



TYPE II APPLICATION – LAND USE

File #: DR223-0006(PRE23-0020)

TYPES – PLEASE CHECK ONE:

- Design review
- Tentative Plan for Partition
- Tentative Plan for Subdivision
- Type II Major Modification
- Variance _____
- Other: (Explain) _____

APPLICANT INFORMATION:

APPLICANT: Gallant Construction, Inc.
ADDRESS: P.O. Box 181 **CITY:** Banks **STATE:** OR **ZIP:** 97106
EMAIL ADDRESS: Bob.Pardee@GoGallant.com **PHONE:** 503-773-5077 **MOBILE:** 541-219-1948

OWNER (if different from above): Parr Lumber Company **PHONE:** 503-614-2500
ADDRESS: 5630 NE Century Boulevard **CITY:** Hillsboro **STATE:** OR **ZIP:** 97124

ENGINEER/SURVEYOR: TM Rippey, Consulting Engineers **CONTACT:** Kristen Jaycox, P.E., S.E.
EMAIL ADDRESS: _____ **PHONE:** (503) 443-3900 **MOBILE:** _____

GENERAL INFORMATION:

PROJECT LOCATION: 200 North Elliott Rd - Newberg **PROJECT VALUATION:** \$ 125,000
PROJECT DESCRIPTION/USE: Erect a (new) covered lumber storage rack at existing Parr Lumber Yard.
MAP/TAX LOT NO. (i.e. 3200AB-400): 032W20AA TL 800/900 **SITE SIZE:** 7.66 **SQ. FT.** **ACRE**
COMP PLAN DESIGNATION: Mixed Use **CURRENT ZONING:** C-2
CURRENT USE: Retail Sales : Bulk Outdoor

SURROUNDING USES:
NORTH: Commercial **SOUTH:** Industrial / MDF
EAST: Commercial / Industrial **WEST:** Commercial / Mix

ATTACHED PROJECT CRITERIA AND REQUIREMENTS (check all that apply)

- General Checklist:** Fees Public Notice Information Current Title Report Written Criteria Response Owner Signature
 1 Digital copy of complete Application Packet 2 Hard copies of complete Application Packet


For detailed checklists, applicable criteria for the written response, and other requirements per application type, turn to:

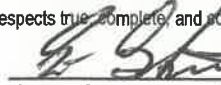
- Design Review p. 13
- Land Division (Partition & Subdivision Tentative Plat) p. 15
- Variance Checklist p. 20
- Short-term Rental p. 22

The Application Packet can be submitted to Planning@newbergoregon.gov or at 414 E First St., Newberg OR. 9713
2 physical copies of the Applications must be mailed or brought into the Community Development Department

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.

The above statements and information herein contained are in all respects true, complete, and correct to the best of my knowledge and belief.


 Applicant Signature 10/23/23
 Date


 Owner Signature 10/23/23
 Date

Robert Pardee
Print Name

Eric Schmidlin
Print Name

Parr Lumber Company

Type II Land Use Application

Owner Representative: Parr Lumber Company
5630 NE Century Boulevard
Hillsboro, OR 97124

Eric Schmidlin
Facilities Manager
Phone: (503) 614-2500

Applicant: Gallant Construction, Inc.
PO Box 181
Banks, OR 97106

Bob Pardee, Project Manager
(503) 773-5077
Email: Bob.Pardee@GoGallant.com

Site Address: 200 North Elliot Road
Newberg, OR 97123

Tax Lot: Tax Map 03 2W 20AA, Tax Lot 800 & 900

Parcel Size: TL 800 – 4.38 acres
TL 900 – 3.28 acres

Site Size: 7.66 acres

Zoning: C2 – Community Commercial

Summary of Request: Erect a new covered lumber storage rack at existing Parr Lumber yard in Newberg. Construction includes erecting a single-sided cantilever rack on a new engineered footing. This structure is 220 linear feet long, 13'4" wide and 20' to the eave. No impact on traffic, parking or egress. This structure will allow for more efficient storage of lumber in covered racks versus open lot storage. Photo of similar structure recently installed in the Parr Springfield Lumber Yard is enclosed.

DEVELOPMENT PROPOSAL

The property is located at 200 North Elliot Road in Newberg, Oregon and consists of two adjoining tax lots. The project will include construction of a 2,670 square foot pre-engineered steel structure on a concrete slab.

This structure is a single-sided cantilevered rack designed for lumber storage.

'Response' sections below are in response to conference notes from the Pre-Application meeting that took place September 6, 2023. Comments in GREEN are notes

Notes in GREEN are comments from the City Response in conference notes from the Pre-Application meeting that took place September 6, 2023. Notes in RED are responses from the applicant.

GENERAL COMMENTS:

The pre-application notes provided are preliminary based on the information provided by the applicant and may not cover all of the development issues or requirements for the project. When a complete application is received and a full review is conducted, it may be determined that additional information or other regulations within the Municipal Code apply that were not determined during the limited pre-application review.

TUALATIN VALLEY FIRE & RESCUE:

- When submitting for a service provider permit, a site circulation plan will be required.
- The proposed project may not need sprinklers, but if necessary the TVF&R review will look at fire connections.
- Contact TVF&R to discuss service provider permit requirements. An approved service provider permit from TVF&R will be a required document for a complete land use application submittal to the City of Newberg.
- 503-259-1550 or FireLifeSafety@tvfr.com
- <https://www.tvfr.com/399/Service-Provider-Permit>
- **Contact:** Jason Arn at 503-259-1510 or Jason.Arn@tvfr.com

TVF&R Service Provider Permit issued with no conditions or site visit required. (attachment 2)

BUILDING SAFETY DIVISION COMMENTS:

- **Contact:** Jared Bradbury at 503-537-1286 or Jared.Bradbury@newbergoregon.gov

More information about permit applications, fees, inspections, and other topics available at <https://www.newbergoregon.gov/building>.

ENGINEERING COMMENTS:

- **Contact:** Brett Musick at 503-554-1631 or brett.musick@newbergoregon.gov

Street

The proposed project site has access frontage on N Elliot Road, E Hayes Street and E Hancock Street. N Elliot is classified as Major Collector. E Hayes Street is classified as a Minor Collector. E Hancock is a local commercial street. All are under the jurisdiction of the City of Newberg. All streets are improved along the property frontages.

*5-foot minimum inclusive of the curb per NMC 15.505.030(G)(8), **Per PWDCS 5.14
If more than \$30,000 of improvements are made to the property, street/frontage improvements can be required, see NMC 12.05.090.

The applicant will be required to replace any sidewalks along the site's frontage that are in poor condition or not in full compliance with City of Newberg and ADA standards. Determination of any sidewalk panels to be replaced will occur as part of the building permit process.

There appears to be adequate existing right-of-way along the project site's frontage. Right-of-way dedication is not anticipated.

Street Lights:

There are existing streetlights around the perimeter of the property.

With this project consisting solely of a covered lumber storage rack in an area of existing outside lumber storage it is unlikely that a street lighting analysis would be required.

Traffic Study

Per Newberg Development Code 15.220.030(B)(14) a traffic study is required or may be required based on the following criteria:

14. 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. [Ord. 2619, 5-16-05; Ord. 2451, 12-2-96. Code 2001 § 151.192.]

Based on the proposed project, a traffic study is not required by the City of Newberg.

Trip Rates/Transportation SDCs: To develop Transportation System Development Charges (TSDC), the city currently uses the Institute of Transportation Engineers, Trip Generation Manual, 10th Edition in coordination with the City's TSDC Methodology document which can be found on the City's website.

The proposed use is most consistent with ITE Trip Code 812 Building Materials and Lumber Store. Outside storage that is not within the principal outside faces of the exterior building walls is not included in the gross floor area used in the ITE trip generation rates for ITE Code 812.

The proposed covered lumber storage rack does not trigger a Transportation SDC.

Wastewater: The proposed project does not include new wastewater facilities.

Water: The proposed project does not include new water connections. Fire flows may need to be verified (confirm with TVF&R). Show closest existing fire hydrant on preliminary plans. Any

onsite fire hydrants will be required to be public and served by public water mains within a 15-foot wide easement.

Fire hydrants shown on site plan. (attachment 1)

Confirm with the Fire Marshal (TVF&R) if fire flow test results will need to be submitted with permit applications to be reviewed by the Fire Marshall for approval. If so, the applicant will need to hire a private testing firm to conduct the fire flow test and coordinate with the Public Works Maintenance Division.

No fire flow required per TVF&R. (attachment 3)

Stormwater: The City's GIS mapping shows there are stormwater system inlets on Hayes Street. It appears that the proposed project will likely not include new impervious area.

If the applicant is proposing to create more than 500 square feet of impervious area, the quantity and quality of stormwater will need to be treated in accordance with the Newberg Municipal Code (NMC) and the Public Works Design and Construction Standards (PWDCS). Refer to NMC 13.25.28 and PWDCS 4.6.

Include in the land use submittal and permit submittals a narrative and plans/exhibits that clearly describe existing and proposed impervious areas.

Existing impervious area used for lumber storage will be used for this storage shed. There is no new disturbance requirement.

Erosion and Sedimentation Control (ESC): A DEQ 1200-C permit will be required if 1-acre or more is disturbed. If less than 1-acre is disturbed the City will require a city issued Erosion Control and Sedimentation Plan/Permit. The permit can be found online here:
<https://www.newbergoregon.gov/engineering/page/erosion-sedimentation-control-permitapplication>

No new disturbance.

Other Utilities: Any new service connection to the property is required to be undergrounded. See NMC 15.430.010 for additional requirements and exception provisions.

No new service is required.

Notes: The City's GIS System can be accessed online to view utility and planning maps: <http://www.newbergoregon.gov/planning/page/interactive-city-map> Within the land use application materials, the applicant should clearly indicate sidewalk locations and widths, the driveway approach location and width, parking areas, building setbacks, and utility connections on the existing conditions plan and the preliminary plans.

See attached site plan of existing property. (attachment 1)

General Comment: The engineering pre-application notes provided are preliminary based on the information provided by the applicant and may not cover all of the development issues or requirements for the project. When a complete application is received and a full review is conducted, it may be determined that additional requirements to meet the Municipal Code or the Public Works Design and Construction Standards exist.

The Engineering Division also administers/assigns System Development Charges (SDCs) for the following utilities:

- Transportation System Development Charge
- Water System Development Charge
- Wastewater System Development Charge
- Stormwater System Development Charge
- Non-Potable System Development Charge

PLANNING COMMENTS:

- **Contact:** James Dingwall at 503-554-7764 or james.dingwall@newbergoregon.gov.
- As a commercial addition greater than 1,000 square feet, the proposed project requires a Type II Design Review. The associated fee is 0.6% of the total project cost, plus a 5% technology fee. Once submitted, the application will be reviewed for completeness within 14-30 days, and an administrative decision will be issued by the Community Development Director 35-60 days after application is deemed complete. The decision is final following a 14-day appeal period (to the Planning Commission). The Type II application can be found here: <https://www.newbergoregon.gov/planning/page/type-iiapplication-land-use-decision>.
- Mailed and posted notice is required. Mailed notification must be sent to property owners within 500 feet of the subject property, and signs must be placed on each frontage of the site. A 14-day public comment period takes place after the mailing, concurrent with City review.

Sample notice attached. (attachment 4)

- The application will be evaluated under Type II Design Criteria identified in Newberg Municipal Code including:
 - *Design compatibility:* Architecture, materials, colors, roof design, landscape design, and signage is the same as existing or proposed uses in the surrounding area.
 - *Parking and On-Site Circulation:* Additional parking will not be required.
 - *Setbacks and General Requirements:*
 - *Height:* No limit (the property does not abut a residential zoning district).
 - *Lot Coverage:* No limit.
 - *Setbacks:* Front – 10 ft., Interior – none (abuts commercial/industrial zoning districts)
 - *Vision clearance:* Not applicable for the proposed storage structure location.
 - *Landscaping:* Proposed structure does not appear to alter existing landscaping. In the final proposal the site shall still meet the minimum standards in NMC 15.420.
 - *Signs:* Any signs on the structure must comply with NMC 15.435.
 - *Manufactured Dwellings/Mobile Home/RV Parks:* Not applicable.

- *Zoning Compliance:* The use is considered “Retail Sales: Bulk Outdoor”, which is a permitted use in the C-2 zoning district.
- *Subdistrict Compliance:* Not applicable.

II. CONCLUSION

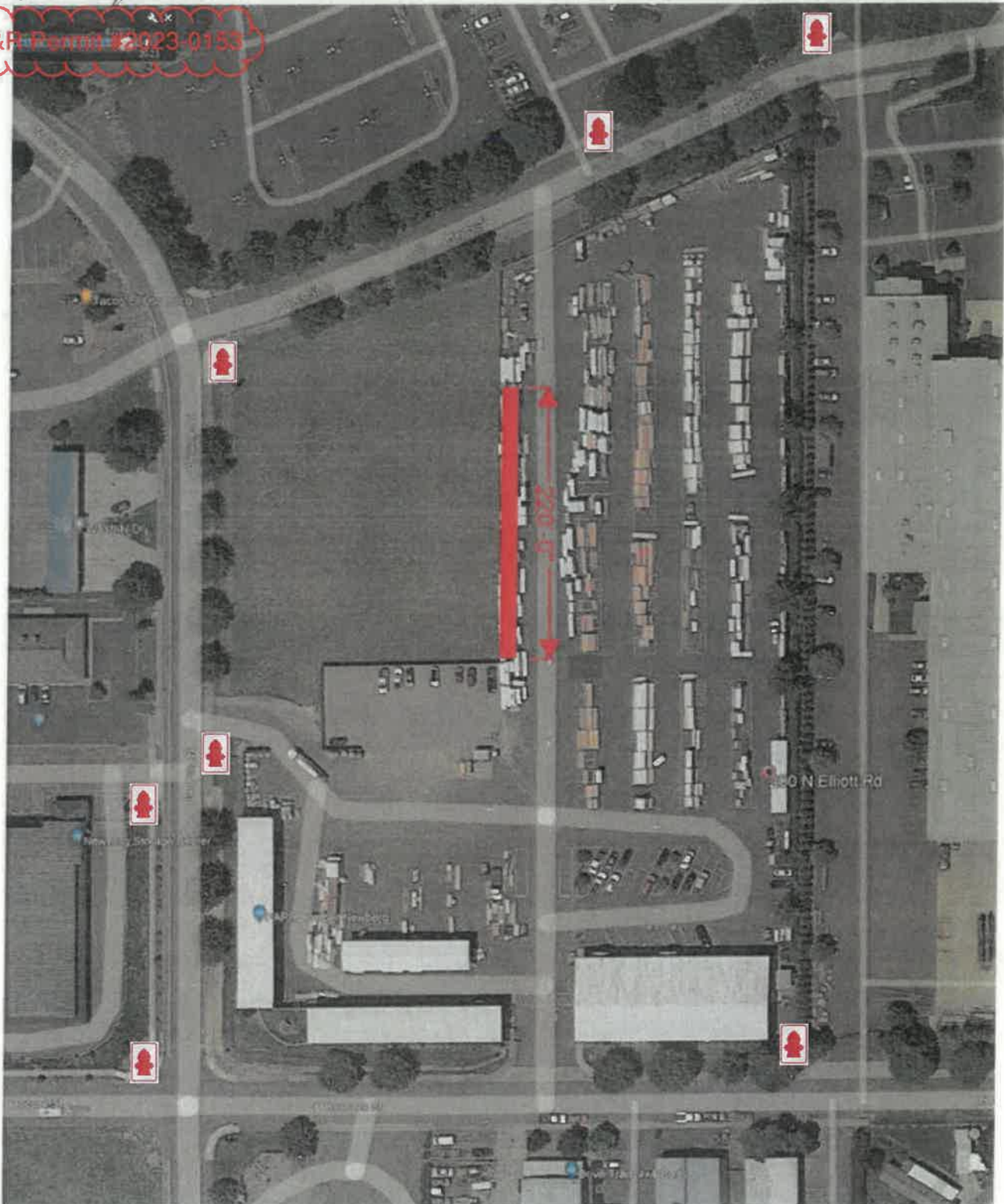
This summary of pre-application conference questions and attachments demonstrate compliance with applicable approval criteria. The applicant respectfully requests that the City of Newberg approve this Type II Land Use application.

APPROVAL OF PLANS IS NOT AN APPROVAL
OF OMISSIONS OR OVERSIGHTS

Jason Ann Jander
Deputy Fire Marshal II

**Parr Lumber Yard
200 N. Elliott Road
Newberg, OR 97123**

TVF&R Permit #2023-0153



Red box represents approximate location of 14' x 220' lumber storage shed with 20' eaves. This is a three sided, covered structure with cantilever storage racks to store lumber out of the weather.

FIRE CODE / LAND USE / BUILDING REVIEW APPLICATION



North Operating Center
 11945 SW 70th Avenue
 Tigard, OR 97223
 Phone: 503-649-8577

South Operating Center
 8445 SW Elligsen Rd
 Wilsonville, OR 97070
 Phone: 503-649-8577

REV 6-30-20

Project Information

Applicant Name: Bob Pardee
 Address: P.O. 181 - BANKS, OR 97106
 Phone: 541-219-1948
 Email: Bob.Pardee@CoGallant.com
 Site Address: 200 N ELLIOT Rd.
 City: NEWBERG
 Map & Tax Lot #: 03 2W 20AA #200 + 900
 Business Name: Parr Lumber Company
 Land Use/Building Jurisdiction: City of NEWBERG
 Land Use/ Building Permit # TBD

Choose from: Beaverton, Tigard, Newberg, Tualatin, North Plains, West Linn, Wilsonville, Sherwood, Rivergrove, Durham, King City, Washington County, Clackamas County, Multnomah County, Yamhill County

Project Description

Erect new covered Lumber Storage Rack at EXISTING Lumber Yard.
 220' Long, 13'4" WIDE, 20' EAVE
 Construction includes Pre-engineered metal building on concrete pad.
 NO NEW WATER CONNECTIONS PROPOSED

Permit/Review Type (check one):

- Land Use / Building Review - Service Provider Permit
- Emergency Radio Responder Coverage Install/Test
- LPG Tank (Greater than 2,000 gallons)
- Flammable or Combustible Liquid Tank Installation (Greater than 1,000 gallons)
 - * Exception: Underground Storage Tanks (UST) are deferred to DEQ for regulation.
- Explosives Blasting (Blasting plan is required)
- Exterior Toxic, Pyrophoric or Corrosive Gas Installation (in excess of 810 cu.ft.)
- Tents or Temporary Membrane Structures (in excess of 10,000 square feet)
- Temporary Haunted House or similar
- OLCC Cannabis Extraction License Review
- Ceremonial Fire or Bonfire (For gathering, ceremony or other assembly)

For Fire Marshal's Office Use Only

TVFR Permit # 2023-0153
 Permit Type: SPP-Newberg
 Submittal Date: 10-5-23
 Assigned To: DFM Arn
 Due Date: NA
 Fees Due: Ø
 Fees Paid: Ø

Approval/Inspection Conditions (For Fire Marshal's Office Use Only)

This section is for application approval only

[Signature] 10-9-23
 Fire Marshal or Designee Date

Conditions:

See Attached Conditions: Yes No
See approved FS plan
 Site Inspection Required: Yes No

This section used when site inspection is required

Inspection Comments:

Final TVFR Approval Signature & Emp

Bob Pardee

From: Arn, Jason S. <Jason.Arn@tvfr.com>
Sent: Wednesday, October 11, 2023 11:58 AM
To: Bob Pardee
Cc: Josh Shroyer
Subject: RE: Provider Permit Question

Bob,

For this project I don't see the need.

Thanks for checking.

Jason Arn | Deputy Fire Marshal CFI
Tualatin Valley Fire & Rescue
Direct: 503-259-1510
www.tvfr.com

From: Bob Pardee <bob.pardee@gogallant.com>
Sent: Wednesday, October 11, 2023 11:08 AM
To: Arn, Jason S. <Jason.Arn@tvfr.com>
Cc: Josh Shroyer <josh@gogallant.com>
Subject: RE: Provider Permit Question

*****The sender is from outside TVF&R – Do not click on links or attachments unless you are sure they are safe*****

Good morning Jason,

Based on the One more question for clarification:

Because there are no new water connections proposed, is it safe to assume there will be no need for a flow test?

Bob Pardee - Operations & Projects
Office: (503) 773-5077
Cell: (541) 219-1948
www.GoGallant.com



'Do or do not, there is no try.' ~ Yoda

Preliminary Report

Fidelity National Title - Oregon
900 SW 5th Avenue, Portland, OR 97204

Escrow Officer: Paula Kingsley
Email: Paula.Kingsley@fnf.com
Phone: 503-222-2424
File No.: 45142306903

Property Address: 200 N. Elliott Road, Newberg, OR 97132

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Fidelity National Title
Company of Oregon

PRELIMINARY REPORT

In response to the application for a policy of title insurance referenced herein Fidelity National Title Company of Oregon hereby reports that it is prepared to issue, or cause to be issued, as of the specified date, a policy or policies of title insurance describing the land and the estate or interest hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an exception herein or not excluded from coverage pursuant to the printed Schedules or Conditions of said policy forms.

The printed Exceptions and Exclusions from the coverage of said policy or policies are set forth in Exhibit One. Copies of the policy forms should be read. They are available from the office which issued this report.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby.

The policy(s) of title insurance to be issued hereunder will be policy(s) of Fidelity National Title Insurance Company, a/an Florida corporation.

Please read the exceptions shown or referred to herein and the Exceptions and Exclusions set forth in Exhibit One of this report carefully. The Exceptions and Exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects and encumbrances affecting title to the land.

This preliminary report is for the exclusive use of the parties to the contemplated transaction, and the Company does not have any liability to any third parties nor any liability until the full premium is paid and a policy is issued. Until all necessary documents are placed of record, the Company reserves the right to amend or supplement this preliminary report.

Countersigned

Tara Waterman



Fidelity National Title

Company of Oregon

900 SW 5th Avenue, Portland, OR 97204
(503)222-2424 FAX (503)227-2274

PRELIMINARY REPORT

ESCROW OFFICER: Paula Kingsley
Paula.Kingsley@fnf.com
503-222-2424

ORDER NO.: 45142306903

TITLE OFFICER: Deborah Clark

TO: Fidelity National Title Company of Oregon
900 SW 5th Avenue
Portland, OR 97204

ESCROW LICENSE NO.: 901000243

BUYER/BORROWER: Parr Lumber Company

PROPERTY ADDRESS: 200 N. Elliott Road, Newberg, OR 97132

EFFECTIVE DATE: August 28, 2023, 08:00 AM

1. THE POLICY AND ENDORSEMENTS TO BE ISSUED AND THE RELATED CHARGES ARE:

	<u>AMOUNT</u>	<u>PREMIUM</u>
ALTA Loan Policy 2021	\$ TBD	\$ TBD
Proposed Insured: TBD		
Government Lien Search		\$ 50.00

2. THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS:

A Fee

3. TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:

Parr Lumber Company, an Oregon corporation

4. THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE CITY OF NEWBERG, COUNTY OF YAMHILL, STATE OF OREGON, AND IS DESCRIBED AS FOLLOWS:

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

EXHIBIT "A"
Legal Description

Being a part of the Donation Land Claim of Richard Everest and wife, Notification No. 1474, Claim No. 52 in Section 17 and 20 in Township 3 South, Range 2 West of the Willamette Meridian in Yamhill County, Oregon, being particularly described as follows:

Commencing at a point 25 chains West of the Southeast corner of the North half of said Donation Land Claim at a point on the line between the East and West halves of the North half of said Donation Land Claim; and running thence East 7.75 chains to a stake; thence North 21.19 chains to the center of Portland Road designated by a stone weighing 10 pounds; thence South 66° West, along the center of said road, 8.25 chains to a stone on a line between said East and West halves of the North half of said claim as designated by survey; thence South on said line 17.65 chains to the place of beginning.

TOGETHER WITH that portion of vacated street which inured thereto by Vacation Ordinance No. 1807 and Ordinance No. 1931 of the City of Newberg.

EXCEPTING THEREFROM, that part lying North of the South line of Hayes Street.

FURTHER EXCEPTING THEREFROM, that portion lying within Elliott Road.

AS OF THE DATE OF THIS REPORT, ITEMS TO BE CONSIDERED AND EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN THE POLICY FORM WOULD BE AS FOLLOWS:

GENERAL EXCEPTIONS:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests or claims, which are not shown by the Public Records but which could be ascertained by an inspection of the Land or which may be asserted by persons in possession thereof.
3. Easements, or claims thereof, which are not shown by the Public Records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
4. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
5. Any lien, or right to a lien, for services, labor, material or equipment rental, or for contributions due to the State of Oregon for unemployment compensation or worker's compensation, heretofore or hereafter furnished, imposed by law and not shown by the Public Records.

SPECIFIC ITEMS AND EXCEPTIONS:

6. Property taxes in an undetermined amount, which are a lien but not yet payable, including any assessments collected with taxes to be levied for the fiscal year 2023-2024.
7. City Liens, if any, in favor of the City of Newberg. None found as of September 2, 2023.
8. Rights of the public to any portion of the Land lying within the area commonly known as streets, roads and/or highways.
9. 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.
10. Limited access to and from the Land as set forth in Deed shown below, which provides that there shall be no right of easement or right of access to, from or across the State Highway other than as expressly provided for in said Deed:

Grantee: State of Oregon, by and through its State Highway Commission
Recording Date: August 1, 1962
Recording No.: Film [Volume 24, page 404](#)

11. Limited access to and from the Land as set forth in Deed shown below, which provides that there shall be no right of easement or right of access to, from or across the State Highway other than as expressly provided for in said Deed:

Grantee: State of Oregon, by and through its State Highway Commission
Recording Date: October 23, 1962
Recording No.: Film [Volume 26, page 281](#)

12. Conditions, easements, reservations and restrictions contained in an instrument,

Recording Date: June 12, 1974
Recording No.: Film [Volume 100, page 1180](#)

13. Matters contained in that certain document

Entitled: Statutory Warranty Deed
Dated: June 2, 1987
Executed by: Arthur Spada and Richard Spada
Recording Date: June 2, 1987
Recording No: Film [Volume 213, page 1578](#)
Which provides for, among other things: See Exhibit "B" of said deed.

Reference is hereby made to said document for full particulars.

and Re-Recording Date: June 17, 1987
and Re-Recording No: Film [Volume 214, page 125](#)

14. Existing leases and tenancies, if any, and any interests that may appear upon examination of such leases.
15. Please be advised that our search did not disclose any open Deeds of Trust of record. If you should have knowledge of any outstanding obligation, please contact the Title Department immediately for further review prior to closing.
16. The Company will require the following documents for review prior to the issuance of any title insurance predicated upon a conveyance or encumbrance by the corporation named below:

Name of Corporation: Parr Lumber Company, an Oregon corporation

- a) A Copy of the corporation By-laws and Articles of Incorporation
- b) An original or certified copy of a resolution authorizing the transaction contemplated herein
- c) If the Articles and/or By-laws require approval by a 'parent' organization, a copy of the Articles and By-laws of the parent
- d) A current dated certificate of good standing from the proper governmental authority of the state in which the entity was created

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

17. Facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.

To remove this item, the Company will require an affidavit and indemnity on a form supplied by the Company.

- 18. Any lien or right to a lien for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the public records.

To remove this item, the Company will require an affidavit and indemnity on a form supplied by the Company.

- 19. Any encroachment (of existing improvements located on the subject Land onto adjoining land or of existing improvements located on adjoining land onto the subject Land), encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the subject Land.

The Company will require a survey of the Land by a professional surveyor, and this exception may be eliminated or limited as a result thereof.

ADDITIONAL REQUIREMENTS/NOTES:

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

Fiscal Year: 2022-2023
 Amount: \$13,291.96
 Levy Code: 29.0
[Account No.: 56067](#)
 Map No.: R3220AA 00900

Affects: A portion of subject premises

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

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

Fiscal Year: 2022-2023
 Amount: \$17,423.47
 Levy Code: 29.0
[Account No.: 56021](#)
 Map No.: R3220AA 00800

Affects: A portion of subject premises

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

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

Fiscal Year: 2022-2023
 Amount: \$10,447.61
 Levy Code: 29.0
[Account No.: 508387](#)

Affects: Personal property

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

D. Note: There are NO conveyances affecting said Land recorded within 24 months of the date of this report.

E. Note: There are no matters against the party(ies) shown below which would appear as exceptions to coverage in a title insurance product:

Parties: Parr Lumber Company, an Oregon corporation

F. No search has been made for financing statements filed in the office of the Secretary of State, or in any county other than the county in which the herein described land is located. No liability is assumed for any financing statement filed in the office of the County Clerk (Recorder) covering timber, crops, fixtures or contracts affecting said land if said land is Not described by metes and bounds, recorded lot and block or under the rectangular Survey system.

G. Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, processing, manufacture, sale, dispensing or use of marijuana and psilocybin, the Company is not able to close or insure any transaction involving Land associated with these activities.

H. Recording Charge (Per Document) is the following:

County	First Page	Each Additional Page
Multnomah	\$86.00	\$5.00
Washington	\$81.00	\$5.00
Clackamas	\$93.00	\$5.00

Note: When possible the company will record electronically. An additional charge of \$5.00 applies to each document which is recorded electronically.

Note: Please send any documents for recording to the following address:

Portland Title Group
Attn: Recorder
1455 SW Broadway, Suite 1450
Portland, OR. 97201

I. In addition to the standard policy exceptions, the exceptions enumerated above shall appear on the final ALTA Policy unless removed prior to issuance.

J. THE FOLLOWING NOTICE IS REQUIRED BY STATE LAW: YOU WILL BE REVIEWING, APPROVING AND SIGNING IMPORTANT DOCUMENTS AT CLOSING. LEGAL CONSEQUENCES FOLLOW FROM THE SELECTION AND USE OF THESE DOCUMENTS. YOU MAY CONSULT AN ATTORNEY ABOUT THESE DOCUMENTS. YOU SHOULD CONSULT AN ATTORNEY IF YOU HAVE QUESTIONS OR CONCERNS ABOUT THE TRANSACTION OR ABOUT THE DOCUMENTS. IF YOU WISH TO REVIEW TRANSACTION DOCUMENTS THAT YOU HAVE NOT SEEN, PLEASE CONTACT THE ESCROW AGENT.

K. Note: 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. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances or acreage shown thereon.

L. NOTE: IMPORTANT INFORMATION REGARDING PROPERTY TAX PAYMENTS

Fiscal Year:	July 1 st through June 30 th
Taxes become a lien on real property, but are not yet payable:	July 1 st
Taxes become certified and payable (approximately on this date):	October 15 th
First one third payment of taxes is due:	November 15 th
Second one third payment of taxes is due:	February 15 th
Final payment of taxes is due:	May 15 th

Discounts: If two thirds are paid by November 15th, a 2% discount will apply.
If the full amount of the taxes are paid by November 15th, a 3% discount will apply.

Interest: Interest accrues as of the 15th of each month based on any amount that is unpaid by the due date. No interest is charged if the minimum amount is paid according to the above mentioned payment schedule.

EXHIBIT ONE
2021 AMERICAN LAND TITLE ASSOCIATION LOAN POLICY (07-01-2021)
EXCLUSIONS FROM COVERAGE

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

1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
 - i. the occupancy, use, or enjoyment of the Land;
 - ii. the character, dimensions, or location of any improvement on the Land;
 - iii. the subdivision of land; or
 - iv. environmental remediation or protection.
- b. any governmental forfeiture, police, regulatory, or national security power.
- c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.
2. Any power of eminent domain. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 7.
3. Any defect, lien, encumbrance, adverse claim, or other matter:
 - a. created, suffered, assumed, or agreed to by the Insured Claimant;
 - b. not Known to the Company, not recorded in the Public Records at the Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - c. resulting in no loss or damage to the Insured Claimant;
 - d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or

- e. resulting in loss or damage that would not have been sustained if consideration sufficient to qualify the Insured named in Schedule A as a bona fide purchaser or encumbrancer had been given for the Insured Mortgage at the Date of Policy.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business law.
5. Invalidity or unenforceability of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or Consumer Protection Law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transaction creating the lien of the Insured Mortgage is a:
 - a. fraudulent conveyance or fraudulent transfer;
 - b. voidable transfer under the Uniform Voidable Transactions Act; or
 - c. preferential transfer:
 - i. to the extent the Insured Mortgage is not a transfer made as a contemporaneous exchange for new value; or
 - ii. for any reason not stated in the Covered Risk 13.b
7. Any claim of a PACA-PSA Trust. Exclusion 7 does not modify or limit the coverage provided under Covered Risk 8.
8. Any lien on the Title for real estate taxes or assessments imposed by a governmental authority and created or attaching between the Date of Policy and the date of recording of the Insured Mortgage in the Public Records. Exclusion 8 does not modify or limit the coverage provided under Covered Risk 2.b. or 11.b.
9. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage.

SCHEDULE B - GENERAL EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, not shown by the Public Records; reservations or exceptions in patents or in Acts authorizing the issuance thereof, water rights, claims or title to water.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
5. Any lien for services, labor or material heretofore or hereafter furnished, or for contributions due to the State of Oregon for unemployment compensation or worker's compensation, imposed by law and not shown by the Public Records.

2021 AMERICAN LAND TITLE ASSOCIATION OWNER'S POLICY (07-01-2021)
EXCLUSIONS FROM COVERAGE

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

1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
 - i. the occupancy, use, or enjoyment of the Land;
 - ii. the character, dimensions or location of any improvement on the Land;
 - iii. the subdivision of land; or
 - iv. environmental remediation or protection;
- b. any governmental forfeiture, police, regulatory, or national security power
- c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.
- Exclusion 1 does not modify or limit the coverage provided under Covered Risk 5 or 6.
2. Any power of eminent domain. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 7.
3. Any defect, lien, encumbrance, adverse claim, or other matter:
 - a. created, suffered, assumed or agreed to by the Insured Claimant;
 - b. not known to the Company, not recorded in the Public Records at the Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - c. resulting in no loss or damage to the Insured Claimant;

- d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 9 or 10); or
- e. resulting in loss or damage that would not have been sustained if consideration sufficient to qualify the Insured named in Schedule A as a bona fide purchaser had been given for the Title at the Date of Policy.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights law, that the transaction vesting the Title as shown in Schedule A is a:
 - a. fraudulent conveyance or fraudulent transfer, or
 - b. voidable transfer under the Uniform Voidable Transactions Act; or
 - c. preferential transfer:
 - i. to the extent the instrument of transfer vesting the Title as shown in Schedule A is not a transfer made as a contemporaneous exchange for new value; or
 - ii. for any other reason not stated in Covered Risk 9.b.
5. Any claim of a PACA-PSA Trust. Exclusion 5 does not modify or limit the coverage provided under Covered Risk 8.
6. Any lien on the Title for real estate taxes or assessments imposed or collected by a governmental authority that becomes due and payable after the Date of Policy. Exclusion 6 does not modify or limit the coverage provided under Covered Risk 2.b.
7. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage.

SCHEDULE B - GENERAL EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, not shown by the Public Records; reservations or exceptions in patents or in Acts authorizing the issuance thereof, water rights, claims or title to water.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
5. Any lien for services, labor or material heretofore or hereafter furnished, or for contributions due to the State of Oregon for unemployment compensation or worker's compensation, imposed by law and not shown by the Public Records.

EXHIBIT ONE

2006 AMERICAN LAND TITLE ASSOCIATION LOAN POLICY (06-17-06) EXCLUSIONS FROM COVERAGE

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

- (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning) restricting, regulating, prohibiting or relating to
 - the occupancy, use, or enjoyment of the Land;
 - the character, dimensions or location of any improvement erected on the land;
 - the subdivision of land; or
 - environmental protection;or the effect of any violation of these laws, ordinances or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
- Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
- Defects, liens, encumbrances, adverse claims, or other matters
 - created, suffered, assumed or agreed to by the Insured Claimant;
 - not known to the Company, not recorded in the Public Records at Date of Policy, but known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;

- resulting in no loss or damage to the Insured Claimant;
 - attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
 - resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
- Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with the applicable doing-business laws of the state where the Land is situated.
 - Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
 - Any claim, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - a fraudulent conveyance or fraudulent transfer, or
 - a preferential transfer for any reason not stated in the Covered Risk 13(b) of this policy.
 - Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage.

SCHEDULE B - GENERAL EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

- Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
- Facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
- Easements, or claims of easement, not shown by the Public Records; reservations or exceptions in patents or in Acts authorizing the issuance thereof, water rights, claims or title to water.
- Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
- Any lien for services, labor or material heretofore or hereafter furnished, or for contributions due to the State of Oregon for unemployment compensation or worker's compensation, imposed by law and not shown by the Public Records.

2006 AMERICAN LAND TITLE ASSOCIATION OWNER'S POLICY (06-17-06) EXCLUSIONS FROM COVERAGE

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

- (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning) restricting, regulating, prohibiting or relating to
 - the occupancy, use, or enjoyment of the Land;
 - the character, dimensions or location of any improvement erected on the land;
 - the subdivision of land; or
 - environmental protection;or the effect of any violation of these laws, ordinances or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
- Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
- Defects, liens, encumbrances, adverse claims, or other matters
 - created, suffered, assumed or agreed to by the Insured Claimant;

- not known to the Company, not recorded in the Public Records at Date of Policy, but known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - resulting in no loss or damage to the Insured Claimant;
 - attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
 - resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
- Any claim, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - a fraudulent conveyance or fraudulent transfer, or
 - a preferential transfer for any reason not stated in the Covered Risk 9 of this policy.
 - Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage.

SCHEDULE B - GENERAL EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

- Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
- Facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
- Easements, or claims of easement, not shown by the Public Records; reservations or exceptions in patents or in Acts authorizing the issuance thereof, water rights, claims or title to water.
- Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
- Any lien for services, labor or material heretofore or hereafter furnished, or for contributions due to the State of Oregon for unemployment compensation or worker's compensation, imposed by law and not shown by the Public Records.



Inquire before you wire!

WIRE FRAUD ALERT

This Notice is not intended to provide legal or professional advice.
If you have any questions, please consult with a lawyer.

All parties to a real estate transaction are targets for wire fraud and many have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification. **If funds are to be wired in conjunction with this real estate transaction, we strongly recommend verbal verification of wire instructions through a known, trusted phone number prior to sending funds.**

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

- **NEVER RELY** on emails purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a transaction.
- **ALWAYS VERIFY** wire instructions, specifically the ABA routing number and account number, by calling the party who sent the instructions to you. DO NOT use the phone number provided in the email containing the instructions, use phone numbers you have called before or can otherwise verify. **Obtain the number of relevant parties to the transaction as soon as an escrow account is opened.** DO NOT send an email to verify as the email address may be incorrect or the email may be intercepted by the fraudster.
- **USE COMPLEX EMAIL PASSWORDS** that employ a combination of mixed case, numbers, and symbols. Make your passwords greater than eight (8) characters. Also, change your password often and do NOT reuse the same password for other online accounts.
- **USE MULTI-FACTOR AUTHENTICATION** for email accounts. Your email provider or IT staff may have specific instructions on how to implement this feature.

For more information on wire-fraud scams or to report an incident, please refer to the following links:

Federal Bureau of Investigation:

<http://www.fbi.gov>

Internet Crime Complaint Center:

<http://www.ic3.gov>

FIDELITY NATIONAL FINANCIAL PRIVACY NOTICE

Effective January 1, 2023

Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, "FNF," "our," or "we") respect and are committed to protecting your privacy. This Privacy Notice explains how we collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of that information.

A limited number of FNF subsidiaries have their own privacy notices. If a subsidiary has its own privacy notice, the privacy notice will be available on the subsidiary's website and this Privacy Notice does not apply.

Collection of Personal Information

FNF may collect the following categories of Personal Information:

- contact information (e.g., name, address, phone number, email address);
- demographic information (e.g., date of birth, gender, marital status);
- identity information (e.g. Social Security Number, driver's license, passport, or other government ID number);
- financial account information (e.g. loan or bank account information); and
- other personal information necessary to provide products or services to you.

We may collect Personal Information about you from:

- information we receive from you or your agent;
- information about your transactions with FNF, our affiliates, or others; and
- information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

Collection of Browsing Information

FNF automatically collects the following types of Browsing Information when you access an FNF website, online service, or application (each an "FNF Website") from your Internet browser, computer, and/or device:

- Internet Protocol (IP) address and operating system;
- browser version, language, and type;
- domain name system requests; and
- browsing history on the FNF Website, such as date and time of your visit to the FNF Website and visits to the pages within the FNF Website.

Like most websites, our servers automatically log each visitor to the FNF Website and may collect the Browsing Information described above. We use Browsing Information for system administration, troubleshooting, fraud investigation, and to improve our websites. Browsing Information generally does not reveal anything personal about you, though if you have created a user account for an FNF Website and are logged into that account, the FNF Website may be able to link certain browsing activity to your user account.

Other Online Specifics

Cookies. When you visit an FNF Website, a "cookie" may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive. Information gathered using cookies helps us improve your user experience. For example, a cookie can help the website load properly or can customize the display page based on your browser type and user preferences. You can choose whether or not to accept cookies by changing your Internet browser settings. Be aware that doing so may impair or limit some functionality of the FNF Website.

Web Beacons. We use web beacons to determine when and how many times a page has been viewed. This information is used to improve our websites.

Do Not Track. Currently our FNF Websites do not respond to "Do Not Track" features enabled through your browser.

Links to Other Sites. FNF Websites may contain links to unaffiliated third-party websites. FNF is not responsible for the privacy practices or content of those websites. We recommend that you read the privacy policy of every website you visit.

Use of Personal Information

FNF uses Personal Information for three main purposes:

- To provide products and services to you or in connection with a transaction involving you.
- To improve our products and services.
- To communicate with you about our, our affiliates', and others' products and services, jointly or independently.

When Information Is Disclosed

We may disclose your Personal Information and Browsing Information in the following circumstances:

- to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to affiliated or nonaffiliated service providers who provide or perform services or functions on our behalf and who agree to use the information only to provide such services or functions;
- to affiliated or nonaffiliated third parties with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you;
- to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or
- in the good-faith belief that such disclosure is necessary to comply with legal process or applicable laws, or to protect the rights, property, or safety of FNF, its customers, or the public.

The law does not require your prior authorization and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with nonaffiliated third parties, except as required or permitted by law.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of bankruptcy, reorganization, insolvency, receivership, or an assignment for the benefit of creditors. By submitting Personal Information and/or Browsing Information to FNF, you expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings.

Security of Your Information

We maintain physical, electronic, and procedural safeguards to protect your Personal Information.

Choices With Your Information

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you.

For California Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties, except as permitted by California law. For additional information about your California privacy rights, please visit the "California Privacy" link on our website (<https://fnf.com/pages/californiaprivacy.aspx>) or call (888) 413-1748.

For Nevada Residents: We are providing this notice pursuant to state law. You may be placed on our internal Do Not Call List by calling FNF Privacy at (888) 714-2710 or by contacting us via the information set forth at the end of this Privacy Notice. For further information concerning Nevada's telephone solicitation law, you may contact: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: aginquiries@ag.state.nv.us.

For Oregon Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes.

For Vermont Residents: We will not disclose information about your creditworthiness to our affiliates and will not disclose your personal information, financial information, credit report, or health information to nonaffiliated third parties to market to you, other than as permitted by Vermont law, unless you authorize us to make those disclosures.

For Virginia Residents: For additional information about your Virginia privacy rights, please email privacy@fnf.com or call (888) 714-2710.

Information From Children

The FNF Websites are not intended or designed to attract persons under the age of eighteen (18). We do not collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian.

International Users

FNF's headquarters is located within the United States. If you reside outside the United States and choose to provide Personal Information or Browsing Information to us, please note that we may transfer that information outside of your country of residence. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collection, transfer, and use of such information in accordance with this Privacy Notice.

FNF Website Services for Mortgage Loans

Certain FNF companies provide services to mortgage loan servicers, including hosting websites that collect customer information on behalf of mortgage loan servicers (the "Service Websites"). The Service Websites may contain links to both this Privacy Notice and the mortgage loan servicer or lender's privacy notice. The sections of this Privacy Notice titled When Information is Disclosed, Choices with Your Information, and Accessing and Correcting Information do not apply to the Service Websites. The mortgage loan servicer or lender's privacy notice governs use, disclosure, and access to your Personal Information. FNF does not share Personal Information collected through the Service Websites, except as required or authorized by contract with the mortgage loan servicer or lender, or as required by law or in the good-faith belief that such disclosure is necessary: to comply with a legal process or applicable law, to enforce this Privacy Notice, or to protect the rights, property, or safety of FNF or the public.

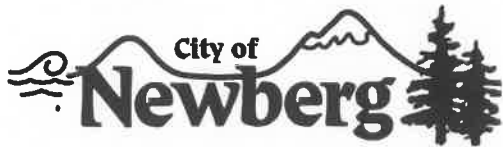
Your Consent To This Privacy Notice; Notice Changes

By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information in accordance with this Privacy Notice. We may change this Privacy Notice at any time. The Privacy Notice's effective date will show the last date changes were made. If you provide information to us following any change of the Privacy Notice, that signifies your assent to and acceptance of the changes to the Privacy Notice.

Accessing and Correcting Information; Contact Us

If you have questions or would like to correct your Personal Information, visit FNF's [Privacy Inquiry Website](#) or contact us by phone at (888) 714-2710, by email at privacy@fnf.com, or by mail to:

Fidelity National Financial, Inc.
601 Riverside Avenue,
Jacksonville, Florida 32204
Attn: Chief Privacy Officer



Community Development Department

P.O. Box 970 • 414 E First Street • Newberg, Oregon 97132
503-537-1240. Fax 503-537-1272 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 *a new covered lumber storage rack in the existing lumber yard*. 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.

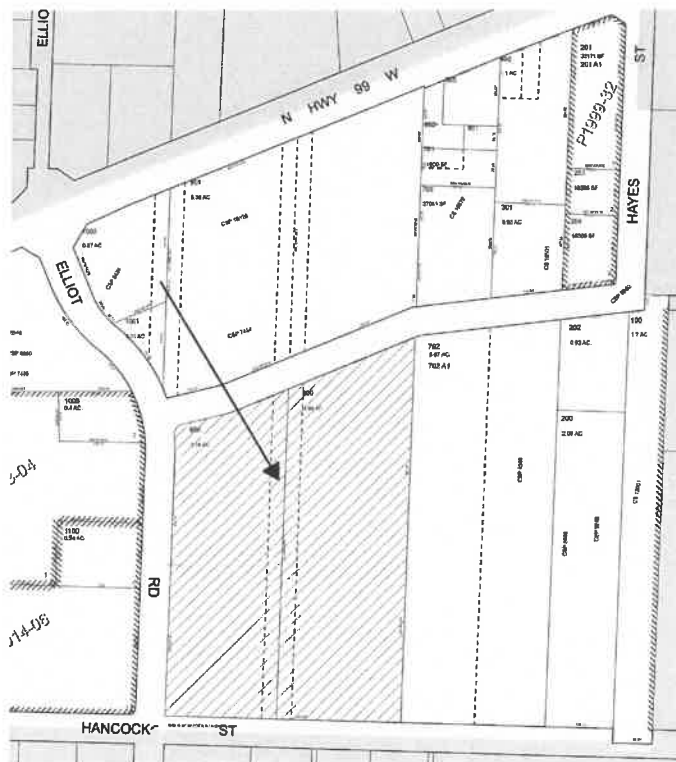
The development would include: *Construction includes erecting a single-sided cantilever rack on a new concrete footing. This structure is 220 feet long, 13'4" wide and 20' to the eave. All construction will take place on Parr property. There is no impact on traffic, parking or egress.*

APPLICANT: **Gallant Construction, Inc.**
TELEPHONE: **(503) 773-5077**

PROPERTY OWNER: **Parr Lumber Company**

LOCATION: **200 North Elliot Road
Newberg, OR**

TAX LOT NUMBER: **3 2 20AA, TL 800 & 900**



Working Together For A Better Community-Serious About Service"

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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. ***TBD*** (City staff will give you the file number for
City of Newberg your project at the time of application)
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 *enter date two weeks from date you mailed notice*. 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: ***Date notice is mailed***

Mailing List - 500' radius from
Parr Lumber
200 N. Elliott Rd
Newberg, OR 97123

Name	Street Address	City	State	Zip
Spencer, John & Janelle	2900 E. Portland Rd.	Newberg	Oregon	97132
Webster Newberg, LLC	2800 E. Hayes St.	Newberg		
Matthews, James	2880 E. Hayes St.	Newberg		
MHBH, LLC	701 N. Deborah Rd. - C	Newberg		
T&C Wash Systems, Inc	701 N. Deborah Rd. - B	Newberg		
T&C Wash Systems, Inc	701 N. Deborah Rd. - A	Newberg		
Cen, Yao L. Revocable Living Trust	2818 E. Portland Rd.	Newberg		
Russel, Frederick H - Trustee	2855 E. Hayes St.	Newberg		
Shreeji Inc.	2816 E. Portland Rd.	Newberg		
Caliba Ventures, Inc.	2810 E. Portland Rd.	Newberg		
RSK Milas, LLC	2700 E. Portland Rd.	Newberg		
The Holland, Inc.	2514 E. Portland Rd.	Newberg		
Portland Road Rental, LLC	2512 E. Portland Rd.	Newberg		
SW Center, LLC	2508 E. Portland Rd. - A	Newberg		
SW Center, LLC	2510 E. Portland Rd. - C	Newberg		
SW Center, LLC	2510 E. Portland Rd. - B	Newberg		
SW Center, LLC	2510 E. Portland Rd. - A	Newberg		
Pacifico Properties, LLC	317 N. Elliott Rd.	Newberg		
Elliott Rd. Self Storage, LLC	315 N. Elliott Rd.	Newberg		
Davidson Brothers, LLC	301 N. Elliott Rd.	Newberg		
Hancock Street, LLC	215 N. Elliott Rd.	Newberg		
2500 Hancock St., LLC	2500 E. Hancock St.	Newberg		
Sheehan, James	2410 E. Hancock St.	Newberg		
MCA Investments, LLC	2400 E. Hancock St.	Newberg		
Matthiesen, Daniel	151 N. Elliott Rd.	Newberg		
Matthiesen, Marsha	131 N. Elliott Rd.	Newberg		
Elliot Road Newberg 1, LLC	101 N. Elliott Rd.	Newberg		
Jankat, LLC	115 S. Elliott Rd.	Newberg		
Schmitz, David & Elizabeth	120 S. Elliott Rd.	Newberg		
Elliot Road Newberg 2, LLC	116 S. Elliott Rd.	Newberg		
KSB1946, LLC	110 S. Elliott Rd.	Newberg		
Bretthauer Newberg, LLC	100 S. Elliott Rd.	Newberg		
Nutmeg Properties, LLC	2610 E. Hancock St.	Newberg		
Williams, Jack	2700 E. Hancock St.	Newberg		
Gouger Family	2710 E. Hancock St.	Newberg		
Bauer Family Trust	2901 E. 2nd St.	Newberg		