



Case No. MMS-15-05
Fee 276.00
Receipt # 872451
Date 6-26-15
TYPE _____

City of Sherwood
Application for Land Use Action

Type of Land Use Action Requested: (check all that apply)

- Annexation
- Plan Amendment (Proposed Zone _____)
- Variance (list standard(s) to be varied in description)
- Site Plan (Sq. footage of building and parking area) *minor Amendment*
- Planned Unit Development
- Conditional Use
- Partition (# of lots _____)
- Subdivision (# of lots _____)
- Other: _____

By submitting this form the Owner, or Owner's authorized agent/ representative, acknowledges and agrees that City of Sherwood employees, and appointed or elected City Officials, have authority to enter the project site at all reasonable times for the purpose of inspecting project site conditions and gathering information related specifically to the project site.

Note: See City of Sherwood current Fee Schedule, which includes the "Publication/Distribution of Notice" fee, at www.sherwoodoregon.gov. Click on Departments/Planning/Fee Schedule.

Owner/Applicant Information:

Applicant: Hundred Fold LLC Phone: 503-348-3848
 Applicant Address: 14145 SW Calbreath DR Email: bmrdenel@gmail.com
 Owner: SAME Phone: _____
 Owner Address: _____ Email: _____
 Contact for Additional Information: _____

Property Information:

Street Location: 14145 SW Calbreath DR
 Tax Lot and Map No: LOT 3, Industrial Park of Sherwood
 Existing Structures/Use: Storage
 Existing Plan/Zone Designation: General Industrial
 Size of Property(ies) _____

Proposed Action:

Purpose and Description of Proposed Action: Add an additional 30' extension to the end of existing 30'x60' Pole structure

Proposed Use: Storage

Proposed No. of Phases (one year each): _____

To: City Of Sherwood

Application for Land Use Action

14145 SW Galbreath Drive

This minor modification is just a 30 X 30 foot addition to an existing pole structure warehouse. It is identical in color and style of the existing building.

There is no change to the use of the structure, it is used for storage now and the modification will simply cover the existing 30 X 30 area which is used for the identical storage presently, just outside.

This area is not a parking area or common area.

The existing surface is concrete and asphalt so no non permeable surface is being created.

The modification cannot be seen from the street and is totally obscure from any adjacent properties.

There is over 12,000 square feet of floor space on the premises so this is a very minor addition.

There is no change in setback required from property line.

Thank you for your consideration.


Daniel McGuire, Hundred Fold LLC.

Grantor
Organization for Educational Technology and Curriculum, an Oregon non-profit corporation 14145 SW Galbreath Sherwood, OR 97140
Grantee
Hundred Fold LLC, an Oregon limited liability company P.O. Box 1284 Sherwood, OR 97140
After recording return to
Hundred Fold LLC, an Oregon limited liability company P.O. Box 1284 Sherwood, OR 97140
Until requested, all tax statements shall be sent to
Hundred Fold LLC, an Oregon limited liability company P.O. Box 1284 Sherwood, OR 97140 Tax Acct No(s): R2051431

Washington County, Oregon **2015-037686**
D-DW
Stn=4 K GRUNEWALD 05/18/2015 02:57:19 PM
\$15.00 \$11.00 \$5.00 \$1,640.00 \$20.00 **\$1,691.00**

I, Richard Hobernicht, Director of Assessment and Taxation and Ex-Office County Clerk for Washington County, Oregon, do hereby certify that the within instrument of writing was received and recorded in the book of records of said county.

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

Reserved for Recorder's Use

STATUTORY WARRANTY DEED

Organization for Educational Technology and Curriculum, an Oregon non-profit corporation,
Grantor(s) convey and warrant to
Hundred Fold LLC, an Oregon limited liability company,
Grantee(s), the following described real property free of encumbrances except as specifically set forth herein:

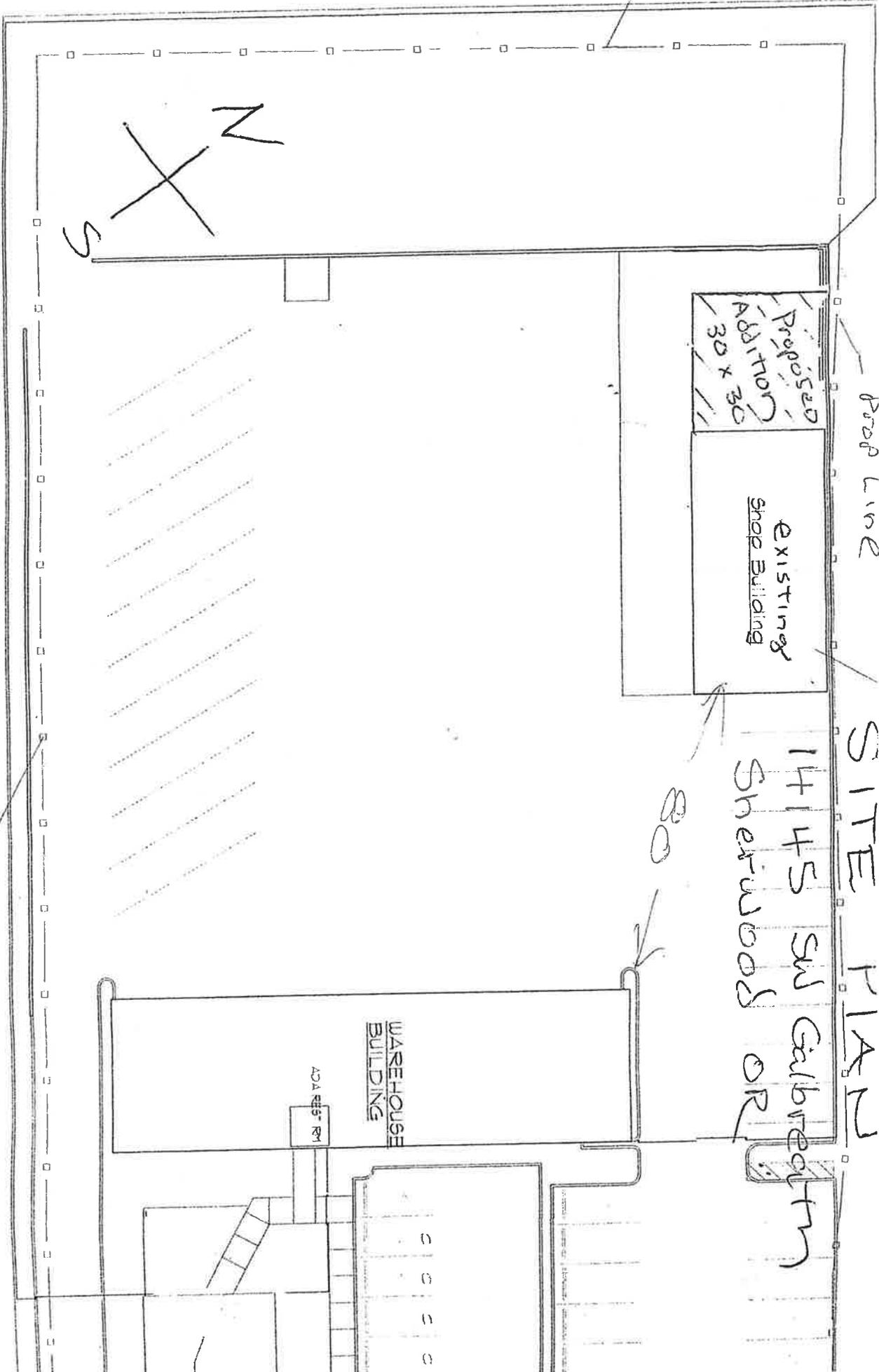
Lot 3, Industrial Park of Sherwood, in the City of Sherwood, County of Washington and State of Oregon.

Subject to and excepting: Covenants, Conditions, Restrictions and Easements of record as of the date of this Deed, and additional Deed exceptions as shown on attached Exhibit "One", which is incorporated herein.

The true consideration for this conveyance is **\$1,640,000.00** (Here comply with requirements of ORS 93.030.)

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

WFG Title 14014196 Comm



N
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Proposed
Addition
30 x 30

Existing
Shop Building

Prop Line

SITE PLAN

14145 SW Galbreath
Sherwood OR

800

WAREHOUSE
BUILDING

ACAP 45' x 12'

0 0 0 0

SW Gerda Ln

Cat Adoption Team

14175 SW Galbreath Dr

Prop Link

Prop Disposition
Key Spring

11-2-19 Galbreath SW

