
TECHNICAL MEMORANDUM

To: Cindy Luxhoj, AICP, Associate Planner
City of Wilsonville

From: Ben Altman, Senior Planner
Pioneer Design Group, Inc.

Project: **Charbonneau Activity Center (DB20-0049 – DB20-0051)**
Job Name 999-146.6

Date: 10-29-2020

RE: **Responses to Incomplete Application**

This memorandum provides Responses to your letter of Incomplete Application for the Charbonneau Activity Center (DB20-0049 – DB20-0051), dated October 16, 2020:

“The submitted application is incomplete, based on the applicable provisions of ORS 227.178(2) and the Wilsonville Comprehensive Plan and Development Code (WC), due to the following missing items 1-5:

1. *General and Plan Sets (Section 4.035)*
 - a. *Provide proof of ownership.*
 - b. *Provide legal description.*

Response: The applicant has provided a Title Report, together with legal description demonstrating ownership. The Title Report includes all owners within the Village Center. Therefore, it is valid for the Activity Center and the Plat Amendment.

Note: For some reason the Title reports lists the ownerships by Parcel numbers, which do not directly correlate to the Condo Plat Unit numbers. Therefore, a Matrix has been provided to properly correlate the Parcel and Unit numbers.

- c. *Provide parking calculations by use from previous approvals (if available) and indicate how parking requirements will continue to be met with the current application.*
- d. *Include, on the site plan, a tabulation of land area, in square feet, devoted to various uses such as building area (gross and net rentable), parking and paving coverage, and landscaped area coverage.*



Response: The Code Compliance Narrative has been revised to include information regarding parking per previous approvals, and discussion of how compliance is maintained with the proposed development of the Activity Center.

The Plan Set has been revised to show a tabulation of land area, in square feet, devoted to various uses such as building area (gross and net rentable), parking and paving coverage, and landscaped area coverage.

Parking Requirements: Parking requirements for non-residential uses are generally based on spaces per 1000 square feet of floor area for various uses, as specified by Table 5, Section 4.155. Table 2 provides a summary of existing parking requirements for the Village Center.

Table 1
Village Center Existing
Combined Parking Requirements
 (Per 90PC28 and 90DR18, With Variance)

Use	Floor Area*	Code Std. Per SF	Required Spaces	Existing Spaces
Unit 8	Banquet/Bar 7,834	5/1000	39	
	Restaurant 2,444	15.3/1000	38	
Units 1-3	Retail 9,648	4.1/1000	40	
Unit 4	Tennis 15,000	1/1000	15	
Unit 5	Banquet/Bar/etc. 9,199	5/1000	46	
	Office 460	2.7/1000	1	
Unit 6	Retail (The Turn) 546	4.1/1000	2	
Unit 7***	Pro Shop 1,977	4.1/1000	8	
Unit 9	Office 6,154	2.7/1000	17	
Unit 10 A-F	Residential Condos 4	1/Unit	4	
Variable C	Not Built (9,360)	4.1/1000	0	
TOTAL			210	228**

*Not all floor areas are net rentable. Therefore, the required parking is considered conservative.

**Existing parking has been confirmed by supplemental site survey, See PDG Parking Plan Sheet 1 of 1.

***Table 5 does not provide a standard for golf course (27 holes), as confirmed by Planning Manager, the City does not require parking for outdoor facilities.

Counting the former restaurant, the existing parking exceeds the minimum required, as reflected in Table 1.

Under prior conditions the two uses that tended to generate the most demand for parking included the Restaurant, with banquet facilities and the Country Club, also with banquet facilities.

Historically, it has not often been when there was heavy use of both facilities at the same time. Typically, the higher use of the Restaurant occurred during the work day hours, while heavier use of the Country Club tends to occur in the evening hours and/or weekends. While the restaurant has been closed for a majority of the past 5 or more years, parking has technically continued to remain available for its use.

There are 218 existing parking spaces within the Village Center, as reflected on the PDG Existing Conditions Plan Sheet 1 of 1. There are two main parking areas:

North Retail Area: There are 117 standard spaces and 5 ADA spaces within the North Parking Area,

South Country Club/Golf Area: There are 90 standard spaces, 6 ADA, and 6 reserved spaces (Units 10 A-F) at the south end of the South Parking Area.

The 218 existing spaces were found to be adequate for all existing uses at the time the expansion of the Country Club (Unit 5) was approved (90PC28 and 90DR18). As part of the 90PC28 review and approval a Parking Variance was approved to “maintain the status quo of existing parking for the Country Club expansion, with the following Finding:

“That there has not been a doubling of size of the Country Club within the last few years; That the Country Club encourages the use of golf carts and from the exhibits that we have be presented that at least two and possibly three golf carts would fit in one parking place; that it appears that there are somewhere in excess of 100 parking places which could be available for use by the Country Club members when one takes the existing 43 parking spaces which are assigned to the Country Club and an additional 14 or 15 which may be available on the road if it is restriped, subject to the approval of the Fire Marshal and that there will be an additional 47 units which have been assigned to the south retail pad, which have not been developed and which is going to be owned by a separate entity which may or may not develop the parcel; and that based on the following findings that the requirements of our Variance Ordinance A though G have been satisfied”

Another factor related to golf cart use that was not considered by the Planning Commission on 1990 is that additional golf cart parking areas have subsequently been

provided around the Country Club (Unit 5). These additional areas provide for substantial cart parking without any impact on the available vehicle parking in the two main lots, whereas, the Commission had considered 2-3 golf carts per parking stall.

The proposed Activity Center is replacing the former restaurant building, which has been demolished. Table 2 compares the parking requirements of the former restaurant to those for the proposed Activity Center.

Table 2
Unit 8 Comparative Parking Requirements
Restaurant versus Activity Center

Area Use	Floor Area	Code Standard	Required Spaces
Former Restaurant:*			
1 st Floor Conference/Bar	7,834	5/1000	39
2 nd Floor Dining	3,651	15.3/1000	56
Total			95

Area Use	Floor Area	Code Standard	Required Spaces
Activity Center:**	16,757	4.3/1000	72
Total			72

*floor area based on (90PC28 and 90DR18), net rental is not known, and was not previously considered in establishing parking requirements.

**Gross Floor for the Activity Center. Per discussion with Planning Manager, an average of 4.3/1000 is to be applied for all Activity Center Uses.

Gross Floor was used for the comparison of parking for the Activity Center to be consistent with the former restaurant numbers. The gross area calculation also provides a more conservative number. As reflected in Table 2, the Activity Center parking requirements is 23 spaces less than the former restaurant. It is also noted that the proposed Activity Center specifically provides separate golf cart parking on the west side of the building, which was not previously available for the former restaurant, and thereby further reducing parking demand for the Activity Center.

e. Correct text and graphics on reduced (11"x17") plan sheets to improve legibility.

Response: We have made sure that the Plan Set is clearly legible for the 11 x 17 reduced copies. We believe this was actually a printing problem, rather than a issue with the Plan Set itself.

f. Incorporate proposed revisions, outlined in an email from the project architect, Brendan Sanchez, dated October 12, 2020, in plan sets, including:

- i. Replace bollards at NW corner pathway with one pole-mounted light fixture.*
- ii. Replace luxury asphalt roofing material with standing seam metal roofing.*
- iii. Revise stormwater design to account for newly-obtained survey grading and stormwater invert elevation information.*

Response: The Plan Set has been revised to Incorporate proposed revisions as listed above.

g. Show utilities on Landscape Plan.

Response: All utilities are shown on the Landscape Plan.

h. Show all existing and proposed easements on Utility Plan.

Response: All existing and proposed easements are shown on the Utility Plan.

i. Show erosion control measures on Grading Plan.

Response: The proposed erosion control measures are shown on the Grading Plan.

j. Include preliminary plat (condominium plat amendment) sheets in plan set.

Response: The preliminary plat (condominium plat amendment) is included in the Plan Set. The new Parking Area Plan Sheet 1 of 1 has also been added to the Plan Set.

2. Site Design Review (Section 4.400) a. Provide materials/color board displaying specifications of type, color, and texture of exterior surfaces of proposed structures.

Response: A materials/color board displaying specifications of type, color, and texture of exterior surfaces of proposed structures has been provided.

Incompleteness items 1-2 need to be addressed in order to complete the applications. Please provide 3 copies of the revised project narrative, findings, and reduced 11" by 17" plans, full sheet plans drawn to scale and folded plus an electronic copy of the project narrative, findings, and plans. When you have resubmitted the application materials, staff will have up to 30 days to determine whether the application is complete. ORS

227.178. Upon determination the application is complete please provide 7 additional copies of the materials listed above. If there are revisions please provide 10 copies of the final set of plans and other materials, both paper and electronic copies."

Response: Items 1-2 are addressed above as well as on the Revised Plan Set. We have provided 3 Sets of the revisions addressed herein, for the 3 original review copies submitted, together with 7 additional sets, in both paper and electronic copies.

With these supplemental Responses and Revised Plan Set, we believe the application will be Complete.

Attachments: Three copies of these attachments have been provided for insert into the original 3 review notebooks, and have been inserted into the additional 7 Application Notebooks.

1. Revised Compliance Narrative
2. Revised Plan Set, including Parking Area Plan
3. Prior Approval 90PC28, with Parking Variance
4. Revised Storm Drainage Report
5. Supplemental GeoTech Report
6. Title Report with Deeds and Parcel#/Unit# Matrix
7. Materials & Color Board (Submitted Separately)



October 16, 2020

Jim Meierotto
General Manager
Charbonneau Country Club
32000 SW Charbonneau Drive
Wilsonville, OR 97070

Application Numbers: DB20-0049 through DB20-0051 Charbonneau Activity Center
Proposal: Stage II Final Plan Modification, Site Design Review, Preliminary Plat (Condominium Plat Amendment)
Location/Legal: 32050 SW Charbonneau Drive, Unit 8. Tax Lot 80008 (Unit 8 & LCD 8), Section 24CD, Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon.
Status: Notice that Your APPLICATION IS NOT COMPLETE

Dear Mr. Meierotto:

City of Wilsonville Site Development application forms submitted regarding the property described above list you as the applicant. The City received your applications on September 23, 2020, for a Stage II Final Plan Modification, Site Design Review, and Preliminary Plat (Condominium Plat Amendment) for the Charbonneau Activity Center.

The submitted application is incomplete, based on the applicable provisions of ORS 227.178(2) and the Wilsonville Comprehensive Plan and Development Code (WC), due to the following missing items 1-5:

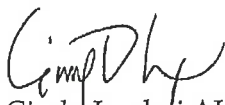
1. General and Plan Sets (Section 4.035)
 - a. Provide proof of ownership.
 - b. Provide legal description.
 - c. Provide parking calculations by use from previous approvals (if available) and indicate how parking requirements will continue to be met with the current application.
 - d. Include, on the site plan, a tabulation of land area, in square feet, devoted to various uses such as building area (gross and net rentable), parking and paving coverage, and landscaped area coverage.

- e. Correct text and graphics on reduced (11"x17") plan sheets to improve legibility.
 - f. Incorporate proposed revisions, outlined in an email from the project architect, Brendan Sanchez, dated October 12, 2020, in plan sets, including:
 - i. Replace bollards at NW corner pathway with one pole-mounted light fixture.
 - ii. Replace luxury asphalt roofing material with standing seam metal roofing.
 - iii. Revise stormwater design to account for newly-obtained survey grading and stormwater invert elevation information.
 - g. Show utilities on Landscape Plan.
 - h. Show all existing and proposed easements on Utility Plan.
 - i. Show erosion control measures on Grading Plan.
 - j. Include preliminary plat (condominium plat amendment) sheets in plan set.
2. Site Design Review (Section 4.400)
- a. Provide materials/color board displaying specifications of type, color, and texture of exterior surfaces of proposed structures.

Incompleteness items 1-2 need to be addressed in order to complete the applications. Please provide 3 copies of the revised project narrative, findings, and reduced 11" by 17" plans, full sheet plans drawn to scale and folded plus an electronic copy of the project narrative, findings, and plans. When you have resubmitted the application materials, staff will have up to 30 days to determine whether the application is complete. ORS 227.178. Upon determination the application is complete please provide 7 additional copies of the materials listed above. If there are revisions please provide 10 copies of the final set of plans and other materials, both paper and electronic copies.

If you have any questions, please contact me at 503-682-4960, or at luxhoj@ci.wilsonville.or.us.

Sincerely,



Cindy Luxhoj AICP
Associate Planner
City of Wilsonville

Cc via email: Timon Manongi, BC Group, Inc., timonm@bcgroup-inc.com
Ben Altman, Pioneer Design Group, baltman@pd-grp.com
Brendan Sanchez, Access Architecture AA, Brendan@access-arch.com



City of Wilsonville
Permit Receipt
RECEIPT NUMBER 20201142

Account Number: 003812

Date: 9/23/2020

Applicant: CHARBONNEAU COUNTRY CLUB

Type: check # 1594

Description: September 2020

Note:

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
	On Account	11,728.00
		0.00
	Total:	\$11,728.00



29799 SW Town Center Loop E, Wilsonville, OR 97070
 Phone: 503.682.4960 Fax: 503.682.7025
 Web: www.ci.wilsonville.or.us

**Planning Division
 Development Permit Application**

Final action on development application or zone change is required within 120 days in accordance with provisions of ORS 227.175

A pre application conference is normally required prior to submittal of an application. Please visit the City's website for submittal requirements

Pre-Application Meeting Date: _____

Incomplete applications will not be scheduled for public hearing until all of the required materials are submitted.

Applicant:
 Name: Jim Meierotto, General Manager
 Company: Charbonneau Country Club
 Mailing Address: 3200 SW Charbonneau Drive
 City, State, Zip: Wilsonville, OR 97070
 Phone: 503-694-2300 Fax: _____
 E-mail: Jim@charbonneaucountryclub.com

Authorized Representative:
 Name: Timon Manongi
 Company: BC Group, Inc.
 Mailing Address: 239 NW 13th Avenue, Ste 301
 City, State, Zip: Portland, OR 97209
 Phone: 503-432-8761, ext 106 Fax: _____
 E-mail: timonm@bcgroup-inc.com

Property Owner:
 Name: Same as Applicant
 Company: _____
 Mailing Address: _____
 City, State, Zip: _____
 Phone: _____ Fax: _____
 E-mail: _____

Property Owner's Signature:

 Printed Name: Jim Meierotto Date: 9/12/12
Applicant's Signature: (if different from Property Owner)

 Printed Name: _____ Date: _____

Site Location and Description:
 Project Address if Available: 32050 SW Charbonneau Drive Suite/Unit _____
 Project Location: South Edge of Charbonneau Village Center
 Tax Map #(s): T3S R1W 24CD Tax Lot #(s): 80008 (Unit 8) County: Washington Clackamas

Request:
Site Design Review Charbonneau Activity Center and Preliminary Condo Plat Amendment (RePlat), Charbonneau Village Center (Unit 8).

Project Type: Class I Class II Class III
 Residential Commercial Industrial Other: _____

Application Type(s):

<input type="checkbox"/> Annexation	<input type="checkbox"/> Appeal	<input type="checkbox"/> Comp Plan Map Amend	<input type="checkbox"/> Parks Plan Review
<input type="checkbox"/> Final Plat	<input type="checkbox"/> Major Partition	<input type="checkbox"/> Minor Partition	<input type="checkbox"/> Request to Modify Conditions
<input type="checkbox"/> Plan Amendment	<input checked="" type="checkbox"/> Planned Development	<input checked="" type="checkbox"/> Preliminary Plat	<input checked="" type="checkbox"/> Site Design Review
<input type="checkbox"/> Request for Special Meeting	<input type="checkbox"/> Request for Time Extension	<input type="checkbox"/> Signs	<input checked="" type="checkbox"/> Stage II Final Plan
<input type="checkbox"/> SROZ/SRIR Review	<input type="checkbox"/> Staff Interpretation	<input type="checkbox"/> Stage I Master Plan	<input type="checkbox"/> Variance
<input type="checkbox"/> Type C Tree Removal Plan	<input type="checkbox"/> Tree Permit (B or C)	<input type="checkbox"/> Temporary Use	<input type="checkbox"/> Other (describe) _____
<input type="checkbox"/> Villebois SAP	<input type="checkbox"/> Villebois PDP	<input type="checkbox"/> Villebois FDP	
<input type="checkbox"/> Zone Map Amendment	<input type="checkbox"/> Waiver(s)	<input type="checkbox"/> Conditional Use	

**City of Wilsonville
Land Use Application**

**Charbonneau Country Club
Charbonneau Activity Center**

**Modified Stage II, Design Review
and
Preliminary Plat
Village Center Condominium
Condominium Plat Amendment
(Re-Plat Unit 8)**

**September 21, 2020
Revised October 29, 2020 for Completeness**

APPLICANT/OWNER:

Charbonneau Country Club
Jim Meierotto, General Manager
32000 SW Charbonneau Drive
Wilsonville, OR 97070
503-694-2300
Jim@charbonneaucountryclub.com

APPLICANT'S REPRESENTATIVE

BC Group, Inc.
Timon Manongi
239 NW 13th Avenue, Ste 301
Portland, OR 97209
503-432-8761 ext. 106
timonm@bcgroup-inc.com

PLANNING:

Ben Altman, Senior Planner
Pioneer Design Group
9020 SW Washington Sq. Dr. #170
Portland, OR 97223
971-708-6258
baltman@pd-grp.com

ARCHITECTURE: Primary Contact

Brendan Sanchez, Principal
Access Architecture AA
400 Columbia Street, Ste 120
Vancouver, WA 98660-3413
360-326-1221
Brendan@access-arch.com

FACT SHEET:

Project Name: Charbonneau Activity Center

Type of Application: Modified Stage II, Design Review & Preliminary Plat (Condo Plat Amendment)

Tax Lot(s): T3S R1W 24CD, Tax Lot 80008 (Unit 8 & LCE 8)
Lot Size: 15,906 square feet; or .365 acres

Zoning: PDC, Planned Development Commercial

Existing Land Use: Charbonneau Village Center – Former Restaurant

Site Location: 32050 SW Charbonneau Drive, Unit 8
Wilsonville, OR 97070

DESIGN TEAM

Owner’s Representative:
BC Group, Inc.
239 NW 13th Avenue, Ste 301
Portland, OR 97209
Timon Manongi
503-432-8761
timonm@bcgroup-inc.com

Architecture: Primary Team Contact
Access Architecture AA
400 Columbia Street, Ste 120
Vancouver, WA 98660-3413
Brendan Sanchez, Principal
360-326-1221
Brendan@access-arch.com

Planning & Survey (Re-plat):
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9020 SW Washington Sq. Rd., Ste 170
Portland, OR 97223
Ben Altman
971-708-6258
Email: baltman@pd-grp.com

Civil Engineering:
Froelich Engineers
17770 SW Upper Boones Ferry Rd., Ste 115
Portland, OR 97224
Evan Eykelbosch
503-624-7005

Structural Engineer:
Kramer Gehlen & Associated
400 Columbia Street, Ste 240
Vancouver, WA 98660
David Aronson
360-693-1621

Landscape Architect:
Ecotone Environmental
522 N. Thompson St., Ste 4
Portland, OR 97227
Bryan Bailey
503-927-4180

Surveying (Topo Existing Conditions):
Harper Houf Peterson Righellis, Inc.
205 SE Spokane Street, Ste 200
Portland, OR 97202
Patrick Gaylord 503-221-1131

Electrical Engineering:
Windsor Engineers
12009 NE 99th Street, Ste 1460
Vancouver, WA 98682
Sean Wantaja 360-953-0622

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I. INTRODUCTION – Project Description

The Charbonneau Country Club has acquired Unit 8 of the Charbonneau Village Center Condominium Plat from the prior owner. The old deteriorated restaurant building has been demolished and a new Activity Center is proposed.

This application is submitted on behalf of the Charbonneau Country Club, as authorized by the Charbonneau Village Center Condominium Board of Directors. Linda Anderson is the current Board President of Charbonneau Village Center Condominium Board. Jim Meierotto, General Manager is the primary contact for the Charbonneau Country Club and Charbonneau Village Center Condominium.

The subject property is located in the Charbonneau Village Center, Map T3S R1W 24CD, Tax Lot 80008, including LEC 8, Clackamas County. The street address for the old restaurant is 32050 SW Charbonneau Drive, Wilsonville, OR 97070, which is assumed to remain the address for the Activity Center. This property is identified on the Charbonneau Village Condominium Plat as Unit 8 and Limited Common Element (LCE) 8. The total land area is 15,906 square feet; or .365 acres.

Existing Development Plan

The Charbonneau District was the first major Planned Development in Wilsonville. Initial development was initiated in the early 1970's. The Village Center was initially rezoned to PC &I in 1972 (file #s 72PC10 & 72RZ01). The PC&I zone was replaced in 1990 by City legislative action to the current Planned Development Commercial (PDC) zoning.

The Charbonneau Village Center Condominium was developed over time and currently includes 8 Separate Units, with 5 Commercial Structures, with the restaurant (Unit 8) removed; and 6 Residential Units. The Village Center was last re-platted in 2015.

The key relevant files related to this current application include Case Files: 90AR6, Plat Review; 90PC28, Parking Variance (Golf Cart Adjustment); and 84DR11, Country Club Expansion. The most recent action was a major Replat of the Village Center Condominium to correct prior violations and document current conditions, case file DB13-0058. The Replat was recorded in November 2015.

As noted, the seriously deteriorated old restaurant, identified as Unit 8, of the Village Center Condominium has been demolished and will be replaced by the proposed Activity Center.

Surrounding Development

The site is surrounded by existing development including:

- West – Residential Condo Units 10A-10F
- South – Golf Club - Red 9 course

- East – Golf Pro Shop and putting green
- North – Village Center Parking Lot

Existing Utilities

The subject site (Unit 8) is currently served by a full range of urban services. The existing facilities are connected to existing water, storm and sanitary sewer lines located within the Village Center. The new Activity Center will be reconnected to the existing services.

The proposed site modifications will not significantly increase impacts to existing utility services, which served the restaurant. The proposed Activity Center, will actually result in lower total impacts than the former restaurant.

Land Use Requests

The applicant is requesting a Modified Stage II Final Development Plan, Design Review for a 16,757 square foot, 2-story building (Charbonneau Activity Center), and Preliminary Plat approval for Condo Plat Amendment (RePlat – Unit 8).

Charbonneau Activity Center and Preliminary Plat

In November 2015 a Village Center Condo Re-Plat was approved and recorded to accurately reflect current conditions and unit ownership boundaries, and to correct previous errors.

This application will be limited to Amending the Village Center Plat to recognize the replacement of the old restaurant with the Activity Center, including minor adjustments to Limited Common Element 8. All other aspects of the Village Center Plat will remain as approved 2015, case file DB13-0058.

The proposed building and site improvements require Design Review approval. In addition, the proposed replacement building, including new owner, requires an Amendment (RePlat) to the Village Center Plat.

Land Use Area Allocation

We have provided the following tables to accurately reflect all of the required area calculations, including office and common areas, based on the figures listed in the 2015 Plat review, case file DB13-0058, including the residential Condos, Units 10 A-F.

The total available parking within the Village Center is 238, consisting of 225 regular spaces, 12 ADA spaces, and 1 loading space. This count does not include spaces available for golf cart parking at and around the Country Club and Pro Shop.

**Table 1
Primary Building Floor Area and Land Area Allocation
Charbonneau Village Center Condominium**

Type of Use	Total Floor Area Square Feet	Land Area Limited and General Common Area Square Feet	Land Area Building Footprint Square Feet	Percent of Total Area
Units 1		5,013	2,928	
Unit 2		4,767	3,216	
Unit 3		5,663	3,680	
Tennis Club – Unit 4	with entry enclosure	57,950	15,793	
Unit 5, Country Club	with addition 4,817 (basement)	2,368	9,619	
Unit 6, Golf Lounge			898	
Unit 7, Pro Shop	1,457, basement	3,725	1,457	
Unit 8, Restaurant Bar	3,651, 2 nd floor	15,894	7,850 80	
Unit 9, Bitar Commercial Building	2,921, 2 nd floor	8,317	5,293	
Units 10 A			2,466	
B			2,468	
C		15,566	2,455	
D			2,427	
E			2,465	
F			2,467	
Total Building Area			64,664	17.28
Parking & Paving includes South Retail (pad) – Variable Property C Converted to Parking		190,246		41.3
Landscaping –		238,509		38.7
Total			374,173	100

**Table 2
Building and Landscaping Coverage
Proposed Charbonneau Activity Center**

Type of Use	Old Restaurant	Percent of Total Area	Activity Center	Percent of Total Area
Building Footprint	7,850 sf	49.4	8,610 sf	54.4
Second Story	3,652 sf		8,147 sf	
Bar Trash enclosure	80 sf		80 sf	
LCE 8 Landscaping	*	*	5,237 sf*	33
Total Site Area Unit 8		15,906 sf	15,906 sf	

*The prior Master Plan records did not provide a breakdown of landscaping by Unit. The total existing landscaping for the Village Center is 38.8%. For Unit 8 there is an additional 2,832 square feet of non-vegetative landscape improvements including concrete and gravel pathways.

The following Narrative Sections address compliance with the Comprehensive Plan and Development Code.

II. COMPREHENSIVE PLAN COMPLIANCE

The subject property is designated Commercial on the Comprehensive Plan Map. The applied zoning is PDC, Planned Development Commercial, applied under the Charbonneau Master Plan, which is consistent with the Plan Map designation.

The applicant is proposing modifications including replacement of the former restaurant building with a new building, to be utilized as an activity center, together with surrounding landscaping, pedestrian and golf cart pathways.

There are no protected resources (SROZ), within the Village Center, including Unit 8. There are also no areas identified for natural hazards, such as steep slopes or flood plain. The Village Center is also not within an Area of Special Concern. It is, however, located within the Charbonneau District and therefore subject to the adopted Charbonneau Village Master Plan.

The City's commercial planning objectives focus on providing commercial centers. The Charbonneau Village is one of the identified commercial centers, thereby maintaining compliance with commercial objectives.

The Comprehensive Plan also establishes a public facilities concurrency policy, which is implemented through the zoning and Planned Development, Stage II permit process. There are adequate transportation and public facilities available to serve the proposed development, therefore concurrency compliance is maintained.

CONCLUSION – Comprehensive Plan

The applicant is not proposing any changes to the Comprehensive Plan Map or existing PDC zoning. The proposed site and activity improvements are consistent with the established intent and function of the Charbonneau Village Center, and therefore will maintain consistency with the Comprehensive Plan Map designation.

Compliance with the applicable PDC zoning, Design Review, and Land Division requirements, which further implement the Comprehensive Plan, are addressed in the following sections of this narrative.

III. DEVELOPMENT CODE COMPLIANCE

This section of this Code Compliance Narrative demonstrates compliance with the PDC zoning standards; Planned Development regulations; Parking requirements; Landscaping standards; Site Design Review, and Preliminary Plat Review. The following sections have been addressed as applicable:

- 4.131, Planned Development Commercial Zone
- 4.116, Standards Applying to Commercial Development in Any Zone

- 4.118, Standards Applying to all Planned Development Zones
- 4.140, Planned Development Regulations
- 4.154, On-Site Pedestrian Access and Circulation
- 4.155, General Regulations – Parking, Loading, and Bicycle Parking
- 4.171, Protection of Natural and other Features
- 4.175, Public Safety and Crime Prevention
- 4.176, Landscaping, Screening, and Buffering
- 4.177, Street Improvement Standards
- 4.179, Mixed Solid Waste and Recycling
- 4.199, Outdoor Lighting
- 4.200 Land Division
- 4.300, Underground Utilities
- 4.400, Site Design Review
- 4.600, Tree Preservation and Protection

The planned development zoning requires a two stage review process, including Stage I Master Plan; and Stage II Final Development Plan. There is an existing valid Stage I Master Plan for the Charbonneau Village Center. However, the proposed replacement building (Activity Center) requires a Modified Stage II Final Development Plan as it relates to Unit 8. This application also involves Site Design Review for the proposed Activity Center building and site improvements, which will replace the old restaurant. The new improvements to Unit 8 also require a Re-plat of Unit 8 of the Village Center Condominium Plat.

A. PDC, Planned Development Commercial

Section 4.131 Planned Development Commercial Zone. The requirements of a PDC Zone shall be governed by Section 4.140, Planned Development Regulations, and as otherwise set forth in this Code.

(.01 The following shall apply to any PDC zone:

A. Uses that are typically permitted:

1. *Retail business, goods and sales*
2. *Wholesale showrooms*
3. *Office and clinics*
4. *Service establishments*
5. *Any use in a PDR Zone or PDI Zone, provided the majority of the total ground floor area is commercial...*
6. *Accessory uses, buildings and structures customarily incidental to any of the aforesaid principal uses*
7. *Temporary buildings or structures for uses incidental to construction work,...*
8. *Churches*
9. *Those uses that are listed as typically permitted in Section 3.131.05(.03), as well as the following uses when conducted entirely within enclosed buildings:*
 - a. *Automotive machine shops...*

(.02) Prohibited Uses...

E. Any use that violates the performance standards of Section 4.135(.05), other than 4.135(.05))M(3).

RESPONSE: The Subject site is part of the Charbonneau Village Center, specifically identified as Unit 8. The entire Village Center is zoned PDC.

There is an adopted Stage I Master Plan for the Village Center, which provides for a variety of uses including offices, multi-use facilities, recreation facilities, conference facilities, etc. The Stage I Master Plan remains valid.

The uses proposed for the Activity Center include office administration (Country Club), Board Room, library/lounge, large gathering room, game room, exercise facilities and multi-purpose meeting rooms, but no commercial kitchen. These are all activities that are the same or similar to those already existing within the Village Center. Thereby the proposed use maintains consistency with the mix of uses anticipated by the Master Plan, including buildings, access, circulation, parking, and open space configuration.

The proposed Activity Center will replace the old restaurant building. Replacement of the restaurant building requires a Modified Stage II Final Development Plan reflecting the proposed new Activity Center building and site improvements.

The applicant is not proposing any uses that are listed as Prohibited Uses in the PDC Section, and the Re-Plat does not alter any other existing Units within the Village Center. The Re-Plat will simply reflect the new building and net LCE site improvements for Unit 8.

The proposed uses will remain in compliance with the performance standards of Section 4.135(.05). There will be no un-screened outdoor storage proposed. The proposed new building and site improvements are intended to substantially enhance the overall appearance and function of Unit 8 within the Village Center, as the old building was very deteriorated and no longer operating.

No new roads are proposed therefore the block standards under subsection (.03) are not applicable, as there is no change from existing conditions. No changes to access/egress are proposed.

Therefore, the application complies with this section.

Section 4.116 Standards Applying to Commercial Development in Any Zone. Any commercial use shall be subject to the applicable provisions of this Code and to the following:

(.01) Commercial developments shall be planned in the form of centers or complexes as provided in the City's Comprehensive Plan. As noted in the Comprehensive Plan, Wilsonville's focus on centers or complexes is intended to limit strip commercial development.

(.05) All businesses, service or processing, shall be conducted wholly within a completely enclosed building; except for..

(.07) Uses shall be limited to those which will meet the performance standards specified in Section 4.135(.05), with the exception of 4.135(.05)(M)(3).

(.10) Commercial developments generally.

RESPONSE: The subject property is located within an existing commercial district (Charbonneau Village Center), which is consistent with the PDC zoning objectives of this Section, as noted above.

The proposed Activity Center (Unit 8) is located at the south edge of the common parking area for the Village Center and to the west of the Country Club and Golf Shop Building (Units 5, 6 & 7).

Under the PDC zoning, there are no specific minimum lot size or setback standards for commercial uses. The code simply requires that Commercial lots must be adequately sized to accommodate the proposed uses, together with required parking and landscaping.

Within this context, the proposed Activity Center improvements do not alter any of the Common Area conditions relative to general allocation of available land for buildings, parking and landscaping within the Village Center. The proposed site modifications will occur within the established platted Unit 8 boundaries. The site improvements will include the building itself, together with surrounding pedestrian and golf cart facilities and landscaping, all within the platted boundaries of Unit 8.

The requirements for parking are determined based on the proposed square foot of buildings and type of use. Parking for the Village Center is shared common area, and requirements were previously set based on the existing buildings and uses, with approved reduced parking ratios based on the extensive use of golf carts by Charbonneau residents.

The former building was a restaurant and conference facility. The new use is more like a multi-purpose community center, which will actually result in lower parking requirements, as addressed later under Section 4.155. However, the use of golf carts will continue to reduce demand for vehicle parking.

It is noted that daily operations within the Village Center, including peak activity periods, have not shown any significant or repetitive parking deficiencies. Therefore, we conclude that parking is adequate under existing and proposed conditions.

Section 4.118. Standards applying to all Planned Development Zones:

- (.01) **Height Guidelines:** *In "S" overlay zones, the solar access provisions of Section 4.137 shall be used to determine maximum building heights. In cases that are subject to review by the Development Review Board, the Board may further regulate heights as follows:*
 - A. *Restrict or regulate the height or building design consistent with adequate provision of fire protection and fire-fighting apparatus height limitations.*
 - B. *To provide buffering of low density developments by requiring the placement of three or more story buildings away from the property lines abutting a low density zone.*
 - C. *To regulate building height or design to protect scenic vistas of Mt. Hood or the Willamette River.*
- (.02) *Underground Utilities shall be governed by Sections 4.300 to 4.320. All utilities above ground shall be located so as to minimize adverse impacts on the site and neighboring properties.*
- (.03) *Notwithstanding the provisions of Section 4.140 to the contrary, the Development Review Board, in order to implement the purposes and objectives of Section 4.140, and based on findings of fact supported by the record may:*
 - A. *Waive the following typical development standards:*

RESPONSE: There is no “S” Overlay zone applied to the subject site or Village Center in general. Therefore subsection (.01) is not applicable.

All existing utilities are underground, consistent with by Section 4.300 to 4.320 as addressed later herein, and as reflected on the supporting Development Plans. No new utilities will be constructed. Connections to existing utilities will be made for water, storm drainage and sanitary sewer, generally consistent with the services which served the former restaurant. Therefore, the application complies with this section.

The applicant is not requesting any waivers under 4.140. This application does not include any requests to waive open space, density or landscaping requirements.

There are no limiting setbacks in the commercial zone. The proposed Activity Center building and site improvements will occur within the established Unit 8 boundaries and setbacks between buildings, and will actually constitute an overall visual enhancement for the Village Center. Therefore, consistency with the prior approved development plans will be maintained.

4.140 Planned Development Regulations.

(.01) Purpose.

- A. *The provisions of Section 4.140 shall be known as the Planned Development Regulations. The purposes of these regulations are to encourage the development of tracts of land sufficiently large to allow comprehensive master planning, and to provide flexibility in the application of certain regulations in a manner consistent with the intent of the Comprehensive Plan and general provisions of the zoning regulations and to encourage a harmonious variety of uses through mixed use design within specific developments thereby promoting the economy of shared public services and facilities and a variety of complimentary activities consistent with the land use designation on the Comprehensive Plan and the creation of an attractive, healthful, efficient and stable environment for living, shopping or working.***
- B. *It is the further purpose of the following Section:***
- 1. *To take advantage of advances in technology, architectural design, and functional land use design.***
 - 2. *To recognize the problems of population density, distribution and circulation and to allow deviation from rigid established patterns of land use, but controlled by defined policies and objectives detailed in the comprehensive plan.***
 - 3. *To produce a comprehensive development equal to or better than that resulting from traditional lot land use development.***
 - 4. *To permit flexibility of design in the placement and uses of buildings and open spaces, circulation facilities and off-street parking areas, and to more efficiently utilize potentials of sites characterized by problems of flood hazard, sever soil limitations, or other hazards.***
 - 5. *To permit flexibility in the height of buildings while maintaining a ratio of site area to dwelling units that is consistent with the densities established by the Comprehensive Plan and the intent of the Plan to provide open space, outdoor living area and buffering of low-density development.***
 - 6. *To allow development only where necessary and adequate services and facilities are available or provisions have been made to provide these services and facilities.***

7. *To permit mixed uses where it can clearly be demonstrated to be of benefit to the users and can be shown to be consistent with the intent of the Comprehensive Plan.*
8. *To allow flexibility and innovation in adapting to changes in the economic and technological climate.*

RESPONSE: The subject site, Unit 8, is part of the Charbonneau Village Condominium, which has an established PDC Stage I Master Plan.

The proposed Activity Center building will replace for former restaurant, which has been demolished.

(.03) Ownership

- A. *The tract or tracts of land included in a proposed Planned Development must be in one (1) ownership or control of the subject of a joint application by the owners of all the property included. The holder of a written option to purchase, with written authorization by the owner to make applications, shall be deemed the owner of such land for the purposes of Section 4.140.*

RESPONSE: The demolished restaurant (Unit 8) was last owned by ICON Construction, but the property (Unit 8) was purchased by the Charbonneau Country Club, who is the current applicant.

(.04) Professional Design Team

- A. *The applicant for all proposed Planned Developments shall certify that the professional services of the appropriate professionals have been utilized in the planning process for development.*
- B. *Appropriate professional shall include, but not be limited to the following to provide the elements of the planning process set out in Section 4.139:*
 1. *An architect licensed by the State of Oregon;*
 2. *A landscape architect registered by the State of Oregon;*
 3. *An urban planner holding full membership in the American Institute of Certified Planners, or a professional planner with prior experience representing clients before the Development Review Board, Planning Commission, or City Council; or*
 4. *A registered engineer or a land surveyor licensed by the State of Oregon.*
- C. *One of the professional consultants chosen by the applicant from either 1, 2, or 3, above, shall be designated to the responsible for conferring with the planning staff with respect to the concept and details of the plan.*
- D. *The selection of the professional coordinator of the design team will not limit the owner or the developer in consulting with the planning staff.*

RESPONSE: This application has been authorized by the property owners the Charbonneau Village Center Condominium Board of Directors.

The application has been prepared and submitted on their behalf by the Professional Design Team lead by Brendan Sanchez, Access Architecture. The Design Team is identified on Page 2 herein.

- (.05) **Planned Development Permit Process.**
- A. *All parcels of land exceeding two (2) acres in size that are to be used for residential, commercial or industrial development, shall prior to the issuance of any building permit:*
 - 1. *Be zoned for planned development;*
 - 2. *Obtain a planned development permit; and*
 - 3. *Obtain Development Review Board, or on appeal, City Council approval.*
 - B. *Zone change and amendment to the zoning map...*
 - C. *Development Review Board approval is governed by Section 4.400 to 4.450.*
 - D. *All planned developments require a planned development permit. The planned development permit review and approval process consists of the following multiple stages, the last two or three of which can be combined at the request of the applicant:*
 - 1. *Pre-Application conference with Planning Department;*
 - 2. *Preliminary (Stage I) review by the Development Review Board. When a zone change is necessary, application for such change shall be made simultaneously with an application for preliminary approval to the Board; and*
 - 3. *Final (Stage II) review by the Development Review Board*
 - 4. *In the case of a zone change and zone boundary amendment, City Council approval is required to authorize a Stage I preliminary plan.*

RESPONSE: The subject site (Unit 8) is part of the larger Village Master Plan, which exceeds two acres in land area. The applicant has completed a pre-application conference. The existing Charbonneau Village Center Stage I Master Plan remains in effect.

This application does not significantly alter any of these prior approvals, so there is no change to the adopted Stage I Master Plan. Only one new (replacement building, with site improvements is proposed limited to Unit 8 of the Village Center Condominium Plat.

This application only represents replacement of one building which had deteriorated over time. The new building will be of compatible but more modern design. Therefore, there is no significant change requiring for the Stage I Master Plan.

However, the new building will require a modified PDC Stage II Development Plan.

B. PDC, Stage II Final Development Plans

- (.07) **Final Approval (Stage Two):**
- A. *Unless an extension has been granted by the Development Review Board, within two (2) years after the approval or modified approval of a preliminary development plan (Stage I), the applicant shall file with the City Planning Department a final plan for the entire development or when submission is stages has been authorized pursuant to Section 4.035 for the first unit of the development, a public hearing shall beheld on each such application as provided in Section 4.013.*

RESPONSE: The property, including the entire Village Center is already zoned PDC, with an existing valid Stage I Master Plan (Case File 90PC28 & DB13-0058). No Comprehensive Plan or Zone Map amendments are necessary or proposed.

The purpose of this application is to obtain all of the required land use approvals, for the replacement of the former restaurant building (Unit 8) including related site improvements, which requires a Modified Stage II Final Development Plan.

In addition to the Modified Stage II Final Development Plan, this application also involves Site Design Review and Preliminary Plat Review. Because Unit 8 is part of the Village Center Plat a Plat Amendment or Re-plat is also required. Compliance with the Design Review and Preliminary Plat review requirements are addressed later in this narrative under the applicable Code Sections.

The Stage II Final Development Plans are attached hereto, which reflect the proposed architecture for the building and related site improvements.

The DRB will make the final decision through a Type III public hearing process. Unless appealed, City Council action will not be required.

Tabulations of the land area allocation devoted to various uses for the Village Center and the Country Club are reflected in Tables 1 & 2, presented in Section II above.

Planned Development Permit Criteria

(.09)J. A planned development permit may be granted by the Development Review Board only if it is found that the development conforms to all the following criteria, as well as the Planned Development Regulations in Section 4.140:

- 1. The location, design, size and uses, both separately and as a whole, are consistent with the Comprehensive Plan, and with any other applicable plan, development map or Ordinance adopted by the City Council.*
- 2. The location, design, size and uses are such that traffic generated by the development at the most probable intersections(s) can be accommodated safely and without congestion in excess of Level of Service D, as defined in the Highway Capacity Manual published by the National Highway Research Board, on existing or immediately planned arterial or collector streets and will, in the case of commercial or industrial developments, avoid traversing local streets...*
- 3. That the location, design, size and uses are such that the residents or establishments to be accommodated will be adequately served by existing or immediately planned facilities and services.*

RESPONSE: As demonstrated by prior approvals, and within this Compliance Narrative, the location, design, size and uses, both separately and as a whole, are consistent with the Comprehensive Plan and effective Stage I Master Plan. The proposed design is consistent with other applicable plans, development maps and Ordinances adopted by the City Council, and by the Development Review Board. The proposed site development plan revisions are consistent and compatible with the prior approvals and the overall design context of the Charbonneau Village Center.

It is anticipated that the proposed Activity Center will not significantly alter existing traffic impacts or parking requirements. The improvements are primarily being provided for the benefit of the Charbonneau residents, as well as activities linked to the Golf Club. Based on pre-application discussion, the applicant has requested a Waiver of the City's Traffic Engineer's Report, based on de minimus impact. Per Khoi Q. Le, PE City Development Engineering Manager:

"Below are the PM Peak Trips between 4:00 pm to 6:00 pm for the two uses:

<i>Restaurant:</i>	<i>7.8 trips/1000 square feet of gross floor area</i>
<i>Community Center:</i>	<i>2.31 trips/1000 square feet of gross floor area</i>

If the proposed Activities Center has a similar gross floor area as the previous restaurant, trips generations will be less so no Traffic Impact Study will be required. If the floor area is significantly larger, you can calculate the difference. When the difference is 3 trips or greater, a TIS will be required."

As demonstrated in Tables 1 & 2 the proposed Activity Center is of similar size as the prior restaurant.

Based on the findings presented herein, the proposed Activity Center improvements, the location, design, size and uses are such that the establishment to be accommodated will be adequately served by existing or immediately planned facilities and services.

CONCLUSION – Stage I Master Plan and Stage II Development Plans

Based on the applicant's findings, plans, and supporting documents provided the applicant has demonstrated compliance with the applicable Stage I Master Plan and Modified Stage II Final Development Plans.

The applicant is not proposing any changes from the prior approved developments that would significantly alter the previously acknowledged conceptual and quantitatively accurate representations of the entire development. The representations on file remain sufficient to judge the scope, size, and impacts of the proposed minor improvements on the community and surrounding properties. The Modified Stage II Final Development Plans appropriately reflect the scope, scale and architectural character of the proposed Activity Center.

Cumulative impacts are considered minimal in the context of the existing Village Center development. In fact, the new building and site improvements will constitute both visual and functional enhancements, which will better serve the Charbonneau Community.

Section 4.154. On-site Pedestrian Access and Circulation.

(.01) On-site Pedestrian Access and Circulation

- A. The purpose of this section is to implement the pedestrian access and connectivity policies of the Transportation System Plan. It is intended to provide for safe, reasonably direct, and convenient pedestrian access and circulation.***

- B. Standards. Development shall conform to all of the following standards:**
1. **Continuous Pathway System.** *A pedestrian pathway system shall extend throughout the development site and connect to adjacent sidewalks, and to all future phases of the development, as applicable.*
 2. **Safe, Direct, and Convenient.** *Pathways within developments shall provide safe, reasonably direct, and convenient connections between primary building entrances and all adjacent parking areas, recreational areas/playgrounds, and public rights-of-way and crosswalks based on all of the following criteria:*
 - a. *Pedestrian pathways are designed primarily for pedestrian safety and convenience, meaning they are free from hazards and provide a reasonably smooth and consistent surface.*
 - b. *The pathway is reasonably direct. A pathway is reasonably direct when it follows a route between destinations that does not involve a significant amount of unnecessary out-of-direction travel.*
 - c. *The pathway connects to all primary building entrances and is consistent with the Americans with Disabilities Act (ADA) requirements.*
 - d. *All parking lots larger than three acres in size shall provide an internal bicycle and pedestrian pathway pursuant to Section 4.155(.03)(B.)(3.)(d.).*
 3. **Vehicle/Pathway Separation.** *Except as required for crosswalks, per subsection 4, below, where a pathway abuts a driveway or street it shall be vertically or horizontally separated from the vehicular lane. For example, a pathway may be vertically raised six inches above the abutting travel lane, or horizontally separated by a row of bollards.*
 4. **Crosswalks.** *Where a pathway crosses a parking area or driveway, it shall be clearly marked with contrasting paint or paving materials (e.g., pavers, light-color concrete inlay between asphalt, or similar contrast).*
 5. **Pathway Width and Surface.** *Primary pathways shall be constructed of concrete, asphalt, brick/masonry pavers, or other durable surface, and not less than five (5) feet wide. Secondary pathways and pedestrian trails may have an alternative surface except as otherwise required by the ADA.*
 6. *All pathways shall be clearly marked with appropriate standard signs.*

RESPONSE: The subject site (Unit 8) is located at the south end of the Village Center, and shares current access, parking, sidewalks and other common open spaces. The existing sidewalk along the north edge of Unit 8 remains, together with all other existing Village Center improvements.

The proposed new building and associated site improvements will provide multiple indoor and outdoor spaces in and around the Activity Center. Pedestrian circulation and golf cart paths, including cart parking, have been designed to connect the site with the existing pedestrian and cart routes serving the Village Center. The proposed improvements compliment and enhance the overall circulation systems within the Village Center.

4.155, General Regulations – Parking, Loading, and Bicycle Parking

(.01) Purpose:

- A. *The design of parking areas is intended to enhance the use of the parking area as it relates to the site development as a whole, while providing efficient parking, vehicle circulation and attractive, safe pedestrian access.*

- B. *As much as possible, site design of impervious surface parking and loading areas shall address the environmental impacts of air and water pollution, as well as climate change from heat islands.*
- C. *The view from the public right-of-way and adjoining properties is critical to meet the aesthetic concerns of the community and to ensure that private property rights are met. Where developments are located in key locations such as near or adjacent to the I-5 interchanges, or involve expanses of asphalt, they deserve community concern and attention.*

(.02) General Provisions:

- A. *The provision and maintenance of off-street parking spaces is a continuing obligation of the property owner. The standards set forth herein shall be considered by the Development Review Board as minimum criteria.*
 - 1. *The Board shall have the authority to grant variances or planned development waivers to these standards in keeping with the purposes and objectives set forth in the Comprehensive Plan and this Code.*
 - 2. *Waivers to the parking, loading, or bicycle standards shall only be issued upon findings that the resulting development will have no significant adverse impact on the surrounding neighborhood, and the community, and that the development considered as a whole meets the purposes of this section.*
- B. *No area shall be considered a parking space unless it can be shown that the area is accessible and usable for that purpose, and has maneuvering area for the vehicles, as determined by the Planning Director.*
- C. *In cases of enlargements of a building or change of use...*
- D. *In the event of several uses occupying a single structure...*
- E. *Owners of two (2) or more uses, structures, or parcels of land may utilize jointly the same parking area...*
- F. *Off-street parking spaces existing prior to the effective date of this Code...*
- G. *The nearest portion of a parking area may be separated from the use or containing structure it serves by a distance not exceeding one hundred (100) feet.*
- H. *The conducting of any business activity shall not be permitted on the required parking spaces, unless a temporary permit is approved pursuant to Section 4.163.*
- I. *Where the boundary of any business activity adjoins or is within a residential district, such parking lot shall be screened by a sight-obscuring fence or planting. The screening shall be continuous along that boundary and shall be at least six (6) feet in height.*
- J. *Parking spaces along the boundaries of a parking lot shall be provided with a sturdy bumper guard or curb at least six (6) inches high and located far enough within the boundary to prevent any portion of a car within the lot from extending over the property line or interfering with required screening or sidewalks.*
- K. *All areas used for parking and maneuvering of cars shall be surfaced with asphalt, concrete, or other surface, such as "grasscrete" in lightly-used areas, that is found by the City Engineer to be suitable for the purpose. In all cases, suitable drainage, meeting standards set by the City Engineer, shall be provided.*
- L. *Artificial lighting which may be provided shall be so limited or deflected as not to shine into adjoining structures or into the eyes of passers-by.*
- M. *Off-street parking requirements for types of uses and structure not specifically listed in the Code shall be determined by the Development Review Board if an application is pending before the Board. Otherwise, the requirements shall be specified by the Planning Director, based upon consideration of comparable uses.*

- N. *Up to forty percent (40%) of the off-street spaces may be compact car spaces as identified in Section 4.001 0 Definitions, and shall be appropriately identified.*
- O. *Where off-street parking areas are designed for motor vehicles to overhang beyond curbs, planting areas adjacent to said curbs shall be increased to a minimum of seven (7) feet in depth. This standard shall apply to a double row of parking, the net effect of which shall be to create a planted area that is a minimum of seven (7) feet in depth.*

RESPONSE: The City has previously granted a Waiver to the parking requirements for the Country Club, based on the extensive use of golf carts within Charbonneau.

The proposed Activity Center will function as an extension of the Country Club facilities and operations. In fact, some of the current activities at the Country Club, such as Administration Offices, Board Room, etc. will be moved to the Activity Center. Consequently, the proposed building and site improvements will not significantly increase parking requirements. Further, the Activity Center is replacing the former restaurant, which had a higher parking ratio requirement than the Activity Center, as described herein.

The Plan Set provides a tabulation of land area, in square feet, devoted to various uses such as building area (gross and net rentable), parking and paving coverage, and landscaped area coverage.

Parking Requirements: Parking requirements for non-residential uses are generally based on spaces per 1000 square feet of floor area for various uses, as specified by Table 5, Section 4.155. Table 3 provides a summary of existing parking requirements for the Village Center.

Table 3
Village Center Existing
Combined Parking Requirements
 (Per 90PC28 and 90DR18, With Variance)

Use	Floor Area*	Code Std. Per SF	Required Spaces	Existing Spaces
Unit 8	Banquet/Bar 7,834	5/1000	39	
	Restaurant 2,444	15.3/1000	38	
Units 1-3	Retail 9,648	4.1/1000	40	
Unit 4	Tennis 15,000	1/1000	15	
Unit 5	Banquet/Bar/etc. 9,199	5/1000	46	
	Office 460	2.7/1000	1	
Unit 6	Retail (The Turn) 546	4.1/1000	2	
Unit 7***	Pro Shop 1,977	4.1/1000	8	
Unit 9	Office 6,154	2.7/1000	17	
Unit 10 A-F	Residential Condos 4	1/Unit	4	
Variable C	Not Built (9,360)	4.1/1000	0	
TOTAL			210	228**

*Not all floor areas are net rentable. Therefore, the required parking is considered conservative.

**Existing parking has been confirmed by supplemental site survey, See PDG Parking Plan Sheet 1 of 1.

***Table 5 does not provide a standard for golf course (27 holes), as confirmed by Planning Manager, the City does not require parking for outdoor facilities.

Counting the former restaurant, the existing parking exceeds the minimum required, as reflected in Table 3.

Under prior conditions the two uses that tended to generate the most demand for parking included the Restaurant, with banquet facilities and the Country Club, also with banquet facilities.

Historically, it has not often been when there was heavy use of both facilities at the same time. Typically, the higher use of the Restaurant occurred during the work day hours, while heavier use of the Country Club tends to occur in the evening hours and/or weekends. While the restaurant has been closed for a majority of the past 5 or more years, parking has technically continued to remain available for its use.

There are 218 existing parking spaces within the Village Center, as reflected on the PDG Existing Conditions Plan Sheet 1 of 1. There are two main parking areas:

North Retail Area: There are 111 standard spaces and 4 ADA spaces within the North Parking Area,

South Country Club/Golf Area: There are 94 standard spaces, 6 ADA, 6 short-term, 1 loading, and 6 reserved spaces (Units 10 A-F) at the south end of the South Parking Area.

The 228 existing spaces were found to be adequate for all existing uses at the time the expansion of the Country Club (Unit 5) was approved (90PC28 and 90DR18). As noted, part of the 90PC28 review and approval a Parking Variance was approved to maintain the status quo of existing parking for the Country Club expansion, with the following Finding:

“That there has not been a doubling of size of the Country Club within the last few years; That the Country Club encourages the use of golf carts and from the exhibits that we have be presented that at least two and possibly three golf carts would fit in one parking place; that it appears that there are somewhere in excess of 100 parking places which could be available for use by the Country Club members when one takes the existing 43 parking spaces which are assigned to the Country Club and an additional 14 or 15 which may be available on the road if it is restriped, subject to the approval of the Fire Marshal and that there will be an additional 47 units which have been assigned to the south retail pad, which have not been developed and which is going to be owned by a separate entity which may or may not develop the parcel; and that based on the following findings that the requirements of our Variance Ordinance A though G have been satisfied”

Another factor related to golf cart use that was not considered by the Planning Commission on 1990 is that additional golf cart parking areas have subsequently been provided around the Country Club (Unit 5). These additional areas provide for substantial cart parking without any impact on the available vehicle parking in the two main lots, whereas, the Commission had considered 2-3 golf carts per parking stall.

The proposed Activity Center is replacing the former restaurant building, which has been demolished. Table 4 compares the parking requirements of the former restaurant to those for the proposed Activity Center.

**Table 4
Unit 8 Comparative Parking Requirements
Restaurant versus Activity Center**

Area Use	Floor Area	Code Standard	Required Spaces
Former Restaurant:*			
1 st Floor Conference/Bar	7,834	5/1000	39
2 nd Floor Dining	3,651	15.3/1000	56
Total			95

Area Use	Floor Area	Code Standard	Required Spaces
Activity Center:**	16,757	4.3/1000	72
Total			72

*floor area based on (90PC28 and 90DR18), net rental is not known, and was not previously considered in establishing parking requirements.

**Gross Floor for the Activity Center. Per discussion with Planning Manager, an average of 4.3/1000 is to be applied for all Activity Center Uses.

Gross Floor was used for the comparison of parking for the Activity Center to be consistent with the former restaurant numbers. The gross area calculation also provides a more conservative number. As reflected in Table 4, the Activity Center parking requirements is 23 spaces less than the former restaurant. It is also noted that the proposed Activity Center specifically provides separate golf cart parking on the west side of the building, which was not previously available for the former restaurant, and thereby further reducing parking demand for the Activity Center.

4.156 Sign Regulations

(.01) Purpose. The general purpose of this Section is to provide one of the principal means of implementing the Wilsonville Comprehensive Plan by promoting public safety, providing locational and directional information, ensuring continued aesthetic improvement of the City's environment, and providing adequate opportunity for signage to meet the needs of individuals, businesses, institutions, and public agencies. These provisions classify and regulate the variety, number, size, location, and type of signs for a site. They do not necessarily assure or provide for a property owner's desired level of sign visibility. Regulations for signs have one or more of the following specific objectives:

RESPONSE: No new signage is proposed as part of this application. Therefore, this Section is not applicable. A separate Master Sign Plan will be submitted later.

4.167 Access, Ingress and Egress

(.01) Each access onto streets shall be at defined points as approved by the City and shall be consistent with the public's health, safety, and general welfare. Such defined points of access shall be approved at the time of issuance of a building permit if not previously determined in the development permit.

RESPONSE: The subject site (Unit 8) shares access with the Village Center. No changes to existing access or egress is proposed, therefore this section is not applicable.

4.171 General Regulations – Protection of Natural Features and Other Resources

(.01) Purpose. It is the purpose of this Section to prescribe standards and procedures for the use and development of land to assure the protection of valued natural features and cultural resources. The requirements of this Section are intended to be used in conjunction with those of the Comprehensive Plan and other zoning standards. It is further the purpose of this Section:

- A. To protect the natural environment and scenic features of the City of Wilsonville.*
- B. To encourage site planning and development practices which protect and enhance natural features such as riparian corridors, streams, wetlands, swales, ridges, rock outcroppings, views, large trees and wooded areas.*
- C. To provide ample open space and to create a constructed environment capable (et sic) and harmonious with the natural environment.*

RESPONSE: The site (Unit 8) for the proposed Activity Center was previously used for a restaurant and conference facility. The proposed replacement building will actually serve similar uses and functions now occurring in the Country Club ((Unit 5). The proposed new building and site improvements are designed to provide additional space for Country Club activities, as well as being more attractive and functional. The Activity Center will not have a commercial kitchen. The kitchen will be for warming and serving only. All food preparation will occur at the County Club kitchen.

Within the context of the developed Village Center, the site (Unit 8) is free from any designated Significant natural features such as riparian corridors, streams, wetlands, swales, ridges, rock outcroppings, views, and wooded areas. There are no known natural hazards, such as steep slopes, weak foundation soils or flood plains associated with this site. There are also no identified historic or cultural resources associated with this property.

Consequently, the proposed Activity Center will not impact any protected resources and will maintain consistency and compatibility with the established buildings and site plan architecture of the Village Center.

The planned improvements have been designed to maximize preservation and protection of significant existing trees. Mitigation for any trees to be removed will be provided with the proposed additional landscaping, see also Tree Removal findings under Section 4.600 herein. The development plan provides for ample outdoor space surrounding the Activity Center, which is adjacent to the Golf Course putting green and the first Tee of the Red 9 gold course.

4.175 Public Safety and Crime Prevention

- (.01) All developments shall be designed to deter crime and insure public safety.*
- (.02) Addressing and directional signing shall be designed to assure identification of all buildings and structures by emergency response personnel, as well as the general public.*
- (.03) Areas vulnerable to crime shall be designed to allow surveillance. Parking and loading areas shall be designed for access by police in the course of routine patrol duties.*
- (.04) Exterior lighting shall be designed and oriented to discourage crime.*

RESPONSE: This development has been designed to deter crime and insure public safety to the degree practicable. It is not only in the public's interest but also the applicant's interest to minimize opportunities for criminal activities on this property.

The site has been designed to minimize areas vulnerable to crime, by maximizing visual surveillance around the entire building. The outdoor area improvements are expected to enhance easy site surveillance from the parking lot, surrounding buildings, and adjacent golf course. Ample light is provided to minimize shadowed areas, see also Outdoor lighting standards herein under Section 4.199.

An outdoor lighting plan has been prepared by Windsor Engineers, who has also provided a photometric plan, demonstrating compliance with these Code provisions. The proposed lighting provides for low level, low voltage bollard style lights for walkways, which minimize glare and cast light. Building entry lighting is provided under covered entries, so they are not considered outdoor lights. The new lighting will be energy efficient units, controlled for 50% dimming per curfew criteria, see compliance responses to lighting code below, and the Lighting Plan.

The other main buildings are already clearly addressed for easy identification from the access drive. The new building will have the address clearly displayed and visible from the parking lot. No changes are proposed that affect the identity of the facility.

The parking areas are already designed so they are screened from the street view to ensure maximum visibility and customer safety, as well as easy police surveillance in their course of routine patrol duties.

Therefore, the proposed development plans comply with the applicable elements of this section.

4.176 Landscaping, Screening, and Buffering

(.02) Landscaping and Screening Standards.

- A. Subsections "C" through "I" below, stat the different landscaping and screening standard to be applied throughout the City. The locations where landscaping and screening are required and the depth of the landscaping and screening is stated in various places in the Code.*
- B. All landscaping and screening required by this Code must comply with all of the provisions of this Section, unless specifically waived or granted a Variance as otherwise provided in the Code. The landscaping standards are minimum requirements; higher standards can be substituted as long as fence and vegetation height limitations are met. Where the standards set a minimum based on square footage or linear footage, they shall be interpreted as applying to each complete or partial increment or area or length.*

C. **General Landscaping Standard.**

1. **Intent.** *The General Landscaping Standard is a landscape treatment for areas that are generally open. It is intended to be applied in situations where distance is used as the principal means of separating uses or development and landscaping is required to enhance the intervening space. Landscaping may include a mixture of ground cover, evergreen and deciduous shrubs, and coniferous and deciduous trees.*
2. **Required Materials.** *Shrubs and trees, other than street trees, may be grouped. Ground cover plants must fully cover the remainder of the landscaped area (see Figure 21): General Landscaping). The General Landscaping Standard has two different requirements for trees and shrubs:*
 - a. *Where the landscaped area is less than 30 feet deep, one tree is required for every 30 linear feet.*
 - b. *Where the landscaped area is 30 feet deep or greater, one tree is required for every 800 square feet and two high shrubs or three low shrubs are required for every 400 feet.*

(.03) Landscape Area. Not less than fifteen percent (15%) of the total lot area, shall be landscaped with vegetative plant materials. The ten percent (10%) parking area landscaping required by section 4.155.03(B)(1) is included in the fifteen percent (15%) total lot landscaping requirement. Landscaping shall be located in at least three separate and distinct areas of the lot, one of which must be in the contiguous frontage area. Planting areas shall be encouraged adjacent to structures. Landscaping shall be used to define, soften or screen the appearance of buildings and off-street parking areas. Materials to be installed shall achieve a balance between various plant forms, textures, and heights. The installation of native plant materials shall be used whenever practicable.

RESPONSE: The subject site is part of the Village Center, and shares various common access, parking and various open spaces.

The Site Improvement features will include:

- Enhanced outdoor plazas, patios and walkways;
- Outdoor seating;
- Enhanced Perimeter Landscaping; and
- Additional Outdoor lighting.

Section 4.176 of the code requires a minimum of 15% of the gross site area to be landscaped, including 10% of parking areas (4.155.03(B)(1)). Within the Village Center the existing development provides 38% lot coverage. For Unit 8 area the minimum required 15% landscaping is at least 2,386 square feet.

The proposed vegetative landscape coverage is 33%, with an additional 2,832 square feet of hardscape in the form of golf cart and pedestrian pathways landscaping, as reflected in Table 2 above.

The Charbonneau Village Center does not have a Screening and Buffering Overlay Zone Section 4.137.5 so no additional standards are applicable. However, per Section 4.176(.04)C. all exterior, roof and ground mounted, mechanical and utility equipment is properly screened from ground level off-site view from the adjacent sidewalk and parking lot. The modified mansard roof design provides adequate screening of rooftop equipment

without any additional screening. All ground mounted utility equipment is appropriately screened with landscaping.

The proposed Activity Center improvements are considered an overall enhancement complimentary to rather than a subtracting from existing buildings and landscaping. The plans will result in 5 existing trees will be removed, with 3 being replaced, see Sheet L3.01. The following landscape design narrative was provided by the Landscape Architect:

“The landscape design for the Charbonneau Country Club Activity Center addresses multiple outdoor spaces in and around the new Activity Center building. Pedestrian circulation such as new walkways and golf cart paths have been designed throughout the site to connect to existing routes adjacent to the property. The walkway at the main entry has been designed with modern, linear concrete pavers to compliment the linear wood panels on the building. Because the east patio is also an important outdoor gathering/focal space, the same modern, linear concrete paver design is proposed, helping to underline the importance of the space.

Site furnishings such as benches, planters, bollard lights and litter receptacles have been specified throughout the site according to the use of each space. The furnishings have been chosen based on quality manufacturing and design aesthetic to compliment the architecture of the buildings within the Charbonneau Community.

“The plant palette for the site will provide a mixture of colors and textures throughout the year and plant species will be chosen for ease of maintenance as much as possible. A combination of native and/or adaptive plant species will be located throughout the site based on sun and water needs. Prominent views to the front of the building will be preserved with low planting, while views to the golf cart parking area, neighboring lots and utilities will be buffered with evergreen shrubs. Small scale trees will be planted in the northeast planting area to provide a sound/visual buffer between the parking lot and east patio. Larger scale conifer trees will be planted to the south of the building to provide sound/ visual buffer between the building and the first tee box. Storm water planters will be planted with City approved plant species chosen from the City’s storm water plant list. “

Therefore, compliance with landscaping standards is met and consistency with the established Village Center landscaping is maintained.

B. *The following shall not be waived by the Board, unless there is substantial evidence in the whole record to support a finding that the intent and purpose of the standards will be met in alternative ways:*

- 1. open space requirements in residential areas;***
- 2. minimum density standards of residential zones;***
- 3. minimum landscape, buffering, and screening standards;***

4.179 Mixed Waste and Recyclables Storage in New Multi-Unit Residential and Non-Residential Buildings.

(.01) All site plans for multi-unit residential and non-residential buildings submitted to the Wilsonville Development Review Board for approval shall include adequate storage space for mixed solid waste and source separated recyclables. [Amended by Ordinance No. 538, 2/21/02.]

(.02) The floor area of an interior or exterior storage area shall be excluded from the calculation of building floor area for purposes of determining minimum storage requirements.

RESPONSE: The applicant has coordinated with Republic Service to maintain safe and convenient truck access to the waste storage area, similar to prior service for the restaurant.

The trash enclosure is located on the west side of the building. The access to the trash enclosure will be via the paved golf cart driveway to the cart parking area. The enclosure will be covered consistent with current City stormwater quality standards.

(.03) The storage area requirement shall be based on the predominant use(s) of the building. If a building has more than one of the uses listed herein and that use occupies 20 percent or less of the floor area of the building, the floor area occupied by that use shall be counted toward the floor area of the predominant use(s). If a building has more than one of the uses listed herein and that use occupies more than 20 percent of the floor area of the building, then the storage area requirement for the whole building shall be the sum of the requirement for the area of each use.

(.04) Storage areas for multiple uses on a single site may be combined and shared.

RESPONSE: The Activity Center is a multi-use facility, including office, exercise, library food serving, and meeting rooms.

(.05) The specific requirements are based on an assumed storage height of four feet for solid waste/recyclables. Vertical storage higher than four feet but no higher than seven feet may be used to accommodate the same volume of storage in a reduced floor space. Where vertical or stacked storage is proposed, the site plan shall include drawings to illustrate the layout of the storage area and dimensions for the containers.

(.06) The specific requirements for storage area are as follows:

A. Multi-unit residential buildings containing five-ten units shall provide a minimum storage area of 50 square feet. Buildings containing more than ten residential units shall provide an additional five square feet per unit for each unit above ten.

B. Non-residential buildings shall provide a minimum storage area of ten square feet, plus:

- 1. Office: Four square feet per 1,000 square feet gross floor area (GFA);*
- 2. Retail: Ten square feet per 1,000 square feet GFA;*
- 3. Wholesale / Warehouse / Manufacturing: Six square feet per 1,000 square feet GFA; and*
- 4. Other: Four square feet per 1,000 square feet GFA.*

RESPONSE: The Activity Center is a multi-use facility, including office, exercise, library food serving, and meeting rooms. These activities fall under the uses listed in B. 1 & 4, which requires 4 square feet of trash storage area per 1,000 square feet of building area.

The building is 16,757 square foot, 2-story building, which requires trash storage of at least 67 square feet. The proposed storage area will be 110 square feet, thereby complying with these criteria.

(.07) The applicant shall work with the City's franchised garbage hauler to ensure that site plans provide adequate access for the hauler's equipment and that storage area is adequate for the anticipated volumes, level of service and any other special circumstances which may result in the storage area exceeding its capacity. The hauler shall notify the City by letter of their review of site plans and make recommendations for changes in those plans pursuant to the other provisions of this section.

RESPONSE: The applicant has coordinated with Republic Service to maintain safe and convenient truck access to the waste storage area, similar to prior service for the restaurant. The trash carts will be moved out to the curb for scheduled pick-up, see attached service provider letter.

The trash enclosure is located on the west side of the building. The access to the trash enclosure will be via the paved golf cart driveway to the cart parking area. The enclosure will be covered consistent with current City stormwater quality standards.

Therefore, the proposed design is consistent with this section.

4.199 OUTDOOR LIGHTING

4.199.20. Applicability:

(.01) This Ordinance is applicable to:

A. Installation of new exterior lighting systems in public facility, commercial industrial and multi-family housing projects with common areas.

B. Major additions or modifications (as defined in this Section) to existing exterior lighting systems in public facility, commercial industrial and multi-family housing projects with common areas.

(.02) Exemption. The following luminaires and lighting systems are EXEMPT from these requirements:

A. Interior lighting

B. Internally illuminated signs

F. Building Code required exit path lighting

G. Lighting specifically for stairs and ramps

K. Code required Signs

M. Landscape lighting

4.199.30 Lighting Overlay Zones.

(.01) The designated Lighting Zone as indicated on the Lighting Overlay Zone Map for a commercial, industrial, multi-family, or public facility parcel or project shall determine the limitations for lighting systems and fixtures as specified in this Ordinance.

(.02) The Lighting Zones shall be:

A. LZ 0. Critical dark environments.

B. LZ 1. Developed areas in City and State parks, recreation areas, SROZ wetland and wildlife habitat areas: developed areas in natural settings; sensitive night environments; and rural areas.

C. LZ 2. Low-density suburban neighborhoods and suburban commercial districts, industrial parks and districts. This zone is intended to be the default condition for the majority of the City.

D. LZ 3. Medium to high-density suburban neighborhoods and districts, major shopping and commercial districts as depicted on the Lighting Overlay Zone Map.

E. LZ 4. Reserved for limited applications with special lighting requirements.

RESPONSE: These lighting regulations set standards for light intensity, and there are also curfew provisions, aimed at lower artificial light levels at night.

Section 4.199.30(.02) establishes lighting zones. The Village Center is within LZ 2 zone, as identified on the Lighting Zone Map. This zone applies to medium and high density commercial districts. The subject site is within a developed commercial district and has been developed as a commercial use in the PDC, Planned Development Commercial, consistent with the Village Center Master Plan.

There are 64 existing outdoor lighting fixtures within the Village Center generally. However, there are no existing lighting fixtures within the boundaries of Unit 8. The closest existing lights are in the tree island in the parking lot to the north, and 3 bollard lights along the sidewalk to the west of Unit 8, see Compliance Certificate and Lighting Plan Sheets PM01 & PM02.

The proposed lighting plan has been designed to be “Dark Sky” compliant, while providing appropriate lighting for public safety.

Section 4.199.40. Lighting Systems Standards for Approval.

(.01) Non-Residential Uses and Common Residential Areas.

- A. All outdoor lighting shall comply with either the Prescriptive Option or the Performance Option below.*
- B. Prescriptive Option. If the lighting is to comply with this Prescriptive Option, the installed lighting shall meet all of the following requirements according to the designated Lighting Zone.*
 - 1. The maximum luminaire lamp wattage and shielding shall comply with Table 7.*
 - 2. Except for those exemptions listed in Section 4.199.20(.02), the exterior lighting for the site shall comply with the Oregon Energy Efficiency Specialty Code, Exterior Lighting.*
 - 3. The maximum pole or mounting height shall be consistent with Table 8.*
 - 4. Each luminaire shall be set back from all property lines at least 3 times the mounting height of the luminaire:*
 - a. Exception 1: If the subject property abuts a property with the same base and lighting zone, no setback from the common lot lines is required.*
 - b. Exception 2: If the subject property abuts a property which is zoned (base and lighting) other than the subject parcel, the luminaire shall be setback three times the mounting height of the luminaire, measured from the abutting parcel’s setback line. (Any variance or waiver to the abutting property’s setback shall not be considered in the distance calculation).*
 - c. Exception 3: If the luminaire is used for the purpose of street, parking lot or public utility easement illumination and is located less than 3 mounting heights from the property line, the luminaire shall include a house side shield to protect adjoining property.*
 - d. Exception 4: If the subject property includes an exterior column, wall or abutment within 25 feet of the property line, a luminaire partly shielded or better and not exceeding 60 lamp watts may be mounted onto the exterior column, wall or abutment or under or within an overhang or canopy attached thereto.*

- e. *Exception 5: Lighting adjacent to SROZ areas shall be set back 3 times the mounting height of the luminaire, or shall employ a house side shield to protect the natural resource area.*

RESPONSE: The applicant is proposing to utilize the Prescriptive Option. The Lighting Plans prepared by Windsor Engineering has been designed utilizing luminaire lamp wattage and shielding consistent with Table 7. The lighting is a combination of building mounted and low level bollards fixtures. No new pole lights are proposed. The attached Photometric Plan demonstrates compliance with the standards of this Section.

D. Curfew. *All prescriptive or performance based exterior lighting systems shall be controlled by automatic device(s) or system(s) that:*

1. *Initiate operation at dusk and either extinguish lighting one hour after close or at the curfew times according to Table 10; or*
2. *Reduce lighting intensity one hour after close or at the curfew time to not more than 50% of the requirements set forth in the Oregon Energy Efficiency Specialty Code unless waived by the DRB due to special circumstances; and*
3. *Extinguish or reduce lighting consistent with 1. and 2. above on Holidays.*

The following are exceptions to curfew:

- a. *Exception 1: Building Code required lighting.*
- b. *Exception 2: Lighting for pedestrian ramps, steps and stairs.*
- c. *Exception 3: Businesses that operate continuously or periodically after curfew.*

[Section 4.199.40 amended by Ord. 688, 11/15/10]

RESPONSE: The exterior lighting is a combination of building mounted fixtures and low level bollard lights for walking areas. All of the lighting is low voltage, low wattage, and will be photocell controlled, with 50% auto-dimming set consistent with the curfew provisions.

Therefore, the provisions of this section are not applicable or otherwise met by this application.

4.300 UNDERGROUND UTILITIES

4.310 Exceptions.

Section 4.300 of this Code shall not apply to surface-mounted transformers, surface-mounted connection boxes, wireless communication facilities, and meter cabinets and other appurtenances which are reasonably necessary to be placed above ground, or to temporary utility service facilities during construction, or to high capacity electric and communication feeder lines, or to utility transmission lines operating at 50,000 volts or more.

4.320 Requirements

(.01) The developer or subdivider shall be responsible for and make all necessary arrangements with the serving utility to provide the underground services (including cost of rearranging overhead facilities). All such underground facilities as described shall be constructed in compliance with the rules and regulations of the Public Utility Commission of the State of Oregon relating to the installation and safety of underground lines, plant, system, equipment and apparatus.

(.02) The location of the buried facilities shall conform to standards supplied to the subdivider by the City. The City also reserves the right to approve location of all surface-mounted transformers.

(.03) Interior easements (back lot lines) will only be used for storm or sanitary sewers, and front easements will be used for other utilities unless different locations are approved by the City Engineer. Easements satisfactory to the serving utilities shall be provided by the developer and shall be set forth on the plat.

RESPONSE: The existing site (Unit 8) is served by underground utilities, except surface-mounted transformer. The former Unit 8 building has been removed but all services remain available for reconnection to the proposed Activity Center. The replacement building will not significantly alter the demand on these utilities. There are existing utilities easements. If any new easements are required, they will be provided as part of the Replat.

Therefore, these criteria will be met.

CONCLUSION – General Code Provisions

Based on the above findings the applicant has demonstrated compliance with the applicable General Code provisions.

IV. SITE DESIGN AND ARCHITECTURAL DESIGN REVIEW

4.400 Site Design Review

(.02) Purpose. The Council declares that the purposes and objectives of site development requirements and the site design review procedures are to:

- A. Assure that Site Development Plans are designed in a manner that insures proper function of the site and maintains a high quality visual environment;*
- B. Encourage originality, flexibility and innovation in site planning and development, including the architecture, landscaping and graphic design of said development;*
- C. Discourage monotonous, drab, unsightly, dreary and inharmonious developments;*
- D. Conserve the City's natural beauty and visual character and charm by assuring that structures, signs and other improvements are properly related to their sites, ad to surrounding sites and structures, with due regard to the aesthetic qualities of the natural terrain and landscaping, and that proper attention is given to exterior appearances of structures, signs and other improvements;*
- E. Protect and enhance the City's appeal and this support and stimulate business and industry and promote the desirability of investment and occupancy in business, commercial and industrial purposes;*
- F. Stabilize and improve property values and prevent blighted areas and, thus, increase tax revenues;*
- G. Insure that adequate public facilities are available to serve development as it occurs and that proper attention is given to site planning and development so as to not adversely impact the orderly, efficient and economic provision of public facilities and services;*
- H. Achieve the beneficial influence of pleasant environments for living and working on behavioral patterns and, thus, decrease the cost of government services and reduce opportunities for crime through careful consideration of physical design and site layout under defensible space guidelines that clearly define all areas as either public, semi-public, or private, provide clear identity of structures and opportunities for easy surveillance of the site that maximize resident control of behavior—particularly crime;*
- I. Foster civic pride and community spirit so as to improve the quality and quantity of citizen participation in local government and in community growth, change and improvements;'*

- J. *Sustain the comfort, health, tranquility and contentment of residents and attract new residents by reason of the City's favorable environment and, thus, to promote and protect the peace, health and welfare of the City.*

RESPONSE: The applicant is proposing a 16,757 square foot, 2-story building which will function as the Charbonneau Activity Center. This facility replaces the former restaurant (Unit 8 of Village Center). This is a multi-purpose building, which will provide administrative offices for the Country Club, as board room, library/lounge, warming/serving kitchen, exercise room, large gathering room, activity game room, fitness room, and multi-use classrooms.

The new building is located at the south edge of the Village Center and west of the Golf Shop and Country Club Building (Units 5, 6 & 7). It is adjacent to the first Tee of the Red 9 gold course and the putting green. The building design represents a modern version of the existing Village Center architecture. The design incorporates the following architectural features:

- A modified mansard roof which frames the 2nd floor that serves dual purposes. It relates to the adjacent commercial buildings while reducing the perceived scale of the Activity Center in relation to its context.
- Windows are located in a way that creates order and symmetry, bringing a sense of balance and timelessness to the facades. In this way the building will feel contemporary yet rooted in the enduring principles of architectural design.
- Pergolas are located at the north, east, and west facades that add depth and articulation. These, combined with the landscape design, will enhance the user experience between the sidewalk and building.

The building height will be 29 feet 11 inches. The building materials include the following:

- Asphalt composition and Low-slope standing seam metal roofing;
- Fiber cement panel and tongue & groove wood siding; Fiberglass windows, and wood framed pergolas for covered entries.

The applicant has provided a detailed site plan, with proposed landscaping modifications. A Materials & Color Board has been provided.

The overall design of the building and landscaping are designed to blend into the Village Center and will be functional and attractive. Therefore, the proposed architectural and site design plans are consistent with the purposes of Site Design Review, as follows:

4.421 Criteria and Application of Design Standards.

(.01) The following standards shall be utilized by the Board in reviewing the plans, drawings, sketches and other documents required for Site Design Review. These standards are intended to provide a frame of reference for the applicant in the development of site and building plans as well as a method of review for the Board. These standards shall not be regarded as inflexible requirements. They are not intended to discourage creativity, invention and innovation. The specifications of one or more particular architectural styles is not included in these standards. (Even in the Boones Ferry Overlay Zone, a range of architectural styles will be encouraged.)

- A. *Preservation of Landscape.*** *The landscape shall be preserved in its natural state, insofar as practicable, by minimizing tree and soils removal, and any grade changes shall be in keeping with the general appearance of neighboring developed areas.*

RESPONSE: All site work will occur within the platted boundaries of Unit 8. All existing landscaping outside of Unit 8 will be maintained and protected during construction. Existing trees are preserved to the maximum extent practicable.

- B. *Relation of Proposed Buildings to Environment.*** *Proposed structures shall be located and designed to assure harmony with the natural environment, including protection of steep slopes, vegetation and other naturally sensitive areas for wildlife habitat and shall provide proper buffering from less intensive uses in accordance with Section 4.171 and 4.139 and 4.139.5. The achievement of such relationship may include the enclosure of space in conjunction with other existing buildings or other proposed buildings and the creation of focal points with respect to avenues of approach, street access or relationships to natural features such as vegetation or topography.*

RESPONSE: The design of the building and landscaping have been thoughtfully designed to blend into the existing character of the Village Center, while providing a modern interpretation of the architecture.

- C. *Drives, Parking and Circulation.*** *With respect to vehicular and pedestrian circulation, including walkways, interior drives and parking, special attention shall be given to location and number of access points, general interior circulation, separation of pedestrian and vehicular traffic, and arrangement of parking areas that are safe and convenient and, insofar as practicable, do not detract from the design of proposed buildings and structures and the neighboring properties.*

RESPONSE: Unit 8 shares access, parking, and general pedestrian circulation with the rest of the Village Center. No changes are proposed to the existing access or parking.

The Activity Center is located at the south edge of the parking lot and adjacent to the first Tee of the Red 9 golf course. Pedestrian and golf cart circulation for the Center is designed to seamlessly connect with the existing sidewalks and pathways.

- D. *Surface Water Drainage.*** *Special attention shall be given to proper site surface drainage so that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system.*

RESPONSE: A Storm Drainage Report and System design has been provided by the Project Engineer. The storm design provides for water quality and quantity management consistent with the City current storm water management standards, utilizing LIDA planters within the perimeter landscaping, identifies on Plan Sheet L1.01 as SWP.

- E. *Utility Service.*** *Any utility installations above ground shall be located so as to have harmonious relation to neighboring properties and site. The proposed method of sanitary sewer and storm drainage from all building shall be indicated.*

RESPONSE: All services are immediately available and served the prior restaurant. New connections will be made to the new building. All services and facilities are adequate to serve the proposed Activity Center.

F. Advertising Features. In addition to the requirements of the City's sign regulations, the following criteria should be included: the size, location, design, color, texture, lighting and materials of all exterior signs and outdoor advertising structures of features shall not detract from the design of proposed buildings and structures and the surrounding properties.

RESPONSE: No signage is proposed at this time. A separate application will be prepared for building and site signage.

G. Special Features. Exposed storage areas, exposed machinery installations, surface areas, truck loading areas, utility buildings and structures and similar accessory areas and structures shall be subject to such setbacks, screen plantings or other screening methods as shall be required to prevent their being incongruous with the existing or contemplated environment and its surrounding properties. Standards for screening and buffering are contained in Section 4.176..

RESPONSE: There will be no exposed storage areas. The trash enclosure will be covered, consistent with current stormwater standards. The enclosure is located on the west side of the building, and will utilize the golf cart access drive for movement of the trash bins and carts out to the curb for pick-up. The applicant has coordinated service with Republic Services, per attached letter.

(.02) The standards of review outlined in Sections (a) through (g) above shall also apply to all accessory buildings, structures, exterior signs and other site features, however, related to the major buildings or structures.

RESPONSE: No accessory structures are proposed. Signage will be addressed in a separate application.

(.03) The Board shall also be guided by the purpose of Section 4.400, and such objectives shall serve as additional criteria and standards.

RESPONSE: Additionally, this application complies with the purpose and objectives of the Design Review Section as follows:

- The Site Development Plan has been designed in a manner that insures proper and improved function of the site, while maintaining a high quality visual environment consistent with the Charbonneau Village Center;
- The design incorporates originality, flexibility and innovation in site planning and landscaping to create an attractive and functional group activity facility for Charbonneau residents and the golf course;
- The proposed design avoids any monotonous, drab, unsightly, dreary and inharmonious developments and provides a modern interpretation of the architectural character within the Village Center;
- The design conserves and enhances the City's natural beauty, visual character and charm by assuring that structures and coordinated site improvements are properly related to the site, and contribute to the surrounding structures and site improvements, with due regard to the aesthetic qualities of the existing terrain, facilities and landscaping;

- The design will contribute to stabilized and improved property values and prevent blighted areas, by removal and replacement of the deteriorate restaurant building;
- The design insures that adequate public facilities are available to serve development as it occurs, and that proper attention is given to site planning and development so as to not adversely impact the orderly, efficient and economic provision of public facilities and services;
- The design achieves the beneficial influence of pleasant environments for living, working and social interaction, thus decreasing the cost of government services. The design reduces opportunities for crime through careful consideration of physical design, site layout and lighting under defensible space guidelines, providing clearly defined areas as either public, semi-public, or private, provide clear identity of structures and opportunities for easy surveillance of the site that maximize resident control of behavior, particularly crime;
- The design will foster civic pride and community spirit so as to improve the quality and quantity of local residents utilizing the facility;
- The design will help to sustain the comfort, health, tranquility and contentment of local residents by providing a more attractive and functional area for group activities.

CONCLUSION – Design Review

Based on the findings presented above, the proposed architectural and site design plans are found to be consistent with the applicable provision of the Site Design Review code.

The site will be graded with a to match perimeter grades. The storm water from the facility will be collected and treated by LIDA facilities designed within the perimeter landscaping, and then discharge to the existing storm line, which are adjacent to the site.

Enhanced pedestrian and golf cart access and circulation is provided. Outdoor spaces provide additional opportunities for users to enjoy social interactions with their neighbors.

V. TREE REMOVAL PERMIT

Section 4.600. Purpose and Declaration

(.01) Rapid growth, the spread of development, need for water and increasing demands upon natural resources have the effect of encroaching upon, despoiling, or eliminating many of the trees, other forms of vegetation, and natural resources and processes associated therewith which, if preserved and maintained in an undisturbed and natural condition, constitute important physical, aesthetic, recreational and economic assets to existing and future residents of the City of Wilsonville.

Section 4.610.10. Standards For Tree Removal, Relocation Or Replacement

(.01) Except where an application is exempt, or where otherwise noted, the following standards shall govern the review of an application for a Type A, B, C or D Tree Removal Permit:

Section 4.600.40. Exceptions

(.01) Exception from requirement. Notwithstanding the requirement of WC 4.600.30(1), the following activities are allowed without a Tree Removal Permit, unless otherwise prohibited:

F. The Charbonneau District, including its golf course, is exempt from the requirements of WC 4.600.30(1) on the basis that by and through the current CC&R's of the Charbonneau Country Club, the homeowners' association complies with all requirements of WC 4.610.30(1)(C)(1). This exception has been based upon the Tree Maintenance and Protection Plan that has been submitted by the Charbonneau Country Club and approved by the Planning Director. Tree removal activities remain subject to all applicable standards of this subchapter. Unless authorized by the City, this exception does not include tree removal upon any public easements or public property within the district. In the event that the CC&R's are changed relative to the effect of the Tree Maintenance and Protection Plan, then the Planning Director shall review whether such effect is material, whether it can be mitigated, and if not, may disallow the exemption.

RESPONSE: This application does not involve any designated SROZ area or preservation of any wooded area and is not related to site clearing or residential development.

Tree removal and replacement will be addressed consistent with Sub Section 4.600.40(.01)F. as this application is Exempt from these provisions.

The Project Arborist inventoried 14 existing trees within and adjacent to the project site (Unit 8). The proposed site development will result in removal of 5 existing trees along the north and northeast sides of the site. The other 9 trees will be preserved.

CONCLUSION – Activity Center Building and Site Improvements

Based on the above findings the applicant has demonstrated compliance with the applicable General Code provisions.

VI. LAND DIVISION

Section 4.200. General - Purpose.

The City Council hereby finds and deems that it is reasonable and necessary, in order to accomplish the orderly development of land within the corporate limits of the City, and in order to promote the public health, safety and general welfare of the City, to enact these sections, to be hereinafter known as the "Land Division Regulations of the City of Wilsonville, Oregon," in order to provide rules, regulations and standards to govern the approval of plats for subdivisions, land partitions, condominium divisions, and plans for other property divisions, to carry out the development pattern and plan of the City and to promote the public health, safety and general welfare thereof, and in order to lessen congestion of streets, secure safety from fires, flood, pollution and other dangers and to provide adequate light and area, and to prevent overcrowding of land, improve connectivity from one part of the community to another, and to facilitate adequate provision for transportation, water supplies, sewage, drainage, education, recreation and other needs of the people of the City, and to prescribe procedures to be followed in submitting plans and plats of land divisions for approval by the City.

Section 4.210. Application Procedure.

(.01) Pre-application conference. Prior to submission of a tentative condominium, partition, or subdivision plat, a person proposing to divide land in the City shall contact the Planning Department to arrange a pre-application conference as set forth in Section 4.010.

A. Preparation of Tentative Plat. *The Planning staff shall provide information regarding procedures and general information having a direct influence on the proposed development, such as elements of the Comprehensive Plan, existing and proposed streets, roads and public utilities. The applicant shall cause to be prepared a tentative plat, together with improvement plans and other supplementary material as specified in this Section. The Tentative Plat shall be prepared by an Oregon licensed professional land surveyor or engineer. An affidavit of the services of such surveyor or engineer shall be furnished as part of the submittal.*

B. Tentative Plat Submission. *The purpose of the Tentative Plat is to present a study of the proposed subdivision to the Planning Department and Development Review Board and to receive approval or recommendations for revisions before preparation of a final Plat. The design and layout of this plan plat shall meet the guidelines and requirements set forth in this Code. The Tentative Plat shall be submitted to the Planning Department with the following information:*

- 1. Site development application form completed and signed by the owner of the land or a letter of authorization signed by the owner. A preliminary title report or other proof of ownership is to be included with the application form.*
- 2. Application fees as established by resolution of the City Council.*
- 3. Ten (10) copies and one (1) sepia or suitable reproducible tracing of the Tentative Plat shall be submitted with the application. Paper size shall be eighteen inch (18") by twenty-four inch (24"), or such other size as may be specified by the City Engineer.*
- 4. Name of the subdivision. No subdivision name shall duplicate or resemble the name of any other subdivision in Clackamas or Washington County. Names may be checked through the county offices.*
- 5. Names, addresses, and telephone numbers of the owners and applicants, and engineer or surveyor.*
- 6. Date, north point and scale of drawing.*
- 7. Location of the subject property by Section, Township, and Range.*
- 8. Legal road access to subject property shall be indicated as City, County, or other public roads.*
- 9. Vicinity map showing the relationship to the nearest major highway or street.*
- 10. Lots: Dimensions of all lots, minimum lot size, average lot size, and proposed lot and block numbers.*
- 11. Gross acreage in proposed plat.*
- 12. Proposed uses of the property, including sites, if any, for multi-family dwellings, shopping centers, churches, industries, parks, and playgrounds or other public or semi-public uses.*
- 13. Improvements: Statement of the improvements to be made or installed including streets, private drives, sidewalks, lighting, tree planting, and times such improvements are to be made or completed. [Amended by Ord. 682, 9/9/10]*
- 14. Trees. Locations, types, sizes, and general conditions of all existing trees, as required in Section 4.600.*
- 15. Utilities such as electrical, gas, telephone, on and abutting the tract.*
- 16. Easements: Approximate width, location, and purpose of all existing and proposed easements on, and known easements abutting the tract.*
- 17. Deed Restrictions: Outline of proposed deed restrictions, if any.*
- 18. Written Statement: Information which is not practical to be shown on the maps may be shown in separate statements accompanying the Tentative Plat.*
- 19. If the subdivision is to be a "Planned Development," a copy of the proposed Home Owners Association By-Laws must be submitted at the time of submission of the application. The Tentative Plat shall be considered as the Stage I Preliminary Plan. The proposed By-Laws must address the maintenance of any parks, common areas, or facilities.*

20. Any plat bordering a stream or river shall indicate areas subject to flooding and shall comply with the provisions of Section 4.172.
21. Proposed use or treatment of any property designated as open space by the City of Wilsonville.
22. A list of the names and addresses of the owners of all properties within 250 feet of the subject property, printed on self-adhesive mailing labels. The list shall be taken from the latest available property ownership records of the Assessor's office of the affected county.
23. A completed "liens and assessments" form, provided by the City Finance Department.
24. Locations of all areas designated as a Significant Resource Overlay Zone by the City, as well as any wetlands shall be shown on the tentative plat.
25. Locations of all existing and proposed utilities, including but not limited to domestic water, sanitary sewer, storm drainage, and any private utilities crossing or intended to serve the site. Any plans to phase the construction or use of utilities shall be indicated. [Amended by Ord. 682, 9/9/10]
26. A traffic study, prepared under contract with the City, shall be submitted as part of the tentative plat application process, unless specifically waived by the Community Development Director.

RESPONSE: The new construction and site improvements for Unit 8 of the Charbonneau Village Condominium requires a Plat Amendment in the form of a Re-Plat of Unit 8. No other amendments to the Village Center Plat are proposed or necessary.

This application is for Preliminary Plat (Re-Plat) to accurately reflect the revision being made to Unit 8, including change in ownership. The amendment for Unit 8 does not include any revisions to any recorded CC&R's. In addition to City Code Land Division requirements, as a Condominium, the ownership and site improvements for Unit 8 also require an amendment of the Village Center Declarations relative to Unit 8 (ORS 100.130).

The application includes all the required and applicable submittal documents listed above in this Section. As a Condominium the Amended Declaration will be reviewed and approved by the State Real Estate Commission prior to recording. The proposed amendments have been approved by the Condominium Board and include the following:

The specific revisions to the Village Center Condo Plat are limited to the change in building configuration and net Unit 8 Limited Common Element (LCE) resulting from the change in building footprint. No other Units, LCE or General Common Elements (GCE) are affected by the Unit 8 revisions.

These Amendment does not alter any prior approvals, other than replacement of the building and related site improvements. It also does not alter the boundaries of Unit 8.

The requirement for a Traffic Study has been Waived, as the Plat revisions do not result in any new traffic being generated. There were no CC&Rs recorded which apply to the Village Center, just the Declaration and Condo Association By-laws.

CONCLUSION – Preliminary Plat

The proposed Preliminary Plat complies with the applicable provisions of Section 4.200.01B and the requirements of ORS 100.130.

Once preliminary approval is obtained the application will proceed to prepare the Final Plat for review and recordation with the County, together with the Amended Declaration consistent with Section 4.220 and ORS 100.130, which will be filed with the Oregon Real Estate Agency.

VII. FINAL CONCLUSION

This Compliance report has provided findings demonstrating compliance with the Comprehensive Plan and applicable PDC zoning; Planned Development Permit standards, Design Review and Land Division standards. The proposed Findings demonstrate compliance with the following applicable standards and criteria:

- Modified PDC - Stage II Final Development Plan;
- Site Design Review for new building and site improvements; and
- Preliminary Plat, for the Plat Amendment for Unit 8.

Based on the findings and supporting plans and documents, the development is found to comply with all applicable PDC, Planned Development, Site Design Review, and Land Division standards and criteria. Therefore, the applicant respectfully requests approval of this Design Review application.

CHARBONNEAU COUNTRY CLUB

UNIT OWNERS

Condo Unit Number Matched to Title Report Parcel Numbers

Parcel(s)	Unit(s)	Owner	Address
1	1, 2, 3	Nicole Stutte Hughes / Perserverance LLC	10010 SW Balmer Circle Portland, OR 97219
2 and 3	4 and 5	Charbonneau Country Club	32000 SW Charbonneau Drive Wilsonville, OR 97070
4	6 and 7	Charbonneau Golf Club	32020 SW Charbonneau Drive Wilsonville, OR 97070
6	8	Charbonneau Country Club	32000 SW Charbonneau Drive Wilsonville, OR 97070
13	9	Bitar Bros., Robert A. Bitar Corp.	c/o James Kautz 2929 E. Burnside Street Portland, OR 97214
7	10-A	Julie Smith	32090 SW Charbonneau Drive Wilsonville, OR 97070
8	10-B	Peggy Harper	32086 SW Charbonneau Drive Wilsonville, OR 97070
9	10-C	Peter J. Evans and Dena Evans	32082 SW Charbonneau Drive Wilsonville, OR 97070
10	10-D	Craig V. Johnson and Janet K. Johnson	32078 SW Charbonneau Drive Wilsonville, OR 97070
11	10-E	Thomas P. McNerthney	32074 SW Charbonneau Drive Wilsonville, OR 97070
12	10-F	Michael Brennan and Judith Brennan	32070 SW Charbonneau Drive Wilsonville, OR 97070



111 SW Columbia St., Ste 1000
(503)242-1210

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

To ("Customer"): Don P. Richards, Attorney
PO Box 1488
Wilsonville, OR 97070

Customer Ref.: _____
Order No.: 36262008027
Effective Date: June 28, 2020 at 08:00 AM
Charge: \$1,500.00

The information contained in this report is furnished by Ticor 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:

Preservance, L.L.C., an Oregon limited liability company as to Parcel 1; Charbonneau County Club, an Oregon non-profit corporation, as to Parcels 2 and 3; Charbonneau Golf Club, Inc., an Oregon corporation as to Parcel 4; The Charbonneau Village Center Condominium Association, as to Parcel 5; Charbonneau Country Club, an Oregon non-profit corporation as to Parcel 6; Julie Marie Smith, as to Parcel 7; Peggy A. Harper, as to Parcel 8; Peter J. Evans and Dena Evans, as tenants by the entirety, as to Parcel 9; Craig V. Johnson and Janet K. Johnson, as tenants by the entirety, as to Parcel 10; Thomas P. McNerthney, as to Parcel 11; Michael Brennan and Judith Brennan, as tenants by the entirety, as to Parcel 12; and Bitar Bros., Robert A. Bitar Corporation as to Parcel 13

Premises. The Property is:

(a) Street Address:

32000 SW Charbonneau Drive Unit 4, Wilsonville, OR 97070
32000 SW Charbonneau Drive Unit 5, Wilsonville, OR 97070
31860 SW Charbonneau Drive Unit B, Wilsonville, OR 97070
31860 SW Charbonneau Drive Unit C, Wilsonville, OR 97070

(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. 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 2020-2021.
2. The subject properties are exempt from ad valorem taxation. Any change in ownership prior to delivery of the assessment roll may result in tax liability.

Tax Account No.: 01461466, 31W24CD80004, CODE 086-014-Unit 4 of Parcel 2
Tax Account No.: 01461475, 31W24CD80005, CODE 086-014-Unit 5 of Parcel 2
Tax Account No.: 01461527, 31W24CD8000B, CODE 086-014-Var Ppty B of Parcel 3
Tax Account No.: 01461536, 31W24CD8000C, CODE 086-014-Var Ppty C of Parcel 5
Tax Account No.: 01461509, 31W24CD-80008, CODE 086-014-Parcel 6

The taxes do not show the exemption reason. Inquiry should be made with the County Assessors Office.

3. City Liens, if any, in favor of the City of Wilsonville.
4. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document
Recording Date: April 6, 1977
Recording No.: 77- 012613

Amendment(s)/Modification(s) of said covenants, conditions and restrictions
Recording Date: August 8, 1979
Recording No.: 79-034184

Amendment(s)/Modification(s) of said covenants, conditions and restrictions
Recording Date: May 2, 1989
Recording No.: 89-018494

Amendment(s)/Modification(s) of said covenants, conditions and restrictions
Recording Date: October 13, 1989
Recording No.: 89-045952

5. Liens and assessments, if any, by the Charbonneau County Club Homeowners' Association.
6. Easement(s) for the purpose(s) shown below and rights incidental thereto as reserved in a document;
Reserved by: Willamette Factors, Inc.
Purpose: "Ingress, egress, loading, unloading, utilities, maintenance, repair and other lawful purposes"
Recording Date: March 28, 1980
Recording No.: 80-011544
Affects: Common Area
7. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
In favor of: Adjacent property owners

Purpose: Access and utilities
Recording Date: December 8, 1983
Recording No.: 83-041263
Affects: Common area

8. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
In favor of: Adjacent property owner
Purpose: Roadway and utilities
Recording Date: April 29, 1987
Recording No.: 87-018831
Affects: Common Area

9. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
In favor of: City of Wilsonville
Purpose: Water pipeline and sanitary sewer
Recording Date: December 2, 1987
Recording No.: 87-054106
Affects: Common Area

Amended by instrument,
Recording Date: January 26, 1999
Recording No.: 99-007892

10. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
In favor of: City of Wilsonville
Purpose: Water pipeline, sanitary sewer and storm drain
Recording Date: December 2, 1987
Recording No.: 87-054107
Affects: Common Area

11. The matters set forth in the document shown below which, among other things, contains or provides for: certain easements; liens and the subordination thereof; provisions relating to partition; restrictions on severability of component parts; and covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including, but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
Entitled: Declaration of Unit Ownership
Recording Date: November 29, 1990
Recording No.: 90-059018

Amendment(s)/Modification(s) of said covenants, conditions and restrictions
Recording Date: December 14, 1994
Recording No.: 94-095428

Amendment(s)/Modification(s) of said covenants, conditions and restrictions
Recording Date: November 17, 1997
Recording No.: 97-090153

Amendment(s)/Modification(s) of said covenants, conditions and restrictions
Recording Date: March 10, 1999
Recording No.: 99-024252
and Re-Recording Date: May 12, 1999
and Re-Recording No.: 99-048301

Amendment(s)/Modification(s) of said covenants, conditions and restrictions
Recording Date: March 10, 1999
Recording No.: 99-024253
and Re-Recording Date: May 12, 1999
and Re-Recording No.: 99-048300

Amendment(s)/Modification(s) of said covenants, conditions and restrictions
Recording Date: March 19, 2003
Recording No.: 2003-033091
and Re-Recording Date: May 23, 2003
and Re-Recording No.: 2003-065842

Amendment(s)/Modification(s) of said covenants, conditions and restrictions
Recording Date: March 3, 2017
Recording No.: 2017-014648

12. Liens and assessments, if any, by the Charbonneau Village Center Condominium Association.
13. By-laws of Charbonneau Village Center Condominium Association
Recording Date: November 29, 1990
Recording No.: 90-059019

Amended by instrument,
Recording Date: November 17, 1997
Recording No.: 97-090153
14. Restrictions, but omitting restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said restriction is permitted by applicable law, as shown on that certain plat
Name of Plat: Charbonneau Village Center Condominium
Plat No.: 2908
Recording Date: November 29, 1990
15. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
In favor of: City of Wilsonville
Purpose: Pipelines
Recording Date: January 26, 1999
Recording No.: 99-007892
16. By-laws of Villas on the Green Homeowner's Association
Recording Date: March 10, 1999
Recording No.: 99-024250
Affects Parcels 7 through 12, inclusive
17. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document
Recording Date: March 10, 1999
Recording No.: 99-024251
Affects Parcels 7 through 12, inclusive
18. Liens and assessments, if any, by the Villas on the Green Homeowner's Association

Affects Parcels 7 through 12, inclusive

19. Restrictions, but omitting restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said restriction is permitted by applicable law, as shown on that certain plat

Name of Plat: Charbonneau Village Center Condominium 3

Plat No.: 3507

Recording Date: May 12, 1999

Affects Parcels 7 through 12, inclusive

20. A line of credit deed of trust to secure an indebtedness in the amount shown below,

Amount: \$50,000.00

Dated: September 19, 2019

Trustor/Grantor: Peter J. Evans, a married individual and Dena Evans, a married individual

Trustee: Stewart Title Guaranty Co.

Beneficiary: JPMorgan Chase Bank, N.A.

Recording Date: October 2, 2019

Recording No.: 2019-061154

Affects Parcel 9

21. A deed of trust to secure an indebtedness in the amount shown below,

Amount: \$350,000.00

Dated: January 27, 2020

Trustor/Grantor: Linda Newell

Trustee: WFG National Title Insurance Company

Beneficiary: Mortgage Electronic Registration Systems, Inc., solely as nominee for FirstBank, as lender

Loan No.: 685-0211931 / MERS No. 1009553-1000210886-4

Recording Date: January 31, 2020

Recording No.: 2020-007185

Affects Parcel 11

We find no reconveyance of record.

22. A deed of trust to secure an indebtedness in the amount shown below,

Amount: \$311,250.00

Dated: April 25, 2020

Trustor/Grantor: Julie Marie Smith

Trustee: Fidelity National Title

Beneficiary: Mortgage Electronic Registration Systems, Inc., solely as nominee for Umpqua Bank, as lender

Loan No.: 8501441874 / MERS No. 1000458-1000302638-9

Recording Date: April 30, 2020

Recording No.: 2020-031107

Affects Parcel 7

23. A deed of trust to secure an indebtedness in the amount shown below,

Amount: \$371,950.00

Ticor Title Company of Oregon
Order No. 36262008027

Dated: May 6, 2020
Trustor/Grantor: Craig V. Johnson and Janet K. Johnson, as tenants by the entirety
Trustee: First American Title Company of Oregon
Beneficiary: Mortgage Electronic Registration Systems, Inc., solely as nominee for Nations Direct
Mortgage, LLC, as lender
Loan No.: 8010093777 / MERS No. 1006118-0000140092-0
Recording Date: May 11, 2020
Recording No.: 2020-033927
Affects Parcel 10

24. A deed of trust to secure an indebtedness in the amount shown below,
Amount: \$312,500.00
Dated: July 31, 2020
Trustor/Grantor: Michael Brennan and Judith Brennan, husband and wife as tenants by the entirety
Trustee: Fidelity National Title Company of Oregon
Beneficiary: Mortgage Electronic Registration Systems, Inc., solely as nominee for
Loandepot.com, LLC, a Delaware limited liability company, as lender
Loan No.: 103770857 / MERS No. 100853701037708574
Recording Date: August 18, 2020
Recording No.: 2020-066073
Affects Parcel 12

25. Rights of tenants, as tenants only, in unrecorded leaseholds.

26. Personal property taxes, if any.

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

Fiscal Year: 2019-2020
Amount: \$5,151.04
Levy Code: 086-014
Account No.: 01461439
Map No.: 31W24CD-080001
Affects Unit 1 of Parcel 1

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

Fiscal Year: 2019-2020
Amount: \$5,666.05
Levy Code: 086-014
Account No.: 01461448
Map No.: 31W24CD-080002
Affects Unit 2 of Parcel 1

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

Fiscal Year: 2019-2020
Amount: \$7,169.65
Levy Code: 086-014
Account No.: 01461457
Map No.: 31W24CD-080003
Affects Unit 3 of Parcel 1

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

Fiscal Year: 2019-2020

Amount: \$1,755.39
Levy Code: 086-014
Account No.: 01461484
Map No.: 31W24CD-080006
Affects Unit 6 of Parcel 4

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

Fiscal Year: 2019-2020
Amount: \$1,092.63
Levy Code: 086-014
Account No.: 01461493
Map No.: 31W24CD-080007
Affects Unit 7 of Parcel 4

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

Fiscal Year: 2019-2020
Amount: \$5,691.11
Levy Code: 086-014
Account No.: 01870327
Map No.: 31W24CD-8010A
Affects Parcel 7

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

Fiscal Year: 2019-2020
Amount: \$5,232.23
Levy Code: 086-014
Account No.: 01870336
Map No.: 31W24CD-8010B
Affects Parcel 8

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

Fiscal Year: 2019-2020
Amount: \$5,232.02
Levy Code: 086-014
Account No.: 01870345
Map No.: 31W24CD-8010C
Affects Parcel 9

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

Fiscal Year: 2019-2020
Amount: \$5,232.23
Levy Code: 086-014
Account No.: 01870354
Map No.: 31W24CD-8010D
Affects Parcel 10

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

Fiscal Year: 2019-2020
Amount: \$5,691.11
Levy Code: 086-014
Account No.: 01870363
Map No.: 31W24CD-8010E
Affects Parcel 11

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

Fiscal Year: 2019-2020

Ticor Title Company of Oregon
Order No. 36262008027

Amount: \$5,232.23
Levy Code: 086-014
Account No.: 01870372
Map No.: 31W24CD-8010F
Affects Parcel 12

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

Fiscal Year: 2019-2020
Amount: \$14,826.87
Levy Code: 086-014
Account No.: 01636894
Map No.: 31W24CD-80009
Affects Parcel 13

End of Reported Information

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

Lori Guzman
503-351-7066
Lori.Guzman@ticortitle.com

Ticor Title Company of Oregon
111 SW Columbia St., Ste 1000
Portland, OR 97201

EXHIBIT "A"
Legal Description

PARCEL 1

Units 1, 2 and 3, CHARBONNEAU VILLAGE CENTER CONDOMINIUM, as set forth in Condominium Declaration recorded November 29, 1990 as 90-59018, , and PLAT AMENDMENT CHARBONNEAU VILLAGE CENTER CONDOMINIUM, as set forth in Condominium Declaration recorded March 3, 2017 as 2017-014648, in the City of Wilsonville, Clackamas County, Oregon, together with those limited common elements appurtenant to said Unit as set forth in said declaration, and together with an undivided fractional ownership of the general common elements of said Condominium as set forth in the said Declaration and in any subsequent amendments thereto as appurtenant to said Unit.

PARCEL 2

Units 4 and 5, CHARBONNEAU VILLAGE CENTER CONDOMINIUM, as set forth in Condominium Declaration recorded November 29, 1990 as 90-59018, and PLAT AMENDMENT CHARBONNEAU VILLAGE CENTER CONDOMINIUM, as set forth in Condominium Declaration recorded March 3, 2017 as 2017-014648, in the City of Wilsonville, Clackamas County, Oregon, together with those limited common elements appurtenant to said Unit as set forth in said declaration, and together with an undivided fractional ownership of the general common elements of said Condominium as set forth in the said Declaration and in any subsequent amendments thereto as appurtenant to said Unit.

PARCEL 3

A certain parcel known as Variable Property "B" in the Charbonneau Village Center Condominium in Wilsonville, Clackamas County, Oregon, created by Declaration dated November 1, 1990, and recorded November 29, 1990, with Clackamas County Deed Records, Fee No. 90-059018 (Declaration), and PLAT AMENDMENT CHARBONNEAU VILLAGE CENTER CONDOMINIUM, as set forth in Condominium Declaration recorded March 3, 2017 as 2017-014648, and more particularly described as follows:

A tract of land in the George L. Curry Donation Land Claim No. 43 in the Southwest one-quarter of Section 24 and the Northwest one-quarter of Section 25, Township 3 South, Range 1 West of the Willamette Meridian, Clackamas County, Oregon, described as follows:

Beginning at the Southeast foundation corner of the Charbonneau Community Building, said corner being North 2001.41 feet and West 3808.99 feet from the Southeast corner of the George L. Curry Donation Land Claim No. 43, in Section 25, Township 3 South, Range 1 West of the Willamette Meridian, Clackamas County, Oregon; thence North 1°39'16" East along the East foundation line of said building 108.30 feet to the Northeast corner of the said building; thence South 88°20'44" East, 70.00 feet; thence South 01°39'16" West, 108.33 feet; thence North 88°20'44" West 70.00 feet to the point of beginning.

PARCEL 4

Units 6 and 7, CHARBONNEAU VILLAGE CENTER CONDOMINIUM, as set forth in Condominium Declaration recorded November 29, 1990 as 90-59018, and PLAT AMENDMENT CHARBONNEAU VILLAGE CENTER CONDOMINIUM, as set forth in Condominium Declaration recorded March 3, 2017 as 2017-014648, in the City of Wilsonville, Clackamas County, Oregon, together with those limited common elements appurtenant to said Unit as set forth in said declaration, and together with an undivided fractional ownership of the general common elements of said Condominium as set forth in the said Declaration and in any subsequent amendments thereto as appurtenant to said Unit.

PARCEL 5

EXHIBIT "A"
Legal Description

A certain parcel known as Variable Property "C" in the Charbonneau Village Center Condominium in Wilsonville, Clackamas County, Oregon, created by Declaration dated November 1, 1990, and recorded November 29, 1990, with Clackamas County Deed Records, Fee No. 90-059018 (Declaration), and PLAT AMENDMENT CHARBONNEAU VILLAGE CENTER CONDOMINIUM, as set forth in Condominium Declaration recorded March 3, 2017 as 2017-014648; and more particularly described as follows:

A tract of land in the Southwest one-quarter of Section 24, in the George L. Curry Donation Land Claim No. 43, Township 3 South, Range 1 West of the Willamette Meridian:

Beginning at a one inch iron pipe set inside a 2-inch by 36-inch galvanized iron pipe set 6-inches below the surface of the ground, said point being the Initial Point of "Fairway Village Condominium" created by Declaration recorded June 28, 1984 in Book 86, Page 17, Fee No. 84 22077, Clackamas County Plat Records, said iron pipe bears North 2,469.00 feet and West 3,684.03 feet from the Southeast corner of said Curry Donation Land Claim, said point also being the true point of beginning of the tract described in Mortgage to Benj. Franklin Federal Savings and Loan Association of Portland, recorded August 12, 1971 Fee No. 71 19507, Clackamas County Records, said iron pipe being the point of beginning of the parcel described in Bargain and Sale Deed to Charbonneau Country Club recorded March 28, 1980, Fee No. 80 11544, Clackamas County Records; thence along the Northerly line of said Charbonneau Country Club parcel South 89°50'44" West 101.56 feet to a one inch iron pipe; thence continuing along said Northerly line North 88°20'44" West 70.00 feet to the Northwest corner thereof; thence along the Westerly line of said Charbonneau Country Club parcel South 01°39'16" West 16.02 feet to the true point of beginning of the parcel herein being described; thence continuing along said Westerly line South 01°39'16" West 105.25 feet; thence continuing along said Westerly line North 88°20'44" West 12.00 feet; thence continuing along said Charbonneau Country Club parcel Westerly line South 01°39'16" West 120.00 feet; thence North 88°20'44" West 67.55 feet; thence North 01°39'16" East 136.50 feet; thence South 88°20'44" East 10.15 feet; thence North 01°39'16" East 88.75 feet; thence South 88°20'44" East 69.50 feet to the true point of beginning.

TOGETHER WITH the Declarant's nonexclusive easement rights to enter upon the General Common Elements and Limited Common Elements for the purposes as set forth in Article 6.2 of the Declaration to construct on and develop Variable Property "C".

PARCEL 6

Unit 8, CHARBONNEAU VILLAGE CENTER CONDOMINIUM, as set forth in Condominium Declaration recorded November 29, 1990 as 90-59018, and PLAT AMENDMENT CHARBONNEAU VILLAGE CENTER CONDOMINIUM, as set forth in Condominium Declaration recorded March 3, 2017 as 2017-014648, in the City of Wilsonville, Clackamas County, Oregon, together with those limited common elements appurtenant to said Unit as set forth in said declaration, and together with an undivided fractional ownership of the general common elements of said Condominium as set forth in the said Declaration and in any subsequent amendments thereto as appurtenant to said Unit.

PARCEL 7

Unit 10A, CHARBONNEAU VILLAGE CENTER CONDOMINIUM, STAGE 3, and PLAT AMENDMENT CHARBONNEAU VILLAGE CENTER CONDOMINIUM, as set forth in Condominium Declaration recorded March 3, 2017 as 2017-014648, in the City of Wilsonville, County of Clackamas and State of Oregon.

TOGETHER WITH the limited common elements and the undivided interest in the general common elements appertaining thereto as set forth in declaration of Unit Ownership recorded March 10, 1999, Fee No. 99-024252 and re-recorded May 12, 1999, Fee No. 99-048301.

PARCEL 8

EXHIBIT "A"
Legal Description

Unit 10B, CHARBONNEAU VILLAGE CENTER CONDOMINIUM, STAGE 3, and PLAT AMENDMENT CHARBONNEAU VILLAGE CENTER CONDOMINIUM, as set forth in Condominium Declaration recorded March 3, 2017 as 2017-014648, in the City of Wilsonville, County of Clackamas and State of Oregon.

TOGETHER WITH the limited common elements and the undivided interest in the general common elements appertaining thereto as set forth in declaration of Unit Ownership recorded March 10, 1999, Fee No. 99-024252 and re-recorded May 12, 1999, Fee No. 99-048301.

PARCEL 9

Unit 10C, CHARBONNEAU VILLAGE CENTER CONDOMINIUM, STAGE 3, and PLAT AMENDMENT CHARBONNEAU VILLAGE CENTER CONDOMINIUM, as set forth in Condominium Declaration recorded March 3, 2017 as 2017-014648, in the City of Wilsonville, County of Clackamas and State of Oregon.

TOGETHER WITH the limited common elements and the undivided interest in the general common elements appertaining thereto as set forth in declaration of Unit Ownership recorded March 10, 1999, Fee No. 99-024252 and re-recorded May 12, 1999, Fee No. 99-048301.

PARCEL 10

Unit 10D, CHARBONNEAU VILLAGE CENTER CONDOMINIUM, STAGE 3, and PLAT AMENDMENT CHARBONNEAU VILLAGE CENTER CONDOMINIUM, as set forth in Condominium Declaration recorded March 3, 2017 as 2017-014648, in the City of Wilsonville, County of Clackamas and State of Oregon.

TOGETHER WITH the limited common elements and the undivided interest in the general common elements appertaining thereto as set forth in declaration of Unit Ownership recorded March 10, 1999, Fee No. 99-024252 and re-recorded May 12, 1999, Fee No. 99-048301.

PARCEL 11

Unit 10E, CHARBONNEAU VILLAGE CENTER CONDOMINIUM, STAGE 3, and PLAT AMENDMENT CHARBONNEAU VILLAGE CENTER CONDOMINIUM, as set forth in Condominium Declaration recorded March 3, 2017 as 2017-014648, in the City of Wilsonville, County of Clackamas and State of Oregon.

TOGETHER WITH the limited common elements and the undivided interest in the general common elements appertaining thereto as set forth in declaration of Unit Ownership recorded March 10, 1999, Fee No. 99-024252 and re-recorded May 12, 1999, Fee No. 99-048301.

PARCEL 12

Unit 10F, CHARBONNEAU VILLAGE CENTER CONDOMINIUM, STAGE 3, and PLAT AMENDMENT CHARBONNEAU VILLAGE CENTER CONDOMINIUM, as set forth in Condominium Declaration recorded March 3, 2017 as 2017-014648, in the City of Wilsonville, County of Clackamas and State of Oregon.

TOGETHER WITH the limited common elements and the undivided interest in the general common elements appertaining thereto as set forth in declaration of Unit Ownership recorded March 10, 1999, Fee No. 99-024252 and re-recorded May 12, 1999, Fee No. 99-048301.

Parcel 13

EXHIBIT "A"

Legal Description

Unit 9, CHARBONNEAU VILLAGE CENTER CONDOMINIUM, STAGE 2, and PLAT AMENDMENT CHARBONNEAU VILLAGE CENTER CONDOMINIUM, as set forth in Condominium Declaration recorded March 3, 2017 as 2017-014648, in the City of Wilsonville, County of Clackamas and State of Oregon.

TOGETHER WITH the limited common elements and the undivided interest in the general common elements appertaining thereto as set forth in declaration of Unit Ownership recorded December 14, 1994, Fee No. 94-095428.

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.

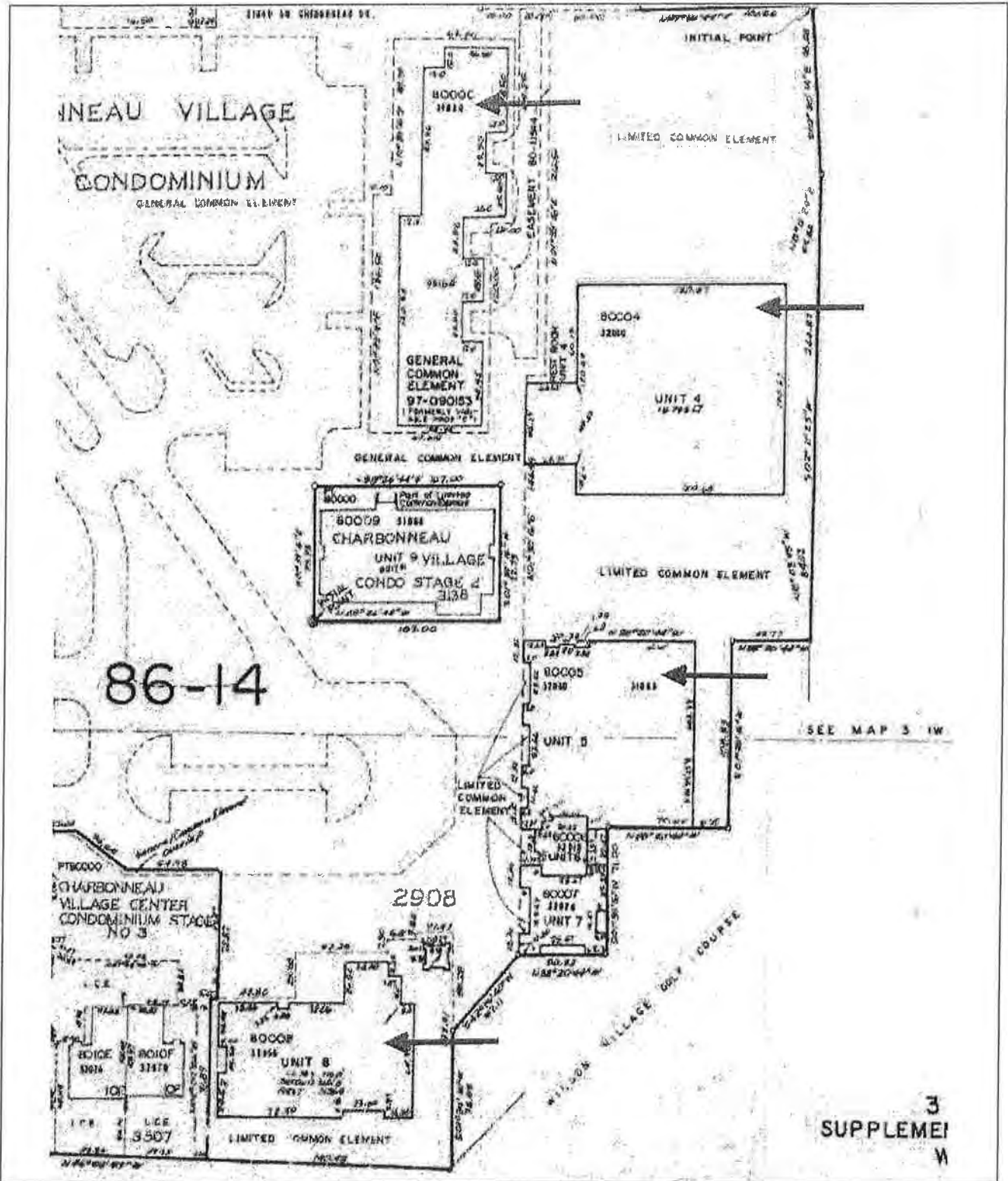
THE REPORT IS LIMITED IN SCOPE AND IS NOT AN ABSTRACT OF TITLE, TITLE OPINION, PRELIMINARY TITLE REPORT, TITLE REPORT, COMMITMENT TO ISSUE TITLE INSURANCE, OR A TITLE POLICY, AND SHOULD NOT BE RELIED UPON AS SUCH. THE REPORT DOES NOT PROVIDE OR OFFER ANY TITLE INSURANCE, LIABILITY COVERAGE OR ERRORS 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



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.

GRANTOR'S NAME:
K&M Ventures, LLC; an Oregon limited liability company

GRANTEE'S NAME:
Perseverance, L.L.C., an Oregon limited liability company

AFTER RECORDING RETURN TO:
Order No.: 36261704248-CW
Nicole Stutte Hughes
Perseverance, L.L.C., an Oregon limited liability company
10010 SW Balmer Circle
Portland, OR 97219

SEND TAX STATEMENTS TO:
Norris & Stevens
900 SW Fifth Avenue, 17th Floor
Portland, OR 97205

APN: 01461439
01461448
01461457
Map: 31W24CD80001
31W24CD80002
31W24CD80003
31840 SW Charbonneau Drive #A1, 2, & 3, Wilsonville, OR 97070

Clackamas County Official Records Sherry Hall, County Clerk	2017-077342 11/14/2017 10:53:00 AM
D-D Cnt=1 Sln=0 CONNIE \$20.00 \$16.00 \$10.00 \$22.00	\$68.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

K&M Ventures, LLC, an Oregon limited liability company, Grantor, conveys and warrants to Perseverance, L.L.C., 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 Clackamas, State of Oregon:

Units 1, 2 and 3, CHARBONNEAU VILLAGE CENTER CONDOMINIUM, as set forth in Condominium Declaration recorded November 29, 1990 as 90-059018, and amendments thereto, in the City of Wilsonville, Clackamas County, Oregon, together with those limited common elements appurtenant to said Units as set forth in said declaration, and together with an undivided fractional ownership of the general common elements of said Condominium as set forth in the said Declaration and in any subsequent amendments thereto as appurtenant to said Units

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS ONE MILLION THREE HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$1,350,000.00). (See ORS 93.030).

Subject to:

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

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.

Recorded by TICOR TITLE 36261704248

STATUTORY WARRANTY DEED
(continued)

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

Dated: 11/10/17

K & M Ventures, LLC, an Oregon limited liability company

BY: Maryanne H. Krumm
Maryanne H. Krumm, Co-Manager

BY: Margaret E. Mills
Margaret E. Mills, Co-Manager

State of Oregon

County of Multnomah

This instrument was acknowledged before me on November 10, 2017

by Maryanne H. Krumm, Co-Manager of K & M Ventures, LLC, an Oregon limited liability company.

Candice Dawn Weischedel
Notary Public - State of Oregon

My Commission Expires: 2/26/18



State of Oregon

County of Multnomah

This instrument was acknowledged before me on November 10, 2017

by Margaret E. Mills, Co-Manager of K & M Ventures, LLC, an Oregon limited liability company.

Candice Dawn Weischedel
Notary Public - State of Oregon

My Commission Expires: 2/26/18

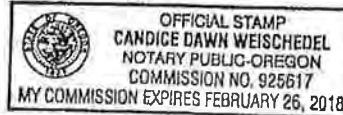


EXHIBIT "A"
Exceptions

Subject to:

1. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: April 6, 1977
Recording No.: 77- 012613

Amendment(s)/Modification(s) of said covenants, conditions and restrictions
Recording Date: August 8, 1979
Recording No.: 79-034184

Amendment(s)/Modification(s) of said covenants, conditions and restrictions
Recording Date: May 2, 1989
Recording No.: 89-018494

Amendment(s)/Modification(s) of said covenants, conditions and restrictions
Recording Date: October 13, 1989
Recording No.: 89-045952

2. Liens and assessments, if any, by the Charbonneau County Club Homeowners' Association. Paid current.
3. Easement(s) for the purpose(s) shown below and rights incidental thereto as reserved in a document;

Reserved by: Willamette Factors, Inc.
Purpose: "Ingress, egress, loading, unloading, utilities, maintenance, repair and other lawful purposes"
Recording Date: March 28, 1980
Recording No: 80-011544
Affects: Common Area

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

In favor of: Adjacent property owners
Purpose: Access and utilities
Recording Date: December 8, 1983
Recording No: 83-041263
Affects: Common area

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

In favor of: Adjacent property owner
Purpose: Roadway and utilities
Recording Date: April 29, 1987
Recording No: 87-018831
Affects: Common Area

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

In favor of: City of Wilsonville
Purpose: Water pipeline and sanitary sewer
Recording Date: December 2, 1987
Recording No: 87-054106 released and replaced by easement
Recording Date: January 26, 1999
Recording No: 99-007892
Affects: Common Area

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

In favor of: City of Wilsonville
Purpose: Water pipeline, sanitary sewer and storm drain
Recording Date: December 2, 1987
Recording No: 87-054107
Affects: Common Area

EXHIBIT "A"
Exceptions

8. The matters set forth in the document shown below which, among other things, contains or provides for: certain easements; liens and the subordination thereof; provisions relating to partition; restrictions on severability of component parts; and covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including, but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

Entitled: Declaration of Unit Ownership

Recording Date: November 29, 1990
Recording No: 90-059018

Amendment(s)/Modification(s) of said covenants, conditions and restrictions
Recording Date: September 15, 1994
Recording No: 94-072952

Amendment(s)/Modification(s) of said covenants, conditions and restrictions
Recording Date: December 14, 1994
Recording No: 94-095428

Amendment(s)/Modification(s) of said covenants, conditions and restrictions
Recording Date: November 17, 1997
Recording No: 97-090153

Amendment(s)/Modification(s) of said covenants, conditions and restrictions
Recording Date: March 10, 1999
Recording No: 99-024252

Amendment(s)/Modification(s) of said covenants, conditions and restrictions
Recording Date: March 10, 1999
Recording No: 99-024253
Re-Recording Date: May 12, 1999
Re-Recording No: 99-048300

Amendment(s)/Modification(s) of said covenants, conditions and restrictions
Recording Date: March 19, 2003
Recording No: 2003-033091
Re-Recording Date: May 23, 2003
Re-Recording No: 2003-065842

Amendment(s)/Modification(s) of said covenants, conditions and restrictions
Recording Date: March 3, 2017
Recording No: 2017-014648

9. Liens and assessments, if any, by the Charbonneau Village Center Condominium Association. Paid current.
10. By-laws of Charbonneau Village Center Condominium Association

Recording Date: November 29, 1990
Recording No: 90-059019

11. Restrictions, but omitting restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said restriction is permitted by applicable law, as shown on that certain plat

Name of Plat: Charbonneau Village Center Condominium, as amended
Recording Date: March 3, 2017
Recording No: 2017-014647 set out more fully in CCR's 2017-014648

RECORDING REQUESTED BY:



Fidelity National Title
Company of Oregon

900 SW 5th Avenue
Portland, OR 97204

GRANTOR'S NAME:
Charbonneau Clubhouse LLC

GRANTEE'S NAME:
Charbonneau Country Club

AFTER RECORDING RETURN TO:

Order No.: 45141802356-PK
Susie Stevens
Charbonneau Country Club
32000 SW Charbonneau Drive
Wilsonville, OR 97070

SEND TAX STATEMENTS TO:
Charbonneau Country Club
32000 SW Charbonneau Drive
Wilsonville, OR 97070

APN: 01461509
Map: 31W24CD80008
32050 SW Charbonneau Drive, #8, Wilsonville, OR 97070

Clackamas County Official Records	2018-028703
Sherry Hall, County Clerk	05/09/2018 02:44:00 PM
D-D	Cnt=1 Stn=76 JANIS
\$40.00 \$16.00 \$10.00 \$22.00	\$88.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Charbonneau Clubhouse LLC, an Oregon limited liability company, Grantor, conveys and warrants to Charbonneau Country Club, an Oregon nonprofit corporation, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Clackamas, State of Oregon:

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

SEE EXHIBIT "B" PERMITTED EXCEPTIONS ATTACHED HERETO AND MADE A PART HEREOF

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS SIX HUNDRED TWENTY THOUSAND AND NO/100 DOLLARS (\$620,000.00). (See ORS 93.030).

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

Fidelity National Title of Oregon 45141802356-COMM

STATUTORY WARRANTY DEED

(continued)

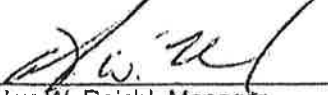
IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: May 8, 2018

Charbonneau Clubhouse LLC,
an Oregon limited liability company

By: JAM Property Ventures LLC, its Managing Member

By: _____
Joonees K. Chay, Manager

BY:  _____
Alex W. Reichl, Manager

SEE THE ATTACHED NOTARY FORM.

CHAY LLC, an Oregon limited liability company

By: _____
Joonees K. Chay, Member

By: _____
Annette M. Chay, Member

State of Oregon
County of _____

This instrument was acknowledged before me on May ____, 2018 by

_____ as _____ of

Notary Public - State of Oregon

My Commission Expires: _____

STATUTORY WARRANTY DEED

(continued)

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

Dated: May 8, 2018

Charbonneau Clubhouse LLC,
an Oregon limited liability company

By: JAM Property Ventures LLC, its Managing Member

By: [Signature]
Joonees K. Chay, Manager

BY: _____
Alex W. Reichl, Manager

CHAY LLC, an Oregon limited liability company

By: [Signature]
Joonees K. Chay, Member

By: [Signature]
Annette M. Chay, Member



State of Oregon
County of Clackamas

This instrument was acknowledged before me on May 8th, 2018 by

Joonees K. Chay as Manager of

JAM Property Ventures LLC, managing member of Charbonneau Clubhouse LLC, an Oregon limited liability company

[Signature]
Notary Public - State of Oregon

My Commission Expires: 5/29/18



STATUTORY WARRANTY DEED

(continued)

State of Oregon
County of Clackamas

This instrument was acknowledged before me on May 21st, 2018 by

Toonees K. Chay as Member of

CHAY LLC an Oregon limited liability company, member of Charbonneau Clubhouse LLC, an Oregon limited liability company

Paula Anne Mraz Kingsley

Notary Public - State of Oregon

My Commission Expires: 5/29/18



State of Oregon
County of Clackamas

This instrument was acknowledged before me on May 21st, 2018 by

Annette M. Chay as Member of

Chay LLC, an Oregon limited liability company member of Charbonneau Clubhouse LLC, an Oregon limited liability company

Paula Anne Mraz Kingsley

Notary Public - State of Oregon

My Commission Expires: 5/29/18



STATUTORY WARRANTY DEED

(continued)

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

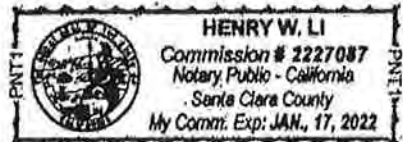
County of SANTA CLARA

On 05/08/2018 before me, HENRY W. LI, NOTARY PUBLIC
(insert name and title of the officer)

personally appeared ALEX W. REICHL
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature

[Handwritten signature of Henry W. Li]

(Seal)

STATUTORY WARRANTY DEED - 5/8/2018

EXHIBIT "A"
Legal Description

Unit 8, CHARABONNEAU VILLAGE CENTER CONDOMINIUM, TOGETHER WITH an undivided interest in the general common elements appertaining to said unit as described in said Declaration of Unit Ownership, TOGETHER WITH those limited common elements appertaining to said unit as described in said Declaration of Unit Ownership, recorded November 29, 1990, Recorder's Fee No. 90-59018 and any amendments and/or supplemental(s) thereto.

EXHIBIT "B"
PERMITTED EXCEPTIONS

1. City Liens, if any, in favor of the City of Wilsonville.
2. Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: April 6, 1977
Recording No: 77-012613

Amendment(s)/Modification(s) of said covenants, conditions and restrictions

Recording Date: August 8, 1979
Recording No: 79-034184

Amendment(s)/Modification(s) of said covenants, conditions and restrictions

Recording Date: May 2, 1989
Recording No: 89-018494

Amendment(s)/Modification(s) of said covenants, conditions and restrictions

Recording Date: October 13, 1989
Recording No: 89-045952

3. Liens and assessments, if any, by the Charbonneau Country Club association.
4. The matters set forth in the document shown below which, among other things, contains or provides for: certain easements; liens and the subordination thereof; provisions relating to partition; restrictions on severability of component parts; and covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including, but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

Entitled: Declaration of Unit Ownership
Recording Date: November 18, 1990
Recording No: 90-059018

Amendment(s)/Modification(s) of said covenants, conditions and restrictions

Recording Date: December 14, 1994
Recording No: 94-095428

Amendment(s)/Modification(s) of said covenants, conditions and restrictions

Recording Date: November 17, 1997
Recording No: 97-090153

Amendment(s)/Modification(s) of said covenants, conditions and restrictions

Recording Date: March 10, 1999

Recording No: 99-024252

Amendment(s)/Modification(s) of said covenants, conditions and restrictions

Recording Date: May 10, 1999

Recording No: 99-024253

And re-recorded:

Recording Date: May 12, 1999

Recording No: 99-048300

Amendment(s)/Modification(s) of said covenants, conditions and restrictions

Recording Date: March 19, 2003

Recording No: 2003-033091

And re-recorded:

Recording Date: May 23, 2003

Recording No: 2003-065842

Amendment(s)/Modification(s) of said covenants, conditions and restrictions

Recording Date: March 3, 2017

Recording No: 2017-014648

5. Liens and assessments, if any, by the Charbonneau Village Center Condominium Association.
6. By-laws of Charbonneau Village Center Condominium Association

Recording Date: November 29, 1990

Recording No.: 90-059019

7. Restrictions, but omitting restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said restriction is permitted by applicable law, as shown on that certain plat

Name of Plat: Charbonneau Village Center Condominium

RECORDING REQUESTED BY:



5300 SW Meadows Rd. , Ste 100
Lake Oswego, OR 97035

Clackamas County Official Records
Sherry Hall, County Clerk

2017-069517

10/12/2017 09:45:01 AM

D-D Cnt=1 Str=0 STEPHEN
\$20.00 \$16.00 \$10.00 \$22.00

\$68.00

GRANTOR'S NAME:

Agostino Gaude and Daniela Miraglio

GRANTEE'S NAME:

Michael Brennan and Judith Brennan

AFTER RECORDING RETURN TO:

Michael Brennan and Judith Brennan
32070 SW Charbonneau Drive Unit 10F
Wilsonville, OR 97070

SEND TAX STATEMENTS TO:

Same as above

APN: 01870372
32070 SW Charbonneau Drive, Unit 10F, Wilsonville, OR
97070-5479

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Agostino Gaude and Daniela Miraglio, as tenants by the entirety, Grantor, conveys and warrants to Michael Brennan and Judith Brennan, husband and wife as tenants by the entirety, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Clackamas, State of Oregon:

Unit 10-F, CHARBONNEAU VILLAGE CENTER CONDOMINIUM - STAGE 3, in the City of Wilsonville, County of Clackamas and State of Oregon. TOGETHER WITH an undivided interest in the general and limited common elements appurtenant thereto as more fully set forth and described in the declaration Recorded March 10, 1999 as Fee No. 99-024252 and Re-recorded on May 12, 1999 as Fee No. 99048301 and amendments thereto.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS THREE HUNDRED EIGHTY-NINE THOUSAND AND NO/100 DOLLARS (\$389,000.00). (See ORS 93.030).

Subject to:

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

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.

472517005077
CHICAGO TITLE

EXHIBIT "A"
Exceptions

Subject to:

1. Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: April 6, 1977
Recording No: 77-012813

2. Liens and assessments, if any, by the Charbonneau Country Club Homeowner's Association.

3. The matters set forth in the document shown below which, among other things, contains or provides for: certain easements; liens and the subordination thereof; provisions relating to partition; restrictions on severability of component parts; and covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including, but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

Entitled: Declaration of Unit Ownership
Recording Date: November 29, 1990
Recording No: 90-059018
Amendment(s)/Modification(s) of said covenants, conditions and restrictions

Recording Date: December 14, 1994
Recording No: 94-095428
Amendment(s)/Modification(s) of said covenants, conditions and restrictions

Recording Date: November 17, 1997
Recording No: 97-090153
Amendment(s)/Modification(s) of said covenants, conditions and restrictions

Recording Date: March 10, 1999
Recording No: 99-024252
and Re-Recording Date: March 12, 1999
and Re-Recording No: 99-048301
Amendment(s)/Modification(s) of said covenants, conditions and restrictions

Recording Date: March 10, 1999
Recording No: 99-024253
and Re-Recording Date: March 12, 1999
and Re-Recording No: 99-048300
Amendment(s)/Modification(s) of said covenants, conditions and restrictions

Recording Date: March 19, 2003
Recording No: 2003-033091
and Re-Recording Date: May 23, 2003
and Re-Recording No: 2003-065842

4. Liens and assessments, if any, by the Charbonneau Village Center Condominium Homeowner's Association.

EXHIBIT "A"
Exceptions

5. By-laws of Charbonneau Village Center Condominium Homeowner's Association

Recording Date: November 29, 1990
Recording No.: 90-059019
Amendment(s)/Modification(s) of said covenants, conditions and restrictions

Recording Date: November 17, 1997
Recording No: 97-090153
6. By-laws of Villas on the Green Homeowner's Association

Recording Date: March 10, 1999
Recording No.: 99-024250
7. Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: March 10, 1999
Recording No: 99-024251
8. Liens and assessments, if any, by the Villas on the Green Homeowner's Association.

Clackamas County Official Records
Sherry Hall, County Clerk

2020-060713

07/31/2020 10:13:16 AM

D-D Cnt=1 Stn=74 DENIM
\$25.00 \$16.00 \$10.00 \$62.00

\$113.00

**RECORDING REQUESTED BY
OLD REPUBLIC TITLE COMPANY OF OREGON**

Escrow No.: 5511007795
APN: 01870363

WHEN RECORDED MAIL TO
Thomas P. McNerthney
32074 SW Charbonneau Drive
Wilsonville, OR 97070

MAIL TAX STATEMENT TO
Thomas P. McNerthney
32074 SW Charbonneau Drive
Wilsonville, OR 97070

SPACE ABOVE RESERVED FOR RECORDER'S USE

WARRANTY DEED

Linda Newell, Grantor, conveys and warrants to Thomas P. McNerthney, Grantee, the following described real property in the County of Clackamas, State of Oregon, described as follows:

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

The described real property is free of all liens and encumbrances except (if none, so state):

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

The true and actual consideration paid for this transfer, stated in terms of dollars is \$519,000.00.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS 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.

Old Republic Title Company - 5511007795

Dated this 22 day of July, 2020.

Linda Newell
Linda Newell

STATE OF OREGON
County of CLACKAMAS

This Instrument was acknowledged before me on this 22 day of July, 2020 by Linda Newell.

Jack Richard Lee
Notary Public for Oregon
My Commission Expires: Mar. 6, 2023



Order No.: 5511007795

EXHIBIT A

Unit 10-E, CHARBONNEAU VILLAGE CENTER CONDOMINIUM - STAGE 3, in the City of Wilsonville, County of Clackamas and State of Oregon. Together with an undivided interest in the general and limited common elements appurtenant thereto as more fully set forth and described in the declaration Recorded March 10, 1999 as Fee No. 99-024252 and Re-recorded on May 12, 1999 as Fee No. 990478301 and amendments thereto.

Exceptions:

1. Taxes and assessments, general and special, for the fiscal year 2020-2021, a lien, but not yet due or payable.
2. Local agency liens, if any, in favor of the City of Wilsonville.
3. Covenants, Conditions and Restrictions, but omitting any covenants or restrictions if any, based upon race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Title 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons, as provided in an instrument,

Recorded : April 06, 1977 in Official Records under Document No. 77-012613
4. Said Covenants, Conditions and Restrictions set forth above contain, among other things, levies and assessments of Charbonneau Country Club Architectural Committee.
5. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following,

Granted To : Adjacent property owners
For : Ingress, egress, loading, unloading, maintenance and repair
Recorded : March 28, 1980 in Official Records under Document No. 80-011544
Affects : Common element
6. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following,

Granted To : Adjacent property owners
For : Access and utilities
Recorded : December 08, 1983 in Official Records under Document No. 83-041263
Affects : Common element
7. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following,

Granted To : Adjacent property owners
For : Roadway and utilities
Recorded : April 29, 1987 in Official Records under Document No. 87-018831
Affects : Common element
8. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following,

Granted To : City of Wilsonville
For : Pipelines
Recorded : December 02, 1987 in Official Records under Document No. 87-054106
Affects : Common element - also delineated on the recorded plat

said easement was partially released by instrument,
Recorded: January 26, 1999 in Official Records under Document No. 99-007892

9. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following,

Granted To : City of Wilsonville
For : Pipelines
Recorded : December 02, 1987 in Official Records under Document No. 87-054107
Affects : Common element - also delineated on the recorded plat

10. Covenants, Conditions, Restrictions, Limitations, Easements, Assessments, Reservations, Exceptions, Terms, Liens or Charges, and Bylaws but omitting any covenants or restrictions if any, based upon race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Title 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons, as provided in an instrument,

Recorded : November 29, 1990 in Official Records under Document No. 90-059018

Modification thereof, but omitting any covenants or restrictions if any, based upon race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Title 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons,

Recorded : December 14, 1994 in Official Records under Document No. 94-095428

Modification thereof, but omitting any covenants or restrictions if any, based upon race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Title 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons,

Recorded : March 10, 1999 in Official Records under Document No. 99-024252

And re-recorded March 12, 1999 In Official Records under Document No. 99-048301.

Modification thereof, but omitting any covenants or restrictions if any, based upon race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Title 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons,

Recorded : March 10, 1999 in Official Records under Document No. 99-024253

And re-recorded March 12, 1999 In Official Records under Document No. 99-048300.

Modification thereof, but omitting any covenants or restrictions if any, based upon race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Title 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons,

Recorded : March 19, 2003 in Official Records under Document No. 2003-033091

And re-recorded May 23, 2003 In Official Records under Document No. 2003-068542.

Modification thereof, but omitting any covenants or restrictions if any, based upon race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Title 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons,

Recorded : November 17, 1997 in Official Records under Document No. 97-090153

Modification thereof, but omitting any covenants or restrictions if any, based upon race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Title 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons,

Recorded : March 03, 2017 in Official Records under Document No. 2017-014648

11. Said Covenants, Conditions and Restrictions set forth above contain, among other things, levies and assessments of Charbonneau Village Center Condominium Association.

12. Bylaws upon the terms and provisions contained therein,

Recorded : November 29, 1990 in Official Records under Document No. 90-059019

13. All covenants, conditions, restrictions, easements or other servitudes, if any, disclosed by the recorded plat.

14. Bylaws upon the terms and provisions contained therein,

Recorded : March 10, 1999 in Official Records under Document No. 99-024250

15. Covenants, Conditions and Restrictions, but omitting any covenants or restrictions if any, based upon race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Title 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons, as provided in an instrument,

Recorded : March 10, 1999 in Official Records under Document No. 99-024251

16. Said Covenants, Conditions and Restrictions set forth above contain, among other things, levies and assessments of Villas on the Green Homeowners Association.

File No.: 19-321213

Clackamas County Official Records
Sherry Hall, County Clerk

2019-048726

08/16/2019 12:23:00 PM

D-D Cnt=1 Str=9 COUNTER1
\$15.00 \$16.00 \$10.00 \$82.00

\$103.00

Grantor
Michael D. Lucich 32078 SW Charbonneau Drive Wilsonville, OR 97070
Grantee
Craig V. Johnson and Janet K. Johnson 6324 Shetland Place West Linn, OR 97068
After recording return to
Craig V. Johnson and Janet K. Johnson 32078 SW Charbonneau Drive Wilsonville, OR 97070
Until requested, all tax statements shall be sent to
Craig V. Johnson and Janet K. Johnson 32078 SW Charbonneau Drive Wilsonville, OR 97070
Tax Acct No(s): 31W24CD8010D, 01870354

Reserved for Recorder's Use

STATUTORY WARRANTY DEED

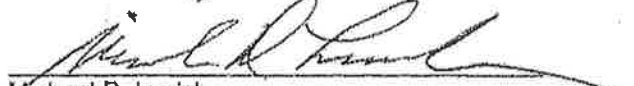
Michael D. Lucich, Grantor(s) convey and warrant to Craig V. Johnson and Janet K. Johnson, as tenants by the entirety, Grantee(s), the real property described in the attached Exhibit A, free of encumbrances EXCEPT covenants, conditions, restrictions, easements, and encumbrances of record as of the date hereof.

The true consideration for this conveyance is **\$428,500.00**. (Here comply with requirements of ORS 93.030)

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

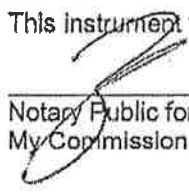
WFG Title 19-321213 LG

Executed this 13 day of August, 2019


Michael D. Lucich

STATE OF OREGON
COUNTY OF CLACKAMAS

This instrument was acknowledged before me this 13 day of August, 2019 by Michael D. Lucich.


Notary Public for Oregon
My Commission Expires: 4-13-2021

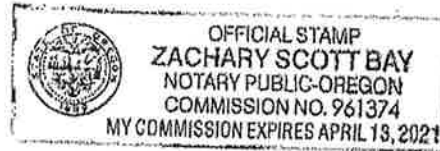


EXHIBIT "A"
LEGAL DESCRIPTION

Unit 10D, Charbonneau Village Center Condominium Stage 3, in the City of Wilsonville, County of Clackamas and State of Oregon. Together with the limited common elements and the undivided interest in the general common elements appertaining thereto as set forth in Declaration of Unit Ownership recorded March 10, 1999, Fee No. 99-024252 and re-recorded May 12, 1999, Fee No. 99-048301.

EXHIBIT B
CONVEYANCE TO VILLAGE CENTER

Units 1, 2 and 3, CHARBONNEAU VILLAGE CENTER CONDOMINIUM, in the County of Clackamas and State of Oregon, TOGETHER WITH the undivided interest in the General and Limited Common Elements appurtenant thereto as more fully set forth and described in the DECLARATION SUBMITTING THE CHARBONNEAU VILLAGE CENTER CONDOMINIUM TO CONDOMINIUM OWNERSHIP, recorded November 29th 1990, as Recorder's Fee No. 40 5948 Clackamas County Records which description is incorporated herein and by reference made a part hereof.

L:\WPA1\PYC\WILLIAM.XB1

5

Being rerecorded to add Date
Add Fee No on pages 4 and 5

193.047

Filed for Record at Request of,
After Recording Return to:
Willamette Factors, Inc.
31640 Charbonneau Drive
Wilsonville, Oregon 97070
Attention: Robert L. Foote, President

11/30

QUITCLAIM DEED

Recorded by TICOR TITLE

WILLAMETTE FACTORS, INC., an Oregon corporation ("Willamette Factors"); CHARBONNEAU VILLAGE CENTER, INC., an Oregon corporation ("Village Center"); and CHARBONNEAU COUNTRY CLUB, an Oregon non-profit corporation ("Country Club"), for and in consideration of one (\$1) dollar and other value received, release and quitclaim all of their respective rights, titles and interests as follows:

To Willamette Factors, that certain parcel of real estate described in the attached Exhibit A;

To Village Center, that certain parcel of real estate described in the attached Exhibit B;

To the Country Club, that certain parcel of real estate described in the attached Exhibit C;

THIS INSTRUMENT WILL 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 APPROVED USES.

DATED as of the 15 day of November, 1990.

CHARBONNEAU COUNTRY CLUB, an Oregon non-profit corporation

CHARBONNEAU VILLAGE CENTER, INC., an Oregon corporation

By: Walter E. Attridge
Walter E. Attridge
President

By: Robert L. Foote
Robert L. Foote
President

By: Nancy Clare Ralston
Nancy Clare Ralston
Secretary

WILLAMETTE FACTORS, INC., an Oregon corporation

By: Robert L. Foote
Robert L. Foote
President

90 60184

~~90 50022~~

STATE OF OREGON)
County of Clackamas) ss.

On this 1st day of November, 1990, personally appeared the above-named Robert L. Foote, who, being first duly sworn, did say that he is the President of Willamette Factors, Inc., an Oregon corporation, and that the foregoing instrument was signed by authority of its Board of Directors and acknowledged said instrument to be its voluntary act and deed.

DEBBIE E. ALEXANDER
NOTARY PUBLIC OREGON
My Commission Expires _____

Debbie E. Alexander
Notary Public for State Oregon
My Commission expires: 4-25-94

STATE OF OREGON)
County of _____) ss.

On this _____ day of November, 1990, personally appeared the above-named Robert L. Foote, who, being first duly sworn, did say that he is the President of Charbonneau Village Center, Inc., an Oregon corporation, and that the foregoing instrument was signed by authority of its Board of Directors and acknowledged said instrument to be its voluntary act and deed.

DEBBIE E. ALEXANDER
NOTARY PUBLIC OREGON
My Commission Expires _____

Debbie E. Alexander
Notary Public for State Oregon
My Commission expires: 4-25-94

STATE OF OREGON)
County of Clackamas) ss.

On this 1st day of November, 1990, personally appeared the above-named Walter E. Attridge, who, being first duly sworn, did say that he is the President of Charbonneau Country Club, an Oregon non-profit corporation, and that the foregoing instrument was signed by authority of its Board of Directors and acknowledged said instrument to be its voluntary act and deed.

DEBBIE E. ALEXANDER
NOTARY PUBLIC OREGON
My Commission Expires _____

Debbie E. Alexander
Notary Public for State Oregon
My Commission expires: 4-25-94

STATE OF OREGON)
County of Clatsop) ss.

On this 1st day of November, 1990, personally appeared the above-named Nancy Clare Ralston, who, being first duly sworn, did say that she is the Secretary of Charbonneau Country Club, an Oregon non-profit corporation, and that the foregoing instrument was signed by authority of its Board of Directors and acknowledged said instrument to be its voluntary act and deed.

DEBBIE E. ALEXANDER
NOTARY PUBLIC OREGON
My Commission Expires _____

Debbie E. Alexander
Notary Public for STATE (Oregon)
My Commission expires: 4-25-94

APPROVED

1st

2nd

RETURN TO:

McEwan, Gisvold, Rankin & Stewart
Attorneys at Law Attn: Patricia Young Carter
1600 Standaxd Plaza
1100 S. W. Sixth Avenue
Portland, Oregon 97204

EXHIBIT A
CONVEYED TO WILLAMETTE FACTORS

Units 6, 7 and 8, CHARBONNEAU VILLAGE CENTER CONDOMINIUM, in the County of Clackamas and State of Oregon, TOGETHER WITH the undivided interest in the General and Limited Common Elements appurtenant thereto as more fully set forth and described in the DECLARATION SUBMITTING THE CHARBONNEAU VILLAGE CENTER CONDOMINIUM TO CONDOMINIUM OWNERSHIP, recorded November 29th, 1990, as Recorder's Fee No. 5908 Clackamas County Records which description is incorporated herein and by reference made a part hereof.

L:\WP51\FTC\WILLAM.EA1

EXHIBIT C

CONVEYED TO COUNTRY CLUB

Units 4 and 5, CHARBONNEAU VILLAGE CENTER CONDOMINIUM, in the County of Clackamas and State of Oregon, TOGETHER WITH the undivided interest in the General and Limited Common Elements appurtenant thereto as more fully set forth and described in the DECLARATION SUBMITTING THE CHARBONNEAU VILLAGE CENTER CONDOMINIUM TO CONDOMINIUM OWNERSHIP, recorded November 27th 1990, as Recorders Fee No. 90-59018, Clackamas County Records which description is incorporated herein and by reference made a part hereof.

L:\MPS1\PYC\WILLAM.ECI

STATE OF OREGON
County of Clackamas
I, John F. Kauffman, County Clerk for the County of Clackamas, do hereby certify that the instrument of writing was received for recording in the records of said county at:

90 DEC -6 AM 10:40



Witness my hand and seal at said
John F. Kauffman
JOHN F. KAUFFMAN
County Clerk
Recording Certificate
COP-16 (rev. 12-90)

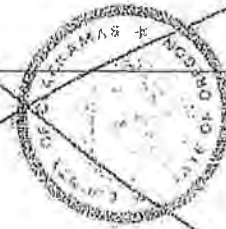
90 60184

6

STATE OF OREGON
County of Clackamas

I, John F. Kauffman, County Clerk for the County of Clackamas, do hereby certify that the instrument of writing was received for recording in the records of said county at:

1990 NOV 29 AM 12:30



Witness my hand and seal at said
John F. Kauffman
JOHN F. KAUFFMAN
County Clerk
Recording Certificate
COP-16 (rev. 12-90)

90 55022

10
20

193-047

BARGAIN AND SALE DEED
STATUTORY FORM

WILLAMETTE FACTORS INC., AN OREGON CORPORATION,
Grantor, conveys to CHARBONNEAU COUNTRY CLUB, INC., AN OREGON
NON-PROFIT CORPORATION, Grantee, the property described in
Exhibit "A".

Recorded by TICOR TITLE

The true consideration for this conveyance is \$1.00 and
other value.

THIS INSTRUMENT WILL 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 APPROVED USES.

Dated this 27 day of NOVEMBER, 1990.

WILLAMETTE FACTORS, INC., an
Oregon corporation
Robert L. Foote
Robert L. Foote, President

STATE OF OREGON)
County of Washington) ss.

On this 27th day of November, 1990, personally appeared the
above-named ROBERT L. FOOTE, who, being first duly sworn, did say
that he is the President of Willamette Factors, Inc., an Oregon
corporation, and that the foregoing instrument was signed by
authority of its Board of Directors and acknowledged said
instrument to be its voluntary act and deed.

FERDINAND...
NOTARY PUBLIC
My Commission Expires 12/31/90

Mary Anne Littman
Notary Public for Oregon
My Commission expires: 12/31/90

AFTER RECORDING RETURN TO:
Howard Feuerstein, Esq.
Stoel, Rives, Boley, Jones
& Gray
3300 Standard Insurance Center
900 S.W. Fifth Avenue
Portland, Oregon 97204

UNTIL A CHANGE IS REQUESTED
ALL TAX STATEMENTS SHALL
BE SENT TO THE FOLLOWING
ADDRESS:
Walter E. Attridge
Charbonneau Country Club
32000 S.W. Charbonneau Drive
Wilsonville, Oregon 97070

90 59025
~~59025~~

EXHIBIT A

A certain parcel known as Variable Property "B" in the Charbonneau Village Center Condominium in Wilsonville, Clackamas County, Oregon created by Declaration dated November 1, 1990 and recorded on November 29th, 1990, with Clackamas County Deed Records, Fee No. 90-59025 ("Declaration"); and more particularly described as follows:

A tract of land in the George L. Curry D. L. C. No. 43, in the southwest one-quarter of Section 24 and the northwest one-quarter of Section 25, Township 3 South, Range 1 West, of the W. M., Clackamas County, Oregon, described as follows:

Beginning at the southeast foundation corner of the Charbonneau Community Building, said corner being North 2001.41 feet and West 3808.99 feet from the southeast corner of the George L. Curry D. L. C. No. 43, in Section 25, Township 3 South, Range 1 West, of the W. M., Clackamas County, Oregon; thence North 1' 39' 16" East along the east foundation line of said building 108.30 feet to the northeast corner of said building; thence South 88' 20' 44" East 70.00 feet; thence South 01' 39' 16" West 108.33 feet; thence North 88' 20' 44" West 70.00 feet to the point of beginning.

Together with the rights of Grantor, as Declarant, to construct on and develop Variable Property "B", as provided in Article VI of the Declaration.

2

STATE OF OREGON)
County of Clackamas)
I, John F. Muffman, County Clerk for the County of Clackamas, do hereby certify that the instrument of conveyance was received by recording in the records of said county.

1990 NOV 29 PM 12:30



Witness my hand and seal of office
John F. Muffman
John F. MUFFMAN
County Clerk

90 59025

201
10/24
21

BARGAIN AND SALE DEED

51

KNOW ALL MEN BY THESE PRESENTS, That CHARBONNEAU GOLF CLUB, INC., an Oregon corporation, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto THE CHARBONNEAU VILLAGE CENTER CONDOMINIUM ASSOCIATION hereinafter called grantee, and unto grantor's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of CLACKAMAS, State of Oregon, described as follows, to-wit:

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

[IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE]

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 1.00.

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 22nd day of September, 1977; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

THIS INSTRUMENT WILL 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 TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.030.

CHARBONNEAU GOLF CLUB, INC.
By: Robert J. Brummett
VICE PRESIDENT & SECRETARY

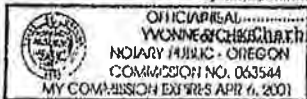
STATE OF OREGON, County of Clackamas, ss.

This instrument was acknowledged before me on _____, 19__.

by _____

This instrument was acknowledged before me on Sept. 29, 1977.

by Robert John Brummett



Wynne R. Chike
Notary Public for Oregon
My commission expires April 6, 2001

Charbonneau Golf Club, Inc.
32000 SW Charbonneau Drive
Wilsonville, OR 97070
Grantor's Name and Address

Charb. Village Center Condominium
32000 SW Charbonneau Dr. U.S.
Wilsonville, OR 97070
Grantee's Name and Address

Charb. Village Center Condominium
32000 SW Charbonneau Dr. U.S.
Wilsonville, OR 97070
Grantee's Name and Address

STATE OF OREGON,
County of _____ } ss.
I certify that the within instrument was received for record on the _____ day of _____, 19__ at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ or as fee/title/instrument/microfilm/seriation No. _____ Record of Deeds: 97-081407
Witness
County attested.

By _____ Deputy

EXHIBIT "A"

A certain parcel known as Variable Property "C" in the Charbonneau Center Village Condominium in Wilsonville, Clackamas County, Oregon created by Declaration dated November 1, 1990 and recorded on November 29, 1990, with Clackamas County Deed Records, Fee No. 90 59018 ("Declaration"); and more particularly described as follows:

A tract of land in the southwest one-quarter of Section 24, in the George L. Curry D.L.C. No. 43, Township 3 South, Range 1 West, of the W.M.:

Beginning at a one inch iron pipe set inside a 2-inch by 36-inch galvanized iron pipe set 6-inches below the surface of the ground, said point being the Initial Point of "Fairway Village Condominium," created by Declaration recorded June 28, 1984, in Book 86, Page 17, Fee No. 84 22077, Clackamas County Plat Records, said iron pipe bears North 2,469.00 feet and West 3,684.03 feet from the southeast corner of said Curry D.L.C., said point also being the true point of beginning of the tract described in Mortgage to Benj. Franklin Federal Savings and Loan Association of Portland, recorded August 12, 1971, Fee No. 71 19507, Clackamas County Records, said iron pipe also being the point of beginning of the parcel described in Bargain and Sale deed to Charbonneau Country Club recorded March 28, 1980, Fee No. 80 11544, Clackamas County Records; thence along the northerly line of said Charbonneau Country Club parcel South 89° 50' 44" West 101.56 feet to a one inch iron pipe; thence continuing along said northerly line North 88° 20' 44" West 70.00 feet to the northwest corner thereof; thence along the westerly line of said Charbonneau Country Club parcel South 01° 39' 16" West 16.02 feet to the true point of beginning of the parcel herein being described; thence continuing along said westerly line South 01° 39' 16" West 105.25 feet; thence continuing along said westerly line North 88° 20' 44" West 12.00 feet; thence continuing along said Charbonneau Country Club parcel westerly line South 01° 39' 16" West 120.00 feet; thence North 88° 20' 44" West 67.65 feet; thence North 01° 39' 16" East 136.50 feet; thence South 88° 20' 44" East 10.15 feet; thence North 01° 39' 16" East 88.75 feet; thence South 88° 20' 44" East 69.50 feet to the true point of beginning.

TOGETHER WITH the Declarant's nonexclusive easement rights to enter upon the General Common Elements and Limited Common Elements for the purposes as set forth in Article 6.2 of the Declaration to construct on and develop Variable Property "C".

STATE OF OREGON 87-081407
CLACKAMAS COUNTY
Received and placed in the public
records of Clackamas County
RECEIPT# AND FEE: 82234 \$48.00
DATE AND TIME: 10/17/97 01:04 PM
JOHN KAUFFMAN, COUNTY CLERK

2

Parcel 1

GRANTOR'S NAME:
K&M Ventures, LLC, an Oregon limited liability company

GRANTEE'S NAME:
Perseverance, L.L.C., an Oregon limited liability company

Clackamas County Official Records **2017-077342**
Sherry Hall, County Clerk
11/14/2017 10:53:00 AM

D-D Cnt=1 SIn=0 CONNIE
\$20.00 \$16.00 \$10.00 \$22.00 \$68.00

AFTER RECORDING RETURN TO:
Order No.: 38281704248-CW
Nicole Stutte Hughes
Perseverance, L.L.C., an Oregon limited liability company
10010 SW Balmer Circle
Portland, OR 97219

SEND TAX STATEMENTS TO:
Norris & Stevens
800 SW Fifth Avenue, 17th Floor
Portland, OR 97205

APN: 01461439
 01481448
 01481457
Map: 31W24CD80001
 31W24CD80002
 31W24CD80003
31840 SW Charbonneau Drive #A1, 2, & 3, Wilsonville, OR 97070

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

K&M Ventures, LLC, an Oregon limited liability company, Grantor, conveys and warrants to Perseverance, L.L.C., 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 Clackamas, State of Oregon:

Units 1, 2 and 3, CHARBONNEAU VILLAGE CENTER CONDOMINIUM, as set forth in Condominium Declaration recorded November 29, 1990 as 90-059018, and amendments thereto, in the City of Wilsonville, Clackamas County, Oregon, together with those limited common elements appurtenant to said Units as set forth in said declaration, and together with an undivided fractional ownership of the general common elements of said Condominium as set forth in the said Declaration and in any subsequent amendments thereto as appurtenant to said Units

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS ONE MILLION THREE HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$1,350,000.00). (See ORS 93.030).

Subject to:

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

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.

Recorded by TICOR TITLE 3/22/17 704248

STATUTORY WARRANTY DEED

(continued)

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

Dated: 11/10/17

K & M Ventures, LLC, an Oregon limited liability company

Maryanne H. Krumm
Maryanne H. Krumm, Co-Manager

BY: Margaret E. Mills
Margaret E. Mills, Co-Manager

State of Oregon

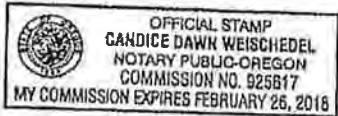
County of Multnomah

This instrument was acknowledged before me on November 10, 2017

by Maryanne H. Krumm, Co-Manager of K & M Ventures, LLC, an Oregon limited liability company.

Candice Dawn Weischedel
Notary Public - State of Oregon

My Commission Expires: 2/26/18



State of Oregon

County of Multnomah

This instrument was acknowledged before me on November 10, 2017

by Margaret E. Mills, Co-Manager of K & M Ventures, LLC, an Oregon limited liability company.

Candice Dawn Weischedel
Notary Public - State of Oregon

My Commission Expires: 2/26/18



EXHIBIT "A"
Exceptions

Subject to:

1. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: April 6, 1977
Recording No.: 77-012613

Amendment(s)/Modification(s) of said covenants, conditions and restrictions
Recording Date: August 8, 1979
Recording No.: 79-034184
Amendment(s)/Modification(s) of said covenants, conditions and restrictions
Recording Date: May 2, 1989
Recording No.: 89-018494

Amendment(s)/Modification(s) of said covenants, conditions and restrictions
Recording Date: October 13, 1989
Recording No.: 89-045952
2. Liens and assessments, if any, by the Charbonneau County Club Homeowners' Association. Paid current.
3. Easement(s) for the purpose(s) shown below and rights incidental thereto as reserved in a document;

Reserved by: Willamette Factors, Inc.
Purpose: "Ingress, egress, loading, unloading, utilities, maintenance, repair and other lawful purposes"
Recording Date: March 26, 1980
Recording No: 80-011544
Affects: Common Area
4. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Adjacent property owners
Purpose: Access and utilities
Recording Date: December 8, 1983
Recording No: 83-041263
Affects: Common area
6. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Adjacent property owner
Purpose: Roadway and utilities
Recording Date: April 29, 1987
Recording No: 87-018831
Affects: Common Area
6. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: City of Wilsonville
Purpose: Water pipeline and sanitary sewer
Recording Date: December 2, 1987
Recording No: 87-054106 released and replaced by easement
Recording Date: January 26, 1999
Recording No: 99-007892
Affects: Common Area
7. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: City of Wilsonville
Purpose: Water pipeline, sanitary sewer and storm drain
Recording Date: December 2, 1987
Recording No: 87-054107
Affects: Common Area

EXHIBIT "A"

Exceptions

8. The matters set forth in the document shown below which, among other things, contains or provides for: certain easements; liens and the subordination thereof; provisions relating to partition; restrictions on severability of component parts; and covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including, but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

Entitled: Declaration of Unit Ownership

Recording Date: November 29, 1990

Recording No: 90-059018

Amendment(s)/Modification(s) of said covenants, conditions and restrictions

Recording Date: September 15, 1994

Recording No: 94-072952

Amendment(s)/Modification(s) of said covenants, conditions and restrictions

Recording Date: December 14, 1994

Recording No: 94-095428

Amendment(s)/Modification(s) of said covenants, conditions and restrictions

Recording Date: November 17, 1997

Recording No: 97-090153

Amendment(s)/Modification(s) of said covenants, conditions and restrictions

Recording Date: March 10, 1999

Recording No: 99-024252

Amendment(s)/Modification(s) of said covenants, conditions and restrictions

Recording Date: March 10, 1999

Recording No: 99-024253

Re-Recording Date: May 12, 1999

Re-Recording No: 99-048300

Amendment(s)/Modification(s) of said covenants, conditions and restrictions

Recording Date: March 19, 2003

Recording No: 2003-033091

Re-Recording Date: May 23, 2003

Re-Recording No: 2003-065842

Amendment(s)/Modification(s) of said covenants, conditions and restrictions

Recording Date: March 3, 2017

Recording No: 2017-014648

9. Liens and assessments, if any, by the Charbonneau Village Center Condominium Association. Paid current.

10. By-laws of Charbonneau Village Center Condominium Association

Recording Date: November 29, 1990

Recording No: 90-059019

11. Restrictions, but omitting restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said restriction is permitted by applicable law, as shown on that certain plat

Name of Plat: Charbonneau Village Center Condominium, as amended

Recording Date: March 3, 2017

Recording No: 2017-014647 set out more fully in CCR's 2017-014648

Parcels 2
Vesting for 4 + 5 Charbonneau County Club
page 6 exhibit C

Being rerecorded to add Date 193.047
add Fee No on pages 4 and 5

Filed for Record at Request of,
After Recording Return to:
Willamette Factors, Inc.
31840 Charbonneau Drive
Wilsonville, Oregon 97070
Attention: Robert L. Foote, President

Recorded by TICON TITLE

QUITCLAIM DEED

WILLAMETTE FACTORS, INC., an Oregon corporation ("Willamette Factors"); CHARBONNEAU VILLAGE CENTER, INC., an Oregon corporation ("Village Center"); and CHARBONNEAU COUNTRY CLUB, an Oregon non-profit corporation ("Country Club"), for and in consideration of one (\$1) dollar and other value received, release and quitclaim all of their respective rights, title and interests as follows:

To Willamette Factors, that certain parcel of real estate described in the attached Exhibit A;

To Village Center, that certain parcel of real estate described in the attached Exhibit B;

To the Country Club, that certain parcel of real estate described in the attached Exhibit C;

THIS INSTRUMENT WILL 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 APPROVED USES.

DATED as of the 15 day of November, 1990.

CHARBONNEAU COUNTRY CLUB, an Oregon non-profit corporation

CHARBONNEAU VILLAGE CENTER, INC., an Oregon corporation

By: Walter E. Attridge
Walter E. Attridge
President

By: Robert L. Foote
Robert L. Foote
President

By: Nancy Clare Salston
Nancy Clare Salston
Secretary

WILLAMETTE FACTORS, INC., an Oregon corporation

By: Robert L. Foote
Robert L. Foote
President

90 60184

~~90 59022~~

STATE OF OREGON)
County of CLATSOP) ss.

On this 1st day of November, 1990, personally appeared the above-named Robert L. Foote, who, being first duly sworn, did say that he is the President of Willamette Factors, Inc., an Oregon corporation, and that the foregoing instrument was signed by authority of its Board of Directors and acknowledged said instrument to be its voluntary act and deed.

DEBBIE E. ALEXANDER
NOTARY PUBLIC OREGON
My Commission Expires _____

Debbie E. Alexander
Notary Public for STATE OREGON
My Commission expires: 4-25-94

STATE OF OREGON)
County of _____) ss.

On this _____ day of November, 1990, personally appeared the above-named Robert L. Foote, who, being first duly sworn, did say that he is the President of Charbonneau Village Center, Inc., an Oregon corporation, and that the foregoing instrument was signed by authority of its Board of Directors and acknowledged said instrument to be its voluntary act and deed.

DEBBIE E. ALEXANDER
NOTARY PUBLIC OREGON
My Commission Expires _____

Debbie E. Alexander
Notary Public for STATE OREGON
My Commission expires: 4-25-94

STATE OF OREGON)
County of CLATSOP) ss.

On this 1st day of November, 1990, personally appeared the above-named Walter E. Attridge, who, being first duly sworn, did say that he is the President of Charbonneau Country Club, an Oregon non-profit corporation, and that the foregoing instrument was signed by authority of its Board of Directors and acknowledged said instrument to be its voluntary act and deed.

DEBBIE E. ALEXANDER
NOTARY PUBLIC OREGON
My Commission Expires _____

Debbie E. Alexander
Notary Public for STATE OREGON
My Commission expires: 4-25-94

STATE OF OREGON)
County of CLATSOP) ss.

On this 1st day of November, 1990, personally appeared the above-named Nancy Clara Ralston, who, being first duly sworn, did say that she is the Secretary of Charbonneau Country Club, an Oregon non-profit corporation, and that the foregoing instrument was signed by authority of its Board of Directors and acknowledged said instrument to be its voluntary act and deed.

DEBBIE E. ALEXANDER
NOTARY PUBLIC OREGON
My Commission Expires _____

Debbie E. Alexander
Notary Public for STATE OF OREGON
My Commission expires: 4-25-94

APPROVED

1st

2nd

RETURN TO:

McEwen, Gisvold, Rankin & Stewart
Attorneys at Law Attn: Patricia Young Carter
1600 Standard Plaza
1100 S. W. Sixth Avenue
Portland, Oregon 97204

EXHIBIT A
CONVEYED TO WILLAMETTE FACTORS

Units 6, 7 and 8, CHARBONNEAU VILLAGE CENTER CONDOMINIUM, in the County of Clackamas and State of Oregon, TOGETHER WITH the undivided interest in the General and Limited Common Elements appurtenant thereto as more fully set forth and described in the DECLARATION SUBMITTING THE CHARBONNEAU VILLAGE CENTER CONDOMINIUM TO CONDOMINIUM OWNERSHIP, recorded November 29th 1990, as Recorder's Fee No. 90-5908 Clackamas County Records which description is incorporated herein and by reference made a part hereof.

L:\WP31\PICTURE\CLAM.ZA1

EXHIBIT B

CONVEYANCE TO VILLAGE CENTER

Units 1, 2 and 3, CHARBONNEAU VILLAGE CENTER CONDOMINIUM, in the County of Clackamas and State of Oregon, TOGETHER WITH the undivided interest in the General and Limited Common Elements appurtenant thereto as more fully set forth and described in the DECLARATION SUBMITTING THE CHARBONNEAU VILLAGE CENTER CONDOMINIUM TO CONDOMINIUM OWNERSHIP, recorded November 29th 1990, as Recorder's Fee No. 90 5908 Clackamas County Records which description is incorporated herein and by reference made a part hereof.

1:\VPS1\PYC\VLJAM.Z81

EXHIBIT C

CONVEYED TO COUNTRY CLUB

Units 4 and 5, CHARBONNEAU VILLAGE CENTER CONDOMINIUM, in the County of Clackamas and State of Oregon, TOGETHER WITH the undivided interest in the General and Limited Common Elements appurtenant thereto as more fully set forth and described in the DECLARATION SUBMITTING THE CHARBONNEAU VILLAGE CENTER CONDOMINIUM TO CONDOMINIUM OWNERSHIP, recorded November 29th 1990, as Recorders Fee No. 90-59018, Clackamas County Records which description is incorporated herein and by reference made a part hereof.

L:\1993\1\PTC\WILLAR.eci

STATE OF OREGON
County of Clackamas
I, John F. Rauffman, County Clerk for the County of Clackamas, do hereby certify that the instrument of writing was received for recording in the records of said county at:

90 DEC -6 AM 10:40



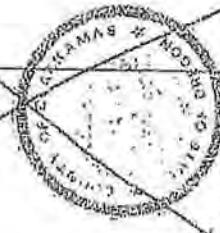
Witness my hand and seal this
John F. Rauffman
JOHN F. RAUFFMAN
County Clerk
Recording Certificate
Certificate No. 12 60

90 60184

STATE OF OREGON
County of Clackamas

I, John F. Rauffman, County Clerk for the County of Clackamas, do hereby certify that the instrument of writing was received for recording in the records of said county at:

1990 NOV 29 PM 12:30



Witness my hand and seal this
John F. Rauffman
JOHN F. RAUFFMAN
County Clerk

90 59022

Parcel 3
Variable Agency B

193-047

10
20

BARGAIN AND SALE DEED
STATUTORY FORM

WILLAMETTE FACTORS INC., AN OREGON CORPORATION,
Grantor, conveys to CHARBONNEAU COUNTRY CLUB, INC., AN OREGON
NON-PROFIT CORPORATION, Grantee, the property described in
Exhibit "A".

The true consideration for this conveyance is \$1.00 and
other value.

THIS INSTRUMENT WILL 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 APPROVED USES.

Dated this 27 day of NOVEMBER, 1990.

WILLAMETTE FACTORS, INC., an
Oregon corporation

Robert L. Foote
Robert L. Foote, President

STATE OF OREGON)
County of Willamette) ss.

On this 27th day of November, 1990, personally appeared the
above-named Robert L. Foote, who, being first duly sworn, did say
that he is the President of Willamette Factors, Inc., an Oregon
corporation, and that the foregoing instrument was signed by
authority of its Board of Directors and acknowledged said
instrument to be its voluntary act and deed.

NOTARY PUBLIC
My Commission Expires: 12/15/90

MaryDiane Peterson
Notary Public for Oregon
My Commission expires: 12/15/90

AFTER RECORDING RETURN TO:
Howard Fekarstein, Esq.
Stoel, Rives, Boley, Jones
& Grey
3300 Standard Insurance Center
900 S.W. Fifth Avenue
Portland, Oregon 97204

UNTIL A CHANGE IS REQUESTED
ALL TAX STATEMENTS SHALL
BE SENT TO THE FOLLOWING
ADDRESS:
Walker E. Attridge
Charbonneau Country Club
32000 S.W. Charbonneau Drive
Wilsonville, Oregon 97070

L:\WP51\PGO\WILLAM.D02 11-20-90

90 59025

~~XXXXXXXXXX~~

Recorded by TICOR TITLE

EXHIBIT A

A certain parcel known as Variable Property "B" in the Charbonneau Village Center Condominium in Wilsonville, Clackamas County, Oregon created by Declaration dated November 1, 1990 and recorded on November 29th, 1990, with Clackamas County Deed Records, Fee No. 90-59025 ("Declaration"); and more particularly described as follows:

A tract of land in the George L. Curry D. L. C. No. 43, in the southwest one-quarter of Section 24 and the northwest one-quarter of Section 25, Township 3 South, Range 1 West, of the W. M., Clackamas County, Oregon, described as follows:

Beginning at the southeast foundation corner of the Charbonneau Community Building, said corner being North 2001.41 feet and West 3808.99 feet from the southeast corner of the George L. Curry D. L. C. No. 43, in Section 25, Township 3 South, Range 1 West, of the W. M., Clackamas County, Oregon; thence North 1' 39' 16" East along the east foundation line of said building 108.30 feet to the northeast corner of said building; thence South 88' 20' 44" East 70.00 feet; thence South 01' 39' 16" West 108.33 feet; thence North 88' 20' 44" West 70.00 feet to the point of beginning.

Together with the rights of Grantor, as Declarant, to construct on and develop Variable Property "B", as provided in Article VI of the Declaration.

2

STATE OF OREGON
County of Clackamas
I, John F. Kaufman, County Clerk, for the County of Clackamas, do hereby certify that the instrument of which a true and correct copy is hereon attached is the record of said instrument.

1990 NOV 29 PM 12:30



Witness my hand and seal at the County Clerk's Office, Clackamas County, Oregon, this 29th day of November, 1990.
John F. Kaufman
County Clerk

90-59025

117
Parcel 4

AFTER RECORDING RETURN TO:

Jeffrey K. Keasey
Tonkin, Torp, Galen, et al
1600 Pioneer Tower
828 S. W. Fifth Avenue
Portland, Oregon 97204

UNTIL A CHANGE IS REQUESTED
ALL TAX STATEMENTS SHALL
BE SENT TO THE FOLLOWING ADDRESS:

Charbonneau Golf Club, Inc.
32000 Charbonneau Drive
Wilsonville, Oregon 97070

WARRANTY DEED
STATUTORY FORM

195-820
491-617

Recorded by TICOR TITLE

30.00
25.00

WILLAMETTE FACTORS INC., AN OREGON CORPORATION, Grantor, conveys and warrants to CHARBONNEAU GOLF CLUB, INC., AN OREGON CORPORATION, Grantee, the real property situated in Clackamas County, Oregon, more particularly described in attached Exhibit "A", free of encumbrances except as described on the attached Exhibit "B".

The true consideration for this conveyance is \$210,773.00.

THIS INSTRUMENT WILL 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 APPROVED USES.

Dated this 13th day of February, 1991.

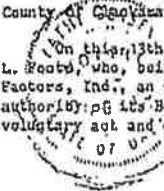
WILLAMETTE FACTORS, INC., an Oregon corporation

Robert L. Foote
Robert L. Foote, President

STATE OF OREGON)

County of Clackamas)

On this 13th day of February, 1991, personally appeared the above-named Robert L. Foote, who, being first duly sworn, did say that he is the President of Willamette Factors, Inc., an Oregon corporation, and that the foregoing instrument was signed by authority of its Board of Directors and acknowledged said instrument to be its voluntary act and deed.



Kathy Jensen
Kathy Jensen
Notary Public for Oregon
My Commission expires: 11-2-93

91 06753

EXHIBIT A
LEGAL DESCRIPTION

IN THE COUNTY OF CLACKAMAS AND STATE OF OREGON

PARCEL I:

Unit 5, CHARBONNEAU VILLAGE CENTER CONDOMINIUM, in the County of Clackamas and State of Oregon, TOGETHER WITH the undivided interest in the General and Limited Common Elements appurtenant thereto as more fully set forth and described in the DECLARATION SUBMITTING THE CHARBONNEAU VILLAGE CENTER CONDOMINIUM TO CONDOMINIUM OWNERSHIP, recorded November 29, 1990, as Recorders Fee No. 90 5901B, Clackamas County Records which description is incorporated herein and by reference made a part hereof.

PARCEL II:

Unit 1, CHARBONNEAU VILLAGE CENTER CONDOMINIUM, in the County of Clackamas and State of Oregon, TOGETHER WITH the undivided interest in the General and Limited Common Elements appurtenant thereto as more fully set forth and described in the DECLARATION SUBMITTING THE CHARBONNEAU VILLAGE CENTER CONDOMINIUM TO CONDOMINIUM OWNERSHIP, recorded November 29, 1990, as Recorders Fee No. 90 5901B, Clackamas County Records which description is incorporated herein and by reference made a part hereof.

PARCEL III:

A certain parcel known as Variable Property "C" in the Charbonneau Center Village Condominium in Wilsonville, Clackamas County, Oregon created by Declaration dated November 1, 1990 and recorded on November 29, 1990, with Clackamas County Deed Records, Fee No. 90 5901B ("Declaration"); and more particularly described as follows:

A tract of land in the southwest one-quarter of Section 24, in the George L. Curry D.L.C. No. 43, Township 3 South, Range 1 West, of the W.M.:

Beginning at a one inch iron pipe set inside a 2-inch by 36-inch galvanized iron pipe set 6-inches below the surface of the ground, said point being the Initial Point of "Fairway Village Condominium," created by Declaration recorded June 28, 1984, in Book 86, Page 17, Fee No. 84 22077, Clackamas County Plat Records, said iron pipe bears North 2469.00 feet and West 3684.03 feet from the southeast corner of said Curry D.L.C., said point also being the true point of beginning of the tract described in Mortgage to Benj. Franklin Federal Savings and Loan Association of Portland, recorded August 12, 1971, Fee No. 71 19507, Clackamas County Records, said iron pipe also being the point of beginning of the parcel described in Bargain and Sale Deed to Charbonneau Country Club recorded March 28, 1980, Fee No. 80 11544, Clackamas County Records; thence along the northerly line of said Charbonneau Country Club parcel South 89° 50' 44" West 101.58 feet to a one inch iron pipe; thence continuing along said northerly line North 88° 20' 44" West 70.00 feet to the northwest corner thereof; thence along the westerly line of said Charbonneau Country Club parcel South 01° 39' 16" West 16.02 feet to the true point of beginning of the parcel herein being described; thence continuing along said westerly line South 01° 39' 16" West 105.25 feet; thence continuing along said westerly line North 88° 20' 44" West 12.00 feet; thence continuing along said Charbonneau Country Club parcel westerly line South 01° 39' 16" West 120.00 feet; thence North 88° 20' 44" West 67.65 feet; thence North 01° 39' 16" East 136.50 feet; thence South 88° 20' 44" East 10.15 feet; thence North 01° 39' 16" East 88.75 feet; thence South 88° 20' 44" East 69.50 feet to the true point of beginning.

TOGETHER WITH the Declarant's nonexclusive easement rights to enter upon the General Common Elements and Limited Common Elements for the purposes as set forth in Article 6.2 of the Declaration to construct on and develop Variable Property "C".

2

EXHIBIT B

1. Intentionally omitted.
2. Rights of the public in and to that portion lying within streets, roads and highways.
3. Conditions and Restrictions in Declaration, to which reference is hereby made,
Filed by: Willamette Factors, Inc.
Recorded: April 6, 1977
Fee No.: 77 12613, and as incorporated in instrument recorded January 2, 1979, Fee No. 79 3039, and as incorporated in Warranty Deed recorded November 28, 1979, Fee No. 79 52749, and by Annexation recorded June 27, 1984, Fee No. 84 21743, and by Declaration of Annexation recorded May 2, 1989, Fee No. 89 18494, and by Declaration of Annexation recorded October 13, 1989, Fee No. 89 45952.
Records of CLATSOP County, Oregon.
4. Maintenance Assessments and Special Assessments for Capital Improvements as disclosed by Declaration of Restrictions set forth as Exception No. 1, above.
5. Easements for utilities and encroachments, as set forth in Declaration of Restrictions set forth as Exception No. 3, above.
6. Powers of the Charbonneau Country Club, as set forth by instrument in Exception No. 3, above.
7. Reservation of Easement in Deed, including the terms and provisions thereof, from Willamette Factors, Inc., an Oregon corporation, to Charbonneau Country Club, an Oregon corporation, recorded March 28, 1980, Fee No. 80 11544, Records of Clatsop County, Oregon. (Affects a portion of the General Common Elements)
8. Easement, including the terms and provisions thereof.
From: Willamette Factors, Inc.
To: Franklin D. Piacentini
Recorded: December 8, 1983
Fee: 83 41263
Records of CLATSOP County, Oregon,
For: access and utilities
Affects: Northeasterly portion of General Common Elements and Variable C

9. Easement, including the terms and provisions thereof,
 From: Willamette Factors, Inc., a corporation duly organized and existing under the laws of the State of Oregon
 To: Hariner-Marshall, a joint venture composed of Charbonneau Village Center, Inc., an Oregon corporation, formerly known as Hariner's Village Apartments, Inc., an Oregon corporation, and George Marshall
 Recorded: April 29, 1987
 Fee: \$7 18831
 Records of CLACKAMAS County, Oregon.
 For: Roadway and utility
 Affects: Westerly portion of General Common Element
10. Easement, including the terms and provisions thereof,
 From: Willamette Factors, Inc.
 To: City of Wilsonville, a municipal corporation
 Recorded: December 2, 1987
 Fee: \$7 54106
 Records of CLACKAMAS County, Oregon.
 Affects: A portion of variable property C and General Common elements
11. Easement, including the terms and provisions thereof,
 From: Willamette Factors, Inc.
 To: City of Wilsonville, a municipal corporation
 Recorded: December 2, 1987
 Fee: \$7 54106
 Records of CLACKAMAS County, Oregon.
 For: Sewer, being 15 feet in width
 Affects: A portion of Unit #7 and limited common elements
12. Easement, including the terms and provisions thereof,
 From: Willamette Factors, Inc.
 To: City of Wilsonville, a municipal corporation
 Recorded: December 2, 1987
 Fee: \$7 54107
 Records of CLACKAMAS County, Oregon.
 For: Water, sanitary sewer, and storm drain
 Affects: Northerly portion of General Common Element
13. Any claims by the owner(s), their tenants or invitees, of the excepted parcel described in deed recorded March 28, 1988, Fee No. 80 11633, for implied or prescriptive easements or ways of necessity, including, but not limited to any implied or prescriptive easements or ways of necessity, for ingress, egress and parking, support related to the covered walkway on the south side of the excepted tract, or utilities on or across the land insured by this policy. Provided, however, and the above notwithstanding, no exception is made for rights of invitees of the excepted tract as to utilities or support, or for owner(s) or tenants of the excepted tract as to support other than related to the covered walkway on the south side of the excepted tract. The Company assumes against loss or damage that may result from a decree of a court of competent jurisdiction regarding the enforced removal of the building existing at the date of policy as a result of encroachment of any of the easement rights excepted above.

14. Covenants, Conditions, Restrictions, Reservations and Easements in the Declaration, including the terms and provisions thereof, and the right to levy certain charges and assessments

Filed by : Willamette Factors, Inc., an Oregon Corporation (Declarant)
 Dated : November 1, 1990
 Recorded : November 29, 1990
 Fee No. : 90 59018

15. By-Laws of the Association of Unit owners of Charbonneau Village Center, Condominium, including the limitation for use and the other terms and provisions thereof

Filed by : Willamette Factors, Inc., an Oregon corporation
 Dated : November 1, 1990
 Recorded : November 29, 1990
 Fee No. : 90 59018

16. Powers of the Association of Unit Owners of Charbonneau Village Center Condominiums as provided in the Declaration and By-Laws, including the power of assessment for common expenses and special assessments and for enforcement of the provision of the By-Laws and the Declaration.

STATE OF OREGON
 County of Clatsop
 I, John R. ...
 County Clerk
 do hereby certify that the foregoing is a true and correct copy of the original as recorded in my office.

FEB 16 AM 9:21

RECORDING DIVISION
 COUNTY OF CLATSOP
 JOHN F. K...
 Recording Clerk
 91 06753

5

Parcel 5
Variable Property

RET
105
100
21

FORM NO. 703 - BARGAIN AND SALE DEED (Individual or Corporate)

ESTABLISHED 1981 - SEE REVERSE FOR FURTHER DETAILS - FORM NO. 703-01

BARGAIN AND SALE DEED

CA
50

KNOW ALL MEN BY THESE PRESENTS, That CHARBONNEAU GOLF CLUB, INC., an Oregon corporation, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto THE CHARBONNEAU VILLAGE CENTER CONDOMINIUM ASSOCIATION hereinafter called grantee, and unto grantor's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of CLACKAMAS, State of Oregon, described as follows, to-wit:

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

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

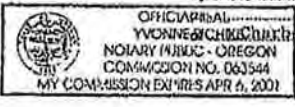
To Have and to Hold the same unto the said grantee and grantor's heirs, successors and assigns forever. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 1.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (Indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.) In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals. In Witness Whereof, the grantor has executed this instrument this 22nd day of September, 1977; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

THIS INSTRUMENT WILL 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 TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.050.

CHARBONNEAU GOLF CLUB, INC.
By: Robert J. Brunmeier
VICE PRESIDENT & SECRETARY

STATE OF OREGON, County of Clackamas, ss.
This instrument was acknowledged before me on _____, 19____.

by _____
This instrument was acknowledged before me on Sept. 22, 1977,
by Robert John Brunmeier



Yvonne R Chubb
Notary Public for Oregon
My commission expires April 6, 2001

Charbonneau Golf Club, Inc.
32000 SW Charbonneau Drive
Wilsonville, OR 97140
Grantor's Name and Address

Charbonneau Village Center Condominium
32000 SW Charbonneau Drive
Wilsonville, OR 97140
Grantee's Name and Address

After recording return to (Name, Address, Zip):
Charbonneau Village Center Condominium
32000 SW Charbonneau Drive
Wilsonville, OR 97140

Until requested otherwise send all our statements to (Name, Address, Zip):
Charbonneau Village Center Condominium
32000 SW Charbonneau Drive
Wilsonville, OR 97140

STATE OF OREGON,
County of _____ } ss.
I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/roll/volume No. _____ on page _____ or as fee/file/instrument/microfilm/seriation No. _____ Record of Deeds: 97-081407
Witness
County allied.

NAME TITLE
By _____ Deputy

SPACE RESERVED FOR RECORDER'S USE

EXHIBIT "A"

A certain parcel known as Variable Property "C" in the Charbonneau Center Village Condominium in Wilsonville, Clackamas County, Oregon created by Declaration dated November 1, 1990 and recorded on November 29, 1990, with Clackamas County Deed Records, Fee No. 90 59018 ("Declaration"); and more particularly described as follows:

A tract of land in the southwest one-quarter of Section 24, in the George L. Curry D.L.C. No. 43, Township 3 South, Range 1 West, of the W.M.:

Beginning at a one inch iron pipe set inside a 2-inch by 36-inch galvanized iron pipe set 6-inches below the surface of the ground, said point being the Initial Point of "Fairway Village Condominium," created by Declaration recorded June 28, 1984, in Book 86, Page 17, Fee No. 84 22077, Clackamas County Plat Records, said iron pipe bears North 2,469.00 feet and West 3,684.03 feet from the southeast corner of said Curry D.L.C., said point also being the true point of beginning of the tract described in Mortgage to Benj. Franklin Federal Savings and Loan Association of Portland, recorded August 12, 1971, Fee No. 71 19507, Clackamas County Records, said iron pipe also being the point of beginning of the parcel described in Bargain and Sale deed to Charbonneau Country Club recorded March 28, 1980, Fee No. 80 11544, Clackamas County Records; thence along the northerly line of said Charbonneau Country Club parcel South 89° 50' 44" West 101.56 feet to a one inch iron pipe; thence continuing along said northerly line North 88° 20' 44" West 70.00 feet to the northwest corner thereof; thence along the westerly line of said Charbonneau Country Club parcel South 01° 39' 16" West 16.02 feet to the true point of beginning of the parcel herein being described; thence continuing along said westerly line South 01° 39' 16" West 105.25 feet; thence continuing along said westerly line North 88° 20' 44" West 12.00 feet; thence continuing along said Charbonneau Country Club parcel westerly line South 01° 39' 16" West 120.00 feet; thence North 88° 20' 44" West 67.65 feet; thence North 01° 39' 16" East 136.50 feet; thence South 88° 20' 44" East 10.15 feet; thence North 01° 39' 16" East 88.75 feet; thence South 88° 20' 44" East 69.50 feet to the true point of beginning.

TOGETHER WITH the Declarant's nonexclusive easement rights to enter upon the General Common Elements and Limited Common Elements for the purposes as set forth in Article 6.2 of the Declaration to construct on and develop Variable Property "C".

STATE OF OREGON 97-081407
CLACKAMAS COUNTY
Received and placed in the public
Records of Clackamas County
RECEIPT# AND FEE: 82234 840.00
DATE AND TIME: 10/17/97 01:04 PM
JOHN KAUFFMAN, COUNTY CLERK

2

Parcel 6

RECORDING REQUESTED BY:



Fidelity National Title
Company of Oregon

900 SW 5th Avenue
Portland, OR 97204

GRANTOR'S NAME:
Charbonneau Clubhouse LLC

GRANTEE'S NAME:
Charbonneau Country Club

AFTER RECORDING RETURN TO:

Order No.: 45141802356-PK
Susie Stevens
Charbonneau Country Club
32000 SW Charbonneau Drive
Wilsonville, OR 97070

SEND TAX STATEMENTS TO:
Charbonneau Country Club
32000 SW Charbonneau Drive
Wilsonville, OR 97070

APN: 01461509
Map: 31W24CD80008
32050 SW Charbonneau Drive, #8, Wilsonville, OR 97070

Clackamas County Official Records
Sherry Hall, County Clerk

2018-028703

05/09/2018 02:44:00 PM

D-D Cnt=1 Sin=76 JANIS
\$40.00 \$16.00 \$10.00 \$22.00

\$88.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Charbonneau Clubhouse LLC, an Oregon limited liability company, Grantor, conveys and warrants to Charbonneau Country Club, an Oregon nonprofit corporation, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Clackamas, State of Oregon:

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

SEE EXHIBIT "B" PERMITTED EXCEPTONS ATTACHED HERETO AND MADE A PART HEREOF

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS SIX HUNDRED TWENTY THOUSAND AND NO/100 DOLLARS (\$620,000.00). (See ORS 93.030).

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

Fidelity National Title of Oregon 45141802356-COMM

STATUTORY WARRANTY DEED
(continued)

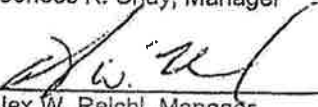
IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: May 8, 2018

Charbonneau Clubhouse LLC,
an Oregon limited liability company

By: JAM Property Ventures LLC, its Managing Member

By: _____
Joonees K. Chay, Manager

BY:  _____
Alex W. Reichl, Manager

SEE THE ATTACHED NOTARY FORM.

CHAY LLC, an Oregon limited liability company

By: _____
Joonees K. Chay, Member

By: _____
Annette M. Chay, Member

State of Oregon
County of _____

This instrument was acknowledged before me on May __, 2018 by

_____ as _____ of

Notary Public - State of Oregon

My Commission Expires: _____

STATUTORY WARRANTY DEED

(continued)

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

Dated: May 8, 2018

Charbonneau Clubhouse LLC,
an Oregon limited liability company

By: JAM Property Ventures LLC, its Managing Member

By: [Signature]
Joonees K. Chay, Manager

BY: _____
Alex W. Reichl, Manager

CHAY LLC, an Oregon limited liability company

By: [Signature]
Joonees K. Chay, Member

By: [Signature]
Annette M. Chay, Member



State of Oregon,
County of Clackamas

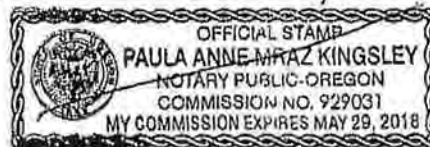
This Instrument was acknowledged before me on May 8th, 2018 by

Joonees K. Chay as manager of

JAM Property Ventures LLC, managing member of Charbonneau Clubhouse LLC, an Oregon limited liability company

[Signature]
Notary Public - State of Oregon

My Commission Expires: 5/29/18



STATUTORY WARRANTY DEED
(continued)

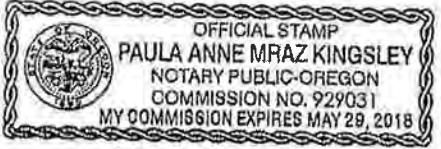
State of Oregon
County of Clackamas

This Instrument was acknowledged before me on May 8th, 2018 by

Toonees K. Chay as Member of
CHAY LLC an Oregon limited liability Company, member of Charbonneau
Clubhouse LLC, an Oregon limited liability Company

Paula Anne Kingsley
Notary Public - State of Oregon

My Commission Expires: 5/29/18



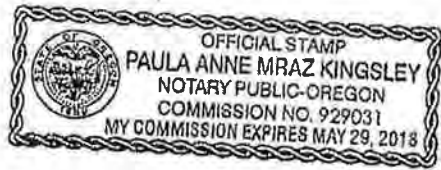
State of Oregon
County of Clackamas

This Instrument was acknowledged before me on May 8th, 2018 by

Annette M. Chay as Member of
Chay LLC, an Oregon limited liability Company, member of
Charbonneau Clubhouse LLC, an Oregon limited liability Company

Paula Anne Kingsley
Notary Public - State of Oregon

My Commission Expires: 5/29/18



STATUTORY WARRANTY DEED

(continued)

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of SANTA CLARA

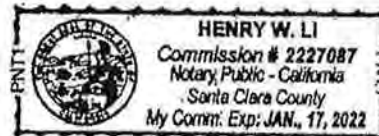
On 05/08/2018 before me, HENRY W. LI, NOTARY PUBLIC
(insert name and title of the officer)

personally appeared ALEX W. REICHL
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature] (Seal)



STATUTORY WARRANTY DEED - 5/8/2018

EXHIBIT "A"
Legal Description

Unit 8, CHARABONNEAU VILLAGE CENTER CONDOMINIUM, TOGETHER WITH an undivided Interest in the general common elements appertaining to said unit as described in said Declaration of Unit Ownership, TOGETHER WITH those limited common elements appertaining to said unit as described in said Declaration of Unit Ownership, recorded November 29, 1990, Recorder's Fee No. 90-59018 and any amendments and/or supplemental(s) thereto.

EXHIBIT "B"
PERMITTED EXCEPTIONS

1. City Liens, if any, in favor of the City of Wilsonville.
2. Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document.

Recording Date: April 6, 1977
Recording No: 77-012613

Amendment(s)/Modification(s) of said covenants, conditions and restrictions

Recording Date: August 8, 1979
Recording No: 79-034184

Amendment(s)/Modification(s) of said covenants, conditions and restrictions

Recording Date: May 2, 1989
Recording No: 89-018494

Amendment(s)/Modification(s) of said covenants, conditions and restrictions

Recording Date: October 13, 1989
Recording No: 89-045952

3. Liens and assessments, if any, by the Charbonneau Country Club association.
4. The matters set forth in the document shown below which, among other things, contains or provides for: certain easements; liens and the subordination thereof; provisions relating to partition; restrictions on severability of component parts; and covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including, but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

Entitled: Declaration of Unit Ownership
Recording Date: November 18, 1990
Recording No: 90-059018

Amendment(s)/Modification(s) of said covenants, conditions and restrictions

Recording Date: December 14, 1994
Recording No: 94-095428

Amendment(s)/Modification(s) of said covenants, conditions and restrictions

Recording Date: November 17, 1997
Recording No: 97-090153

Encumbrances, continued

Covenants, conditions, restrictions and easements, but omitting restrictions, if any, based on race, color, religion, sex, handicap, familial status or national origin, unless and only to the extent that said covenant, (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons, imposed by instrument, including the terms and provisions thereof.

Recorded: April 6, 1977
Recorder's Fee No.: 77-12613

Said covenants, conditions and restrictions contains among other things provisions for levies and assessments of the Charbonneau Country Club, Inc.

We find no liens or assessments of record for the Charbonneau Country Club, Inc.

As imposed by instrument, including the terms and provisions thereof:

Recorded: October 13, 1989
Recorder's Fee No.: 89-45952

An easement created by instrument, including the terms and provisions thereof.

Dated: March 25, 1980
Recorded: March 28, 1980
Recorder's Fee No.: 80-11544
In Favor of: Adjacent property owners
For: Ingress, egress, loading, unloading, utilities, maintenance, repair and other lawful purposes
Affects: The general common element

Said easement is also delineated upon the recorded plat.

An easement created by instrument, including the terms and provisions thereof.

Dated: November 18, 1983
Recorded: December 8, 1983
Recorder's Fee No.: 83-41263
In Favor of: Adjacent property owners
For: Access and utilities
Affects: The general common element

Said easement is also delineated upon the recorded plat.

An easement created by instrument, including the terms and provisions thereof.

Dated: March 19, 1987
Recorded: April 29, 1987
Recorder's Fee No.: 87-18831
In Favor of: Adjacent property owners
For: Roadway and utilities
Affects: The general common element

Said easement is also delineated upon the recorded plat.

An easement created by instrument, including the terms and provisions thereof.

Dated: August 11, 1987
Recorded: December 2, 1987
Recorder's Fee No.: 87-54106
In Favor of: City of Wilsonville
For: Pipelines
Affects: The Southerly portion of the herein described tract and also the general common element

Said easement was partially released by instrument:

Recorded: January 26, 1999
Recorder's Fee No.: 99-007892

An easement created by instrument, including the terms and provisions thereof.

Dated: August 11, 1987
Recorded: December 2, 1987
Recorder's Fee No.: 87-54107
In Favor of: City of Wilsonville
For: Pipelines
Affects: The Southerly portion of the herein described tract and also the general common element

(Continued)

Encumbrances, continued

Said easement is also delineated upon the recorded plat.

Declaration of Unit Ownership, including the terms and provisions thereof and all Covenants, Conditions, Restrictions and Easements contained therein, which Condominium Declaration subjects said land and improvements to the provisions of the Oregon Unit Ownership Laws.

For: Charbonneau Village Center Condominium
Dated: November 1, 1990
Recorded: November 29, 1990
Recorder's Fee No.: 90-59018

Said covenants, conditions, restrictions, and easements were amended by instrument;
Recorded: December 14, 1994
Recorder's Fee No.: 94-095428

Said covenants, conditions, restrictions, and easements were amended by instrument;
Recorded: November 17, 1997
Recorder's Fee No.: 97090153

Supplemental Declaration, including the terms and provisions thereof;
For: Charbonneau Village Center Condominium Stage 3
Recorded: March 10, 1999
Recorder's Fee No.: 99024252

The above document was re-recorded by instrument.
Recorded: May 12, 1999
Recorder's Fee No.: 99048301

Said covenants, conditions, restrictions, and easements were amended by instrument;
Recorded: March 10, 1999
Recorder's Fee No.: 99024253

The above document was re-recorded by instrument.
Recorded: May 12, 1999
Recorder's Fee No.: 99048300

Said Declaration contains among other things, provisions for levies and assessments of the Charbonneau Village Center.

We find no liens or assessments of record for the Charbonneau Village Center.

The By-Laws, including the terms and provisions thereof of The Association of Unit Owners of the Charbonneau Village Center Condominium;

Dated: November 1, 1990
Recorded: November 29, 1990
Recorder's Fee No.: 90-59019

Said By-Laws were amended by instrument;
Recorded: November 17, 1997
Recorder's Fee No.: 97090153

Said Declaration contains among other things, provisions for levies and assessments of the Charbonneau Village Center Condominium Association.

We find no liens or assessments of record for the Charbonneau Village Center Condominium Association.

An easement created by instrument, including terms and provisions thereof;

Dated: December 30, 1998
Recorded: January 26, 1999
Recorder's Fee No.: 99007892
In Favor Of: City of Wilsonville
For: Pipelines
Affects: The Southerly portion and also the general common area

The By-Laws, including the terms and provisions thereof, of Villas on the Green Homeowners Association;

Dated: February 26, 1999
Recorded: March 10, 1999
Recorder's Fee No.: 99024250

(Continued)

Encumbrances, continued

Covenants, conditions, restrictions and easements, but omitting restrictions, if any, based on race, color, religion, sex, handicap, familial status or national origin, unless and only to the extent that said covenant, (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons, imposed by instrument, including the terms and provisions thereof.

Recorded: March 10, 1999
Recorder's Fee No.: 99024251

Said covenants, conditions and restrictions contain among other things provisions for levies and assessments of the Villas on the Green Homeowners Association.

We find no liens or assessments of record for the Villas on the Green Homeowners Association.

5

STATE OF OREGON 99-083080
CLACKAMAS COUNTY
Received and placed in the public
records of Clackamas County
RECEIPT# AND FEE: 04278 \$25.00
DATE AND TIME: 06/23/99 10:01 AM
JOHN KAUFFMAN, COUNTY CLERK

Parcel 8



After recording return to:
Peggy A. Harper
32086 SW Charbonneau Drive, Unit
10B
Wilsonville, OR 97070

Until a change is requested all tax
statements shall be sent to the
following address:
Peggy A. Harper
32086 SW Charbonneau Drive, Unit
10B
Wilsonville, OR 97070

File No.: 7000-2289259 (st)
Date: July 18, 2014

2289259-LD

FIRST AMERICAN

Clackamas County Official Records 2014-039616
Sherry Hall, County Clerk 08/08/2014 10:22:51 AM
D-D Cnt=1 Stn=2 LESLIE
\$15.00 \$16.00 \$10.00 \$22.00 \$63.00

STATUTORY WARRANTY DEED

Edward R. Eastman and Barbara E. Eastman, as tenants by the entirety, Grantor, conveys and warrants to Peggy A. Harper, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

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

Subject to:

1. Taxes for the fiscal year 2014/2015 a lien due, but not yet payable.
2. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is \$325,000.00. (Here comply with requirements of ORS 93.030)

ARN: 01870336

Statutory Warranty Deed
- continued

File No.: 7000-2289259 (sb)

EXHIBIT A

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

UNIT 10B, CHARBONNEAU VILLAGE CENTER CONDOMINIUM, STAGE 3, IN THE CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON.

TOGETHER WITH THOSE GENERAL AND LIMITED COMMON ELEMENTS APPERTAINING THERETO AS SET FORTH IN DECLARATION OF UNIT OWNERSHIP RECORDED MARCH 10, 1999, FEE NO. 99-024252 AND RE-RECORDED MAY 12, 1999, FEE NO. 99-048301.

Parcel 9

RECORDING REQUESTED BY:
Fidelity National Title
Occupancy of Oregon

12809 SE 83rd Avenue
Clackamas, OR 97015

Clackamas County Official Records Sherry Hall, County Clerk	2019-007499
	02/12/2019 11:52:00 AM
D-D \$30.00 \$16.00 \$10.00 \$6.200	Cr#1 Str#75 CONNIE \$118.00

GRANTOR'S NAME:
Bobbie Fisher Revocable Living Trust u/a/d April 15, 2016

GRANTEE'S NAME:
Peter J. Evans and Dena Evans

AFTER RECORDING RETURN TO:
Order No.: 45141822389-RL
Peter J. Evans and Dena Evans
32082 SW Charbonneau Drive, Unit 10C
Wilsonville, OR 97070

SEND TAX STATEMENTS TO:
Peter J. Evans and Dena Evans
32082 SW Charbonneau Drive, Unit 10C
Wilsonville, OR 97070

APN: 01870345
32082 SW Charbonneau Drive, Unit 10C, Wilsonville, OR 97070

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Bobbie Anne Fisher, Trustee of the Bobbie Fisher Revocable Living Trust u/a/d April 15, 2016, Grantor, conveys and warrants to

Peter J. Evans and Dena Evans, as tenants by the entirety,

Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Clackamas, State of Oregon:

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

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS FOUR HUNDRED FIFTEEN THOUSAND AND NO/100 DOLLARS (\$415,000.00). (See ORS 93.030).

Subject to:

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

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 45141822389-07

STATUTORY WARRANTY DEED

(continued)

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

Dated: 2/8/19

Bobbie Fisher Revocable Living Trust u/a/d April 15, 2016

BY: Bobbie Anne Fisher Trustee
Bobbie Anne Fisher, Trustee

State of Oregon
County of Clackamas

This instrument was acknowledged before me on 2/8/19 by Bobbie Anne Fisher, Trustee of the Bobbie Fisher Revocable Living Trust u/a/d April 15, 2016

Karen L. Fabio
Notary Public - State of Oregon

My Commission Expires: 04/15/22



EXHIBIT "A"
Legal Description

Unit 10C, CHARBONNEAU VILLAGE CENTER CONDOMINIUM STAGE 3, in the City of Wilsonville, County of Clackamas and State of Oregon, TOGETHER WITH an undivided interest in the general common elements appertaining to said unit as described in said Declaration of Unit Ownership, TOGETHER WITH those limited common elements appertaining to said unit as described in said Declaration of Unit Ownership, recorded March 10, 1999, Fee No. 99-024252 and re-recorded May 12, 1999, Fee No. 99-048301 and any amendments and/or supplemental(s) thereto.

EXHIBIT "B"
Exceptions

Subject to:

City Liens, if any, in favor of the City of Wilsonville. None found as of day of recording.

Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: April 6, 1977
Recording No: 77-012613

Amendment(s)/Modification(s) of said covenants, conditions and restrictions

Recording Date: October 13, 1989
Recording No: 89-045952

Liens and assessments, if any, by the Charbonneau Country Club

Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plot:

Purpose: Ingress, egress, loading, unloading, utilities, maintenance, repair and other lawful purposes
Affects: Common area

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Adjacent property owners
Purpose: Access and utilities
Recording Date: December 8, 1983
Recording No: 83-041263
Affects: Common area

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Adjacent property owners
Purpose: Roadway and utilities
Recording Date: April 29, 1987
Recording No: 87-018831
Affects: Common area

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Wilsonville
Purpose: Pipelines
Recording Date: December 2, 1987
Recording No: 87-054106
Affects: Common area

Amendment(s)/Modification(s) of said document

Recording Date: January 26, 1999
Recording No: 99-007892

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Wilsonville
Purpose: Pipelines
Recording Date: December 2, 1987
Recording No: 87-054107
Affects: Common area

EXHIBIT "B"

Exceptions

The matters set forth in the document shown below which, among other things, contains or provides for: certain easements; liens and the subordination thereof; provisions relating to partition; restrictions on severability of component parts; and covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including, but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

Entitled: Declaration of Unit Ownership
Recording Date: November 29, 1990
Recording No: 90-059018

Amendment(s)/Modification(s) of said covenants, conditions and restrictions

Recording Date: December 14, 1994
Recording No: 94-095428

Amendment(s)/Modification(s) of said covenants, conditions and restrictions

Recording Date: November 17, 1997
Recording No: 97-090153

Amendment(s)/Modification(s) of said covenants, conditions and restrictions

Recording Date: March 10, 1999
Recording No: 99-024252

and Re-Recording Date: May 12, 1999
and Re-Recording No: 99-048301

Amendment(s)/Modification(s) of said covenants, conditions and restrictions

Recording Date: March 10, 1999
Recording No: 99-024253

and Re-Recording Date: May 12, 1999
and Re-Recording No: 99-048300

Amendment(s)/Modification(s) of said covenants, conditions and restrictions

Recording Date: March 19, 2003
Recording No: 2003-033091

and Re-Recording Date: May 23, 2003
and Re-Recording No: 2003-065842

Amendment(s)/Modification(s) of said covenants, conditions and restrictions

Recording Date: March 3, 2017
Recording No: 2017-014648

Liens and assessments, if any, by the Association of Unit Owners of Charbonneau Village Center Condominium.

By-laws of Association of Unit Owners of Charbonneau Village Center Condominium

Recording Date: November 29, 1990
Recording No.: 90-059019

Amendment(s)/Modification(s) of said covenants, conditions and restrictions

Recording Date: November 17, 1997
Recording No: 97-090153

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Wilsonville
Purpose: Pipelines
Recording Date: January 26, 1999
Recording No: 99-007892
Affects: Common area

EXHIBIT "B"
Exceptions

By-laws of Villas on the Green Homeowner's Association

Recording Date: March 10, 1999
Recording No.: 99-024250

Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: March 10, 1999
Recording No.: 99-024251

Liens and assessments, if any, by the Villas on the Green Homeowner's Association

Parcel 10

File No.: 19-321213

Clackamas County Official Records 2019-048726
Sherry Hall, County Clerk

08/16/2019 12:23:00 PM

Grantor
Michael D. Lucich 32078 SW Charbonneau Drive Wilsonville, OR 97070
Grantee
Craig V. Johnson and Janet K. Johnson 6324 Shelland Place West Linn, OR 97068
After recording return to
Craig V. Johnson and Janet K. Johnson 32078 SW Charbonneau Drive Wilsonville, OR 97070
Until requested, all tax statements shall be sent to
Craig V. Johnson and Janet K. Johnson 32078 SW Charbonneau Drive Wilsonville, OR 97070
Tax Acct No(s): 31W24CD8010D, 01870354

D-D Cnt=1 Str=9 COUNTER1
\$15.00 \$16.00 \$10.00 \$62.00

\$103.00

Reserved for Recorder's Use

STATUTORY WARRANTY DEED

Michael D. Lucich, Grantor(s) convey and warrant to Craig V. Johnson and Janet K. Johnson, as tenants by the entirety, Grantee(s), the real property described in the attached Exhibit A, free of encumbrances EXCEPT covenants, conditions, restrictions, easements, and encumbrances of record as of the date hereof.

The true consideration for this conveyance is \$428,500.00. (Here comply with requirements of ORS 93.030)

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

WFG Title 19-321213 LG

Executed this 13 day of August, 2019


Michael D. Lucich

STATE OF OREGON
COUNTY OF CLACKAMAS

This instrument was acknowledged before me this 13 day of August, 2019 by Michael D. Lucich.

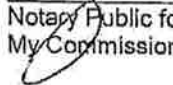

Notary Public for Oregon
My Commission Expires: 4-13-2021



EXHIBIT "A"
LEGAL DESCRIPTION

Unit 10D, Charbonneau Village Center Condominium Stage 3, in the City of Wilsonville, County of Clackamas and State of Oregon. Together with the limited common elements and the undivided interest in the general common elements appertaining thereto as set forth in Declaration of Unit Ownership recorded March 10, 1999, Fee No. 99-024252 and re-recorded May 12, 1999, Fee No. 99-048301.

Parcel 11

Clackamas County Official Records
Sherry Hall, County Clerk

2020-060713

07/31/2020 10:13:16 AM

D-D Cnt=1 Stn=74 DENIM
\$25.00 \$16.00 \$10.00 \$62.00

\$113.00

RECORDING REQUESTED BY
OLD REPUBLIC TITLE COMPANY OF OREGON

Escrow No.: 5511007795
APN: 01870363

WHEN RECORDED MAIL TO
Thomas P. McNerthney
32074 SW Charbonneau Drive
Wilsonville, OR 97070

MAIL TAX STATEMENT TO
Thomas P. McNerthney
32074 SW Charbonneau Drive
Wilsonville, OR 97070

SPACE ABOVE RESERVED FOR RECORDER'S USE

WARRANTY DEED

Linda Newell, Grantor, conveys and warrants to Thomas P. McNerthney, Grantee, the following described real property in the County of Clackamas, State of Oregon, described as follows:

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

The described real property is free of all liens and encumbrances except (if none, so state):

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

The true and actual consideration paid for this transfer, stated in terms of dollars is \$519,000.00.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS 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.

Old Republic Title Company - 5511007795

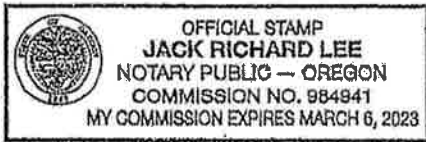
Dated this 22 day of July, 2020.

Linda Newell
Linda Newell

STATE OF OREGON
County of CLATSOP

This Instrument was acknowledged before me on this 22 day of July, 2020 by Linda Newell.

Jack Richard Lee
Notary Public for Oregon
My Commission Expires: Mar. 6, 2023



Order No.: 5511007795

EXHIBIT A

Unit 10-E, CHARBONNEAU VILLAGE CENTER CONDOMINIUM - STAGE 3, in the City of Wilsonville, County of Clackamas and State of Oregon. Together with an undivided interest in the general and limited common elements appurtenant thereto as more fully set forth and described in the declaration Recorded March 10, 1999 as Fee No. 99-024252 and Re-recorded on May 12, 1999 as Fee No. 990478301 and amendments thereto.

Exceptions:

1. Taxes and assessments, general and special, for the fiscal year 2020-2021, a lien, but not yet due or payable.
2. Local agency liens, if any, in favor of the City of Wilsonville.
3. Covenants, Conditions and Restrictions, but omitting any covenants or restrictions if any, based upon race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Title 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons, as provided in an instrument,

Recorded : April 06, 1977 in Official Records under Document No. 77-012613

4. Said Covenants, Conditions and Restrictions set forth above contain, among other things, levies and assessments of Charbonneau Country Club Architectural Committee.
5. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following,

Granted To : Adjacent property owners
For : Ingress, egress, loading, unloading, maintenance and repair
Recorded : March 28, 1980 in Official Records under Document No. 80-011544
Affects : Common element

6. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following,

Granted To : Adjacent property owners
For : Access and utilities
Recorded : December 08, 1983 in Official Records under Document No. 83-041263
Affects : Common element

7. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following,

Granted To : Adjacent property owners
For : Roadway and utilities
Recorded : April 29, 1987 in Official Records under Document No. 87-018831
Affects : Common element

8. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following,

Granted To : City of Wilsonville
For : Pipelines
Recorded : December 02, 1987 in Official Records under Document No. 87-054106
Affects : Common element - also delineated on the recorded plat

said easement was partially released by instrument,
Recorded: January 26, 1999 in Official Records under Document No. 99-007892

9. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following,

Granted To : City of Wilsonville
For : Pipelines
Recorded : December 02, 1987 in Official Records under Document No. 87-054107
Affects : Common element - also delineated on the recorded plat

10. Covenants, Conditions, Restrictions, Limitations, Easements, Assessments, Reservations, Exceptions, Terms, Liens or Charges, and Bylaws but omitting any covenants or restrictions if any, based upon race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Title 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons, as provided in an instrument,

Recorded : November 29, 1990 in Official Records under Document No. 90-059018

Modification thereof, but omitting any covenants or restrictions if any, based upon race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Title 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons,

Recorded : December 14, 1994 in Official Records under Document No. 94-095428

Modification thereof, but omitting any covenants or restrictions if any, based upon race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Title 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons,

Recorded : March 10, 1999 in Official Records under Document No. 99-024252

And re-recorded March 12, 1999 In Official Records under Document No. 99-048301.

Modification thereof, but omitting any covenants or restrictions if any, based upon race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Title 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons,

Recorded : March 10, 1999 in Official Records under Document No. 99-024253

And re-recorded March 12, 1999 In Official Records under Document No. 99-048300.

Modification thereof, but omitting any covenants or restrictions if any, based upon race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Title 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons,

Recorded : March 19, 2003 in Official Records under Document No. 2003-033091

And re-recorded May 23, 2003 in Official Records under Document No. 2003-068542.

Modification thereof, but omitting any covenants or restrictions if any, based upon race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Title 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons,

Recorded : November 17, 1997 in Official Records under Document No. 97-090153

Modification thereof, but omitting any covenants or restrictions if any, based upon race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Title 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons,

Recorded : March 03, 2017 in Official Records under Document No. 2017-014648

11. Said Covenants, Conditions and Restrictions set forth above contain, among other things, levies and assessments of Charbonneau Village Center Condominium Association.

12. Bylaws upon the terms and provisions contained therein,

Recorded : November 29, 1990 in Official Records under Document No. 90-059019

13. All covenants, conditions, restrictions, easements or other servitudes, if any, disclosed by the recorded plat.

14. Bylaws upon the terms and provisions contained therein,

Recorded : March 10, 1999 in Official Records under Document No. 99-024250

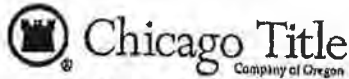
15. Covenants, Conditions and Restrictions, but omitting any covenants or restrictions if any, based upon race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Title 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons, as provided in an instrument,

Recorded : March 10, 1999 in Official Records under Document No. 99-024251

16. Said Covenants, Conditions and Restrictions set forth above contain, among other things, levies and assessments of Villas on the Green Homeowners Association.

Parcel 12

RECORDING REQUESTED BY:



5300 SW Meadows Rd., Ste 100
Lake Oswego, OR 97035

Clackamas County Official Records Sherry Hall, County Clerk	2017-069517
	10/12/2017 09:45:01 AM
D-D Cnt=1 Stn=0 STEPHEN	
\$20.00 \$16.00 \$10.00 \$22.00	\$68.00

GRANTOR'S NAME:
Agostino Gaude and Daniela Miraglio

GRANTEE'S NAME:
Michael Brennan and Judith Brennan

AFTER RECORDING RETURN TO:
Michael Brennan and Judith Brennan
32070 SW Charbonneau Drive Unit 10F
Wilsonville, OR 97070

SEND TAX STATEMENTS TO:
Same as above

APN: 01870372
32070 SW Charbonneau Drive, Unit 10F, Wilsonville, OR
97070-5479

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Agostino Gaude and Daniela Miraglio, as tenants by the entirety, Grantor, conveys and warrants to Michael Brennan and Judith Brennan, husband and wife as tenants by the entirety, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Clackamas, State of Oregon:

Unit 10-F, CHARBONNEAU VILLAGE CENTER CONDOMINIUM - STAGE 3, in the City of Wilsonville, County of Clackamas and State of Oregon. TOGETHER WITH an undivided interest in the general and limited common elements appurtenant thereto as more fully set forth and described in the declaration Recorded March 10, 1999 as Fee No. 99-024252 and Re-recorded on May 12, 1999 as Fee No. 99048301 and amendments thereto.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS THREE HUNDRED EIGHTY-NINE THOUSAND AND NO/100 DOLLARS (\$389,000.00). (See ORS 93.030),

Subject to:

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

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.

CHICAGO TITLE 472517005077

STATUTORY WARRANTY DEED
(continued)

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

Dated: 10/05/2017

[Signature]
Agostino Gaude
[Signature]
Daniela Miraglio

Republic of Italy
Province of Genoa
City of Genoa
Consular Agency of the
United States of America } SS

State of
County of

This instrument was acknowledged before me on October 5, 2017 by Agostino Gaude and Daniela Miraglio.

[Signature]
Anna Maria Saiano
Notary Public - State of
Consular Agent of the
United States of America
My Commission Expires:



**COMMISSION:
INDEFINITE**

EXHIBIT "A"

Exceptions

Subject to:

1. Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: April 6, 1977

Recording No: 77-012613

2. Liens and assessments, if any, by the Charbonneau Country Club Homeowner's Association.

3. The matters set forth in the document shown below which, among other things, contains or provides for: certain easements; liens and the subordination thereof; provisions relating to partition; restrictions on severability of component parts; and covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including, but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

Entitled: Declaration of Unit Ownership

Recording Date: November 29, 1990

Recording No: 90-059018

Amendment(s)/Modification(s) of said covenants, conditions and restrictions

Recording Date: December 14, 1994

Recording No: 94-095428

Amendment(s)/Modification(s) of said covenants, conditions and restrictions

Recording Date: November 17, 1997

Recording No: 97-090153

Amendment(s)/Modification(s) of said covenants, conditions and restrictions

Recording Date: March 10, 1999

Recording No: 99-024252

and Re-Recording Date: March 12, 1999

and Re-Recording No: 99-048301

Amendment(s)/Modification(s) of said covenants, conditions and restrictions

Recording Date: March 10, 1999

Recording No: 99-024253

and Re-Recording Date: March 12, 1999

and Re-Recording No: 99-048300

Amendment(s)/Modification(s) of said covenants, conditions and restrictions

Recording Date: March 19, 2003

Recording No: 2003-033091

and Re-Recording Date: May 23, 2003

and Re-Recording No: 2003-065842

4. Liens and assessments, if any, by the Charbonneau Village Center Condominium Homeowner's Association.

EXHIBIT "A"
Exceptions

5. By-laws of Charbonneau Village Center Condominium Homeowner's Association

Recording Date: November 29, 1990

Recording No.: 90-059019

Amendment(s)/Modification(s) of said covenants, conditions and restrictions .

Recording Date: November 17, 1997

Recording No: 97-090153

6. By-laws of Villas on the Green Homeowner's Association

Recording Date: March 10, 1999

Recording No.: 99-024250

7. Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: March 10, 1999

Recording No: 99-024251

8. Liens and assessments, if any, by the Villas on the Green Homeowner's Association.

DESCRIPTION SHEET

See page 1 for vesting and encumbrances, if any.

Description of the tract of land which is the subject of this report:

IN THE COUNTY OF CLACKAMAS AND STATE OF OREGON

A tract of land located in a portion of the George L. Curry D.L.C. No. 43 in Section 24, Township 3 South, Range 1 West, of the W.M., City of Wilsonville, Clackamas County, Oregon, and more fully described as follows:

Beginning at a point which is North 2124.61 feet and West 3977.11 feet from the southeast corner of the George L. Curry D.L.C. No. 43 located in Section 25, Township 3 South, Range 1 West, of the W.M., Clackamas County, Oregon; thence North 1° 39' 16" East 77.73 feet; thence South 88° 26' 44" East 107.00 feet; thence South 1° 39' 16" West 77.73 feet; thence North 88° 26' 44" West 107.00 feet to the point of beginning. -----

STATE OF OREGON
County of Clackamas
I, John F. Kaufman, County Clerk, for the County of Clackamas, do hereby certify that the above and foregoing was received for recording in the records of said county at

1988 MAR 26 AM 11:26

Witness my hand and seal this
John F. Kaufman
JOHN F. KAUFMAN
County Clerk
Recording Certificate
COP-104 (Rev. 10-83) 88 11653

Report No.

185-664

2

2775

Unique Serial Number: (assigned by dbase)

**** Charbonneau ****

Department: Planning

Case No: 90PC28

File Creation Date: 5/25/90

Request: Variance to reduce the minimum parking requirement and Stage II Site Development Plan approval for building expansion of the country club

Action: Approved with conditions

Project Expiration Date: 8/13/92

Property Description: TL 316 Sec. 25 County: C

Location: Village Center area of Charbonneau

Street Address:

Project Name(s): Charbonneau Country Club

Applicant: Charbonneau Country Club, Inc.

Retention Schedule: Permanent

Location of Microfilm: City Hall Vault

Hard Copies of drawings/plans available? No

Physical copy of file retained? No

See also Case Files:

Other name(s) on file:

**** Charbonneau ****

sw 9/3/03 Initial/Date

CITY OF



Wilsonville

30000 S.W. Town Center Loop E
P.O. Box 220 / Wilsonville, Oregon 97150-0220
503 / 682-1011

NOTICE OF DECISION

Project Name: CHARBORNEAU COUNTRY CLUB File No: 90PC28

Applicant / Owner: Charborneau Country Club, Inc.

Proposed Action: Variance to reduce the minimum parking requirement and Stage II Site Development Plan approval for building expansion of the country club.

Property Description:

Map No: 25 Tax Lot No: 316 Site Size: _____

Address: _____

Location: Village Center area of Charborneau

On August 13, 1990, at the meeting of the Planning Commission, the following decision was made on the above-referenced Proposed Development Action:

 Approval XX Approval with Conditions Denied

This decision has been finalized in written form and placed on file in the City records at the Wilsonville City Hall this _____ day of _____ and is available for public inspection. The date of filing is the date of the decision. Any appeal(s) must be filed with the Planning Department by 5:00 p.m., on _____.

XX Written decision is attached

 Written decision is on file and available for inspection and/or copying.

This action, if approved, will expire on August 13, 1992 unless development commences prior to the expiration date.

For further information, please contact the Wilsonville Planning Department at City Hall or phone 682-1011.

Attachments: Approved Resolution
Applicable Conditions, if any

FILED 9/1/90

**PLANNING COMMISSION
RESOLUTION NO. 90PC28**

**A RESOLUTION ADOPTING FINDINGS AND
CONDITIONS OF APPROVAL FOR A VARIANCE
TO REDUCE THE MINIMUM PARKING REQUIREMENT
AND APPROVAL OF STAGE II SITE DEVELOPMENT
PLANS FOR BUILDING EXPANSION OF THE
CHARBONNEAU COUNTRY CLUB**

WHEREAS, an application, together with planning exhibits for the above-captioned development, has been submitted in accordance with the procedures set forth in Sections 4.008(4) and 4.139(1), (2), and (3) of the Wilsonville Code, and

WHEREAS, the Planning Director has prepared a report on the above-captioned subject which is attached hereto as Exhibit A, and

WHEREAS, said planning exhibits and staff report were duly considered by the Planning Commission at a regularly scheduled meeting conducted on August 13, 1990, at which time said exhibits, together with findings and public testimony, were entered into the public record, and

WHEREAS, the Commission has duly considered the subject and the recommendation(s) contained in the staff report, and

WHEREAS, interested parties, if any, have had an opportunity to be heard on the subject.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Wilsonville does hereby adopt the staff report attached hereto as Exhibit A, with the findings, recommendation(s) and Conditions of Approval contained therein and as amended as set forth in Exhibit B. The Planning Commission further authorizes the Director to issue a:

Site Development Permit (Stage II) and Parking Variance

consistent with said recommendations.

ADOPTED by the Planning Commission of the City of Wilsonville at a regular meeting thereof, this 13th day of August, 1990, and filed with the Wilsonville City Recorder this same day.

Attest:


Judge Emison, Planning Secretary



Chairman, Planning Commission

**PLANNING DEPARTMENT
STAFF REPORT**

DATE: August 13, 1990

TO: Planning Commission

PREPARED BY: Blaise Edmonds

REQUEST:

90PC28 Charbonneau Country Club - Request Stage II Site Development Plans for expansion and a Variance to omit additional parking associated with the Country Club expansion

SUMMARY:

1. Willamette Factors, Inc. has made application to the Planning Department seeking approval of a condominium plat of Village Center. An approval of the plat will create a condominium lot for the Charbonneau Country Club. At the time of the writing of this staff report, the Planning Director had not rendered a Class I administrative decision to approve or deny the condominium plat. Said plat would create a common area between the condominium lots for parking, access drives and landscaped areas.
2. The proposed variance to maintain the status quo of existing parking for the Country Club expansion will impair an adequate amount of parking to the remaining retail/office owners and tenants in the Village Center complex. Such a variance will substantially increase parking congestion and could endanger emergency vehicle access. Furthermore, the granting of this variance will confer upon the applicant a special privilege that is denied by this ordinance to other tenants in Village Center, because the Country Club expansion will occur on a parcel of land that in conjunction with adjacent land in Village Center is not reasonably capable of parking development. As a result, the applicant has failed to demonstrate compliance with variance criteria C and E for an approval of the subject variance.

RECOMMENDATION:

Deny the variance to reduce the parking requirement for the Country Club expansion. Deny the Stage II Site Development Plans since those plans are contingent on compliance with the minimum parking requirement.

PINE HILLS PDC & PDI

The following findings are hereby adopted by the PLANNING COMMISSION and entered into the public record in consideration of the application as submitted in conformance with the City's Comprehensive Plan and Zoning Regulations.

NA = NOT APPLICABLE
 DRB = DESIGN REVIEW BOARD

	Code Std.	Proposed	Code Compliance		Additional Findings
			Yes	No	
A. Land Use					
Zoning	<u>PDC</u>	<u>PDC</u>	<input type="radio"/>	<input checked="" type="radio"/>	<u>2,3</u>
Comprehensive Plan Designation	<u>COMMERCIAL</u>		<input checked="" type="radio"/>	<input type="radio"/>	<u> </u>
B. Land and Building Improvements					
1. Lot Size					
a. Total site area (acreage)	<u>NO MINIMUM</u>	<u>19,454 SF</u>	<input checked="" type="radio"/>	<input type="radio"/>	<u>4</u>
b. Lot sizes (subdivision)	<u>-</u>	<u>PENDING CONDOMINIUM PLAT</u>	<input type="radio"/>	<input checked="" type="radio"/>	<u> </u>
Acreage lot size	<u>-</u>	<u>NA</u>	<input type="radio"/>	<input type="radio"/>	<u>NA</u>
2. Lot Coverage					
a. All buildings	<u>NO MAXIMUM</u>	<u>9,793 SF</u>	<input checked="" type="radio"/>	<input type="radio"/>	<u>5</u>
b. Parking/paved	<u>-</u>	<u>COMMON PARKING</u>	<input type="radio"/>	<input type="radio"/>	<u>SEE VARIANCE BOARD</u>
c. Landscaping					
1. total size area (%)	<u>(MINIMUM) 15%</u>	<u>-</u>	<input type="radio"/>	<input type="radio"/>	<u>DRB</u>
2. parking area (%)	<u>100%</u>	<u>-</u>	<input type="radio"/>	<input type="radio"/>	<u> </u>
3. screening/buffering	<u>-</u>	<u>-</u>	<input type="radio"/>	<input type="radio"/>	<u> </u>
4. irrigation system	<u>REQUIRED</u>	<u>-</u>	<input type="radio"/>	<input type="radio"/>	<u> </u>
3. Building Setbacks					
Front	<u>0'</u>	<u>11'</u>	<input checked="" type="radio"/>	<input type="radio"/>	<u>2</u>
Right side / NORTH	<u>0'</u>	<u>2'</u>	<input checked="" type="radio"/>	<input type="radio"/>	<u> </u>
Left side / SOUTH	<u>0'</u>	<u>20'</u>	<input checked="" type="radio"/>	<input type="radio"/>	<u> </u>
Rear side / WEST	<u>0'</u>	<u>20'</u>	<input checked="" type="radio"/>	<input type="radio"/>	<u> </u>

	Code Std.	Proposed	Code Compliance		Additional Findings
			Yes	No	
4. Building Use					
a. Office	sq. ft.	440 SF	<input checked="" type="radio"/>	<input type="radio"/>	
b. Warehouse	sq. ft.	-	<input type="radio"/>	<input type="radio"/>	NA
c. Manufacturing	sq. ft.	-	<input type="radio"/>	<input type="radio"/>	NA
d. Other/ASSEMBLY, CLUB, KITCHEN, ECT.	sq. ft.	4382 SF	<input checked="" type="radio"/>	<input type="radio"/>	
5. Building Specifications					
a. Building Height	25'	NOT SHOWN	<input checked="" type="radio"/>	<input type="radio"/>	C
b. (Sun Exposure Plans)	NA		<input type="radio"/>	<input type="radio"/>	NA
c. Gross Floor area of Building	-	9,793 SF	<input checked="" type="radio"/>	<input type="radio"/>	
6. Number of Off-Street Parking					
a. Standard 9' X 18'	134	43	<input type="radio"/>	<input checked="" type="radio"/>	SEE VARIANCE FINDINGS 7, 8, 9 10, 11, 12, 13 14, 15 ↓
b. Compact 8 1/2' X 17' (30% 10 allowed)	OPTIONAL	NOT SHOWN	<input checked="" type="radio"/>	<input type="radio"/>	
c. Handicapped 12' X 18' (1 to 50 required)	3	0	<input type="radio"/>	<input checked="" type="radio"/>	
Total	137	43	<input type="radio"/>	<input checked="" type="radio"/>	
d. Truck load berths	1	0	<input type="radio"/>	<input checked="" type="radio"/>	
7. Access/Egress					
a. Direct access to street	NA		<input type="radio"/>	<input type="radio"/>	NA
b. Access provided by easement	-	PROPOSED	<input checked="" type="radio"/>	<input type="radio"/>	
c. Rail Access	NA		<input type="radio"/>	<input type="radio"/>	NA
8. Open Space Slope Protection					
a. Existing vegetation protected	NA		<input type="radio"/>	<input type="radio"/>	NA
b. Slopes over 20% to 30% impervious coverage			<input type="radio"/>	<input type="radio"/>	
c. River and stream corridors protected			<input type="radio"/>	<input type="radio"/>	
d. Adequate erosion control provided			<input type="radio"/>	<input type="radio"/>	
e. Within greenway			<input type="radio"/>	<input type="radio"/>	↓

C. <u>Other Planning Considerations</u>	Code Std.	Proposed	Code Compliance		Additional Findings
			Yes	No	
1. Outside storage area provided/ screening	<u>See's</u> ↓	<u>-</u>	<input type="radio"/>	<input type="radio"/>	<u>See's</u> ↓
2. Adequate screening of mechanical equipment	<u>-</u>	<u>-</u>	<input type="radio"/>	<input type="radio"/>	<u>-</u>
3. Safety/crime prevention					
a. Location of addressing	<u>See's</u> ↓	<u>-</u>	<input type="radio"/>	<input type="radio"/>	<u>See's</u> ↓
b. Natural surveillance	<u>-</u>	<u>-</u>	<input type="radio"/>	<input type="radio"/>	<u>-</u>
c. Type of exterior lighting	<u>-</u>	<u>-</u>	<input type="radio"/>	<input type="radio"/>	<u>-</u>

D. Bike Paths, Pedestrian Trails, & Equestrian Trails

1. Pathway Standards

a. Pathways are provided consistent with pathway master plan and design standards (Section 4.168 W.C.)

- EXISTING

E. Previous Approval actions and applicable conditions or approvals

1. City Council	<u>Yes</u>	<u>No</u>	File No.	See finding	<u>-</u>
2. DRB	<u>Yes</u>	<u>No</u>	File No.	See finding	<u>-</u>
3. P.C.	<u>Yes</u>	<u>No</u>	File No.	See finding	<u>-</u>
4. Other	<u>Yes</u>	<u>No</u>	File No.	See finding	<u>-</u>

Inter-agency review comments

Yes No See Exhibit No.

Inter-agency review comments (Written Only)

City Engineer	<u>Yes</u>	<u>No</u>	See Exhibit No.	<u>-</u>
Parks & Recreat.	<u>Yes</u>	<u>No</u>	See Exhibit No.	<u>-</u>
Traffic Safety	<u>Yes</u>	<u>No</u>	See Exhibit No.	<u>-</u>
Building Dept.	<u>Yes</u>	<u>No</u>	See Exhibit No.	<u>-</u>
Tualatin Fire Dept.	<u>Yes</u>	<u>No</u>	See Exhibit No.	<u>-</u>
Sheriff	<u>Yes</u>	<u>No</u>	See Exhibit No.	<u>-</u>

**CHARBONNEAU COUNTRY CLUB ADDITION
STAGE II SITE DEVELOPMENT REVIEW
PROPOSED FINDINGS**

Project Description:

Applicant: Charbonneau Country Club
Walter E. Atridge, President

Architects: Petersen, Kolberg & Associates

1. The subject property is Tax Lot 316, T3S-R1W, Section 25. This parcel is located within Village City of the Charbonneau District. Village Center is a mixed office/retail commercial complex.
2. Willamette Factors, Inc. has made application to the Planning Department seeking approval of a condominium plat of Village Center. An approval of the plat will create a condominium lot for the Charbonneau Country Club. At the time of the writing of this staff report, the Planning Director had not rendered a Class I administrative decision to approve or deny the condominium plat. Said plat would create a common area between the condominium lots for parking, access drives and landscaped areas.
3. That a decision by the Planning Commission to approve the Country Club expansion, Stage II Site Development Plans, is contingent on a final recording of the Village Center condominium plat and an approval of the parking variance request. The final recording of the condominium plat will legally recognize the subject parcel. Section 4.202(4) of the Wilsonville Code restricts the issuance of a Development Permit for any lot that was not legally created in accordance with the Code.
4. At the time the Village Center condominium plat is recorded, the subject parcel created will be approximately 19,454 square feet. This parcel would accommodate the existing and expanded clubhouse facility, except for on-site parking.
5. The existing clubhouse comprises 5,064 square feet. The existing clubhouse plus the addition will total 9,793 square feet. The addition will nearly double the size of the existing clubhouse facility.

Building Height

6. The existing clubhouse is a single-story structure. Though building elevations were not submitted for Stage II review, it is unlikely that the clubhouse and proposed addition would exceed the maximum 35-foot height restriction. The Design Review Board will verify the maximum height restriction at site design review.

Number of Off-Street Parking

7. This element of the staff report is directed to the applicant's request for a variance to omit additional parking associated with the clubhouse addition.

Variances

8. Section 4.186 of the Wilsonville Code, duplicated below, is the operative document for variance review. The applicant has responded to each of the variance criterion as demonstrated by Exhibit B.

"1. Where difficulties exist rendering compliance with the zoning sections impractical and such compliance would create unnecessary hardship to the owner or user of land or buildings, the Planning Commission and Design Review Board may grant a variance from the provisions of this Code after the prescribed public hearing as set forth in Section 4.012, and after an investigation, provided all of the following conditions exist:

- A. The difficulty would apply to the particular land or building regardless of the owner.
- B. The request for a variance is not the result of an illegal act on the part of the applicant.
- C. The plight of the owner is due to unique circumstances, such as lot size or shape, topography and size or shape of building, which are not typical of the general conditions of the surrounding area.
- D. The hardship asserted as a ground for a variance must arise out of the zoning sections.
- E. The practical difficulty or unnecessary hardship asserted as a ground for a variance must relate to the premises for the benefit for which the variance is sought and not to other premises or personal conditions of the applicant.
- F. The variance does not allow the property to be used for purposes not authorized within the zone involved.
- G. The variance is the minimum necessary to relieve the hardship.

9. The applicant has prepared a written statement and Response Findings to Section 4.186 which are identified by Exhibit D-1 of this staff report.

Parking Analysis

10. Building Data

Site Area - 19,454 square feet - see Site Plan

Landscape/Open Space 9,662 square feet
Existing + addition

*Assembly	5,511 sq.ft./1 space per 4 seats = 132
*Club	2,413 sq.ft./equal combined uses
Kitchen/Service	608 sq.ft./200 sq.ft. = 3
Storage	416 sq.ft./2000 sq.ft. = 0
Office	460 sq.ft./250 sq.ft. = 2
Toilet	323 sq.ft./NA
Total	9,793 sq.ft.
Occupancy	555 persons

*NOTE - Parking space requirement may be approximated only. In this case, the assembly/lot areas could have a variety of uses including, but exclusive of, assembly, banquet and special activities. The applicant did not provide a seating count for determination of the minimum parking requirement because of the mixed use assembly area. Therefore, staff proposes to use the Uniform Building Code for maximum number of occupants in an assembly area as a methodology for calculating the minimum parking required. As a result, assembly parking is calculated by the following formula:

7,924 (Assembly and Club) divided by 15 sq.ft. per occupant divided by one person per four chairs

$7,924/15 \text{ sq.ft.}/4 = 132 \text{ parking spaces}$

11. The following parking analysis was provided by Willamette Factors for the Village Center complex:

	Size	Sq.Ft./Space	Parking Req.
Restaurant	7,834		
Banquet Rooms	2,444	200	51
	10,278		
Pro Shop	1,977	200	10
Dress Shop	546	200	3
Country Club (Assembly)	2,560	*	43
Tennis Facility	15,000	Max. Play	8
Commercial Building	6,154	250	25
North Retail	9,648	200	48
South Retail (Pad)	9,360	200	47
Total			235

Proposed Country Club Addition

15 sq.ft. per occupant of assembly area, one parking space per 4 occupants.

Retail - 200 sq.ft. per space

Bank/Office - 250 sq.ft./space

The proposed Country Club expansion was not factored in the Willamette Factors parking analysis.

12. Based upon the existing Country Club facility and proposed club expansion, the minimum parking required is 137 parking spaces. Approximately 43 parking spaces are allocated to the existing Country Club facility. The Country Club expansion would require 94 additional parking spaces.
13. With exception to variable properties A, B and C shown on the proposed Charbonneau Village Center condominium plat, there is no common area available for additional parking. Variable property A would be retained by Willamette Factors for future development. Variable Property B is the subject expansion site area for the Country Club. Variable property C confines an exterior foundation of a future retail/office building.
14. That the applicant has not identified an alternative area to facilitate additional automobile parking spaces associated with the Country Club expansion. It is not reasonable to expect that reliance on golf cart drop-ins would result in a lessening of the over-burdened parking areas during peak Village Center operations.

Parking Variance Conclusionary Finding

15. The proposed variance to maintain the status quo of existing parking for the Country Club expansion will impair an adequate amount of parking to the remaining retail/office owners and tenants in the Village Center complex. Such a variance will substantially increase parking congestion and could endanger emergency vehicle access. Furthermore, the granting of this variance will confer upon the applicant a special privilege that is denied by this ordinance to other tenants in Village Center, because the Country Club expansion will occur on a parcel of land that, in conjunction with adjacent land in Village Center, is not reasonably capable of parking development. As a result, the applicant has failed to demonstrate compliance with Variance Criterion C and E for an approval of the subject variance.

ADDITIONAL FINDINGS AND CONCLUSIONS

Yes No, see Finding no.

A. The location, design, size and uses, both separately and as a whole, are consistent with the Comprehensive Plan, and with any other applicable plan, development map or Ordinance adopted by the City Council.

2 +
7 thru 15

B. That the location, design, size and uses are such that traffic generated by the development can be accommodated safely and without congestion in excess of level service D defined in the highway capacity manual published by the National Highway Research Board on existing or immediately planned arterial or collector streets and will, in the case of commercial or industrial developments, avoid traversing local streets.

C. That the location, design, size and uses are such that the residents or establishments to be accommodated will be adequately served by existing or immediately planned facilities and services.

EXHIBITS

The following Exhibits are hereby entered into the public record by the Planning Commission as confirmation of its consideration of the application as submitted.

- A. Findings and Conditions of Approval
- B. City of Wilsonville Comprehensive Plan
- C. Chapter 4 of the Wilsonville Code, including Section 4.162
- D. Applicant's submittal documents
 - 1. Response to variance criteria
 - 2. Charbonneau Village Center condominium Preliminary Plat
 - 3. Letter from Walter E. Attridge dated May 25, 1990
 - 4. Country Club building data
 - 5. Site Plan
 - 6. Stage II Site Development Plans
- E. Building Official's Report
- F. City Engineer's Report

CHARBONNEAU COUNTRY CLUB

Mike Williams moved to approve Stage II Site Development Plans for Charbonneau Country Club for an expansion and a Variance to omit additional parking associated with the Country Club expansion with the following Findings:

That there has not been a doubling of size of the Country Club within the last few years; that the Country Club encourages the use of golf carts and from the exhibits that we have been presented that at least two and possibly three golf carts would fit in one parking place; that it appears that there are somewhere in excess of 100 parking places which could be available for use by the Country Club members when one takes the existing 43 parking spaces which have been assigned to the Country Club and an additional 14 or 15 which may be available on the road if it is restriped, subject to the approval of the Fire Marshal and that there will be an additional 47 units which have been assigned to the south retail pad, which have not been developed and which is going to be owned by a separate entity which may or may not develop the parcel; and that based on the following findings that the requirements of our Variance Ordinance A through G have been satisfied.

The following Findings are in response to the Variance criterion in Section 4.186 of the Code:

- A. The difficulty would apply to the particular land or building regardless of the owners.
- B. The request for a variance is not the result of an illegal act on the part of the applicant.
- C. The plight of the owner is due to unique circumstances such as lot size or shape, topography and size or shape of building, which are not typical of the general condition of the surrounding area - this does apply.
- D. The hardship asserted as a ground for a variance must arise out of the zoning sections - it does.
- E. The practical difficulty or unnecessary hardship asserted as a ground for a variance must relate to the premises for the benefit for which the variance is sought and not to other premises or personal conditions of the applicant - the hardship which is asserted is a ground for a variance relates to the premises. The application of the Zoning Code in terms of the parking requirements as contrasted to the actual use to which the property has been put and will be put. The variance is sought not for other premises, but for this premise and does not arise out of any personal condition of the applicant.
- F. The variance does not allow the property to be used for purposes not authorized within the zone involved.

G. The variance is the minimum necessary to relieve the hardship.

Add the following Conditions of Approval:

- 1. Applicant cannot build over the existing sewer easement.**
- 2. Applicant cannot apply for a Building Permit until the condominium plat is approved.**
- 3. A variance is approved for the parking requirements.**

City of
Wilkesville

CITIZEN CONCERN

Received by: BLAISE EDWARDS

No. _____

Citizen's Name: BOB FOSTER

Date 5/17/93

Address: CHARBONNEAU RTS

90 100 08
90 102 18

Phone No.: 643-2353

Concern: CHARBONNEAU COUNTRY CLUB.
BASEMENT INTERIOR REMOVAL FOR

EXTRA EDUCATIONAL CLASSES, ECT. WITHOUT FIRST
REVIEWING PARKING REQUIREMENTS

Route To:

- Planning
- Property Maint.
- Building
- Finance
- Admin.
- Wastewater
- Facilities Maint.
- Parks
- Sheriff
- Other _____

Staff Member Assigned: BLAISE

Summary of Action Taken: (BUILDING OFFICIAL) (P.D.)
TALKED TO MARTIN BROWN AND WAYNE
ON 5/10/93. THEY DISCUSSED THE ISSUE AND WAYNE
DID NOT DIRECT ME TO PURSUE THE MATTER.
A BUILDING PERMIT WAS ISSUED.

5/10/93
CALLED BOB FOSTER TO
INFORM OF STATUS OF
HIS COMPLAINT.

Blaise Edwards 5/10/93
Signature, Staff Member Assigned / Date

Forwarded to: _____, For Further Action

Summary of Action Taken: _____

The Citizen's Concern listed above has been responded to and all necessary action has been taken to eliminate the concern.

Steve Starnor, Community Development Director

LAW OFFICES OF
BUFFY, KEHEL, JENSEN & BERNARD
1800 STANFORD PLAZA
1100 S. W. 5TH AVENUE
PORTLAND, OREGON 97204-1018
TELEPHONE (503) 226-1371
TELEFAX (503) 226-5574

CHARLES F. BUFFY
DAVID A. KEHEL
DARREN H. JENSEN, P.C.
WILLIAM F. BERRARD
PHILIP N. JONES
EDWARD W. MILLER
DOROTHY WILSON MILLER
STEVEN A. NICHOLS

PETER J. BUFFY
STEPHEN J. KLARQUIST

WALDEN STOUT
OF COUNSEL

FACSIMILE COVER SHEET

DATE: AUGUST 10, 1990

TIME: 2:12

a.m. (p.m.)

PLEASE IMMEDIATELY DELIVER THE FOLLOWING PAGES TO:

NAME: Attn: Blaise Edmonds

FIRM: Wilsonville Planning Commission

FACSIMILE NUMBER: 682-1015

TELEPHONE NUMBER: 682 4960

FROM (ATTORNEY'S NAME): Philip N. Jones

FACSIMILE NUMBER: (503) 226-3574

CLIENT/MATTER NO.: Charbonneau Country Club

THE ENCLOSED PAGES WILL:

() Be Sent by U.S. Mail
(XX) Not Be Sent

() Be Sent by Overnight Courier
() Other _____

TOTAL NUMBER OF PAGES 2 (INCLUDING THIS PAGE)

Brief Description of Documents Being Faxed: Cover and letter.

IF ALL PAGES NOT RECEIVED LEGIBLY, PLEASE CALL (503) 226-1371 AS SOON AS POSSIBLE. ASK FOR Rosella.

THIS IS BEING TRANSMITTED FROM A CANON FAX-705.

COMMENTS:

THANK YOU!

LAW OFFICES OF
DUFFY, KEREL, JENSEN & BERNARD

1200 STANBARD PLAZA
1100 S. W. 6TH AVENUE

PORTLAND, OREGON 97204-1013
TELEPHONE (503) 288-1371
TELECOPIER (503) 288-2674

CHARLES P. DUFFY
DAVID A. KEREL
PATRICK H. JENSEN, P. C.
WILLIAM F. BERNARD
PHILIP N. JONES
RICHARD W. MILLER
SANDLYN WILSON MILLER
STEVEN A. NICHOLS

PETER J. DUFFY
STEPHEN J. MARQUIET

WALDEN STOUT
OF COUNSEL

August 10, 1990

BY FAX

Wilsonville Planning Commission
City of Wilsonville
Box 220
Wilsonville, OR 97070
Fax No.: 682-1015

Attn: Mr. Blaize Edmonds

Re: Charboneau Country Club
Application No. 90PC28

Ladies/Gentlemen:

This office represents Bitar Bros. Robert A Bitar Corporation, the owner of an office building at Charboneau Village Center in Charboneau.

We have received notice that the Charboneau Country Club has filed an application for a variance which would permit them to make an addition to their clubhouse and to permit them to reduce the required parking by 94 spaces.

The purpose of this letter is to make a matter of record my client's objection to the reduction in required parking. Although my client does not object to the proposed addition to the clubhouse, the proposed reduction of required parking by 94 spaces is entirely inappropriate given the need for parking that is generated by the clubhouse and will be generated by the proposed expansion of the clubhouse.

Very truly yours,



Philip N. Jones

PNJ:dpk
j:\90\100001.200

cc: Mr. Mike Ruzpakis
Bitar Bros. Robert A.
Bitar Corporation

PETERSEN KOLBERG & ASSOCIATES, P.C.
A.I.A. ARCHITECTS/PLANNERS



REQUEST FOR VARIANCE:

The Charbonneau Golf Club is proceeding with plans for expanding their existing facility. They currently have 5,064 square feet and are planning to add 4,729 square feet. Due to the combined use of parking spaces in the Charbonneau Village and the high use of golf carts for transportation, we are requesting a variance from adding additional parking with this expansion.

ISSUES:

The current parking allocation for parking spaces is shown on the attached sheet. The golf club has been allocated 43 parking spaces. The club has carefully watched the means of transportation that the members are using. In almost all occasions the main transportation has been by golf cart. The board members and the administrator have verified this. Few members will drive to a function and a small percentage will walk.

In addition, the parking allocated for the south retail pad will probably not be for retail. Please see attached letter regarding the future use of the retail pad that will result in fewer parking spaces needed.

SUMMARY:

We would appreciate your approval of this variance in as much as the club use of parking is very sporadic and does not have the need of parking spaces more than the current 43.

EXHIBIT D-1

Charbonneau Golf Club, Inc.

32000 Charbonneau Drive
Wilsonville, Oregon 97070

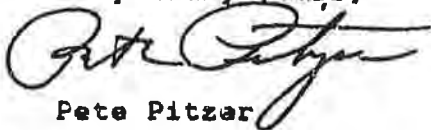
City of Wilsonville
P.O. Box 220
Wilsonville, Oregon 97070

Gentlemen:

The Charbonneau Golf Club, Inc. is in the process of acquiring the property referred to as the "South Retail Pad" in the Charbonneau Village Center. We expect that we shall have the title to this property as soon as the Charbonneau Village Center Condominium agreement is completed. We understand that the "South Retail Pad" was assigned 46 parking spaces in the plans submitted some time ago by Willametta Factors, Inc. At the time it was anticipated that this property would in effect be the site of retail establishments.

While we have no definite plans for this property at the present time, we foresee no possibility that this will be used as the site of retail activity. The most likely ultimate use would be the construction of some type of recreational facility for Charbonneau residents, which would of course require far fewer parking spaces. The majority of Charbonneau Golf Club, Inc. members have their own electric golf carts and most often use them for attendance at the functions which would most likely be held at this type of facility.

Very truly yours,



Pete Pitzer
President

Located in a portion of the George L. Curry Donation Land Claim No. 43 South Half of the Southwest Quarter of Section 24 and the North Half of the Northwest Quarter of Section 25, Township 3 South, Range 1 West of the Willamette Meridian City of Wilsonville, Clackamas County, Oregon

Scale: 1" = 50'

NON-DRAWABLE PROPERTY

GENERAL COMMON ELEMENT

GENERAL COMMON ELEMENT

GENERAL COMMON ELEMENT

GENERAL COMMON ELEMENT

GENERAL COMMON ELEMENT

GENERAL COMMON ELEMENT

GENERAL COMMON ELEMENT

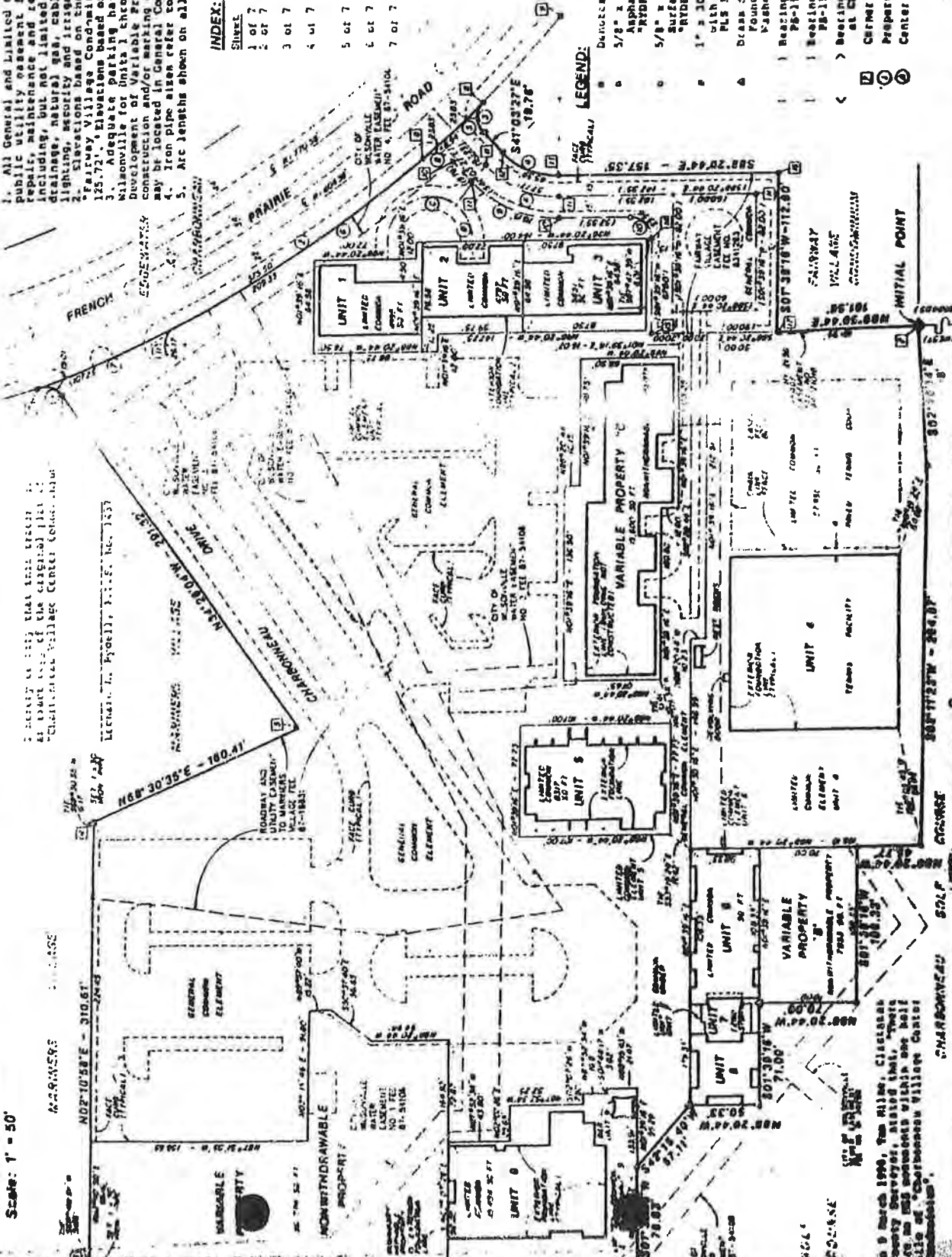
GENERAL COMMON ELEMENT

NOTES: 1. All General and Limited Common Elements are subject to a public utility easement for the operation, installation, repairs, maintenance and replacement of public utilities including, but not limited to, water, sanitary sewer, storm drainage, natural gas, cable television, electrical power, lighting, security and irrigation systems. 2. Elevation based on the benchmark set in the plot of 125.721, Hillside Condominium No. 6, G. A. owned by the City of Wilsonville for Units 1 through 9 and Variable Property "C". Development of Variable Property "A" and "B" will require construction and/or marking of additional parking spaces which may be located in General Common Elements. 4. Iron pipe also refer to Inset "C" and Elevations, Variable and Elevations. 5. Arc lengths shown on all curves.

INDEX:

Table with 2 columns: SURVEY, CONTENTS. Includes entries for 1 of 7, 2 of 7, 3 of 7, 4 of 7, 5 of 7, 6 of 7, 7 of 7.

REGISTERED PROFESSIONAL LAND SURVEYOR WILSONVILLE, OREGON, LICENSE NO. 11834-A, EXPIRES 12/31/13



LEGEND:

- Denotes Monuments Found
5/8" x 30" Iron Rebar Set Flush with Asphalt with 1/4" Aluminum Cap Marked - RYDELL PLS 1437
5/8" x 30" Iron Rebar Set Flush with Surface with Yellow Plastic Cap Marked - RYDELL PLS 1437
1" x 30" Iron Pipe Set 6.35' Deep with Yellow Plastic Cap Marked - RYDELL PLS 1437
Brass Screw Set in Lead in Concrete Foundation Capset with 3/4" Brass Washer Marked PLS 1437
Bearing/Distance as per County Survey No. 78-11, 711 and as Measured
Bearing/Distance as per County Survey No. 78-13, 618 and as Measured
Bearing/Distance as per Plat 1, 'Elevators' at Charbonneau and as Measured
Corner Notes
Property Line Curve Data
Center Line Curve Data

EXHIBIT 10-9

On March 1990, Tom Hillier, Clackamas County Surveyor, advised that there is an easement which has been held by the Charbonneau Village Center Association.

Charbonneau country club

32,000 Charbonneau Drive • Wilsonville, Oregon 97070 • Phone 503/694-2300

May 25, 1990

The Charbonneau Country Club, Inc. is the "umbrella" homeowners association for Charbonneau. At the present time there are 1,300 member residential locations including townhomes, single family homes and apartments.

The clubhouse is for the use of members and guests only. Members use the clubhouse for community related meetings, for recreational activities including card parties, lunches and dinners, singing groups, golf related events, wedding receptions, etc. It also serves as a voting location for the two precincts located in Charbonneau.

The club is open seven days a week for members as required. It is managed by Mrs. Kathy Short who maintains an office at the clubhouse with hours of 8 AM to 5 PM weekdays.

It is regularly cleaned and serviced by Floor Waxers, Inc. and nightly security patrols provided by Night Owl Security.

With the growth of Charbonneau the present Clubhouse is not adequate to serve our members and we are unable to satisfy the space requirements for all the groups having the right to use the facility.

Because of the golf course at Charbonneau, some 300 Country Club members have electric golf carts and many of these are regularly used for attendance at clubhouse functions. At some gatherings there are upwards of 100 such carts which provide a convenient and economical means of transportation with the community.


Walter E. Attridge, President

EXHIBIT D-2



CHARBONNEAU COUNTRY CLUB ADDITION

BUILDING DATA

Site Area - 19,434 sq. ft. (See Site Plan)

Landscape/Open Space - 9,662 sq. ft.

Existing Building

Assembly	2,573	sq. ft.
Toilet	323	sq. ft.
Club	1,198	sq. ft.
Storage	260	sq. ft.
Kitchen	248	sq. ft.
Office	460	sq. ft.

TOTAL 5,064 sq. ft.

Occupancy 274 persons

Building Addition

Assembly	2,938	sq. ft.
Bar	1,275	sq. ft.
Storage	156	sq. ft.
Kitchen/Service	360	sq. ft.

TOTAL 4,729 sq. ft.

Occupancy 281 persons

Existing + Addition

Assembly	5,511	sq. ft.
Club	2,413	sq. ft.
Kitchen/Service	608	sq. ft.
Storage	416	sq. ft.
Office	460	sq. ft.
Toilet	323	sq. ft.

TOTAL 9,793 sq. ft.

Occupancy 555 persons

EXHIBIT D-4

Existing Building

		<u>MINIMUM FLOORING REQUIRED</u>
* Assembly	2,573 sq.	1. / 1 space per 4 seats @ 103.
Toilet	323 sq.	ft. / NA
* Club	1,198 sq.	ft. / equal combined uses
Storage	260 sq.	ft. / 2000 sq ft
Kitchen	248 sq.	ft. / 200 sq ft
Office	460 sq.	ft. / 250 sq ft
TOTAL	5,064 sq. ft.	
Occupancy	274 persons	

Building Addition

* Assembly	2,938 sq.	ft. / 1 space per 4 seats @ 50
Bar	1,275 sq.	ft. / 100 sq ft
Storage	156 sq.	ft. / 2000 sq ft
Kitchen/Service	360 sq.	ft. / 2000 sq ft
TOTAL	4,729 sq. ft.	
Occupancy	261 persons	

PETERSEN KOLBERG & ASSOCIATES, P.C.
A.I.A. ARCHITECTS/PLANNERS

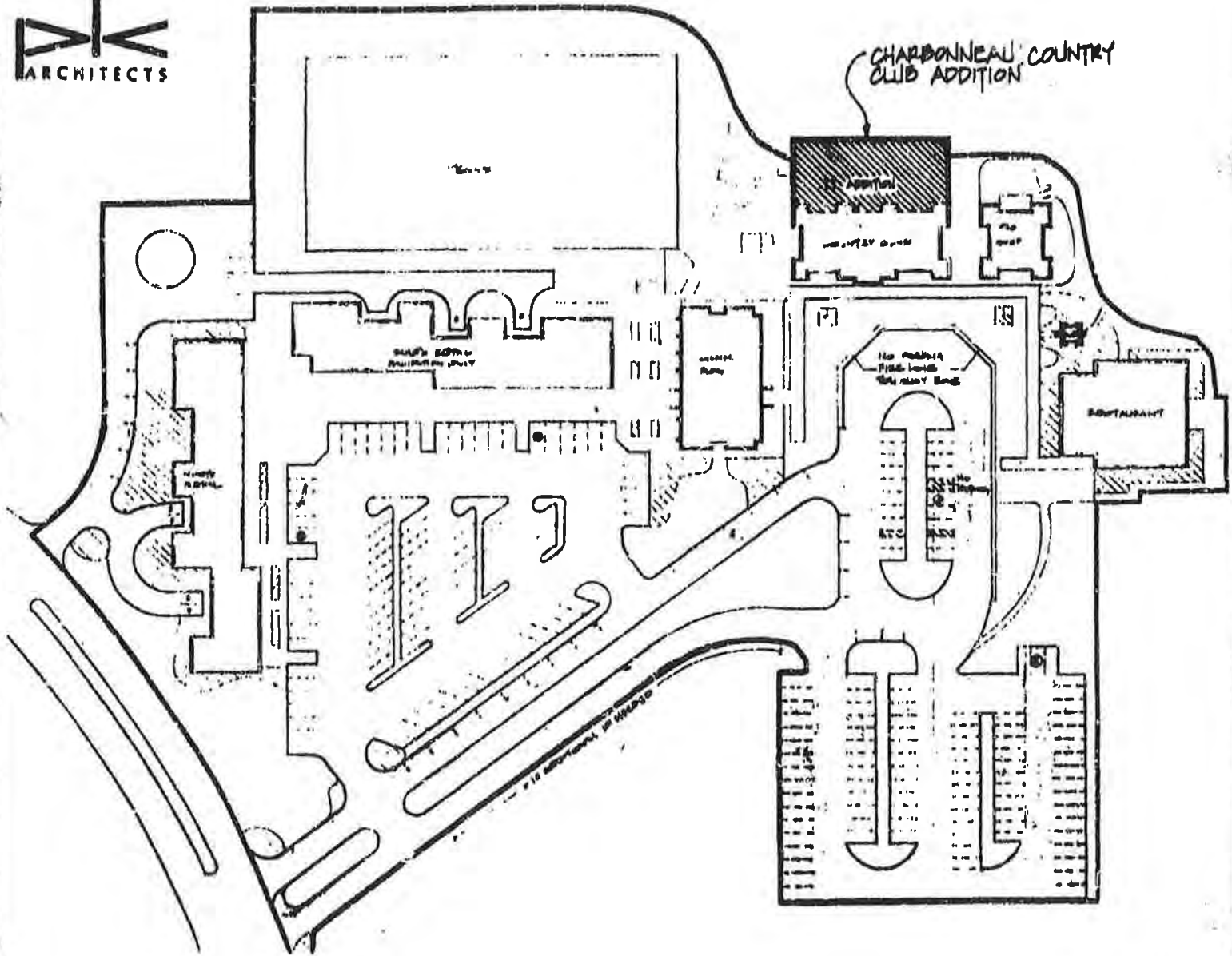


EXHIBIT D-5

OFFICERS
DUANE M. PETERSEN
STEVEN J. KOLBERG

P.O. BOX 510
WILSONVILLE, OREGON 97070
(503) 682-0413

Charbonneau country club

32,000 Charbonneau Drive • Wilsonville, Oregon 97070 • Phone 503/684-2300

May 25, 1990

The Charbonneau Country Club, Inc. is the "umbrella" homeowners association for Charbonneau. At the present time there are 1,300 member residential locations including townhomes, single family homes and apartments.

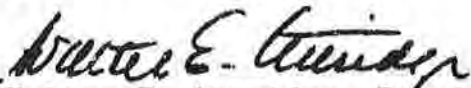
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Because of the golf course at Charbonneau, some 300 Country Club members have electric golf carts and many of these are regularly used for attendance at clubhouse functions. At some gatherings there are upwards of 100 such carts which provide a convenient and economical means of transportation with the community.



Walter E. Attridge, President

Ben Altman

From: Brendan Sanchez <Brendan@access-arch.com>
Sent: Tuesday, September 01, 2020 12:54 PM
To: Ben Altman
Subject: FW: pre-app follow-up: Charbonneau Village Center
Attachments: Plan Set.docx; Reports and Other Documents.docx

For our discussion today.



Brendan Sanchez | Principal
AIA, NCARB, LEED AP BD+C
pronouns: he/him/his
400 Columbia Street, Ste. 120
Vancouver, WA 98660-3413
D: 360.326.1221
C: 503.756.9213

From: Rybold, Kim <rybold@ci.wilsonville.or.us>
Sent: Tuesday, May 12, 2020 3:29 PM
To: jim@charbonneaucountryclub.com; Brendan Sanchez <Brendan@access-arch.com>
Subject: pre-app follow-up: Charbonneau Village Center

Thank you for taking the time to discuss your project with us this week. I am writing to follow up with additional information as we discussed during the pre-application meeting. Please forward this information to other members of your project team as appropriate.

An audio recording of the meeting, along with the Engineering Division's pre-application meeting notes, can be found here: <https://app.box.com/s/0885xntgf6mhcg0bdud374222eracpfm>

As you look at what you need to submit for land use review the following list will aid you in what to submit and what code criteria to respond to in your project narrative. If you have further questions of what a project narrative should look like or what to submit please don't hesitate to contact a planner and ask. You can access the City's Development Code in pdf and Microsoft Word document formats at <https://www.ci.wilsonville.or.us/planning/page/development-code>. Please keep in mind the burden to show compliance with applicable City standards falls on the applicant (see Wilsonville Code 4.014). For planned development proposals Wilsonville Code requires a professional design team including, but not limited to, a registered architect, a registered landscape architect, a certified planner or planner with extensive experience talking projects through public review processes, and a professional engineer. We have found it typically difficult for applicants to prepare a complete and satisfactory application without this full team of professionals.

As a reminder the land use review process is separate from and occurs prior to building and other construction permitting. We do allow for some concurrent review of building permits, but do not submit building permits prior to your land use application being complete and a public hearing being scheduled. Building permits cannot be issued until the land use decision is final after the conclusion of the local appeal period. For more information on other steps in the development process subsequent to the land use review visit our [Development Process Guidelines page](#).

This email includes 5 sections:

1. [Land Use Review Steps](#)
2. [Anticipated/Potential Land Use Applications for Project](#)
3. [Submittal Requirements](#)
4. [Applicable Development Code Sections](#)
5. [Other Specific Concerns/Discussion Items for Project](#)

1. [Land Use Review Steps](#)

Land use review has a number of steps as follows:

Step 1. Submittal (see Section 3 and attached checklist for more details on submittal requirements): Applicant submits application including:

- Signed application form
- All land use application fees
- 3 paper copies, and 1 electronic copy in flattened pdf format on CD, DVD, flash drive, or via file storage site or email of the following:
 - o Project narrative (please include in MS Word document format in addition to pdf)
 - o Full size, and reduced (11X17 or smaller) set of plans related to land use review
 - o Reports such as arborist report, stormwater drainage report, traffic report

Step 2. Initial City Review “Completeness Review”: The assigned Wilsonville planner reviews the application to determine if all materials required to review the application are submitted. We call this step “completeness review.” It concludes with a determination of whether the submitted application package is “complete” or

“incomplete.” The applicant will be notified by letter about the determination. If the determination is “incomplete” the letter includes the specific items needed to make the application “complete.” If application is “complete” the next step is Step 6.

Step 3. Indication of Intention for Incomplete Applications: If the application is “incomplete” the applicant either indicates whether they intend to submit the items identified in the “incompleteness letter.” This is done by signing and returning a page enclosed with the “incompleteness letter.” If the applicant refuses to submit additional materials the application will proceed to step 6, noting that failure to provide sufficient information can be grounds for denying an application.

Step 4. Applicant Prepares Additional Request Materials and Resubmits Application: If the application is “incomplete” and the applicant intends to address the items identified in the “incompleteness letter” the applicant prepares the identified items. Once the applicant prepares all the items they resubmit the application as identified in Step 1. Occasionally if the additional materials are minor the previous submittal package can be supplemented or pages switched out. In most cases complete new copies of the entire submittal package will be submitted.

Step 5. City Reviews Resubmitted Package “2nd Completeness Review.” The assigned Wilsonville planner reviews the revised application to determine if all materials required to review the application are submitted. A determination of “complete” or “incomplete” will again occur with the corresponding letter being sent to the applicant.

Step 6. Hearing Scheduled, City Staff Prepares Report, Public Notice and Comment Period. Once the application is “complete” the project is scheduled for a hearing before one of two Development Review Board panels. The hearing is typically scheduled 30-45 days from when the application is deemed “complete.” Twenty days prior to the hearing the Assigned Planner sends out a Public Hearing Notice soliciting comments from the public. The Assigned Planner also solicits comments and conditions of approval from various City Departments and Divisions as well as partner agencies and service providers such as TVF&R, NW Natural, and Republic Services (franchise waste collector). One week prior to the hearing a Staff Report is published for public review.

Step 7. Public Hearing. Development Review Board (DRB) public hearings are typically 6:30 p.m. on the 2nd and 4th Monday of the month at Wilsonville City Hall. The public hearing typically follows the following format:

- The Assigned Planner presents their report to the DRB often with support from Engineering and Natural Resource staff and answers the Board’s questions. The staff presentation typically thoroughly describes the project including layout, design, and impacts.
- The applicant is given the opportunity to present. The applicant can say as little as they want, but the DRB typically prefers some description and explanation of the motivation behind and goals of the project adding color to staff’s description of the project. The DRB can ask questions of the applicant.
- Others in attendance can testify, the DRB can ask questions of them.
- The applicant gets an opportunity to rebut any testimony
- After all testimony and questioning the DRB chair closes the Public Hearing.
- A DRB member makes a motion
- DRB discussion and deliberation
- DRB decision

Step 8. Notice of Decision and Appeal Period. Typically the next day a Notice of Decision is sent by the City. In most cases this includes a form accepting the conditions of approval the applicant must sign and return. The Notice of Decision includes notification of the 14-day appeal period from the date the decision is mailed.

Step 9. If the appeal period lapses with no appeal and the form accepting conditions of approval is signed and returned, construction permits consistent the DRB approval can then be processed and issued.

2. Anticipated/Potential Land Use Applications for Project

- Stage II Final Plan
- Site Design Review
- Tentative Partition Plat
- Type C Tree Removal and Protection Plan
- Master Sign Plan (not required if there are no immediate plans for new signage, but as discussed you may wish to consider this down the road for revised Village Center signage)

3. Submittal Requirements (can use as a checklist)

We have tried to make this as complete as possible, and may not include everything required.

The submittal package needs to include:

1. An application form signed by the property owner
2. All applicable planning application fees
3. A project narrative Including the following sections (paper copy, pdf, and ms word):
 - a. Summary of Proposal (1-2 pages typically) including key numbers (i.e. acreage, square feet of buildings, number of units, etc.)
 - b. Background Information (1-2 pages typically)
 - c. Discussion of key issues or discussion items (1-2 pages), include discussion of any neighborhood outreach
 - d. Response Findings to Code Criteria (numerous pages), in the following basic format:

- Code Criteria Reference and Language

- Response (from applicant): The written response needs to be specific and clear. It needs to go beyond saying a criteria is met to clearly and specifically explaining how it is met. As an example, if the criteria is "Parking standards shown in Table A shall be met," the response should state, "the proposal provides 52 parking spaces, 2 more than the 50 parking spaces required. See parking layout on the site plan, Exhibit B2" not something unspecific like "the proposal provides sufficient parking".

4. Plan set including the information in the attached "Plan Set Submittal Checklist": (you can use the sheet reference field to write in a reference to where the information is).
5. Other reports and documents (traffic report, arborist report, etc.). Include in notebook or packet with narrative. A checklist of requirement documents is attached as "Reports and Other Documents Checklist".

4. Applicable Development Code Sections

These are the applicable code sections to consider in preparing your narrative and designing your site. For the most part it does not include code sections related to procedures. The code can be accessed online by following [this link](#).

Commercial Development Standards and Commercial Zoning

- Commercial Development Standards in All Zones: Section 4.116
- Planned Development Commercial (PDC) Zones: Section 4.131

Planned Development Standards and Regulations for all Planned Development (PD) Zones

- Standards applying to all Planned Development (PD) Zones: Section 4.118
- Planned Development Regulations: Section 4.140

General Development Regulations and Standards

- On-Site Pedestrian Access and Circulation: Section 4.154
- Parking, Loading, and Bicycle Parking: Section 4.155
- Protection of Natural and Other Features: Section 4.171
- Public Safety and Crime Prevention: 4.175
- Landscaping, Screening, and Buffering: Section 4.176
- Street Improvement Standards: Section 4.177
- Mixed Solid Waste and Recycling: Section 4.179
- Outdoor Lighting: Sections 4.199 through 4.199.60
- Underground Utilities: Sections 4.300 through 4.320

Land Divisions

- Land Divisions: Sections 4.200 through 4.290

Site Design Review (Detailed Review of Architecture, Landscaping, Signs and other Design Elements)

- Site Design Review: Sections 4.400 through 4.450

Tree Removal

- Tree Preservation and Protection: Sections 4.600 through 4.640.20

Definitions of Terms

- Definitions of Terms: Section 4.001

5. Staff/Agency Contact Information

We encourage you to reach out with any questions you may have as you continue to develop the plans for your project.

Kim Rybold, Planning Division – rybold@ci.wilsonville.or.us

Melissa Gitt, Building Division – gitt@ci.wilsonville.or.us

Becky White, Building Division (SDCs) – white@ci.wilsonville.or.us

Khoi Le, Engineering Division – kle@ci.wilsonville.or.us

Kerry Rappold, Natural Resources Division – rappold@ci.wilsonville.or.us

Ian Eglitis, Public Works – eglitis@ci.wilsonville.or.us

Jason Arn, TVF&R – jason.arn@tvfr.com

John Olivares, Republic Services - jolivares@republicservices.com

Kimberly Rybold, AICP

Senior Planner
City of Wilsonville

503.570.1583

rybold@ci.wilsonville.or.us

www.ci.wilsonville.or.us

29799 SW Town Center Loop East, Wilsonville, OR 97070

Despite the public closure of our facilities, the City of Wilsonville remains open for business. We have adjusted operations to efficiently maintain core City services with social distancing guidelines in place. Our goal is to remain responsive to our customers while prioritizing the health and safety of our residents, co-workers and partners in business. Need to meet? Let us know. We are happy to schedule a call or teleconference.

Disclosure Notice: Messages to and from this e-mail address may be subject to the Oregon Public Records Law.

General			Reference
	Proof the property affected is in the exclusive ownership of the application or the applicant has the consent of all individuals or partners in ownership of affected property	4.035 (.04)	
	Legal description of affected property (map and taxlot, address if available)	4.035 (.04)	
	Correspondence showing coordination with franchise garbage hauler of adequate trash and recycling storage area for planned containers and access for collection.	4.179 (.07)	
Stage II Final Plan			Reference
	Traffic Report	4.140(.09)	
	Soils and Drainage Report		
	Draft copies of legal documents including easements, dedications, CC&R's.	4.140(.09)	
Site Design Review			Reference
	Color board displaying specifications as to type, color, and texture of exterior surfaces of proposed structures.		
	Outdoor Lighting (as applicable)	4.199.50 (.01)	
	All conformance methods	4.199.50 (.01)	
	For each luminaire type all of the following:	4.199.50 (.01)	
	Drawings, cut sheets or other documents containing:	4.199.50 (.01)	
	Luminaire description	4.199.50 (.01)	
	Mounting method	4.199.50 (.01)	
	Mounting height	4.199.50 (.01)	
	Lamp type and manufacturer	4.199.50 (.01)	
	Lamp watts	4.199.50 (.01)	
	Ballast	4.199.50 (.01)	
	Optical system/distribution	4.199.50 (.01)	
	Accessories such as shields	4.199.50 (.01)	
	Calculations demonstrating compliance with Oregon Energy Efficiency Specialty Code, Exterior Lighting	4.199.50 (.01)	
Tree Plan			
	Arborist Report	4.610.40 (.02)	

General, Including Site Plan		WC	Sheet Reference
	1. On-site and immediately adjacent features:		
	a. Streets	4.035(.04)	
	b. Private drives	4.035(.04)	
	c. Sidewalks and pathways	4.035(.04)	
	d. Off-street parking, including location and dimensions of each space	4.035(.04)	
	e. Loading areas, including location and dimensions of each berth	4.035(.04)	
	f. Direction of traffic flow into and out of off-street parking and loading areas	4.035(.04)	
	g. Turning and maneuvering areas	4.035(.04)	
	h. Garbage and recycling storage areas	4.035(.04) 4.179 (.01)	
	i. Power lines	4.035(.04)	
	j. Railroad tracks	4.035(.04)	
	k. Utility services, including sanitary sewer, water, and storm drainage	4.035(.04)	
	l. Location and dimension of all structures, primary and accessory	4.035(.04)	
	m. Utilization of structures	4.035(.04)	
	n. Number of residential units and average residential density per acre(as applicable)	4.035(.04)	
	o. Tabulation of land area, in square feet, devoted to various uses such as building area (gross and net rentable), parking and paving coverage, landscaped area coverage.	4.035(.04)	
	p. Major existing landscape features including trees to be saved	4.035(.04)	
	2. Off-site features		
	a. Distance of subject property to any structures on adjacent properties	4.035(.04)	
	b. Location and uses of streets, private drives, and driveways on adjacent properties.	4.035(.04)	
	3. Grading Plan	4.035(.04)	
	a. Existing and proposed contours and other topographic information sufficient to determine direction and percentage of slopes and drainage patterns. Additional topographic information needed for	4.035(.04)	

	environmentally sensitive areas (See WC 4.035 (.04) A. 6. f.)		
Stage II Final Plan			Sheet Reference
	1. Preliminary building elevations (not needed if building elevations are being submitted and reviewed concurrently for Site Design Review)	4.140(.09)	
	2. Preliminary landscaping plans (not needed if detailed landscape plans are being submitted and reviewed concurrently for Site Design Review)	4.140(.09)	
	3. General type and location of signs (not needed if sign plan/permit is being submitted and reviewed concurrently)	4.140(.09)	
Site Design Review			Sheet Reference
	1. Location and design of fences, walls	4.440(.01)	
	2. Landscape Plan		
	a. Location and design of landscape areas	4.440(.01)	
	b. Number and placement of trees and plant materials		
	c. The variety of trees and plant materials listed by scientific and common name	4.440 (.01) 4.176 (.09)	
	d. The size of trees and plant materials	4.440(.01)	
	e. Information, including condition, size and variety, of trees or other plant material being retained on the site	4.440(.01) 4.176 (.09)	
	f. Indication of water consumption categories (high, moderate, low, and interim or unique) See WC 4.176 (.09) A.-D.	4.440(.01) 4.176 (.09)	
	3. Tree survey showing all trees 4" or greater in caliper. Large area of trees being undisturbed only need the perimeter of the area shown.	4.440(.01)	
	4. Architectural drawings and sketches of all building and structures		
	a. Floor plans	4.440(.01)	
	b. All elevations of proposed structures and other improvements	4.440(.01)	
	c. Details of outdoor site furnishings (benches, outdoor tables, garbage cans, lighting, etc.)	4.440(.01)	

	5. Sign Plan, drawn to scale, showing the location, size, design, material, color and methods of illumination of all exterior signs	4.440(.01)	
	6. Outdoor Lighting (as applicable):		
	a. All conformance methods:		
	i. Site lighting plan		
	ii. Intended lighting by type and location		
	iii. Aiming angles for adjustable luminaires		
Tentative Partition Plat		Sheet Reference	
	1. Name of Subdivision	4.210(.01)	
	2. Date, north point and scale of drawing	4.210(.01)	
	3. Location by Section, Township, and Range	4.210(.01)	
	4. Legal road access	4.210(.01)	
	5. Vicinity map showing relationship to nearest major highway or street	4.210(.01)	
	6. Dimensions of all lots or parcels, edge dimensions and area	4.210(.01)	
	7. Minimum lot size	4.210(.01)	
	8. Average lot size	4.210(.01)	
	9. Proposed lot and block numbers	4.210(.01)	
	10. Gross acreage in plat	4.210(.01)	
	11. Proposed uses of the property	4.210(.01)	
	12. Information on improvements including streets, private drives, sidewalks, lighting, tree planting	4.210(.01)	
	13. Information on times improvements will be made and completed.	4.210(.01)	
	14. Location, type, sizes, and general condition of all existing trees	4.210(.01)	
	15. Location of existing and proposed Utilities such as electrical, gas, telephone, on and abutting the tract	4.210(.01)	
	a. Domestic water	4.210(.01)	
	b. Irrigation water service	4.210(.01)	
	c. Sanitary sewer	4.210(.01)	
	d. Stormwater drainage and sewer	4.210(.01)	
	e. Electrical	4.210(.01)	
	f. Gas	4.210(.01)	
	g. Telephone	4.210(.01)	
	h. Etc.	4.210(.01)	
	16. Easement information, including approximate width, location, and purpose of	4.210(.01)	

	all existing and proposed easement on, and known easements abutting the tract.		
	17. Outline of deed restrictions, if any.	4.210(.01)	
	18. Indication of areas subject to flooding consistent with Flood Plain Regulations (WC 4.172)	4.210(.01)	
	19. Outline of areas in the SROZ (Significant Resource Overlay Zone)	4.210(.01)	
	20. Outline of wetlands	4.210(.01)	
Tree Plan			Sheet Reference
	1. Topographical information (same as provided on other sheets)	4.610.40(.02)	
	2. Shape and dimensions of the property	4.610.40(.02)	
	3. Location of existing and proposed structures or improvements	4.610.40(.02)	
	4. Location of each tree 6" or greater d.b.h. likely to be impacted	4.610.40(.02)	
	5. Spread and canopy of each tree (may be by numerical reference to list in arborist report)	4.610.40(.02)	
	6. Common and botanical name of each tree	4.610.40(.02)	
	7. Description of health and condition of each tree	4.610.40(.02)	
	8. Approximate location and name of any other trees on property	4.610.40(.02)	
	9. Where a stand of 20 or more contiguous trees exist on a site and the applicant does not propose to remove any of those trees, the required tree survey may be simplified to accurately show only the perimeter area of that stand of trees, including its drip line.	4.610.40(.02)	
	10. Show all Oregon white oak, native yews, and any species listed by either the state or federal government as rare or endangered.	4.610.40(.02)	
	11. Location and dimension of existing and proposed easements	4.610.40(.02)	
	12. Setbacks required by existing zoning requirements	4.610.40(.02)	
	13. Grade changes proposed that may impact trees	4.610.40(.02)	
	14. Tree Protection Plan	4.610.40(.02)	



10295 Southwest Ridder Road Wilsonville, OR 97070
o 503.570.0626 f 503.582.9307 republicservices.com

September 14, 2020

Brendan Sanchez
Access Architecture

Re: Charbonneau Activity Center
32050 SW Charbonneau Dr.
Wilsonville, OR 97070

Dear Brendan,

Thank you, for sending us the final site plans for this proposed development in Wilsonville.

My Company: Republic Services of Clackamas and Washington Counties has the franchise agreement to service this area with the City of Wilsonville. We will provide complete commercial waste removal and recycling services as needed on a weekly basis for this location

The design location of the enclosure sent 9/14/2020 positioned at the West side of the building, with un-obstructed, minimal grade, asphalt pathway and smooth transition apron to parking lot will allow access for our trucks to service the trash and recycle.

The enclosure design dimensions sent 9/14/2020 which includes 10'-5 1/8" wide X 10'-6" depth corral, is adequate for storage of 1 front load trash container (maximum 3-yards) and 4-90 gallon recycle carts. The gate opening width of 6' Ft. with outward swing radius of 120 degrees and wind pins to secure the gate(s) in the open position is adequate.

Backstop protection on the inside walls of the enclosure is recommended to protect the interior wall from contact damage when moving equipment in and out of the enclosure.

Thanks, Brendan for your help and concerns for our services prior to this project being developed.

Sincerely,

A handwritten signature in black ink, appearing to read "Kelly Herrod", written over a horizontal line.

Kelly Herrod
Operations Supervisor
Republic Services Inc.

FLOOR PLAN NOTES

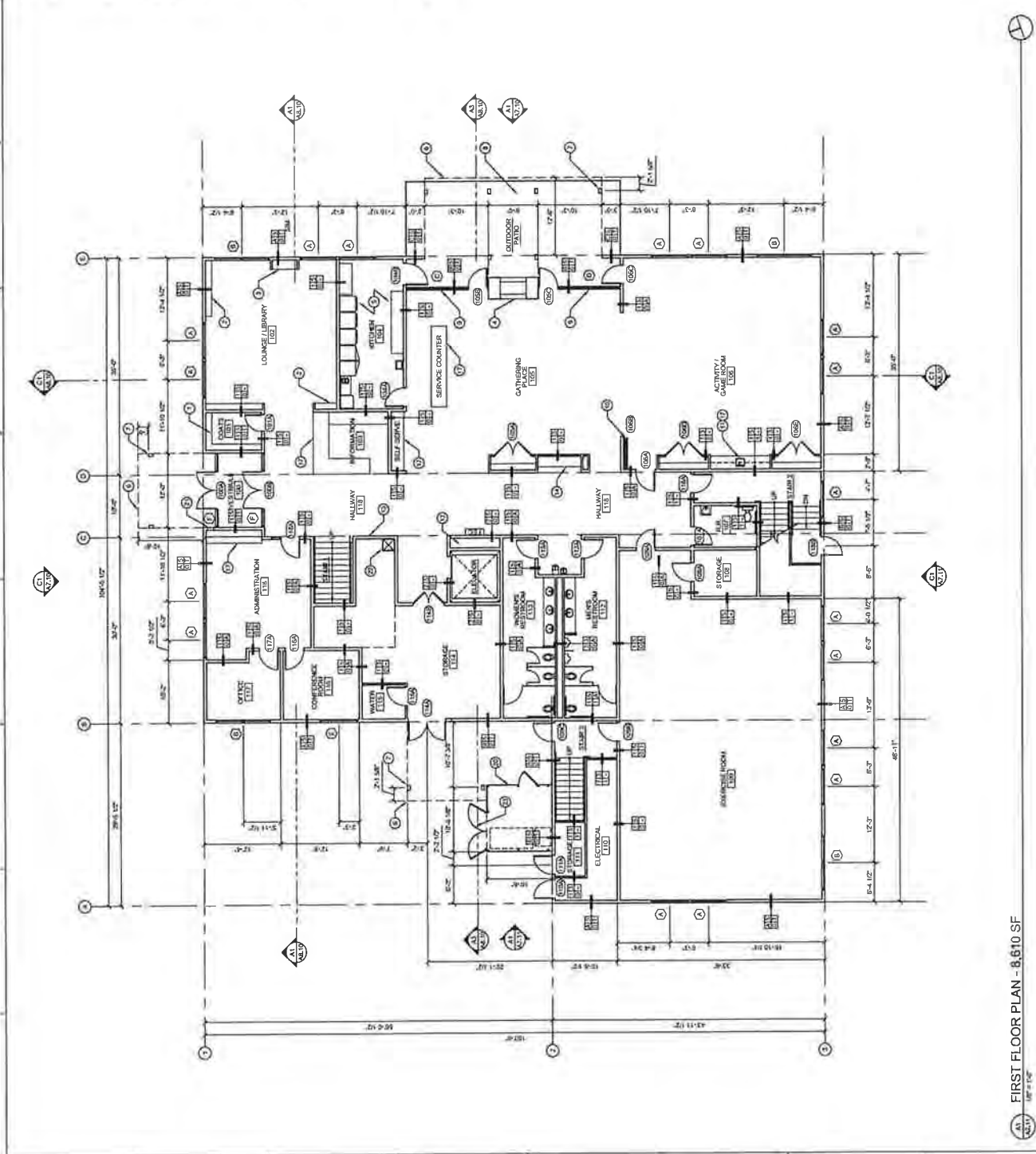
- A. DIMENSIONS ARE TO FACE OF STRUCTURE (CENTER OF ROUGH OPENING AND CENTER OF COLUMN UNLESS NOTED OTHERWISE).
- B. DIMENSIONS TO CENTER WALL UNLESS NOTED OTHERWISE. PROVIDE SET BACKS RELATION TO STUD WALL ABOVE.
- C. PROVIDE BLOORING AS REQUIRED FOR INSTALLATION OF FIXTURES AND WALL MOUNTED GRAB BARS.
- D. FINISH FLOOR FINISH FOR REFERENCE ONLY.
- E. PROVIDE ACOUSTICAL INSULATION AT BATHROOM WALLS. TYPICAL.
- F. REFER TO ROOF PLAN FOR DOWNPOUT LOCATIONS.
- G. REFER TO CIVIL FOR GROUND FLOOR SLAB HEIGHT ELEVATIONS.
- H. CONCRETE GROUND FLOOR SLAB EDGE LOCATIONS WITH DETAIL FOR SPECIFIC WALL ASSEMBLY INFORMATION. SET 6-SERIES SHEETS.
- I. REFER TO RELATED TEAM PLANS FOR ADDITIONAL STAIR INFORMATION.
- J. REFER TO RELATED TEAM PLANS FOR ADDITIONAL BUSINESS FIXTURES AND EQUIPMENT NOT SHOWN ON THE ARCHITECTURAL PLANS.

FLOOR PLAN LEGEND

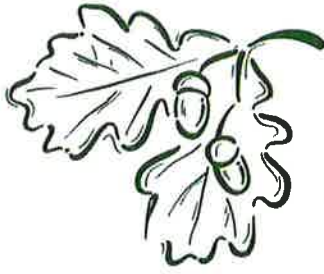
- (BT) DOOR NUMBER (SEE DOOR SCHEDULE)
- (A) WINDOW TYPE DESIGNATION (SEE WINDOW SCHEDULE)
- (BT) ASSEMBLY TYPE DESIGNATION (SEE VERTICAL ASSEMBLIES)

FLOOR PLAN KEYNOTES

- NOTE: NOT ALL KEYNOTES MAY BE USED ON SMALL SHEETS
1. WOOD SHELF AND ROOF
 2. LIBRARY SHELVING, PER INTERIOR DESIGNER
 3. VENTED GAS FIREPLACE - SINGLE SIDED
 4. VENTED GAS FIREPLACE - DOUBLE SIDED
 5. LIMITED SERVICE KITCHEN (NO COMMERCIAL HOOD) PER EVALUATE CONSULTANT
 6. EDGE OF PERKOLA ROOF ABOVE
 7. WOOD COLUMN PER STRUCTURAL. DIMENSION IS TO COLUMN FACE
 8. OUTDOOR PATIO, PER LANDSCAPE
 9. STOREFRONT SYSTEM
 10. SPANGL STACKING BARN DOOR
 11. UNDERCOUNTER SINK AT SOLID SURFACE COUNTER
 12. NON-HATED JAP CHICE
 13. ACCENT WALL - DESIGN TELD
 14. BUILT-IN BENCH SEATING
 15. WOOD STORAGE BENCHING
 16. MOVEABLE ACOUSTICAL PARTITION
 17. CASEWORK PER INTERIOR DESIGNER
 18. OPEN STAIR WITH DECORATIVE METAL GUARDRAIL
 19. EDGE OF ROOF STRUCTURE BELOW
 20. TRACK ENCLOSURE WITH HES POSTS AND WOOD SCREENING
 21. MAIL DROP
 22. MOP SINK
 23. 2.0" WIDE TRASH ENCLOSURE GATES WITH HES FRAMES, WOOD SCREENING AND WOOD PANEL GATES SHALL OPEN AND BE SECURED MANUALLY



FIRST FLOOR PLAN - 8,610 SF
1/8" = 1'-0"



TERAGAN & ASSOCIATES, INC. ARBORICULTURAL CONSULTANTS

MEMORANDUM

DATE: September 10, 2020

TO: Timon Manongi (BC Group, Inc.)

FROM: Todd Prager, RCA #597, ISA Board Certified Master Arborist

RE: Tree Removal and Protection Recommendations for Charbonneau Activity Center

Summary

This memorandum provides tree removal and protection recommendations for the Charbonneau Activity Center construction project.

Background

Charbonneau Country Club is proposing to construct an activity center at their property at 32000 SW Charbonneau Drive in Wilsonville, Oregon. The proposed site plan with the existing trees to be removed and retained is provided in Attachment 1. The proposed grading plan is provided in Attachment 2 and the proposed utility plan is provided in Attachment 3.

The assignment requested of our firm for this project was as follows:

1. Provide an assessment of the existing trees;
2. Provide recommendations for tree removal and retention based on the proposed site improvements; and
3. Provide protection recommendations for the trees to be retained.

Tree Assessment

On May 28, 2020, I completed my assessment of the existing trees. The complete inventory data is provided in the tree inventory spreadsheet in Attachment 4. The data collected for each tree includes the tree number, species (common and scientific names), trunk diameter (DBH), crown radius, tree health condition, tree structural condition, pertinent comments, and treatment (remove or retain). The tree numbers in the tree inventory in Attachment 2 correspond to the tree numbers in the plan set in Attachment 1. The trees were also tagged with their corresponding numbers with metal tags in the field.

Proposed Tree Removal

A typical minimum root protection zone allows encroachments no closer than a radius from a tree of .5 feet per inch of DBH as long as no more than 25 percent of the root protection zone area (estimated at one foot radius per inch of DBH) is impacted. Figure 1 illustrates this concept. This standard may need to be adjusted on a case by case basis due to tree health, species, root distribution, whether the tree will be impacted on multiple sides, the specific construction impacts, and other factors.

As shown in Attachment 1, trees 1 through 5 are proposed for removal for construction of the new building and walkways. Protection recommendations for the nine trees to be retained are provided in the next section of this report.

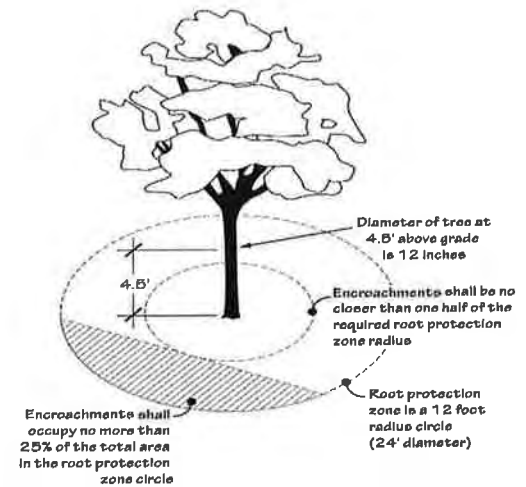


Figure 1: Typical minimum protection zone

Tree Protection Recommendations

The following recommendations apply to the trees to be retained:

- **Protection Fencing:** Establish tree protection fencing in the locations shown in Attachment 1. The intent of the tree protection fencing is to protect the minimum root protection zones detailed in Figure 1 where possible. In some cases the tree protection fencing will need to be modified for the construction of improvements under the onsite supervision of the project arborist. Note that additional tree protection is shown in red in Attachment 1 to protect additional root zone area.
- **Sidewalk Demolition and Construction:** The existing sidewalk and curbs to be demolished and reconstructed adjacent to trees 10 through 14 shall occur under the onsite supervision of the project arborist. The design team is working to closely match the existing grades to ensure root disturbance is minimized.
- **Fire Line Trenching:** The project arborist shall be onsite to oversee the trenching of the fire and water lines adjacent to trees 10 through 12. If possible, the areas within the tree protection zones should be air- or hydro-excavated so that roots over 2-inches in diameter can be retained with the lines installed underneath the roots. Otherwise, the project arborist will need to work with the excavator to carefully probe the soil and hand excavate as needed to retain 2-inch diameter roots.
- **Retaining Wall Construction:** The project arborist shall oversee the construction of the retaining walls adjacent to trees 7 and 8 to ensure proper pruning of roots over 2-inches in diameter.
- **Modify Grading:** The proposed grading within the protection zones of trees 7 and 8 should be eliminated if possible. Otherwise, the project team and contractor should work with the project arborist to minimize the grading and determine whether the trees can be retained given the proposed impacts.

- **Protect Crowns of Trees:** The crowns of the trees may extend beyond the tree protection fencing. Care will need to be taken to not contact or otherwise damage the crowns of the trees during construction activities.
- **Sediment Fencing:** Sediment fencing shall be installed outside the protection zones of the trees to be retained to minimize root disturbances. If erosion control is required inside the root zones, straw wattles shall be used on the soil surface.

Attachment 5 includes additional recommendations to adequately protect the trees during construction.

Conclusion

Five trees are proposed for removal due to construction impacts. The remaining nine assessed trees at the site will be retained. The trees to be retained will be protected by adhering to the recommendations in this report.

Please contact me if you have questions, concerns, or need any additional information.

Sincerely,



Todd Prager

*ASCA Registered Consulting Arborist #597
ISA Board Certified Master Arborist, WE-6723B
ISA Qualified Tree Risk Assessor
AICP, American Planning Association*

Attachment 1:	Proposed Site Plan with Trees and Tree Protection
Attachment 2:	Proposed Grading Plan
Attachment 3:	Proposed Utility Plan
Attachment 4:	Tree Inventory
Attachment 5:	Additional Tree Protection Recommendations
Attachment 6:	Assumptions and Limiting Conditions



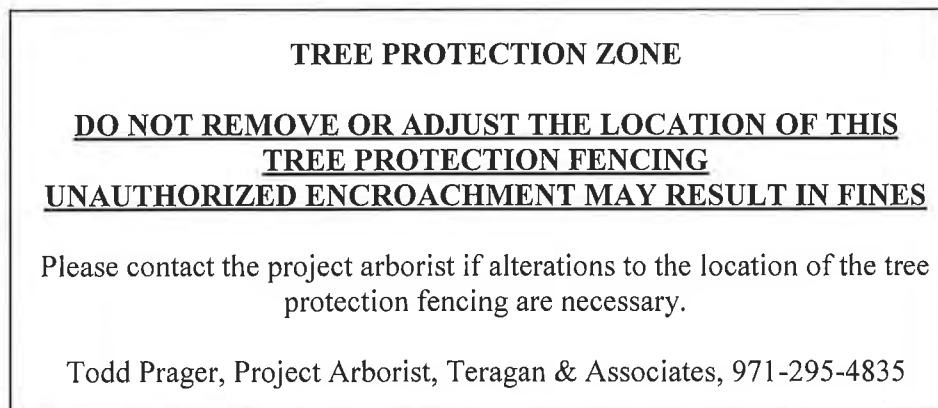
Attachment 4

Tree No.	Common Name	Scientific Name	DBH ¹	Single DBH ²	C-Rad ³	Condition ⁴	Structure	Comments	Treatment
1	sawara cypress	<i>Chamaecyparis pisifera</i>	14	15	14	fair	fair	codominant at 2' with included bark, moderately one sided	remove
2	sawara cypress	<i>Chamaecyparis pisifera</i>	9,6,6	12	7	fair	fair	multiple leaders at ground level, moderately thin crown, existing cut a 7' south of tree	remove
3	Scots pine	<i>Pinus sylvestris</i>	16	16	17	fair	fair	codominant at 12', moderately stressed	remove
4	Scots pine	<i>Pinus sylvestris</i>	19	19	19	fair	fair	damaged surface roots, high crown	remove
5	Japanese maple	<i>Acer palmatum</i>	7	7	10	fair	fair	upper branch dieback	remove
6	Washington hawthorn	<i>Crataegus phaenopyrum</i>	9	9	14	good	fair	one sided	retain
7	blue atlas cedar	<i>Cedrus atlantica</i>	30	30	27	good	fair	multiple upright leaders with included bark	retain
8	deodar cedar	<i>Cedrus deodara</i>	26	26	33	good	fair	one sided, existing cut at 9' from SE side	retain
9	deodar cedar	<i>Cedrus deodara</i>	25	25	22	good	fair	one sided, existing cut at 14' from S side	retain
10	London planetree	<i>Platanus × acerifolia</i>	27	27	28	good	fair	upright leaders with included bark, existing sidewalk 12' from south side of tree	retain
11	London planetree	<i>Platanus × acerifolia</i>	20	20	16	fair	fair	moderately suppressed	retain
12	red oak	<i>Quercus rubra</i>	16	16	23	good	fair	one sided, existing sidewalk 8.5' from east side of tree	retain
13	red oak	<i>Quercus rubra</i>	28	28	33	good	fair	one sided, existing sidewalk 28' from south side of tree	retain
14	cutleaf beech	<i>Fagus sylvatica 'Asplenifolia'</i>	19	19	21	good	fair	multiple leaders at 2' with included bark	retain
¹ DBH is the trunk diameter in inches measured per International Society of Arboriculture (ISA) standards.									
² Single DBH is the trunk diameter of a multi-stem tree converted to a single number according to the following formula: square root of the sum of the squared DBH of each stem.									
³ C-Rad is the approximate crown radius in feet.									
⁴ Condition and Structure ratings range from very poor, poor, fair, to good.									

Attachment 5 Tree Protection Recommendations

Before Construction Begins

1. Notify all contractors of tree protection procedures. For successful tree protection on a construction site, all contractors must know and understand the goals of tree protection.
 - a. Hold a tree protection meeting with all contractors to explain the goals of tree protection.
 - c. Have all contractors sign memoranda of understanding regarding the goals of tree protection. The memoranda should include a penalty for violating the tree protection plan. The penalty should equal the resulting fines issued by the local jurisdiction plus the appraised value of the tree(s) within the violated tree protection zone per the current Trunk Formula Method as outlined in the current edition of the *Guide for Plant Appraisal* by the Council of Tree & Landscape Appraisers. The penalty should be paid to the owner of the property.
2. Fencing
 - a. Tree protection fencing may be set as shown in Attachment 1.
 - b. The fencing should be put in place before the ground is cleared in order to protect the trees and the soil around the trees from disturbances.
 - c. Fencing should be established by the project arborist based on the needs of the trees to be protected and to facilitate construction.
 - d. Fencing should consist of 4-foot high steel fencing on concrete blocks or 4-foot metal fencing secured to the ground with 6-foot metal posts to prevent it from being moved by contractors, sagging, or falling down.
 - e. Fencing should remain in the position that is established by the project arborist and not be moved without approval from the project arborist until final project approval.
3. Signage
 - a. All tree protection fencing should have signage as follows so that all contractors understand the purpose of the fencing:



- b. Signage should be placed every 75-feet or less.

During Construction

1. Protection Guidelines Within the Tree Protection Zones:
 - a. No new buildings; grade change or cut and fill, during or after construction; new impervious surfaces; or utility or drainage field placement should be allowed within the tree protection zones.
 - b. No traffic should be allowed within the tree protection zones. This includes but is not limited to vehicle, heavy equipment, or even repeated foot traffic.
 - c. No storage of materials including but not limiting to soil, construction material, or waste from the site should be permitted within the tree protection zones. Waste includes but is not limited to concrete wash out, gasoline, diesel, paint, cleaner, thinners, etc.
 - d. Construction trailers should not to be parked/placed within the tree protection zones.
 - e. No vehicles should be allowed to park within the tree protection zones.
 - f. No other activities should be allowed that will cause soil compaction within the tree protection zones.
2. The trees should be protected from any cutting, skinning or breaking of branches, trunks or woody roots.
3. The project arborist should be notified prior to the cutting of woody roots from trees that are to be retained to evaluate and oversee the proper cutting of roots with sharp cutting tools. Cut roots should be immediately covered with soil or mulch to prevent them from drying out.
4. Trees that have woody roots cut should be provided supplemental water during the summer months.
5. Any necessary passage of utilities through the tree protection zones should be by means of tunneling under woody roots by hand digging or boring with oversight by the project arborist.
6. Any deviation from the recommendations in this section should receive prior approval from the project arborist.

After Construction

1. Carefully landscape the areas within the tree protection zones. Do not allow trenching for irrigation or other utilities within the tree protection zones.
2. Carefully plant new plants within the tree protection zones. Avoid cutting the woody roots of trees that are retained.
3. Do not install permanent irrigation within the tree protection zones unless it is drip irrigation to support a specific planting or the irrigation is approved by the project arborist.
4. Provide adequate drainage within the tree protection zones and do not alter soil hydrology significantly from existing conditions for the trees to be retained.
5. Provide for the ongoing inspection and treatment of insect and disease populations that are capable of damaging the retained trees and plants.
6. The retained trees may need to be fertilized if recommended by the project arborist.
7. Any deviation from the recommendations in this section should receive prior approval from the project arborist.

Attachment 6

Assumptions and Limiting Conditions

1. Any legal description provided to the consultant is assumed to be correct. The information provided by consultants for Charbonneau Country Club was the basis of the information provided in this report.
2. It is assumed that this property is not in violation of any codes, statutes, ordinances, or other governmental regulations.
3. The consultant is not responsible for information gathered from others involved in various activities pertaining to this project. Care has been taken to obtain information from reliable sources.
4. Loss or alteration of any part of this delivered report invalidates the entire report.
5. Drawings and information contained in this report may not be to scale and are intended to be used as display points of reference only.
6. The consultant's role is only to make recommendations. Inaction on the part of those receiving the report is not the responsibility of the consultant.
7. The purpose of this report is to:
 - Provide an assessment of the existing trees;
 - Provide recommendations for tree removal and retention based on the proposed site improvements; and
 - Provide protection recommendations for the trees to be retained.



FROELICH
ENGINEERS

Preliminary Stormwater Drainage Report

Charbonneau Activity Center

**32050 SW Charbonneau Dr
Wilsonville, OR 97070**

Prepared by: Evan Eykelbosch, PE
& Nathan Ahrend, EI
Froelich Engineers
17700 SW Upper Boones Ferry Rd, Suite 115
Portland, OR 97224
Froelich Project Number: 20-C010

Date: September 11, 2020
October 21, 2020 (Revised)

▲ **Main Office**
17700 Upper Boones Ferry Rd #115
Portland, Oregon 97224
503-624-7005

▲ **Central Oregon Office**
745 NW Mt. Washington Dr. #205
Bend, Oregon 97703
541-383-1828
www.froelich-engineers.com

▲ **Denver Office**
12303 Airport Way #200
Broomfield, Colorado 80021
720-560-2269

Stormwater System
Preliminary Stormwater Drainage Report

Designer's Certification and Statement

"I hereby certify that this Stormwater Management Report for this project has been prepared by me or under my supervision and meets the minimum standards of the City of Portland and normal standards of engineering practice. I hereby acknowledge and agree that the jurisdiction does not and will not assume liability for the sufficiency, suitability, or performance of drainage facilities design by me."

Evan Eykelbosch, PE

Stormwater System Preliminary Stormwater Drainage Report

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Stormwater System Preliminary Stormwater Drainage Report

I. Project Overview and Description

This stormwater report has been prepared in accordance with the City of Wilsonville guidelines for stormwater management on new construction.

Charbonneau Activity Center is in the heart of the Charbonneau Village Center at 32050 SW Charbonneau Drive in Wilsonville Oregon (See Appendix A). The proposed building is 2 stories above grade, with an outdoor space on the east and west. The parcel was previously occupied by the Charbonneau Community Center but was removed to make way for this development. The existing site topography generally slopes from north to south, with the low point of the site in the southwest corner. The proposed development will be bound by the existing parking lot to the north, existing buildings to the east and west, and the tee box for first hole of Charbonneau Golf Course to the south.

The geotechnical report was provided by Redmond Geotechnical Services, dated February 28th, 2020. Soil infiltration tests were completed by Redmond Geotechnical Services on May 14, 2020 (See Appendix F). The infiltration test results were:

- 1.6 in/hr @ 5 feet depth
- 3.2 in/hr @ 15 feet depth

The NRCS Soil Survey indicates that the soils in this area are Type C (See Appendix G). The infiltration test results and the Soil Survey both indicate that infiltration rates are low and thus all stormwater system should be designed with an underdrain and overflow bypass systems.

Basin maps of the existing (pre-developed) and proposed conditions are presented in Appendix B. The pre-developed condition of the site was forested with all runoff flowing to the south side of the site.

The proposed basin map has the site divided into five (5) basins. Basin A encompasses the western patio, Basin B includes northern east roof and patio area, Basin C includes south portion of the site, Basin D includes the northern roof, and Basin E includes the eastern roof, and Basin F the western roof.

'Table 1: Catchment Basins' provides the basin characteristics for the various catchment areas under existing and proposed conditions.

II. Methodology

City of Wilsonville requires that all new construction exceeding 5,000 square feet comply with stormwater requirements.

The majority of runoff from Basins A, B, D, E and F will be managed with flow through planters prior to release into stormwater system located south of the proposed building. Small portions of Basin A and Basin B, along with the entire Basin C are impractical to manage due to the site elevation and existing site constraints. These unmanaged areas are along the exterior of the site and will continue to drain offsite as they do in their existing conditions. The effective impervious area represents less than 3,200 square feet.

A summary of all stormwater facilities is provided in 'Table 2: Stormwater Facility Table'.

III. Analysis

Stormwater System Preliminary Stormwater Drainage Report

The calculations to size the planters were computed using Water Environment Services BMP sizing tool. Due to site constraints the FTP#1 utilized the option to provide a deeper treatment soil depth and thereby reduce the required size of the facility by 25%. FTP#2 was designed per the standard details.

The conveyance system was designed to accommodate the 25-year storm event. Peak runoff was calculated using the SBUH Method with a design storm of 3.9 in/24hr. Conveyance calculations are based on the Manning Formula for uniform pipe flow (see Appendix E: Stormwater Conveyance Calculations and Map).

Table 1: Catchment Basins

Existing Conditions			Proposed Conditions				
Basin	Drainage Source	Total Area (sf/ac)	Basin	Drainage Source	Areas Pervious (sf)	Areas Impervious Managed/Unmanaged (sf)	Total Area (sf)
Full Site	Forested	23,015 / 0.528	Basin A	Landscape/Walkway	2,505	2,585 / 1,344	6,464
			Basin B	Landscape/Walkway	2,297	2,125 / 104	4,526
			Basin C	Landscape/Walkway	1,203	0 / 1,745	2,948
			Basin D	Roof	0	2,900 / 0	2,900
			Basin E	Roof	0	2,500 / 0	2,500
			Basin F	Roof	0	1,531 / 0	1,531

Table 2: Stormwater Facility Table

Catchment/ Facility ID	Source (roof/road/other)	Area Managed (sf)	Ownership (private / public)	Facility Type	Facility Size Required/Design (sf)
FTP-1	Roof/Patio	7,016	Private	Flow Through Planter	492 / 395*
FTP-2	Roof/Patio	4,625	Private	Flow Through Planter	324 / 324

* Soil depth increased 12-inch. Facility size allowed 25% reduction, per City of Wilsonville Stormwater Manual

IV. Engineering Conclusion

Stormwater System Preliminary Stormwater Drainage Report

Based on the requirements of the Stormwater Management Manual, all facilities and conveyance components have enough capacity to handle the runoff from the required storm event and should be approved as designed.

Stormwater System
Preliminary Stormwater Drainage Report

V. Appendices

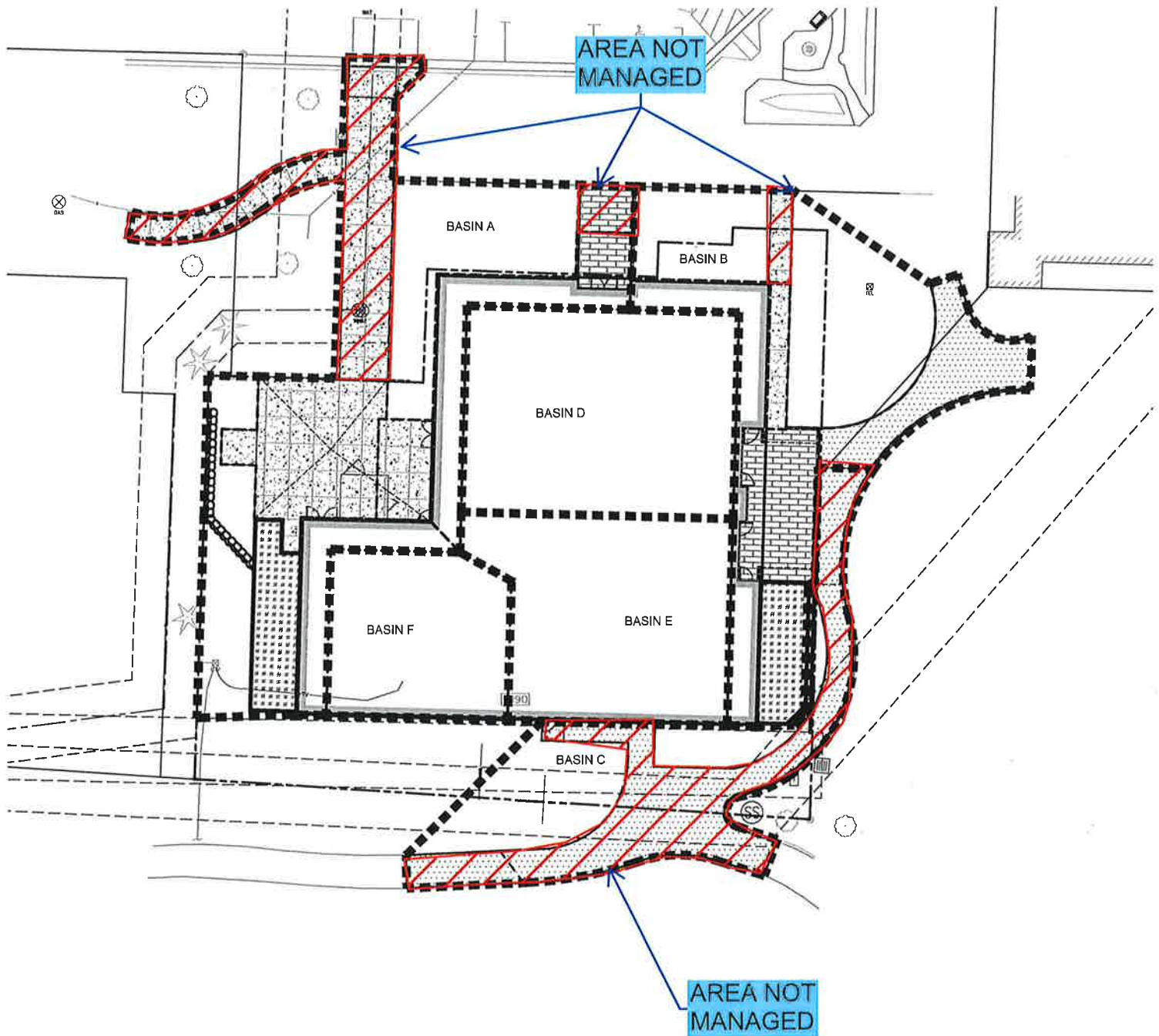
Stormwater System Preliminary Stormwater Drainage Report

Appendix A: Vicinity Map



Stormwater System
Preliminary Stormwater Drainage Report

Appendix B: Basin Map and Areas



Stormwater System Preliminary Stormwater Drainage Report

**Basin Areas - Onsite**

Charbonneau Activity Center
Project #20-C010

Proposed Basins	Managed				Unmanaged		total		25-Yr cfs
	Pervious		Impervious		Impervious		sf	ac	
	sf	ac	sf	ac	sf	ac	sf	ac	
Basin A	2,505	0.058	2,585	0.059	1,344	0.031	6,434	0.148	0.09
Basin B	2,297	0.053	2,125	0.049	104	0.002	4,526	0.104	0.08
Basin C	1,203	0.028	0	0.000	1,745	0.040	2,948	0.068	0.05
Basin D	0	0.000	2,900	0.067	0	0.000	2,900	0.067	0.07
Basin E	0	0.000	2,500	0.057	0	0.000	2,500	0.057	0.05
Basin F	0	0.000	1,531	0.035	0	0.000	1,531	0.035	0.03

Stormwater System
Preliminary Stormwater Drainage Report

Appendix C: Assumptions

Assumptions

Santa Barbara Unit Hydrograph (SBUH) Assumptions:

(used for Conveyance Pipe sizing)

2-year Storm Event=	2.5	in/24-hours (City of Wilsonville)
10-year Storm Event=	3.45	in/24-hours (City of Wilsonville)
25-year Storm Event=	3.9	in/24-hours (City of Wilsonville)

Time of Concentration **5.0** minutes

Roughness Coefficient **0.013**

Curve Number Assumptions:

Impervious Area = **98**

Pervious Area = **79**

Stormwater System
Preliminary Stormwater Drainage Report

Appendix D: WES BMP Sizing Calculations

WES BMP Sizing Software Version 1.6.0.2, May 2018

WES BMP Sizing Report

Project Information

Project Name	Charbonneau Activity Center
Project Type	Commercial
Location	32050 SW Charbonneau Dr, Wilsonville OR
Stormwater Management Area	0
Project Applicant	
Jurisdiction	Gladstone

Drainage Management Area

Name	Area (sq-ft)	Pre-Project Cover	Post-Project Cover	DMA Soil Type	BMP
Basin A + Basin D + Basin F	7,016	Grass	Roofs	C	FTP-1
Basin B + Basin E	4,625	Grass	Roofs	C	FTP-2

LID Facility Sizing Details

LID ID	Design Criteria	BMP Type	Facility Soil Type	Minimum Area (sq-ft)	Planned Areas (sq-ft)	Orifice Diameter (in)
FTP-1	FlowControlAndTreatment	Stormwater Planter - Filtration	Lined	491.1	492.0	0.8
FTP-2	FlowControlAndTreatment	Stormwater Planter - Filtration	Lined	323.8	326.0	0.6

Pond Sizing Details

1. FCWQT = Flow control and water quality treatment, WQT = Water quality treatment only
2. Depth is measured from the bottom of the facility and includes the three feet of media (drain rock, separation layer and growing media).
3. Maximum volume of the facility. Includes the volume occupied by the media at the bottom of the facility.
4. Maximum water storage volume of the facility. Includes water storage in the three feet of soil media assuming a 40 percent porosity.

Stormwater System
Preliminary Stormwater Drainage Report

Appendix E: Conveyance Calculations and Map

Conveyance

CONVEYANCE CALCULATIONS

DESIGN SECTION		DESIGN CALCULATIONS		Detail					
		RUNOFF	TOTAL	SLOPE	DIA	CAPACITY	VEL.	RUNOFF	VEL.
PIPE	CONTRIBUTING BASIN/PIPE	Q CFS	Q CFS	%	IN.	Qf CFS	Vf FT/S	RATIO Q/Qf	AT Q/QF
1	Basin A	0.09	0.09	1	4	0.19	2.18	0.47	2.14
2	Basin D + Pipe 1	0.07	0.16	1	4	0.19	2.18	0.84	2.44
3	Basin F + Pipe 3	0.03	0.19	1	6	0.56	2.86	0.34	2.56
4	Basin B	0.08	0.08	1	4	0.19	2.18	0.42	2.09
5	Basin E + Pipe 4	0.05	0.13	1	6	0.56	2.86	0.23	2.30
8	Pipe 3 + Pipe 5	0.00	0.32	1	6	0.56	2.86	0.57	2.94

Stormwater System
Preliminary Stormwater Drainage Report

Appendix F: Geotechnical Report



May 27, 2020

Charbonneau Country Club
c/o Mr. Timon Manongi
BC Group, Inc.
3200 SW Charbonneau Drive
Wilsonville, Oregon 97070

Dear Mr. Manongi:

**Re: Supplemental Geotechnical Consultation and Field Infiltration Testing Services,
Proposed Charbonneau Country Club - Clubhouse Annex Project,
32050 SW Charbonneau Drive, Wilsonville (Clackamas County), Oregon**

In accordance with the request and authorization of Mr. Timon Manongi of BC Group, Inc. on May 14, 2020, we have completed our supplemental evaluation of the soil infiltration rate(s) at the above subject Charbonneau Country Club property. The scope of our work was outlined in our discussions with Mr. Timon Manongi of BC Group, Inc. As you are aware, we recently performed a Geotechnical Investigation for the project the results of which were presented in our formal report dated February 28, 2020.

Project Background

We understand that present plans are to construct a new clubhouse building at the site. Additionally, we understand that storm water from hard surfaces (i.e., roofs and pavements) is to be collected and disposed of on-site through a suitable storm water infiltration system located near the southwesterly corner of the site.

Infiltration Testing

To evaluate the feasibility of subsurface disposal of storm water, we were present at the site on May 22, 2020 and performed a supplemental test boring and field infiltration testing at the subject property (see Site Exploration Plan, Figure No. 1). The testing consisted of an encased falling head infiltration test in accordance with current EPA standards and/or the City of Wilsonville/Clackamas County test method.

Specifically, one (1) supplemental test boring was drilled with track-mounted solid-stem, hollow flight auger drilling equipment to a depth of between five (5) and fifteen (15) feet beneath the existing site and/or surface grades. The subgrade soils encountered within the supplemental test hole drilled at the site consisted of approximately ten (10) feet of medium to olive-brown, very moist, medium stiff, sandy, clayey silt (ML) in turn underlain by medium to olive-brown, very moist, loose to medium stiff, clayey, fine sandy silt to silty fine sand (ML/SM) to the maximum depth explored of about fifteen (15) feet beneath the existing site and/or surface grades.

Following the drilling of the supplemental test hole, the upper five (5) and/or underlying fifteen (15) feet of the solid-stem, hollow-flight auger was removed. Water was then placed into the supplemental test boring and the upper sandy, clayey silt and/or underlying clayey, fine sandy silt to silty fine sand subgrade soils were presoaked and allowed to saturate over time. Following the required saturation period, the test boring was again filled with approximately one (1) feet of water and the rate at which the water level dropped was monitored and recorded. The test was repeated until consistent infiltration test results were obtained.

Infiltration Testing Results

The results of the field infiltration testing at the site revealed that the ultimate soil infiltration rate(s) of the upper sandy, clayey silt and/or underlying clayey, fine sandy silt to silty fine sand subgrade soil was approximately 1.6 inches per hour (in/hr) at a depth of five (5) feet and approximately 3.2 inches per hour (in/hr) at a depth of approximately fifteen (15) feet.

In this regard, an allowable infiltration rate of about 0.8 inches per hour (in/hr) and/or 1.6 inches per hour (in/hr) is recommended for design in the upper sandy, clayey silt and/or underlying clayey, fine sandy silt to silty fine sand subgrade soils, respectively.

The above field infiltration rate(s) is/are based on Redmond Geotechnical Services, LLC observations during our limited subsurface exploration work at the site and may not be representative of other locations across and/or beneath the subject property. Additionally, it should be noted that site soil conditions and localized infiltration rates may vary with time and/or with changes in site utilization. As such, additional infiltration capacity may be required if future conditions indicate that the infiltration system is not functioning based on the original field infiltration testing and design parameters. Further, we recommend that any infiltration system(s) constructed at the site be field tested following construction to verify that the infiltration system functions at the rate of infiltration that it was designed for.

We appreciate this opportunity to be of service to you at this time and trust that the above information is suitable to your present needs. Should you have any questions regarding the above information or if you require any additional information and/or assistance with this project, please do not hesitate to call.

Sincerely,

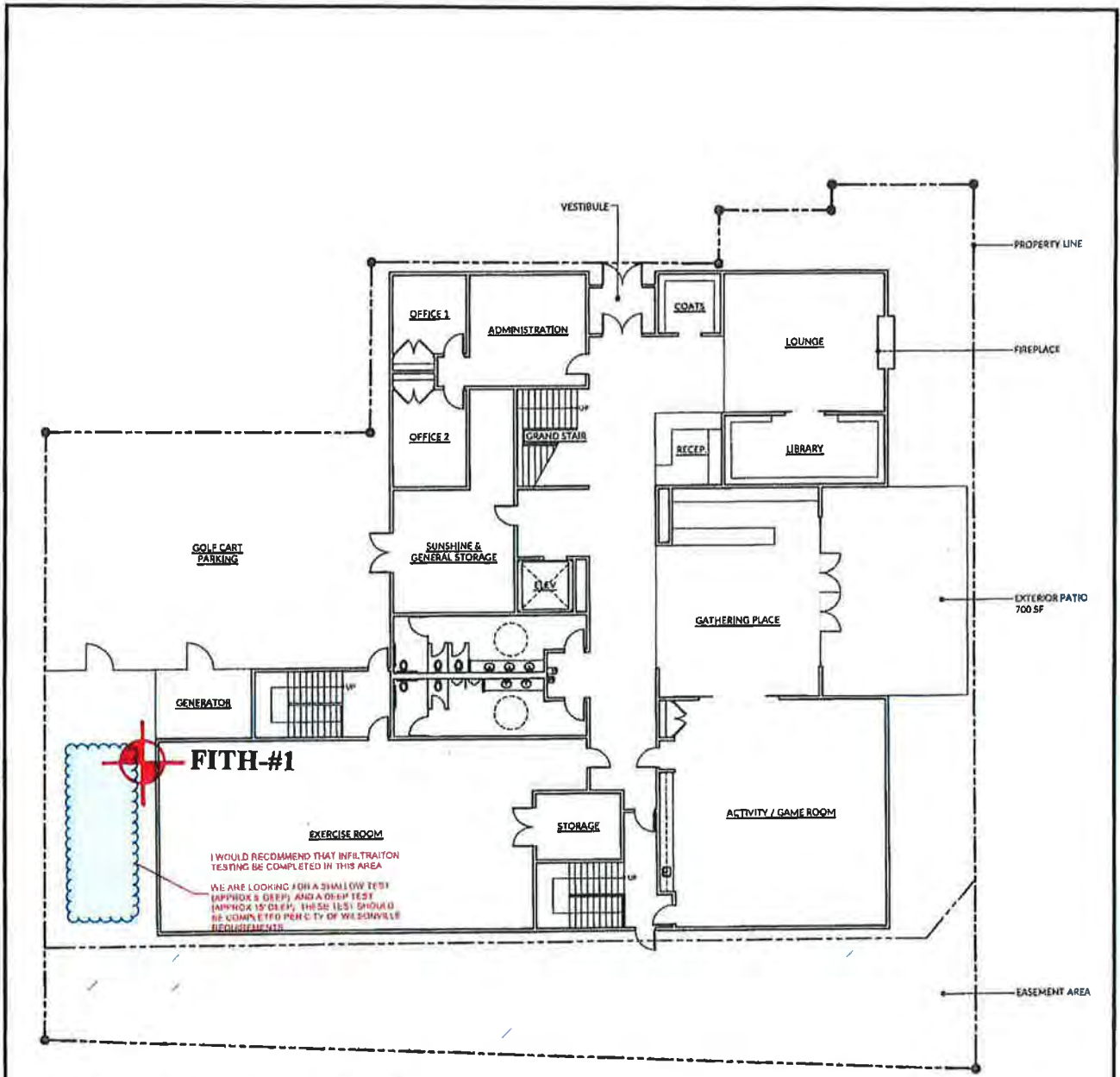


Daniel M. Redmond, P.E., G.E.
President/Principal Engineer



Attachments:

- Figure No. 1 - Site Exploration Plan
- Figure No's. 2 and 3 - Field Infiltration Test Data



CONCEPTUAL FLOOR PLAN - FIRST FLOOR

SCALE: 1/8" = 1'-0" (1/16" = 1'-0" ON 15x37)



LEGEND
FITH-#1 Indicates approximate location of field infiltration test hole

SITE EXPLORATION PLAN

**CHARBONNEAU COUNTRY CLUB
 CLUBHOUSE ANNEX PROJECT**

Project No. 1734.001.G

Figure No. 1

Infiltration Test Results

Location: Charbonneau Country Club	Date: May 22, 2020	Test Hole: FITH-#1
Depth to Bottom of Hole: 5.0 feet	Hole Diameter: 6 inches	Test Method: Encased Falling Head
Tester's Name: Daniel M. Redmond, P.E., G.E.		
Tester's Company: Redmond Geotechnical Services, LLC		Tester's Contact Number: 503-285-0598
Depth (feet)	Soil Characteristics	
0-5.0	Medium to olive-brown, sandy, clayey SILT (ML)	

Time	Time Interval (Minutes)	Measurement (inches)	Drop in Water (inches)	Infiltration Rate (inches/hour)	Remarks
11:00	0	48.00	----		Filled w/12" water
11:20	20	49.10	1.10	3.30	
11:40	20	50.00	0.90	2.70	
12:00	20	50.75	0.75	2.25	
12:20	20	51.40	0.65	1.95	
12:40	20	52.00	0.60	1.80	
1:00	20	52.55	0.55	1.60	
1:20	20	53.10	0.55	1.60	
1:40	20	53.65	0.55	1.60	

Infiltration Test Data Table

Infiltration Test Results

Location: Charbonneau Country Club	Date: May 22, 2020	Test Hole: FITH-#1
Depth to Bottom of Hole: 15.0 feet	Hole Diameter: 6 inches	Test Method: Encased Falling Head
Tester's Name: Daniel M. Redmond, P.E., G.E.		
Tester's Company: Redmond Geotechnical Services, LLC		Tester's Contact Number: 503-285-0598
Depth (feet)	Soil Characteristics	
0-10.0	Medium to olive-brown, sandy, clayey SILT (ML)	
10.0-15.0	Medium to olive-brown, clayey sandy SILT to silty SAND (ML/SM)	

Time	Time Interval (Minutes)	Measurement (inches)	Drop in Water (inches)	Infiltration Rate (inches/hour)	Remarks
2:00	0	168.00	----		Filled w/12" water
2:20	20	169.90	1.90	5.70	
2:40	20	171.50	1.60	4.80	
3:00	20	172.85	1.35	4.05	
3:20	20	174.05	1.20	3.60	
3:40	20	175.15	1.10	3.30	
4:00	20	176.20	1.05	3.20	
4:20	20	177.25	1.05	3.20	
4:40	20	178.30	1.05	3.20	

Infiltration Test Data Table

Stormwater System
Preliminary Stormwater Drainage Report

































Appendix G: NRCS Soil Survey

Hydrologic Soil Group—Clackamas County Area, Oregon



Hydrologic Soil Group—Clackamas County Area, Oregon

MAP LEGEND

- Area of Interest (AOI)**
-  Area of Interest (AOI)
- Soils**
- Soil Rating Polygons**
-  A
 -  A/D
 -  B
 -  B/D
 -  C
 -  C/D
 -  D
 -  Not rated or not available
- Soil Rating Lines**
-  A
 -  A/D
 -  B
 -  B/D
 -  C
 -  C/D
 -  D
 -  Not rated or not available
- Soil Rating Points**
-  A
 -  A/D
 -  B
 -  B/D
-  C
 -  C/D
 -  D
 -  Not rated or not available
- Water Features**
-  Streams and Canals
- Transportation**
-  Rails
 -  Interstate Highways
 -  US Routes
 -  Major Roads
 -  Local Roads
- Background**
-  Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Clackamas County Area, Oregon
 Survey Area Data: Version 15, Sep 10, 2019

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 1, 2019—Sep 12, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
71A	Quatama loam, 0 to 3 percent slopes	C	0.6	100.0%
Totals for Area of Interest			0.6	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Stormwater System
Preliminary Stormwater Drainage Report

Appendix H: Utility Plan



CHARBONNEAU
ACTIVITY CENTER
32050 SW CHARBONNEAU DRIVE, UNIT #8
WILSONVILLE, OR 97170

LAND USE REVIEW



FROELICH ENGINEERS

DATE	NOV 14 2018
TIME	10:00 AM
BY	...
DATE	NOV 14 2018

UTILITY PLAN

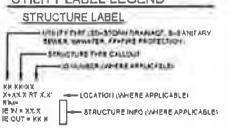
C4.0

SHEET NOTES

1. PIPE SIZING AND BACKFILL FOR ALL UTILITIES SHALL BE DONE PER DETAIL U-105.
2. STRUCTURE LOCATIONS ARE BASED ON CENTER OF STRUCTURE.
3. INSTALL TRAP BLOCK ON FIRE AND WATER LINES PER DETAIL X-3 AND X-4.
4. COORDINATE WATER SERVICE POINT OF CONNECTION TO EXISTING WITH CITY OF WILSONVILLE.
5. FIELD VERIFY LOCATION AND DEPTH OF EXISTING STORM MAIN PRIOR TO CONSTRUCTION.
6. FIELD VERIFY LOCATION AND DEPTH OF EXISTING SANITARY AT MAIN PRIOR TO CONSTRUCTION.
7. COORDINATE GAS CONNECTION WITH NATURAL GAS COMPANY.

KEY NOTES

UTILITY LABEL LEGEND

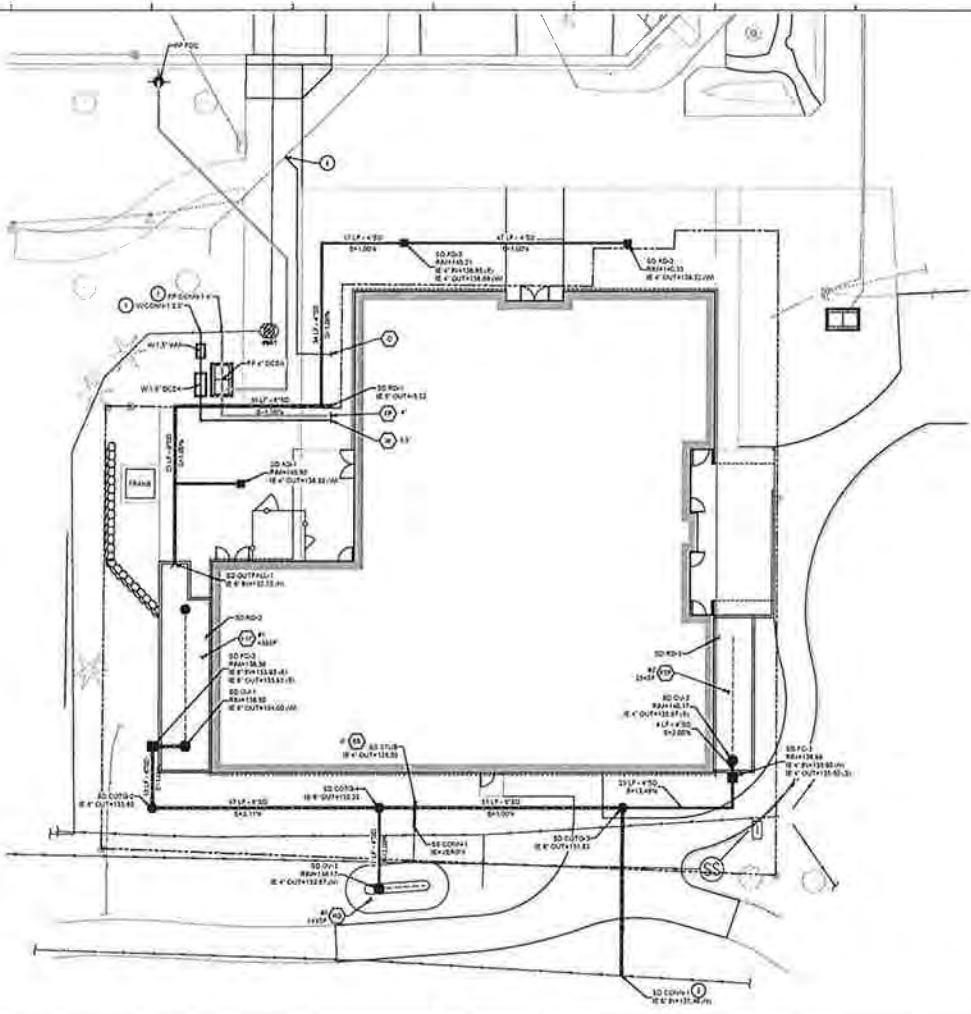


STRUCTURE TYPE



SHEET LEGEND

- 1. CONNECT TO FIRE PROTECTION SYSTEM, SIZE AS NOTED (SEE PLUMBING PLANS FOR CONNECTION).
- 2. CONNECT TO WATER LINE, SEE PLUMBING PLANS FOR CONNECTION, SIZE AS NOTED.
- 3. CONNECT TO STORM DRAIN/ROOF DRAIN, SEE PLUMBING PLANS FOR CONNECTION, SIZE AND DEPTH AS NOTED.
- 4. CONNECT TO COLD WATER SYSTEM, SEE PLUMBING PLANS FOR CONNECTION, SIZE AS NOTED.
- 5. UTILITY CROSSING, PROVIDE 12" MIN CLEARANCE UNLESS NOTED.
- 6. FLOW THROUGH PLUMBER, SIZE AS NOTED.
- 7. R/W PARALLEL, SIZE AS NOTED.





Geotechnical Investigation and Consultation Services

Proposed Charbonneau Country Club - Clubhouse Annex Project

32050 SW Charbonneau Drive

Wilsonville (Clackamas County), Oregon

for

Charbonneau Country Club

REDMOND GEOTECHNICAL SERVICES

February 28, 2020

Charbonneau Country Club
c/o Mr. Timon Manongi
BC Group, Inc.
3200 SW Charbonneau Drive
Wilsonville, Oregon 97070

Dear Mr. Manongi:

**Re: Geotechnical Investigation and Consultation Services,
Proposed Charbonneau Country Club - Clubhouse Annex Project,
32050 SW Charbonneau Drive, Wilsonville (Clackamas County), Oregon**

Submitted herewith is our report entitled "Geotechnical Investigation and Consultation Services, Proposed Charbonneau Country Club - Clubhouse Annex Project, 32050 SW Charbonneau Drive, Wilsonville (Clackamas County), Oregon". The scope of our services was outlined in our formal proposal to Mr. Timon Manongi of BC Group, Inc on October 29, 2018. Written authorization of our services was provided by Mr. Timon Manongi on January 21, 2019.

During the course of our investigation, we have kept you and/or others advised of our schedule and preliminary findings. We appreciate the opportunity to assist you with this phase of the project. Should you have any questions regarding this report, please do not hesitate to call.

Sincerely,



Daniel M. Redmond, P.E., G.E.
President/Principal Engineer



EP-12-31-20

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**GEOTECHNICAL INVESTIGATION AND CONSULTATION SERVICES
PROPOSED CHARBONNEAU COUNTRY CLUB
CLUBHOUSE ANNEX PROJECT
32050 SW CHARBONNEAU DRIVE
WILSONVILLE (CLACKAMAS COUNTY), OREGON**

INTRODUCTION

Redmond Geotechnical Services, LLC is please to submit to you the results of our Geotechnical Investigation at the site of the proposed new Charbonneau Country Club - Clubhouse Annex project located at the existing Charbonneau Country Club clubhouse property which is sited to the east of Interstate I-5 and south of SW French Prairie Road in Wilsonville (Clackamas County), Oregon. The general location of the subject site is shown on Site Vicinity Map, Figure No. 1. The purpose of our geotechnical investigation services at this time was to explore the existing subsurface soils and/or groundwater conditions across the subject site and to develop and/or provide appropriate geotechnical design and construction recommendations for the proposed new Charbonneau Country Club - Clubhouse Annex project.

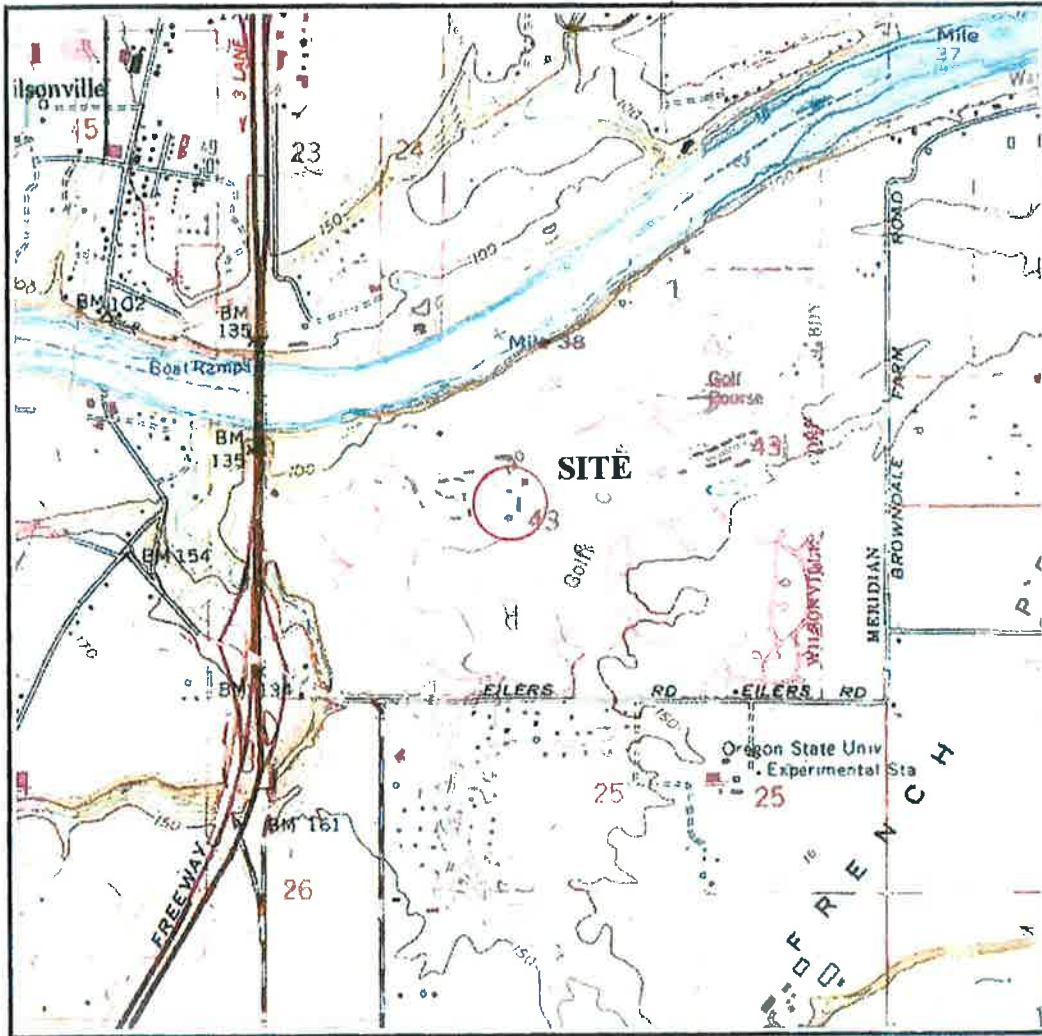
PROJECT DESCRIPTION

Based on a review of the proposed site development plan(s), we understand that present plans are to construct a new clubhouse building at the site. Reportedly, the proposed new clubhouse building will be a single- and/or two-story wood-frame structure with a ground floor foot print of approximately 13,438 square feet. We understand that the new clubhouse building will include a concrete slab-on-grade floor.

Support of the new clubhouse structure is anticipated to include both conventional shallow individual (column) footings and strip (continuous) footings. Structural loading information available at this time is expected to result in maximum dead plus live continuous (strip) and individual (column) footing loads on the order of about 2.0 to 4.0 kips per lineal foot (klf) and 25 to 50 kips, respectively.

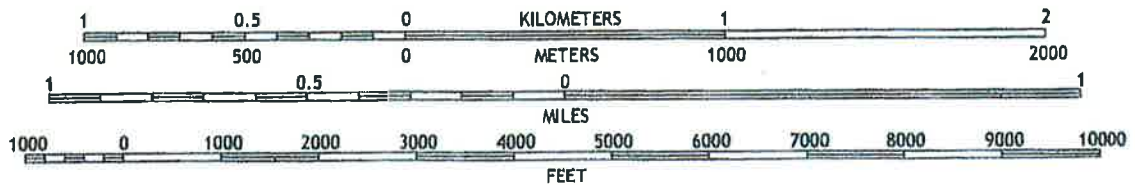
Other associated site improvements for the project will include new underground utility services, concrete curbs and sidewalks, and landscaping.

Site grading and earthwork required to bring the subject property to finish design grades is anticipated to result in relatively minor cuts and/or fills of about one (1) to two (2) feet.



**SHERWOOD QUADRANGLE
OREGON
7.5 MINUTE SERIES (TOPOGRAPHIC)**

SCALE 1:24 000



CONTOUR INTERVAL 40 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988

SITE VICINITY MAP

**CHARBONNEAU COUNTRY CLUB
CLUBHOUSE ANNEX PROJECT**

Project No. 1734.001.G

Figure No. 1

SCOPE OF WORK

The purpose of our geotechnical studies was to evaluate the overall site subsurface soil and/or groundwater conditions underlying the site with regard to the proposed new country club building construction at the site and any associated impacts or concerns with respect to the new country club development as well as provide appropriate geotechnical design and construction recommendations for the project. Specifically, our geotechnical investigation included the following scope of work items:

1. A detailed field reconnaissance and subsurface exploration program of the soil and ground water conditions underlying the site by means of two (2) exploratory test borings. The exploratory test borings were drilled to depths of between eleven and one-half (11.5) and twenty-one and one-half (21.5) feet beneath existing site grades at the approximate locations as shown on the Site Exploration Plan, Figure No. 2.
2. Laboratory testing to evaluate and identify pertinent physical and engineering properties of the subsurface soils encountered relative to the planned site development and construction at the site. The laboratory testing program included tests to help evaluate the natural (field) moisture content and dry density, maximum dry density and optimum moisture content, Atterberg Limits and gradational characteristics as well as consolidation tests.
3. A literature review and engineering evaluation and assessment of the regional seismicity to evaluate the potential ground motion hazard(s) at the subject site. The evaluation and assessment included a review of the regional earthquake history and sources such as potential seismic sources, maximum credible earthquakes, and reoccurrence intervals as well as a discussion of the possible ground response to the selected design earthquake(s), fault rupture, landsliding, liquefaction, and tsunami and seiche flooding.
4. Engineering analyses utilizing the field and laboratory data as a basis for furnishing recommendations for foundation support of the proposed new clubhouse building structure. Recommendations include maximum design allowable contact bearing pressure(s), depth of footing embedment, estimates of foundation settlement, lateral soil resistance, and foundation subgrade preparation. Additionally, construction and/or permanent subsurface water drainage considerations have also been prepared. Further, our report includes recommendations regarding site preparation, placement and compaction of structural fill materials, suitability of the on-site soils for use as structural fill, criteria for import fill materials, and preparation of foundation and/or floor slab subgrades.

SITE CONDITIONS

Site Geology

Available geologic mapping of the area and/or subject site indicates that the near surface soils consist of alluvial soil deposits comprised of silt, sand, and gravel derived from Pleistocene age catastrophic pre-glacial flooding of the Willamette River system. These alluvial deposits are generally characterized by pebble to boulder sized cobbles with silt and a coarse sand matrix. The coarse sediments are poorly sorted and moderately to well rounded and range from openwork gravel to gravel with considerable fine-grained matrix material which are underlain at depth by Columbia River Basalt deposits.

Surface Conditions

The subject existing Charbonneau Country Club clubhouse property is roughly bounded to the north by an existing paved parking lot, to the west by existing buildings and to the east and south by an existing golf course.

The subject Charbonneau Country Club clubhouse property is presently improved and contains an existing single- and/or two-story clubhouse structure. Further, the subject property is believed to contain various existing underground utility services.

Topographically, the subject site is characterized as relatively flat-lying to gently sloping terrain descending downward towards the south with overall topographic relief across the entire site estimated at about one (1) to two (2) feet and is estimated to lie at about Elevation 130 feet. Vegetation across the site generally consists of landscaping grass and shrubs as well as some trees.

Subsurface Soil Conditions

Our understanding of the subsurface soil conditions underlying the site was developed by means of two (2) exploratory test borings drilled to depths of between eleven and one-half (11.5) and twenty-one and one-half (21.5) feet beneath existing site grades on December 10, 2019 with Geoprobe equipment. The location of the exploratory test holes were located in the field by marking off distances from existing and/or known site features and are shown in relation to the existing and/or proposed new site improvements on the Site Exploration Plan, Figure No. 2. Detailed logs of the test boring explorations, presenting conditions encountered at each location explored, are presented in the Appendix, Figure No's. A-4 and A-5.

The exploratory test boring explorations performed during this study were observed by staff from Redmond Geotechnical Services, LLC who logged the test boring explorations and obtained representative samples of the subsurface soils encountered beneath the site. All subsurface soils encountered at the site and/or within the exploratory test boring explorations were logged and classified in general conformance with the Unified Soil Classification System (USCS) which is outlined on Figure No. A-3.

The test boring explorations revealed that the subject site is generally underlain at depth by native soil deposits comprised of Lacustrine and Fluvial sedimentary soil deposits of Pleistocene age. Specifically, the subsurface soils underlying the project area generally consists of a upper (surficial) layer of topsoil materials comprised of about 12 inches of dark brown, wet, soft, organic, sandy clayey silt. The surficial topsoil materials were inturn underlain by medium to olive-brown, very moist, medium stiff, sandy, clayey silt to a depth of about ten (10) feet beneath the existing site and/or surface grades. These upper sandy, clayey silt subgrade soil materials are best characterized by relatively low to moderate strength and moderate compressibility. The upper sandy, clayey silt subgrade soil materials were inturn underlain by very moist, loose to medium stiff, clayey, fine sandy silt to silty fine sand to a depth explored of about twenty-one and one-half (21.5) feet beneath the existing site and/or surface grades. These underlying clayey, fine sandy silt to silty fine sand deposits are best characterized by relatively low to moderate strength and moderate compressibility.

Groundwater

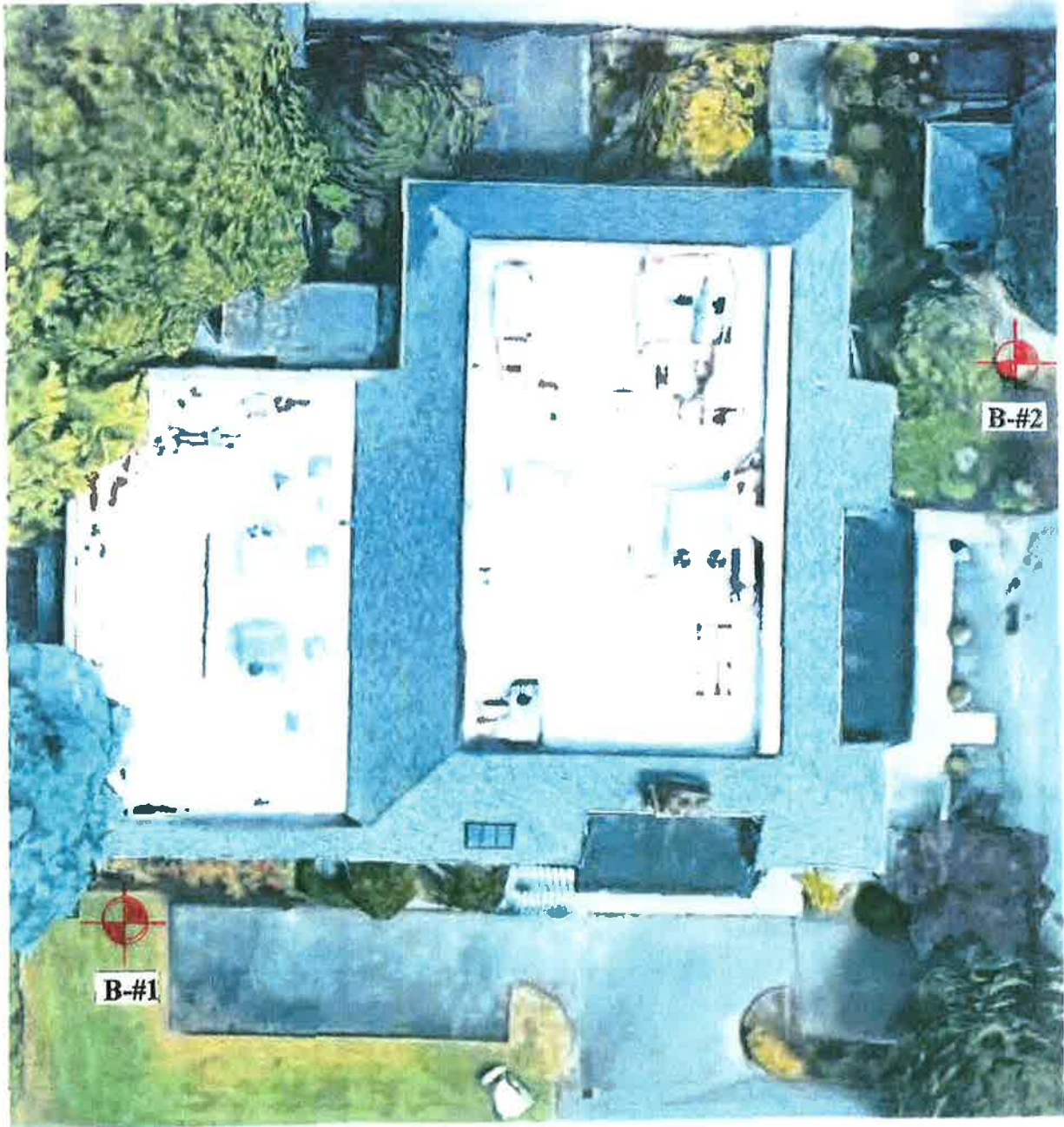
Groundwater was not encountered within either of the exploratory test hole explorations at the time of drilling to a depth of at least twenty-one and one-half (21.5) feet beneath existing site grades. Additionally, based on a review of available water wells in the area as well as a review of the Depth to Seasonal High Groundwater prepared by Clackamas County, the apparent depth to seasonal high groundwater in the area of the subject site is greater than 20 feet. However, groundwater elevations at and/or below the subject site may fluctuate seasonally in accordance with rainfall conditions and/or changes in the site utilization.

LABORATORY TESTING

Representative samples of the on-site subsurface soils were collected at selected depths and intervals from the test boring explorations and returned to our laboratory for further examination and testing and/or to aid in the classification of the subsurface soils as well as to help evaluate and identify their engineering strength and compressibility characteristics. The laboratory testing consisted of visual and textural sample inspection, moisture content and dry density determinations, Atterberg Limits and gradation analyses as well as consolidation tests. Results of the various laboratory tests are presented in the Appendix on Figure No's. A-6 through A-9.

SEISMICITY AND EARTHQUAKE SOURCES

The seismicity of the southwest Washington and northwest Oregon area, and hence the potential for ground shaking, is controlled by three separate fault mechanisms. These include the Cascadia Subduction Zone (CSZ), the mid-depth intraplate zone, and the relatively shallow crustal zone. Descriptions of these potential earthquake sources are presented below.



LEGEND

B-#2 Indicates approximate location of exploratory test boring

Approximate Scale: 1" = 25'

SITE EXPLORATION PLAN

**CHARBONNEAU COUNTRY CLUB
CLUBHOUSE ANNEX PROJECT**

Project No. 1734.001.G

Figure No. 2

The CSZ is located offshore and extends from northern California to British Columbia. Within this zone, the oceanic Juan de Fuca Plate is being subducted beneath the continental North American Plate to the east. The interface between these two plates is located at a depth of approximately 15 to 20 kilometers (km). The seismicity of the CSZ is subject to several uncertainties, including the maximum earthquake magnitude and the recurrence intervals associated with various magnitude earthquakes. Anecdotal evidence of previous CSZ earthquakes has been observed within coastal marshes along the Washington and Oregon coastlines. Sequences of interlayered peat and sands have been interpreted to be the result of large Subduction zone earthquakes occurring at intervals on the order of 300 to 500 years, with the most recent event taking place approximately 300 years ago. A study by Geomatrix (1995) and/or USGS (2008) suggests that the maximum earthquake associated with the CSZ is moment magnitude (Mw) 8 to 9. This is based on an empirical expression relating moment magnitude to the area of fault rupture derived from earthquakes that have occurred within Subduction zones in other parts of the world. An Mw 9 earthquake would involve a rupture of the entire CSZ. As discussed by Geomatrix (1995) this has not occurred in other subduction zones that have exhibited much higher levels of historical seismicity than the CSZ. However, the 2008 USGS report has assigned a probability of 0.67 for a Mw9 earthquake and a probability of 0.33 for a Mw 8.3 earthquake.. For the purpose of this study an earthquake of Mw 9.0 was assumed to occur within the CSZ.

The intraplate zone encompasses the portion of the subducting Juan de Fuca Plate located at a depth of approximately 30 to 50 km below western Washington and western Oregon. Very low levels of seismicity have been observed within the intraplate zone in western Oregon and western Washington. However, much higher levels of seismicity within this zone have been recorded in Washington and California. Several reasons for this seismic quiescence were suggested in the Geomatrix (1995) study and include changes in the direction of Subduction between Oregon, Washington, and British Columbia as well as the effects of volcanic activity along the Cascade Range. Historical activity associated with the intraplate zone includes the 1949 Olympia magnitude 7.1 and the 1965 Puget Sound magnitude 6.5 earthquakes. Based on the data presented within the Geomatrix (1995) report, an earthquake of magnitude 7.25 has been chosen to represent the seismic potential of the intraplate zone.

The third source of seismicity that can result in ground shaking within the Portland and southwest Washington area is near-surface crustal earthquakes occurring within the North American Plate. The historical seismicity of crustal earthquakes in this area is higher than the seismicity associated with the CSZ and the intraplate zone. The 1993 Scotts Mills (magnitude 5.6) and Klamath Falls (magnitude 6.0), Oregon earthquakes were crustal earthquakes.

Liquefaction

Seismic induced soil liquefaction is a phenomenon in which loose, granular soils and some silty soils, located below the water table, develop high pore water pressures and lose strength due to ground vibrations induced by earthquakes. Soil liquefaction can result in lateral flow of material into river channels, ground settlements and increased lateral and uplift pressures on underground structures.

Buildings supported on soils that have liquefied often settle and tilt and may displace laterally. Soils located above the ground water table cannot liquefy, but granular soils located above the water table may settle during the earthquake shaking.

Our review of the subsurface soil test hole logs from our exploratory field explorations (B-#1 and B-#2) and laboratory test results indicates that the site is generally underlain by an upper unit of medium stiff, sandy, clayey silt and an underlying layer of loose to medium, clayey, fine sandy silt to silty fine sand to the maximum depth explored of about 21.5 feet beneath existing site grades. Additionally, groundwater was generally encountered at the site during our field exploration work at depths of at least twenty-one and one-half (21.5) feet.

As such, due to the anticipated depth to groundwater as well as the medium stiff nature of the underlying sandy and silty soil deposits beneath the site, it is our opinion that the native soil deposits located beneath the subject site have a low potential for liquefaction during the design earthquake motions previously described. A more detailed liquefaction assessment was not part of the scope of work for this Geotechnical Investigation.

Landslides

No ancient and/or active landslides were observed or are known to be present on the subject site. Additionally, due to the relatively flat-lying to gently sloping nature of the subject site, the risk of seismic induced slope instability at the site resulting in landslides and/or lateral earth movements do not appear to present a potential geologic hazard.

Surface Rupture

Although the site is generally located within a region of the country known for seismic activity, no known faults exist on and/or immediately adjacent to the subject site. The closest known fault is the Portland Hills Fault which is located approximately 5 miles to the east/northeast of the subject site. As such, the risk of surface rupture due to faulting is considered negligible.

Tsunami and Seiche

A tsunami, or seismic sea wave, is produced when a major fault under the ocean floor moves vertically and shifts the water column above it. A seiche is a periodic oscillation of a body of water resulting in changing water levels, sometimes caused by an earthquake. Tsunami and seiche are not considered a potential hazard at this site because the site is not near to the coast and/or there are no adjacent significant bodies of water.

Flooding and Erosion

Stream flooding is a potential hazard that should be considered in lowland areas of Clackamas County and the City of Wilsonville. The FEMA (Federal Emergency Management Agency) flood maps should be reviewed as part of the design for the proposed new building addition structures and associated site improvements. Elevations of structures on the site should be designed based upon consultants reports, FEMA (Federal Emergency Management Agency), and Clackamas County requirements for the 100-year flood levels of any nearby creeks and/or streams such as the Willamette River.

CONCLUSIONS AND RECOMMENDATIONS

General

Based on the results of our field explorations, laboratory testing, and engineering analyses, it is our opinion that the site is suitable for the proposed new Charbonneau Country Club clubhouse building and its associated site improvements described herein provided that the recommendations contained within this report are properly incorporated into the design and construction of the project.

The primary features of concern at the site are 1) the moisture sensitivity of the near surface sandy, clayey silt subgrade soils and 2) the presence of the existing building foundations and site improvements the site.

With regard to the moisture sensitivity of the near surface sandy, clayey silt subgrade soils, we are generally of the opinion that all site grading and earthwork operations be scheduled for the drier summer months which is typically June through September. In regards to the presence of the existing building foundations and site improvements across the site, we recommend that any old building foundations and/or basements as well as utility services located within the proposed new clubhouse building footprint(s) be removed in their entirety down to an approved native subgrade soil. Additionally, we anticipate that the site may contain some existing undocumented fill materials. As such, we are of the opinion that all existing fill materials present and/or encountered at the site should be considered non-structural and, as such, should be removed in their entirety. Further, all abandoned drywells and/or septic tanks as well as prior underground heating oil tanks and/or UST tank cavity's encountered at the site should be filled with a controlled density fill (CDF) and/or structural fill materials as recommended by the Geotechnical Engineer. In this regard, we recommend that close monitoring of all site grading and earthwork operations be performed by the Geotechnical Engineer.

The following sections of this report provide specific recommendations regarding subgrade preparation and grading as well as foundation and floor slab design and construction for the new Charbonneau Country Club Clubhouse Annex project.

Site Preparation

As an initial step in site preparation, we recommend that the proposed new clubhouse building area and any associated structural and/or site improvement area(s) be stripped and cleared of all existing site improvements, any existing fill materials, surface debris, existing vegetation, topsoil materials, and/or any other deleterious materials present at the time of construction. In general, we envision that the site stripping to remove existing vegetation and pavement materials will generally be about 8 to 12 inches. However, localized areas requiring deeper removals, such as any existing fill materials, existing and/or old foundation remnants and/or large tree root systems, will be encountered and should be evaluated at the time of construction by the Geotechnical Engineer. The stripped and cleared materials should be properly disposed of as they are generally considered unsuitable for use/reuse as fill materials.

Following the completion of the site stripping and clearing work and prior to the placement of any required structural fill materials and/or structural improvements, the exposed subgrade soils within the planned structural improvement area(s) should be inspected and approved by the Geotechnical Engineer and possibly proof-rolled with a half and/or fully loaded dump truck. Areas found to be soft or otherwise unsuitable should be over-excavated and removed or scarified and recompacted as structural fill. During wet and/or inclement weather conditions, proof rolling and/or scarification and recompaction as noted above may not be appropriate.

The on-site native silty subgrade soil materials are generally considered suitable for use/reuse as structural fill materials provided that they are free of organic materials, debris, and rock fragments in excess of about 6 inches in dimension. However, if site grading is performed during wet or inclement weather conditions, the use of some of the on-site native soil materials which contain significant silt and clay sized particles will be difficult at best. In this regard, during wet or inclement weather conditions, we recommend that an import structural fill material be utilized which should consist of a free-draining (clean) granular fill (sand & gravel) containing no more than about 5 percent fines. Representative samples of the materials which are to be used as structural fill materials should be submitted to the Geotechnical Engineer and/or laboratory for approval and determination of the maximum dry density and optimum moisture content for compaction.

In general, all site earthwork and grading activities should be scheduled for the drier summer months (June through September) if possible. However, if wet weather site preparation and grading is required, it is generally recommended that the stripping of topsoil materials be accomplished with a tracked excavator utilizing a large smooth-toothed bucket working from areas yet to be excavated. Additionally, the loading of strippings into trucks and/or protection of moisture sensitive subgrade soils will also be required during wet weather grading and construction. In this regard, we recommend that areas in which construction equipment will be traveling be protected by covering the exposed subgrade soils with a woven geotextile fabric such as Mirafi FW404 followed by at least 12 inches or more of crushed aggregate base rock. Further, the geotextile fabric should have a minimum Mullen burst strength of at least 250 pounds per square inch for puncture resistance and an apparent opening size (AOS) between the U.S. Standard No. 70 and No. 100 sieves.

All structural fill materials placed within the new building addition and/or pavement areas should be moistened or dried as necessary to near (within 3 percent) optimum moisture conditions and compacted by mechanical means to a minimum of 92 percent of the maximum dry density as determined by the ASTM D-1557 (AASHTO T-180) test procedures. Structural fill materials should be placed in lifts (layers) such that when compacted do not exceed about 8 inches. Additionally, all fill materials placed within three (3) lineal feet of the perimeter (limits) of the proposed clubhouse structure should be considered as structural fill. All aspects of the site grading and earthwork operations should be monitored and approved by a representative of Redmond Geotechnical Services, LLC.

Foundation Support

Based on the results of our investigation, it is our opinion that the site of the proposed new Charbonneau Country Club clubhouse is suitable for support of the single- and/or two-story wood-frame structure provided that the following foundation design recommendations are followed. The following section(s) of this report present specific foundation design and construction recommendations for the planned new Charbonneau Country Club clubhouse structure.

Shallow Foundations

In general, conventional shallow continuous (strip) footings and individual (spread) column footings may be supported by approved native (untreated) sandy, clayey silt subgrade soil materials and/or structural fill soils based on an allowable contact bearing pressure of about 2,000 pounds per square foot (psf). However, where higher allowable contact bearing pressures are desired and/or required, an allowable contact bearing pressure of up to 2,500 psf may be used for design where foundations are supported by a minimum of at least 12 inches of properly compacted (structural fill) crushed aggregate base rock (granular) fill material placed directly above and/or by the existing and approved native medium stiff, sandy, clayey silt subgrade soil materials. These recommended allowable contact bearing pressures are intended for dead loads and sustained live loads and may be increased by fifty percent (50%) for the total of all loads including short-term wind or seismic loads. In general, continuous strip footings should have a minimum width of at least 16 inches and be embedded at least 18 inches below the lowest adjacent finish grade (includes frost protection). Individual column footings (where required) should be embedded at least 18 inches below grade and have a minimum width of at least 24 inches.

Total and differential settlements of foundations constructed as recommended above and supported by approved native subgrade soils or by properly compacted structural fill materials are expected to be well within the tolerable limits for this type of single- and/or two-story wood-frame structure and should generally be less than about 1-inch and 1/2-inch, respectively.

Allowable lateral frictional resistance between the base of the footing element and the supporting subgrade bearing soil can be expressed as the applied vertical load multiplied by a coefficient of friction of 0.35 and 0.50 for native silty subgrade soils and/or import gravel fill materials, respectively.

In addition, lateral loads may be resisted by passive earth pressures on footings poured "neat" against in-situ (native) subgrade soils or properly backfilled with structural fill materials based on an equivalent fluid density of 250 pounds per cubic foot (pcf). This recommended value includes a factor of safety of approximately 1.5 which is appropriate due to the amount of movement required to develop full passive resistance.

Floor Slab Support

In order to provide uniform subgrade reaction beneath concrete slab-on-grade floors, we recommend that the floor slab area be underlain by a minimum of 6 inches of free-draining (less than 5 percent passing the No. 200 sieve), well-graded, crushed rock. The crushed rock should help provide a capillary break to prevent migration of moisture through the slab. Additional moisture protection, where needed, can be provided by using a 10-mil polyolefin geo-membrane sheeting such as StegoWrap.

The base course materials should be compacted to at least 95 percent of the maximum dry density as determined by the ASTM D-1557 (AASHTO T-180) test procedures. Where floor slab subgrade materials are undisturbed, firm and stable and where the underslab aggregate base rock section has been prepared and compacted as recommended above, we recommend that a modulus of subgrade reaction of 200 pounds per square inch per inch be used for design.

Retaining/Below Grade Walls

Retaining and/or below grade walls should be designed to resist lateral earth pressures imposed by native soils or granular backfill materials as well as any adjacent surcharge loads. For walls which are unrestrained at the top and free to rotate about their base, we recommend that active earth pressures be computed on the basis of the following equivalent fluid densities:

Non-Restrained Retaining Wall Pressure Design Recommendations

Slope Backfill (Horizontal/Vertical)	Equivalent Fluid Density/Silt (pcf)	Equivalent Fluid Density/Gravel (pcf)
Level	35	30
3H:1V	60	50
2H:1V	90	80

For walls which are fully restrained at the top and prevented from rotation about their base, we recommend that at-rest earth pressures be computed on the basis of the following equivalent fluid densities:

Restrained Retaining Wall Pressure Design Recommendations

Slope Backfill (Horizontal/Vertical)	Equivalent Fluid Density/Silt (pcf)	Equivalent Fluid Density/Gravel (pcf)
Level	45	35
3H:1V	65	60
2H:1V	95	90

The above recommended values assume that the walls will be adequately drained to prevent the buildup of hydrostatic pressures. Where wall drainage will not be present and/or if adjacent surcharge loading is present, the above recommended values will be significantly higher.

Backfill materials behind walls should be compacted to 90 percent of the maximum dry density as determined by the ASTM D-1557 (AASHTO T-180) test procedures. Special care should be taken to avoid over-compaction near the walls which could result in higher lateral earth pressures than those indicated herein. In areas within three (3) to five (5) feet behind walls, we recommend the use of hand-operated compaction equipment.

Excavation/Slopes

Temporary excavations of up to about four (4) feet in depth may be constructed with near vertical inclinations. Temporary excavations greater than about four (4) feet but less than eight (8) feet should be excavated with inclinations of at least 1 to 1 (horizontal to vertical) or properly braced/shored. Where excavations are planned to exceed about eight (8) feet, this office should be consulted. All shoring systems and/or temporary excavation bracing for the project should be the responsibility of the excavation contractor.

Depending on the time of year in which trench excavations occur, trench dewatering may be required in order to maintain dry working conditions if the invert elevations of the proposed utilities are located at and/or below the groundwater level. If groundwater is encountered during utility excavation work, we recommend placing trench stabilization materials along the base of the excavation. Trench stabilization materials should consist of 1-foot of well-graded gravel, crushed gravel, or crushed rock with a maximum particle size of 4 inches and less than 5 percent fines passing the No. 200 sieve. The material should be free of organic matter and other deleterious material and placed in a single lift and compacted until well keyed.

Surface Drainage/Groundwater

We recommend that positive measures be taken to properly finish grade the site so that drainage waters from the building and landscaping areas as well as adjacent properties or buildings are directed away from the new clubhouse structure foundations and/or floor slabs. All roof drainage should be directed into conduits that carry runoff water away from the new clubhouse building to a suitable outfall. Roof downspouts should not be connected to foundation drains. A minimum ground slope of about 2 percent is generally recommended in unpaved areas around the building.

Groundwater was not encountered at the site within either of the exploratory test borings (B-#1 and B-#2) at the time of drilling to a depth of at least twenty-one and one-half (21.5) feet beneath existing site grades. However, groundwater elevations in the area may fluctuate seasonally and may temporarily pond/perch near the ground surface during periods of prolonged and/or heavy rainfall. As such, based on our current understanding of the project, we are generally of the opinion that the reported static groundwater levels in the area of the subject site represent the seasonal high groundwater elevation(s) at and/or near to the subject site. In this regard, based on our current understand of the site grading required to bring the subject site to finish design grades, we are of the opinion that an underslab drainage system is not required for the proposed new clubhouse structure. However, due to the presence of sandy, clayey silt subgrade soils within the foundation bearing level of the proposed new clubhouse building, we are generally of the opinion that a perimeter footing/foundation drainage system should be used around the perimeter of the proposed clubhouse structure. Additionally, a foundation drain is recommended for any below grade footing and/or retaining walls. A typical recommended perimeter footing and/or retaining wall drain detail is shown on Figure No. 3.

Seismic Design Considerations

Structures at the site should be designed to resist earthquake loading in accordance with the methodology described in the 2014 and/or latest edition of the State of Oregon Structural Specialty Code (OSSC) and/or Amendments to the 2018 International Building Code (IBC). The maximum considered earthquake ground motion for short period and 1.0 period spectral response may be determined from the Oregon Structural Specialty Code and/or Figures 1613 (1) and 1613 (2) of the 2009 National Earthquake Hazard Reduction Program (NEHRP) “Recommended Provisions for Seismic Regulations for New Buildings and Other Structures” published by the Building Seismic Safety Council. We recommend Site Class “D” be used for design per Section 1613.2.

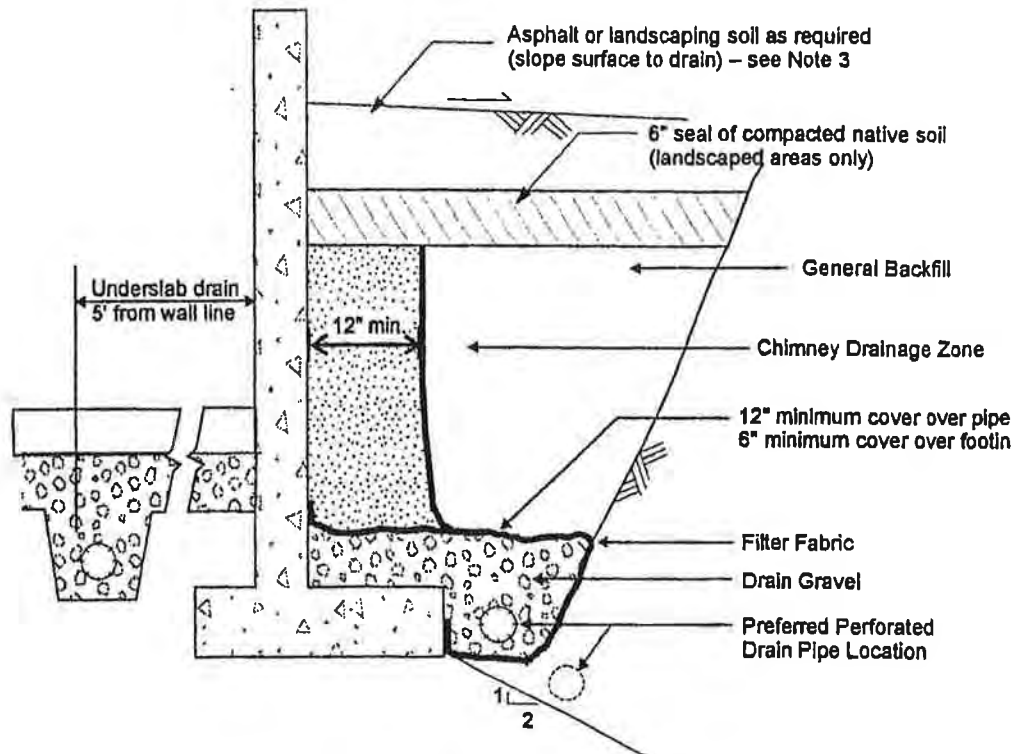
Using this information, the structural engineer can select the appropriate site coefficient values (Fa and Fv) from Section 1613.2 of the 2018 IBC to determine the maximum considered earthquake spectral response acceleration for the project. However, we have assumed the following response spectrum for the project:

Table 1. IBC Seismic Design Parameters

Site Class	Ss	S1	Fa	Fv	Sms	Sm1	Sds	Sd1
D	0.920	0.408	1.132	1.592	1.041	0.649	0.694	0.433

Notes: 1. Ss and S1 were established based on the USGS 2015 mapped maximum considered earthquake spectral acceleration maps for 2% probability of exceedence in 50 years.

2. Fa and Fv were established based on IBC 2018 Section 1613.2 using the selected Ss and S1 values.



SCHEMATIC - NOT TO SCALE

NOTES:

1. Filter Fabric to be non-woven geotextile (Amoco 4545, Mirafi 140N, or equivalent)
2. Lay perforated drain pipe on minimum 0.5% gradient, widening excavation as required. Maintain pipe above 2:1 slope, as shown.
3. All-granular backfill is recommended for support of slabs, pavements, etc. (see text for structural fill).
4. Drain gravel to be clean, washed ¾" to 1½" gravel.
5. General backfill to be on-site gravels, or ¾"-0 or 1½"-0 crushed rock compacted to 92% Modified Proctor (AASHTO T-180).
6. Chimney drainage zone to be 12" wide (minimum) zone of clean washed, medium to coarse sand or drain gravel if protected with filter fabric. Alternatively, prefabricated drainage structures (Miradrain 6000 or similar) may be used.

PERIMETER FOOTING/RETAINING WALL DRAIN DETAIL

**CHARBONNEAU COUNTRY CLUB
CLUBHOUSE ANNEX PROJECT**

Project No. 1734.001.G

Figure No. 3

CONSTRUCTION MONITORING AND TESTING

We recommend that **Redmond Geotechnical Services, LLC** be retained to provide construction monitoring and testing services during all earthwork operations for the proposed new Charbonneau Country Club clubhouse annex project. The purpose of our monitoring services would be to confirm that the site conditions reported herein are as anticipated, provide field recommendations as required based on the actual conditions encountered, document the activities of the grading contractor and assess his/her compliance with the project specifications and recommendations. It is important that our representative meet with the contractor prior to grading to help establish a plan that will minimize costly over-excavation and site preparation work. Of primary importance will be observations made during site preparation, structural fill placement, footing excavations and construction as well as any retaining wall backfill.

CLOSURE AND LIMITATIONS

This report is intended for the exclusive use of the addressee and/or their representative(s) to use to design and construct the proposed new clubhouse structure and the associated site improvements described herein as well as to prepare any related construction documents. The conclusions and recommendations contained in this report are based on site conditions as they presently exist and assume that the explorations are representative of the subsurface conditions between the explorations and/or across the study area. The data, analyses, and recommendations herein may not be appropriate for other structures and/or purposes. We recommend that parties contemplating other structures and/or purposes contact our office. In the absence of our written approval, we make no representation and assume no responsibility to other parties regarding this report. Additionally, the above recommendations are contingent on Redmond Geotechnical Services, LLC being retained to provide all site inspections and construction monitoring services for this project. Redmond Geotechnical Services, LLC will not assume any responsibility and/or liability for any engineering judgment, inspection and/or testing services performed by others.

It is the owners/developers responsibility for insuring that the project designers and/or contractors involved with this project implement our recommendations into the final design plans, specifications and/or construction activities for the project. Further, in order to avoid delays during construction, we recommend that the final design plans and specifications for the project be reviewed by our office to evaluate as to whether our recommendations have been properly interpreted and incorporated into the project. If during any future site grading and construction, subsurface conditions different from those encountered in the explorations are observed or appear to be present beneath excavations, we should be advised immediately so that we may review these conditions and evaluate whether modifications of the design criteria are required. We also should be advised if significant modifications of the proposed site development are anticipated so that we may review our conclusions and recommendations.

LEVEL OF CARE

The services performed by the Geotechnical Engineer for this project have been conducted with that level of care and skill ordinarily exercised by members of the profession currently practicing in the area under similar budget and time restraints. No warranty or other conditions, either expressed or implied, is made.

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Appendix A

Boring Logs and Laboratory Data

APPENDIX

FIELD EXPLORATIONS AND LABORATORY TESTING

FIELD EXPLORATION

Subsurface conditions at the site were explored by drilling two (2) exploratory test borings on December 10, 2019. The approximate location of the test hole explorations are shown in relation to the proposed and/or existing site improvements on the Site Exploration Plan, Figure No. 2.

The test borings were drilled using geoprobe equipment in general conformance with ASTM Methods in Vol. 4.08, D-1586-94 and D-1587-83. The test borings were drilled to a depth of between eleven and one-half (11.5) and twenty-one and one-half (21.5) feet beneath existing site grades. Detailed logs of the test borings are presented on the Boring Log, Figure No's. A-4 and A-5. The soils were classified in accordance with the Unified Soil Classification System (USCS), which is outlined on Figure No. A-3.

The exploration program was coordinated by a field engineer who monitored the drilling and exploration activity, obtained representative samples of the subsurface soils encountered, classified the soils by visual and textural examination, and maintained a continuous log of the subsurface conditions. Disturbed and/or undisturbed samples of the subsurface soils were obtained at appropriate depths and/or intervals and placed in plastic bags and/or with a thin walled ring sample.

Groundwater was not encountered within either of the exploratory test borings at the time of drilling at a depth of at least twenty-one and one-half (21.5) feet beneath existing site grades.

LABORATORY TESTING

Pertinent physical and engineering characteristics of the soils encountered during our subsurface investigation were evaluated by a laboratory testing program to be used as a basis for selection of soil design parameters and for correlation purposes. Selected tests were conducted on representative soil samples. The program consisted of tests to evaluate the existing (in-situ) moisture-density, maximum density and optimum moisture content, Atterberg Limits and gradational characteristics as well as consolidation tests.

Dry Density and Moisture Content Determinations

Density and moisture content determinations were performed on both disturbed and relatively undisturbed samples from the test hole exploration in general conformance with ASTM Vol. 4.08 Part D-216. The results of these tests were used to calculate existing overburden pressures and to correlate strength and compressibility characteristics of the soils. Test results are shown on the boring log at the appropriate sample depths.

Maximum Dry Density

One (1) Maximum Dry Density and Optimum Moisture Content test was performed on a representative sample of the on-site sandy, clayey silt subgrade soils in accordance with ASTM Vol. 4.08 Part D-1557. The test was conducted to help establish various engineering properties for use as structural fill materials at the site. The test results are shown on Figure No. A-6.

Atterberg Limits

One (1) Liquid Limit (LL) and Plastic Limit (PL) test was performed on a representative sample of the sandy, clayey silt subgrade soils in accordance with ASTM Vol. 4.08 Part D-4318-85. These tests were conducted to facilitate classification of the soils and for correlation purposes. The test results appear on Figure No. A-7.

Gradation Analysis

Gradation analyses were performed on representative samples of the underlying clayey, fine sandy silt to silty fine sand subgrade soils in accordance with ASTM Vol. 4.08 Part D-422. The test results were used to help classify the soil in accordance with the Unified Soil Classification System (USCS). The test results are shown graphically on Figure No. A-8.

Consolidation Test

One (1) Consolidation test was performed on a representative sample of the sandy, clayey silt subgrade soil to assess the compressibility characteristics of the underlying subgrade soils in accordance with ASTM Vol. 4.08 Part D-2435-80.

Conventional loading increments of 100, 200, 400, ... 12,800 psf were applied after the 100 percent time of primary consolidation was identified for each loading increment. The samples were unloaded and allowed to rebound after the completion of the loading sequence. Deflection versus time readings were recorded for all load increments from 100 through 12,800 psf. The deflection corresponding to 100 percent primary consolidation was plotted on the consolidation strain versus consolidation pressure curve, which is presented on Figure No. A-9.

The following figures are attached and complete the Appendix:

Figure No. A-3

Figure No's. A-4 and A-5

Figure No. A-6

Figure No. A-7

Figure No. A-8

Figure No. A-9

Key To Exploratory Boring Logs

Boring Logs

Maximum Dry Density Test Results

Atterberg Limits Test Results

Gradation Test Results

Consolidation Test Results

PRIMARY DIVISIONS			GROUP SYMBOL	SECONDARY DIVISIONS
COARSE GRAINED SOILS MORE THAN HALF OF MATERIAL IS LARGER THAN NO. 200 SIEVE SIZE	GRAVELS MORE THAN HALF OF COARSE FRACTION IS LARGER THAN NO. 4 SIEVE	CLEAN GRAVELS (LESS THAN 5% FINES)	GW	Well graded gravels, gravel-sand mixtures, little or no fines.
		GRAVEL WITH FINES	GP	Poorly graded gravels or gravel-sand mixtures, little or no fines.
			GM	Silty gravels, gravel-sand-silt mixtures, non-plastic fines.
		SANDS MORE THAN HALF OF COARSE FRACTION IS SMALLER THAN NO. 4 SIEVE	CLEAN SANDS (LESS THAN 5% FINES)	GC
	SANDS WITH FINES		SW	Well graded sands, gravelly sands, little or no fines.
			SP	Poorly graded sands or gravelly sands, little or no fines.
			SM	Silty sands, sand-silt mixtures, non-plastic fines.
	FINE GRAINED SOILS MORE THAN HALF OF MATERIAL IS SMALLER THAN NO. 200 SIEVE SIZE	SILTS AND CLAYS LIQUID LIMIT IS LESS THAN 50%		SC
ML				Inorganic silts and very fine sands, rock flour, silty or clayey fine sands or clayey silts with slight plasticity.
CL				Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays.
SILTS AND CLAYS LIQUID LIMIT IS GREATER THAN 50%		OL	Organic silts and organic silty clays of low plasticity.	
		MH	Inorganic silts, micaceous or diatomaceous fine sandy or silty soils, elastic silts.	
		CH	Inorganic clays of high plasticity, fat clays.	
HIGHLY ORGANIC SOILS			OH	Organic clays of medium to high plasticity, organic silts.
			Pt	Peat and other highly organic soils.

DEFINITION OF TERMS

U.S. STANDARD SERIES SIEVE			CLEAR SQUARE SIEVE OPENINGS			COBBLES	BOULDERS
200	40	10	4	3/4"	3"		
SILTS AND CLAYS	SAND			GRAVEL			
	FINE	MEDIUM	COARSE	FINE	COARSE		

GRAIN SIZES

SANDS, GRAVELS AND NON-PLASTIC SILTS	BLOWS/FOOT [†]
VERY LOOSE	0 - 4
LOOSE	4 - 10
MEDIUM DENSE	10 - 30
DENSE	30 - 50
VERY DENSE	OVER 50

CLAYS AND PLASTIC SILTS	STRENGTH [‡]	BLOWS/FOOT [†]
VERY SOFT	0 - 1/4	0 - 2
SOFT	1/4 - 1/2	2 - 4
FIRM	1/2 - 1	4 - 8
STIFF	1 - 2	8 - 16
VERY STIFF	2 - 4	16 - 32
HARD	OVER 4	OVER 32

RELATIVE DENSITY

CONSISTENCY

[†] Number of blows of 140 pound hammer falling 30 inches to drive a 2 inch O.D. (1-3/8 inch I.D.) split spoon (ASTM D-1586).

[‡] Unconfined compressive strength in tons/sq. ft. as determined by laboratory testing or approximated by the standard penetration test (ASTM D-1586), pocket penetrometer, torvane, or visual observation.



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KEY TO EXPLORATORY BORING LOGS Unified Soil Classification System (ASTM D-2487)

CHARBONNEAU COUNTRY CLUB CLUBHOUSE
Wilsonville, Oregon

PROJECT NO.	DATE	Figure A-3
1734.001.G	2/28/20	

DRILLING COMPANY: Western States

RIG: Geoprobe

DATE: 12/10/19

BORING DIAMETER: 3.0"

DRIVE WEIGHT: 140#

DROP: 30"

ELEVATION: 130' ±

DEPTH (FEET)	BAG SAMPLE	DRIVE SAMPLE BLOWS/FOOT	DRY DENSITY (pcf)	MOISTURE CONTENT (%)	SOIL CLASS. (U.S.C.S.)	SOIL DESCRIPTION BORING NO. B-#1
0					ML	Dark brown, wet, soft, organic, sandy, clayey SILT (Topsoil)
3	X	8		22.6	ML	Medium to olive-brown, very moist, medium stiff, sandy, clayey SILT
5						Becomes sandier with depth
6	X	7		21.4		
10	X	8		19.5	ML / SM	Medium to olive-brown, very moist, loose to medium stiff, clayey, fine sandy SILT to silty fine SAND
15	X	6		21.8		
20	X	7		23.0		
						Total Depth = 21.5 feet No groundwater encountered at time of exploration
25						
30						

BORING LOG

PROJECT NO. 1734.001.G

CHARBONNEAU COUNTRY CLUB

FIGURE NO. A-4

DRILLING COMPANY: Western States

RIG: Geoprobe

DATE: 12/10/19

BORING DIAMETER: 3.0"

DRIVE WEIGHT: 140#

DROP: 30"

ELEVATION: 130'±

DEPTH (FEET)	BAG SAMPLE	DRIVE SAMPLE BLOWS/FOOT	DRY DENSITY (pcf)	MOISTURE CONTENT (%)	SOIL CLASS. (U.S.C.S.)	SOIL DESCRIPTION BORING NO. B-#2
0					ML	Dark brown, wet, soft, organic, sandy, clayey SILT (Topsoil)
3	X	7		22.7	ML	Medium to olive-brown, very moist, medium stiff, sandy, clayey SILT
5						Becomes sandier with depth
6	X	8		21.9		
11	X	7		20.4	ML/SM	Medium to olive-brown, very moist, loose to medium stiff, clayey, fine sandy SILT to silty fine SAND
11.5						Total Depth = 11.5 feet No groundwater encountered at time of exploration

BORING LOG

PROJECT NO. 1734.001.G

CHARBONNEAU COUNTRY CLUB

FIGURE NO. A-5

MAXIMUM DENSITY TEST RESULTS

SAMPLE LOCATION	SOIL DESCRIPTION	MAXIMUM DRY DENSITY (pcf)	OPTIMUM MOISTURE CONTENT (%)
B-#1 @ 3.5'	Medium to olive-brown, sandy, clayey SILT (ML)	110.0	18.0

EXPANSION INDEX TEST RESULTS

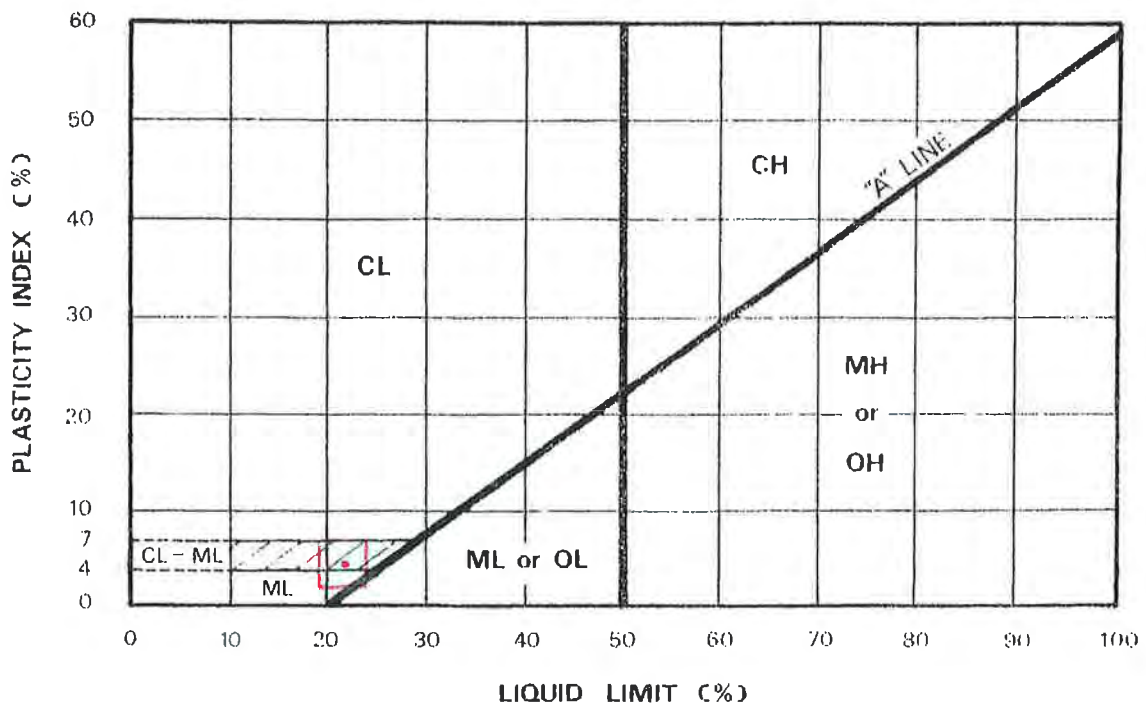
SAMPLE LOCATION	INITIAL MOISTURE (%)	COMPACTED DRY DENSITY (pcf)	FINAL MOISTURE (%)	VOLUMETRIC SWELL (%)	EXPANSION INDEX	EXPANSIVE CLASS.

MAXIMUM DENSITY & EXPANSION INDEX TEST RESULTS

PROJECT NO.: 1734.001.G

CHARBONNEAU COUNTRY CLUB

FIGURE NO.: A-6



KEY SYMBOL	BORING NO.	SAMPLE DEPTH (feet)	NATURAL WATER CONTENT %	LIQUID LIMIT %	PLASTICITY INDEX %	PASSING NO. 200 SIEVE %	LIQUIDITY INDEX	UNIFIED SOIL CLASSIFICATION SYMBOL
□ •	B-#1	3.5	22.6	22.1	4.3	80.1		ML

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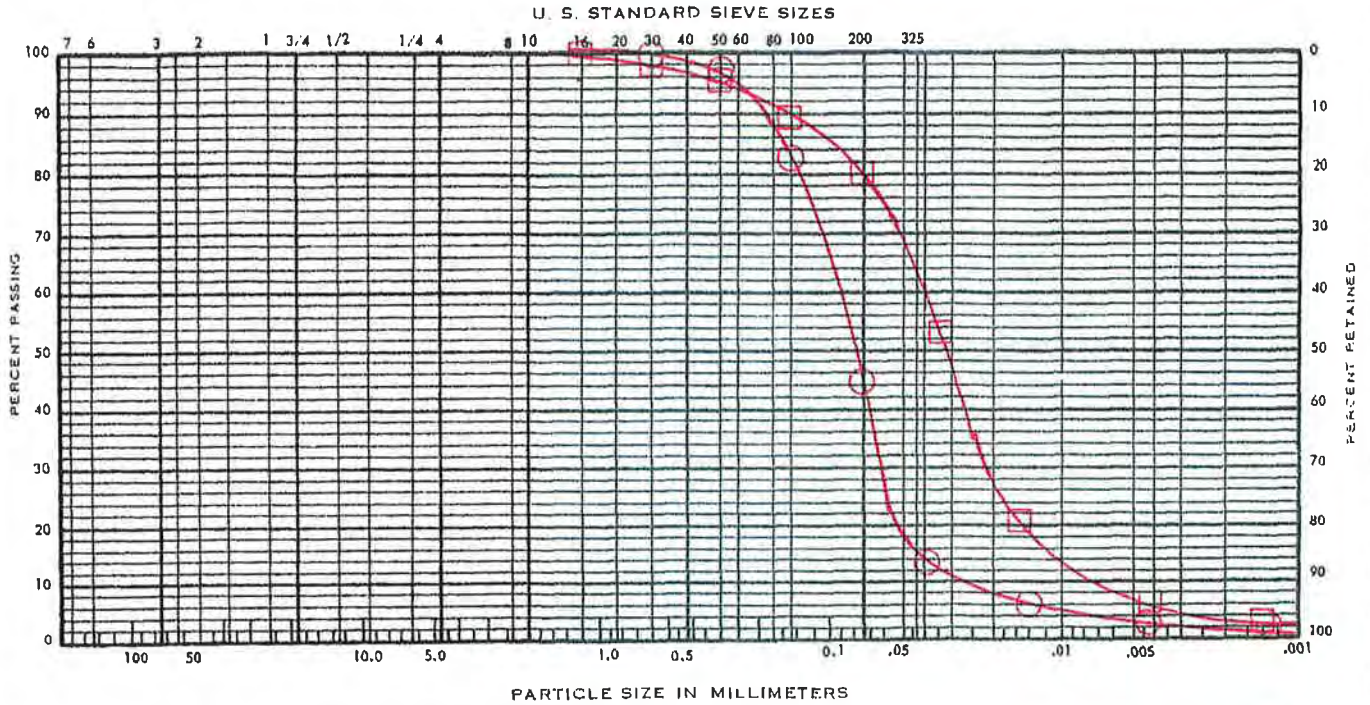
PLASTICITY CHART AND DATA

CHARBONNEAU COUNTRY CLUB CLUBHOUSE
Wilsonville, Oregon

PROJECT NO.	DATE	Figure A-7
1734.001.G	2/28/20	

UNIFIED SOIL CLASSIFICATION SYSTEM

(ASTM D 422-72)



COBBLES	GRAVEL		SAND			SILT AND CLAY
	COARSE	FINE	COARSE	MEDIUM	FINE	

KEY SYMBOL	BORING NO.	SAMPLE DEPTH (feet)	ELEV. (feet)	UNIFIED SOIL CLASSIFICATION SYMBOL	SAMPLE DESCRIPTION
□	B-#1	3.5		ML	Medium to olive-brown, sandy, clayey SILT
○	B-#1	16.0		ML/SM	Medium to olive-brown, clayey, fine sandy SILT to silty fine SAND



GRADATION TEST DATA

CHARBONNEAU COUNTRY CLUB CLUBHOUSE
Wilsonville, Oregon

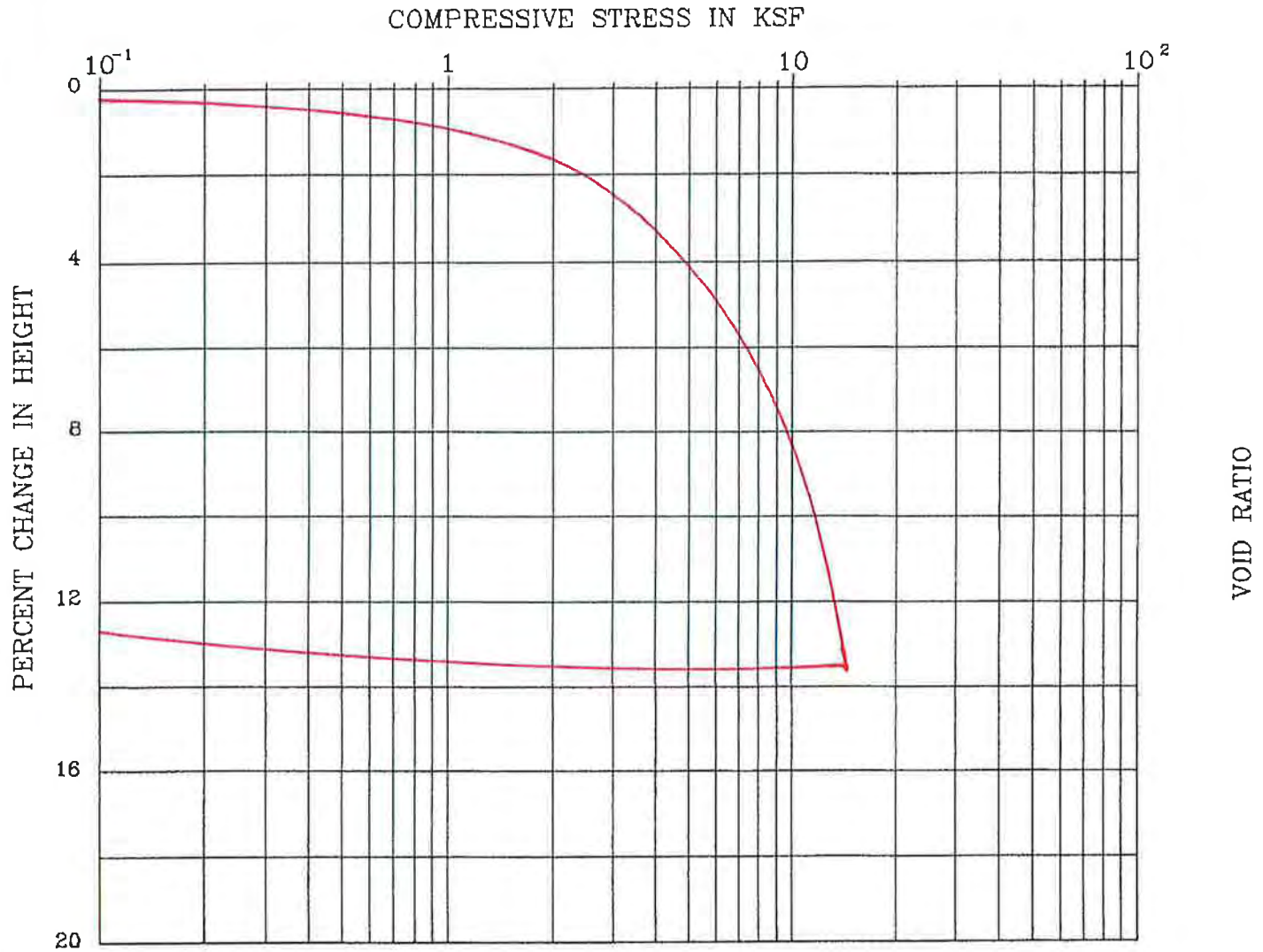
PROJECT NO.

DATE

FIGURE A-8

1734.001.G

2/28/20



BORING : B-#1 DESCRIPTION : sandy, clayey SILT (ML)
 DEPTH (ft) : 3.5 LIQUID LIMIT : 22.1
 SPEC. GRAVITY : 2.5 (assumed) PLASTIC LIMIT : 17.8

	<u>MOISTURE CONTENT (%)</u>	<u>DRY DENSITY (pcf)</u>	<u>PERCENT SATURATION</u>	<u>VOID RATIO</u>
INITIAL	22.6	89.4	86.6	
FINAL	13.3	105.6	95.7	



CONSOLIDATION TEST DATA

CHARBONNEAU COUNTRY CLUB CLUBHOUSE
 Wilsonville, Oregon

PROJECT NO.	DATE	Figure A-9
1734.001.G	2/28/20	



Exterior Lighting Compliance Certificate

Project Information

Energy Code: 90.1 (2016) Standard
 Project Title: Charbonneau Activity Center
 Project Type: New Construction
 Exterior Lighting Zone: 2 (Residential mixed use area)

Construction Site:
 32050 SW Charbonneau Drive, Unit #8
 Willsonville, OR 97070

Owner/Agent:

Designer/Contractor:

Allowed Exterior Lighting Power

A Area/Surface Category	B Quantity	C Allowed Watts / Unit	D Tradable Wattage	E Allowed Watts (B X C)
Entry canopy	279 ft2	0.25	Yes	70
Walkway < 10 feet wide	125 ft of	0.5	Yes	62
Walkway >= 10 feet wide	1962 ft2	0.1	Yes	196
Dining area	591 ft2	0.65	Yes	384
Total Tradable Watts (a) =				713
Total Allowed Watts =				713
Total Allowed Supplemental Watts (b) =				400

(a) Wattage tradeoffs are only allowed between tradable areas/surfaces.

(b) A supplemental allowance equal to 400 watts may be applied toward compliance of both non-tradable and tradable areas/surfaces.

Proposed Exterior Lighting Power

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixtures	D Fixture Watt.	E (C X D)
<u>Entry canopy (279 ft2): Tradable Wattage</u>				
Compact Fluorescent 1: SB1: Site Bollard: Twin Tube 24/26/27W: Electronic:	1	4	24	96
LED 1: SR1: Exterior Downlight: LED Other Fixture Unit 13W:	1	1	11	11
<u>Walkway < 10 feet wide (125 ft of walkway length): Tradable Wattage</u>				
Compact Fluorescent 1: SB1: Site Bollard: Twin Tube 24/26/27W: Electronic:	1	8	24	192
LED 2: SW2: Exterior Wall Sconce: LED Other Fixture Unit 13W:	1	1	11	11
<u>Walkway >= 10 feet wide (1962 ft2): Tradable Wattage</u>				
Compact Fluorescent 1: SB1: Site Bollard: Twin Tube 24/26/27W: Electronic:	1	4	24	96
LED 1: SR1: Exterior Downlight: LED Other Fixture Unit 13W:	1	1	11	11
LED 2: SW2: Exterior Wall Sconce: LED Other Fixture Unit 13W:	1	2	11	22
LED 3: SW1: LED Other Fixture Unit 16W:	1	1	15	15
<u>Dining area (591 ft2): Tradable Wattage</u>				
LED 1: SR1: Exterior Downlight: LED Other Fixture Unit 13W:	1	5	11	54
Total Tradable Proposed Watts =				508

Exterior Lighting PASSES: Design 54% better than code

Exterior Lighting Compliance Statement

Compliance Statement: The proposed exterior lighting design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed exterior lighting systems have been designed to meet the 90.1 (2016) Standard requirements in COMcheck Version 4.1.4.1 and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Sean Wantaja - Electrical Designer



09/10/2020

Name - Title

Signature

Date