10 and that portion of the vacated alley inuring to Lots in said Block 10 described in Final Judgment in Case No. 30-185, entered September 20, 1974 entitled "State of Oregon, by and through its Department of Transportation vs. Florence K. Newlin and Meyer Bros., Inc., an Oregon Corporation", in the Circuit Court of the State of Oregon for Yamhill County.

ALSO TOGETHER WITH that portion of vacated Lincoln Street inuring to said Lots by Vacation Ordinance No. 88-2242, recorded September 6, 1988 in Film Volume 225, Page 1611, Yamhill County Records.



**Date of Production: 11/12/2021**

## **TERMS AND CONDITIONS OF INFORMATION REPORTS**

**IMPORTANT - READ CAREFULLY:** AN INFORMATION REPORT IS **NOT** AN INSURED PRODUCT OR SERVICE OR A REPRESENTATION OF THE CONDITION OF TITLE TO REAL PROPERTY. IT IS NOT AN ABSTRACT, LEGAL OPINION, OPINION OF TITLE, TITLE INSURANCE COMMITMENT OR PRELIMINARY REPORT, OR ANY FORM OF TITLE INSURANCE OR GUARANTY. THE INFORMATION REPORT IS ISSUED EXCLUSIVELY FOR THE BENEFIT OF THE REQUESTOR, AND MAY NOT BE USED OR RELIED UPON BY ANY OTHER PERSON. THE INFORMATION REPORT MAY NOT BE REPRODUCED IN ANY MANNER WITHOUT FIRST AMERICAN TITLE'S PRIOR WRITTEN CONSENT. FIRST AMERICAN TITLE DOES NOT REPRESENT OR WARRANT THAT THE INFORMATION CONTAINED IN THE INFORMATION REPORT IS COMPLETE OR FREE FROM ERROR, AND THE INFORMATION THEREIN IS PROVIDED WITHOUT ANY WARRANTIES OF ANY KIND, AS-IS, AND WITH ALL FAULTS. AS A MATERIAL PART OF THE CONSIDERATION GIVEN IN EXCHANGE FOR THE ISSUANCE OF AN INFORMATION REPORT, REQUESTOR AGREES THAT FIRST AMERICAN TITLE'S SOLE LIABILITY FOR ANY LOSS OR DAMAGE CAUSED BY AN ERROR OR OMISSION DUE TO INACCURATE INFORMATION OR NEGLIGENCE IN PREPARING THE INFORMATION REPORT SHALL BE LIMITED TO THE GREATOR OF THE FEE CHARGED FOR THE INFORMATION REPORT OR \$15. REQUESTOR ACCEPTS THE INFORMATION REPORT WITH THIS LIMITATION AND AGREES THAT FIRST AMERICAN TITLE WOULD NOT HAVE ISSUED THE INFORMATION REPORT BUT FOR THE LIMITATION OF LIABILITY DESCRIBED ABOVE. FIRST AMERICAN TITLE MAKES NO REPRESENTATION OR WARRANTY AS TO THE LEGALITY OR PROPRIETY OF REQUESTOR'S USE OF THE INFORMATION CONTAINED IN THE INFORMATION REPORT.

R3219BA 04300  
Cecilia Vazquez  
201 N Harrison St  
Newberg, OR 97132

R3218DC 08400  
Llp Properties Llc  
Po Box 1060  
Newberg, OR 97132

R3219BA 04100  
Paul Edwards  
400 W Sheridan St  
Newberg, OR 97132

R3219AB 04100  
James & Virginia Selden  
308 W Sheridan St  
Newberg, OR 97132

R3219BA 02800  
Craig & Karen Rathkey  
10837 NE Hemlock Pl  
Dundee, OR 97115

R3219AB 11500  
Richard & Barbara Oviatt  
300 W Sherman St  
Newberg, OR 97132

R3219AB 05300  
Wenwen & Yanguang Zheng  
23705 SW Everest Ct  
Sherwood, OR 97140

R3219BA 02900  
Gary & Mary Conklin  
113 N Morton St  
Newberg, OR 97132

R3219BA 04600  
Conrado Pereda  
11980 NE Worden Hill Rd  
Newberg, OR 97132

R3219AB 05500  
J L Investment Llc  
23995 N Highway 99w  
Newberg, OR 97132

R3219AB 03990  
Yamhill County & Yamhill County  
434 NE Evans St  
Mcminnville, OR 97128

R3219AB 04300  
Mountain Home Properties Llc  
Po Box 464  
Sherwood, OR 97140

R3219BD 00200  
Boyd & Hendricks Inc  
Po Box 610  
Newberg, OR 97132

R3219AB 12800  
William & Margi Womack  
304 W 1st St  
Newberg, OR 97132

R3219AB NONTL  
County Non-Taxlot  
,

R3219AB 12200  
Rick Murray  
33995 NE Corral Creek Rd  
Newberg, OR 97132

R3219AB 14201  
Patricia Storey  
11980 SW 119th Ave  
Portland, OR 97223

R3219AB 02800  
Sosa Investments Llc  
3011 Silverton Rd NE  
Salem, OR 97301

R3219AB 14100  
Michael & Brenda Wellman  
215 W 3rd St  
Newberg, OR 97132

R3219AB 13900  
Jason Bogers  
3805 E Coffey Ln  
Newberg, OR 97132

R3219AB 04400  
Yamhill County & Yamhill County  
434 NE Evans St  
Mcminnville, OR 97128

R3219AB 05400  
Balding Buffalo Llc  
22007 SW Scholls Sherwood Rd  
Sherwood, OR 97140

R3219BD 00100  
Newberg City Of  
535 NE 5th St  
Mcminnville, OR 97128

R3219AB 12000  
Jessica Bagley-Routt & Allen Routt  
201 S College St  
Newberg, OR 97132

R3219BA 03700  
Roger Gray  
118 N Morton St  
Newberg, OR 97132

R3219AB 03200  
J L Investments Llc  
23995 N Highway 99w  
Newberg, OR 97132

R3219AB 03900  
Llp Properties Llc  
Po Box 1060  
Newberg, OR 97132

R3219AB 03100  
E & J Investments Llc  
810 SW View Crest Dr  
Dundee, OR 97115

R3219AB 05600  
Hang Lee  
15435 SW Petrel Ln  
Beaverton, OR 97007

R3219AB 14800  
Russell & Mary Thomas  
110 W 2nd St  
Newberg, OR 97132

R3219AB 14000  
Leonard & Karan Frketich  
209 W 3rd St  
Newberg, OR 97132

R3219BA 03400  
Park Rosemary A Revocable Living Trust  
9395 SW Aspen St  
Beaverton, OR 97005

R3219BA 02601  
Craig & Karen Rathkey  
10837 NE Hemlock Pl  
Dundee, OR 97115

R3219AB 13100  
Kristopher Utz  
307 W 2nd St  
Newberg, OR 97132

R3219BA 04400  
Steven Espindola  
119 N Harrison St  
Newberg, OR 97132

R3219BD 02900  
Newberg Marine Center Llc  
12100 NE Honey Ln  
Newberg, OR 97132

R3219AB 04101  
David & Lisa Bailiff  
300 W Sheridan St  
Newberg, OR 97132

R3219AB 12500  
Ramiro Ulloa  
1319 N Main St  
Newberg, OR 97132

R3219AB 12400  
Melanie & Ricky Baillie  
19114 E 21st Ct  
Greenacres, WA 99016

R3219AB 12700  
Terry & Jody Hall  
300 W 1st St  
Newberg, OR 97132

R3219BA 03600  
Roger Gray  
118 N Morton St  
Newberg, OR 97132

R3219AB 05000  
Fitzroy Llc  
1480 Cader Ln STE A  
Petaluma, CA 94954

R3219AB 03300  
Thomas Boucher  
Po Box 1270  
Veneta, OR 97487

R3219AB 14200  
William & Pamela Broxterman  
218 W 2nd St  
Newberg, OR 97132

R3219AB 13500  
Elizabeth & Jonathan Gemeroy  
314 W 2nd St  
Newberg, OR 97132

R3219AB 11400  
Richard & Barbara Oviatt  
300 W Sherman St  
Newberg, OR 97132

R3219AB 14300  
Leah Lockwood  
Po Box 3010  
Newberg, OR 97132

R3219AB 13600  
Lenanr Northwest Inc  
11807 NE 99th St STE 1170  
Vancouver, WA 98682

R3219BA 03800  
Craig & Karen Rathkey  
10837 NE Hemlock Pl  
Dundee, OR 97115

R3219AB 13000  
Christopher Brown & Joyce Harrer  
8555 NE Dog Ridge Rd  
Newberg, OR 97132

R3219BA 03100  
Darla Baxter  
3708 NE Terrace Dr  
Newberg, OR 97132

R3219AB RAILS  
See Tax Records

R3219AB 05100  
Fitzroy Llc  
1480 Cader Ln STE A  
Petaluma, CA 94954

R3219BA 03300  
Conrado Pereda  
11980 NE Worden Hill Rd  
Newberg, OR 97132

R3219AB 04800  
Yasar & Figen Uzun  
7851 SW Barnard Dr  
Beaverton, OR 97007

R3219AB 11900  
James & Diane Reichenbach  
201 W 2nd St  
Newberg, OR 97132

R3219BA 03801  
Logan & Rachel Mcqueen  
200 N Morton St  
Newberg, OR 97132

R3219BA 03200  
Conrado & Ma-Auxilio Pereda  
11980 NE Worden Hill Rd  
Newberg, OR 97132

R3219AB 04900  
Fitzroy Llc  
1480 Cader Ln STE A  
Petaluma, CA 94954

R3219AB 11000  
Adam & Ruben Perez  
4205 NE Riverside Loop  
Mcminnville, OR 97128

R3219AB 11600  
Richard & Barbara Oviatt  
300 W Sherman St  
Newberg, OR 97132

R3219BD 00700  
Hurl Bros Llc  
720 NW Michelbook Ct  
Mcminnville, OR 97128

R3218DC 05900  
Patrick Murphy  
305 W Sheridan St  
Newberg, OR 97132

R3218DC 05800  
Joshua & Rebecca Kraus  
311 W Sheridan St  
Newberg, OR 97132

R3219BD 00300  
Hurl Bros Llc  
720 NW Michelbook Ct  
Mcminnville, OR 97128

R3219AB 03700  
Llp Properties Llc  
Po Box 1060  
Newberg, OR 97132

R3219AB 12100  
Nadine Mclain  
107 S Grant St  
Newberg, OR 97132

R3219AB 03400  
Stephen & Cora Waldroup  
403 N Main St  
Newberg, OR 97132

R3219AB 11300  
Richard & Barbara Oviatt  
300 W Sherman St  
Newberg, OR 97132

R3219AB 03600  
Llp Properties Llc  
Po Box 1060  
Newberg, OR 97132

R3219AB 02700  
1023 Llc & Cooper Properties Llc  
19430 SW Lebeau Rd  
Sherwood, OR 97140

R3219AB 04001  
Jack & Angela May  
2220 N Thorne St  
Newberg, OR 97132

R3219AB 04000  
Paul Mayer  
22855 SW 110th Pl  
Tualatin, OR 97062

R3219AB 11100  
Fox Nancy Fox Nancy Revocable Living  
20805 NE Highway 240  
Newberg, OR 97132

R3219BA 03000  
Miranda Hickman & Ernest Mercado  
107 N Morton St  
Newberg, OR 97132

R3219BD 00500  
Gary & Anastasia Peters  
201 S Harrison St  
Newberg, OR 97132

R3219AB 12600  
Wolhaupter Judith A (Trustee For) Hayes  
Po Box 10  
Amity, OR 97101

R3219BA 02701  
Ezequiel Rodriguez Sr & Joaquina Ambriz  
125 N Morton St  
Newberg, OR 97132

R3219AB 04200  
Christopher Robinson  
312 W Sheridan St  
Newberg, OR 97132

R3219AB 11800  
Richard & Barbara Oviatt  
300 W Sherman St  
Newberg, OR 97132

R3219AB 12300  
Kris Utz  
307 W 2nd St  
Newberg, OR 97132

R3219BD 00600  
C Freeborn  
Po Box 37  
Lafayette, OR 97127

R3219AB 11700  
Erhardt & Evelyn Steinborn  
Po Box 938  
Sherwood, OR 97140

R3219AB 03800  
Llp Properties Llc  
Po Box 1060  
Newberg, OR 97132

R3219AB 03500  
Llp Properties Llc  
Po Box 1060  
Newberg, OR 97132

R3219BA 03500  
Park Rosemary A Revocable Living Trust  
9395 SW Aspen St  
Beaverton, OR 97005

R3219BA 04200  
Kenneth Backhaus  
205 N Harrison St  
Newberg, OR 97132

R3219BD 00400  
Jason Martin  
111 S Harrison St  
Newberg, OR 97132

R3219BA 04500  
Mario Sanchez  
Po Box 598  
Newberg, OR 97132

R3219AB 13001  
Ramon Hermosillo  
313 W 2nd St  
Newberg, OR 97132

R3219BD RAILS  
See Tax Records

R3219AB 04700  
Gp Management Llc  
15171 Bangy Rd # 113  
Lake Oswego, OR 97035

R3219BA 04700  
Conrado Pereda  
11980 NE Worden Hill Rd  
Newberg, OR 97132

R3219AB 13200  
Ramona Wisser  
115 S Lincoln St  
Newberg, OR 97132

R3219AB 11200  
Adam & Ruben Perez  
4205 NE Riverside Loop  
Mcminnville, OR 97128

R3219BA 04000  
Apolinar Perez  
4205 NE Riverside Loop  
Mcminnville, OR 97128

R3219AB 12900  
100 S Harrison Llc  
Po Box 847  
Tualatin, OR 97062

R3218DC 08200  
Chester & Denise Craig  
1001 E 11th Ct  
Newberg, OR 97132

R3218DC 05600  
Edward Sedgwick & Devan Robbins  
4205 NE Riverside Loop  
Mcminnville, OR 97128

R3218DC 06000  
Lawrence & Jennifer Olsen  
301 W Sheridan St  
Newberg, OR 97132

R3218DC 05700  
Joshuah & Melody Danner  
313 W Sheridan St  
Newberg, OR 97132

R3219AB 13400  
Richard & Ramona Isenberg  
304 W 2nd St  
Newberg, OR 97132

R3219AB 13300  
Mark Chriss  
25350 SW Garden Acres Rd  
Sherwood, OR 97140

R3219AB 04500  
Gp Management Llc  
15171 Bangy Rd # 113  
Lake Oswego, OR 97035

R3219AB 14700  
International Church Of The Foursquare  
115 W 3rd St  
Newberg, OR 97132

R3219BA 02702  
Raymond Griffin  
201 N Morton St  
Newberg, OR 97132

R3219AB 13800  
John & Patricia Journey  
1771 Riverside Dr  
Bullhead City, AZ 86442

R3219AB 13700  
Adam & Ruben Perez  
4205 NE Riverside Loop  
Mcminnville, OR 97128

R3219BA RAILS  
See Tax Records

R3219BA 03900  
Teresa Roman & Abner Meda  
410 W Sheridan St  
Newberg, OR 97132

R3219AB 02901  
Sosa Investments Llc  
3011 Silverton Rd NE  
Salem, OR 97301

R3219BA 03001  
Joshua & Ashley Marsh  
1007 E Sunset Dr  
Newberg, OR 97132

R3219BA 03002  
Nicholas Ruiz & Tiffany Ortiz-Ruiz  
111 N Morton St  
Newberg, OR 97132

R3219AB 02900  
Raymundo & Lourdes Sosa  
810 SW View Crest Dr  
Dundee, OR 97115

R3219AB 14301  
Sigmund Custom Homes Llc  
500 E Hancock St  
Newberg, OR 97132

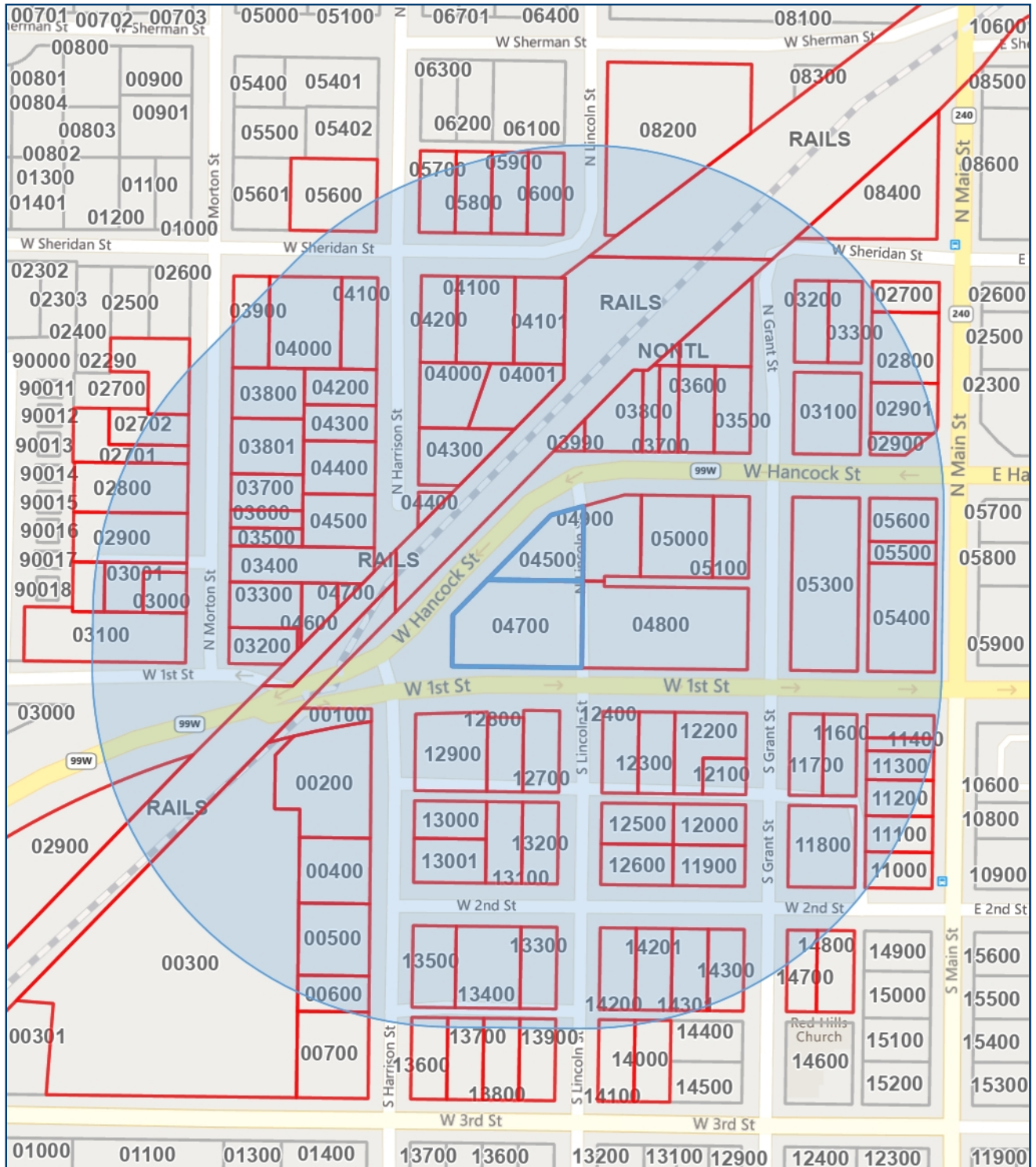
R3218DC RAILS  
See Tax Records



# 500 ft Buffer

301 W 1st St, Newberg, OR 97132

Report Generated: 11/12/2021



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Customer Service Department  
 Phone: 503.219.8746(TRIO)  
 Email: cs.oregon@firstam.com  
 Report Generated: 11/12/2021

## Ownership

Legal Owner(s): Gp Management Llc	Parcel #: R3219AB 04700
Site Address: 301 W 1st St Newberg, OR 97132	APN: 48656
Mailing Address: 15171 Bangy Rd # 113 Lake Oswego, OR 97035	County: Yamhill

## Property Characteristics

Bedrooms: 0	Year Built: 0	Lot SqFt: 20038
Total Bathrooms: 0	Building SqFt: 0	Lot Acres: 0.46
Full Bathrooms: 0	First Floor SqFt: 0	Roof Type:
Half Bathrooms: 0	Basement Sqft: 0	Roof Shape:
Units: 0	Basment Type:	Porch Type:
Stories:		Building Style:
Fire Place: N		Garage:
Air Conditioning:		Garage SqFt: 0
Heating Type:		Parking Spots: 0
Electric Type:		Pool:

## Property Information

Land Use: COMMERCIAL	Zoning: C-3
Improvement Type: Retail Stores	School District: Newberg School
Legal Description: LOTS 2 3 & 4 & PT VAC - BLOCK 10 IN HURLEY & LARGE'S ADDITION	Neighborhood:
	Subdivision: Hurley & Large'S Addition

## Assessor & Tax

Market Land: \$444,835	Taxes: \$6,601.24
Market Total: \$793,524	% Improved: 44
Market Structure: \$348,689	Levy Code:
Assessed Total: \$445,635	Millage Rate:

## Sale History

Last Sale Date: 5/1/2020	Doc #: 202006962	Last Sale Price: \$1,100,000
Prior Sale Date: 7/19/2016	Prior Doc #: 201610941	Prior Sale Price: \$845,000

## Mortgage

1st Mortgage Date:	Doc #:	
1st Mortgage Type:	1st Mortgage Lender:	1st Mortgage: \$0
2nd Mortgage Type:		2nd Mortgage: \$0





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## Ownership

Legal Owner(s): Gp Management Llc	Parcel #: R3219AB 04500
Site Address: 300 W Hancock St Newberg, OR 97132	APN: 48647
Mailing Address: 15171 Bangy Rd # 113 Lake Oswego, OR 97035	County: Yamhill

## Property Characteristics

Bedrooms: 0	Year Built: 0	Lot SqFt: 8276
Total Bathrooms: 0	Building SqFt: 0	Lot Acres: 0.19
Full Bathrooms: 0	First Floor SqFt: 0	Roof Type:
Half Bathrooms: 0	Basement Sqft: 0	Roof Shape:
Units: 0	Basment Type:	Porch Type:
Stories:		Building Style:
Fire Place: N		Garage:
Air Conditioning:		Garage SqFt: 0
Heating Type:		Parking Spots: 0
Electric Type:		Pool:

## Property Information

Land Use: VACANT	Zoning: C-3
Improvement Type: Commercial-Vacant Land	School District: Newberg School
Legal Description: PT LOT 5 & 6 & PT VAC - BLOCK 10 IN HURLEY & LARGE'S ADDITION	Neighborhood:
	Subdivision: Hurley & Large'S Addition

## Assessor & Tax

Market Land: \$183,736	Taxes: \$687.00
Market Total: \$183,736	% Improved: 0
Market Structure: \$0	Levy Code:
Assessed Total: \$46,378	Millage Rate:

## Sale History

Last Sale Date: 5/1/2020	Doc #: 202006962	Last Sale Price: \$1,100,000
Prior Sale Date: 6/9/2008	Prior Doc #: 200809956	Prior Sale Price: \$458,704

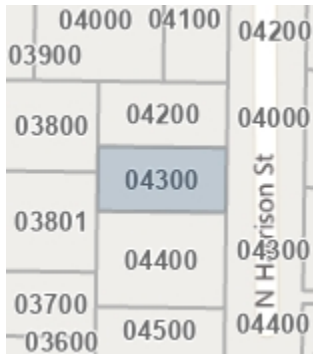
## Mortgage

1st Mortgage Date:	Doc #:	
1st Mortgage Type:	1st Mortgage Lender:	1st Mortgage: \$0
2nd Mortgage Type:		2nd Mortgage: \$0



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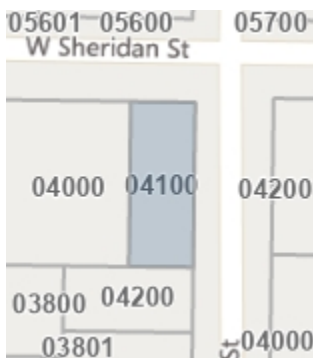
Legal Owner: Cecilia Vazquez  
Site Address: 201 N Harrison St Newberg, OR 97132  
Mailing Address: 201 N Harrison St Newberg, OR 97132  
Bedrooms: 3  
Bathrooms: 2  
Building SqFt: 1,200      Lot Acres: 0.12  
Year Built: 1902  
School District: Newberg School District 29j  
Neighborhood:  
Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR B QQTR A TAXLOT 04300 BLOCK 29

APN: 52506  
Ref Parcel #: R3219BA 04300  
Taxes: \$1,785.93  
Market Value: \$255,980  
Assessed Value: \$120,564  
Sales Price: \$0  
Transfer Date:



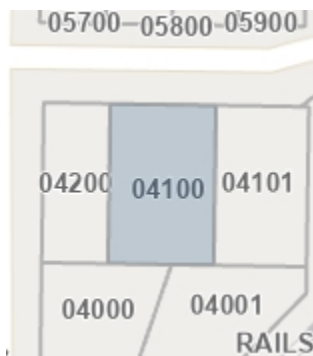
Legal Owner: Llp Properties Llc  
Site Address: 305 N Main St Newberg, OR 97132  
Mailing Address: Po Box 1060 Newberg, OR 97132  
Bedrooms: 0  
Bathrooms: 0  
Building SqFt: 0      Lot Acres: 0.40  
Year Built: 0  
School District: Newberg School District 29j  
Neighborhood:  
Legal: PART OF BLOCK 34 IN HURLEY & LARGE'S ADDITION

APN: 44534  
Ref Parcel #: R3218DC 08400  
Taxes: \$3,690.21  
Market Value: \$358,959  
Assessed Value: \$249,118  
Sales Price: \$750,000  
Transfer Date: 7/31/2009



Legal Owner: Paul Edwards  
Site Address: 400 W Sheridan St Newberg, OR 97132  
Mailing Address: 400 W Sheridan St Newberg, OR 97132  
Bedrooms: 4  
Bathrooms: 2.5  
Building SqFt: 2,340      Lot Acres: 0.15  
Year Built: 1901  
School District: Newberg School District 29j  
Neighborhood:  
Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR B QQTR A TAXLOT 04100 LOT 5 BLOCK 29

APN: 52472  
Ref Parcel #: R3219BA 04100  
Taxes: \$2,669.77  
Market Value: \$349,614  
Assessed Value: \$180,230  
Sales Price: \$190,000  
Transfer Date: 8/7/2015



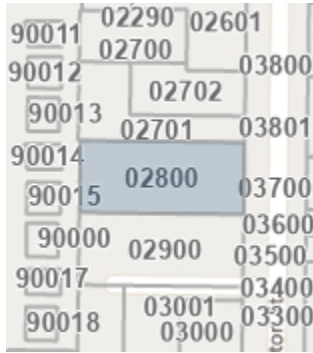
Legal Owner: James & Virginia Selden  
Site Address: 308 W Sheridan St Newberg, OR 97132  
Mailing Address: 308 W Sheridan St Newberg, OR 97132  
Bedrooms: 3  
Bathrooms: 1  
Building SqFt: 1,300      Lot Acres: 0.22  
Year Built: 1902  
School District: Newberg School District 29j  
Neighborhood:  
Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR B TAXLOT 04100 LOT 7 BLOCK 9

APN: 48594  
Ref Parcel #: R3219AB 04100  
Taxes: \$2,180.92  
Market Value: \$292,524  
Assessed Value: \$147,229  
Sales Price: \$0  
Transfer Date:



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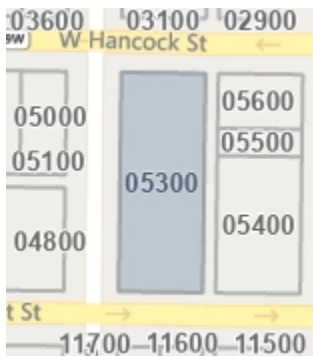
Legal Owner: Craig & Karen Rathkey  
Site Address: 117 N Morton St Newberg, OR 97132  
Mailing Address: 10837 NE Hemlock Pl Dundee, OR 97115  
Bedrooms: 3  
Bathrooms: 2  
Building SqFt: 2,592      Lot Acres: 0.25  
Year Built: 1946  
School District: Newberg School District 29j  
Neighborhood:  
Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR B QQTR A TAXLOT 02800

APN: 52329  
Ref Parcel #: R3219BA 02800  
Taxes: \$3,440.61  
Market Value: \$378,454  
Assessed Value: \$232,268  
Sales Price: \$0  
Transfer Date:



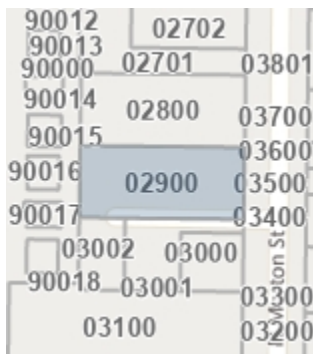
Legal Owner: Richard & Barbara Oviatt  
Site Address: 101 S Main St Newberg, OR 97132  
Mailing Address: 300 W Sherman St Newberg, OR 97132  
Bedrooms: 0  
Bathrooms: 0  
Building SqFt: 0      Lot Acres: 0.07  
Year Built: 0  
School District: Newberg School District 29j  
Neighborhood:  
Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR B TAXLOT 11500 LOT 4 BLOCK 13

APN: 50250  
Ref Parcel #: R3219AB 11500  
Taxes: \$493.14  
Market Value: \$86,115  
Assessed Value: \$33,291  
Sales Price: \$0  
Transfer Date:



Legal Owner: Wenwen & Yanguang Zheng  
Site Address: 111 W 1st St Newberg, OR 97132  
Mailing Address: 23705 SW Everest Ct Sherwood, OR 97140  
Bedrooms: 0  
Bathrooms: 0  
Building SqFt: 0      Lot Acres: 0.48  
Year Built: 0  
School District: Newberg School District 29j  
Neighborhood:  
Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR B TAXLOT 05300 LOT 5 BLOCK 12

APN: 48889  
Ref Parcel #: R3219AB 05300  
Taxes: \$6,100.82  
Market Value: \$668,053  
Assessed Value: \$411,853  
Sales Price: \$480,000  
Transfer Date: 12/2/2015

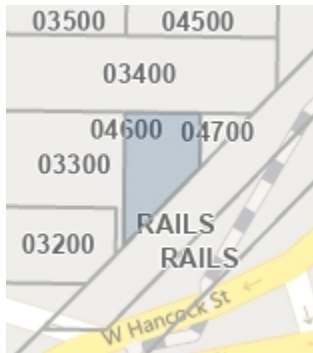


Legal Owner: Gary & Mary Conklin  
Site Address: 113 N Morton St Newberg, OR 97132  
Mailing Address: 113 N Morton St Newberg, OR 97132  
Bedrooms: 3  
Bathrooms: 1  
Building SqFt: 1,342      Lot Acres: 0.25  
Year Built: 1942  
School District: Newberg School District 29j  
Neighborhood:  
Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR B QQTR A TAXLOT 02900

APN: 52338  
Ref Parcel #: R3219BA 02900  
Taxes: \$2,527.47  
Market Value: \$318,224  
Assessed Value: \$170,624  
Sales Price: \$0  
Transfer Date:



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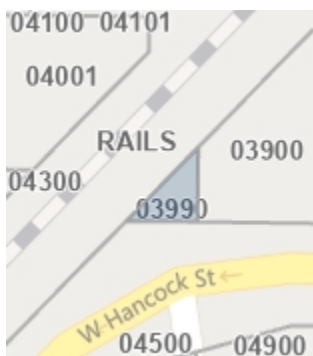
Legal Owner: Conrado Pereda  
 Site Address: W 1st St Newberg, OR 97132  
 Mailing Address: 11980 NE Worden Hill Rd Newberg, OR  
 Bedrooms: 0  
 Bathrooms: 0  
 Building SqFt: 0 Lot Acres: 0.07  
 Year Built: 0  
 School District: Newberg School District 29j  
 Neighborhood:  
 Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR B QQTR A TAXLOT 04600 BLOCK 28

APN: 52560  
 Ref Parcel #: R3219BA 04600  
 Taxes: \$75.39  
 Market Value: \$5,173  
 Assessed Value: \$5,173  
 Sales Price: \$140,000  
 Transfer Date: 9/30/2004



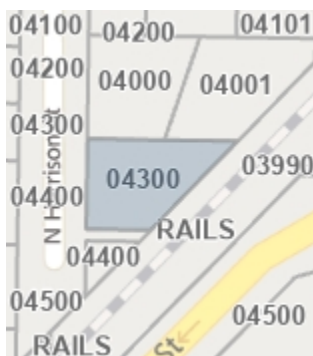
Legal Owner: J L Investment Llc  
 Site Address: 111 N Main St Newberg, OR 97132  
 Mailing Address: 23995 N Highway 99w Newberg, OR 97132  
 Bedrooms: 0  
 Bathrooms: 0  
 Building SqFt: 0 Lot Acres: 0.06  
 Year Built: 0  
 School District: Newberg School District 29j  
 Neighborhood:  
 Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR B TAXLOT 05500 LOT 3 BLOCK 12

APN: 48923  
 Ref Parcel #: R3219AB 05500  
 Taxes: \$287.67  
 Market Value: \$77,252  
 Assessed Value: \$19,420  
 Sales Price: \$0  
 Transfer Date:



Legal Owner: Yamhill County & Yamhill County Courthouse  
 Site Address: No Site Address Newberg, OR 97132  
 Mailing Address: 434 NE Evans St McMinnville, OR 97128  
 Bedrooms: 0  
 Bathrooms: 0  
 Building SqFt: 0 Lot Acres: 0.02  
 Year Built: 0  
 School District: Newberg School District 29j  
 Neighborhood:  
 Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR B TAXLOT 03990

APN: 535333  
 Ref Parcel #: R3219AB 03990  
 Taxes: \$0.00  
 Market Value: \$2,621  
 Assessed Value: \$1,604  
 Sales Price: \$0  
 Transfer Date: 7/9/2015

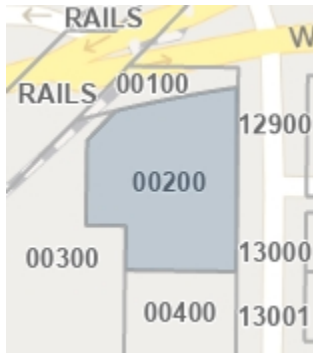


Legal Owner: Mountain Home Properties Llc  
 Site Address: 200 N Harrison St Newberg, OR 97132  
 Mailing Address: Po Box 464 Sherwood, OR 97140  
 Bedrooms: 4  
 Bathrooms: 3  
 Building SqFt: 2,054 Lot Acres: 0.17  
 Year Built: 2003  
 School District: Newberg School District 29j  
 Neighborhood:  
 Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR B TAXLOT 04300 BLOCK 9

APN: 48629  
 Ref Parcel #: R3219AB 04300  
 Taxes: \$2,419.17  
 Market Value: \$471,932  
 Assessed Value: \$163,313  
 Sales Price: \$210,000  
 Transfer Date: 2/24/2015

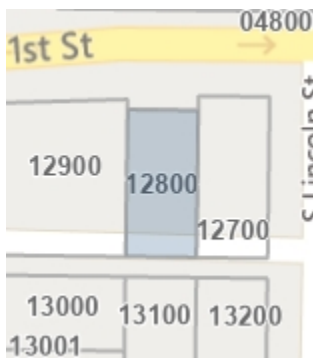


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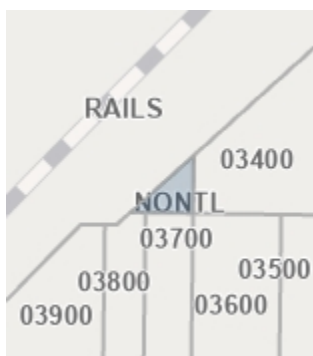
Legal Owner: Boyd & Hendricks Inc  
 Site Address: 404 W 1st St Newberg, OR 97132  
 Mailing Address: Po Box 610 Newberg, OR 97132  
 Bedrooms: 0  
 Bathrooms: 0  
 Building SqFt: 0 Lot Acres: 0.43  
 Year Built: 0  
 School District: Newberg School District 29j  
 Neighborhood:  
 Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR B QQTR D TAXLOT 00200 LOT 5 BLOCK

APN: 52739  
 Ref Parcel #: R3219BD 00200  
 Taxes: \$12,082.45  
 Market Value: \$1,372,798  
 Assessed Value: \$815,660  
 Sales Price: \$700,000  
 Transfer Date: 3/31/2004



Legal Owner: William & Margi Womack  
 Site Address: 304 W 1st St Newberg, OR 97132  
 Mailing Address: 304 W 1st St Newberg, OR 97132  
 Bedrooms: 4  
 Bathrooms: 2.5  
 Building SqFt: 2,173 Lot Acres: 0.12  
 Year Built: 1922  
 School District: Newberg School District 29j  
 Neighborhood:  
 Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR B TAXLOT 12800 LOT 6 BLOCK 15

APN: 50633  
 Ref Parcel #: R3219AB 12800  
 Taxes: \$2,007.03  
 Market Value: \$320,660  
 Assessed Value: \$135,490  
 Sales Price: \$0  
 Transfer Date:



Legal Owner: County Non-Taxlot  
 Site Address: No Site Address , OR  
 Mailing Address: ,  
 Bedrooms:  
 Bathrooms:  
 Building SqFt: Lot Acres:  
 Year Built:  
 School District: Newberg School District 29j  
 Neighborhood:  
 Legal:

APN:  
 Ref Parcel #: R3219AB NONTL  
 Taxes:  
 Market Value:  
 Assessed Value:  
 Sales Price:  
 Transfer Date:



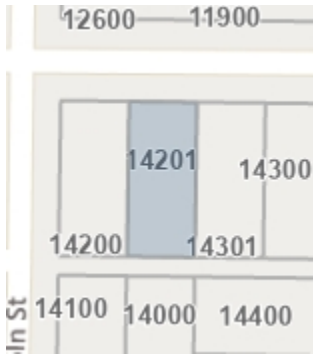
Legal Owner: Rick Murray  
 Site Address: 202 W 1st St Newberg, OR 97132  
 Mailing Address: 33995 NE Corral Creek Rd Newberg, OR  
 Bedrooms: 2  
 Bathrooms: 2.5  
 Building SqFt: 2,080 Lot Acres: 0.19  
 Year Built: 2005  
 School District: Newberg School District 29j  
 Neighborhood:  
 Legal: PT LT 5 & 6 - BLOCK 14 IN HURLEY & LARGE'S ADDITION

APN: 50483  
 Ref Parcel #: R3219AB 12200  
 Taxes: \$3,359.98  
 Market Value: \$430,698  
 Assessed Value: \$226,825  
 Sales Price: \$220,000  
 Transfer Date: 6/5/2018



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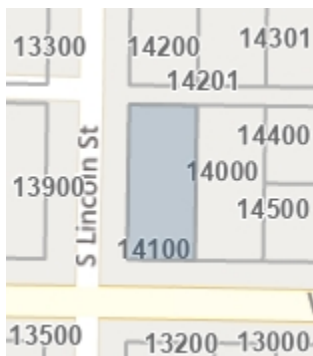
Legal Owner: Patricia Storey  
Site Address: 210 W 2nd St Newberg, OR 97132  
Mailing Address: 11980 SW 119th Ave Portland, OR 97223  
Bedrooms: 3  
Bathrooms: 2  
Building SqFt: 1,296                      Lot Acres: 0.13  
Year Built: 2000  
School District: Newberg School District 29j  
Neighborhood:  
Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR B TAXLOT 14201 LOT 7 BLOCK 17

APN: 516559  
Ref Parcel #: R3219AB 14201  
Taxes: \$3,249.58  
Market Value: \$339,584  
Assessed Value: \$219,372  
Sales Price: \$294,000  
Transfer Date: 10/20/2017



Legal Owner: Sosa Investments Llc  
Site Address: 209 N Main St Newberg, OR 97132  
Mailing Address: 3011 Silverton Rd NE Salem, OR 97301  
Bedrooms: 0  
Bathrooms: 0  
Building SqFt: 0                              Lot Acres: 0.21  
Year Built: 0  
School District: Newberg School District 29j  
Neighborhood:  
Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR B TAXLOT 02800 LOT 3 BLOCK 7

APN: 48237  
Ref Parcel #: R3219AB 02800  
Taxes: \$3,429.97  
Market Value: \$258,914  
Assessed Value: \$231,550  
Sales Price: \$296,000  
Transfer Date: 6/3/2008



Legal Owner: Michael & Brenda Wellman  
Site Address: 215 W 3rd St Newberg, OR 97132  
Mailing Address: 215 W 3rd St Newberg, OR 97132  
Bedrooms: 2  
Bathrooms: 1  
Building SqFt: 1,521                      Lot Acres: 0.13  
Year Built: 1880  
School District: Newberg School District 29j  
Neighborhood:  
Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR B TAXLOT 14100 LOT 1 BLOCK 17

APN: 50884  
Ref Parcel #: R3219AB 14100  
Taxes: \$2,227.03  
Market Value: \$296,412  
Assessed Value: \$150,342  
Sales Price: \$0  
Transfer Date:



Legal Owner: Jason Bogers  
Site Address: 301 W 3rd St Newberg, OR 97132  
Mailing Address: 3805 E Coffey Ln Newberg, OR 97132  
Bedrooms: 2  
Bathrooms: 1  
Building SqFt: 804                              Lot Acres: 0.13  
Year Built: 1895  
School District: Newberg School District 29j  
Neighborhood:  
Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR B TAXLOT 13900 LOT 4 BLOCK 16

APN: 50866  
Ref Parcel #: R3219AB 13900  
Taxes: \$1,687.30  
Market Value: \$256,254  
Assessed Value: \$113,906  
Sales Price: \$195,000  
Transfer Date: 4/4/2007



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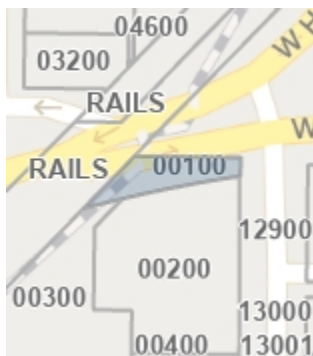
Legal Owner: Yamhill County & Yamhill County Courthouse  
Site Address: No Site Address Newberg, OR 97132  
Mailing Address: 434 NE Evans St McMinnville, OR 97128  
Bedrooms: 0  
Bathrooms: 0  
Building SqFt: 0 Lot Acres: 0.03  
Year Built: 0  
School District: Newberg School District 29j  
Neighborhood:  
Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR B TAXLOT 04400 BLOCK 10

APN: 48638  
Ref Parcel #: R3219AB 04400  
Taxes: \$0.00  
Market Value: \$2,256  
Assessed Value: \$1,961  
Sales Price: \$0  
Transfer Date: 7/10/2015



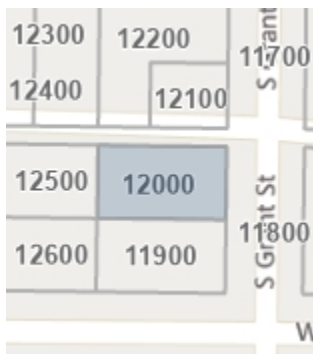
Legal Owner: Balding Buffalo Llc  
Site Address: 105 N Main St Newberg, OR 97132  
Mailing Address: 22007 SW Scholls Sherwood Rd Sherwood,  
Bedrooms: 0  
Bathrooms: 0  
Building SqFt: 0 Lot Acres: 0.32  
Year Built: 0  
School District: Newberg School District 29j  
Neighborhood:  
Legal: LOTS 1 & 2 & S 1/2 LOT 3 - BLOCK 12 IN HURLEY & LARGE'S ADDITION

APN: 48898  
Ref Parcel #: R3219AB 05400  
Taxes: \$2,118.44  
Market Value: \$585,188  
Assessed Value: \$143,011  
Sales Price: \$500,000  
Transfer Date: 5/19/2021



Legal Owner: Newberg City Of  
Site Address: W 1st St Newberg, OR 97132  
Mailing Address: 535 NE 5th St McMinnville, OR 97128  
Bedrooms: 0  
Bathrooms: 0  
Building SqFt: 0 Lot Acres: 0.08  
Year Built: 0  
School District: Newberg School District 29j  
Neighborhood:  
Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR B QQTR D TAXLOT 00100 LOT 5 BLOCK

APN: 52702  
Ref Parcel #: R3219BD 00100  
Taxes: \$0.00  
Market Value: \$0  
Assessed Value: \$0  
Sales Price: \$0  
Transfer Date:



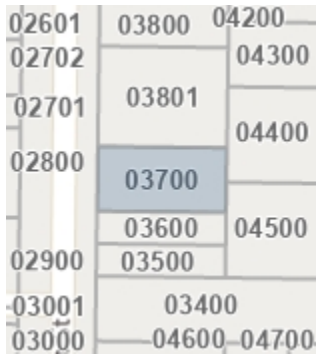
Legal Owner: Jessica Bagley-Routt & Allen Routt  
Site Address: 111 S Grant St Newberg, OR 97132  
Mailing Address: 201 S College St Newberg, OR 97132  
Bedrooms: 3  
Bathrooms: 1  
Building SqFt: 1,509 Lot Acres: 0.13  
Year Built: 1901  
School District: Newberg School District 29j  
Neighborhood:  
Legal: N 1/2 LOTS 3 & 4 - BLOCK 14 IN HURLEY & LARGE'S ADDITION

APN: 50465  
Ref Parcel #: R3219AB 12000  
Taxes: \$1,980.36  
Market Value: \$279,392  
Assessed Value: \$133,690  
Sales Price: \$244,800  
Transfer Date: 12/6/2018



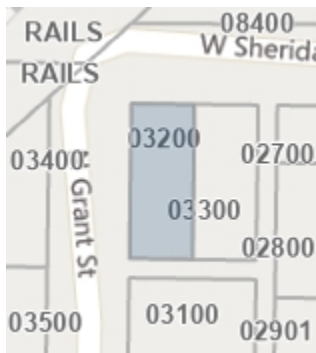
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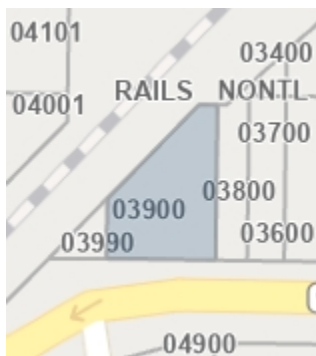
Legal Owner: Roger Gray  
Site Address: 118 N Morton St Newberg, OR 97132  
Mailing Address: 118 N Morton St Newberg, OR 97132  
Bedrooms: 2  
Bathrooms: 1  
Building SqFt: 920 Lot Acres: 0.12  
Year Built: 1915  
School District: Newberg School District 29j  
Neighborhood:  
Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR B QQTR A TAXLOT 03700

APN: 52418  
Ref Parcel #: R3219BA 03700  
Taxes: \$1,704.53  
Market Value: \$251,325  
Assessed Value: \$115,069  
Sales Price: \$107,000  
Transfer Date: 4/29/2014



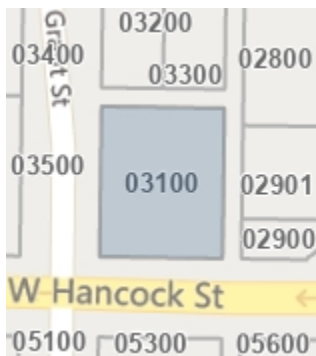
Legal Owner: J L Investments Llc  
Site Address: No Site Address Newberg, OR 97132  
Mailing Address: 23995 N Highway 99w Newberg, OR 97132  
Bedrooms: 0  
Bathrooms: 0  
Building SqFt: 0 Lot Acres: 0.12  
Year Built: 0  
School District: Newberg School District 29j  
Neighborhood:  
Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR B TAXLOT 03200 LOT 8 BLOCK 7

APN: 48291  
Ref Parcel #: R3219AB 03200  
Taxes: \$560.13  
Market Value: \$132,093  
Assessed Value: \$37,813  
Sales Price: \$95,000  
Transfer Date: 1/20/2006



Legal Owner: Llp Properties Llc  
Site Address: 215 W Hancock St Newberg, OR 97132  
Mailing Address: Po Box 1060 Newberg, OR 97132  
Bedrooms: 0  
Bathrooms: 0  
Building SqFt: 0 Lot Acres: 0.16  
Year Built: 0  
School District: Newberg School District 29j  
Neighborhood:  
Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR B TAXLOT 03900 LOT 1 BLOCK 8

APN: 48576  
Ref Parcel #: R3219AB 03900  
Taxes: \$464.05  
Market Value: \$41,535  
Assessed Value: \$31,327  
Sales Price: \$449,000  
Transfer Date: 9/24/2009



Legal Owner: E & J Investments Llc  
Site Address: 111 W Hancock St Newberg, OR 97132  
Mailing Address: 810 SW View Crest Dr Dundee, OR 97115  
Bedrooms: 3  
Bathrooms: 1.5  
Building SqFt: 1,458 Lot Acres: 0.24  
Year Built: 1893  
School District: Newberg School District 29j  
Neighborhood:  
Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR B TAXLOT 03100 LOT 6 BLOCK 7

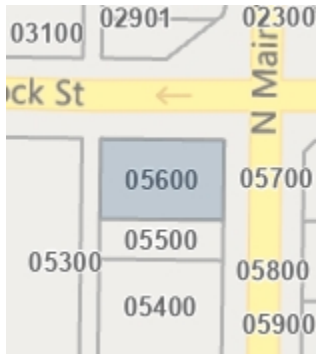
APN: 48282  
Ref Parcel #: R3219AB 03100  
Taxes: \$3,647.58  
Market Value: \$459,419  
Assessed Value: \$246,240  
Sales Price: \$0  
Transfer Date: 9/21/2006





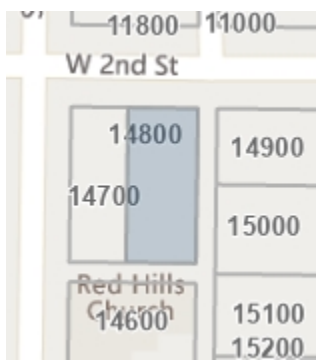
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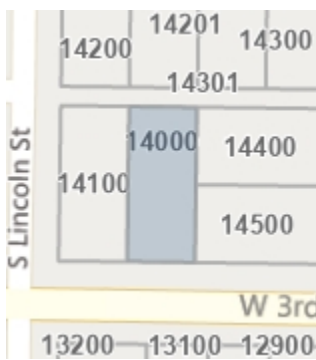
Legal Owner: Hang Lee  
Site Address: 115 N Main St Newberg, OR 97132  
Mailing Address: 15435 SW Petrel Ln Beaverton, OR 97007  
Bedrooms: 0  
Bathrooms: 0  
Building SqFt: 0 Lot Acres: 0.13  
Year Built: 0  
School District: Newberg School District 29j  
Neighborhood:  
Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR B TAXLOT 05600 LOT 4 BLOCK 12

APN: 48932  
Ref Parcel #: R3219AB 05600  
Taxes: \$3,357.49  
Market Value: \$312,774  
Assessed Value: \$226,657  
Sales Price: \$0  
Transfer Date:



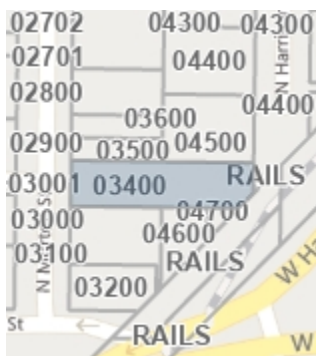
Legal Owner: Russell & Mary Thomas  
Site Address: 110 W 2nd St Newberg, OR 97132  
Mailing Address: 110 W 2nd St Newberg, OR 97132  
Bedrooms: 3  
Bathrooms: 2.5  
Building SqFt: 1,872 Lot Acres: 0.13  
Year Built: 1923  
School District: Newberg School District 29j  
Neighborhood:  
Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR B TAXLOT 14800 LOT 5 BLOCK 18

APN: 50955  
Ref Parcel #: R3219AB 14800  
Taxes: \$2,096.45  
Market Value: \$276,292  
Assessed Value: \$141,527  
Sales Price: \$0  
Transfer Date:



Legal Owner: Leonard & Karan Frketich  
Site Address: 209 W 3rd St Newberg, OR 97132  
Mailing Address: 209 W 3rd St Newberg, OR 97132  
Bedrooms: 2  
Bathrooms: 1  
Building SqFt: 1,300 Lot Acres: 0.13  
Year Built: 1913  
School District: Newberg School District 29j  
Neighborhood:  
Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR B TAXLOT 14000 LOT 2 BLOCK 17

APN: 50875  
Ref Parcel #: R3219AB 14000  
Taxes: \$1,831.12  
Market Value: \$263,791  
Assessed Value: \$123,615  
Sales Price: \$132,000  
Transfer Date: 2/22/2006



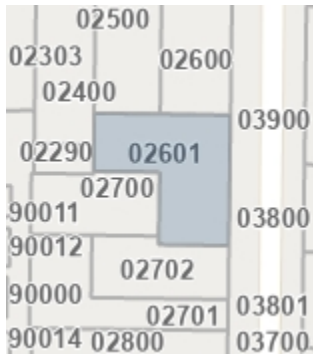
Legal Owner: Park Rosemary A Revocable Living Trust  
Site Address: 108 N Morton St Newberg, OR 97132  
Mailing Address: 9395 SW Aspen St Beaverton, OR 97005  
Bedrooms: 2  
Bathrooms: 1  
Building SqFt: 954 Lot Acres: 0.23  
Year Built: 1910  
School District: Newberg School District 29j  
Neighborhood:  
Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR B QQTR A TAXLOT 03400 LOT 5 BLOCK 28

APN: 52383  
Ref Parcel #: R3219BA 03400  
Taxes: \$1,724.72  
Market Value: \$271,332  
Assessed Value: \$116,432  
Sales Price: \$0  
Transfer Date:



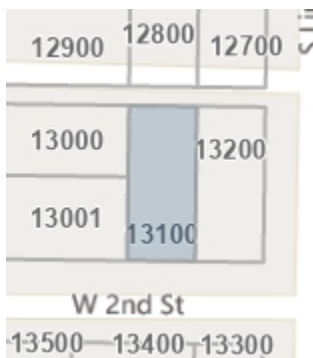
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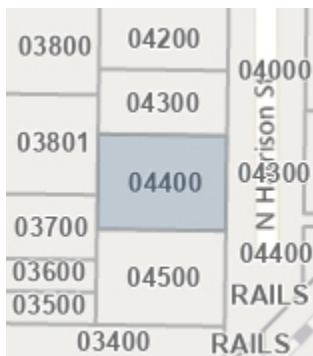
Legal Owner: Craig & Karen Rathkey  
Site Address: No Site Address Newberg, OR 97132  
Mailing Address: 10837 NE Hemlock Pl Dundee, OR 97115  
Bedrooms: 0  
Bathrooms: 0  
Building SqFt: 0                      Lot Acres: 0.19  
Year Built: 0  
School District: Newberg School District 29j  
Neighborhood:  
Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR B QQTR A TAXLOT 02601

APN: 510076  
Ref Parcel #: R3219BA 02601  
Taxes: \$943.28  
Market Value: \$173,547  
Assessed Value: \$63,679  
Sales Price: \$0  
Transfer Date:



Legal Owner: Kristopher Utz  
Site Address: 307 W 2nd St Newberg, OR 97132  
Mailing Address: 307 W 2nd St Newberg, OR 97132  
Bedrooms: 2  
Bathrooms: 2.5  
Building SqFt: 1,209                      Lot Acres: 0.13  
Year Built: 1936  
School District: Newberg School District 29j  
Neighborhood:  
Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR B TAXLOT 13100 LOT 3 BLOCK 15

APN: 50697  
Ref Parcel #: R3219AB 13100  
Taxes: \$2,083.09  
Market Value: \$274,532  
Assessed Value: \$140,625  
Sales Price: \$187,000  
Transfer Date: 8/25/2006



Legal Owner: Steven Espindola  
Site Address: 119 N Harrison St Newberg, OR 97132  
Mailing Address: 119 N Harrison St Newberg, OR 97132  
Bedrooms: 3  
Bathrooms: 1  
Building SqFt: 1,060                      Lot Acres: 0.17  
Year Built: 1907  
School District: Newberg School District 29j  
Neighborhood:  
Legal: PT LOTS 3 & 4 BL 29 & PT LOTS 5 & 6 BL 28 & PT VAC ALLEY IN HURLEY & LARGE'S

APN: 52524  
Ref Parcel #: R3219BA 04400  
Taxes: \$1,833.34  
Market Value: \$266,263  
Assessed Value: \$123,765  
Sales Price: \$289,000  
Transfer Date: 6/30/2020



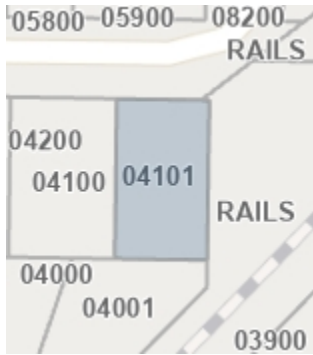
Legal Owner: Newberg Marine Center Llc  
Site Address: 200 Highway 99w Newberg, OR 97132  
Mailing Address: 12100 NE Honey Ln Newberg, OR 97132  
Bedrooms: 0  
Bathrooms: 0  
Building SqFt: 0                      Lot Acres: 0.67  
Year Built: 0  
School District: Newberg School District 29j  
Neighborhood:  
Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR B QQTR D TAXLOT 02900 LOT 7

APN: 53453  
Ref Parcel #: R3219BD 02900  
Taxes: \$3,350.75  
Market Value: \$836,199  
Assessed Value: \$226,202  
Sales Price: \$0  
Transfer Date:



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Legal Owner: David & Lisa Bailiff  
Site Address: 300 W Sheridan St Newberg, OR 97132  
Mailing Address: 300 W Sheridan St Newberg, OR 97132  
Bedrooms: 3  
Bathrooms: 2  
Building SqFt: 1,632      Lot Acres: 0.19  
Year Built: 1976  
School District: Newberg School District 29j  
Neighborhood:  
Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR B TAXLOT 04101 LOT 5 BLOCK 9

APN: 48601  
Ref Parcel #: R3219AB 04101  
Taxes: \$3,081.58  
Market Value: \$346,505  
Assessed Value: \$208,031  
Sales Price: \$0  
Transfer Date:



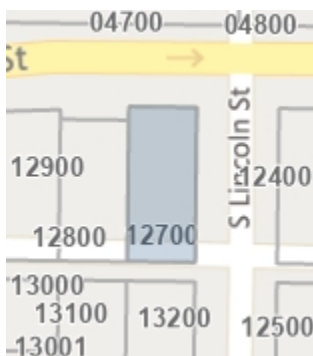
Legal Owner: Ramiro Ulloa  
Site Address: 110 S Lincoln St Newberg, OR 97132  
Mailing Address: 1319 N Main St Newberg, OR 97132  
Bedrooms: 2  
Bathrooms: 1  
Building SqFt: 864      Lot Acres: 0.13  
Year Built: 1920  
School District: Newberg School District 29j  
Neighborhood:  
Legal: N 1/2 OF LOTS 1 & 2 - BLOCK 14 IN HURLEY & LARGE'S ADDITION

APN: 50535  
Ref Parcel #: R3219AB 12500  
Taxes: \$1,090.88  
Market Value: \$219,392  
Assessed Value: \$73,643  
Sales Price: \$205,000  
Transfer Date: 7/14/2021



Legal Owner: Melanie & Ricky Baillie  
Site Address: 212 W 1st St Newberg, OR 97132  
Mailing Address: 19114 E 21st Ct Greenacres, WA 99016  
Bedrooms: 3  
Bathrooms: 2  
Building SqFt: 2,276      Lot Acres: 0.13  
Year Built: 1916  
School District: Newberg School District 29j  
Neighborhood:  
Legal: LOT 8 - BLOCK 14 IN HURLEY & LARGE'S ADDITION

APN: 50526  
Ref Parcel #: R3219AB 12400  
Taxes: \$1,956.14  
Market Value: \$308,144  
Assessed Value: \$132,055  
Sales Price: \$420,000  
Transfer Date: 9/2/2021



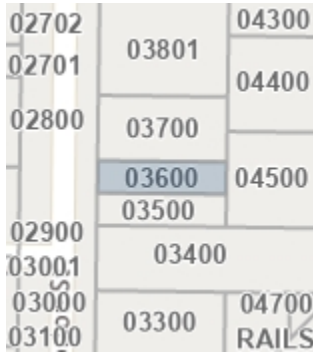
Legal Owner: Terry & Jody Hall  
Site Address: 300 W 1st St Newberg, OR 97132  
Mailing Address: 300 W 1st St Newberg, OR 97132  
Bedrooms: 2  
Bathrooms: 2  
Building SqFt: 2,248      Lot Acres: 0.13  
Year Built: 1921  
School District: Newberg School District 29j  
Neighborhood:  
Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR B TAXLOT 12700 LOT 5 BLOCK 15

APN: 50580  
Ref Parcel #: R3219AB 12700  
Taxes: \$2,107.47  
Market Value: \$307,195  
Assessed Value: \$142,271  
Sales Price: \$180,000  
Transfer Date: 3/17/2014



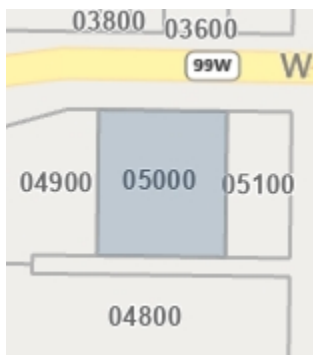
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Legal Owner: Roger Gray  
Site Address: Morton St Newberg, OR 97132  
Mailing Address: 118 N Morton St Newberg, OR 97132  
Bedrooms: 0  
Bathrooms: 0  
Building SqFt: 0 Lot Acres: 0.06  
Year Built: 0  
School District: Newberg School District 29j  
Neighborhood:  
Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR B QQTR A TAXLOT 03600

APN: 52409  
Ref Parcel #: R3219BA 03600  
Taxes: \$141.35  
Market Value: \$9,700  
Assessed Value: \$9,700  
Sales Price: \$107,000  
Transfer Date: 4/29/2014



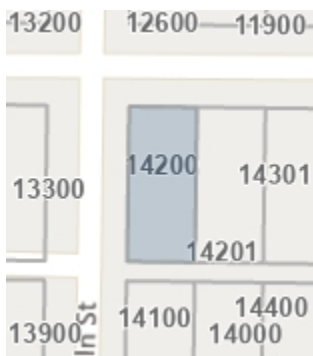
Legal Owner: Fitzroy Llc  
Site Address: 214 W Hancock St Newberg, OR 97132  
Mailing Address: 1480 Cader Ln STE A Petaluma, CA 94954  
Bedrooms: 0  
Bathrooms: 0  
Building SqFt: 0 Lot Acres: 0.26  
Year Built: 0  
School District: Newberg School District 29j  
Neighborhood:  
Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR B TAXLOT 05000 LOT 6 BLOCK 11

APN: 48816  
Ref Parcel #: R3219AB 05000  
Taxes: \$9,887.80  
Market Value: \$734,020  
Assessed Value: \$667,504  
Sales Price: \$1,195,000  
Transfer Date: 5/29/2009



Legal Owner: Thomas Boucher  
Site Address: 108 W Sheridan St Newberg, OR 97132  
Mailing Address: Po Box 1270 Veneta, OR 97487  
Bedrooms: 0  
Bathrooms: 0  
Building SqFt: 0 Lot Acres: 0.12  
Year Built: 0  
School District: Newberg School District 29j  
Neighborhood:  
Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR B TAXLOT 03300 LOT 5 BLOCK 7

APN: 48317  
Ref Parcel #: R3219AB 03300  
Taxes: \$1,259.11  
Market Value: \$141,165  
Assessed Value: \$85,000  
Sales Price: \$0  
Transfer Date:



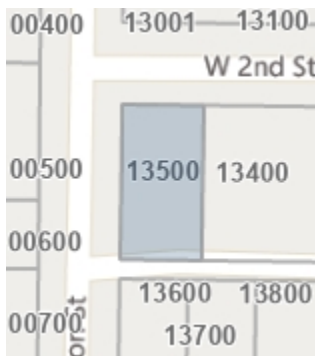
Legal Owner: William & Pamela Broxterman  
Site Address: 218 W 2nd St Newberg, OR 97132  
Mailing Address: 218 W 2nd St Newberg, OR 97132  
Bedrooms: 3  
Bathrooms: 3  
Building SqFt: 1,214 Lot Acres: 0.13  
Year Built: 2001  
School District: Newberg School District 29j  
Neighborhood:  
Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR B TAXLOT 14200 LOT 8 BLOCK 17

APN: 50893  
Ref Parcel #: R3219AB 14200  
Taxes: \$3,109.83  
Market Value: \$336,140  
Assessed Value: \$209,938  
Sales Price: \$0  
Transfer Date:



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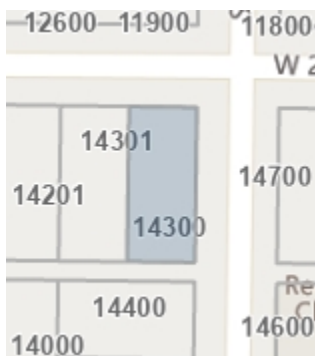
Legal Owner: Elizabeth & Jonathan Gemeroy  
Site Address: 314 W 2nd St Newberg, OR 97132  
Mailing Address: 314 W 2nd St Newberg, OR 97132  
Bedrooms: 3  
Bathrooms: 2.5  
Building SqFt: 2,251                      Lot Acres: 0.16  
Year Built: 1942  
School District: Newberg School District 29j  
Neighborhood:  
Legal: LOT 8 & W 10' LOT 7 - BLOCK 16 IN HURLEY & LARGE'S ADDITION

APN: 50786  
Ref Parcel #: R3219AB 13500  
Taxes: \$4,234.00  
Market Value: \$431,044  
Assessed Value: \$285,828  
Sales Price: \$426,000  
Transfer Date: 10/29/2019



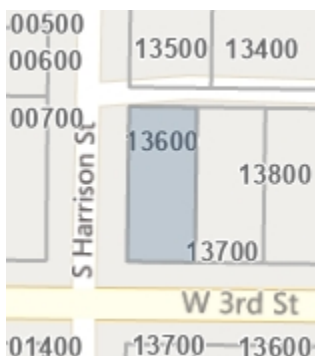
Legal Owner: Richard & Barbara Oviatt  
Site Address: 103 S Main St Newberg, OR 97132  
Mailing Address: 300 W Sherman St Newberg, OR 97132  
Bedrooms: 0  
Bathrooms: 0  
Building SqFt: 0                              Lot Acres: 0.04  
Year Built: 0  
School District: Newberg School District 29j  
Neighborhood:  
Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR B TAXLOT 11400 BLOCK 13

APN: 50241  
Ref Parcel #: R3219AB 11400  
Taxes: \$98.60  
Market Value: \$38,626  
Assessed Value: \$6,656  
Sales Price: \$0  
Transfer Date:



Legal Owner: Leah Lockwood  
Site Address: 200 W 2nd St Newberg, OR 97132  
Mailing Address: Po Box 3010 Newberg, OR 97132  
Bedrooms: 4  
Bathrooms: 2  
Building SqFt: 1,948                      Lot Acres: 0.13  
Year Built: 1894  
School District: Newberg School District 29j  
Neighborhood:  
Legal: LOTS 5 & 6 - BLOCK 17 IN HURLEY & LARGE'S ADDITION

APN: 50900  
Ref Parcel #: R3219AB 14300  
Taxes: \$1,974.99  
Market Value: \$306,512  
Assessed Value: \$133,327  
Sales Price: \$180,000  
Transfer Date: 9/27/2016



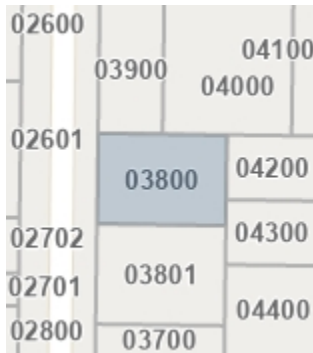
Legal Owner: Lenanr Northwest Inc  
Site Address: 315 W 3rd St Newberg, OR 97132  
Mailing Address: 11807 NE 99th St STE 1170 Vancouver, WA  
Bedrooms: 3  
Bathrooms: 1  
Building SqFt: 1,419                      Lot Acres: 0.13  
Year Built: 1897  
School District: Newberg School District 29j  
Neighborhood:  
Legal: LOT 1 - BLOCK 16 IN HURLEY & LARGE'S ADDITION

APN: 50811  
Ref Parcel #: R3219AB 13600  
Taxes: \$1,401.60  
Market Value: \$265,514  
Assessed Value: \$94,619  
Sales Price: \$4,459,320  
Transfer Date: 8/3/2020



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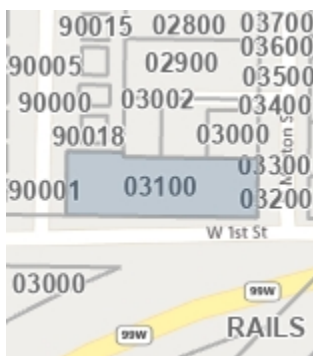
Legal Owner: Craig & Karen Rathkey  
Site Address: 204 N Morton St Newberg, OR 97132  
Mailing Address: 10837 NE Hemlock Pl Dundee, OR 97115  
Bedrooms: 2  
Bathrooms: 1  
Building SqFt: 945                      Lot Acres: 0.16  
Year Built: 1933  
School District: Newberg School District 29j  
Neighborhood:  
Legal: 70' X 100' IN LT 1 & 2 - BLOCK 29 IN HURLEY & LARGE'S ADDITION

APN: 52427  
Ref Parcel #: R3219BA 03800  
Taxes: \$1,966.19  
Market Value: \$271,391  
Assessed Value: \$132,733  
Sales Price: \$0  
Transfer Date:



Legal Owner: Christopher Brown & Joyce Harrer  
Site Address: 110 S Harrison St Newberg, OR 97132  
Mailing Address: 8555 NE Dog Ridge Rd Newberg, OR 97132  
Bedrooms: 3  
Bathrooms: 2  
Building SqFt: 1,188                      Lot Acres: 0.12  
Year Built: 1999  
School District: Newberg School District 29j  
Neighborhood:  
Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR B TAXLOT 13000 BLOCK 15

APN: 50679  
Ref Parcel #: R3219AB 13000  
Taxes: \$2,456.01  
Market Value: \$319,954  
Assessed Value: \$165,800  
Sales Price: \$0  
Transfer Date: 1/28/2005



Legal Owner: Darla Baxter  
Site Address: 509 W 1st St Newberg, OR 97132  
Mailing Address: 3708 NE Terrace Dr Newberg, OR 97132  
Bedrooms: 0  
Bathrooms: 0  
Building SqFt: 0                      Lot Acres: 0.36  
Year Built: 0  
School District: Newberg School District 29j  
Neighborhood:  
Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR B QQTR A TAXLOT 03100

APN: 52356  
Ref Parcel #: R3219BA 03100  
Taxes: \$1,066.13  
Market Value: \$182,044  
Assessed Value: \$71,972  
Sales Price: \$0  
Transfer Date:



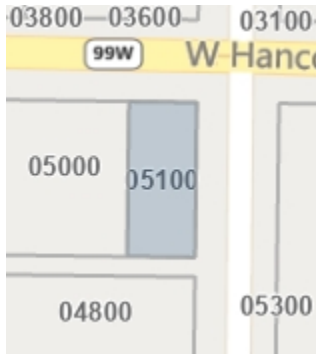
Legal Owner: See Tax Records  
Site Address: No Site Address ,  
Mailing Address: ,  
Bedrooms:  
Bathrooms:  
Building SqFt:                      Lot Acres:  
Year Built:  
School District: Newberg School District 29j  
Neighborhood:  
Legal:

APN:  
Ref Parcel #: R3219AB RAILS  
Taxes:  
Market Value:  
Assessed Value:  
Sales Price:  
Transfer Date:



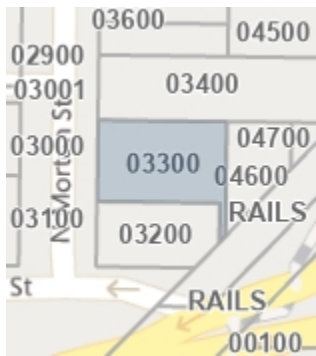
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Legal Owner: Fitzroy Llc  
Site Address: 206 W Hancock St Newberg, OR 97132  
Mailing Address: 1480 Cader Ln STE A Petaluma, CA 94954  
Bedrooms: 0  
Bathrooms: 0  
Building SqFt: 0 Lot Acres: 0.13  
Year Built: 0  
School District: Newberg School District 29j  
Neighborhood:  
Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR B TAXLOT 05100 LOT 5 BLOCK 11

APN: 48834  
Ref Parcel #: R3219AB 05100  
Taxes: \$582.66  
Market Value: \$112,490  
Assessed Value: \$39,334  
Sales Price: \$1,335,000  
Transfer Date: 1/14/2016



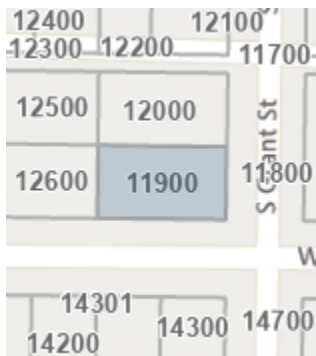
Legal Owner: Conrado Pereda  
Site Address: 104 N Morton St Newberg, OR 97132  
Mailing Address: 11980 NE Worden Hill Rd Newberg, OR  
Bedrooms: 3  
Bathrooms: 1  
Building SqFt: 1,484 Lot Acres: 0.15  
Year Built: 1940  
School District: Newberg School District 29j  
Neighborhood:  
Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR B QQTR A TAXLOT 03300 BLOCK 28

APN: 52374  
Ref Parcel #: R3219BA 03300  
Taxes: \$1,903.48  
Market Value: \$265,486  
Assessed Value: \$128,500  
Sales Price: \$140,000  
Transfer Date: 9/30/2004



Legal Owner: Yasar & Figen Uzun  
Site Address: 211 W 1st St Newberg, OR 97132  
Mailing Address: 7851 SW Barnard Dr Beaverton, OR 97007  
Bedrooms: 0  
Bathrooms: 0  
Building SqFt: 0 Lot Acres: 0.60  
Year Built: 0  
School District: Newberg School District 29j  
Neighborhood:  
Legal: LOTS 1-4 - BLOCK 11 IN HURLEY & LARGE'S ADDITION

APN: 48674  
Ref Parcel #: R3219AB 04800  
Taxes: \$5,569.28  
Market Value: \$832,077  
Assessed Value: \$375,970  
Sales Price: \$500,000  
Transfer Date: 10/15/2019



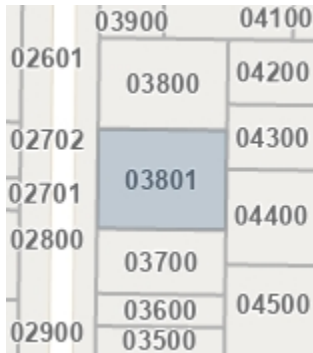
Legal Owner: James & Diane Reichenbach  
Site Address: 201 W 2nd St Newberg, OR 97132  
Mailing Address: 201 W 2nd St Newberg, OR 97132  
Bedrooms: 4  
Bathrooms: 2  
Building SqFt: 3,036 Lot Acres: 0.13  
Year Built: 1938  
School District: Newberg School District 29j  
Neighborhood:  
Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR B TAXLOT 11900 BLOCK 14

APN: 50438  
Ref Parcel #: R3219AB 11900  
Taxes: \$2,796.82  
Market Value: \$359,764  
Assessed Value: \$188,807  
Sales Price: \$0  
Transfer Date:



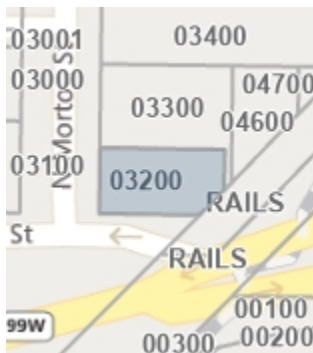
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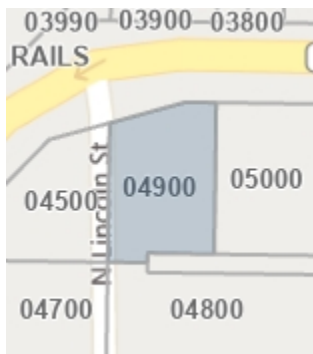
Legal Owner: Logan & Rachel Mcqueen  
Site Address: 200 N Morton St Newberg, OR 97132  
Mailing Address: 200 N Morton St Newberg, OR 97132  
Bedrooms: 3  
Bathrooms: 2  
Building SqFt: 1,283                      Lot Acres: 0.18  
Year Built: 1976  
School District: Newberg School District 29j  
Neighborhood:  
Legal: PT LOTS 1 & 2 - BLOCK 29 IN HURLEY & LARGE'S ADDITION

APN: 52436  
Ref Parcel #: R3219BA 03801  
Taxes: \$3,568.76  
Market Value: \$390,380  
Assessed Value: \$240,919  
Sales Price: \$455,700  
Transfer Date: 8/16/2021



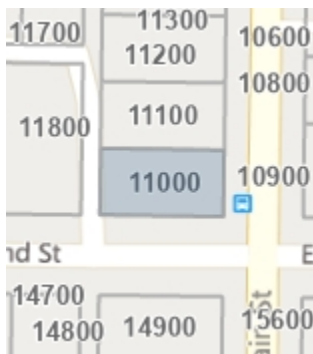
Legal Owner: Conrado & Ma-Auxilio Pereda  
Site Address: 415 W 1st St Newberg, OR 97132  
Mailing Address: 11980 NE Worden Hill Rd Newberg, OR  
Bedrooms: 0  
Bathrooms: 0  
Building SqFt: 0                      Lot Acres: 0.10  
Year Built: 0  
School District: Newberg School District 29j  
Neighborhood:  
Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR B QQTR A TAXLOT 03200 LOT 1 BLOCK 28

APN: 52365  
Ref Parcel #: R3219BA 03200  
Taxes: \$574.56  
Market Value: \$42,242  
Assessed Value: \$38,787  
Sales Price: \$0  
Transfer Date:



Legal Owner: Fitzroy Llc  
Site Address: W Hancock St Newberg, OR 97132  
Mailing Address: 1480 Cader Ln STE A Petaluma, CA 94954  
Bedrooms: 0  
Bathrooms: 0  
Building SqFt: 0                      Lot Acres: 0.20  
Year Built: 0  
School District: Newberg School District 29j  
Neighborhood:  
Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR B TAXLOT 04900 LOT 8 BLOCK 11

APN: 48692  
Ref Parcel #: R3219AB 04900  
Taxes: \$678.43  
Market Value: \$173,059  
Assessed Value: \$45,799  
Sales Price: \$1,195,000  
Transfer Date: 5/29/2009



Legal Owner: Adam & Ruben Perez  
Site Address: 113 S Main St Newberg, OR 97132  
Mailing Address: 4205 NE Riverside Loop McMinnville, OR  
Bedrooms: 2  
Bathrooms: 1  
Building SqFt: 1,898                      Lot Acres: 0.11  
Year Built: 1922  
School District: Newberg School District 29j  
Neighborhood:  
Legal: PORTION OF LOT 1 - BLOCK 13 IN HURLEY & LARGE'S ADDITION

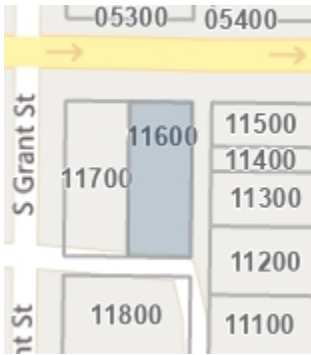
APN: 50205  
Ref Parcel #: R3219AB 11000  
Taxes: \$1,284.09  
Market Value: \$251,861  
Assessed Value: \$86,686  
Sales Price: \$0  
Transfer Date:





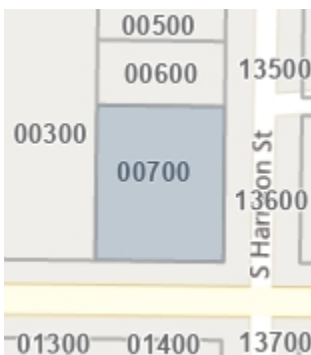
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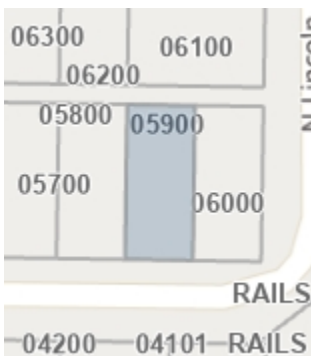
Legal Owner: Richard & Barbara Oviatt  
Site Address: 108 W 1st St Newberg, OR 97132  
Mailing Address: 300 W Sherman St Newberg, OR 97132  
Bedrooms: 0  
Bathrooms: 0  
Building SqFt: 0 Lot Acres: 0.12  
Year Built: 0  
School District: Newberg School District 29j  
Neighborhood:  
Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR B TAXLOT 11600 LOT 5 BLOCK 13

APN: 50269  
Ref Parcel #: R3219AB 11600  
Taxes: \$878.25  
Market Value: \$136,612  
Assessed Value: \$59,289  
Sales Price: \$0  
Transfer Date:



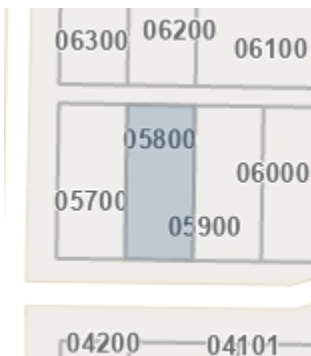
Legal Owner: Hurl Bros Llc  
Site Address: 401 W 3rd St Newberg, OR 97132  
Mailing Address: 720 NW Michelbook Ct McMinnville, OR  
Bedrooms: 0  
Bathrooms: 0  
Building SqFt: 0 Lot Acres: 0.27  
Year Built: 0  
School District: Newberg School District 29j  
Neighborhood:  
Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR B QQTR D TAXLOT 00700 LOT 3 BLOCK

APN: 52846  
Ref Parcel #: R3219BD 00700  
Taxes: \$1,347.06  
Market Value: \$92,442  
Assessed Value: \$92,442  
Sales Price: \$0  
Transfer Date:



Legal Owner: Patrick Murphy  
Site Address: 305 W Sheridan St Newberg, OR 97132  
Mailing Address: 305 W Sheridan St Newberg, OR 97132  
Bedrooms: 3  
Bathrooms: 1  
Building SqFt: 1,004 Lot Acres: 0.13  
Year Built: 1975  
School District: Newberg School District 29j  
Neighborhood:  
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR C TAXLOT 05900 LOT 3 BLOCK 4

APN: 44115  
Ref Parcel #: R3218DC 05900  
Taxes: \$2,095.46  
Market Value: \$273,984  
Assessed Value: \$141,460  
Sales Price: \$115,000  
Transfer Date: 5/5/2010



Legal Owner: Joshua & Rebecca Kraus  
Site Address: 311 W Sheridan St Newberg, OR 97132  
Mailing Address: 311 W Sheridan St Newberg, OR 97132  
Bedrooms: 3  
Bathrooms: 2  
Building SqFt: 1,920 Lot Acres: 0.13  
Year Built: 1944  
School District: Newberg School District 29j  
Neighborhood:  
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR C TAXLOT 05800 LOT 2 BLOCK 4

APN: 44106  
Ref Parcel #: R3218DC 05800  
Taxes: \$3,000.78  
Market Value: \$365,881  
Assessed Value: \$202,576  
Sales Price: \$152,000  
Transfer Date: 5/13/2011



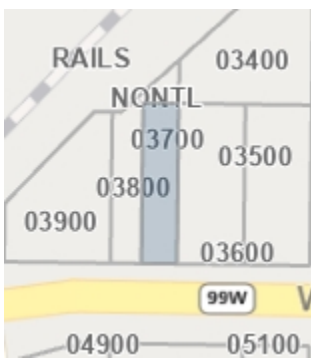
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Legal Owner: Hurl Bros Llc  
Site Address: 408 W 1st St Newberg, OR 97132  
Mailing Address: 720 NW Michelbook Ct McMinnville, OR  
Bedrooms: 0  
Bathrooms: 0  
Building SqFt: 0 Lot Acres: 2.84  
Year Built: 0  
School District: Newberg School District 29j  
Neighborhood:  
Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR B QQTR D TAXLOT 00300

APN: 52757  
Ref Parcel #: R3219BD 00300  
Taxes: \$12,725.82  
Market Value: \$1,620,489  
Assessed Value: \$859,092  
Sales Price: \$0  
Transfer Date:



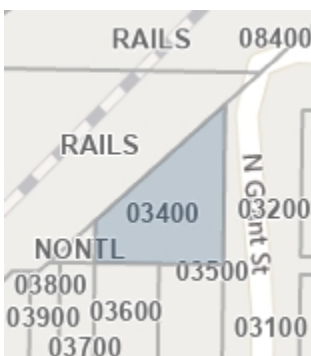
Legal Owner: Llp Properties Llc  
Site Address: 211 W Hancock St Newberg, OR 97132  
Mailing Address: Po Box 1060 Newberg, OR 97132  
Bedrooms: 0  
Bathrooms: 0  
Building SqFt: 0 Lot Acres: 0.07  
Year Built: 0  
School District: Newberg School District 29j  
Neighborhood:  
Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR B TAXLOT 03700 LOT 2 BLOCK 8

APN: 48558  
Ref Parcel #: R3219AB 03700  
Taxes: \$314.65  
Market Value: \$37,661  
Assessed Value: \$21,241  
Sales Price: \$0  
Transfer Date: 2/20/2009



Legal Owner: Nadine Mclain  
Site Address: 107 S Grant St Newberg, OR 97132  
Mailing Address: 107 S Grant St Newberg, OR 97132  
Bedrooms: 2  
Bathrooms: 1  
Building SqFt: 840 Lot Acres: 0.07  
Year Built: 1949  
School District: Newberg School District 29j  
Neighborhood:  
Legal: BLOCK 14 IN HURLEY & LARGE'S ADDITION

APN: 50474  
Ref Parcel #: R3219AB 12100  
Taxes: \$1,278.79  
Market Value: \$220,046  
Assessed Value: \$109,017  
Sales Price: \$0  
Transfer Date:



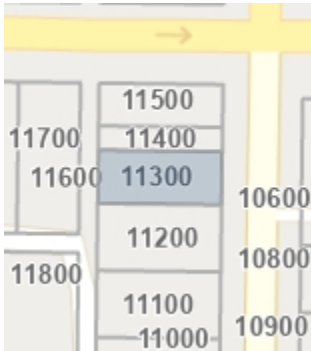
Legal Owner: Stephen & Cora Waldroup  
Site Address: N Grant St Newberg, OR 97132  
Mailing Address: 403 N Main St Newberg, OR 97132  
Bedrooms: 0  
Bathrooms: 0  
Building SqFt: 0 Lot Acres: 0.18  
Year Built: 0  
School District: Newberg School District 29j  
Neighborhood:  
Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR B TAXLOT 03400 BLOCK 8

APN: 48521  
Ref Parcel #: R3219AB 03400  
Taxes: \$221.01  
Market Value: \$45,825  
Assessed Value: \$14,920  
Sales Price: \$0  
Transfer Date:



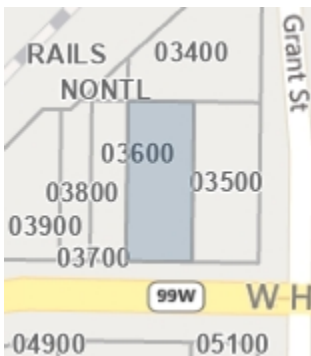
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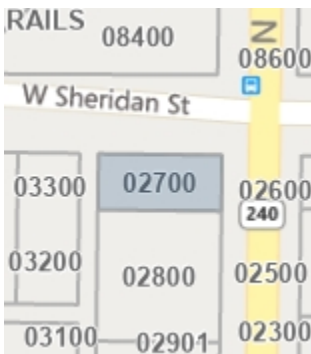
Legal Owner: Richard & Barbara Oviatt  
Site Address: 105 S Main St Newberg, OR 97132  
Mailing Address: 300 W Sherman St Newberg, OR 97132  
Bedrooms: 0  
Bathrooms: 0  
Building SqFt: 0 Lot Acres: 0.09  
Year Built: 0  
School District: Newberg School District 29j  
Neighborhood:  
Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR B TAXLOT 11300 BLOCK 13

APN: 50232  
Ref Parcel #: R3219AB 11300  
Taxes: \$869.54  
Market Value: \$82,682  
Assessed Value: \$58,701  
Sales Price: \$0  
Transfer Date:



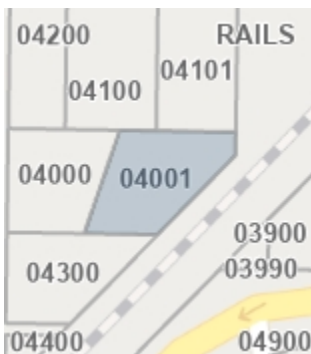
Legal Owner: Lp Properties Llc  
Site Address: 207 W Hancock St Newberg, OR 97132  
Mailing Address: Po Box 1060 Newberg, OR 97132  
Bedrooms: 0  
Bathrooms: 0  
Building SqFt: 0 Lot Acres: 0.14  
Year Built: 0  
School District: Newberg School District 29j  
Neighborhood:  
Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR B TAXLOT 03600 LOT 3 BLOCK 8

APN: 48549  
Ref Parcel #: R3219AB 03600  
Taxes: \$582.66  
Market Value: \$90,860  
Assessed Value: \$39,334  
Sales Price: \$0  
Transfer Date: 2/20/2009



Legal Owner: 1023 Llc & Cooper Properties Llc  
Site Address: 215 N Main St Newberg, OR 97132  
Mailing Address: 19430 SW Lebeau Rd Sherwood, OR 97140  
Bedrooms: 0  
Bathrooms: 0  
Building SqFt: 0 Lot Acres: 0.09  
Year Built: 0  
School District: Newberg School District 29j  
Neighborhood:  
Legal: PT LOT 4 - BLOCK 7 IN HURLEY & LARGE'S ADDITION

APN: 48219  
Ref Parcel #: R3219AB 02700  
Taxes: \$2,874.93  
Market Value: \$423,345  
Assessed Value: \$194,080  
Sales Price: \$462,345  
Transfer Date: 7/17/2015



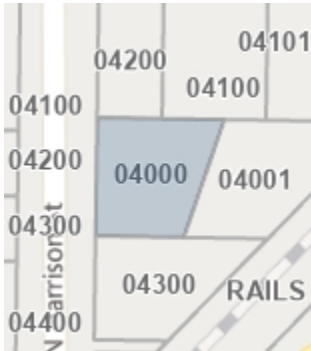
Legal Owner: Jack & Angela May  
Site Address: 204 N Harrison St Newberg, OR 97132  
Mailing Address: 2220 N Thorne St Newberg, OR 97132  
Bedrooms: 4  
Bathrooms: 3  
Building SqFt: 2,060 Lot Acres: 0.19  
Year Built: 2005  
School District: Newberg School District 29j  
Neighborhood:  
Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR B TAXLOT 04001

APN: 529348  
Ref Parcel #: R3219AB 04001  
Taxes: \$3,480.46  
Market Value: \$481,904  
Assessed Value: \$234,958  
Sales Price: \$194,654  
Transfer Date: 3/13/2009



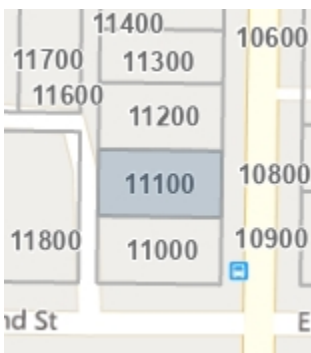
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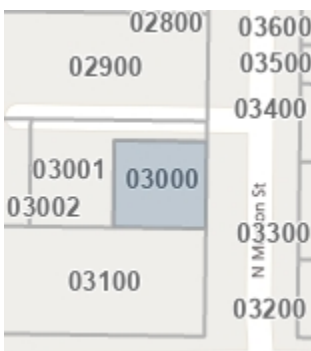
Legal Owner: Paul Mayer  
Site Address: 206 N Harrison St Newberg, OR 97132  
Mailing Address: 22855 SW 110th PI Tualatin, OR 97062  
Bedrooms: 4  
Bathrooms: 3  
Building SqFt: 2,054                      Lot Acres: 0.17  
Year Built: 2003  
School District: Newberg School District 29j  
Neighborhood:  
Legal: PARCEL 1 PARTITION P2005-12

APN: 48585  
Ref Parcel #: R3219AB 04000  
Taxes: \$3,646.61  
Market Value: \$473,011  
Assessed Value: \$246,175  
Sales Price: \$205,000  
Transfer Date: 7/27/2005



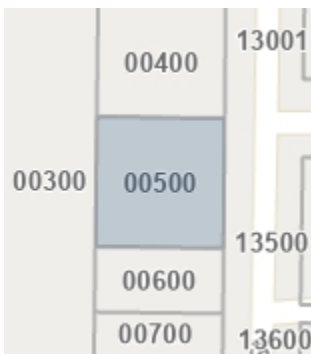
Legal Owner: Fox Nancy Fox Nancy Revocable Living Trust  
Site Address: 111 S Main St Newberg, OR 97132  
Mailing Address: 20805 NE Highway 240 Newberg, OR 97132  
Bedrooms: 2  
Bathrooms: 1  
Building SqFt: 1,013                      Lot Acres: 0.11  
Year Built: 1903  
School District: Newberg School District 29j  
Neighborhood:  
Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR B TAXLOT 11100 BLOCK 13

APN: 50214  
Ref Parcel #: R3219AB 11100  
Taxes: \$1,186.65  
Market Value: \$219,473  
Assessed Value: \$80,108  
Sales Price: \$0  
Transfer Date:



Legal Owner: Miranda Hickman & Ernest Mercado  
Site Address: 107 N Morton St Newberg, OR 97132  
Mailing Address: 107 N Morton St Newberg, OR 97132  
Bedrooms: 2  
Bathrooms: 1  
Building SqFt: 832                      Lot Acres: 0.25  
Year Built: 1932  
School District: Newberg School District 29j  
Neighborhood:  
Legal: PARCEL 1 P2014-07

APN: 52347  
Ref Parcel #: R3219BA 03000  
Taxes: \$2,088.28  
Market Value: \$301,272  
Assessed Value: \$140,975  
Sales Price: \$280,000  
Transfer Date: 8/3/2020



Legal Owner: Gary & Anastasia Peters  
Site Address: 201 S Harrison St Newberg, OR 97132  
Mailing Address: 201 S Harrison St Newberg, OR 97132  
Bedrooms: 4  
Bathrooms: 2  
Building SqFt: 2,148                      Lot Acres: 0.23  
Year Built: 1966  
School District: Newberg School District 29j  
Neighborhood:  
Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR B QQTR D TAXLOT 00500 BLOCK 26

APN: 52800  
Ref Parcel #: R3219BD 00500  
Taxes: \$3,420.42  
Market Value: \$447,063  
Assessed Value: \$230,905  
Sales Price: \$175,700  
Transfer Date: 7/28/2004



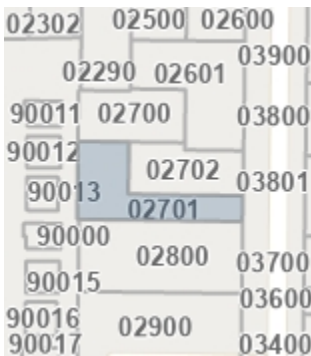
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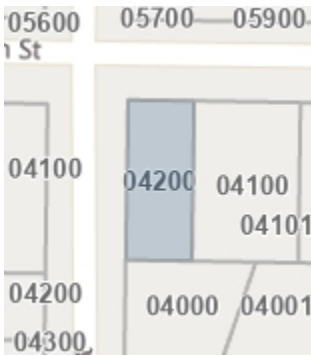
Legal Owner: Wolhaupter Judith A (Trustee For) Hayes  
Site Address: 120 W 2nd St Newberg, OR 97132  
Mailing Address: Po Box 10 Amity, OR 97101  
Bedrooms: 3  
Bathrooms: 1  
Building SqFt: 1,197                      Lot Acres: 0.13  
Year Built: 1966  
School District: Newberg School District 29j  
Neighborhood:  
Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR B TAXLOT 12600 BLOCK 14

APN: 50553  
Ref Parcel #: R3219AB 12600  
Taxes: \$2,839.86  
Market Value: \$330,453  
Assessed Value: \$191,713  
Sales Price: \$0  
Transfer Date:



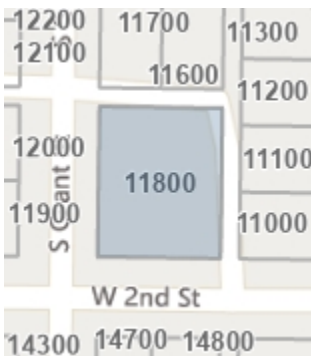
Legal Owner: Ezequiel Rodriguez Sr & Joaquina Ambriz  
Site Address: 125 N Morton St Newberg, OR 97132  
Mailing Address: 125 N Morton St Newberg, OR 97132  
Bedrooms: 3  
Bathrooms: 1.5  
Building SqFt: 1,031                      Lot Acres: 0.15  
Year Built: 1996  
School District: Newberg School District 29j  
Neighborhood:  
Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR B QQTR A TAXLOT 02701

APN: 498334  
Ref Parcel #: R3219BA 02701  
Taxes: \$2,443.39  
Market Value: \$299,937  
Assessed Value: \$164,948  
Sales Price: \$0  
Transfer Date:



Legal Owner: Christopher Robinson  
Site Address: 312 W Sheridan St Newberg, OR 97132  
Mailing Address: 312 W Sheridan St Newberg, OR 97132  
Bedrooms: 3  
Bathrooms: 1  
Building SqFt: 1,152                      Lot Acres: 0.14  
Year Built: 1961  
School District: Newberg School District 29j  
Neighborhood:  
Legal: LOT 8 - BLOCK 9 IN HURLEY & LARGE'S ADDITION

APN: 48610  
Ref Parcel #: R3219AB 04200  
Taxes: \$2,071.43  
Market Value: \$294,065  
Assessed Value: \$139,838  
Sales Price: \$264,375  
Transfer Date: 5/15/2019



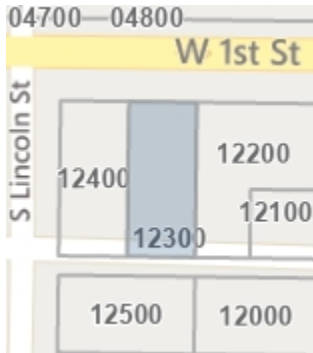
Legal Owner: Richard & Barbara Oviatt  
Site Address: 120 S Grant St Newberg, OR 97132  
Mailing Address: 300 W Sherman St Newberg, OR 97132  
Bedrooms: 0  
Bathrooms: 0  
Building SqFt: 0                              Lot Acres: 0.24  
Year Built: 0  
School District: Newberg School District 29j  
Neighborhood:  
Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR B TAXLOT 11800 LOT 6 BLOCK 13

APN: 50394  
Ref Parcel #: R3219AB 11800  
Taxes: \$1,104.02  
Market Value: \$195,204  
Assessed Value: \$74,530  
Sales Price: \$0  
Transfer Date:



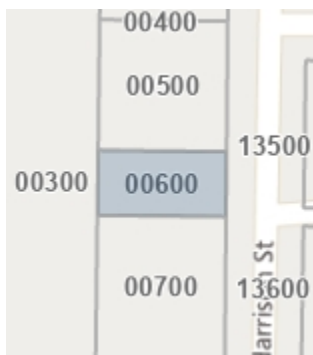
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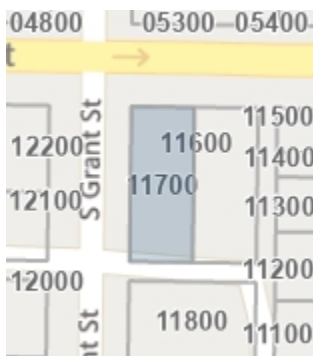
Legal Owner: Kris Utz  
Site Address: 210 W 1st St Newberg, OR 97132  
Mailing Address: 307 W 2nd St Newberg, OR 97132  
Bedrooms: 3  
Bathrooms: 1  
Building SqFt: 2,248      Lot Acres: 0.13  
Year Built: 1914  
School District: Newberg School District 29j  
Neighborhood:  
Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR B TAXLOT 12300 LOT 7 BLOCK 14

APN: 50508  
Ref Parcel #: R3219AB 12300  
Taxes: \$2,004.92  
Market Value: \$293,126  
Assessed Value: \$135,348  
Sales Price: \$192,500  
Transfer Date: 8/18/2017



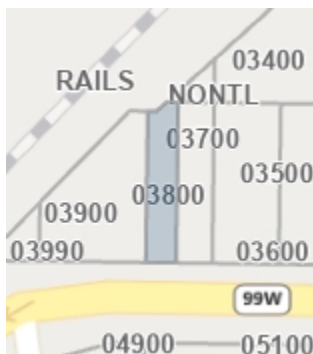
Legal Owner: C Freeborn  
Site Address: 205 S Harrison St Newberg, OR 97132  
Mailing Address: Po Box 37 Lafayette, OR 97127  
Bedrooms: 0  
Bathrooms: 0  
Building SqFt: 0      Lot Acres: 0.11  
Year Built: 0  
School District: Newberg School District 29j  
Neighborhood:  
Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR B QQTR D TAXLOT 00600 BLOCK 26

APN: 52828  
Ref Parcel #: R3219BD 00600  
Taxes: \$807.70  
Market Value: \$76,286  
Assessed Value: \$54,526  
Sales Price: \$55,000  
Transfer Date: 3/15/2016



Legal Owner: Erhardt & Evelyn Steinborn  
Site Address: 116 W 1st St Newberg, OR 97132  
Mailing Address: Po Box 938 Sherwood, OR 97140  
Bedrooms: 0  
Bathrooms: 0  
Building SqFt: 0      Lot Acres: 0.12  
Year Built: 0  
School District: Newberg School District 29j  
Neighborhood:  
Legal: LOT 8 - BLOCK 13 IN HURLEY & LARGE'S ADDITION

APN: 50278  
Ref Parcel #: R3219AB 11700  
Taxes: \$2,611.39  
Market Value: \$312,370  
Assessed Value: \$176,289  
Sales Price: \$375,000  
Transfer Date: 10/30/2020



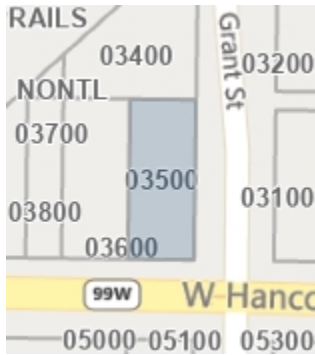
Legal Owner: Llp Properties Llc  
Site Address: 213 W Hancock St Newberg, OR 97132  
Mailing Address: Po Box 1060 Newberg, OR 97132  
Bedrooms: 0  
Bathrooms: 0  
Building SqFt: 0      Lot Acres: 0.06  
Year Built: 0  
School District: Newberg School District 29j  
Neighborhood:  
Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR B TAXLOT 03800 LOT 2 BLOCK 8

APN: 48567  
Ref Parcel #: R3219AB 03800  
Taxes: \$268.07  
Market Value: \$28,971  
Assessed Value: \$18,097  
Sales Price: \$0  
Transfer Date: 2/20/2009



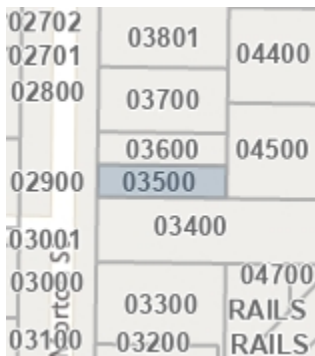
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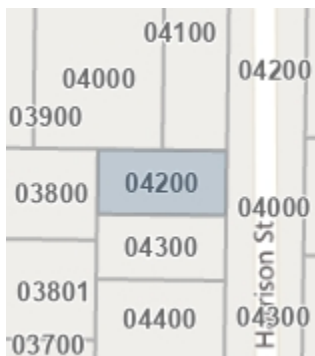
Legal Owner: Llp Properties Llc  
Site Address: 201 N Grant St Newberg, OR 97132  
Mailing Address: Po Box 1060 Newberg, OR 97132  
Bedrooms: 0  
Bathrooms: 0  
Building SqFt: 0 Lot Acres: 0.14  
Year Built: 0  
School District: Newberg School District 29j  
Neighborhood:  
Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR B TAXLOT 03500 LOT 4 BLOCK 8

APN: 48530  
Ref Parcel #: R3219AB 03500  
Taxes: \$582.66  
Market Value: \$121,142  
Assessed Value: \$39,334  
Sales Price: \$0  
Transfer Date: 2/20/2009



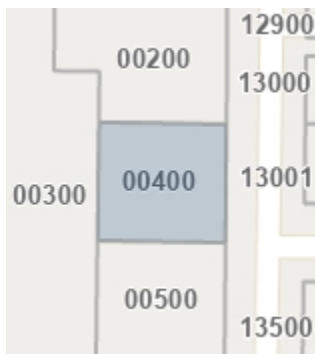
Legal Owner: Park Rosemary A Revocable Living Trust  
Site Address: 108 N Morton St Newberg, OR 97132  
Mailing Address: 9395 SW Aspen St Beaverton, OR 97005  
Bedrooms: 0  
Bathrooms: 0  
Building SqFt: 0 Lot Acres: 0.06  
Year Built: 0  
School District: Newberg School District 29j  
Neighborhood:  
Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR B QQTR A TAXLOT 03500 LOT 7 BLOCK 28

APN: 52392  
Ref Parcel #: R3219BA 03500  
Taxes: \$79.93  
Market Value: \$5,484  
Assessed Value: \$5,484  
Sales Price: \$0  
Transfer Date:



Legal Owner: Kenneth Backhaus  
Site Address: 205 N Harrison St Newberg, OR 97132  
Mailing Address: 205 N Harrison St Newberg, OR 97132  
Bedrooms: 2  
Bathrooms: 1  
Building SqFt: 1,928 Lot Acres: 0.12  
Year Built: 1920  
School District: Newberg School District 29j  
Neighborhood:  
Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR B QQTR A TAXLOT 04200 LOT 3 BLOCK 29

APN: 52490  
Ref Parcel #: R3219BA 04200  
Taxes: \$1,774.91  
Market Value: \$302,090  
Assessed Value: \$119,820  
Sales Price: \$0  
Transfer Date:



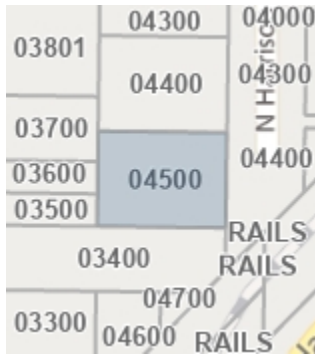
Legal Owner: Jason Martin  
Site Address: 111 S Harrison St Newberg, OR 97132  
Mailing Address: 111 S Harrison St Newberg, OR 97132  
Bedrooms: 3  
Bathrooms: 2  
Building SqFt: 1,438 Lot Acres: 0.21  
Year Built: 1960  
School District: Newberg School District 29j  
Neighborhood:  
Legal: LOT 3 - BLOCK 27 IN HURLEY & LARGE'S ADDITION

APN: 52784  
Ref Parcel #: R3219BD 00400  
Taxes: \$3,599.94  
Market Value: \$386,788  
Assessed Value: \$243,024  
Sales Price: \$211,000  
Transfer Date: 9/29/2006



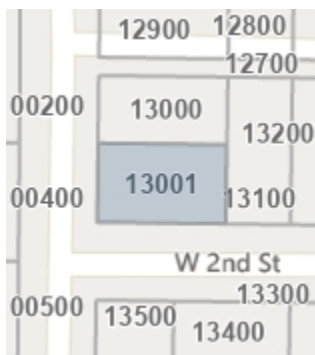
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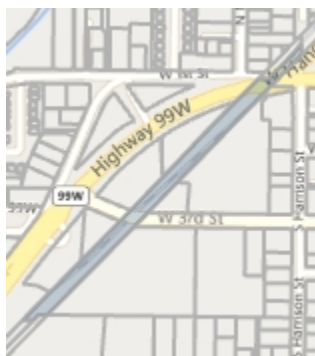
Legal Owner: Mario Sanchez  
Site Address: 115 N Harrison St Newberg, OR 97132  
Mailing Address: Po Box 598 Newberg, OR 97132  
Bedrooms: 4  
Bathrooms: 2  
Building SqFt: 1,680      Lot Acres: 0.17  
Year Built: 1987  
School District: Newberg School District 29j  
Neighborhood:  
Legal: PT LOTS 5 & 6 - BLOCK 28 IN HURLEY & LARGE'S ADDITION

APN: 52542  
Ref Parcel #: R3219BA 04500  
Taxes: \$2,716.38  
Market Value: \$343,029  
Assessed Value: \$183,377  
Sales Price: \$349,900  
Transfer Date: 7/10/2020



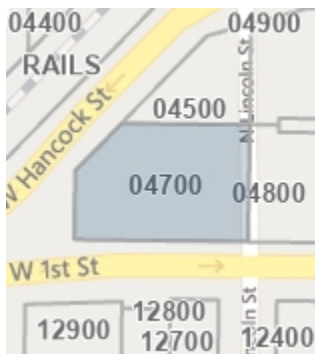
Legal Owner: Ramon Hermsillo  
Site Address: 313 W 2nd St Newberg, OR 97132  
Mailing Address: 313 W 2nd St Newberg, OR 97132  
Bedrooms: 3  
Bathrooms: 1  
Building SqFt: 1,260      Lot Acres: 0.14  
Year Built: 1936  
School District: Newberg School District 29j  
Neighborhood:  
Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR B TAXLOT 13001 BLOCK 15

APN: 508459  
Ref Parcel #: R3219AB 13001  
Taxes: \$2,461.49  
Market Value: \$266,241  
Assessed Value: \$166,170  
Sales Price: \$136,000  
Transfer Date: 9/17/2004



Legal Owner: See Tax Records  
Site Address: No Site Address ,  
Mailing Address: ,  
Bedrooms:  
Bathrooms:  
Building SqFt:      Lot Acres:  
Year Built:  
School District: Newberg School District 29j  
Neighborhood:  
Legal:

APN:  
Ref Parcel #: R3219BD RAILS  
Taxes:  
Market Value:  
Assessed Value:  
Sales Price:  
Transfer Date:



Legal Owner: Gp Management Llc  
Site Address: 301 W 1st St Newberg, OR 97132  
Mailing Address: 15171 Bangu Rd # 113 Lake Oswego, OR  
Bedrooms: 0  
Bathrooms: 0  
Building SqFt: 0      Lot Acres: 0.46  
Year Built: 0  
School District: Newberg School District 29j  
Neighborhood:  
Legal: LOTS 2 3 & 4 & PT VAC - BLOCK 10 IN HURLEY & LARGE'S ADDITION

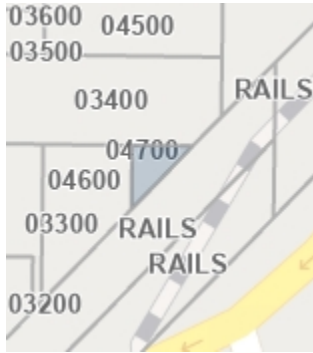
APN: 48656  
Ref Parcel #: R3219AB 04700  
Taxes: \$6,601.24  
Market Value: \$793,524  
Assessed Value: \$445,635  
Sales Price: \$1,100,000  
Transfer Date: 5/1/2020





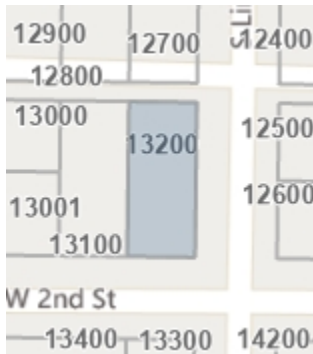
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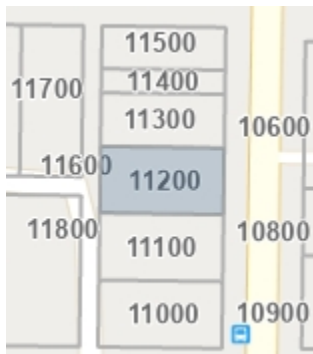
Legal Owner: Conrado Pereda  
Site Address: W 1st St Newberg, OR 97132  
Mailing Address: 11980 NE Worden Hill Rd Newberg, OR  
Bedrooms: 0  
Bathrooms: 0  
Building SqFt: 0 Lot Acres: 0.07  
Year Built: 0  
School District: Newberg School District 29j  
Neighborhood:  
Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR B QQTR A TAXLOT 04700 LOT 4 BLOCK 28

APN: 52579  
Ref Parcel #: R3219BA 04700  
Taxes: \$11.15  
Market Value: \$828  
Assessed Value: \$753  
Sales Price: \$140,000  
Transfer Date: 9/30/2004



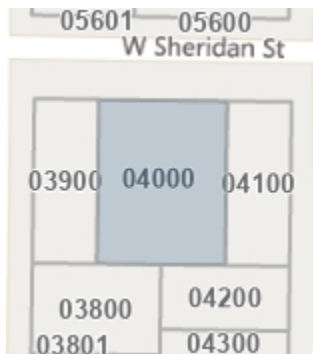
Legal Owner: Ramona Wiser  
Site Address: 115 S Lincoln St Newberg, OR 97132  
Mailing Address: 115 S Lincoln St Newberg, OR 97132  
Bedrooms: 3  
Bathrooms: 1  
Building SqFt: 1,100 Lot Acres: 0.13  
Year Built: 1920  
School District: Newberg School District 29j  
Neighborhood:  
Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR B TAXLOT 13200 LOT 4 BLOCK 15

APN: 50713  
Ref Parcel #: R3219AB 13200  
Taxes: \$1,376.52  
Market Value: \$233,137  
Assessed Value: \$92,926  
Sales Price: \$0  
Transfer Date:



Legal Owner: Adam & Ruben Perez  
Site Address: 107 S Main St Newberg, OR 97132  
Mailing Address: 4205 NE Riverside Loop McMinnville, OR  
Bedrooms: 2  
Bathrooms: 1  
Building SqFt: 960 Lot Acres: 0.11  
Year Built: 1930  
School District: Newberg School District 29j  
Neighborhood:  
Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR B TAXLOT 11200 BLOCK 13

APN: 50223  
Ref Parcel #: R3219AB 11200  
Taxes: \$1,186.29  
Market Value: \$231,145  
Assessed Value: \$80,084  
Sales Price: \$0  
Transfer Date:



Legal Owner: Apolinar Perez  
Site Address: 404 W Sheridan St Newberg, OR 97132  
Mailing Address: 4205 NE Riverside Loop McMinnville, OR  
Bedrooms: 3  
Bathrooms: 1  
Building SqFt: 2,302 Lot Acres: 0.29  
Year Built: 1905  
School District: Newberg School District 29j  
Neighborhood:  
Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR B QQTR A TAXLOT 04000 LOT 6 BLOCK 29

APN: 52454  
Ref Parcel #: R3219BA 04000  
Taxes: \$2,064.03  
Market Value: \$302,442  
Assessed Value: \$139,338  
Sales Price: \$0  
Transfer Date:



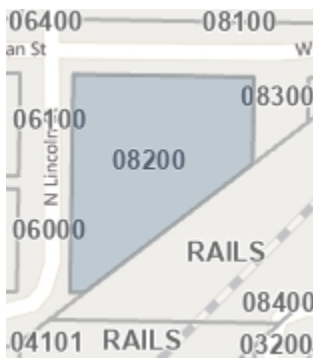
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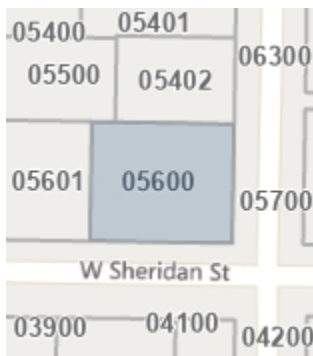
Legal Owner: 100 S Harrison Llc  
Site Address: 100 S Harrison St Newberg, OR 97132  
Mailing Address: Po Box 847 Tualatin, OR 97062  
Bedrooms: 0  
Bathrooms: 0  
Building SqFt: 0 Lot Acres: 0.25  
Year Built: 0  
School District: Newberg School District 29j  
Neighborhood:  
Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR B TAXLOT 12900 LOT 7 BLOCK 15

APN: 50642  
Ref Parcel #: R3219AB 12900  
Taxes: \$5,767.84  
Market Value: \$674,155  
Assessed Value: \$389,374  
Sales Price: \$256,000  
Transfer Date: 6/3/2009



Legal Owner: Chester & Denise Craig  
Site Address: 300 N Lincoln St Newberg, OR 97132  
Mailing Address: 1001 E 11th Ct Newberg, OR 97132  
Bedrooms: 0  
Bathrooms: 0  
Building SqFt: 0 Lot Acres: 0.77  
Year Built: 0  
School District: Newberg School District 29j  
Neighborhood:  
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR C TAXLOT 08200 BLOCK 5

APN: 44516  
Ref Parcel #: R3218DC 08200  
Taxes: \$7,720.75  
Market Value: \$573,150  
Assessed Value: \$521,211  
Sales Price: \$0  
Transfer Date:



Legal Owner: Edward Sedgwick & Devan Robbins  
Site Address: 303 N Harrison St Newberg, OR 97132  
Mailing Address: 4205 NE Riverside Loop McMinnville, OR  
Bedrooms: 3  
Bathrooms: 2  
Building SqFt: 2,290 Lot Acres: 0.28  
Year Built: 1948  
School District: Newberg School District 29j  
Neighborhood:  
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR C TAXLOT 05600 LOT 2 BLOCK

APN: 44053  
Ref Parcel #: R3218DC 05600  
Taxes: \$3,658.97  
Market Value: \$548,226  
Assessed Value: \$247,009  
Sales Price: \$0  
Transfer Date:



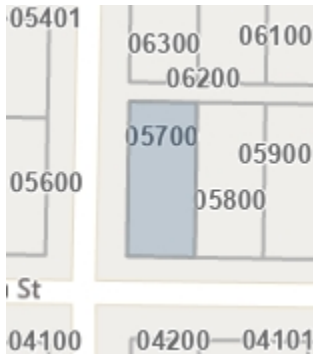
Legal Owner: Lawrence & Jennifer Olsen  
Site Address: 301 W Sheridan St Newberg, OR 97132  
Mailing Address: 301 W Sheridan St Newberg, OR 97132  
Bedrooms: 4  
Bathrooms: 2  
Building SqFt: 2,160 Lot Acres: 0.13  
Year Built: 1902  
School District: Newberg School District 29j  
Neighborhood:  
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR C TAXLOT 06000 LOT 4 BLOCK 4

APN: 44133  
Ref Parcel #: R3218DC 06000  
Taxes: \$1,899.87  
Market Value: \$311,799  
Assessed Value: \$128,256  
Sales Price: \$192,000  
Transfer Date: 7/28/2005



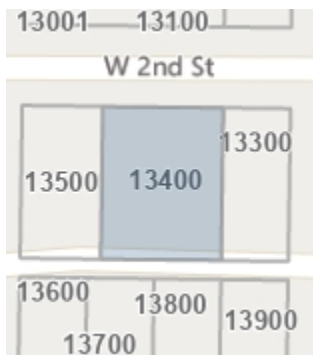
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Legal Owner: Joshuah & Melody Danner  
Site Address: 313 W Sheridan St Newberg, OR 97132  
Mailing Address: 313 W Sheridan St Newberg, OR 97132  
Bedrooms: 3  
Bathrooms: 2  
Building SqFt: 1,285                      Lot Acres: 0.13  
Year Built: 1943  
School District: Newberg School District 29j  
Neighborhood:  
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR C TAXLOT 05700 LOT 1 BLOCK 4

APN: 44099  
Ref Parcel #: R3218DC 05700  
Taxes: \$1,979.49  
Market Value: \$269,040  
Assessed Value: \$133,631  
Sales Price: \$0  
Transfer Date:



Legal Owner: Richard & Ramona Isenberg  
Site Address: 304 W 2nd St Newberg, OR 97132  
Mailing Address: 304 W 2nd St Newberg, OR 97132  
Bedrooms: 3  
Bathrooms: 2  
Building SqFt: 2,284                      Lot Acres: 0.23  
Year Built: 1940  
School District: Newberg School District 29j  
Neighborhood:  
Legal: LOT 6 & E 40' LOT 7 - BLOCK 16 IN HURLEY & LARGE'S ADDITION

APN: 50768  
Ref Parcel #: R3219AB 13400  
Taxes: \$3,035.12  
Market Value: \$377,698  
Assessed Value: \$204,894  
Sales Price: \$325,000  
Transfer Date: 1/18/2019



Legal Owner: Mark Chriss  
Site Address: 300 W 2nd St Newberg, OR 97132  
Mailing Address: 25350 SW Garden Acres Rd Sherwood, OR  
Bedrooms: 2  
Bathrooms: 1  
Building SqFt: 1,144                      Lot Acres: 0.13  
Year Built: 1911  
School District: Newberg School District 29j  
Neighborhood:  
Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR B TAXLOT 13300 LOT 5 BLOCK 16

APN: 50731  
Ref Parcel #: R3219AB 13300  
Taxes: \$1,907.93  
Market Value: \$258,841  
Assessed Value: \$128,800  
Sales Price: \$0  
Transfer Date:



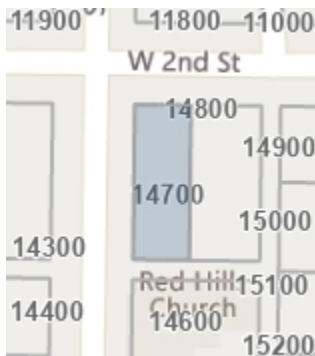
Legal Owner: Gp Management Llc  
Site Address: 300 W Hancock St Newberg, OR 97132  
Mailing Address: 15171 Bangu Rd # 113 Lake Oswego, OR  
Bedrooms: 0  
Bathrooms: 0  
Building SqFt: 0                              Lot Acres: 0.19  
Year Built: 0  
School District: Newberg School District 29j  
Neighborhood:  
Legal: PT LOT 5 & 6 & PT VAC - BLOCK 10 IN HURLEY & LARGE'S ADDITION

APN: 48647  
Ref Parcel #: R3219AB 04500  
Taxes: \$687.00  
Market Value: \$183,736  
Assessed Value: \$46,378  
Sales Price: \$1,100,000  
Transfer Date: 5/1/2020



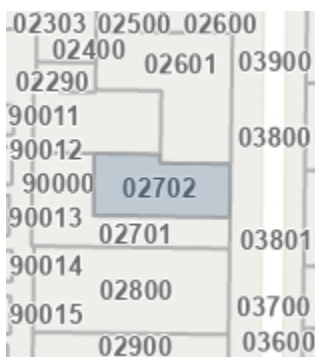
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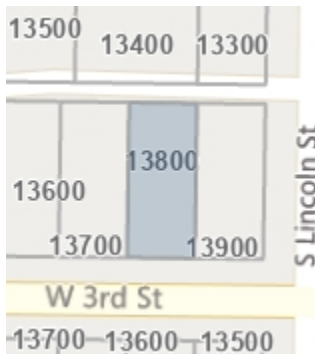
Legal Owner: International Church Of The Foursquare Gospel  
Site Address: 200 S Grant St Newberg, OR 97132  
Mailing Address: 115 W 3rd St Newberg, OR 97132  
Bedrooms: 2  
Bathrooms: 1  
Building SqFt: 896 Lot Acres: 0.11  
Year Built: 1929  
School District: Newberg School District 29j  
Neighborhood:  
Legal: LOT 8 - BLOCK 18 IN HURLEY & LARGE'S ADDITION

APN: 50946  
Ref Parcel #: R3219AB 14700  
Taxes: \$0.00  
Market Value: \$220,409  
Assessed Value: \$115,326  
Sales Price: \$125,000  
Transfer Date: 7/15/2004



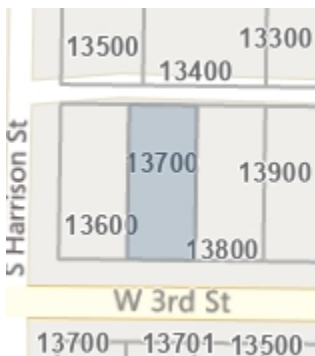
Legal Owner: Raymond Griffin  
Site Address: 201 N Morton St Newberg, OR 97132  
Mailing Address: 201 N Morton St Newberg, OR 97132  
Bedrooms: 3  
Bathrooms: 1  
Building SqFt: 1,152 Lot Acres: 0.12  
Year Built: 1908  
School District: Newberg School District 29j  
Neighborhood:  
Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR B QQTR A TAXLOT 02702

APN: 498337  
Ref Parcel #: R3219BA 02702  
Taxes: \$2,071.88  
Market Value: \$248,343  
Assessed Value: \$139,868  
Sales Price: \$0  
Transfer Date:



Legal Owner: John & Patricia Journey  
Site Address: 305 W 3rd St Newberg, OR 97132  
Mailing Address: 1771 Riverside Dr Bullhead City, AZ 86442  
Bedrooms: 2  
Bathrooms: 2  
Building SqFt: 1,126 Lot Acres: 0.13  
Year Built: 2001  
School District: Newberg School District 29j  
Neighborhood:  
Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR B TAXLOT 13800 LOT 3 BLOCK 16

APN: 50848  
Ref Parcel #: R3219AB 13800  
Taxes: \$2,939.07  
Market Value: \$330,771  
Assessed Value: \$198,410  
Sales Price: \$0  
Transfer Date:



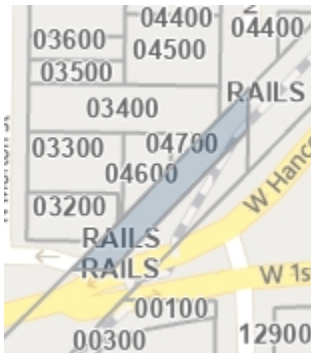
Legal Owner: Adam & Ruben Perez  
Site Address: 307 W 3rd St Newberg, OR 97132  
Mailing Address: 4205 NE Riverside Loop McMinnville, OR  
Bedrooms: 2  
Bathrooms: 1  
Building SqFt: 864 Lot Acres: 0.13  
Year Built: 1952  
School District: Newberg School District 29j  
Neighborhood:  
Legal: LOT 2 - BLOCK 16 IN HURLEY & LARGE'S ADDITION

APN: 50839  
Ref Parcel #: R3219AB 13700  
Taxes: \$1,725.28  
Market Value: \$248,925  
Assessed Value: \$116,470  
Sales Price: \$0  
Transfer Date:



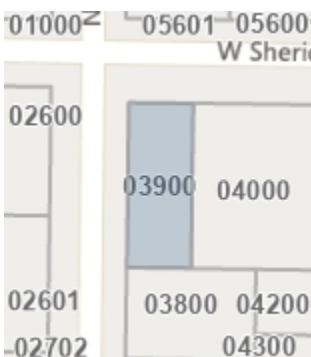
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Legal Owner: See Tax Records  
Site Address: No Site Address ,  
Mailing Address: ,  
Bedrooms:  
Bathrooms:  
Building SqFt: Lot Acres:  
Year Built:  
School District: Newberg School District 29j  
Neighborhood:  
Legal:

APN:  
Ref Parcel #: R3219BA RAILS  
Taxes:  
Market Value:  
Assessed Value:  
Sales Price:  
Transfer Date:



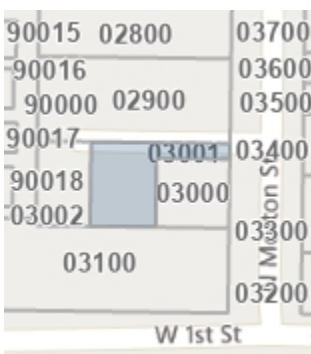
Legal Owner: Teresa Roman & Abner Meda  
Site Address: 410 W Sheridan St Newberg, OR 97132  
Mailing Address: 410 W Sheridan St Newberg, OR 97132  
Bedrooms: 4  
Bathrooms: 3  
Building SqFt: 1,784 Lot Acres: 0.15  
Year Built: 1977  
School District: Newberg School District 29j  
Neighborhood:  
Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR B QQTR A TAXLOT 03900 LOT 8 BLOCK 29

APN: 52445  
Ref Parcel #: R3219BA 03900  
Taxes: \$3,153.61  
Market Value: \$393,924  
Assessed Value: \$212,893  
Sales Price: \$323,900  
Transfer Date: 10/4/2017



Legal Owner: Sosa Investments Llc  
Site Address: No Site Address Newberg, OR 97132  
Mailing Address: 3011 Silverton Rd NE Salem, OR 97301  
Bedrooms: 0  
Bathrooms: 0  
Building SqFt: 0 Lot Acres: 0.20  
Year Built: 0  
School District: Newberg School District 29j  
Neighborhood:  
Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR B TAXLOT 02901 BLOCK 7

APN: 562663  
Ref Parcel #: R3219AB 02901  
Taxes: \$725.77  
Market Value: \$270,261  
Assessed Value: \$48,995  
Sales Price: \$0  
Transfer Date:



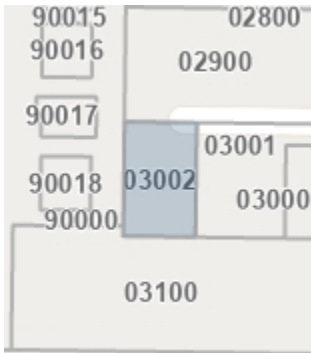
Legal Owner: Joshua & Ashley Marsh  
Site Address: 109 N Morton St Newberg, OR 97132  
Mailing Address: 1007 E Sunset Dr Newberg, OR 97132  
Bedrooms: 3  
Bathrooms: 2.5  
Building SqFt: 1,332 Lot Acres: 0.25  
Year Built: 2015  
School District: Newberg School District 29j  
Neighborhood:  
Legal: PARCEL 2 P2014-02

APN: 557629  
Ref Parcel #: R3219BA 03001  
Taxes: \$3,025.49  
Market Value: \$389,524  
Assessed Value: \$204,244  
Sales Price: \$220,000  
Transfer Date: 11/24/2015



First American Title™

Customer Service Department  
Phone: 503.219.8746(TRIO)  
Email: cs.oregon@firstam.com  
Report Generated: 11/12/2021



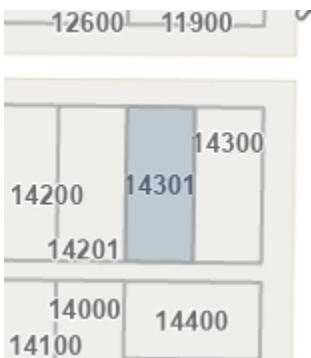
Legal Owner: Nicholas Ruiz & Tiffany Ortiz-Ruiz  
Site Address: 111 N Morton St Newberg, OR 97132  
Mailing Address: 111 N Morton St Newberg, OR 97132  
Bedrooms: 3  
Bathrooms: 1.5  
Building SqFt: 1,332      Lot Acres: 0.25  
Year Built: 2015  
School District: Newberg School District 29j  
Neighborhood:  
Legal: PARCEL 3 P2014-07

APN: 557632  
Ref Parcel #: R3219BA 03002  
Taxes: \$3,006.87  
Market Value: \$387,447  
Assessed Value: \$202,987  
Sales Price: \$242,900  
Transfer Date: 2/2/2016



Legal Owner: Raymundo & Lourdes Sosa  
Site Address: 205 N Main St Newberg, OR 97132  
Mailing Address: 810 SW View Crest Dr Dundee, OR 97115  
Bedrooms: 0  
Bathrooms: 0  
Building SqFt: 0      Lot Acres: 0.05  
Year Built: 0  
School District: Newberg School District 29j  
Neighborhood:  
Legal: S 1/2 LOT 1 - BLOCK 7 IN HURLEY & LARGE'S ADDITION

APN: 48246  
Ref Parcel #: R3219AB 02900  
Taxes: \$164.72  
Market Value: \$83,407  
Assessed Value: \$11,120  
Sales Price: \$0  
Transfer Date:



Legal Owner: Sigmund Custom Homes Llc  
Site Address: 200 W 2nd St Newberg, OR 97132  
Mailing Address: 500 E Hancock St Newberg, OR 97132  
Bedrooms: 0  
Bathrooms: 0  
Building SqFt: 0      Lot Acres: 0.13  
Year Built: 0  
School District: Newberg School District 29j  
Neighborhood:  
Legal: LOT 6 BLOCK 17 HURLEY & LARGE'S ADDITION

APN: 711980  
Ref Parcel #: R3219AB 14301  
Taxes: \$963.13  
Market Value: \$156,594  
Assessed Value: \$65,019  
Sales Price: \$120,000  
Transfer Date: 1/13/2021



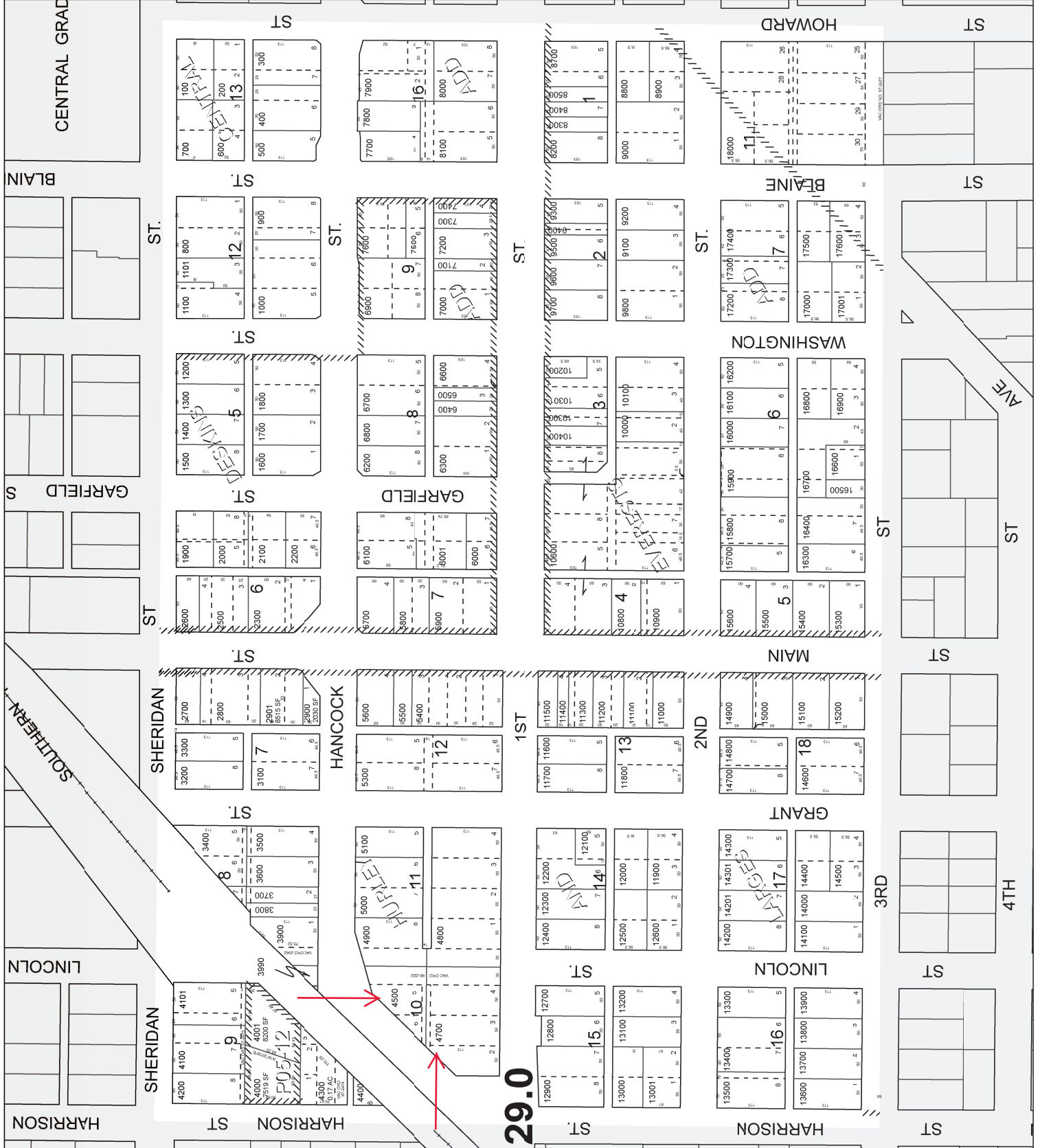
Legal Owner: See Tax Records  
Site Address: No Site Address ,  
Mailing Address: ,  
Bedrooms:  
Bathrooms:  
Building SqFt:      Lot Acres:  
Year Built:  
School District: Newberg School District 29j  
Neighborhood:  
Legal:

APN:  
Ref Parcel #: R3218DC RAILS  
Taxes:  
Market Value:  
Assessed Value:  
Sales Price:  
Transfer Date:



ASSESSMENT & TAX  
CARTOGRAPHY

N.W. 1/4 N.E. 1/4 SEC. 19 T. 3S. R. 2W. W.M.  
YAMHILL COUNTY OREGON  
1" = 100'



29.0

- CANCELLED TAXLOTS:
- 17900
  - 17800
  - 17700
  - 16800
  - 15700
  - 14900
  - 10700
  - 10500
  - 8900
  - 8800
  - 5200
  - 5200
  - 4900
  - 4700
  - 4600
  - 4590
  - 4500
  - 3000
  - 2300
  - 2300

This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries, and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage, or other matters shown thereon.

DATE PRINTED: 6/24/2019

This product is for Assessment and Taxation (A&T) purposes only and has not been prepared or is suitable for legal, engineering, surveying or any purposes other than assessment and taxation.



**Fidelity National Title**  
Company of Oregon

900 SW 5th Avenue  
(503)223-8338

**OWNERSHIP AND ENCUMBRANCES REPORT WITH GENERAL INDEX LIENS**  
Informational Report of Ownership and Monetary and Non-Monetary Encumbrances

**To ("Customer"):** Fidelity National Title - Reconveyance Dept  
900 SW Fifth Ave / Mezzanine  
Portland, OR 97204

**Customer Ref.:** \_\_\_\_\_  
**Order No.:** 45142130442  
**Effective Date:** November 9, 2021 at 08:00 AM  
**Charge:** \$400.00

The information contained in this report is furnished by Fidelity National Title Company of Oregon (the "Company") as a real property information service based on the records and indices maintained by the Company for the county identified below. THIS IS NOT TITLE INSURANCE OR A PRELIMINARY TITLE REPORT FOR, OR COMMITMENT FOR, TITLE INSURANCE. No examination has been made of the title to the herein described property, other than as specifically set forth herein. Liability for any loss arising from errors and/or omissions is limited to the lesser of the charge or the actual loss, and the Company will have no greater liability by reason of this report. THIS REPORT IS SUBJECT TO THE LIMITATIONS OF LIABILITY STATED BELOW, WHICH LIMITATIONS OF LIABILITY ARE A PART OF THIS REPORT.

**THIS REPORT INCLUDES MONETARY AND NON-MONETARY ENCUMBRANCES.**

**Part One - Ownership and Property Description**

**Owner.** [The apparent vested owner](#) of property ("the Property") as of the Effective Date is:

GP Management, LLC, an Oregon limited liability company

**Premises.** The Property is:

**(a) Street Address:**

301 W 1st Street and 300 W Hancock Street, Newberg, OR 97132

**(b) Legal Description:**

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF



**Part Two - Encumbrances**

**Encumbrances.** As of the Effective Date, the Property appears subject to the following monetary and non-monetary encumbrances of record, not necessarily listed in order of priority, including liens specific to the subject property and general index liens (liens that are not property specific but affect any real property of the named person in the same county):

**EXCEPTIONS**

1. City Liens, if any, in favor of the City of Newberg.
2. Rights of the public to any portion of the Land lying within the area commonly known as streets, roads, and highways.
3. Any easements or rights of way for existing utilities or other rights of way over those portions of said Land lying within the public right of way vacated by resolution or ordinance No. 1630,  
  
Recording Date: August 18, 1976  
Recording No: Film [Volume 85, page 1226](#)  
Affects: That portion lying within vacated alley
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as set forth in document:  
  
Entitled: Circuit Court Case No. 30-185, and in Warranty Deed  
In favor of: State of Oregon, by and through its Department of Transportation  
Purpose: Slope and access restrictions  
Recording Date: March 1, 1976  
Recording No: Film [Volume 110, page 1871](#)  
Affects: Reference is hereby made to said document for full particulars
5. Any easements or rights of way for existing utilities or other rights of way over those portions of said Land lying within the public right of way vacated by resolution or ordinance  
  
Recording Date: September 6, 1988  
Recording No: Film [Volume 225, page 1611](#)  
Affects: Reference is hereby made to said document for full particulars
6. Existing leases and tenancies, if any, and any interests that may appear upon examination of such leases.
7. Please be advised that our search did not disclose any open Deeds of Trust of record.

Note: Property taxes for the fiscal year shown below are paid in full.

Fiscal Year: 2021/22  
Amount: \$7,330.80  
Levy Code: 29.0  
[Account No.:](#) 48656  
Map No.: R3219AB 04700

Please contact the Tax Collector's Office to confirm all amounts owing, including current fiscal year taxes, supplemental taxes, escaped assessments and any delinquencies.

Note: Property taxes for the fiscal year shown below are paid in full.

Fiscal Year: 2021/22

Fidelity National Title Company of Oregon  
Order No. 45142130442

Amount: \$762.92  
Levy Code: 29.0  
Account No.: 48647  
Map No.: R3219AB 04500

Please contact the Tax Collector's Office to confirm all amounts owing, including current fiscal year taxes, supplemental taxes, escaped assessments and any delinquencies.

**End of Reported Information**

There will be additional charges for additional information or copies. For questions or additional requests, contact:

Deborah Clark  
5035353743  
Deborah.Clark@titlegroup.fntg.com  
Fidelity National Title Company of Oregon  
900 SW 5th Avenue  
Portland, OR 97204

**EXHIBIT "A"**  
Legal Description

All of Lots 2, 3, 4, 5, 6, and 7, Block 10, HURLEY AND LARGE'S ADDITION, in the City of Newberg, County of Yamhill, State of Oregon.

TOGETHER WITH those portions of vacated alley inuring to said Lots by Vacation Ordinance No. 1630 recorded August 18, 1971 in Film Volume 85, page 1226, Yamhill County Records, in said Block 10, excepting that portion of said Block 10 and that portion of the vacated alley inuring to Lots in said Block 10 described in Final Judgment in Case No. 30-185 entered September 20, 1974 entitled "State of Oregon, by and through its Department of Transportation vs. Florence K. Newlin and Meyer Bros., Inc., an Oregon corporation", in the Circuit Court of the State of Oregon for Yamhill County.

ALSO TOGETHER WITH that portion of vacated Lincoln Street inuring to said Lots by Vacation Ordinance No. 88-2242 recorded September 6, 1988 in Film Volume 225, page 1611, Yamhill County Records.

**LIMITATIONS OF LIABILITY**

"CUSTOMER" REFERS TO THE RECIPIENT OF THIS REPORT.

CUSTOMER EXPRESSLY AGREES AND ACKNOWLEDGES THAT IT IS EXTREMELY DIFFICULT, IF NOT IMPOSSIBLE, TO DETERMINE THE EXTENT OF LOSS WHICH COULD ARISE FROM ERRORS OR OMISSIONS IN, OR THE COMPANY'S NEGLIGENCE IN PRODUCING, THE REQUESTED REPORT, HEREIN "THE REPORT." CUSTOMER RECOGNIZES THAT THE FEE CHARGED IS NOMINAL IN RELATION TO THE POTENTIAL LIABILITY WHICH COULD ARISE FROM SUCH ERRORS OR OMISSIONS OR NEGLIGENCE. THEREFORE, CUSTOMER UNDERSTANDS THAT THE COMPANY IS NOT WILLING TO PROCEED IN THE PREPARATION AND ISSUANCE OF THE REPORT UNLESS THE COMPANY'S LIABILITY IS STRICTLY LIMITED. CUSTOMER AGREES WITH THE PROPRIETY OF SUCH LIMITATION AND AGREES TO BE BOUND BY ITS TERMS

THE LIMITATIONS ARE AS FOLLOWS AND THE LIMITATIONS WILL SURVIVE THE CONTRACT:

ONLY MATTERS IDENTIFIED IN THIS REPORT AS THE SUBJECT OF THE REPORT ARE WITHIN ITS SCOPE. ALL OTHER MATTERS ARE OUTSIDE THE SCOPE OF THE REPORT.

CUSTOMER AGREES, AS PART OF THE CONSIDERATION FOR THE ISSUANCE OF THE REPORT AND TO THE FULLEST EXTENT PERMITTED BY LAW, TO LIMIT THE LIABILITY OF THE COMPANY, ITS LICENSORS, AGENTS, SUPPLIERS, RESELLERS, SERVICE PROVIDERS, CONTENT PROVIDERS AND ALL OTHER SUBSCRIBERS OR SUPPLIERS, SUBSIDIARIES, AFFILIATES, EMPLOYEES, AND SUBCONTRACTORS FOR ANY AND ALL CLAIMS, LIABILITIES, CAUSES OF ACTION, LOSSES, COSTS, DAMAGES AND EXPENSES OF ANY NATURE WHATSOEVER, INCLUDING ATTORNEY'S FEES, HOWEVER ALLEGED OR ARISING, INCLUDING BUT NOT LIMITED TO THOSE ARISING FROM BREACH OF CONTRACT, NEGLIGENCE, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE, ERRORS, OMISSIONS, STRICT LIABILITY, BREACH OF WARRANTY, EQUITY, THE COMMON LAW, STATUTE OR ANY OTHER THEORY OF RECOVERY, OR FROM ANY PERSON'S USE, MISUSE, OR INABILITY TO USE THE REPORT OR ANY OF THE MATERIALS CONTAINED THEREIN OR PRODUCED, **SO THAT THE TOTAL AGGREGATE LIABILITY OF THE COMPANY AND ITS AGENTS, SUBSIDIARIES, AFFILIATES, EMPLOYEES, AND SUBCONTRACTORS SHALL NOT IN ANY EVENT EXCEED THE COMPANY'S TOTAL FEE FOR THE REPORT.**

CUSTOMER AGREES THAT THE FOREGOING LIMITATION ON LIABILITY IS A TERM MATERIAL TO THE PRICE THE CUSTOMER IS PAYING, WHICH PRICE IS LOWER THAN WOULD OTHERWISE BE OFFERED TO THE CUSTOMER WITHOUT SAID TERM. CUSTOMER RECOGNIZES THAT THE COMPANY WOULD NOT ISSUE THE REPORT BUT FOR THIS CUSTOMER AGREEMENT, AS PART OF THE CONSIDERATION GIVEN FOR THE REPORT, TO THE FOREGOING LIMITATION OF LIABILITY AND THAT ANY SUCH LIABILITY IS CONDITIONED AND PREDICATED UPON THE FULL AND TIMELY PAYMENT OF THE COMPANY'S INVOICE FOR THE REPORT.

THE REPORT IS LIMITED IN SCOPE AND IS NOT AN ABSTRACT OF TITLE, TITLE OPINION, PRELIMINARY TITLE REPORT, TITLE REPORT, COMMITMENT TO ISSUE TITLE INSURANCE, OR A TITLE POLICY, AND SHOULD NOT BE RELIED UPON AS SUCH. THE REPORT DOES NOT PROVIDE OR OFFER ANY TITLE INSURANCE, LIABILITY COVERAGE OR ERRORS AND OMISSIONS COVERAGE. THE REPORT IS NOT TO BE RELIED UPON AS A REPRESENTATION OF THE STATUS OF TITLE TO THE PROPERTY. THE COMPANY MAKES NO REPRESENTATIONS AS TO THE REPORT'S ACCURACY, DISCLAIMS ANY WARRANTY AS TO THE REPORT, ASSUMES NO DUTIES TO CUSTOMER, DOES NOT INTEND FOR CUSTOMER TO RELY ON THE REPORT, AND ASSUMES NO LIABILITY FOR ANY LOSS OCCURRING BY REASON OF RELIANCE ON THE REPORT OR OTHERWISE.

IF CUSTOMER (A) HAS OR WILL HAVE AN INSURABLE INTEREST IN THE SUBJECT REAL PROPERTY, (B) DOES NOT WISH TO LIMIT LIABILITY AS STATED HEREIN AND (C) DESIRES THAT ADDITIONAL LIABILITY BE ASSUMED BY THE COMPANY, THEN CUSTOMER MAY REQUEST AND PURCHASE A POLICY OF TITLE INSURANCE, A BINDER, OR A COMMITMENT TO ISSUE A POLICY OF TITLE INSURANCE. NO ASSURANCE IS GIVEN AS TO THE INSURABILITY OF THE TITLE OR STATUS OF TITLE. CUSTOMER EXPRESSLY AGREES AND ACKNOWLEDGES IT HAS AN INDEPENDENT DUTY TO ENSURE AND/OR RESEARCH THE ACCURACY OF ANY INFORMATION OBTAINED FROM THE COMPANY OR ANY PRODUCT OR SERVICE PURCHASED.

NO THIRD PARTY IS PERMITTED TO USE OR RELY UPON THE INFORMATION SET FORTH IN THE REPORT, AND NO LIABILITY TO ANY THIRD PARTY IS UNDERTAKEN BY THE COMPANY.

CUSTOMER AGREES THAT, TO THE FULLEST EXTENT PERMITTED BY LAW, IN NO EVENT WILL THE COMPANY, ITS LICENSORS, AGENTS, SUPPLIERS, RESELLERS, SERVICE PROVIDERS, CONTENT PROVIDERS, AND ALL OTHER SUBSCRIBERS OR SUPPLIERS, SUBSIDIARIES, AFFILIATES, EMPLOYEES AND SUBCONTRACTORS BE LIABLE FOR CONSEQUENTIAL, INCIDENTAL, INDIRECT, PUNITIVE, EXEMPLARY, OR SPECIAL DAMAGES, OR LOSS OF PROFITS, REVENUE, INCOME, SAVINGS, DATA, BUSINESS, OPPORTUNITY, OR GOODWILL, PAIN AND SUFFERING, EMOTIONAL DISTRESS, NON-OPERATION OR INCREASED EXPENSE OF OPERATION, BUSINESS INTERRUPTION OR DELAY, COST OF CAPITAL, OR COST OF REPLACEMENT PRODUCTS OR SERVICES, REGARDLESS OF WHETHER SUCH LIABILITY IS BASED ON BREACH OF CONTRACT, TORT, NEGLIGENCE, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE, STRICT LIABILITY, BREACH OF WARRANTIES, FAILURE OF ESSENTIAL PURPOSE, OR OTHERWISE AND WHETHER CAUSED BY NEGLIGENCE, ERRORS, OMISSIONS, STRICT LIABILITY, BREACH OF CONTRACT, BREACH OF WARRANTY, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE OR ANY OTHER CAUSE WHATSOEVER, AND EVEN IF THE COMPANY HAS BEEN ADVISED OF THE LIKELIHOOD OF SUCH DAMAGES OR KNEW OR SHOULD HAVE KNOWN OF THE POSSIBILITY FOR SUCH DAMAGES.

END OF THE LIMITATIONS OF LIABILITY

# Land Use Notice

**FILE # DR220-0002**

**PROPOSAL:** A CHANGE IN USE TO A MARIJUANA DISPENSARY IN 3,500 SF AND A SEPARATE CBD PHARMACY IN THE REMAINING 2,300 SF. SPACES FOR 3 FOOD CARTS.

**FOR FURTHER INFORMATION, CONTACT:**

City of Newberg  
Community Development Department  
414 E First Street  
Phone: 503-537-1240

2'

3'



## Community Development Department

P.O. Box 970 ▪ 414 E First Street ▪ Newberg, Oregon 97132  
503-537-1240. Fax 503-537-1272 [www.newbergoregon.gov](http://www.newbergoregon.gov)

### WE WANT YOUR COMMENTS ON A PROPOSED NEW DEVELOPMENT IN YOUR NEIGHBORHOOD

A property owner in your neighborhood submitted an application to the City of Newberg to construct at 301 W. 1<sup>st</sup> St. is being proposed for a change in use to a Marijuana Dispensary in 3,500 sf and a separate CBD pharmacy in the remaining 2,300 sf of the existing 5,800 sf single story building. In addition, the proposal contains spaces for 3 Food Carts. The property will be owned by GP Management, LLC. You are invited to take part in the City's review of this project by sending in your written comments. For more details about giving comments, please see the back of this sheet.

The development would include a rebuilt parking lot (front and back) with 28 parking spaces. The exterior building will be remodeled and repainted. The building will not be expanded in size. New signage will be installed on the building.

APPLICANT: *GP Management, LLC*  
TELEPHONE: *(503) 318-1855*

PROPERTY OWNER: *GP Management, LLC*  
LOCATION: *300 W. Hancock St. and 301 W. 1<sup>st</sup> St.*

TAX LOT NUMBER: *Yamhill County Tax Map and Lot Number:  
3S219AB04700/4500*



We are mailing you information about this project because you own land within 500 feet of the proposed new project. We invite you to send any written comments for or against the proposal within 14 days from the date this notice is mailed.

If you mail your comments to the City, please put the following information on the outside of the envelope:

Written Comments: File No.  
City of Newberg  
Community Development Department  
PO Box 970  
Newberg, OR 97132

You can look over all the information about this project or drop comments off at Newberg City Hall, 414 E. First Street. You can also buy copies of the information for a cost of 25 cents a page. If you have any questions about the project, you can call the Newberg Planning Division at 503-537-1240.

All written comments must be turned in by 4:30 p.m. on \_\_\_\_\_. Any issue which might be raised in an appeal of this case to the Land Use Board of Appeals (LUBA) must be submitted to the City in writing before this date. You must include enough detail to enable the decision maker an opportunity to respond. The applicable criteria used to make a decision on this application for design review approval are found in Newberg Development Code 15.220.050(B).

The Community Development Director will make a decision at the end of a 14-day comment period. If you send in written comments about this project, you will be sent information about any decision made by the City relating to this project.

Date Mailed: