

Application for a Permit to Use Ground Water



Oregon Water Resources Department
725 Summer Street NE, Suite A
Salem, Oregon 97301-1266
(503) 986-0900
www.wrd.state.or.us

SECTION 1: APPLICANT INFORMATION AND SIGNATURE

Applicant Information

NAME		PHONE (HM)	
PHONE (WK)	CELL		FAX
ADDRESS			
CITY	STATE	ZIP	E-MAIL

Organization Information

NAME <i>Toyo Tanso USA, Inc. ATTN: Robert Fowler</i>		PHONE <i>503-661-7700</i>	FAX <i>503-669-9107</i>
ADDRESS <i>2575 NW Graham Circle</i>		CELL <i>503-349-0726</i>	
CITY <i>Troutdale</i>	STATE <i>OR</i>	ZIP <i>97060</i>	E-MAIL <i>rfowler@ttu.com</i>

Agent Information – The agent is authorized to represent the applicant in all matters relating to this application.

AGENT / BUSINESS NAME <i>GSI Water Solutions, Inc. ATTN: Ted Ressler</i>		PHONE <i>503-239-8799</i>	FAX <i>503-239-8940</i>
ADDRESS <i>55 SW Yamhill Street, Suite 400</i>		CELL	
CITY <i>Portland</i>	STATE <i>OR</i>	ZIP <i>97204</i>	E-MAIL <i>tressler@gsiws.com</i>

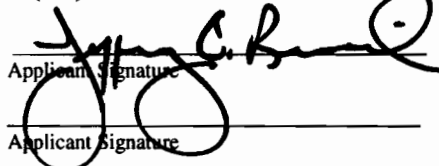
Note: Attach multiple copies as needed

AUG 28 2010

By my signature below I confirm that I understand:

- I am asking to use water specifically as described in this application.
- Evaluation of this application will be based on information provided in the application.
- I cannot use water legally until the Water Resources Department issues a permit.
- Oregon law requires that a permit be issued before beginning construction of any proposed well, unless the use is exempt. Acceptance of this application does not guarantee a permit will be issued.
- If I get a permit, I must not waste water.
- If development of the water use is not according to the terms of the permit, the permit can be cancelled.
- The water use must be compatible with local comprehensive land-use plans.
- Even if the Department issues a permit, I may have to stop using water to allow senior water-right holders to get water to which they are entitled.

I (we) affirm that the information contained in this application is true and accurate.


 Jeffrey R Ruzich - President Aug 4, 2010
 Applicant Signature Print Name and title if applicable Date

 Applicant Signature Print Name and title if applicable Date

For Department Use		
App. No. <u>G-17416</u>	Permit No. _____	Date _____

SECTION 2: PROPERTY OWNERSHIP

Please indicate if you own all the lands associated with the project from which the water is to be diverted, conveyed, and used.

- Yes
 - There are no encumbrances.
 - This land is encumbered by easements, rights of way, roads or other encumbrances.
- No
 - I have a recorded easement or written authorization permitting access.
 - I do not currently have written authorization or easement permitting access.
 - Written authorization or an easement is not necessary, because the only affected lands I do not own are state-owned submersible lands, and this application is for irrigation and/or domestic use only (ORS 274.040).
 - Water is to be diverted, conveyed, and/or used only on federal lands.

List the names and mailing addresses of all affected landowners (*attach additional sheets if necessary*).

SECTION 3: WELL DEVELOPMENT

WELL NO.	NAME OF NEAREST SURFACE WATER	IF LESS THAN 1 MILE:	
		DISTANCE TO NEAREST SURFACE WATER	ELEVATION CHANGE BETWEEN NEAREST SURFACE WATER AND WELL HEAD
<i>Well 1</i>	<i>Arata Cr > Columbia R</i>	<i>130 feet*</i>	<i>~0 ft</i>

** Note: Arata Creek has been channelized for its passage through the industrial park in which the applicant's facility is located. As a result, the location of Arata Creek as shown on the application map differs from the location of the creek as shown on USGS topographic maps. The distance of the well from the creek as listed in the table above is based on the channelized location.*

Please provide any information for your existing or proposed well(s) that you believe may be helpful in evaluating your application. For existing wells, describe any previous alteration(s) or repair(s) not documented in the attached well log or other materials (*attach additional sheets if necessary*).

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SECTION 3: WELL DEVELOPMENT, CONTINUED

Source (aquifer), if known: Sand and Gravel Aquifer (SGA)

Total maximum rate requested: 150 gpm (each well will be evaluated at the maximum rate unless you indicate well-specific rates and annual volumes in the table below).

Complete the table below. If this is an existing well, the following information may be found on the applicable well log. (If a well log is available, please submit it in addition to completing the table.) If this is a proposed well, or well-modification, consider consulting with a licensed well driller, geologist, or certified water right examiner.

7/17/10

OWNER'S WELL NAME OR NO.	PROPOSED	EXISTING	WELL ID (WELL TAG) NO.* OR WELL LOG ID**	FLOWING ARTESIAN	CASING DIAMETER	CASING INTERVALS (IN FEET)	PERFORATED OR SCREENED INTERVALS (IN FEET)	SEAL INTERVALS (IN FEET)	MOST RECENT STATIC WATER LEVEL & DATE (IN FEET)	PROPOSED USE			
										SOURCE AQUIFER***	TOTAL WELL DEPTH	WELL-SPECIFIC RATE (GPM)	ANNUAL VOLUME (ACRE-FEET)
Well 1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Not Drilled	<input type="checkbox"/>	8 inch (est.)	0 to 250 (est.)	40 ft within 190-250 ft depth interval (est.)	18 (est.)	15 (est.)	SGA	250 (est.)	150 gpm	118.9
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>									
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>									
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>									
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>									
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>									
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>									

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* Licensed drillers are required to attach a Department-supplied Well Tag, with a unique Well ID or Well Tag Number to all new or newly altered wells. Landowners can request a Well ID for existing wells that do not have one. The Well ID is intended to serve as a unique identification number for each well.

** A well log ID (e.g. MARI 1234) is assigned by the Department to each log in the agency's well log database. A separate well log is required for each subsequent alteration of the well.

*** Source aquifer examples: Troutdale Formation, gravel and sand, alluvium, basalt, bedrock, etc.

SECTION 4: WATER USE

USE	PERIOD OF USE	ANNUAL VOLUME (ACRE-FEET)
<i>Industrial/Manufacturing</i>	<i>Year Round</i>	<i>224</i>
<i>Irrigation</i>	<i>March 1 to October 31</i>	<i>5.9</i>

Exempt Uses: Please note that 15,000 gallons per day for single or group **domestic** purposes and 5,000 gallons per day for a single **industrial or commercial** purpose are exempt from permitting requirements.

For irrigation use only:

Please indicate the number of primary and supplemental acres to be irrigated (*must match map*).

Primary: 2.35 Acres Supplemental: 0 Acres

List the Permit or Certificate number of the underlying primary water right(s): N/A

Indicate the maximum total number of acre-feet you expect to use in an irrigation season: 5.9

- If the use is **municipal or quasi-municipal**, attach **Form M**
- If the use is **domestic**, indicate the number of households: N/A
- If the use is **mining**, describe what is being mined and the method(s) of extraction: N/A

SECTION 5: WATER MANAGEMENT

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A. Diversion and Conveyance

What equipment will you use to pump water from your well(s)?

Pump (give horsepower and type): 10 Hp submersible (anticipated)

Other means (describe): _____

Provide a description of the proposed means of diversion, construction, and operation of the diversion works and conveyance of water. The water will be pumped from the well and conveyed by pipe to the industrial facility for use in the waste water treatment system, for the emergency fire suppression system within the industrial facility, and also for irrigation of the lawn and landscape areas surrounding the industrial facility.

Application Method

What equipment and method of application will be used? (e.g., drip, wheel line, high-pressure sprinkler) The water for industrial use will be used by the industrial equipment and fire protection systems within the industrial facility and the water for irrigation will be applied using an in-ground, low pressure irrigation system.

Conservation

Please describe why the amount of water requested is needed and measures you propose to: prevent waste; measure the amount of water diverted; prevent damage to aquatic life and riparian habitat; prevent the discharge of contaminated water to a surface stream; prevent adverse impact to public uses of affected surface waters.

Water for industrial use will be used in the appropriate amounts required by the industrial processes. Timer controlled watering will be used for irrigation to minimize water use where possible and the rate of irrigation be monitored and adjusted for the plant type and water need.

SECTION 6: STORAGE OF GROUND WATER IN A RESERVOIR

****N/A****

If you would like to store ground water in a reservoir, complete this section (*if more than one reservoir, reproduce this section for each reservoir*).

Reservoir name: _____ Acreage inundated by reservoir: _____

Use(s): _____

Volume of Reservoir (acre-feet): _____ Dam height (feet, if excavated, write "zero"): _____

Note: If the dam height is greater than or equal to 10.0' above land surface AND the reservoir will store 9.2 acre feet or more, engineered plans and specifications must be approved prior to storage of water.

SECTION 7: USE OF STORED GROUND WATER FROM THE RESERVOIR

****N/A****

If you would like to use stored ground water from the reservoir, complete this section (*if more than one reservoir, reproduce this section for each reservoir*).

Annual volume (acre-feet): _____

USE OF STORED GROUND WATER	PERIOD OF USE

SECTION 8: PROJECT SCHEDULE

Date construction will begin: *Within 5 years of permit issuance*

Date construction will be completed *Within 5 years of permit issuance*

Date beneficial water use will begin: *Within 5 years of permit issuance*

AUG 23 2010

SECTION 9: REMARKS

Use this space to clarify any information you have provided in the application (*attach additional sheets if necessary*).

The proposed industrial use of groundwater is largely non-consumptive. The appropriated groundwater will be used for cooling water and after use the water will be discharged to Arata Creek in accordance with the applicant's NPDES permit (Permit No. 101685, File No. 106973). The applicant is applying for this water right under recommendation from the Oregon Department of Environmental Quality in an effort to better comply with the applicant's NPDES permit (DEQ contact: Mer Wiren, P.E.).

C1-17416

Land Use Information Form



Oregon Water Resources Department
725 Summer Street NE, Suite A
Salem, Oregon 97301-1266
(503) 986-0900
www.wrd.state.or.us

NOTE TO APPLICANTS

In order for your application to be processed by the Water Resources Department (WRD), this Land Use Information Form must be completed by a local government planning official in the jurisdiction(s) where your water right will be used and developed. The planning official may choose to complete the form while you wait, or return the receipt stub to you. Applications received by WRD without the Land Use Form or the receipt stub will be returned to you. Please be aware that your application will not be approved without land use approval.

This form is NOT required if:

- 1) Water is to be diverted, conveyed, and/or used only on federal lands; **OR**
- 2) The application is for a water right transfer, allocation of conserved water, exchange, permit amendment, or ground water registration modification, and **all** of the following apply:
 - a) The existing and proposed water use is located entirely within lands zoned for exclusive farm-use or within an irrigation district;
 - b) The application involves a change in place of use only;
 - c) The change does not involve the placement or modification of structures, including but not limited to water diversion, impoundment, distribution facilities, water wells and well houses; **and**
 - d) The application involves irrigation water uses only.

NOTE TO LOCAL GOVERNMENTS

The person presenting the attached Land Use Information Form is applying for or modifying a water right. The Water Resources Department (WRD) requires its applicants to obtain land-use information to be sure the water rights do not result in land uses that are incompatible with your comprehensive plan. Please complete the form or detach the receipt stub and return it to the applicant for inclusion in their water right application. You will receive notice once the applicant formally submits his or her request to the WRD. The notice will give more information about WRD's water rights process and provide additional comment opportunities. You will have 30 days from the date of the notice to complete the land-use form and return it to the WRD. If no land-use information is received from you within that 30-day period, the WRD may presume the land use associated with the proposed water right is compatible with your comprehensive plan. Your attention to this request for information is greatly appreciated by the Water Resources Department. If you have any questions concerning this form, please contact the WRD's Customer Service Group at 503-986-0801.

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For Local Government Use Only

The following section must be completed by a planning official from each county and city listed unless the project will be located entirely within the city limits. In that case, only the city planning agency must complete this form. This deals only with the local land-use plan. Do not include approval for activities such as building or grading permits.

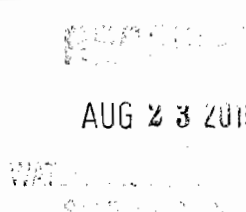
Please check the appropriate box below and provide the requested information

- Land uses to be served by the proposed water uses (including proposed construction) are allowed outright or are not regulated by your comprehensive plan. Cite applicable ordinance section(s): _____.
- Land uses to be served by the proposed water uses (including proposed construction) involve discretionary land-use approvals as listed in the table below. (Please attach documentation of applicable land-use approvals which have already been obtained. Record of Action/land-use decision and accompanying findings are sufficient.) **If approvals have been obtained but all appeal periods have not ended, check "Being pursued."**

Type of Land-Use Approval Needed (e.g., plan amendments, rezones, conditional-use permits, etc.)	Cite Most Significant, Applicable Plan Policies & Ordinance Section References	Land-Use Approval:	
<i>See Attached Letter</i>		<input type="checkbox"/> Obtained <input type="checkbox"/> Denied	<input type="checkbox"/> Being Pursued <input type="checkbox"/> Not Being Pursued
		<input type="checkbox"/> Obtained <input type="checkbox"/> Denied	<input type="checkbox"/> Being Pursued <input type="checkbox"/> Not Being Pursued
		<input type="checkbox"/> Obtained <input type="checkbox"/> Denied	<input type="checkbox"/> Being Pursued <input type="checkbox"/> Not Being Pursued
		<input type="checkbox"/> Obtained <input type="checkbox"/> Denied	<input type="checkbox"/> Being Pursued <input type="checkbox"/> Not Being Pursued
		<input type="checkbox"/> Obtained <input type="checkbox"/> Denied	<input type="checkbox"/> Being Pursued <input type="checkbox"/> Not Being Pursued

Local governments are invited to express special land-use concerns or make recommendations to the Water Resources Department regarding this proposed use of water below, or on a separate sheet.

See Attached Letter




AUG 23 2010

Name: ELIZABETH A. MCCALLUM Title: SENIOR PLANNER

Signature: *Elizabeth A. McCallum* Phone: 503-674-7222 Date: 8/13/10

Government Entity: CITY OF TROUTDALE

Note to local government representative: Please complete this form or sign the receipt below and return it to the applicant. If you sign the receipt, you will have 30 days from the Water Resources Department's notice date to return the completed Land Use Information Form or WRD may presume the land use associated with the proposed use of water is compatible with local comprehensive plans. G-1746 



CITY OF TROUTDALE

"Gateway to the Columbia River Gorge"

August 12, 2010

Oregon Water Resources Department
 725 Summer Street NE, Ste A
 Salem, OR 97301-1266

AUG 28 2010

**COMMUNITY
 DEVELOPMENT
 DEPARTMENT**

Fax: (503) 667-0524

Planning Division

(503) 674-7228

Building Division

(503) 674-7229

Parks & Facilities

Division

(503) 666-8303

Fax (503) 665-3335

Re: Land Use Information Form
 Toyo Tanso USA Inc. request for a water right permit for the use of groundwater for industrial use and landscape irrigation at the applicant's facility at 2575 NW Graham Court, Troutdale, Oregon 97060

Prior Legal: Lots 4, 5, 6 and 7 Block 1 Troutdale Industrial Park

Current Assessor's Tax Map and Tax Lot Numbers: 1N3E23C Tax Lot 300

Zoning: General Industrial (GI). Use, graphite manufacturing plant, is permitted.

Overlay Zoning: Airport Landing Field and Vegetation Corridor and Slope District pertaining to water quality of receiving drainageway administered by the Sandy Drainage Improvement Company

City of Troutdale Land Use Approvals for Toyo Tanso USA Inc. are attached.

File Number	Type	Date of Approval
None	Letter to State stating that Toyo Tanso USA Inc facility is consistent with the Troutdale comprehensive Land Use Plan, adopted by Council in September 1990	Feb. 6, 1992
None	City Council Resolution 938-R	Feb. 12, 1992
92-042	Site and Design Review approval to construct the 48,000 sf graphite plant	Feb. 27, 1992
95-009	Site and Design Review for multiple phase construction of additional facilities: 93,300 sf graphitization plant; 20,250 sf warehouse; 17,000 sf storage and 7,000 sf office.	April 6, 1995
95-040	Site Development Permit for grading and erosion control	June 20, 1995
	Site and Design Review for expansion of	June 29, 1995

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G-17416

City of Troutdale Land Use Approvals for Toyo Tanso USA Inc. are attached.		
File Number	Type	Date of Approval
95-021A	Site and Design Review for expansion of graphitization plant and vacation of portion of NW Graham Circle	June 29, 1995
95-021B	Height Variance to allow 55- and 75- foot height on the buildings.	May 17, 1995
95-009 MOD	Modification to expansions approved April 6, 1995	Nov. 29, 1999

These land use approvals were based upon the Troutdale Development Code standards which implement the Comprehensive Land Use Plan goals and policies; the Troutdale Municipal Code; and the Construction Standards for Public Works Facilities. The City of Troutdale does not object to the request for a water right permit for the use of groundwater for industrial use and landscape irrigation at the applicant's facility in Troutdale but has the following comments:

From the City's Chief Engineer, Travis Hultin, PE:

- *There is no prohibition in the Troutdale Municipal Code (TMC) barring the installation of private water wells for industrial process water.*
- *A private water well cannot be installed for domestic use (i.e. drinking water) if the property is within 1,000 feet of a public water main and within the City limits.*
- *An industrial user would not be prohibited by the TMC from having a dual water system – domestic service from the public water system and industrial process water from a private well. However, these systems could not be cross-connected.*

From the City's Civil Engineer, Amy Pepper, PE

- *This site is less than 1000 feet from the Reynolds Metals Superfund site (EPA ID# ORD009412677). According to EPA documents, "contaminated groundwater migration is under control". The Port of Portland continues to operate a focused extraction/production well system onsite related to groundwater contamination.*



Elizabeth A. McCallum
Senior Planner

AUG 23 2013



CITY OF TROUTDALE

6 FEBRUARY 1992

Barrett MacDougall
Economic Development Department
775 Summer Street NE
Salem OR 97310

Dear Mr. MacDougall:

The City of Troutdale has reviewed the application of Toyo Tanso USA, Inc. We find that the proposed project is consistent with the Troutdale Comprehensive Plan, adopted by the City Council in September, 1990.

The proposed property, at 2575 NW Graham Court, permits this activity under the Comprehensive Plan designation, I (industrial) and is consistent with the goals and policies of the Comprehensive Plan. The application is also in conformance with the provisions of the Troutdale Development Code, Section 3.170, General Industrial, adopted by the City Council in 1990.

The establishment of this facility can be accomplished without any other public subsidy or public investment in roads, sewer or other public utilities.

The project will result in the creation of 60+ new jobs within the City of Troutdale and this facility will have a significant positive effect in the Troutdale economy. In addition, the project enhances and supports the development of the Portland Troutdale Airport and the Troutdale Industrial Park subdivision which has been developed specifically for industrial processing, manufacturing and distribution activities.

Sincerely,

CITY OF TROUTDALE

C. Scott Cline
Director of Community Development

cc: Toyo Tanso USA, Inc.

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AUG 23 2010

CASE FILE NO.

92-042

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RESOLUTION NO. 938-R

A RESOLUTION SUPPORTING CONSTRUCTION OF GRAPHITE MANUFACTURING FACILITY, TO BE CONSTRUCTED BY TOYO TANSO USA, INC.

WHEREAS, Toyo Tanso USA, Inc. proposes to build a graphite manufacturing facility, and

WHEREAS, The City of Troutdale has reviewed the application of Toyo Tanso USA, Inc. We find that the proposed project is consistent with the Troutdale Comprehensive Plan, adopted by the City Council in September, 1990.

WHEREAS, the proposed property, at 2575 NW Graham Court, permits this activity under the Comprehensive Plan designation, I (industrial) and is consistent with the goals and policies of the Comprehensive Plan.

WHEREAS, the application is in conformance with the provisions of the Troutdale Development Code, Section 3.170, General Industrial, adopted by the City Council in 1990.

WHEREAS, the establishment of this facility can be accomplished without any other public subsidy or public investment in roads, sewer or other public utilities.

WHEREAS, the project will result in the creation of 60+ new jobs within the City of Troutdale and this facility will have a significant positive effect in the Troutdale economy.

WHEREAS, the project enhances and supports the development of the Portland Troutdale Airport and the Troutdale Industrial Park subdivision which has been developed specifically for industrial processing, manufacturing and distribution activities,

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF TROUTDALE THAT:

AUG 23 2000

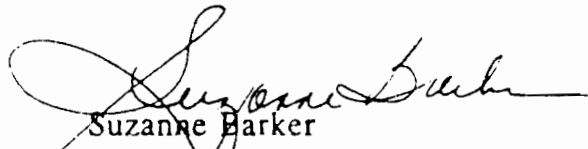
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If you have any questions or need additional information regarding these recommendations and conditions please don't hesitate to contact me at your convenience. The City of Troutdale looks forward to welcoming your facility as a part of our community.

Sincerely,

CITY OF TROUTDALE


Suzanne Barker
Development Technician

D:\CDMAR92\92-042TTU

AUG 28 2010



CITY OF TROUTDALE

SITE DEVELOPMENT PERMIT

Pursuant to
 TDC Chapter 4.300 Hillside & Erosion Control
 TDC Chapter 4.600 Flood Hazard & Water Quality Regulations
 TDC Chapter 5.600 Erosion Control & Water Quality Standards

File No. 95-040
 Date Issued 6-20-95
 Issued By [Signature]
 Receipt No. —

PROPERTY ADDRESS: 2575 NW GRAHAM CIRCLE	
LEGAL DESCRIPTION: LOT 5 BLOCK 1 TROUTDALE INDUSTRIAL PARK	
APPLICANT: TOYO TANSO USA	
APPLICANT'S ADDRESS: 2575 NW GRAHAM CIRCLE	
CITY: TROUTDALE	STATE: OR ZIP: 97060
TELEPHONE: 661-7700	
TYPE OF PROPOSED ACTIVITY / DEVELOPMENT	
<input checked="" type="radio"/> construction <input type="radio"/> residential <input checked="" type="checkbox"/> nonresidential <input type="radio"/> improvement of existing structure <input type="radio"/> manufacturing dwelling <input type="checkbox"/> inside park <input type="checkbox"/> outside park <input type="radio"/> fill or cut activity	
<input checked="" type="radio"/> vegetation removal / restoration <input checked="" type="radio"/> construction site preparation <input type="radio"/> alteration of water course <input type="radio"/> roads/street construction or repair <input type="radio"/> Other <u>Foundation</u>	
Total site acreage?	Slope of site?
Located within floodplain?	Floodway?
Square foot of area to be disturbed?	
Description of proposed activity:	
CONSTRUCT 27920 SQ. FT. GRAPHITIZATION PLANT	
I certify that all information herein is true and correct and that all work performed shall be in accordance with the conditions listed above, the ordinances of the City of Troutdale and the laws of the State of Oregon.	
APPLICANT'S SIGNATURE: <u>[Signature]</u>	DATE SIGNED: <u>6/20/95</u>

**STAFF ANALYSIS
SITE DEVELOPMENT PERMIT**

FILE NO. 95-040

HILLSIDE & EROSION CONTROL

Topographic Survey

Grading Plan

Hydrology, Geology & Soils report

Vegetation Report

THERE ARE NO SLOPES WITHIN THE BOUNDARIES OF THE SITE EXCEEDING 3%.

FLOOD HAZARD & WATER QUALITY

Delineation of Flood Plain

Hydrology & Soils Report

Establishment of Base Flood Elevation

Vegetation Report

Special Flood Hazard Areas Inundated by 100-Year Flood Already Established

A AE AH AO A99 V VE

No Yes - Engineering Analysis Required

THERE ARE NO IDENTIFIED FLOOD PLAINS WITHIN THE SITE BOUNDARIES. THIS IS LOCATED WITHIN
ZONE X, 500 YEAR FLOOD PLAIN

EROSION CONTROL & WATER QUALITY

Erosion Control Plan

Special Water Quality Treatment Facility

WATER TO BE DISCHARGED INTO ARATA CREEK THROUGH MODIFICATION OF EXISTING STORM

WATER DISCHARGE PERMIT ISSUED TO MAIN FACILITY BY DEQ.

AUG 23 2011

ANALYSIS OF COMPLIANCE / CONDITIONS OF APPROVAL

1. ALL EROSION CONTROL DEVICES MUST BE INSTALLED PRIOR TO COMMENCEMENT OF ANY VEGETATION REMOVAL OR SITE GRADING. *As shown on Pg. 2 of 5.*

2. SUBMIT EASEMENT FOR MAINTENANCE OF STORM DRAINAGE DITCH WITH A WIDTH OF 25' FROM TOP OF BANK ON EAST SIDE OF ARATA CREEK PRIOR TO ISSUANCE OF STRUCTURAL PERMIT FOR BUILDING.

APPROVED APPROVED WITH CONDITIONS DENIED

Reviewed by: *SM Baker*

Date: *6-20-95*



CITY OF TROUTDALE ORIGINAL

SITE AND DESIGN REVIEW COMMITTEE

FILE NO. 95-009
TOYO TANSO USA, INC.
2575 N.W. GRAHAM CIRCLE

SUMMARY

This project consists of multiple phases. The applicant is requesting approval of the overall site plan, including all future phases and related site improvements.

The first phase (completed) is a 48,000 s.f. manufacturing facility with 94 parking spaces. The next phase to be constructed is a 93,300 s.f. graphitization plant with 56 additional parking spaces. It is anticipated that this additional parking area will meet all parking needs of the entire complex when completed.

Remaining phases for future construction include: 20,250 s.f. warehouse, 17,000 s.f. ~~garage~~, and 7,000 s.f. office.

Plans show a relocation/vacation of a portion of NW Graham Circle. The applicant will be submitting applications for a height variance to the Planning Commission for consideration at the May 1995 meeting and an application to the Planning Commission and City Council for consideration of vacation of the portion of NW Graham Circle as shown on the drawings.

To the west of the property is a storm drainage ditch. A 10' wide maintenance easement is located along the east bank of this ditch. Along the edge of the maintenance easement, the landscape plans show placement of trees. Because of on-going maintenance and the tendency of leaves to clog the drainage ditch, no trees should be planted in this area. The Sandy Drainage Ditch and the City have also determined that to provide adequate maintenance for the drainage ditch an additional 15' of easement is necessary. Easement documents will be prepared by the City and transmitted to the applicant for review and approval.

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The overall site plan, except as noted below, is in general conformance with the requirements of the Troutdale Development Code and other regulations of the city.

C:\CURRENT\DESIGN\1995\95-009

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Page No. 1

RECOMMENDATIONS / CONDITIONS OF APPROVAL

Gresham Fire Department

- G1. Provide approved fire apparatus access lanes to all buildings.
- G2. Provide a turning radius of at least 35' at all corners.
- G3. Provide fire lanes at least 20 feet in width with an all-weather surface designed to support at least 26 tons.
- G4. Automatic sprinkler system may be required. Final determination to be made at time of construction plan review based on Uniform Building Code requirements.
- G5. Provide an approved Fire Department turnaround on all access driveways over 150 feet in length. An exception may be authorized to connect a parking lot to an approved fire lane. The connection to the fire lane surrounding the site should be detailed on the construction plans.

City

1. Provide a storm sewer manhole at the connection point of the 12-inch and the 21-ST sewer connection. *If lines exist already - disregard.*
2. Provide all required easements to the City for the existing underground utilities and extending to the west property line for utilities located within the westerly extension of NW Graham Circle to serve properties to the west.
3. Provide a sampling sanitary sewer manhole in the 6-inch sanitary sewer lateral serving the new building(s). Location to be determined at time of submission of construction plans. *Applicant to provide easement descriptions. Same size as existing easement w. of Graham Circle. If there is any non-domestic waste discharge only.*
4. Storm run-off rate and volume discharging to Arata Creek must be reviewed and approved by the Sandy Drainage District. Provide copies of approval to the City. Explain "proposed manholes" for St-1.
5. The storm sewer system on the site will remain private.

6. Gresham Fire Marshal must determine if new fire hydrants are required. If so, an adequately sized water main to serve these hydrants must be provided. This water main (if required by the fire marshal) will be privately maintained, owned, and operated. It must have a double check backflow prevention device in a vault.
7. Irrigation lines must be tapped from the domestic water main, after the meter and the backflow prevention device. The Building Division will require an additional backflow prevention device between the domestic and irrigation points.
8. Since a portion of the right-of-way on the west side of Graham Circle may be converted into an easement within private property, the main master meter must be relocated to within the new right-of-way boundary. If the fire and domestic water mains are served by one water line, then a fire service meter assembly followed by a double check backflow prevention device will be required, along with their respective underground vaults. Please see the attached construction details.
9. A new blow-off assembly will be required on the public/east side of the master meter vault. A detail of an "in-line blow-off assembly" is attached.
10. The City's ownership, and, subsequently, the responsibility to maintain and operate the water main will stop at the end of the meter.
11. Water mains on the private side must be 8-inch minimum diameter up to the second fire hydrant. Also, if the existing fire hydrants water mains and appurtenances (currently owned by the City) are planned to be used by Toyo Tonso USA, the City expects a reimbursement equal to the cost of these utilities. If these public utilities will not be used by Toyo Tonso, when these structures/utilities are disassembled, they must be returned to the City.
12. Only Protectus Neptune II and Sensus fire service meter assemblies will be allowed.
13. All private fire hydrants shall be painted red.
14. Bacteriological tests will be required for domestic and fire lines above 1½" in size. *prior to issuance of Cert. of Occupancy.*

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ORIGINAL

15. The 6" sanitary line service proposed structure in Phase I will be private, not public.
16. Trash enclosures must accommodate garbage and recycling containers and provide vehicular access for the garbage hauler with proper locking devices. Applicant will need to coordinate with Ege Sanitary and the Community Development Department to ensure that trash enclosures meet city standards. Submit details including location, size, width of opening, type of pavement, details of locking mechanisms, etc. with construction plans.
17. The plans should specify if the primary storm water receiving area will be Arata Creek and if the proposed facility's processes will differ from the original facility's process. Any significant process change will require detailed written explanations. If waste from the proposed facility will be discharged to the sanitary sewer system, details of daily anticipated volumes of non-domestic waste discharge need to be submitted.
18. All silt and mud from construction of this project must not enter the public right-of-way or the storm water collection system. An erosion control plan, in accordance with provisions of the Troutdale Development Code, must be submitted with the construction plans for review and approval.
19. Landscaping:
 - a. Adjacent to Arata Creek. Trees are shown located within and adjacent to the storm drainage maintenance easement on the eastern property boundaries.

Because of the on-going maintenance concerns, no deciduous trees may be planted in this area. Deciduous trees deposit a large quantity of leaves which restrict the flow of storm water and increase maintenance costs. This area may be hydroseeded with a turf mixture for low maintenance areas which will allow vehicular access.

Submit details of seed mixture with construction plans.
 - b. East and South of Buildings. The Troutdale Development Code, Section 11.010 E requires that all landscaping areas must be irrigated with an underground system. The rough-seeded lawn areas to the east

and south of the buildings are shown planted with Green Mt. Maples which have a height of 60 feet. Although this species has a relatively compact crown, the spread at maturity may hinder vehicular traffic on the driveway for trucks. This species is noted as more drought-tolerant than other species of maple, however, the soil in this area is sandy and does not retain water readily.

This area of the project is visible from Sundial Road and adjacent property owners. Because of this visibility, the city's desire to screen and buffer less aesthetically pleasing elements from view, and the pending request for a height variance, the city will require irrigation within this area and planting with an appropriate turf grass species and trees which will not hinder vehicular traffic and which will screen as much of the building as possible from public view. Submit a revised landscape plan with construction plans addressing this issue.

20. Grant an additional maintenance^{to P} easement of 15', for a total maintenance easement width of 25' from the east bank to the City for maintenance of the drainage ditch.
21. Submit irrigation plan details with construction plans.
22. Submit lighting plan for review and approval with construction plans.
23. The applicant understands that SDRC approval of this use may be revoked if conditions of approval are not met. SDRC approval does not grant authority for the unrestricted use of the structure or site.
24. The applicant further understands that payment of system development charges, in accordance with adopted ordinances and resolutions, must be paid in conjunction with issuance of permits for construction.
25. The applicant further understands that use of this site is a privilege granted by the City of Troutdale which may be revoked if violations occur. It is further understood that any use of this site may be prohibited until such time as all required improvements are completed.
26. Any other conditions or regulations required by Multnomah County, Portland Fire Bureau, or state or federal agencies are hereby made a part of

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this permit and any violation of these conditions and/or regulations or conditions of this approval will result in the review of this permit and/or revocation.

ACKNOWLEDGMENT OF APPROVAL / CONDITIONS	
SDRC <i>Heards C. O.</i>	APPLICANT(S)
SDRC <i>Daryl S. Westington</i>	<i>Kai W. En</i>
SDRC	
SDRC	
SDRC	
SDRC	DATE SIGNED: <i>4-6-95</i>
Technical Review Completed by: <i>Suzanne Barker</i> <i>SMB</i>	

ORIGINAL



CITY OF TROUTDALE

LAND USE APPLICATION FORM

Please complete all unshaded areas

File No.	95-009
Date Submitted	3-3-95
Received by	JMB
Fee Paid	
Receipt No.	CD0616

Type of Review (circle one) <input checked="" type="radio"/> I <input type="radio"/> II <input type="radio"/> III <input type="radio"/> IV	Fee Paid
Type of Process: <i>Design Review</i>	Receipt No. CD0616
Name of Project: Graphitization Plant Expansion	
Location or address: 2575 NW Graham Circle, Troutdale, Oregon	
Tax Lot(s) Block 1, Lots 4 & 5 Section 23, TIN, R3E, (WM) Zoning Indust.	
Request: Develop parcel for manufacturing facility.	

APPLICANT	ALL PROPERTY OWNERS
Name: Toyo Tanso USA Inc.	Name: Same as Applicant
Address: 2575 NW Graham Circle	Address:
City: Troutdale	City:
State: Oregon Zip 97060	State: Zip:
Phone: (503) 661-7700	Phone:
Signature: <i>John Kinosh</i>	Signature:

ARCHITECT/DESIGNER (If different than applicant)	LANDSCAPE ARCHITECT (If different than applicant)
Name: Miller Consulting Engineers	Name: Teufel Commercial Landscape
Address: 9570 SW Barbur Blvd, Suite 100	Address: 12345 NW Barnes Road
City: Portland	City: Portland AUG 23 2010
State: Oregon Zip 97219	State: Oregon Zip 97229
Phone: (503) 246-1250	Phone: (503) 646-1111
Signature: <i>Paul Klivers</i>	Signature: <i>Michael K...</i>



CITY OF TROUTDALE

SUPPLEMENTAL APPLICATION FORM SITE AND DESIGN REVIEW

PROJECT NAME: Graphitization Plant Expansion		
Address: 2575 NW Graham Circle		
Type of Business: Manufacturing		
Products Manufactured: Graphite Products		
Hours of Operation: 24	No. of Employees/Shift: 10	
Total Site Size: 175,000* SF	Total Bldg. Sq. Ft. 93,330	
Uses within Building \ by Square Footage		
Offices 200	Shop	Warehouse
Parts	Kitchen	Rest Rooms 200
Laundry	Other Mfg. 92,930 SF	Other

* Does not include Right-of-Way.

SITE ANALYSIS DATA		
Type	Lot Coverage (Square Feet)	Lot Coverage (Percent)
Building	93,330	53%
Parking Lots & driveways	26,000	15%
Sidewalks & walkways	10,750	6%
Landscaping - improved areas	46,240	26%
Landscaping - natural areas		
Storm water bioswale/retention areas		
Other		
Other		

PROJECT SUMMARY

Develop two (2) lots into an expansion of an existing manufacturing facility. Construction will include a pre-engineered metal building, driveways and parking, and landscaping.

CONSTRUCTION MATERIAL DETAILS

Include paint & stain colors and other relevant details

Color of Siding: Combination Dusk Blue and Stone White

Type of exterior siding materials: Metal

Color of Roof Materials: Blue

Type of roofing materials: Metal

Color of exterior trim materials: Charcoal

Type of exterior trim materials: Metal

Color / type of exterior doors: Match siding

Color / type of downspouts: Match siding

Color / type of exterior stairs, balconies & railings: N/A

Other Structures (pool bldgs, detached laundries, etc.) N/A

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Refuse/trash enclosure:

OTHER DESIGN ELEMENTS

List colors, materials, quantities, heights, etc.
Specific details and location should be indicated on the plans

Type of Lighting Fixtures:

Fencing: Chain link (match existing)

Mailboxes: N/A

Private pedestrian pathways: Concrete

Recreational Amenities: N/A

Other Site elements:



COMMUNITY DEVELOPMENT DEPARTMENT

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 INSPECTION REQUESTS AFTER 5:00 P.M. • 665-9098
 (503) 665-5175 • FAX (503) 667-0524

95-009

SUPPLEMENTAL SITE AND DESIGN REVIEW APPLICATION FORM

PROJECT NAME: LUNCHROOM ADDITION, SCRUBBER AV			
APPLICANT: TOYO TANSO U.S.A.			
FILE NO.		DATE OF SDRC/PC MEETING	
Project Address:		2575 N.W. GRAHAM CIRCLE	
Type of Business:		MANUFACTURING	
Products Manufactured:		GRAPHITE	
Total Site Size:		Total Bldg. Sq. Ft. 1600	1600
Hours of Operation:	7:AM - 11:30PM	No. of Employees/Shift:	80

Uses within Building \ by Square Footage per floor					
USE	Sq. Ft./Floor	USE	Sq Ft / floor	USE	Sq Ft / floor
Offices		Shop		Warehouse	
Parts		Kitchen		Rest Rooms	
Laundry		Dwelling (R)		Other LUNCHROOM	1600

CASE FILE: _____

STAFF: _____

SITE ANALYSIS DATA			
Type		Lot Coverage (Square Feet)	Lot Coverage (Percent)
Building(s) Footprint	w/ EXISTING 75,050	1600 (40' x 40')	56% 19%
Building Gross Area	1600 sq. ft.	N/A	N/A
Building Height ¹	12'6"	N/A	N/A
Parking Lots & driveways			
Sidewalks & walkways			
Landscaping - improved areas			
Landscaping - natural areas			
Storm water bio swale/retention areas			
Other			
Other			

¹The height of a building for planning purposes is defined in TDC Chapter 1:
The vertical distance from the average grade to the highest point of the roof of the building. This definition is more restrictive than the UBC or CABO.

PROJECT SUMMARY	
EMPLOYEE LUNCHROOM	
	AUG 23 2010

ORDINANCE NO. 629

**AN ORDINANCE VACATING A PORTION OF NW GRAHAM
CIRCLE ABUTTING LOTS 4, 5, 6, & 7, TROUTDALE
INDUSTRIAL PARK**

1 WHEREAS, The Planning Commission held a public hearing on 5/17/95 and reviewed the request
2 for approval of vacation of a portion of publicly owned-right-of-way, and forwarded a
3 recommendation for approval to the City Council, and
4

5 WHEREAS, The SDRC has reviewed and approved plans for the overall site plan, including all
6 future phases and related site improvements, and
7

8 WHEREAS, The first phase (completed in 1992) is a 48,000 s.f. manufacturing facility. The next
9 phase to be constructed is a 97,000 s.f. Graphitization plant. Remaining phases for future
10 construction include: 20,250 s.f. warehouse, 17,000 s.f. mfg., and 7,000 s.f. office, and
11

12 WHEREAS, TTU has stated that their expansion plans will require approval of the vacation of
13 the street and that without the street vacation, there will not be enough area for development of
14 all phases of the facility, and
15

16 WHEREAS, TTU is the only abutting property owner to the portion of street right-of-way
17 proposed for vacation, and
18

19 WHEREAS, The applicant has obtained consent statements from property owners of 2/3 of the
20 affected area in accordance with ORS statutes, and
21

22 WHEREAS, The proposal is in conformance with goals and policies of the Comprehensive Plan
23 as noted in the staff report, and attached as a part of the record.
24

25 WHEREAS, The Public Works Department has reviewed the request and has imposed conditions
26 which must be met, and
27

28 WHEREAS, Vacation of a portion of the right-of-way will not affect's the city's transportation
29 system, and
30

31 WHEREAS, The cul-de-sac at the western end of the street will be reconstructed to the east at the
32 same dimension and will provide the same level of service to the public, and
33

34 WHEREAS, The new cul-de-sac, with a diameter of 80' is located totally within the boundaries
35 of property owned by TTU. Relocation of the cul-de-sac will not require dedication of additional

1 right-of-way by any of the adjacent property owners and will not have an affect on setbacks or
2 building location for other property owners in the vicinity, and
3

4 WHEREAS, An easement for public utility purposes is required for existing and future public
5 utilities from the terminus of the new cul-de-sac to the western terminus of the vacated road right-
6 of-way for extension of utilities to adjacent properties, and
7

8 WHEREAS, Reconstruction of the new cul-de-sac must be completed and accepted by the Public
9 Works Department as substantially complete prior to filing of the vacation documents to ensure
10 that a complete road system is available for use by the public, and
11

12 WHEREAS, Reconstruction of the cul-de-sac will be completed to city standards. Reduction of
13 publicly owned streets will reduce overall operation and maintenance costs for the city, and
14

15 WHEREAS, Toyo Tanso USA is an existing industrial development. The proposed expansion will
16 increase the tax base, provide 45-50 additional jobs, and will further enhance a diversified
17 employment base in the city:
18

19 **BE IT ORDAINED BY THE COUNCIL OF THE CITY OF TROUTDALE THAT:**
20

21 A portion of public right-of-way, as shown on the attached exhibit, be vacated with the
22 following conditions of approval:
23

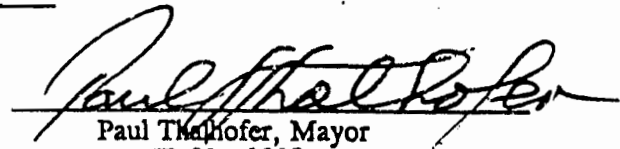
- 24 1. Construct new cul-de-sac and right-of-way modifications in accordance with the
25 Construction Standards for Public Works Facilities, January 1995 with the following
26 specific conditions:
27
- 28 a. Relocate the water meter to the new right-of-way line. All water meter lines
29 beyond the meter will be private.
 - 30
 - 31 b. Place additional fire hydrants, if necessary, to serve the eastern portion of NW
32 Graham Circle.
 - 33
 - 34 c. Provide a blow-off at the end of the public water system in the new cul-de-sac.
 - 35
 - 36 d. End the public sanitary sewer system at the last manhole within the public right-of-
37 way
 - 38
 - 39 e. Reconfigure the storm drainage so that all runoff from non-Toyo Tanso properties
40 drains into the public storm sewer system and drains easterly.
41

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- 2. Prepare written metes and bounds description for an easement for public utility purposes from the terminus of the new cul-de-sac to the western terminus of the vacated road right-of-way for extension of utilities to adjacent properties and dedicate same.
- 3. Prepare and submit a written metes and bounds description, prepared by a surveyor registered in the State of Oregon of that portion of right-of-way to be vacated from the terminus of the new cul-de-sac to the western terminus of the vacated road right-of-way.

BE IT FURTHER ORDAINED BY THE COUNCIL OF THE CITY OF TROUTDALE THAT THIS ORDINANCE SHALL NOT BECOME EFFECTIVE UNTIL NEW CUL-DE-SAC HAS BEEN CONSTRUCTED AND ACKNOWLEDGED AS SUBSTANTIALLY COMPLETE BY THE CITY OF TROUTDALE.

YEA: 7
 NAY: 0
 ABSTAIN: 0


 Paul Thalhofer, Mayor
 Dated: JUNE 29, 1995


 George Martinez, City Recorder

Adopted: JUNE 27, 1995

AUG 23 2013

**AGENDA ITEM - STAFF REPORT
TROUTDALE CITY COUNCIL MEETING
DATE: June 27, 1995**

SUBJECT: File No. 95-021A - Vacate of portion of NW Graham Cir.
DEPARTMENT: Community Development
STAFF CONTACT: Suzanne Barker, Development Coordinator

EXHIBITS:

- 1 - Site Plan
- 2 - Planning Commission Recommendation
- 3 - Minutes of Planning Commission Public Hearing
- 4 - Applicant's Submission
- 5 - Written Testimony

PROPERTY OWNER: Toyo Tanso, USA, Inc.
PROJECT NAME: Graphitization Plant Expansion
LEGAL DESCRIPTION: Lots 4, 5, 6, & 7 Block 1 Troutdale Industrial Park
PROPOSAL: Vacation of a portion of publicly owned right-of-way known as NW Graham Circle to allow construction of a manufacturing facility.

PLANNING COMMISSION ACTION

The Planning Commission held a public hearing on May 17, 1995 to take public testimony on this proposal, adopt draft Findings of Fact and conditions of approval, and prepare a recommendation to the City Council.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission recommends that the City Council approve this street vacation. A draft ordinance incorporating Findings of Fact and conditions of approval, as adopted by the Planning Commission, approving this vacation is included in the packet materials.

L BACKGROUND INFORMATION

- A. Site Location: Located on NW Graham Circle, west of NW Sundial Road
- B. Site Size: Existing developed area - 4.94 acres; Expansion Area - 3.84 acres; Total Site Size= 8.78 acres
- C. Site Description: The site is flat with slopes ranging from 0% to 3%. The site is covered with grasses and there are no trees or shrubs.
- D. Plan Map Designation: I - Industrial
- E. Zoning Map Designation: GI - General Industrial
- F. Vicinity Description:

North: Swift Transportation Company

South: Undeveloped industrial property

East: Industrial development (MML Diagnostics Packaging, Skyline Sheet Metal, Marathon Le Tourneau)

West: Undeveloped industrial manufacturing sites (approved by SDRC and development is pending.

- G. Service Considerations: All public utilities and services are available to the site.

Toyo Tanso USA purchased two lots in the Troutdale Industrial Park subdivision and constructed the first phase of their facility. After completion of this facility, TTU purchased two remaining lots from the Port of Portland for future expansion.

The applicant submitted plans for consideration by the Site and Design Review Committee (SDRC) early this year for approval of the overall site plan, including all future phases and related site improvements. The SDRC was aware that a request for vacation of a portion of Graham Circle would be submitted to the Planning Commission and City Council for review. TTU was desirous of having the overall concept plan approved before proceeding with

the public hearing process to ensure that they were on the right track with layout, landscaping, parking, etc. The SDRC reviewed the project and approved the proposal, pending a final decision by the City Council.

The first phase (completed in 1992) is a 48,000 s.f. manufacturing facility with 94 parking spaces. The next phase to be constructed is a 97,000 s.f. Graphitization plant with 56 additional parking spaces. It is anticipated that this additional parking area will meet all parking needs of the entire complex when completed.

Remaining phases for future construction include: 20,250 s.f. warehouse, 17,000 s.f. mfg., and 7,000 s.f. office.

The City met with representatives from TTU and the Port of Portland to discuss the pending request. TTU has stated that their expansion plans will require approval of the vacation of the street. Without the street vacation, there will not be enough area for development of all phases of the facility.

II. APPLICABLE CRITERIA

ORS 271.120 governs how properties are vacated. It states that a property may be vacated without consent of abutting property owners unless a majority of affected property owners object in writing to the vacation or if the vacation will substantially affect the market value of such property, unless the city governing body provides for paying such damages.

TTU is the only abutting property owner to the portion of street right-of-way proposed for vacation. Under state law, all abutting property owners must consent to the vacation. In addition, consent of owners of 2/3 the area affected by the vacation must consent to the vacation before it is approved by the local legislative body. The applicant has obtained consent statements from property owners of over 2/3 the area deemed affected in accordance with ORS statutes.

In addition to ORS statutes, the Troutdale Development Code (TDC) sets forth city criteria for vacation of a street. The TDC requires vacation requests to be processed as a Type IV procedure and must be reviewed using the following criteria:

- A. The proposal does not cause a conflict with the Comprehensive Plan.
- B. The public interest will not be prejudiced by the vacation.

Reservations or conditions may be attached to the vacation. These include:

- A. Retention of an easement for public utility or other public service facility and limitations on the use of the area adjacent to such facility.
- B. Construction or removal of a public utility or other public service utility.
- C. Another matter of like or different interest related to any of the following:
 - 1. The area to be vacated
 - 2. A remaining or relocated street area within or adjacent to the vacated property
 - 3. An area dedicated or reserved as a condition to the vacation

III. EVALUATION OF CONFORMANCE

The Troutdale Development Code (TDC) Section 6.100, requires that all vacations comply with state law and whether the following criteria have been met:

- A. The proposal does not cause a conflict with the Comprehensive Plan.

Citizen Involvement. *Notices of this request and public hearing were mailed to all affected property owners in accordance with applicable laws.*

Land Use. *The proposed use is in an area identified as GI, general industrial.*

Open Space, Scenic and Historic Areas, and Natural Resources. *There are no identified open space, historic or natural resources within the boundaries of the street to be vacated.*

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Air, Water and Land Resource Quality. *No anticipated impact.*

Natural Disasters and Hazards. *There are no identified hazards located within the boundaries of the street to be vacated. There is no anticipated impact.*

Recreational Needs. *No anticipated impact.*

Economy. *No anticipated impact.*

Housing. *No anticipated impact.*

Facilities and Services. *There are existing utilities and facilities within the boundaries of the street to be vacated. The Public Works Department has requested that the following modifications be made in conjunction with the vacation and development of the new cul-de-sac.*

- *Relocate the water meter to the new right-of-way line. All water meter lines beyond the meter will be private.*
- *Place additional fire hydrants, if necessary, to serve the eastern portion of NW Graham Circle.*
- *Provide a blow-off at the end of the public water system in the new cul-de-sac.*
- *End the public sanitary sewer system at the last manhole within the public right-of-way*
- *Reconfigure the storm drainage so that all runoff from non-Toyo Tanso properties drains into the public storm sewer system and drains easterly.*

Transportation. *This existing right-of-way was constructed by the Port of Portland in conjunction with development of the subdivision (Troutdale Industrial Park). Vacation of a portion of the right-of-way will not affect's the city's transportation system. The portion to be vacated lies*

within the boundaries of the TTU complex and TTU is the only abutting property owner.

Energy Conservation. *No anticipated impact. Vacation of a portion of the right-of-way will reduce the length of publicly owned right-of-way for maintenance purposes.*

Urbanization. *No anticipated impact.*

- B. *The public interest will not be prejudiced by the vacation.*

The public interest should not be affected by a vacation of a portion of this right-of-way. The cul-de-sac at the western end of the street will be reconstructed to the east at the same dimension and will provide the same level of service to the public.

The new cul-de-sac, with a diameter of 100' is surrounded totally by property owned by TTU. Relocation of the cul-de-sac will not require dedication of additional right-of-way by any of the adjacent property owners. The relocation of the cul-de-sac will not have an effect on setbacks or building location for other property owners in the vicinity.

Reconstruction of the cul-de-sac will be completed to city standards and will be inspected by the Public Works Department prior to acceptance of the improvements. The length of the street will be reduced by approximately 300 feet. Reduction of publicly owned streets does reduce overall operation and maintenance costs for the city.

Toyo Tanso USA is an existing industrial development. The first phase has an assessed valuation of \$6.4 million and is working at 50% of capacity. Development of the remaining phases will allow the graphitization plant to produce product from raw materials and will bring the plant closer to 100% capacity. The proposed expansion will increase the tax base, provide 45-50 additional jobs, and will further enhance a diversified employment base in the city.

The applicant has stated that without approval of the street vacation that expansion of this plant would not be possible.

IV. RESPONSE FROM GOVERNMENTAL AGENCIES, UTILITY SERVICE PROVIDERS, & CITY DEPARTMENTS

Multnomah County - No impacts to Multnomah County right-of-way.
Sandy Drainage District - recommend approval.
Gresham Fire Department - recommend approval
Port of Portland - recommend approval
Portland General Electric - recommend approval
Federal Aviation Administration - recommend approval
Oregon Economic Development Department - recommend approval
City of Troutdale Public Works - recommend approval

**AGENDA ITEM - SUPPLEMENTAL STAFF REPORT
TROUTDALE CITY COUNCIL MEETING**

DATE: June 27, 1995

SUBJECT: File No. 95-021A - Variance to Standards of the City of Troutdale Construction Standards for Public Works Facilities, January 1995

DEPARTMENT: Community Development

STAFF CONTACT: Suzanne Barker, Development Coordinator

EXHIBITS:

- 1 - Applicant's Request
- 2 - Standard Drawing II-3

BACKGROUND

In conjunction with the street vacation request. Toyo Tanso, USA is requesting a variance from the standards for construction of a cul-de-sac.

The request is to reduce the diameter of the cul-de-sac from 100' to 82'. The cul-de-sac would have a paved diameter of 80 feet, with a 6" curb, and a 6" monumentation strip (area for placement of property pins) but would not have a landscape strip or public sidewalk.

Toyo Tanso, USA's facility will include construction of a pedestrian walkway on the north boundary of the new employee parking lot which will connect with the public sidewalk within NW Graham Circle.

The Construction Standards for Public Works Facilities was adopted by City Council and the City Council is the review authority for approving variances to these standards.

The variance is necessary in order for the new cul-de-sac to fit into Toyo Tanso, USA's expansion plan for this property.

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CITY OF TROUTDALE

EXHIBIT NO. 2

PLANNING COMMISSION
RECOMMENDATION

RECOMMENDATION TO CITY COUNCIL FINDINGS OF FACT

May 17, 1995

CASE FILE NO. 95-021 A
APPLICANT: Toyo Tanso USA, Inc.
OWNER: TTU, USA, Inc.

LEGAL DESCRIPTION: Lots 4, 5, 6 & 7 Block 1 Troutdale Industrial Park

The Planning Commission held a public hearing on 5/17/95 and reviewed the request for approval of vacation of a portion of publicly owned-right-of-way. The Planning Commission adopted the following Findings of Fact:

1. The total site area is 8.78 acres, has slopes ranging from 0% to 3%, is zoned general industrial and is located on NW Graham Circle.
2. Service Considerations: All public utilities and services are available to the site.
3. The SDRC has reviewed and approved plans for the overall site plan, including all future phases and related site improvements.
4. The first phase (completed in 1992) is a 48,000 s.f. manufacturing facility. The next phase to be constructed is a 97,000 s.f. Graphitization plant. Remaining phases for future construction include: 20,250 s.f. warehouse, 17,000 s.f. mfg., and 7,000 s.f. office.
5. TTU has stated that their expansion plans will require approval of both the

C:\CURRENT\ORDERS\1995\95-021A

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height variance and the vacation of the street and that without the street vacation, there will not be enough area for development of all phases of the facility.

6. TTU is the only abutting property owner to the portion of street right-of-way proposed for vacation.
7. The applicant has obtained consent statements from property owners of 2/3 of the affected area in accordance with ORS statutes.
8. The proposal is in conformance with goals and policies of the Comprehensive Plan as noted in the staff report, and attached as a part of the record.
9. The Public Works Department has reviewed the request and has imposed conditions which must be met.
10. Vacation of a portion of the right-of-way will not affect's the city's transportation system.
11. The cul-de-sac at the western end of the street will be reconstructed to the east at the same dimension and will provide the same level of service to the public.
12. The new cul-de-sac, with a diameter of 100' is located totally within the boundaries of property owned by TTU. Relocation of the cul-de-sac will not require dedication of additional right-of-way by any of the adjacent property owners and will not have an affect on setbacks or building location for other property owners in the vicinity.
13. Reconstruction of the cul-de-sac will be completed to city standards. Reduction of publicly owned streets will reduce overall operation and maintenance costs for the city.
14. Toyo Tanso USA is an existing industrial development. The proposed expansion will increase the tax base, provide 45-50 additional jobs, and will further enhance a diversified employment base in the city.
15. The drawings and information provided by the applicant do not clearly show

AUG 23 2010

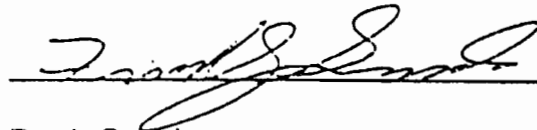
the location of MML Diagnostics driveway.

16. The requirements for sizing of the cul-de-sac are set by the Department of Public Works.

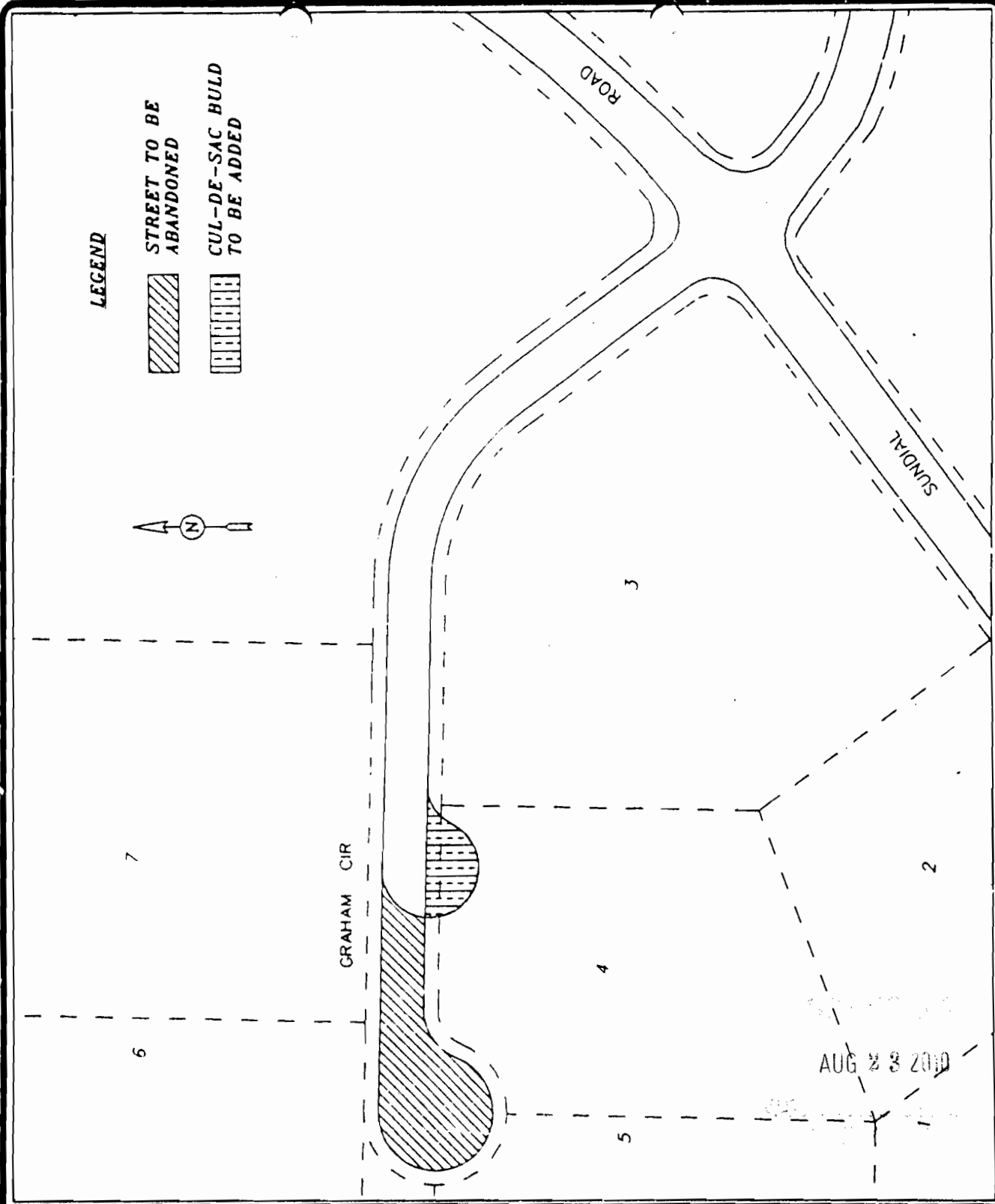
The following conditions of approval were adopted:

1. Construct new cul-de-sac and right-of-way modifications in accordance with the Construction Standards for Public Works Facilities, January 1995 with the following specific conditions:
 - a. Relocate the water meter to the new right-of-way line. All water meter lines beyond the meter will be private.
 - b. Place additional fire hydrants, if necessary, to serve the eastern portion of NW Graham Circle.
 - c. Provide a blow-off at the end of the public water system in the new cul-de-sac.
 - d. End the public sanitary sewer system at the last manhole within the public right-of-way
 - e. Reconfigure the storm drainage so that all runoff from non-Toyo Tanso properties drains into the public storm sewer system and drains easterly.
2. Prepare and dedicate easements for public utility purposes from the terminus of the new cul-de-sac to the western terminus of the vacated road right-of-way for extension of utilities to adjacent properties.

The Planning Commission recommends that City Council approve the vacation of this right-of-way.



Frank Grande
Chairman, Planning Commission



FILE NAME: GRHAM CIR
 TITLE BLOCK: T88X11
 EXTERNAL REFERENCES: NONE
 PLOT DATE: 06-22-95
 BY: J.M.
 PREVIOUS REVISION DATE: NONE



DEPARTMENT OF PUBLIC WORKS
 CITY OF TROUTDALE
 VACATE A PORTION OF
 NW GRAHAM CIRCLE
 MULTNOMAH COUNTY, OREGON
 JUNE 1995



CITY OF TROUTDALE

LAND USE APPLICATION FORM

Please complete all unshaded areas

File No.	95-021
Date Submitted	4-17-95
Received by	SMB
Fee Paid	300.00
Receipt No.	

Type of Review (circle one) I II III IV
Type of Process <i>Vacation of Street</i>
Name of Project Graphitization Plant Expansion
Location or address 2575 NW Graham Circle, Troutdale, Oregon
Tax Lot(s) Block 1, Lots 4 & 5 Section 23, Tin, R3L, (WM) Zoning Indust.
Request Develop parcel for manufacturing facility. Re-location of existing culdesac to accomodate plant expansion.

APPLICANT	ALL PROPERTY OWNERS
Name Toyo Tanso USA Inc.	Name Same as Applicant
Address 2575 NW Graham Circle	Address
City Troutdale	City
State Oregon Zip 97060	State Zip
Phone (503)-661-7700	Phone
Signature <i>[Signature]</i>	Signature

ARCHITECT/DESIGNER (If different than applicant)	LANDSCAPE ARCHITECT (If different than applicant)
Name	Name
Address	Address
City	City
State Zip	State Zip
Phone	Phone
Signature	Signature

PAGE 1 OF 10



CITY OF TROUTDALE

LAND USE APPLICATION FORM

Please complete all unshaded areas

File No.	95-021
Date Submitted	4-17-95
Received by	JMB
Fee Paid	300.00
Receipt No.	

Type of Review (circle one) I II III IV
Type of Process <i>Major Variance</i>
Name of Project Graphitization Plant Expansion
Location or address 2575 NW Graham Circle, Troutdale, Oregon
Tax Lot(s) Block 1, Lots 4 & 5 Section 23, Tin, R3E, (WN) Zoning Indust.
Request Develop parcel for manufacturing facility.
Height variance to 75 feet for plant expansion.

APPLICANT		ALL PROPERTY OWNERS	
Name	Toyo Tanso USA Inc.	Name	Same as Applicant
Address	2527 NW Graham Circle	Address	
City	Troutdale	City	
State	Oregon	State	
	Zip 97060	Zip	
Phone	(503)-661-7700	Phone	
Signature	<i>Kai W G</i>	Signature	

ARCHITECT/DESIGNER (If different than applicant)		LANDSCAPE ARCHITECT (If different than applicant)	
Name	Miller Consulting Engineers	Name	
Address	9570 SW Barbur Blvd, Suite 100	Address	
City	Portland	City	
State	Oregon	State	
	Zip 97219	Zip	
Phone	(503)-246-1250	Phone	
Signature	<i>S</i>	Signature	

AUG 23 2010



CITY OF TROUTDALE

FINAL ORDER DECISION AND ADOPTION OF FINDINGS OF FACT

May 17, 1995

CASE FILE NO. 95-021B
APPLICANT: Toyo Tanso, USA, Inc.
OWNER: TTU, USA, Inc.

LEGAL DESCRIPTION: Lots 4, 5, 6 & 7 Block 1 Troutdale Industrial Park

The Planning Commission held a public hearing on 5/17/95 and reviewed the request for approval of a height variance to allow construction of buildings with heights of 55' and 75'. The Planning Commission approved this request. The following Findings of Fact were adopted:

1. The total site area is 8.78 acres, has slopes ranging from 0% to 3%, is zoned general industrial and is located on NW Graham Circle.
2. Service Considerations: All public utilities and services are available to the site.
3. The first phase (completed in 1992) is a 48,000 s.f. manufacturing facility. The next phase to be constructed is a 97,000 s.f. Graphitization plant. Remaining phases for future construction include: 20,250 s.f. warehouse, 17,000 s.f. mfg., and 7,000 s.f. office.
4. TTU has stated that their expansion plans will require approval of both the height variance and the vacation of the street and that without the street vacation, there will not be enough area for development of all phases of the facility.

C:\CURRENT\ORDERS\1995\95-021B

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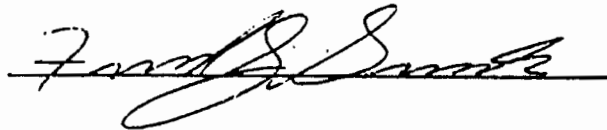
Page No. 1

5. The application is in compliance with goals and policies of the Comprehensive Plan as noted in the staff report, and attached as a part of the record.
5. The visual impact of the structures, with heights ranging from 55' to 75' will be mitigated through use of landscaping and setbacks.
6. The proposed variance will allow an existing business to expand, will provide additional family-wage jobs within the community, will utilize existing utility services, and will allow construction of a gravity feed system which will reduce energy requirements.
7. The Site and Design Review Committee has reviewed the proposed development. The SDRC imposed conditions for additional evergreen landscaping on the east and south perimeter of the site for visual screening of the buildings and to balance the height of the proposed structures with the surrounding area.
8. The proposed development is located within a flood plain area and the lowest finished floor must be one (1) foot above the Base Flood Elevation.
9. The Airport Landing Field overlay zoning district is imposed on this area. All structures are restricted from entering the Airport Imaginary Surface area. The maximum height, based on available information from the Port of Portland and city maps is 75 feet for a structure in this location. The proposed structure cannot penetrate into the AIS (Aircraft Imaginary Surface).

The following conditions of approval were adopted:

1. Submit a revised landscape plan with construction plans addressing installation of additional evergreen trees, shrubs and landscaping to screen the structure.
2. Submit irrigation plan details with construction plans.
3. Submit lighting plan for review and approval with construction plans.

4. The highest point of the roof may not exceed 75 feet.
5. Submit FAA Form 7460-1 prior to commencement of construction verifying the maximum height of the structure and any conditions imposed during construction. Comply with all requirements of the FAA regarding submission of elevation certificates and/or verification of building heights.
6. Submit construction plans to the Port of Portland for review and approval of variance in accordance with Development Standards Troutdale Industrial Park agreement between TTU and the Port of Portland.
7. Construct all new buildings with lowest finished floor one (1) foot above the base flood elevation.
8. Establish a floodplain benchmark elevation prior to commencement of construction.
9. Submit an elevation certificate upon completion of foundation during construction verifying lowest finished floor elevation.



Frank Grande
Chairman, Planning Commission



COMMUNITY DEVELOPMENT DEPARTMENT

104 SE. KISLING AVENUE • TROUTDALE, OR 97060-2099
INSPECTION REQUESTS AFTER 5:00 P.M. • 665-9098
(503) 665-5175 • FAX (503) 667-0524

TYPE II SITE AND DESIGN REVIEW

FILE NO. 95-009 MOD
TOYO TANSO USA, INC. ADDITIONS

APPLICANT: John Kinerk for Toyo Tanso USA c.
2575 NW Graham Circle
Troutdale, Oregon 97060
(503) 661-7700 ext. 230

REQUEST: Add 1,600 square feet for a lunchroom on the main building
Add 480 square feet to the scrubber annex

LOCATION: 2575 NW Graham Circle

LEGAL: 1N3E23C Tax Lot 300

TOTAL SITE AREA: 3.08 acres

PLAN DESIGNATION: I Industrial

ZONING DISTRICT: GI General Industrial

OVERLAY DISTRICT: ALF Airport Landing Field

SUMMARY

The proposal will result in the following:

- The addition of 1,600 square feet for a lunchroom to the north side of the main building
- The addition of 480 square feet to the north side of the scrubber room.
- A reduction of outside parking by one space and the relocation of two handicap parking spaces to the east side of the building.

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- The relocation of landscaping on the north side of the building to an undesignated area.

COMMENTS RECEIVED

The following departments and agencies returned comments. Those comments are incorporated into the analysis and the Conditions of Approval:

Community Development Director
Public Works Department

The application was circulated to property owners within 250 feet of the site on November 4, 1999, by the City, pursuant to a Type II procedure. The comment period ran until November 14 [15], 1999. No comments were received from those property owners.

ANALYSIS

Permitted Use (TDC 3.170)

The proposed expansion is for a permitted use in the GI General Industrial zoning district.

Setbacks (TDC 3.174)

No setbacks from the property lines are required as it does not abut a more restrictive zoning district.

Pedestrian Accessibility (TDC 8.952)

Pedestrian access exists to the lunchroom addition from the east side that abuts the parking spaces. Access interconnects with the existing office space.

Pedestrian access to the scrubber annex addition is through existing buildings and directly from the outside yard. It is not a room an employee would go to first from the parking lot when arriving to work.

Access and Traffic (TDC 9.110 and TDC 9.200)

Access is already established.

Off-Street Parking (TDC 9.010)

The parking for this use was reviewed under Site and Design Review File No. 95-009. Three parking spaces, two of which are handicap accessible, will be lost to this construction for the lunchroom addition; however, two other parking spaces on the east side of the lunchroom will be restriped and signed for handicap parking.

The applicant states that there are 80 employees, and there are two shifts. There are currently 136 parking spaces. The lunchroom addition will result in the loss of four regular parking spaces (one on the north side of existing lunchroom and three on east side to be used for the handicap spaces). There is more than adequate parking remaining.

Landscaping (TDC 9.060)

About 952 square feet of "patio" and landscaping will be lost with this addition. Pursuant the standards in Chapter 11.000 of the Development Code, 10% of the gross area of this site is to be landscaped, with the parking lot landscaped as part of this 10%. The existing landscaping meets this standard. The loss of this patio area north of the employee lunchroom, where employees currently take "smoke" breaks is an amenity associated with landscaping that should be replaced "in-kind."

Because there is more than adequate off-street parking (a minimum of one parking space for each employee on the largest shift is all that is required), an outdoor seating area should be integrated with the lunchroom addition. This area should including trees and shrubs. It could be added to the east of the lunch room and the handicap parking spaces moved south of the area currently proposed.

Erosion Control (TDC 5.600)

An erosion control plan was not submitted. Because the addition is within the confines of existing improvements, it is likely that bio-bags in the on-site storm drain catch basins should be sufficient throughout the construction period.

AUG 23 2010

CONDITIONS OF APPROVAL

The development as proposed is in basic conformance with the requirements of the Troutdale Development Code (TDC), subject to the following conditions:

Community Development

1. Submit a revised site plan for this area to the Community Development Department for review and approval *before* applying for building permits showing the following:
 - a. Modify the lunchroom addition and parking lot changes to include an outdoor seating area directly associated with the lunchroom. Staff recommends that the parking spaces east of the lunchroom addition be used for this outdoor seating area. The removal of the sidewalk is not necessary.
 - b. The outdoor seating area shall be landscaped with a suitable combination of trees and shrubs around the perimeter to give shade to outdoor seating area and the east wall of the lunchroom.
 - c. Include a drawing of the revised parking lot layout associated with this building and the addition of the lunchroom.
2. The location and number of the handicap parking spaces is to comply with the State Structural Specialty Code standards. Contact the Building Official.
3. Install bio-bags in the storm catch basins in the parking lot. Monitor the bags throughout the duration of the construction period. When construction is finished, remove the bio-bags. Do not "rinse" the bags into the storm drains.

Public Works

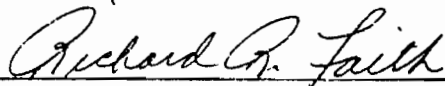
4. To determine if pretreatment regulations apply to the scrubber area, the following information must be provided to the Public Works Department to the attention of Christa Morrow, prior to applying for building permits:
 - a) A description of scrubber room activities.
 - b) A layout of the scrubber room including any new connections to the sanitary sewer, storage of chemicals, location of floor drains, etc.

- c) A description of the constituents of any wastewater that is to be discharged to the sanitary sewer from the scrubber room, the amount to be discharged and what processes this wastewater comes from.
6. No wastewater may be discharged to the sanitary sewer until Public Works has determined that the wastewater from the scrubber room meets discharge requirements.
7. All applicable System Development Charges (SDC) must be paid. Contact Travis Hultin in Public Works for information.

General Comments

8. The proposed development shall be constructed in substantial conformance with the plans submitted as part of this site and design review and specific site plan approval and all conditions imposed by the Site and Design Review Committee (SDRC).
9. Any other conditions or regulations required by Multnomah County, Gresham Fire and Emergency Services, or state or federal agencies are hereby made a part of this permit.
10. Approved Site and Design Review applications shall be void after two years, unless substantial completion has taken place.

APPROVED THIS 29th DAY OF NOVEMBER 1999.



Richard R. Faith
Community Development Director

Staff Contact: Elizabeth McCallum, Senior Planner

cc:
Troutdale Public Works
Troutdale Permit Specialist

AUG 28 2010



COMMUNITY DEVELOPMENT DEPARTMENT

104 SE KIBLING AVENUE • TROUTDALE OR 97060-2099
(503) 665-5175 • FAX (503) 667-0524

File No. 95-009 MOD
Date Received 10/14/99
Fee Paid \$ 200.00
Receipt No. CD6777

LAND USE APPLICATION FORM

PROCEDURE TYPE (check one):	<input checked="" type="checkbox"/> I	<input type="checkbox"/> II	<input type="checkbox"/> III	<input type="checkbox"/> IV
PERMIT TYPE:	<u>SDR</u>			

Please print or type the information below

Project Name: LUNCHROOM ADDITION, SCRUBBER ANNEX

Location or address 2575 N.W. GRAHAM CIRCLE

Tax Map/Tax Lot Number: 1N3E23C300 Assessor No. R- R843400500

Zoning: G.I. Overlay Zoning: _____ Plan Designation: _____

Site Acres: 3.08 or Square Footage of the Lot: _____

Request: TWO ADDITIONS 1600 sq. ft 480 sq. ft.
ONTO MAIN MANUFACTURING BLDG.

NAME OF APPLICANT (If signed by Agent, owner's written authorization must be attached).

Name JOHN KINERK

Address 2575 N.W. GRAHAM C.

City TROUTDALE State OR

Zip 97060 Phone 661-7700, 270

Signature John Kinerk

Date 10/14/99

NAME OF OWNER(S) (if more than one owner, attach a separate sheet)

Name See attached letter

Address _____

City _____ State _____

Zip _____ Phone _____

Signature _____

Date: _____

PAGE 1 OF 118

ALL CORRESPONDENCE PERTAINING TO THIS APPLICATION, INCLUDING THE NOTICE OF DECISION, WILL BE SENT TO ONLY THE APPLICANT. PLEASE CHECK THE BOX IF THE OWNER (WHEN DIFFERENT FROM THE APPLICANT) ALSO WISHES TO RECEIVE COPIES OF CITY CORRESPONDENCE.



COMMUNITY DEVELOPMENT DEPARTMENT

104 & E KIBLING AVENUE • TROUTDALE OR 97060-2099
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 (503) 665-5175 • FAX (503) 667-0524

95-009 MOD

SUPPLEMENTAL SITE AND DESIGN REVIEW APPLICATION FORM

PROJECT NAME: SCRUBBER ANNEX			
APPLICANT: TUYO TANSO U.S.A.			
FILE NO.		DATE OF SDRC/PC MEETING	
Project Address:		2575 N.W. GRAHAM CIRCLE	
Type of Business:		MANUFACTURING	
Products Manufactured:		GRAPHITE	
Total Site Size:		Total Bldg. Sq. Ft.	480
Hours of Operation:	7:AM-11:30P.M.	No. of Employees/Shift:	80

Uses within Building \ by Square Footage per floor					
USE	Sq. Ft./Floor	USE	Sq Ft / floor	USE	Sq Ft / floor
Offices		Shop	480	Warehouse	
		MANUFACTURING			
Parts		Kitchen		Rest Rooms	
Laundry		Dwelling (R)		Other	

AUG 23 2011

CASE FILE: _____

STAFF: _____

SITE ANALYSIS DATA			
Type		Lot Coverage (Square Feet)	Lot Coverage (Percent)
Building(s) Footprint	WITH EXISTING 75,050	480 (16' x 30')	100% total
Building Gross Area	480 sq. ft.	N/A	N/A
Building Height ¹	12' 6"	N/A	N/A
Parking Lots & driveways			
Sidewalks & walkways			
Landscaping - improved areas			
Landscaping - natural areas			
Storm water bio swale/retention areas			
Other			
Other			

¹The height of a building for planning purposes is defined in TDC Chapter 1:
The vertical distance from the average grade to the highest point of the roof of the building. This definition is more restrictive than the UBC or CABO.

PROJECT SUMMARY
EXISTING SCRUBBER BLDG. ALSO HOUSES
GASSING SYSTEM. INTENT IS TO
SEPARATE THE TWO

CASE FILE: _____

STAFF: _____

CONSTRUCTION MATERIAL DETAILS	
Include paint & stain colors and other relevant details	
Color of Siding:	WHITE
Type of exterior siding materials:	CEMENT BLOCK / METAL
Color of Roof Materials:	WHITE
Type of roofing materials:	METAL
Color of exterior trim materials:	WHITE
Type of exterior trim materials:	METAL
Color / type of exterior doors:	METAL / BLACK
Color / type of down spouts:	WHITE / METAL
Color / type of exterior stairs, balconies & railings:	N/A
Other Structures (pool bldgs, detached laundries, etc.)	
Refuse/trash enclosure: Show location on the site plan. Attach a drawing showing details per standards from the Construction Standards for Public Works Facilities - available from Public Works or Planning Staff.	

OTHER DESIGN ELEMENTS	
List colors, materials, quantities, heights, etc.	
Specific details and location should be indicated on the plans	
Type of Lighting Fixtures:	SUFFICIENT EXISTING
Fencing:	N/A
Mailboxes:	N/A

AUG 23 2013

CASE FILE: _____

STAFF: _____

Private pedestrian pathways:	Width:	Length:
Recreational Amenities:	Type:	Square Footage:

Other Site elements:
EXISTING SITE IS NOW ASPHALT

LANDSCAPE MATERIALS		
Quantity	Type (including botanical and common names. Plants must be keyed to the landscape plan.	Size / Height / Spacing

CASE FILE: 95-009 MOD

STAFF: JM

CONSTRUCTION MATERIAL DETAILS	
Include paint & stain colors and other relevant details	
Color of Siding:	WHITE
Type of exterior siding materials:	CONCRETE, METAL
Color of Roof Materials:	WHITE
Type of roofing materials:	METAL
Color of exterior trim materials:	BLUE
Type of exterior trim materials:	METAL
Color / type of exterior doors:	BLACK, METAL
Color / type of down spouts:	WHITE, METAL
Color / type of exterior stairs, balconies & railings:	N/A
Other Structures (pool bldgs, detached laundries, etc.)	N/A
Refuse/trash enclosure: Show location on the site plan. Attach a drawing showing details per standards from the Construction Standards for Public Works Facilities - available from Public Works or Planning Staff.	

OTHER DESIGN ELEMENTS	
List colors, materials, quantities, heights, etc.	
Specific details and location should be indicated on the plans	
Type of Lighting Fixtures:	SUFFICIENT EXISTING
Fencing:	N/A
Mailboxes:	N/A

CASE FILE: 95-009 MOD

STAFF: EM

Private pedestrian pathways:	Width: <u>9'</u>	Length: <u>35'</u>
Recreational Amenities:	Type:	Square Footage:

Other Site elements: <u>SITE IS CURRENTLY PAVED</u>
<u>WITH MINOR LANDSCAPING TO BE</u>
<u>RELOCATED</u>

LANDSCAPE MATERIALS		
Quantity	Type (including botanical and common names. Plants must be keyed to the landscape plan.	Size / Height / Spacing

WARRANTY DEED

THE PORT OF PORTLAND, a port district of the State of Oregon (hereinafter "Grantor"), conveys and warrants to TOYO TANSO U.S.A. INC., a corporation registered in the State of Oregon (hereinafter "Grantee"), the following described real property free of encumbrances except as specifically set forth herein, described as follows:

A parcel of land located in the southwest quarter of Section 23, Township 1 North, Range 3 East, Willamette Meridian, City of Troutdale, County of Multnomah, State of Oregon, described as follows:

All of Lots 4, 5, 6, 7, and Tract "B" of Block 1, Troutdale Industrial Park, a subdivision recorded December 22, 1989 in Book 1220, Page 83, Multnomah County Deed Records, containing 9.060 acres, (hereinafter the "Property"). Subject to a 20 foot utility easement across Tract "B".

The Grantor specifically reserves for itself, and for the public, a right of flight for the passage of aircraft in the air space above the surface of the described property together with the right to cause in said air space such noise as may be inherent in the present or future operation of aircraft.

Excepting the covenants and restrictions herein contained and the following:

1. Regulations, including levies, liens, assessments, rights of way, and easements of the Sandy Drainage District.
2. An easement for a drainage ditch along the Westerly 10 feet of Lots 5 and 6 as disclosed by the plat recorded December 22, 1989 in Book 1220, Page 83, Multnomah County Deed Records.

Collectively referred to as "Permitted Encumbrances".

The Grantor has established covenants and restrictions to ensure proper use and appropriate development and improvements of the Troutdale Industrial Park at the Portland-Troutdale Airport, County of Multnomah, State of Oregon.

The covenants and restrictions shall remain in force as provided by law and may be enforced by the Grantor, its successors, or assigns either by action or law or suit in equity. The Grantor shall not be responsible or liable to the Grantee or any third parties for enforcement of or for failure to enforce these covenants and restrictions. Invalidity of any of these covenants shall in no way affect any of the other provisions which shall remain in full force and effect. 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.

It is distinctly covenanted and agreed between the parties that all of the covenants, restrictions, and agreements hereinafter expressed shall be held to run with and bind the land conveyed and all subsequent owners and occupants thereof.

AUG 23 2010

G-1746

COVENANTS AND RESTRICTIONS

1. The Property shall be subject to the Troutdale Industrial Park Development Standards recorded simultaneously with this deed.

2. In the event the Grantee does not substantially complete construction of buildings and improvements, including landscaping, contemplated by the parties as of the date of this deed within two years after the date of this Deed, barring acts of God, labor stoppages, and other uncontrollable actions which might delay construction, the Grantee hereby agrees that the Grantor shall have an irrevocable option to purchase the Property hereinabove described at the same price paid by the Grantee, less any real estate brokerage fee paid by the Grantor, upon tender of written notice of intention to repurchase by the Grantor not more than 30 days before the expiration of the two year period. In the event Grantor exercises the option to repurchase as provided in this Deed, the conveyance of title from Grantee to Grantor shall be by warranty deed free and clear of all encumbrances except those specifically identified in this Deed as Permitted Encumbrances. Said conveyance shall be closed in escrow at an escrow company licensed in the State of Oregon mutually agreeable to both parties.

3. The Grantee, for itself, its successors, and assigns, covenants and agrees that it will not sell or contract to sell all or any portion of said Property without first giving written notice to the Grantor of (1) the terms and conditions of any bona fide offer to purchase the same which it has received and is willing to accept; (2) the name of such offeror; and (3) if known, the use such offeror proposes to make of said Property; and the Grantor shall have the right to purchase said Property within 45 days thereafter upon the same terms and conditions as may be contained in such bona fide offer. If the Grantor fails to make such purchase, then said Property may be sold to such offeror within six months after expiration of such 45 day period. If said Property is not sold within such six month period, then it cannot thereafter be sold without again offering the same to the Grantor as provided above. Any waiver of this provision shall not be deemed a waiver of future rights under this provision.

4. The Grantee shall use the land for industrial purposes, as an advanced graphite manufacturing, machining and special graphite processing facility, and appropriate uses permitted by local zoning and the Standards, and for no other purpose without written permission of the Grantor. Grantee shall not use the Property without the prior written consent of the Port for the following: any use which would deem the Property as a Hazardous Waste Treatment, Storage or Disposal Facility requiring a permit, interim status, or any other special authorization under RCRA or other Environmental Law; for the storage or processing of tires, batteries, junk cars, junk trucks, scrap vehicles, scrap equipment, or scrap appliances; for the rental or sale of space for mobile home or recreational vehicles, or use for a race track, model car or motorcycle course; or for the storage, recycling or processing of animals, or animal parts, refuse, or other waste material.

AUG 23 2010

4.1 No residential or retail use of the Property shall be allowed without approval in writing by the Grantor.

4.2 The Grantee shall not use the Property to operate or release any model aircraft, rocket, kite, balloon, parachute, or other article or substance upon or over the boundaries of the airport or airport control zone without the prior approval of the Portland-Troutdale Airport Manager, except:

a. Personnel of the National Weather Service, United States Department of Commerce, when performing official duties;

b. Persons parachuting from an aircraft in an emergency situation.

5. The Grantee shall not lease the said Property without written approval of the Grantor, which approval shall not be unreasonably withheld; provided, however, that the Port may refuse to consent to a lessee involved in the handling of hazardous waste, as defined by federal or State of Oregon law and regulations.

6. Grantee agrees to indemnify, save, and hold harmless the Grantor from and against all removal, remediation, containment, use, disposal, treatment, release and other Costs, as defined below, assessed against the Grantor under Environmental Laws, as defined below, as a result of activities of the Grantee on the Property and caused by, arising out of, or in connection with, the handling, storage, discharge, transportation, or disposal of Hazardous Substances which Hazardous Substances are on the Property as a result of Grantee's acts or omissions. Subject to the preceding limitations, such "Costs" shall include, but not be limited to: (a) claims of third parties, including governmental agencies, for damages, response costs or other relief; (b) the cost, expense or loss to the Grantor of any injunctive relief, including preliminary or temporary injunctive relief, applicable to the Grantor or the Property; (c) the expense, including reasonable fees of attorneys, engineers, paralegals and experts, reporting the existence of said Hazardous Substances or contaminants to any agency of the State of Oregon or the United States as required by applicable Environmental Laws; (d) any and all expenses or obligations, including attorneys' and paralegal fees, incurred at, before, and after any trial or appeal therefrom or any administrative proceeding or appeal therefrom whether or not taxable as costs, including, without limitation, reasonable attorneys' and paralegal fees, witness fees (expert and otherwise), deposition costs, copying and telephone charges and other expenses, all of which shall be paid by Grantee, or Grantee's successors, promptly after the Grantor incurs the obligation to pay such amounts. Such damages, costs, liabilities and expenses shall include such as are claimed to be owed by any regulating and administering agency. As used in herein, the word "Property" shall be deemed to include the soil and water table thereof. As used herein, "Hazardous Substances" shall be interpreted in the broadest sense to include any substances, materials, wastes, pollutants, oils, or regulated substances, or contaminants or are defined or designated as hazardous, toxic, radioactive, dangerous, or any other similar term in or under any of the Environmental Laws, and shall specifically include asbestos and asbestos-containing materials, petroleum products, including crude oil or any fraction thereof, and urea formaldehyde, that, because of their quantity, concentration, or physical, chemical, or infectious characteristics, may cause

or threaten a present or potential hazard to human health or the environment when improperly generated, used, stored, handled, treated, discharges, disposed of, or released. As used herein, "Environmental Laws" shall be interpreted in the broadest sense to include any and all lawful federal, state, and local statutes, regulations, rules, and ordinances now or hereafter in effect, as may be amended from time to time, governing Hazardous Substances or relating to the protection of human health or the environment, including but not limited to, the Resource Conservation and Recovery Act (RCRA) (42 U.S.C. §6901 et seq.); the Comprehensive Environmental Response, Compensation and Liability Act (CERLA) (42 U.S.C. §9601, et seq.); the Federal Water Pollution Control Act/Clean Water Act (33 U.S.C. §1257 et seq.); Superfund Amendment and Reauthorization Act of 1986 (SARA) (P.L. 99-499, October 17, 1986); the Safe Drinking Water Act (42 U.S.C. 300 et seq); the Solid Waste Disposal Act (42 U.S.C. 3251, et seq.); the Clean Water Act (33 U.S.C. §1251, et seq.); the Clean Air Act (42 U.S.C. §7401 et seq.); the Federal Fungicide and Rodenticide Act/Pesticide Act (7 U.S.C. §13 et seq.); the Oregon Revised Statutes relating to community information on hazardous waste reduction (ORS 453.307 et seq.); toxic use reduction and hazardous waste reduction (ORS 465.003 et. seq.); environmental cleanup of hazardous substances, hazardous wastes, and oil contamination (ORS 465.200 et seq.); notice of environmental hazards (ORS 466.360 et seq.); use of PCBs (ORS 466.505 et seq.); spill response and cleanup of hazardous materials and oil (ORS 466.605 et seq.); underground storage tanks (ORS 466.705 et seq.); penalties for noncompliance (ORS 466.880 et seq.); water pollution control (ORS 468.691 et seq.); oil spills (ORS 468.780 et seq.); asbestos abatement (ORS 468.875 et seq.); any similar or equivalent laws; and any implementing laws, regulation, rules, and ordinances. Nothing stated herein shall be construed to grant the Grantee the right or permission to use the Property for handling or disposing of hazardous or toxic substances without the written consent of the Grantor.

7. Grantor agrees to indemnify, save, and hold harmless the Grantee from and against all removal, remediation, containment, use, disposal, treatment, release and other Costs, as defined below, assessed against the Grantee under Environmental Laws, as defined below, as a result of activities of the Grantor on the Property and caused by, arising out of, or in connection with, the handling, storage, discharge, transportation, or disposal of Hazardous Substances which Hazardous Substances are on the Property as a result of Grantor's acts or omissions. Subject to the preceding limitations, such "Costs" shall include, but not be limited to: (a) claims of third parties, including governmental agencies, for damages, response costs or other relief; (b) the cost, expense or loss to the Grantee of any injunctive relief, including preliminary or temporary injunctive relief, applicable to the Grantee or the Property; (c) the expense, including reasonable fees of attorneys, engineers, paralegals and experts, reporting the existence of said Hazardous Substances or contaminants to any agency of the State of Oregon or the United States as required by applicable Environmental Laws; (d) any and all expenses or obligations, including attorneys' and paralegal fees, incurred at, before, and after any trial or appeal therefrom or any administrative proceeding or appeal therefrom whether or not taxable as costs, including, without limitation, reasonable attorneys' and paralegal fees, witness fees (expert and otherwise), deposition costs, copying and telephone charges and other expenses, all of which shall be paid by Grantor, or Grantor's successors, promptly after the Grantee incurs the obligation to pay such amounts. Such damages, costs, liabilities and expenses shall include such as

are claimed to be owed by any regulating and administering agency. As used in herein, the word "Property" shall be deemed to include the soil and water table thereof. As used herein, "Hazardous Substances" shall be interpreted in the broadest sense to include any substances, materials, wastes, pollutants, oils, or regulated substances, or contaminants or are defined or designated as hazardous, toxic, radioactive, dangerous, or any other similar term in or under any of the Environmental Laws, and shall specifically include asbestos and asbestos-containing materials, petroleum products, including crude oil or any fraction thereof, and urea formaldehyde, that, because of their quantity, concentration, or physical, chemical, or infectious characteristics, may cause or threaten a present or potential hazard to human health or the environment when improperly generated, used, stored, handled, treated, discharges, disposed of, or released. As used herein, "Environmental Laws" shall be interpreted in the broadest sense to include any and all lawful federal, state, and local statutes, regulations, rules, and ordinances now or hereafter in effect, as may be amended from time to time, governing Hazardous Substances or relating to the protection of human health or the environment, including but not limited to, the Resource Conservation and Recovery Act (RCRA) (42 U.S.C. §6901 et seq.); the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) (42 U.S.C. §9601, et seq.); the Federal Water Pollution Control Act/Clean Water Act (33 U.S.C. §1257 et seq.); Superfund Amendment and Reauthorization Act of 1986 (SARA) (P.L. 99-499, October 17, 1986); the Safe Drinking Water Act (42 U.S.C. 300 et seq); the Solid Waste Disposal Act (42 U.S.C. 3251, et seq.); the Clean Water Act (33 U.S.C. §1251, et seq.); the Clean Air Act (42 U.S.C. §7401 et seq.); the Federal Fungicide and Rodenticide Act/Pesticide Act (7 U.S.C. §13 et seq.); the Oregon Revised Statutes relating to community information on hazardous waste reduction (ORS 453.307 et seq.); toxic use reduction and hazardous waste reduction (ORS 465.003 et. seq.); environmental cleanup of hazardous substances, hazardous wastes, and oil contamination (ORS 465.200 et seq.); notice of environmental hazards (ORS 466.360 et seq.); use of PCBs (ORS 466.505 et seq.); spill response and cleanup of hazardous materials and oil (ORS 466.605 et seq.); underground storage tanks (ORS 466.705 et seq.); penalties for noncompliance (ORS 466.880 et seq.); water pollution control (ORS 468.691 et seq.); oil spills (ORS 468.780 et seq.); asbestos abatement (ORS 468.875 et seq.); any similar or equivalent laws; and any implementing laws, regulation, rules, and ordinances. Nothing stated herein shall be construed to grant the Grantee the right or permission to use the Property for handling or disposing of hazardous or toxic substances without the written consent of the Grantor.

Tax statements shall be sent to: Toyo Tanso U.S.A. Inc., P.O. Box 301368, Portland, Oregon 97230.

The true, actual, and whole consideration for the transfer is \$543,600.00.

IN WITNESS WHEREOF, The Grantor has caused this deed to be signed by its Executive Director this 4th day of ~~January~~, 1992.
February

By *Phil Thorne*
Executive Director

APPROVED AS TO LEGAL SUFFICIENCY:

[Signature]
Counsel for The Port of Portland

APPROVED BY COMMISSION:
December 11, 1991

AFTER RECORDING, RETURN TO:
Toyo Tanso U.S.A. Inc.
P.O.Box 301368
Portland, Oregon 97230

AUG 28 2019

STATE OF OREGON)
) SS.
County of Multnomah)

BOOK 2515 PAGE 3113

This instrument was acknowledged before me on this 4th day of ~~February~~ January, 1992, by Milke Thorne as the Executive Director of The Port of Portland.

Mary E. Shinn
Notary Public for Oregon
My Commission Expires 2-20-95

TROUTDALE INDUSTRIAL PARK

BOOK 2515 PAGE 3114

Portland-Troutdale Airport

Standards for Development

AUG 23 2010

PORTLAND-TROUTDALE AIRPORT

TROUTDALE, OREGON

OFFICE/COMMERCIAL/INDUSTRIAL USE

STANDARDS FOR DEVELOPMENT

1988

AUG 23 2010

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INTRODUCTION

The Standards for Development and the development review process have been prepared to assure that the highest quality site planning, architecture, engineering, and landscaping are maintained at Portland-Troutdale Airport. The intent of the Port of Portland (Port) is to encourage creativity and quality in design which will enhance all future development on airport property. The Port considers these standards to be minimal, assuming firms locating at its facilities will wish to do the finest possible job in their own self-interest.

The development of sites at Portland-Troutdale Airport shall conform to the standards of the Port of Portland and other appropriate governing bodies, including the City of Troutdale, Multnomah County, and the Federal Aviation Administration (FAA).

PART I

PLAN REVIEW

A. Policy

The Port of Portland will review all plans to ensure that development at Portland-Troutdale Airport meets the requirements of the Port's Standards for Development. The Port will evaluate the proposed plans based upon the intent of the standards, the available facts regarding the particular project, and the best interests of all concerned property owners. The review process considers the unique aspects of each of the tenant's requirements and is designed to assist individual tenants in following the proper procedures in order to avoid delay or inconveniences in the execution of plans. This review covers site planning, architecture, landscape architecture, signing, and exterior lighting.

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As outlined in this section, the Port will review both the preliminary and final plans. The review will consider two distinct areas:

1. A review of conformance to the sections of the standards which outline detailed requirements such as setbacks, height, and other numerical specifications.
2. A review of subjective design elements such as architectural style, site layout, and landscaping will be completed to ensure compliance with the intent of the Port and to provide a quality development. Plans will be reviewed with respect to the compatibility with the surrounding development, functional site design, distinctive architecture, the use of attractive exterior building materials and landscaping which enhances the site.

B. Port Contact

All plans and correspondence concerning submission of plans for construction shall be made to the Port's Land Development Manager. The following sections outline the review process and identify those materials which are to be submitted to the Port for approval.

C. Review Process

The Port review procedure is divided into three steps:

1. Predesign/orientation meeting.
2. Preliminary plan review.
3. Final plan review.

A predesign and orientation meeting will be held by Port staff to present the development standards and review procedures. The purpose of the meeting is to ensure that the development process,

from preliminary plans to building occupancy, goes as smoothly and quickly as possible. The site developer will also have the opportunity to discuss the design concept and specific issues affecting the particular site.

Preliminary plan review will focus on the materials outlined in the following section. During the review, Port staff will work closely with the design team to achieve a high-quality and functional design within a brief time frame. Included in this review is resolution of specific site issues and concerns.

Following completion of preliminary design review, revised final plans will be reviewed and stamped to certify Port approval of the project. These plans will be used in obtaining building and utility permits.

Construction may not proceed on a project until all plans have been stamped by the Port and the warranty deed or lease document is executed.

D. Materials for Submission

1. Preliminary Plans

Five copies of all preliminary plans shall be submitted to the Port for review. A meeting will be held with Port staff at the time of submittal to discuss the plans. Two copies will be returned with notations after the review is complete (approximately ten working days). The length of the review period is variable, depending upon the scale of the project and completeness of all required plans. All plans must be submitted at the same time.

Preliminary plans shall consist of the following:

- a. Detailed site plan (minimum scale 1" = 20') to show:
 - (1) The location and dimensions of setbacks, property lines, easements, and street rights-of-way.
 - (2) Proposed driveways and curb cuts with arrows indicating vehicular traffic patterns into and out of the site, and to and from all loading berths and parking areas.
 - (3) Parking and loading area layout including designated parking areas (employee, compact car, visitor), loading and delivery areas, maneuvering areas, and future parking expansion areas.
 - (4) The location of sidewalks.
 - (5) Areas to be landscaped with a description of the type (tree, groundcover, shrub), height, and extent of all landscaping (also indicate screening, signs, and berms). Right-of-Way landscaping shall be shown on tenant's plans.
 - (6) The location and identification of utilities which cross public and Port-owned property to serve the building and the site, including gas, electricity, telephone, water, storm and sanitary sewers.
 - (8) Location of all special appurtenances including utility boxes, loading docks, underground tanks, satellite dishes, etc.
 - (9) Location of exterior lighting fixtures.

(10) Building, landscaping, and paved surface area calculations.

(11) Site drainage features.

(12) Topography and preliminary grading information.

(13) The location, type, and size of any significant vegetation which will be removed from the site.

b. Floor plans, elevations, and sections which indicate the type of construction. At least one elevation should show the relationship of proposed development to adjacent development, if any.

c. Design specifications, style, and color of all exterior wall and roof materials. A material sample of any metal used for exterior walls or roofing is required. Samples of other building materials may be required.

2. Final Plans

Five copies of all revised final plans shall be submitted to the Port. Three stamped copies will be returned to the tenant to be used in obtaining required permits within five working days after the submittal. All required plans must be submitted at the same time. The review time will be extended if the submittal is incomplete.

The final plans shall consist of the following:

- a. Complete architectural and engineering working drawings.
- b. Exterior material color board. (One copy.)

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- c. Construction specifications.
- d. Landscape and irrigation plans. Indicate the names of all plants and groundcovers, planting size and size at maturity, locations, quantities, spacings, irrigation, berms, and other typical landscape construction specifications.
- e. Identification and wall sign plans. Provide illustrations to include dimensions, materials, copy, footing details, lighting details, and location of all signs. Color samples shall also be provided.
- f. Construction schedule (include phasing).
- g. Underground storage tank and piping system plans.
- h. A rendering of proposed buildings may be required (one copy only) if noted at preliminary plan review.

3. Record Drawings

As-Constructed drawings of all development on the site and all underground utilities within any required utility easements shall be furnished to the Port after final city inspections.

4. Geotechnical Information

A copy of any new geotechnical data on the site will be provided to the Port.

E. Inspection of Facilities

The Port may conduct inspections of the site during the construction period to determine conformance. Changes made after

the Port's Notice to Proceed is issued, which affect the previously approved plans, shall be submitted to the Port for approval.

F. Variances

The Port recognizes that situations arise which may warrant modification to these standards. A written request for an exception shall be submitted to the Land Development Manager, stating the variance requested and the applicable section of the standards. The Port will evaluate each request and will notify the tenant, in writing, of the decision within ten working days.

G. Future Remodeling and Additions

Plans shall be submitted to the Port before any construction, remodeling, alterations or additions are undertaken. Minor interior modifications which do not alter the function of the building are exempt from this requirement.

PART II

DEVELOPMENT STANDARDS

A. Land Use and Zoning

The Standards for Development are designed to meet or exceed the City of Troutdale zoning code. Since codes change periodically, it cannot be guaranteed that all City requirements have been met. All uses prohibited by the City of Troutdale zoning shall likewise be prohibited at Portland-Troutdale Airport.

The City of Troutdale requires design review for all industrial and commercial uses. The Port's preliminary plan review precedes the City's design review process. The Port will work with a

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tenant and the City to coordinate the Port's final plan review with the City's design review.

No trade, business, or activity shall be allowed nor conducted in a manner which may be or become a nuisance.

B. Site Layout

Placement of structures or improvements on the site shall be designed in such a way as to maximize the potential of the site. Consideration should be given to building placement, open space, landscape design, access, vehicular and pedestrian circulation, and adjacent development.

C. Buildings

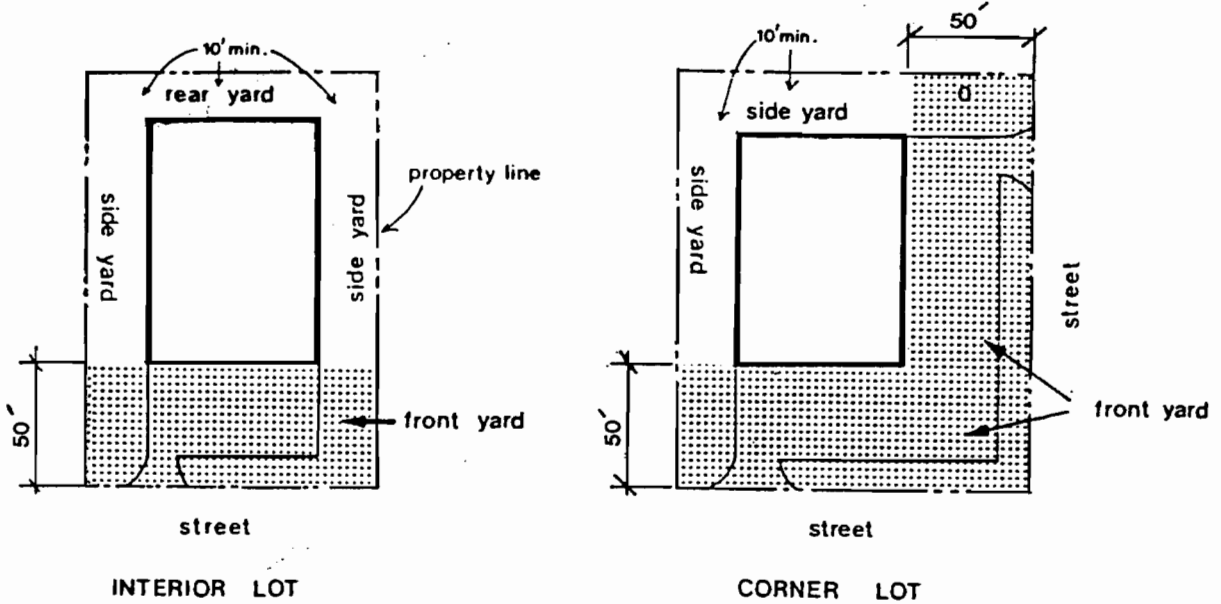
1. Design

All buildings shall be designed by a registered architect or engineer. Contemporary architectural styles are strongly encouraged. "Period Building" architectural elements will be critically reviewed. Building locations should optimize off-site and on-site views and avoid a crowded appearance.

2. Setbacks

- a. Streets and Front Yards - All yards adjacent to an airport access road or street shall be designated a front yard. No building will be permitted within 50 feet of the property lines fronting a street or airport access road.
- b. Side and Rear Yards - No building shall be permitted within 10 feet of the side and rear property line.

- c. Corner Lots - All yards adjacent to streets shall be designated front yards.
- d. Fencing - All fencing shall be set back 25 feet along the front yard.



3. Heights

The maximum height of any structure shall be 45 feet. However, in all cases, the airport clear zone and approach zone height limitations shall be the final controlling factors in determining maximum structure height.

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4. Lot Coverage

The maximum area that may be covered by the principal building, accessory buildings, and future additions shall not exceed 60 percent of the total area of the lot.

5. Building Materials and Engineering

- a. General - Exterior materials that may be used are concrete, exposed aggregate concrete, glass, brick, natural stone, wood, and metal under certain circumstances (see d. below). The type, style, and color of all exterior materials shall be submitted to the Port for approval. Material samples may be required.
- b. Exterior and Details - All exterior surfaces shall have a finished treatment. The use of two or more colors is strongly encouraged to enhance the building and create design accents. Trim colors shall complement the primary building color.

The use of canopies, parapets, and facias will be encouraged to break up large, uniform wall surfaces. Such features shall be in proportion to wall heights and building mass.

- c. Temporary Buildings - Trailers, mobile offices, and other temporary structures will not be permitted, except for use during construction. All buildings shall be of permanent type construction. Pole buildings will not be permitted.

- d. Metal-Clad Buildings - All proposed metal-clad buildings or metal building features will be carefully reviewed by the Port. The intent of the review is to promote projects which are compatible with existing development and which will maintain an attractive appearance through time.

Plans for all metal-clad buildings shall be reviewed prior to manufacture. The building design, material, finishing specifications, and a sample of the exterior metal surface shall be submitted to the Port at the time of preliminary plan review.

- (1) Appropriate materials for exterior metal paneling shall be anodized or factory finished aluminum, weathering steel, and galvanized or otherwise coated steel. All galvanized or coated steel shall have a factory-applied baked paint finish. An unpainted galvanized finish shall not be permitted.
- (2) The baked paint finish shall be resistant to chalking, fading, and film failure. Weathering steel will be allowed to develop its natural oxide coloring. No exterior finish which causes glare will be permitted.
- (3) Ribbed wall panels shall have an architecturally pleasing profile. Panels with a corrugated, crimped, or any ribbed pattern presenting an agricultural or military appearance shall not be permitted.
- (4) All sheet metal paneling shall be of sufficient gauge and quality to provide a rigid exterior surface.

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- (5) All structural supports shall be concealed. Only interior fasteners shall be permitted.
- (6) A parapet, fascia, or comparable architectural detail shall be provided to screen pitched roofs, roof-mounted utilities.
- (7) An exterior concrete wainscotting shall be included in all metal buildings. The wainscotting protects the wall system from vehicle damage and presents an attractive exterior appearance.

6. Roof Treatment

Since roofs will be highly visible from aircraft using the airport, roofs shall be attractively designed and constructed. All equipment located on roofs shall be screened from street level views. Signs, letters, designs, or other graphics shall not be painted or placed on roofs. Materials used for roofs shall have a nonglare surface. All roof utilities shall be designed to minimize noise.

The Port shall approve all roof construction, screening materials, and design.

D. Driveways

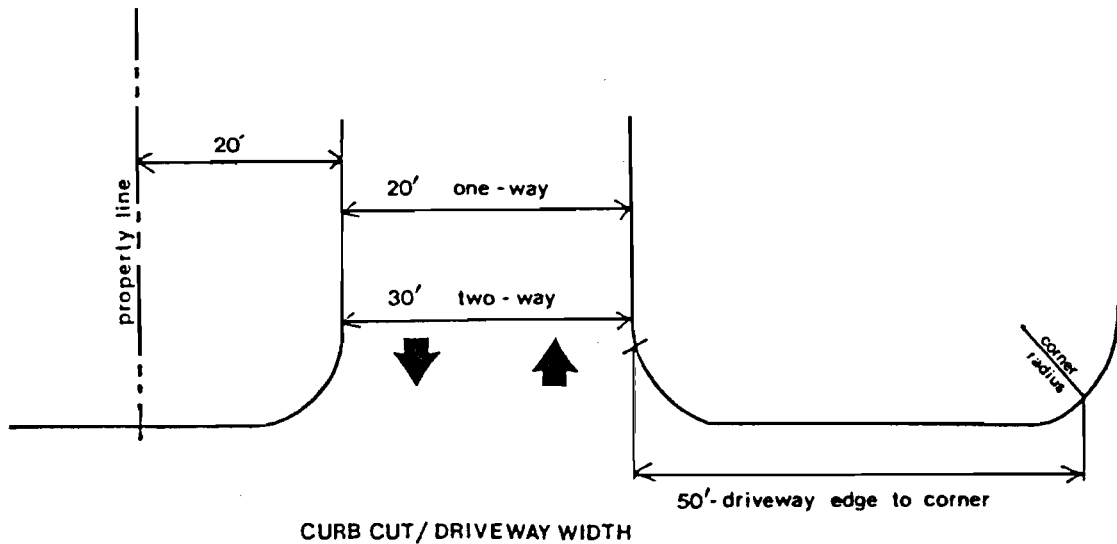
1. Location and Number

Curb cuts providing driveway access to and from a site shall be a minimum of 20 feet from adjacent property lines. For corner lots, a minimum distance of 50 feet shall be provided between the tangent point of a corner radius and the closest edge of a driveway.

All curb cuts on the same site shall be at least 100 feet apart. There shall be no more than two curb cuts to a site from any one street or airport access road. Landscaping and signage shall not obstruct lines of sight for traffic entering and exiting driveways.

2. Widths

Driveways shall have an unobstructed minimum width of 20 feet for one-way traffic and 30 feet for two-way traffic. Curb cuts for driveways shall meet City of Troutdale standards. The direction of traffic shall be clearly marked on the paved surface.



3. Emergency Vehicles

Proper access and circulation for emergency vehicles shall meet City of Troutdale requirements.

E. Parking

1. Parking Space Requirements

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- a. Employees - A minimum of one space shall be provided for each employee on the major shift.
- b. Visitors and Customers - Additional parking for visitors shall be provided based on expected need. Each stall shall be appropriately signed.

2. Parking Setbacks

- a. Front - No parking area shall be closer than 25 feet to the front property line.
- b. Side - No parking area shall be closer than 5 feet to the side property line.

3. On-Street Parking

No parking shall be permitted on streets or airport access roads.

4. Parking Lot Landscaping

Parking facilities shall include landscaping to cover not less than 10 percent of the area devoted to passenger vehicle parking and maneuvering.

5. Perimeter Screening

Parking lots shall be screened from the street and adjacent property by a combination of berms, shrubs and trees. A complete (100%) screen shall be provided to a minimum height of 2-1/2 feet, measured from the parking lot surface. A partial landscape screen should be provided to a height of at least 5 feet.

6. Surfacing

All parking areas shall be; paved with an all-weather surface, such as asphalt; graded and drained to provide for the disposal of all surface water on the site; and be of adequate strength for the expected traffic. All parking stalls and direction of traffic shall be clearly marked on the paved surface.

F. Loading Areas

1. Location

Loading areas shall be located completely on-site. Off-site vehicle loading shall not be permitted. Loading and service areas are not permitted in the required front and side landscaped yards.

Truck loading area dimensions pertaining to berth width, length, and apron space shall be designed considering the tractor-trailer length and the angle of the loading area in relation to buildings, parking areas, drives, and streets. All loading areas shall be designed to accommodate truck maneuvering within the tenant's property.

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2. Screening

All loading operations shall be screened from adjacent properties and the street or airport access road. The screen may be either evergreen vegetation or a solid fence/wall. The adequacy of the screen shall be determined by the Port. (See Section J., Screening.)

G. Storage and Processing

1. Location

No materials, supplies, or equipment, including company-owned or operated trucks, shall be stored on the site, except inside a closed building or behind a visual barrier which screens such an area from the view of adjacent property and the street or airport access roads.

2. Surfacing

All areas used for outdoor storage and/or processing shall be paved with asphalt or concrete and shall be of sufficient durability to carry the expected weight of the vehicles.

3. Screening

A sight-obscuring screen, eight (8) feet in height, shall be provided to screen outdoor storage and processing from the street or airport access roads and adjacent properties. Variances on screening requirements for the display of materials for commercial sales will be considered on a site-by-site basis.

4. Underground Storage Tanks

To minimize the possibility of underground storage tank failure, and to preserve existing groundwater and soil resources, a standard for the construction and installation of underground storage tanks has been developed by the Port's Engineering Department. All proposed underground storage tanks shall comply with the Underground Storage Tank Construction Standard, available from the Port of Portland Engineering Department.

H. Utilities and Easements1. Utility Locations

The Port will provide sanitary and water services within the right-of-way adjacent to each site. The tenant may be responsible for any necessary street crossings to bring services from the main line to the site. All utilities shall be brought underground into the site and to the buildings. Above-ground utility equipment and boxes must be screened from view.

2. Easements

Permits for easements shall be obtained for all utilities crossing Port property, including sanitary sewer, storm sewer, water, gas, electricity, and telephone.

Removal and replacement of Port facilities in connection with the construction of utilities shall be by a Port-approved contractor and shall be in conformance with Port specifications.

Indemnities shall be provided to the Port for the use of the easement areas.

3. Refuse Collection Areas

Dumpsters shall be screened and enclosed or curbed to remain in place.

I. Landscaping

1. Review

All landscape drawings submitted for approval shall be stamped by a registered landscape architect in Oregon. Landscaping will be evaluated by the Port for its overall design quality, compatibility with surrounding development, and the extent to which it satisfies screening and landscaping requirements. In addition, all landscaping shall meet City of Troutdale requirements.

2. Design/Materials

Landscaping which provides for a variety of heights, color, and variation in the mass and location of plants is encouraged. The Port also strongly encourages the use of berms and existing vegetation in all landscape plans.

The principal landscape materials shall consist of at least 70 percent perennial plantings such as trees, groundcovers, shrubs, and perennial flowers. Additional landscape materials may include turf, rock mulch, and annual plants. The use of low-maintenance, perennial groundcover is encouraged wherever practical.

The minimum planting size for trees shall be 2 1/2 inches caliper if balled and burlapped, and 1 1/2 inches if bare root. Minimum tree height shall be 6 feet to 8 feet. Shrubs shall have a minimum planting size spread of 12 inches. At least 50 percent of the shrubbery shall have a minimum height of 2 feet at planting time.

3. Landscaped Yards

- a. Front Yard - Adjacent to all streets, a minimum 25-foot-wide landscaped front yard shall be provided, from the property line extending into the parcel.
- b. Side Yard - Adjacent to all side property lines, a minimum 5-foot-wide landscaped yard shall be provided for a depth of 100 feet.

4. Landscaping for Parking Areas

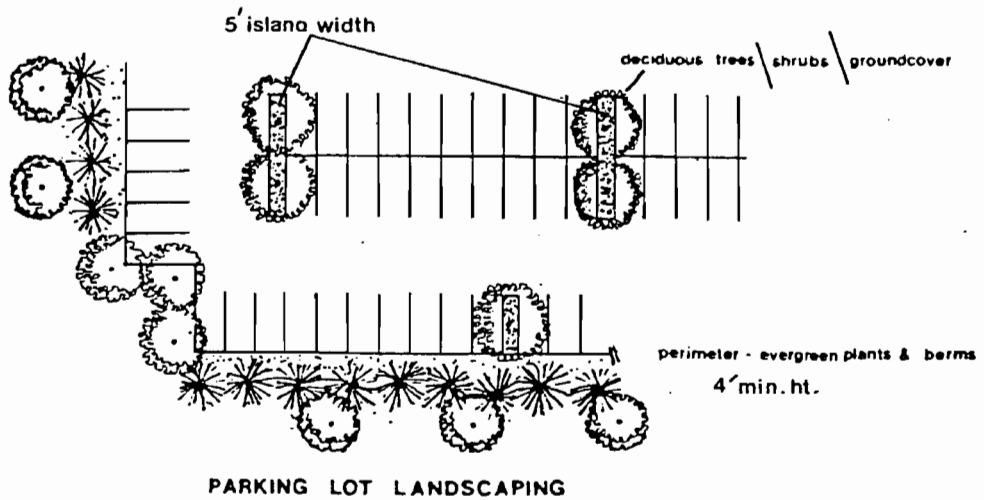
Additional landscaping is required within and surrounding parking areas for screening purposes. This screening may be placed in the front and side landscaped yards.

- a. Perimeter - The perimeter of all parking areas shall be landscaped with a solid screen of evergreen plant material 4 feet high minimum, to screen views from streets and adjacent property. Landscaped berms with vegetation may be substituted for the solid vegetation screen. (See J., Screening, for additional information on berms.)
- b. Landscaped Islands - Landscaped islands shall be used to divide large parking areas and to provide shade. Parking areas with ten or more spaces shall be designed as follows:

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- (1) Parking areas shall be divided by landscaped islands into parking bays. Each island shall be at least 5 feet wide, irrigated, and contain groundcover, trees, and shrubs. Parking areas shall be divided into bays of no more than 5 spaces for lots with 10 to 20 spaces, and no more than 10 spaces for lots with more than 20 spaces.

- (2) The Port strongly encourages the use of deciduous trees in landscaped islands to create a canopy which reduces the glare and excessive heat radiating from paved surfaces. Trees with vertical branching should be used to avoid interference with vehicles, and to maintain a clear field of vision.



5. Curbing

All landscaped areas shall be curbed to protect the landscaping from vehicle circulation and maneuvering activities.

6. Undeveloped Areas

All temporarily undeveloped portions of a site, which are not landscaped, shall be seeded with grass, wildflowers, etc., and maintained at a height of no more than 6 to 12 inches. If practical, undeveloped portions of a site may be kept in agricultural uses.

7. Irrigation

A permanent underground irrigation system shall be provided in all landscaped areas. All irrigation systems shall have automatic controllers.

8. Timing of Landscaping Installation

All required landscaping shall be fully installed within six months after final inspections of the buildings constructed on the site.

J. Screening

1. Design

The purpose of screening is to conceal undesirable views from adjacent property, streets, and airport access roads. All utility boxes, refuse collection areas, electronic/communication equipment, loading areas, and parking shall be screened. (For additional information on

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screening requirements for parking and loading areas, see Section E. 5. and Section F. 2.)

All landscape material used for screening shall be of sufficient initial size to provide the required degree of screening within three years of installation. The adequacy of all screening will be determined by the Port.

2. Berms

The use of berms is encouraged as screening for parking areas. Berms should vary in height to provide interest and shall be landscaped with lawn or perennial groundcovers and shrubs.

Berms and vegetation (combined) used for screening shall be a minimum of 4 feet high.

3. Fences/Walls

Walls and fences shall be designed to complement the building architecture. Perimeter fencing/walls shall be set back along the interior of any required landscaped yard adjacent to streets.

No fence or wall shall exceed 8 feet in height, except to screen mechanical equipment.

4. Screening Material Guidelines

The following list is designed as a guide in the selection of materials for screening. The effectiveness of screening will be evaluated by the Port.

<u>Type</u>	<u>Height (Feet)</u>	<u>Purpose</u>
Berms	4	Screen parking.
Fence/wall	8	Screen refuse collection and loading areas.
Evergreen shrubs	6 - 12	Screen parking, refuse collection, utility boxes, loading areas, and fences/walls.
Evergreen trees	15 - 50	Screen all uses.
Evergreen vines	Variable	Screen fences/walls.

K. Site Drainage

Each lot shall be provided with adequate storm drainage connected to the public storm sewer system, or to a natural drainage channel subject to Port approval. Drainage onto adjacent property is not permitted.

L. Signs

Signs are an important element contributing to the identity of Portland-Troutdale Airport and are intended to add to the aesthetic appeal of the area. The standards allow for sufficient and clearly visible business identification signs and are intended to ensure signs which are consistent, attractive, compatible, and in scale with the surrounding area.

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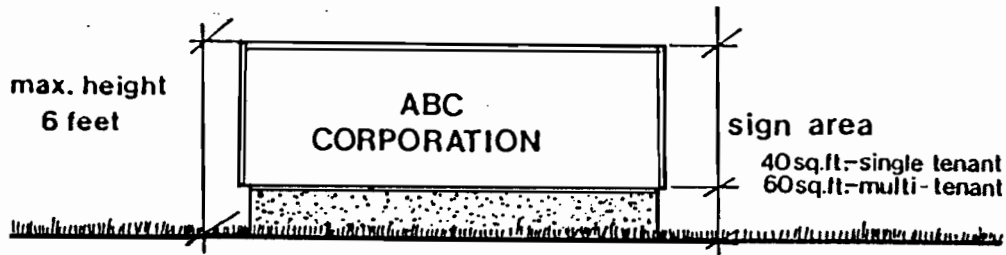
- a. Sign design, dimensions, materials, colors, copy, location, and construction details shall be submitted to the Port for approval prior to installation.
- b. Flashing and rotating signs, roof signs, temporary signs including but not limited to banners, reader boards and A-frames, signs placed on fences, signs painted on exterior surfaces of any building, and vehicles used as signs are not permitted.
- c. All signs shall meet City of Troutdale requirements. The Port shall review and approve all sign designs prior to obtaining sign permits from the City of Troutdale.

2. Business Identification Signs/Freestanding

Business identification signs are limited to identifying the building or occupant(s) of the site.

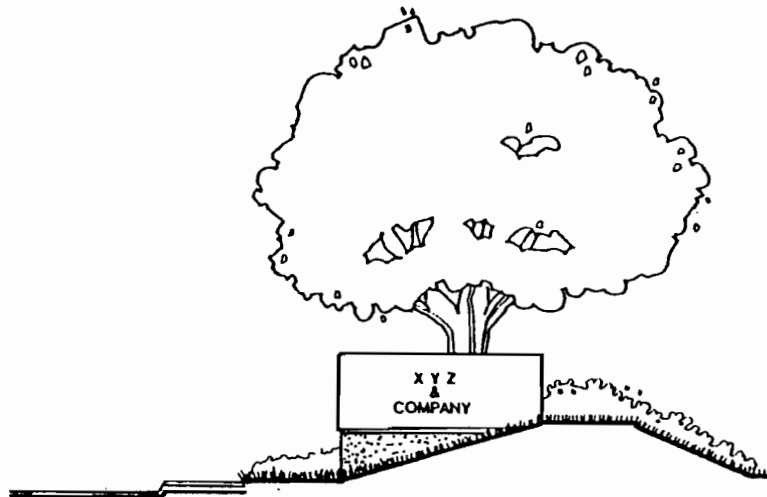
- a. Single Tenant - One business identification sign of a freestanding, solid base, monument type will be permitted for each street frontage on a single tenant site. The sign shall not exceed 40 square feet in sign area and 6 feet in height from finished grade level. The sign area is defined as the area of the surface which displays letters or symbols. The base or pedestal of the sign shall not be included in the sign area.
- b. Multiple Tenant - One freestanding, solid base, monument type sign will be permitted for each street frontage on a multiple tenant site for the purpose of

identifying the building and its tenants. The sign shall not exceed 60 square feet in sign area and 6 feet in height from finished grade. The sign area is defined as the area of the surface which displays letters or symbols. The base or pedestal of the sign shall not be included in the sign area.



FREESTANDING IDENTIFICATION SIGN

- c. All freestanding business identification signs shall be located within 20 feet of a fronting street and the driveway. Signs which are located in the first 10 feet adjacent to the fronting street shall not exceed 3 feet in height, in order to preserve sight distances.
- d. Freestanding signs shall not be placed on top of berms, but may be set into a berm.



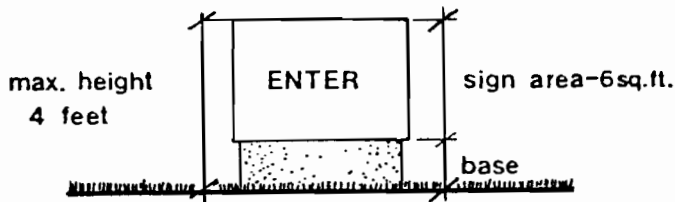
SIGN SET INTO BERM

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- e. One freestanding sign oriented toward the freeway shall be permitted for each site adjacent to the I-84 Frontage Road in place of the permitted monument sign described above. The maximum sign area, on one sign face, shall not exceed 400 square feet. The height will be determined during plan review. Spacing of freeway signs is controlled by the City of Troutdale.
- f. Freestanding signs may use internal illumination or backlighting. Low-intensity spotlights may be permitted if they do not create glare, are used for accent, and the light fixtures are screened from view.

3. Directional Signs

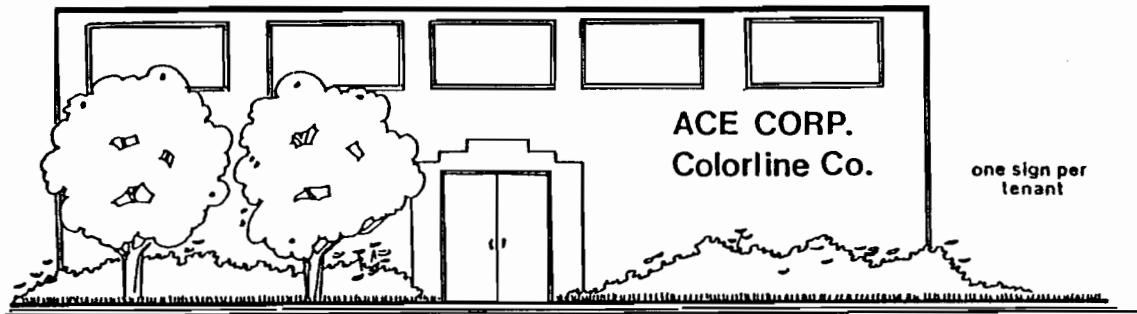
Directional signs such as "enter," "shipping," etc., are allowed adjacent to each driveway. They shall not exceed 4 feet in height or 6 square feet in area.



DIRECTIONAL SIGN

4. Business Identification Signs/Wall

- a. One business identification wall sign may be placed on an exterior building wall for each tenant. The sign shall not extend above the wall eave or parapet. Total sign area of all wall signs combined shall not exceed 5 percent of the gross wall area.



WALL IDENTIFICATION SIGN

- b. Wall signs may use internal illumination or backlighting. Direct illumination, spotlights, or similar lighting shall not be permitted.
- c. No other wall signs used for advertising shall be permitted.
5. Window/Door Signs

Small incidental signs for business hours, telephone numbers, address, etc., may be placed on windows and doors. The total sign area for all incidental signs shall not exceed a total of 2 square feet.

6. Construction Signs

Temporary construction signs shall be permitted for each building site. No sign may exceed 25 square feet in size. All construction signs shall be removed after final building inspections.

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7. Temporary Real Estate Signs

Temporary real estate signs may be permitted. The sign height shall not exceed 8 feet above finished grade. The sign area shall not exceed 40 square feet. Display period shall be limited to one year, but may be extended upon Port approval. Signs shall be removed promptly when the property transaction has been completed. Real estate signs shall be limited to one sign per frontage of a site. All real estate signs shall be submitted to the Port for approval before installation.

M. Electronic/Communication Equipment

All plans for operation of any type of electronic or communication equipment, including satellite dishes, shall be submitted to the Port to obtain approval from the Federal Aviation Administration. Electronic and communication equipment shall be screened and painted so that the site will appear to be free of such devices.

N. Exterior Lighting

Exterior lighting is intended to highlight landscaped areas, walkways, identification signs, buildings, and parking for decorative or security purposes. The lighting shall be consistent throughout the site and shall complement the architecture and landscaping.

All exterior lighting shall use cut-off type fixtures and shall not cast glare onto adjoining properties or streets. All utility service for lighting shall be provided underground. No lighting which interferes with the operation of the airport will be permitted.

PERFORMANCE STANDARDS

The following performance standards shall apply to all tenants at Portland-Troutdale Airport. The intent of these standards is to avoid creation of nuisance or unsanitary conditions within Port-developed facilities.

A. Property Use

The buildings and other facilities erected on the site and the uses to which the sites are put shall comply with the laws, statutes, regulations, ordinances, and rulings of the State of Oregon and other governing bodies having jurisdiction. The buildings and other facilities comprising the development shall comply with the development plans as approved by the Port of Portland. Any subsequent changes in use must be requested in writing and shall be subject to the approval of the Port.

B. Air Quality

Any facility locating on Port property shall comply with all state of Oregon Department of Environmental Quality air pollution control regulations referenced in the Oregon Administrative Rules (OAR) and amendments thereto.

No open burning shall be permitted.

C. Water Quality

No liquid waste disposal will be allowed on the site, into adjacent drainage ditches, or onto adjacent property.

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The discharge of treated or untreated sewage and/or other waters into the sanitary sewage system shall conform to the codes and ordinances of the appropriate local and state jurisdictions.

D. Noise, Odor, Heat and Glare

All tenants must comply with the state DEQ and City of Troutdale noise standards. No objectionable noise, odor, heat or glare which is detectable beyond the property line will be permitted. All exterior lighting schemes shall be submitted to the Port for review and approval.

E. Vibration

No vibration which is discernible without instruments shall be permitted beyond the tenant's property boundaries, except for vibrations associated with highway vehicles and aircraft.

F. Waste Material

All materials, including wastes, shall be stored and all properties maintained in a manner which will not attract or aid the propagation of insects, birds, or rodents or in any way create a health hazard.

G. Handling of Hazardous Materials

Radioactive substances, corrosive or poisonous gases, pesticides, acids, or any other hazardous substances or compounds shall not be stored on the site.

All flammable or explosive material used in daily work activities by tenants shall be stored and handled in a manner so as to prevent their leakage, escape, discharge, or becoming a hazard to life or property. Storage of such materials shall be in

accordance with the regulation and codes of the appropriate local jurisdictions, the state fire marshal and the National Fire Protection Association.

PART IV

MAINTENANCE STANDARDS

The maintenance standards are designed to outline the required level of upkeep and repair for structures and the surrounding property.

A. Buildings

Exterior walls and facings which have been painted or similarly treated shall not be allowed to become cracked, chipped, faded, or in any way seriously deteriorated. Materials that have been stained or otherwise treated to age naturally will be allowed to do so. The tenant shall be responsible for repainting building exterior surfaces once every five years, or as required. The Port may extend the time period on a case-by-case basis.

Broken windows, doors, or other damaged exterior elements shall be replaced promptly. Structures which are not in use shall be maintained as buildings in use or shall be removed from the premises.

B. Landscaped Areas

All plants shall be maintained in a healthy, disease-free condition. Water and fertilizer shall be applied as necessary to maintain normal color and growth. Diseased or broken branches shall be removed. Trees and shrubs shall be pruned as necessary to prevent interference with vehicles and field of vision. Dropped or faded flowers, seed pods, foliage and leaves shall be

picked or swept up. Plant beds shall be maintained in a weed- and litter-free condition. Screen materials shall be replaced as needed to maintain an effective screen.

All other landscape features shall be maintained in an attractive manner. Pools shall be kept clean and full, and fountains in an operating condition. Flag poles shall be painted. Sculpture, artwork, benches, etc., shall be maintained in an attractive manner.

C. Fencing/Walls

Fencing and walls shall have damaged, broken, or rotten members repaired or replaced. Painted or similarly treated surfaces which are subject to weathering shall not be allowed to crack, chip, fade, or deteriorate. Materials that have been stained or otherwise treated to age naturally will be allowed to do so.

D. Paved Areas and Other Surfaces

Paved areas for loading, parking, and driveways shall not be allowed to remain broken, cracked, settled, or otherwise in need of repair. Dirt and litter shall not be allowed to accumulate on paved surfaces. Paved areas shall be swept on a regular basis. Grass, weeds, and other plant materials that grow through joints and cracks shall be removed. Areas covered with gravel, bark dust, or wood chips and all other open areas shall be kept free of weeds and litter. All markings painted on paved surfaces shall be maintained so as to be clearly visible. Broken curbing shall be immediately replaced.

E. Signs

Signs shall be repaired or replaced as they fade, peel, or generally deteriorate. Internal or external sign lighting shall be maintained, with burned-out fixtures replaced promptly. Signs

which are no longer appropriate due to a change of tenant shall be removed.

F. Lighting

All exterior lighting, shall be maintained at adequate levels of illumination. Broken or burned-out elements shall be replaced promptly.

PART V

ENFORCEMENT OF STANDARDS

The Port, at its option, may treat any failure to comply with these Standards for Development as a default, or the Port, in the alternative, may proceed as follows:

If, within thirty (30) days of written notice to the tenant, tenant has not begun to repair or correct the deficiencies stated in the notice, the Port may enter into a contract for the repair or correction of such deficiencies, and the tenant shall reimburse the Port for the costs of such repairs or corrections plus 10 percent for the Port's administrative expenses. Failure to pay such amounts within ten (10) days of invoice shall be deemed a default and subject to interest at the prime rate.

The Port reserves the right for itself or designees to enter upon the premises for the purpose of inspection, repairing, or correcting deficiencies.

All of the conditions, restrictions, and standards contained in this Standards for Development shall be construed together, but if at any time any one of these conditions, restrictions, or standards becomes invalid or for any reason unenforceable, no other condition, restriction, and standard shall be thereby affected or impaired.

APPENDIX A

DEFINITIONS

Airport Access Road

Roads which are located within the Portland-Troutdale Airport property boundaries and are intended to serve the airport and its tenants.

Building Setback Line

The minimum distance which all buildings and structures shall be set back from the property line adjacent to streets, proposed streets and airport access roads, and from the side and rear property lines.

Development Standards

Guidelines for the development of individual sites in a manner which will enhance the working efficiency and visual amenities of the total area, while providing latitude and flexibility for the individual developer.

Final Plans

Plans submitted to the Port for final approval. Stamped copies of the Final Plan are returned to the tenant or representative, after which application for appropriate state and city permits may proceed.

Front Property Line

The property line adjacent to the street right-of-way or airport access road.

Maintenance Standards

Guidelines which are provided to outline the required level of upkeep and repair for structures and the surrounding property.

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Nonairside Uses

Uses which do not adjoin the airfield.

Nuisance

Any use or activity which produces any of the following or similar effects discernible outside of site boundaries or affecting any surrounding property: noise or sound that is objectionable due to its volume, duration, frequency or shrillness; smoke; gas fumes; odors; dust, dirt or ash; unusual fire or explosive hazards and excavation. (Only excavation made in connection with construction of improvements is permitted.)

Performance Standards

Guidelines which are provided in order to avoid the creation of nuisance or unsanitary conditions within Port-developed areas.

Permanent-Type Construction

Structures or ground facilities constructed with the intent of providing service over the length of the lease agreement or warranty deed, with use of materials and methods of construction which will maintain their appearance and functionality.

Trailers, mobile offices, and other similar temporary structures are not considered as permanent-type construction.

Port of Portland (Port)

A municipal corporation organized under the laws of the State of Oregon and governed by a nine-member board which establishes and controls its policies and activities.

Preliminary Plan

Plans submitted to the Port of Portland for initial approval prior to detailed planning and design. Included are a site use plan, exterior lighting plan, floor plans, elevations, landscape plans and sections, and sign plans.

Property Line

The boundary which limits the extent of a particular parcel of land, as described in the lease or warranty deed.

Rear Property Line

The property line describing the rear boundary of a tenant's parcel, opposite the property line fronting the street or airport access road.

Screening

Evergreen plant material, berms, fences, or walls of wood, masonry or other materials of sufficient height and capacity to conceal the view of a particular function or area from the street or land use on adjacent properties.

Side Property Line

The property line at a perpendicular or oblique angle to the front property line.

Tenant

Individuals and organizations which have either leased or purchased property which is subject to regulation or control by the Port of Portland.

Variance

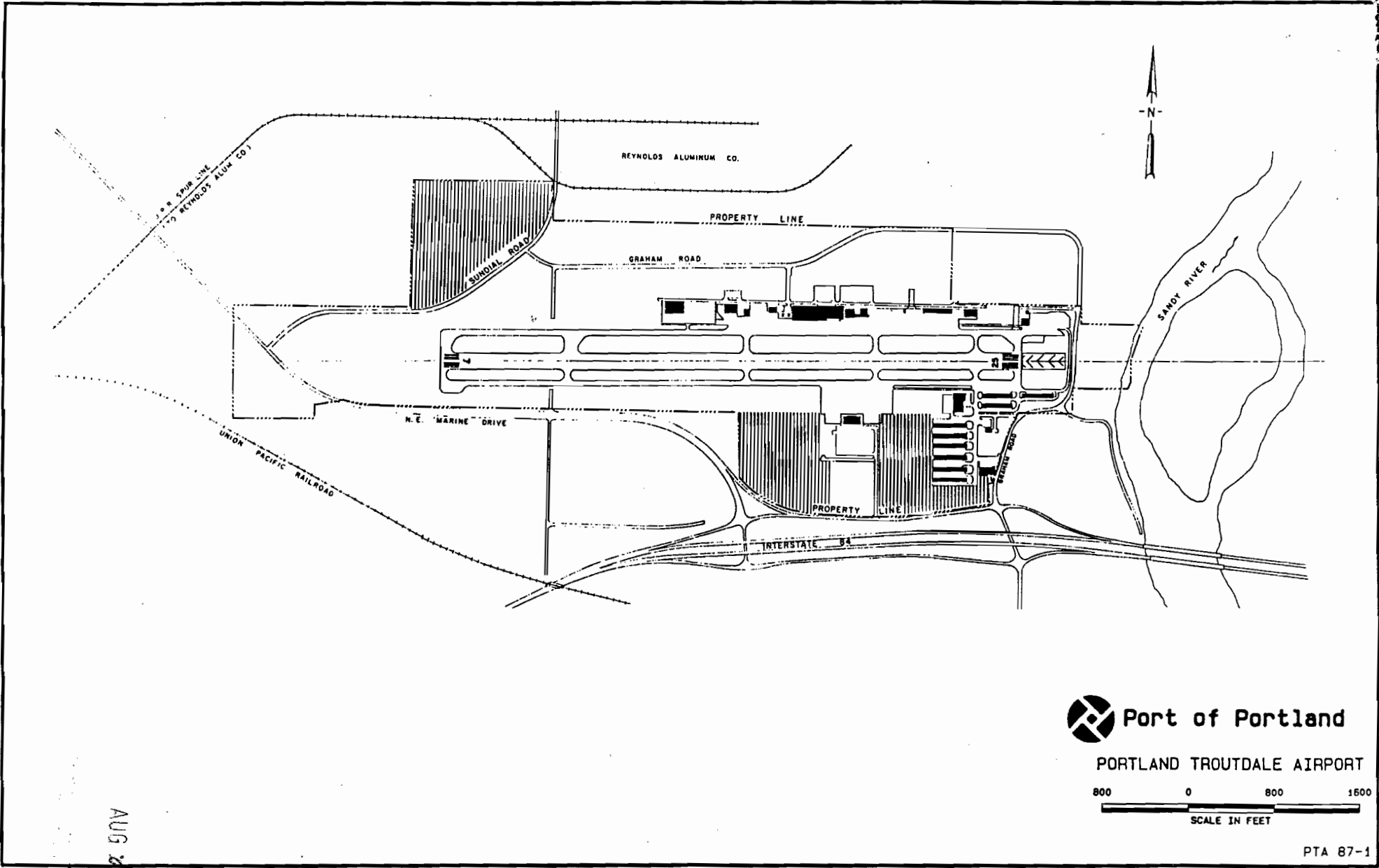
A written notification by the Port which modifies one or more specific standards of development as they apply to a particular lot and particular tenant.

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 Port of Portland

PORTLAND TROUTDALE AIRPORT



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STATE OF OREGON }
Multnomah County }

ss.

I, a Deputy for the Recorder of Conveyances, in and for said County, do hereby certify that the within instrument of writing was received for record and recorded in the record of said County

92 MAR -9 PM 3: 37

RECORDING SECTION
MULTNOMAH CO. OREGON

In Book

On Page

BOOK 2515 PAGE 3107

witness my hand and seal of office affixed.

Recorder of Conveyances

m Burns

Deputy

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BOOK 2515 PAGE 3154