



Planning Commission Meeting

7PM

Public Safety Building

401 E Third St

Hybrid: Instructions To Join Electronically At www.Newbergoregon.Gov

Email Comments To: Fe.Bates@Newbergoregon.Gov

SEPT 12, 2024

1. CALL MEETING TO ORDER

2. ROLL CALL

3. PUBLIC COMMENTS

(5-minute maximum per person - for items not on the agenda)

4. CONSENT CALENDAR

a. [7/11/2024 Planning Commission Meeting Minutes](#)

QUASI-JUDICIAL PUBLIC HEARINGS

(complete registration form to give testimony - 5-minute maximum per person except for principals, unless otherwise set by majority motion of the Planning Commission).

b. **CUP24-0001/ORDER 2024-06: Requesting approval for a Conditional use permit to use a single-family dwelling as a vacation rental home at 300 W Fourth St.**

[CUP24-0001 Staff Report.pdf](#)

[Attachment 1. Application and Supplemental Materials.pdf](#)

[Attachment 2. Agency Referral Comments.pdf](#)

[Attachment 3. Public Comment.pdf](#)

c. **CUP24-0002/ORDER 2024-07: Requesting approval for a Conditional use permit to use a single-family dwelling as a vacation rental home at 503 S Edwards St.**

[CUP24-0002 Staff Report.pdf](#)

[Attachment 1. Application and Supplemental Materials.pdf](#)

[Attachment 2. Agency Referral Comments.pdf](#)

5. ITEMS FROM STAFF

a. [Anticipated Schedule of Planning Commission Activities](#)

b. [Staff Updates for Planning Commission](#)

6. ITEMS FROM COMMISSIONERS

7. ADJOURNMENT

ACCOMMODATION OF PHYSICAL IMPAIRMENTS:

In order to accommodate persons with physical impairments, please notify the Community Development Department Office Assistant II of any special physical or language accommodations you may need as far in advance of the meeting as possible as and no later than 48 business hours prior to the meeting. To request these arrangements, please contact the Office Assistant at (503) 537-1240. For TTY services please dial 711.



Planning Commission Meeting
July 11, 2024

CALL MEETING TO ORDER

Meeting called to order at 7:00 p.m.

ROLL CALL

Commissioners Present:

Jason Dale (Chair)
Layne Quinn (Vice Chair)
Kriss Wright
Abby Seits (Student)
Michael Griffiths
Linda Newton-Curtis
Randy Rickert
Jose Villalpando

City Council Representative:

Glenn Cloyd

Staff Present:

Planning Manager: Clay Downing
Assistant Planner: James Dingwall
Associate Planner: Jeremiah Cromie
Administrative Assistant: Fé Bates
Police Officer: Eric Ronning

PUBLIC COMMENTS

None

CONSENT CALENDAR

Approve [May 1, 2024 Minutes](#) & [May 9, 2024 Minutes](#)

Action: Approve the minutes from 5/1/24 & 5/9/24
Motion: Commissioner Wright
Second: Commissioner Newton-Curtis
Vote: Unanimous Yes

QUASI-JUDICIAL PUBLIC HEARINGS

CUP23-0019: Conditional use permit to use a single-family dwelling as a vacation rental home at 215 N School Street.

Assistant Planner presented the Staff report to the Planning Commission and answered Commissioners questions about it.

Chair opened the floor Public Testimony:

PROPONENT: Applicant Teresa Drevdahl testified to the Commissioners in regard to her application and answered questions from Planning Commissioners.

OPPONENT: Robert Soppe asked that the application be denied due to the provisions in NMC 15.225.060A not being met. He discussed how the proposed use does not meet the minimal impact on the livability for abutting properties and the surrounding neighborhood due to the current number of Vacation Rental homes in that neighborhood and how this has negatively impacted the parking availability in the neighborhood.

Chair Closed the Public Testimony and asked for final comments from Staff:

Staff recommended approval of CUP23-0019 a conditional use permit to use a single-family dwelling as a vacation rental home at 215 N School Street.

Chair Opened the floor for Planning Commissioners deliberation:

The Planning Commission considered the testimonies and staff report from Staff and found that the proposed full-time operation of an additional vacation rental in that vicinity would create a negative impact on the livability of the surrounding neighbors due to the density of Vacation Rentals in that area. They determined that the use as a part-time vacation rental would have minimal impact on livability of abutting properties and the surrounding neighborhood and conditioned that the applicant can use the home as a Vacation Rental for two (2) months per year.

Action: Approve CUP23-0019 as a vacation rental home at 215 N School St, subject to the condition from Planning Commission that the home shall only be used as a Vacation Rental Home for up to two (2) months per year.

Motion: Commissioner Wright

Second: Commissioner Quinn

Vote: Unanimous Yes

LEGISLATIVE PUBLIC HEARINGS

DCA23-0002: Daycare Code Amendments (Legislative): Consider code amendments related to allowing daycares as permitted uses in light industrial zones, reducing parking requirements, and defining play structures and where they can be placed.

Associate Planner presented the staff report to the Planning Commission and answered Commissioners questions about it.

Chair opened the floor Public Testimony: NONE

Chair Closed the Public Testimony and asked for final comments from Staff:

Staff Recommends approving RES2024-394 which recommends City Council adopt the Daycare Code Amendments.

Chair Opened the floor for Panning Commissioners deliberation:

Commissioners agreed that the proposed code changed is beneficial for the City.

Action: Recommend adopting RES2024-394 as written by Staff.

Motion: Commissioner Griffiths

Second: Commissioner Wright

Vote: Unanimous Yes

DCA24-0001: Sign Code Amendments (Legislative): Consider code amendments related to the sign code by updating definitions of free standing and portable signs as well as updating regulations regarding signs in the Right-of-Way

Associate Planner presented the Staff report to the Planning Commission and answered Commissioners questions about it.

Chair opened the floor Public Testimony:

PROPONENT: Seargent Eric Ronning addressed the Planning Commission with why the police department requested this change be made by the Planning Department and answered the Planning Commissioners' questions.

OPPONENT: Robert Soppe informed the Commissioners that he was part of the work done on the Sign Code amendment done nine years ago and gave some history as to why some of the Sign Code is written the way it is. He expressed that he is happy that the definition between portable and free standing is getting cleared up but feels that the rest of the code is not being reviewed as carefully as it could be. He brought up a few examples of possible discrepancies in the code that could create issues.

Chair Closed the Public Testimony and asked for final comments from Staff:

Staff Recommends approving RES2024-395 which recommends City Council adopt the Sign Code Amendments

Chair Opened the floor for Planning Commissioners deliberation:

Commissioners asked clarification questions from staff.

Action: Approve RES2024-395 for recommendation to City Council for Sign Code Amendments updating definitions of free standing and portable signs as well as updating regulations regarding signs in the Right-of-Way

Motion: Commissioner Wright
Second: Commissioner Quinn
Vote: Unanimous Yes

ITEMS FROM STAFF

City Planning Manager Clay Downing reviewed with the Commission the anticipated schedule of land use projects for the upcoming months.

City Planning Manager Clay Downing informed the Commission that the staff is working on a series of initiatives aimed at improving customer service outcomes which are tentatively scheduled to be presented to the City Council on July 15th. For one of the initiatives, the Planning Division will be reviewing its staff reports to make the materials reviewed by the Planning Commission and the public more informative, effective, and user friendly. He requested recommendations from the Planning Commission and involvement in upcoming public outreach.

He continued to update the Planning Commission of the other items staff have been working on updating and that the Planning Division work plan and Progress reports can be found online.

ITEMS FROM COMMISSIONERS

Planning Commissioners introduced themselves to the new members and the City Council Representatives.

ADJOURNMENT

Meeting adjourned at 9:02 p.m.

Attest:

Jason Dale, Planning Commission Chair

Fé Bates, Office Assistant

PLANNING COMMISSION STAFF REPORT
VACATION RENTAL CONDITIONAL USE PERMIT
300 W FOURTH STREET – FILE NO. CUP24-0001

HEARING DATE: September 12, 2024

FILE NO: CUP24-0001

REQUEST: Conditional use permit approval to use a single-family dwelling as a vacation rental home

LOCATION: 300 W Fourth Street

TAX LOT: R3219AC 09200

APPLICANT: Jeremy Jernigan

OWNER: Jeremy Jernigan

ZONE: Low Density Residential (R-1)

PLAN DISTRICT: Low Density Residential (LDR)

ATTACHMENTS:

Planning Commission Order 2024-06 with:

Exhibit A: Findings

Exhibit B: Conditions of Approval

Attachment 1: Application and Supplemental Materials

Attachment 2: Agency Comments

Attachment 3: Public Comments

A. DESCRIPTION OF APPLICATION:

Jeremy Jernigan (Applicant) is requesting Conditional Use Permit (CUP) approval to use an existing four-bedroom single family dwelling as a vacation rental at 300 W Fourth Street. The subject property has one oversized off-street parking space in a garage and one undersized off-street parking space in the driveway. The Applicant has submitted a code adjustment application (File No. ADJC24-0006) being processed separately to adjust the dimension standards required of the off-street parking spaces. The Applicant has stated that regular refuse pickup will be provided. The subject property is located in the Low Density Residential (R-1) zoning district. Attachment 1 contains the submitted application materials and Attachment 2 contains agency comments.

B. LOCATION:

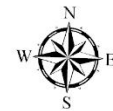
Aerial Map



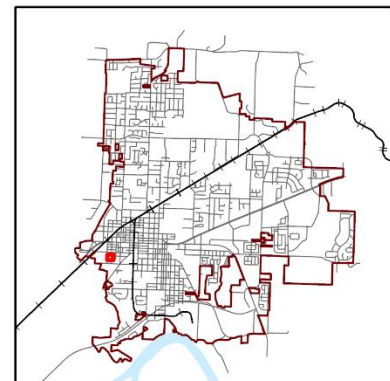
300 W Fourth Street

Subject Property

Taxlots



0 50 100 Feet



Zoning Map



4020 College Street - Zoning

Subject Property

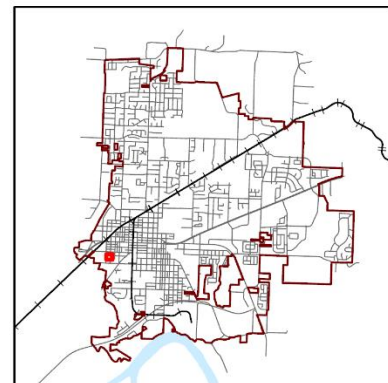
Taxlots

ZONING

R-1 Low Density Residential



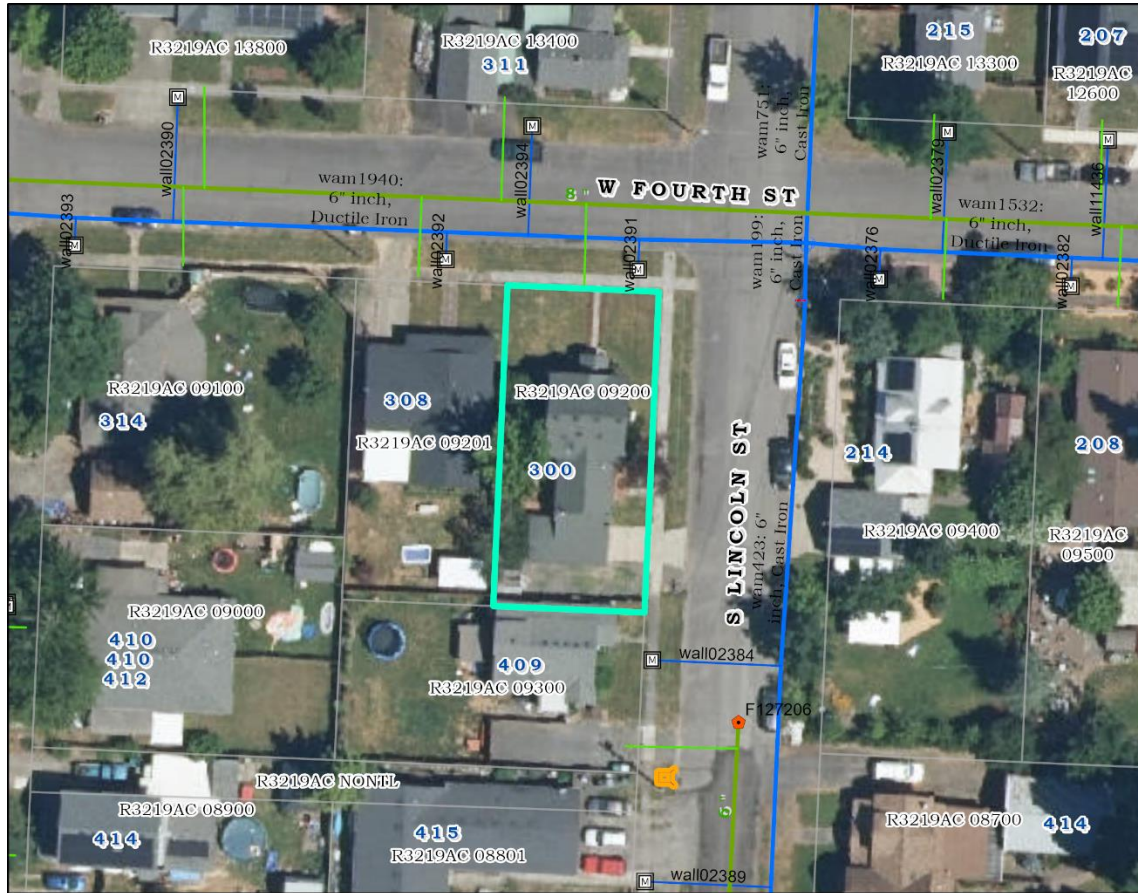
0 50 100 Feet



IMPORTANT NOTICE TO ALL USERS:
DISCLAIMER AND LIMITATION OF LIABILITY
This information is not guaranteed to be accurate and may contain errors and omissions. The City of Newberg provides NO WARRANTY AS TO THE MERCHANTABILITY OR FITNESS FOR THE PARTICULAR PURPOSE FOR ANY INFORMATION HEREIN.

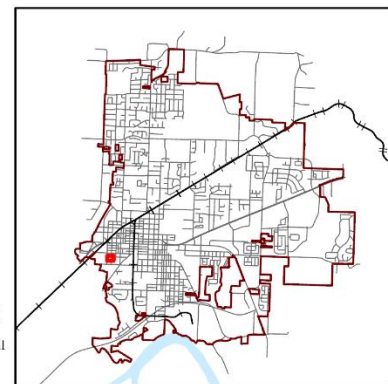
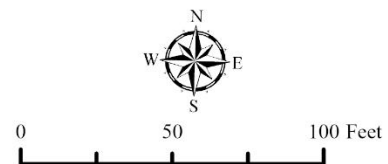
The map is created from various data sources and is subject to change without notice.
This map is intended for general planning purposes only.
Date Exported: 8/30/2024 9:12 AM

Public Utility Map



300 W Fourth Street - Utilities

- | | |
|---|--|
| Subject Property | Water Meter |
| Taxlots | Water Valves |
| ● Sewer CleanOut | — CITY OF NEWBERG, Potable Main |
| — Sewer Laterals | — Hydrant Lateral |
| — Gravity Main | — Service Lateral |
| ■ Active Storm Inlet | |



C. SITE INFORMATION:

1. Location: 300 W Fourth Street
2. Total Lot Size: 0.12 acres (5,300 square feet)
3. Topography: Flat
4. Current Land Uses: Single-family residential
5. Natural Features: Residential landscaping
6. Adjacent Land Uses:
 - a. North: Single-family residential
 - b. South: Single-family residential
 - c. East: Single-family residential
 - d. West: Single-family residential
7. Adjacent Zoning:
 - a. North: Low Density Residential (R-1)
 - b. South: Low Density Residential (R-1)
 - c. East: Low Density Residential (R-1)
 - d. West: Low Density Residential (R-1)
8. Access and Transportation: Access to the vacation rental will occur via S Lincoln Street. This section is classified as a Local Residential Street in the City's Transportation System Plan.
9. Utilities:

Water: The City's GIS identifies a six-inch water main located north of the subject property in W Fourth Street which provides service to the property through a service lateral.

Wastewater: The City's GIS identifies an eight-inch wastewater main located north of the subject property in W Fourth Street which provides service to the property through an existing service lateral.

Stormwater: The City's GIS identifies one storm inlet south of the property in S Lincoln Street.

Overhead Lines: The property is served by overhead power lines. Any new overhead utility connections to the property must be undergrounded. See Newberg Municipal Code (NMC) 15.430.010 for exception provisions.

- D. PROCESS:** This CUP request is a Type III application and follows the procedures in NMC Section Code 15.100.050. The Planning Commission will hold a quasi-judicial public hearing on the application. The Commission will make a decision on the application based on the criteria listed in the attached findings. The Planning Commission's decision is final unless appealed. Important dates related to this application are as follows:

- 8/8/2024: The Community Development Director deemed the application complete.
- 8/14/24: The Applicant mailed notice to the property owners within 500 feet of the site.
- 8/14/24: The Applicant posted notice on the site.
- 8/29/24: The *Newberg Graphic* published notice of the Planning Commission hearing and notice was posted in four public places.
- 9/12/24: The Planning Commission will hold a quasi-judicial public hearing to consider the application.

- E. AGENCY COMMENTS:** On August 14, 2024, the application was routed to several public agencies and City departments for review and comment. Comments and recommendations from City departments have been incorporated into the findings and conditions of approval. As of the writing of this report, the City received the following responses from the following referral agencies which are also provided in Attachment 2:

1. City Manager: Reviewed, no conflict.
2. Community Development Director: Reviewed, no conflict.
3. Engineering: The following comment was received:
No conflict provided that the length of the driveway between the garage and the sidewalk is 18 feet or more.
4. Finance: Reviewed, no conflict.
5. Newberg Dundee Police Department: Reviewed, no conflict.

6. ODOT: Reviewed, no conflict.
7. Portland General Electric: Reviewed, no conflict.
8. Public Works Director: Reviewed, no conflict.
9. Public Works Maintenance: Reviewed, no conflict.
10. Public Works: Wastewater Treatment Plant: Reviewed, no conflict.
11. Public Works: Water Superintendent: Reviewed, no conflict.

F. PUBLIC COMMENTS: As of the writing of this report, the City has received one public comment related to this proposal included as Attachment 3.

G. ANALYSIS: The proposed vacation rental will be compatible with the surrounding residential uses and neighborhood based on the proposed use, size, operating characteristics, and scope. The characteristics of a vacation rental are not dissimilar from other rented and owned dwellings. The maximum occupancy is regulated by the number of bedrooms – two guests per bedroom. The subject property has one oversized off-street parking space in a garage and one undersized off-street parking space in the driveway. Vacation rental homes require two off-street parking spaces. Per NMC 15.440.070 Diagram 3, the standard dimensional requirements for an off-street parking space are nine-feet by 18-feet. The Applicant’s garage parking space is nine-feet by 23-feet and the driveway parking space is 11-feet nine-inches by 15-feet two-inches. The Applicant has submitted a code adjustment application (File No. ADJC24-0006) being processed separately to adjust the dimension standards required of the off-street parking spaces. The Applicant has stated that regular refuse pickup will be provided.

H. PRELIMINARY STAFF RECOMMENDATION: The preliminary staff recommendation is made in the absence of public hearing testimony and may be modified after the close of the public hearing. At the time this report was drafted, staff recommends the following motion:

Move to adopt Planning Commission Order 2024-06, which approves the requested conditional use permit with the attached conditions of approval in Exhibit “B”.



PLANNING COMMISSION ORDER 2024-06

**AN ORDER APPROVING CONDITIONAL USE PERMIT CUP24-0001 FOR A
VACATION RENTAL HOME AT 300 W FOURTH STREET, YAMHILL
COUNTY TAX LOT R3219AC 09200.**

RECITALS

1. Jeremy Jernigan applied for a conditional use permit for a vacation rental home at 300 W Fourth Street, Yamhill County Tax Lot R3219AC 09200.
2. After proper notice, the Newberg Planning Commission held a public hearing on September 12, 2024, to consider the application. The Commission considered testimony and deliberated.
3. The Newberg Planning Commission finds that the application meets the applicable Newberg Municipal Code criteria as shown in the findings in Exhibit "A".

The Newberg Planning Commission orders as follows:

1. Conditional Use Permit Application CUP24-0001 is hereby approved subject to conditions of approval in Exhibit "B". Exhibit "B" is hereby adopted and by this reference incorporated.
2. The findings shown in Exhibit "A" are hereby adopted. Exhibit "A" is hereby adopted and by this reference incorporated.
3. This Order shall be effective on September 27, 2024, unless appealed prior to this date.
4. This Order shall expire one year after the effective date above if the applicant does not commence use of the home as a vacation rental unless an extension is granted per Newberg Development Code 15.225.100.

Adopted by the Newberg Planning Commission this 12th day of September 2024.

ATTEST:

Planning Commission Chair

Planning Commission Secretary

List of Exhibits:

Exhibit "A": Findings

Exhibit "B": Conditions of Approval

**Exhibit “A” to Planning Commission Order 2024-06
Findings – File CUP24-0001
Vacation Rental at 300 W Fourth Street**

Formatting notes: The Newberg Municipal Code (NMC) criteria are written in ***italic bold*** font and the findings are written in regular font. The NMC criteria will be presented first, followed by the findings of fact. Finding of fact with underlined font indicate subsequent inclusion in Exhibit “B” Conditions of Approval.

Applicable Criteria for Conditional Use Permits (NMC Section 15.225.060)

15.225.060 General Conditional Use Permit Criteria – Type III

A conditional use permit may be granted through a Type III procedure only if the proposal conforms to all the following criteria:

- A. The location, size, design and operating characteristics of the proposed development are such that it can be made reasonably compatible with and have minimal impact on the livability or appropriate development of abutting properties and the surrounding neighborhood, with consideration to be given to harmony in scale, bulk, coverage and density; to the availability of public facilities and utilities; to the generation of traffic and the capacity of surrounding streets, and to any other relevant impact of the development.***

Finding: The vacation rental would occur in an existing four-bedroom, single-family dwelling located in south Newberg. The application materials (Attachment 1) indicate that weekly refuse collection is in place for the property. The subject property contains one oversized off-street parking space in a garage and one under-sized off-street parking space in the driveway. Vacation rental homes require two off-street parking spaces. Per NMC 15.440.070 Diagram 3, the standard dimensional requirements for an off-street parking space are nine-feet by 18-feet. The Applicant’s garage parking space is nine-feet by 23-feet and the driveway parking space is 11-feet nine-inches by 15-feet two-inches. The Applicant has submitted a code adjustment application (File No. ADJC24-0006) being processed separately to adjust the dimension standards required of the off-street parking spaces.

The proposed vacation rental use is similar to other residential uses in design and operating characteristics. The home has four bedrooms and is therefore eligible to host a maximum of eight (8) occupants. The subject property is located in the Low Density Residential (R-1) zoning district is and abutted by other single-family dwellings in the R-1 zoning district.

Because the size, design and operating characteristics of a vacation rental home are similar to residential use of the existing single-family residence, the use is compatible with the surrounding residential neighborhood and would effectively function no differently than the existing residential uses in the surrounding area.

This criterion is met.

- B. *The location, design, and site planning of the proposed development will provide a convenient and functional living, working, shopping or civic environment, and will be as attractive as the nature of the use and its location and setting warrants.***

Finding: The subject property is located in south Newberg, in close proximity to the downtown business district, which provides convenient and functional access to living, working, shopping, and civic amenities.

Because the operating characteristics of a vacation rental home are similar in size and scope to a long-term rental (longer than 30-days) or owner-occupied dwelling, a vacation rental home is a compatible use with other residential uses and a functional living environment.

This criterion is met.

- C. *The proposed development will be consistent with this code.***

Finding: The vacation rental standards are addressed in findings below. If the proposed project complies with the standards of Article VII. Vacation Rentals (NMC Chapter 15.445.300-350) the application will be consistent with code requirements.

Applicable Criteria for Vacation Rental Homes (NMC 15.445.300 Special Use Standards, Article VII. Vacation Rental Homes)

15.445.310 Where allowed.

***Vacation rental homes are permitted in areas shown on Chapter 15.305 NMC.
The vacation rental home must be a structure approved for occupancy as
a single-family dwelling unit.***

Finding: The subject property is zoned R-1. The table below is an excerpt from NMC Chapter 15.305, which states that vacation rental homes are permitted as a conditional use in the R-1 zoning district. The owner has applied for a conditional use permit for the proposed vacation rental home. The structure was previously approved for occupancy as a single-family dwelling unit.

<u>Use</u>	R-1	R-2	R-3	R-4	RP	C-1	C-2	C-3
<u>Vacation rental home</u>	C	C	S	S	S	S(13)	S(13)	S(13)

Because vacation rental homes are permitted in the R-1 zoning district as a conditional use and the subject property possesses a single-family dwelling located in the R-1 zoning district, the use is permitted pursuant to approval of a conditional use permit.

This criterion is met.

15.445.320 Registration required.

Prior to use or advertising for use of a dwelling as a vacation rental home, the owner or operator shall register the vacation rental home with the city on forms provided by the director. The registration shall include such information required by the director, including the name and contact information for the owner, operator and a local contact.

Finding: According to NMC Chapter 3.10, agents and operators must register for and pay a Transient Lodging Tax for occupancy activities within the City of Newberg which are less than 30 successive calendar days. According to NMC Chapter 5.05, businesses that operate within the City are required to obtain and hold a business license. Because vacation rental homes are characterized as commercial uses involved in occupancy activities which are less than 30 successive calendar days, operators are required to comply with requirements identified in NMC Chapters 3.10 and 5.05 relating to Transient Lodging Tax and business licenses.

As required by NMC 15.445.320 and other code provisions, prior to the use of the home as a vacation rental the Owner or Applicant will be required to register the vacation rental home with the City, will be required to pay the transient lodging tax, and will be required to obtain a Business License. This criterion will be met with the adherence to the aforementioned condition of approval.

15.445.330 Standards.

A. The vacation rental home shall provide a minimum of two parking spaces on the site that are available for use of the rental occupants.

B. The applicant shall provide for regular refuse collection.

C. The vacation rental home may not be occupied by more than two rental occupants per bedroom, up to a maximum of 15 people.

D. The premises of the vacation rental home may not include any occupied recreational vehicle, trailer, tent or temporary shelter during the rental occupancy.

Finding: The Applicant has requested to operate a vacation rental property.

The application materials (Attachment 1) indicate that the subject property has four bedrooms, and the maximum occupancy will be eight guests. The subject property contains one oversized off-street parking space in a garage and one under-sized off-street parking space in the driveway. Vacation rental homes require two off-street parking spaces. Per NMC 15.440.070 Diagram 3, the standard dimensional requirements for an off-street parking space are nine-feet by 18-feet. The Applicant's garage parking space is nine-feet by 23-feet and the driveway parking space is 11-feet nine-inches by 15-feet two-inches. Because one of the existing parking spaces does not meet current standards, and additional space will need to be created or flexibility granted through a code adjustment or variance. The Applicant has submitted a code adjustment application (File No. ADJC24-0006) being processed separately to adjust the dimensional standards of the required off-street parking. Code adjustments are available through NMC 15.210 and grant the

Director the authority to approve limited adjustments to the code when such adjustments are within the limitations and conditions of NMC 15.210. Per NMC 15.210.020 (C), a code adjustment is available for the dimensional standards and minimum number of off-street parking spaces, where no adjustment shall be greater than 25% of the requirement from which the exemption is granted. The Applicant's request in ADJC24-0006 is for an approximately 16% reduction in the dimensional length of an off-street parking space. Prior to the commencement of vacation rental activities, the Applicant shall provide an additional parking space that meets city standards or receive approval an additional parking space through a code adjustment or variance and notify the City in writing that this condition has been fulfilled. Refuse collection is provided on Tuesdays, and the Applicant has indicated that the vacation rental home will not allow the use of an occupied recreational vehicle, trailer, tent, or temporary shelter during the rental occupancy. Because the standards relate to continued operation of the vacation rental, the Applicant shall ensure that the vacation rental will:

- A. Provide two off-street parking spaces at the subject property.
- B. Maintain weekly refuse collection.
- C. Offer a vacation rental in an existing single-family home with a maximum occupancy of two vacation rental guests per bedroom, a maximum of eight (8) occupants.
- D. Guest contracts shall not allow recreational vehicles, trailers, tents, or temporary shelters during rental occupancy.

These criteria are met with the adherence to the aforementioned conditions of approval.

15.445.340 Registration posting.

The applicant shall post the vacation rental home registration within the dwelling adjacent to the front door. At a minimum, the posting will contain the following information:

- A. The name of the operator and a telephone number where the operator may be reached.***
- B. The telephone number for the police department.***
- C. The maximum number of occupants permitted to stay in the dwelling.***
- D. The standards for the rental occupancy.***
- E. The solid waste collection day.***

Finding: The Applicant has acknowledged the requirements listed in NMC Section 15.445.340 and has stated that they will comply with these requirements. Because the Applicant has stated that they will comply with the requirements, prior to the use of the home as a vacation rental and during the use of the home as a vacation rental, the Applicant is required to post the required information for NMC 15.445.040(A-E) by the front door of the vacation rental.

Operator Name: Jeremy Jernigan

Operator Phone Number: 503-522-1727

Rental Management Company and Contact: Managed by Operator

Rental Management Company Phone Number: Managed by Operator

In the event of an emergency, call: 911 | Non-Emergency Police #: (503) 538-8321

Max Number of Guests: Eight (8)

Trash Pick-Up Day: Tuesday

City of Newberg Vacation Rental Standards:

- Each vacation rental home shall provide a minimum of two parking spaces on the site that are available for use of the rental occupants.
- The Applicant shall provide for regular refuse collection.
- The vacation rental home may not be occupied by more than two rental occupants per bedroom, up to a maximum of eight (8) people.
- The premises of the vacation rental home may not include any occupied recreational vehicle, trailer, tent, or temporary shelter during the rental occupancy.

The requirements of NMC Section 15.445.040 will be met with adherence to the aforementioned conditions of approval.

15.445.350 Complaints and revocation of registration.

If the city receives two or more written complaints within a one-year period regarding a vacation rental home occupancy, and the issues have not been resolved through the code enforcement officer, the city manager may schedule a hearing to consider revoking the vacation rental home registration. The hearing may be conducted by the city manager, or other such hearings officer as the city manager may appoint for this purpose. The city manager shall notify the owner and operator of the hearing, those submitting written complaints, and may invite others to submit testimony at the hearing. After hearing the facts, the city manager may do any of the following:

A. Revoke the registration for noncompliance with the standards in this section. If this permit is revoked, the premises may not be used as a vacation rental home for a period of two years, or a period of lesser time as determined by the hearings officer.

B. Impose additional conditions necessary to fulfill the purpose of this section.

C. Establish a probationary period to monitor compliance.

D. Dismiss the complaint.

E. Refer the matter to the code enforcement officer for citation in municipal court or other appropriate jurisdiction.

The hearings officer's decision may be appealed to the planning commission by the applicant, owner, or person filing the written complaint within 14 calendar days of the date of the decision in the manner provided in NMC 15.100.170.

Finding: The City will follow the procedures listed above in the event complaints are received about the vacation rental home. The Applicant's narrative acknowledges Section 15.445.050 complaints and revocation of registration. The Applicant has indicated they understand the potential for an approval to be revoked if the requirements for operating a vacation rental are not adhered to.

CONCLUSION:

Based on the above-mentioned findings, the application meets the required criteria within the Newberg Municipal Code, subject to completion of and adherence to the attached conditions of approval in Exhibit "B".

**Exhibit “B” to Planning Commission Order 2024-06
Conditions of Approval – File CUP24-0001
Vacation Rental Home at 300 W Fourth Street**

THE FOLLOWING MUST BE ACCOMPLISHED PRIOR TO USE AS A VACATION RENTAL AND ADHERED TO IN ORDER TO CONTINUE THE USE OF A VACATION RENTAL:

- 1. Transient Lodging Tax and Business License:** Prior to the use of the home as a vacation rental the Owner or Applicant will be required to register the vacation rental home with the City, will be required to pay the transient lodging tax, and will be required to obtain a Business License.
- 2. Parking:**
 - a. Prior to the commencement of vacation rental activities, the Applicant shall provide an additional parking space that meets city standards or receive approval an additional parking space through a code adjustment or variance and notify the City in writing that this condition has been fulfilled.
 - b. Provide two off-street parking spaces at the subject property.
- 3. Refuse Collection:** Maintain weekly refuse collection.
- 4. Maximum Occupancy:** Offer a vacation rental in an existing single-family home with a maximum occupancy of two vacation rental guests per bedroom, a maximum of eight (8) occupants.
- 5. Temporary Occupancy Limits:** Guest contracts shall not allow recreational vehicles, trailers, tents, or temporary shelters during rental occupancy.
- 6. Posting:** Prior to the use of the home as a vacation rental and during the use of the home as a vacation rental, the Applicant is required to post the required information for NMC 15.445.040(A-E) by the front door of the vacation rental.
 - a. Operator Name: Jeremy Jernigan

Operator Phone Number: 503-522-1727

Rental Management Company and Contact: Managed by Operator

Rental Management Company Phone Number: Managed by Operator

In the event of an emergency, call: 911 | Non-Emergency Police #: (503) 538-8321

Max Number of Guests: Eight (8)

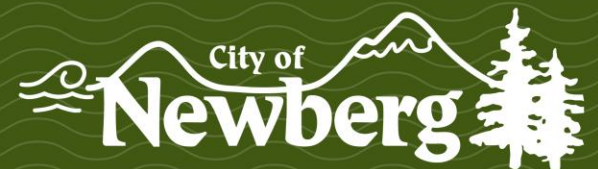
Trash Pick-Up Day: Tuesday

City of Newberg Vacation Rental Standards:

- Each vacation rental home shall provide a minimum of two parking spaces on the site that are available for use of the rental occupants.
- The Applicant shall provide for regular refuse collection.
- The vacation rental home may not be occupied by more than two rental occupants per bedroom, up to a maximum of eight (8) people.
- The premises of the vacation rental home may not include any occupied recreational vehicle, trailer, tent, or temporary shelter during the rental occupancy.

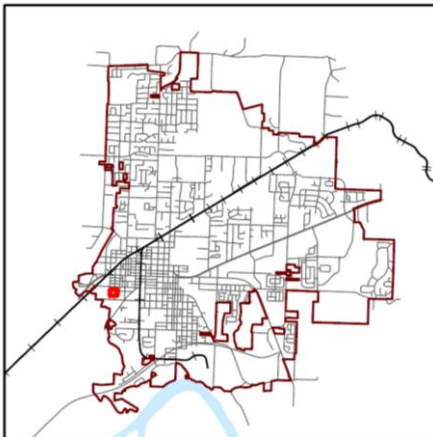
Vacation Rental 300 W Fourth Street

Conditional Use Permit 24-0001
Planning Commission Public Hearing
September 12, 2024



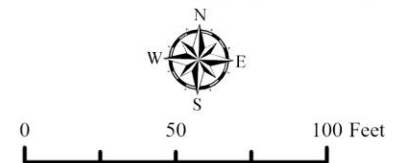
- **Applicant:** Jeremy Jernigan
- **Owner:** Jeremy Jernigan
- **Request:** CUP approval for using an existing four-bedroom single-family dwelling as a vacation rental.
- **Location:** 300 W Fourth Street
- **Tax Lot:** R3219AC 09200
- **Zoning:** R-1 (Low Density Residential)
- **Applicable Criteria:**
 - 15.225.060 Conditional Use Permit Criteria – Type III
 - 15.445.300–15.445.350 Vacation Rental Homes

300 W Fourth Street R-1 (Low Density Residential)



300 W Fourth Street

- Subject Property
- Taxlots



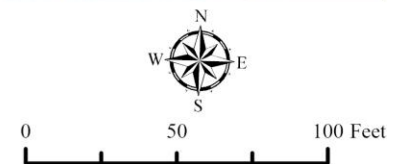
ZONING

R-1 Low Density Residential












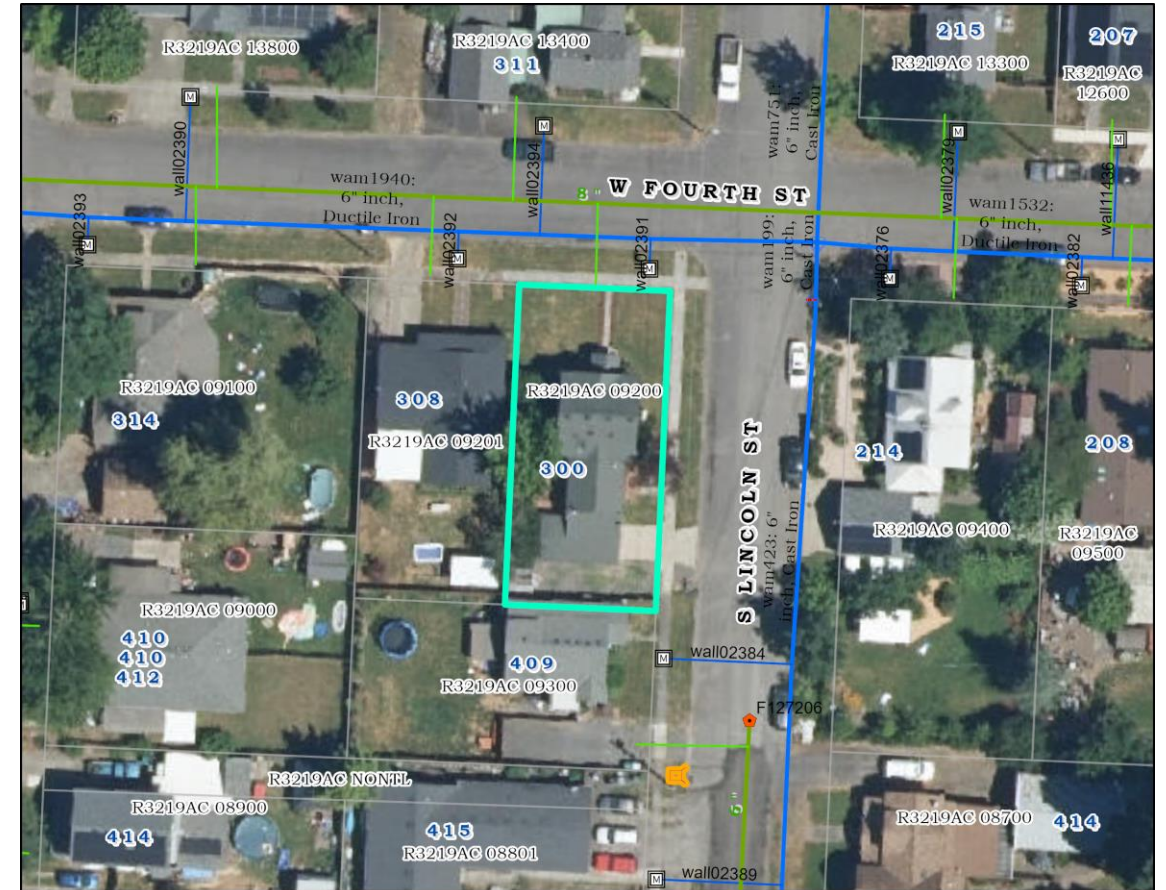
4020 College Street - Zoning

Subject Property





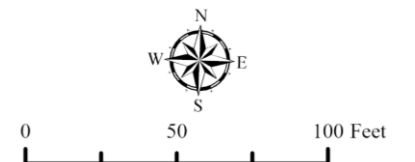
Site Utilities Map

-  Sewer CleanOut
-  Sewer Laterals
-  Gravity Main
-  Active Storm Inlet
-  Water Meter
-  Water Valves
-  CITY OF NEWBERG, Potable Main
-  Hydrant Lateral
-  Service Lateral



300 W Fourth Street - Utilities

-  Subject Property
-  Taxlots



15.225.060 (A)

Location, size, design, and operating characteristics are reasonably compatible with the surrounding neighborhood and will have minimal impacts on livability or appropriate development of abutting properties and the surrounding neighborhood, with consideration to be given to harmony in scale, bulk, coverage and density; to the availability of public facilities and utilities; to the generation of traffic and the capacity of the surrounding streets, and to any other relevant impact of the development.

15.225.060 (A)

- Located in an existing single-family dwelling with four bedrooms.
- Two off-street parking spaces are provided – one in the driveway and one in the garage.
 - The subject property contains one oversized off-street parking space in the garage and one undersized space in the driveway. The standard dimensions for an off-street parking space per NMC 15.440.070 Diagram 4 is 9' x 18'.
 - Staff recommended condition 2a – prior to the commencement of vacation rental activities, an additional parking space shall be provided, or the Applicant shall receive a code adjustment or variance.
 - The Applicant has submitted a code adjustment application (ADJC24-0001).
- The use is compatible with other residential uses, as it is similar in size and scope to regular rented or owned dwellings.

15.225.060 (B)

The location, design, and site planning of the proposed development will provide a convenient and functional living, working, shopping or civic environment, and will be as attractive as the nature of the use and its location and setting warrants.

- The subject property is located in south Newberg in a primarily residential area in close proximity to the downtown business district.
- The proposed use is similar in size and scope to a long-term rental (longer than 30-days) or owner-occupied dwelling.

15.225.060 (C)

The proposed development will be consistent with this code.

- This use is compatible with other residential uses, as it is similar in size and scope to regular rented or owned dwellings.
- The proposed use is consistent with applicable criteria including those in NMC Section 15.225.060 and NMC Chapter 15.445 (Article VII. Vacation Rental Homes)

15.445.310. Vacation rental must be single-family dwelling

300 W Fourth Street is an existing single-family dwelling in the R-1 (Low Density Residential) zoning district.

15.445.320. Be registered with City/Transient Lodging Tax

The owner will register with the City and pay required transient lodging tax.

15.445.330. Standards

A minimum of 2 off-street parking spaces will be provided (**ADJC24-0001 is submitted**). The proposed project would have a maximum occupancy of 8 guests (2 per bedroom). Weekly waste collection will occur. The premises will not include RVs, tents, or other temporary shelters during rental occupancy.

15.445.340. Posting

Contact info for owner and rental management company, Police, VR standards, max occupancy, weekly garbage pick-up day will be posted next to the front door.

Staff Recommendation

Staff recommends that the Commission *“move to adopt Planning Commission Order 2024-06 with conditions, approving conditional use permit CUP24-0001 for a vacation rental home at 300 W Fourth Street, Yamhill County Tax Lot R3219AC 09200.”*

CUP24-0001

Attachment 1: Application and Supplemental Materials



TYPE III APPLICATION (QUASI-JUDICIAL REVIEW)

File #: **CUP24-0001**

TYPES – PLEASE CHECK ONE:

- | | |
|---|--|
| <input type="checkbox"/> Annexation | <input checked="" type="checkbox"/> Conditional Use Permit |
| <input type="checkbox"/> Comprehensive Plan Amendment (site specific) | <input type="checkbox"/> Type III Major Modification |
| <input type="checkbox"/> Zoning Amendment (site specific) | <input type="checkbox"/> Planned Unit Development |
| <input type="checkbox"/> Historic Landmark Modification/alteration | <input type="checkbox"/> Other: (Explain) _____ |

APPLICANT INFORMATION:

APPLICANT: Jeremy Jernigan

ADDRESS: 21709 S 184th Pl CITY: Queen Creek STATE: AZ ZIP: 85142

EMAIL ADDRESS: jeremy@jstays.com PHONE: (503) 522-1727 MOBILE: _____

OWNER (if different from above): _____ PHONE: _____

ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____

ENGINEER/SURVEYOR: _____ **CONTACT:** _____

EMAIL ADDRESS: _____ PHONE: _____ MOBILE: _____

GENERAL INFORMATION:

PROJECT LOCATION: 300 W 4th St, Newberg OR 97132 PROJECT VALUATION: \$ _____

PROJECT DESCRIPTION/USE: Short Term Vacation Rental

MAP/TAX LOT NO. (i.e. 3200AB-400): R3219AC 09200 SITE SIZE: 5227 SQ. FT. ☒ ACRE ☐

COMP PLAN DESIGNATION: _____ CURRENT ZONING: R1

CURRENT USE: single family home TOPOGRAPHY: _____

SURROUNDING USES:

NORTH: _____ SOUTH: _____

EAST: _____ WEST: _____

ATTACHED PROJECT CRITERIA AND REQUIREMENTS (check all that is included)

General Checklist: ☐ Fees ☒ Public Notice Information ☒ Current Title Report (60 days) ☒ Written Criteria Response ☐ Owner Signature
☐ 1 - Digital Copy of Full Application Packet

For the type of project detailed checklists and applicable criteria for the written criteria response, turn to:

Annexation	p. 11
Comprehensive Plan / Zoning Map Amendment (site specific)	p. 20
Conditional Use Permit	p. 26
Historic Landmark Modification/Alteration	p. 32
Planned Unit Development	p. 34

Submit a complete Application Packet to Planning@newbergoregon.gov

Tentative plans must substantially conform to all standards, regulations, and procedures officially adopted by the City of Newberg. All owners must sign the application or submit letters of consent. Incomplete or missing information may delay the approval process.

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

Jeremy Jernigan
Applicant Signature Date

Jeremy Jernigan

Print Name

Jeremy Jernigan
Owner Signature Date

Jeremy Jernigan

Print Name

City of Newberg Conditional Use Permit

Written Criteria Response

1. The proposed use will be a short-term vacation rental.
 - a. The proposed STR is an SFR built in 1901, located at 300 W 4th St.
 - b. The house is a 2-story, 4-bedroom SFR on a 5,227 sq ft lot.
 - c. The home will be used as an STR full-time and managed directly by us as the owners. We will also use the home for our family when we visit Oregon.
 - d. There will be no loud noises from 10 pm – 8 am for the neighborhood.
 - e. We have fully enclosed the backyard as guests can bring animals.
 - f. The property has a 3-car driveway for guests to park in.
2. The location, design, and site of this proposed STR will provide functional accommodations to families and travelers who want to experience what Newberg and the Willamette Valley have to offer.
3. The proposed STR will be consistent with Ord. 2451, 12-2-96. Code 20001 151.210

City of Newberg Municipal code 15.445.300 - 15.445.350

15.445.300 - Application and purpose

300 W 4th St. is a single-family home that will be available and advertised for use, rent for occupancy for periods of less than 28 days.

15.445.310 - Where allowed.

This home is zoned R-1 for use as a Vacation Rental with a conditional permit.

15.445.320 - Standards.

1. Provide a minimum of 2 parking spaces - There are 3 parking spaces between the driveway and the gravel side yard.
2. Provide regular refuse pick up - There is a service currently set up with Waste Management for trash, recycling, and glass.
3. Occupancy - the SFR has four bedrooms, so the occupancy limit will be set at eight people.
4. Premises - This STR will not allow the use of occupied recreational vehicle, trailer, tent, or temporary shelter during the rental occupancy.

15.445.340 - Registration Postings.

1. This STR will have a vacation rental home registration adjacent to the front door with the following information
 - a. The name and telephone number where the operator may be reached.
 - b. The telephone number for the police department.
 - c. The maximum number of occupants permitted to stay in the dwelling (8).
 - d. The standards for the rental occupancy.
 - e. The solid waste collection day.

15.445.350 - Complaints and Revocation of Registration.

Owner is fully aware and understands the above code and will follow up with all complaints.

[illegible]

VACATION RENTALS CRITERIA:

Provide a brief response to the criteria listed below from the Newberg Development Code in [15.445.330](#).

1. The vacation rental home shall provide a minimum of two parking spaces on the site that are available for use of the rental occupants. Please state where those parking spaces will be located.
2. The applicant shall provide for regular refuse collection. Please state the location and collection day.
3. The vacation rental home may not be occupied by more than two rental occupants per bedroom, up to a maximum of 15 people. Please state how you'll meet this criterion.
4. The premises of the vacation rental home may not include any occupied recreational vehicle, trailer, tent or temporary shelter during the rental occupancy. Please state how you'll meet this criterion.

CONDITIONAL USE CRITERIA:

Provide a brief response to the criteria listed below from the Newberg Development Code in [15.225.060](#).

1. The location, size, design and operating characteristics of the vacation rental are such that it can be made reasonably compatible with and have minimal impact on the livability or appropriate development of abutting properties and the surrounding neighborhood, with consideration to be given to the generation of traffic and the capacity of surrounding streets, and to any other relevant impact of the use.

2. The proposed vacation rental will provide a convenient and functional living, working, shopping or civic environment, and will be as attractive as the nature of the use and its location and setting warrants.

Other/Continued Response Section:

Preliminary Report

Ticor Title - Oregon
115 N College St., Ste 2, Newberg, OR 97132

Escrow Officer: MaryJane Hendrix
Email: TeamMaryJane@TicorTitle.com
Phone: (503)542-1400
File No.: 471824131116

Property Address: 300 W 4th Street, Newberg, OR 97132

Introducing LiveLOOK

LiveLOOK title document delivery system is designed to provide 24/7 real-time access to all information related to a title insurance transaction.

Access title reports, exception documents, an easy-to-use summary page, and more, at your fingertips and your convenience.

[To view your new Ticor Title LiveLOOK report, Click Here](#)



The screenshot displays the Ticor Title LiveLOOK report interface. On the left is a blue sidebar with navigation links: SUMMARY, REPORT, EXCEPTIONS, and more. The main content area is titled 'TICOR TITLE' and 'TICOR LIVELOOK REPORT'. It shows a summary of the title insurance transaction, including the property address (12345 Main Street, Newberg, Oregon, California), the policy number (471824131116), and the date of the report (April 2, 2018 at 1:00 a.m.). Below this, there is a section for 'EXCEPTIONS' with a list of items, each with a dropdown arrow. The exceptions include: A. Property taxes which are not yet due and payable; B. Supplemental or assigned assessments if any; C. Payment of Contractual Assessment Required; D. HOA/FAC; E. Water rights; F. Easements in a deed prohibiting the buying, selling or handling of intangible rights on said land; G. Comments, conditions, and restrictions; H. Easement; I. Deed of Trust; J. Abstract of Judgment; K. Notice of Independent Solar Energy System Producer Contract; L. Financing Statement; M. If the land is within the area affected by a Geographic Targeting Order issued by FINCEN.

Effortless, Efficient, Compliant, and Accessible



PRELIMINARY REPORT

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

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

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

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

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

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

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

Countersigned

A handwritten signature in black ink, appearing to read 'Peter Harris', written over a horizontal line.

Peter Harris



115 N College St., Ste 2, Newberg, OR 97132
(503)542-1400 FAX (866)454-4637

PRELIMINARY REPORT

ESCROW OFFICER: MaryJane Hendrix
TeamMaryJane@TicorTitle.com
(503)542-1400

ORDER NO.: 471824131116

TITLE OFFICER: Deborah Clark

TO: Ticor Title Company of Oregon
115 N College St., Ste 2
Newberg, OR 97132

ESCROW LICENSE NO.: 201208074

OWNER/SELLER: Tate 2018 Family Trust

BUYER/BORROWER: Jeremy A. Jernigan and Michelle L. Jernigan

PROPERTY ADDRESS: 300 W 4th Street, Newberg, OR 97132

EFFECTIVE DATE: April 26, 2024, 08:00 AM

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

	<u>AMOUNT</u>	<u>PREMIUM</u>
ALTA Owner's Policy 2021	\$ 469,000.00	\$ 966.00
Owner's Standard (Short Term Rate)		
OTIRO Endorsement No. 110		\$ 0.00
ALTA Loan Policy 2021	\$ 368,000.00	\$ 426.00
Extended Lender's		
OTIRO 209.10-06 - Restrictions, Encroachments, Minerals - Current Violations (ALTA 9.10-06)		\$ 100.00
OTIRO 208.1 - Environmental Protection Lien (ALTA 8.1 - 2021)		\$ 0.00
OTIRO 222-06 - Location (ALTA 22-06)		\$ 0.00
Government Lien Search		\$ 25.00

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

A Fee

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

Brian S. Tate and Beverly A. Tate, as Trustees of the Tate 2018 Family Trust, dated May 24, 2018

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

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

EXHIBIT "A"
Legal Description

The East one-half of Lots 1 and 2, Block 22, HURLEY & LARGE'S ADDITION to the City of Newberg, in the County of Yamhill and State of Oregon.

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

GENERAL EXCEPTIONS:

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

SPECIFIC ITEMS AND EXCEPTIONS:

6. City Liens, if any, in favor of the City of Newberg. None found as of May 3, 2024.
7. Rights of the public to any portion of the Land lying within the area commonly known as 4th Street.
8. Please be advised that our search did not disclose any open Deeds of Trust of record. If you should have knowledge of any outstanding obligation, please contact the Title Department immediately for further review prior to closing.
9. Any invalidity or defect in the title of the vestees in the event that the trust referred to herein is invalid or fails to grant sufficient powers to the trustee(s) or in the event there is a lack of compliance with the terms and provisions of the trust instrument.

If title is to be insured in the trustee(s) of a trust (or if their act is to be insured), this Company will require a copy of said Trust Agreement or a Trust Certification pursuant to ORS Chapter 130.860.

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

If the forthcoming conveyance/encumbrance is to be executed by the original trustee(s), it will not be necessary to furnish a copy of the trust agreement.

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

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

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

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

ADDITIONAL REQUIREMENTS/NOTES:

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

Fiscal Year: 2023-2024
 Amount: \$2,659.18
 Levy Code: 29.0
Account No.: [54121](#)
 Map No.: R3219AC 09200

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

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

Parties: Jeremy A. Jernigan and Michelle L. Jernigan

- C. In addition to the standard policy exceptions, the exceptions enumerated above shall appear on the final ALTA Policy unless removed prior to issuance.
- D. Note: The State of Oregon requires every ALTA Owner's Policy (07-01-2021) to include the OTIRO 110 Endorsement as a supplement to the definition of Insured in said Owner's Policy's Conditions to confirm coverage is the same for an Oregon Registered Domestic Partner as it is for a Spouse.
- E. Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, processing, manufacture, sale, dispensing or use of marijuana and psilocybin, the Company is not able to close or insure any transaction involving Land associated with these activities.
- F. Note: The only conveyance(s) affecting said Land, which recorded within 24 months of the date of this report, are as follows:

Grantor: Roger P. Martin and Tamara R. Martin, as tenants by the entirety
 Grantee: Brian S. Tate and Beverly A. Tate, as Trustees of the Tate 2018 Family Trust, dated May 24, 2018
 Recording Date: July 15, 2022
Recording No.: [202209875](#)

- G. Note: No utility search has been made or will be made for water, sewer or storm drainage charges unless the City/Service District claims them as liens (i.e. foreclosable) and reflects them on its lien docket as of the date of closing. Buyers should check with the appropriate city bureau or water service district and obtain a billing cutoff. Such charges must be adjusted outside of escrow.
- H. Note: Effective January 1, 2008, Oregon law (ORS 314.258) mandates withholding of Oregon income taxes from sellers who do not continue to be Oregon residents or qualify for an exemption. Please contact your Escrow Closer for further information.

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

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

County	First Page	Each Additional Page
Yamhill	\$81.00	\$5.00

Note: When possible the company will record electronically. An additional charge may be applied.

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

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

Please email your release to the following email address: or-ttc-yamhillrecording@ticortitle.com

K. Note: This [map/plat](#) is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances or acreage shown thereon.

L. NOTE: IMPORTANT INFORMATION REGARDING PROPERTY TAX PAYMENTS:

Fiscal Year: July 1st through June 30th

Taxes become a lien on real property, but are not yet payable: July 1st

Taxes become certified and payable (approximately on this date): October 15th

First one third payment of taxes is due: November 15th

Second one third payment of taxes is due: February 15th

Final payment of taxes is due: May 15th

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

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

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

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

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

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

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

SCHEDULE B - GENERAL EXCEPTIONS FROM COVERAGE

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

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

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

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

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

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

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

SCHEDULE B - GENERAL EXCEPTIONS FROM COVERAGE

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

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

EXHIBIT ONE

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

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

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

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

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

SCHEDULE B - GENERAL EXCEPTIONS FROM COVERAGE

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

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

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

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

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

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

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

SCHEDULE B - GENERAL EXCEPTIONS FROM COVERAGE

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

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



Inquire before you wire!

WIRE FRAUD ALERT

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

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

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

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

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

Federal Bureau of Investigation:

<http://www.fbi.gov>

Internet Crime Complaint Center:

<http://www.ic3.gov>

FIDELITY NATIONAL FINANCIAL PRIVACY NOTICE

Effective December 1, 2023

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

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

Collection of Personal Information

FNF may collect the following categories of Personal Information:

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

We may collect Personal Information about you from:

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

Collection of Browsing Information

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

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

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

Other Online Specifics

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

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

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

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

Use of Personal Information

FNF uses Personal Information for these main purposes:

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

When Information Is Disclosed

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

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

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

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

Security of Your Information

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

Choices With Your Information

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

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

For Connecticut Residents: For additional information about your Connecticut consumer privacy rights, or to make a consumer privacy request, or to appeal a previous privacy request, please email privacy@fnf.com or call (888) 714-2710.

For Colorado Residents: For additional information about your Colorado consumer privacy rights, or to make a consumer privacy request, or to appeal a previous privacy request, please email privacy@fnf.com or call (888) 714-2710.

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

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

For Utah Residents: For additional information about your Utah consumer privacy rights, or to make a consumer privacy request, please call (888) 714-2710.

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

For Virginia Residents: For additional information about your Virginia consumer privacy rights, or to make a consumer privacy request, or appeal a previous privacy request, please email privacy@fnf.com or call (888) 714-2710.

Information From Children

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

International Users

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

FNF Website Services for Mortgage Loans

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

Your Consent To This Privacy Notice; Notice Changes

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

Accessing and Correcting Information; Contact Us

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

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



Community Development Department

P.O. Box 970 • 414 E First Street • Newberg, Oregon 97132

503-537-1240. Fax 503-537-1272 www.newbergoregon.gov

NOTICE OF PLANNING COMMISSION HEARING ON A CONDITIONAL USE PERMIT – VACATION RENTAL

A property owner in your neighborhood submitted an application to the City of Newberg for a conditional use permit to use their home as a short-term vacation rental. The Newberg Planning Commission will hold a hearing on (*insert date*) at 7 p.m. at the Newberg Public Safety Building, 401 E Third Street, Newberg OR, to evaluate the proposal. You are invited to take part in the City's review of this project by sending in your written comments or by testifying before the Planning Commission. For more details about giving comments, please see the back of this sheet.

This application would allow for the approval of a conditional use for a Vacation Rental that will be used as an STR full-time and managed directly by us as the owners. We will also use the home for our family when we spend time in Oregon. The proposed STR is an SFR built in 1901. The house is a 2-story, 4-bedroom SFR on a 5,227 sq ft lot and can accommodate up to eight guests. There will be no loud noises from 10 pm – 8 am for the neighborhood. We have fully enclosed the backyard as guests can bring animals. The property has a 3-car driveway for guests to park in.

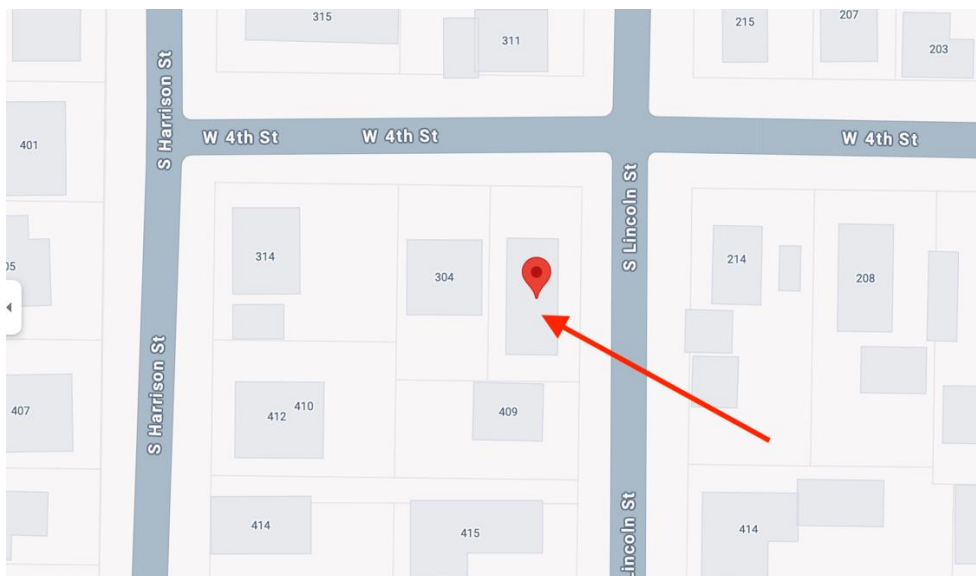
APPLICANT: Michelle and Jeremy Jernigan

TELEPHONE: 503-522-8290

PROPERTY OWNER: Michelle and Jeremy Jernigan

LOCATION: 300 W 4th St, Newberg 97132

TAX LOT NUMBER: R3219AC 09200



Working Together For A Better Community-Serious About Service"

https://newbergoregon.sharepoint.com/sites/PlanningDepartment/Shared Documents/Templates/Notices/Applicant_Mailed_Notice_Templates/PC_Mailed_Notice_-_VR.doc

We are mailing you information about this project because you own land within 500 feet of the proposed new project. We invite you to send any written comments for or against the proposal within 14 days from the date this notice is mailed.

If you mail your comments to the City, please put the following information on the outside of the envelope:

Written Comments: File No.XX
City of Newberg
Community Development Department
PO Box 970
Newberg, OR 97132

You can look over all the information about this project or drop comments off at Newberg City Hall, 414 E. First Street. You can also buy copies of the information for a cost of 25 cents a page. If you have any questions about the project, you can call the Newberg Planning Division at 503-537-1240.

All written comments must be turned in by 4:30 p.m. on **enter date two weeks from date you mailed notice** . Any issue that might be raised in an appeal of this case to the Land Use Board of Appeals (LUBA) must be submitted to the City in writing before this date. You must include enough detail to enable the decision maker an opportunity to respond. The applicable criteria used to decide on this application for design review approval are found in Newberg Development Code 15.220.050(B).

The Community Development Director will make a decision at the end of a 14-day comment period. If you send in written comments about this project, you will be sent information about any decision made by the City relating to this project.

Date Mailed: **Date notice is mailed**

**CITY OF NEWBERG
SAMPLE POSTED NOTICE**

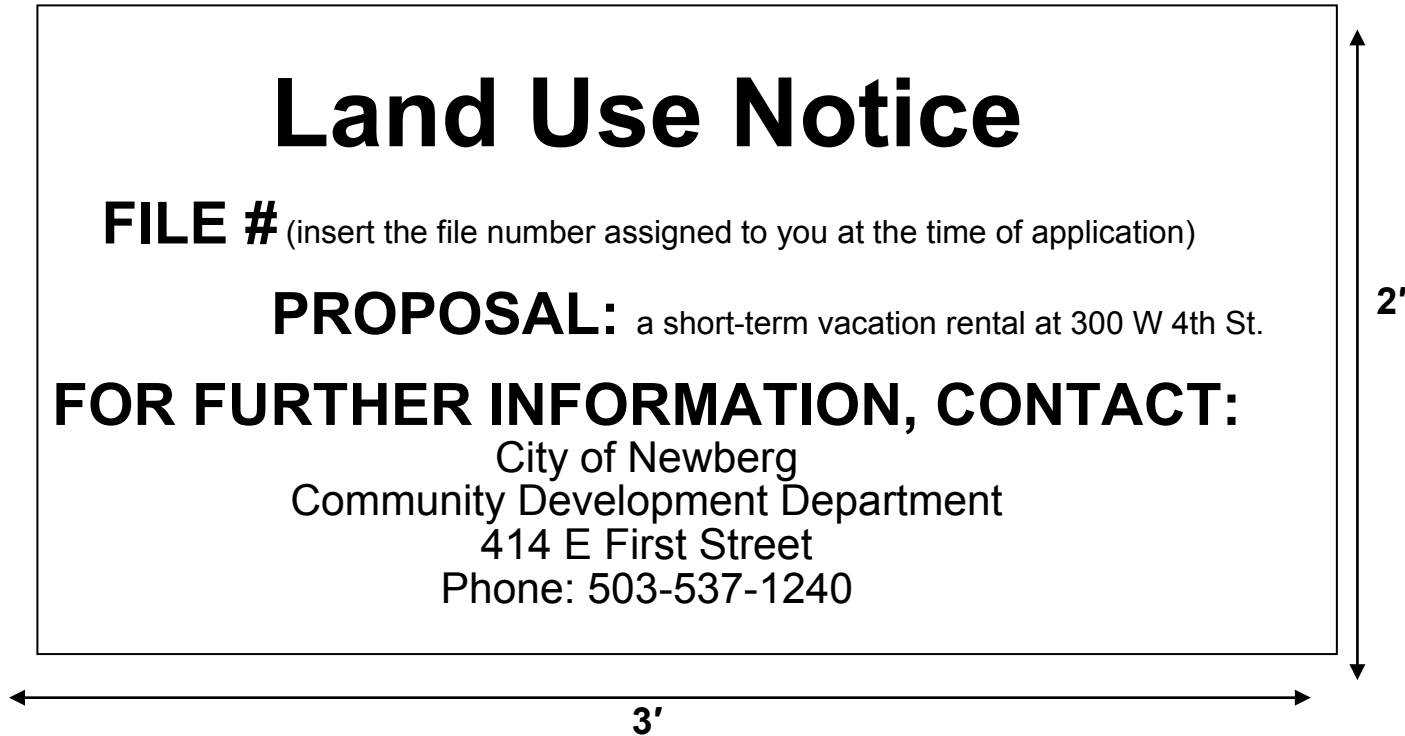
Land Use Notice

FILE # (insert the file number assigned to you at the time of application)

PROPOSAL: a short-term vacation rental at 300 W 4th St.

FOR FURTHER INFORMATION, CONTACT:

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



Notice must be white with black letters, and must be landscape orientation, as shown above.
The notice must be lettered using block printing or a "sans-serif" font, such as Arial.

R4317AD00900
JACOB TOMPKINS
208 OAK ST
DAYTON OR 97114

R4317AD01000
FRANCISCO RAMIREZ
MARIA RAMIREZ
213 CHURCH ST
DAYTON OR 97114

R4317AD02700
GUADALUPE ALMANZA
DAVID GOMEZ
105 ALDER ST
DAYTON OR 97114

R4317DA00300
TERESA GUTIERREZ
301 3RD ST
DAYTON OR 97114

R4317DA00400
MARGARITA SEGUNDO
9468 NE CORNWALL LN
HILLSBORO OR

R4317DA00503
FIDEL ARENAS
MARIA ARENAS
PO BOX 502
DAYTON OR 97114

R4317AD02800
LEAH SANDERS
305 OAK ST
DAYTON OR 97114

R4317DA00700
MARY STOLLER
18215 SE WEBFOOT RD
DAYTON OR 97114

R4317DA00800
MARY STOLLER
18215 SE WEBFOOT RD
DAYTON OR 97114

R4317DA00900
SANDRA UTT
JONATHAN UTT
334 CHURCH ST
DAYTON OR 97114

R4317DA01000
PIONEER DAYTON
PO BOX 185
DAYTON OR 97114

R4317DA01100
JOHN COLLINS
ANN-MARIE ANDERSON
PO BOX 57
DAYTON OR 97114

R4317DA01200
GERRARD JUDY L TRUST
PO BOX
DAYTON OR 97114

R4317DA01300
TWIN TOWERS LLC
7401 SW WASHOE CT SUITE 200
TUALATIN OR 97062

R4317DA01400
TWIN TOWERS LLC
7401 SW WASHO CT NO 200
TUALATIN OR 97062

R4317DA01500
TWIN TOWERS LLC
7401 SW WASHO CT #200
TUALATIN OR 97062

R4317DA01600
RUBEN CRUZ
402 MAIN ST
DAYTON OR 97114

R4317DA01700
TERRY LOZADA
404 MAIN ST
DAYTON OR 97114

R4317DA01800
KAREN IRVIN
PO BOX 327
DAYTON OR 97114

R4317DA01900
KAREN IRVIN
PO BOX 327
DAYTON OR 97114

R4317DA02000
SEUFERT WINERY LLC
PO BOX 1043
PACIFIC CITY OR 97135

R4317DA02100
HAROLD LYON
13600 SE ASH RD
DAYTON OR 97114

R4317DA02200
JERRY MILLER
302A 9TH ST
DAYTON OR 97114

R4317DA02300
ROMAN CATHOLIC ARCHBISHOP
OF PORTLAND OR
ARCHDIOCESE OF PORTLAND IN
OREGON
ATTN: PROPERTY MANAGER
PORTLAND OR 97214

R4317DA02400
ROMAN CATHOLIC ARCHBISHOP
OF PORTLAND OR
ARCHDIOCESE OF PORTLAND IN
OREGON
2838 E BURNSIDE ST
PORTLAND OR 97214

R4317DA02500
MELISSA SANCHEZ
JUANA NAVOR
410 4TH ST
DAYTON OR 97114

R4317DA02600
DAYTON CITY OF
PO BOX 339
DAYTON OR 97114

R4317DA02700
GREGORY SOBOTKA
KATHRYN SOBOTKA
7655 N FOWLER AVE
PORTLAND OR 97217

R4317DB00100
DAYTON CITY OF
PO BOX 339
DAYTON OR 97114

R4317DB00200
CITY OF DAYTON
PO BOX 339
DAYTON OR 97114

R4317DB00600
VALLEY LATIN ASSEMBLY
NORTHWEST HISPANIC COUNCIL -
ASSEMBLIES OF GOD
PO BOX 1294
MCMINNVILLE OR 97128

R4317DB00700
THOMAS FINLEY
PATRICIA SHEPARD
409 OAK ST
DAYTON OR 97114

R4317DB00800
HAROLD MORGAN
VERDA MORGAN
15835 SE STRINGTOWN RD
DAYTON OR 97114

R4317DB00900
DONALD LOWE
GREGGORY AKINS
PO BOX 115
DAYTON OR 97114

R4317DB00901
MICHAEL SALINAS
400 OAK ST
DAYTON OR 97114

R4317DB01000
STELA SALINAS
MARIA MURILLO
402 OAK ST
DAYTON OR 97114

R4317DB01100
PAUL NEWELL
406 OAK ST
DAYTON OR 97114

R4317DB01200
RYAN HIRTE
201 5TH ST
DAYTON OR 97114

R4317DB01300
ADAM PEREZ
PETER PEREZ
4205 NE RIVERSIDE LP
MCMINNVILLE OR 97128

R4317DB01400
SALVADOR CHAVEZ
JUANA GONZALES-CHAVEZ
PO BOX 523
DAYTON OR 97114

R4317DB01500
DAYTON PIONEER CHURCH OF
THE
EVANGELICAL CHURCH OF
NORTH AMERICA
PO BOX 185
DAYTON OR 97114

R4317DB01600
JO ANN CONNER
PO BOX 83
DAYTON OR 97114

R4317DB01700
ADAM PEREZ
PETER PEREZ
4205 NE RIVERSIDE LP
MCMINNVILLE OR 97128

R4317DB01800
CHRISTOPHER HENNINGSSEN
CRYSTAL HENNINGSSEN
407 CHURCH ST
DAYTON OR 97114

R4317DB01900
SHELBURNE JAMES C CO-
TRUSTEE
17340 SE WALLACE RD
DAYTON OR 97114

R4317DB02000
GRACE CROSS
PO BOX 185
DAYTON OR 97114

R4317DB02200
ROBERT POTTER
MARY POTTER
403 MAIN ST
DAYTON OR 97114

R4317DB02300
RUBEN REYES
403 A MAIN ST
DAYTON OR 97114

R4317DB02400
ROBERT MASLEN JR
405 MAIN ST
DAYTON OR 97114

R4317DB02500
ESPERANZA FLORES
PO BOX 443
DAYTON OR 97114

R4317DB02600
PATRICIA VANNOY
14877 SW MICHAEL CT
SHERWOOD OR 97140

R4317DB04200
NATHANIEL KEELEY
TERRI KEELEY
527 CHURCH ST
DAYTON OR 97114

R4317DB04300
DONALD CAROTHERS
525 CHURCH ST
DAYTON OR 97114

R4317DB04400
BERNICE DUMMER
FRANCIS DUMMER
PO BOX 515
DAYTON OR 97114

R4317DB04500
SANDRA UTT
SAMANTHA UTT
222 5TH ST
DAYTON OR 97114

R4317DB04700
JULIE NIMS
SEAN NIMS
120 5TH ST
DAYTON OR 97114

R4317DB06700
DAYTON CHRISTIAN CHURCH
535 NE 5TH ST
MCMINNVILLE OR 97128

R4317DB06800
MAE MAKINSTER
PO BOX 276
DAYTON OR 97114

R4317DB06900
DAYTON CHRISTIAN CHURCH
PO BOX 400
DAYTON OR 97114

R4317DB07000
DELANO LINKE
1282 3RD ST NO 65
LAFAYETTE OR 97127

R4317DB07100
STEVEN HORST
PO BOX 456
DAYTON OR 97114

R4317DB07200
STEPHANIE WRIGHT
426 5TH ST
DAYTON OR 97114

R4317DB07300
HERLINDO ESPERON
URIETA OFELIA
428 5TH ST
DAYTON OR 97114

R4317DB02201
JEFFREY KOZELL
MICHELLE KOZELL
401 MAIN ST
DAYTON OR 97114

R4317DA01101
GERRARD JUDY L TRUST
PO BOX
DAYTON OR 97114

R4317DB06901
DAYTON CHRISTIAN CHURCH
PO BOX 276
DAYTON OR 97114

R4317DB06902
JAMES STEELE
WENDI STEELE
308 5TH ST
DAYTON OR 97114

R4317DB06903
KIMBERLIE GOMEZ
JUAN LOPEZ
PO BOX 282
DUNDEE OR 97115

R4317DB04601
HAO CHEN
PO BOX 192
DAYTON OR 97114

R4317DB04602
DALE NICOL
PO BOX 85
DAYTON OR 97114

R4317DB04503
JEREMY OLIVEIRA
STEPHANIE OLIVEIRA
14765 SE FOSTER RD
DAYTON OR 97114

R4317DB04504
VICKI EDWARDS
PO BOX 363
DAYTON OR 97114

R4317DB04506
MICHELE WALTON
FRANK JOHNSON JR
208 REEDER PL
DAYTON OR 97114

R4317DB04505
JEREMY OLIVEIRA
STEPHANIE OLIVEIRA
14765 SE FOSTER RD
DAYTON OR 97114

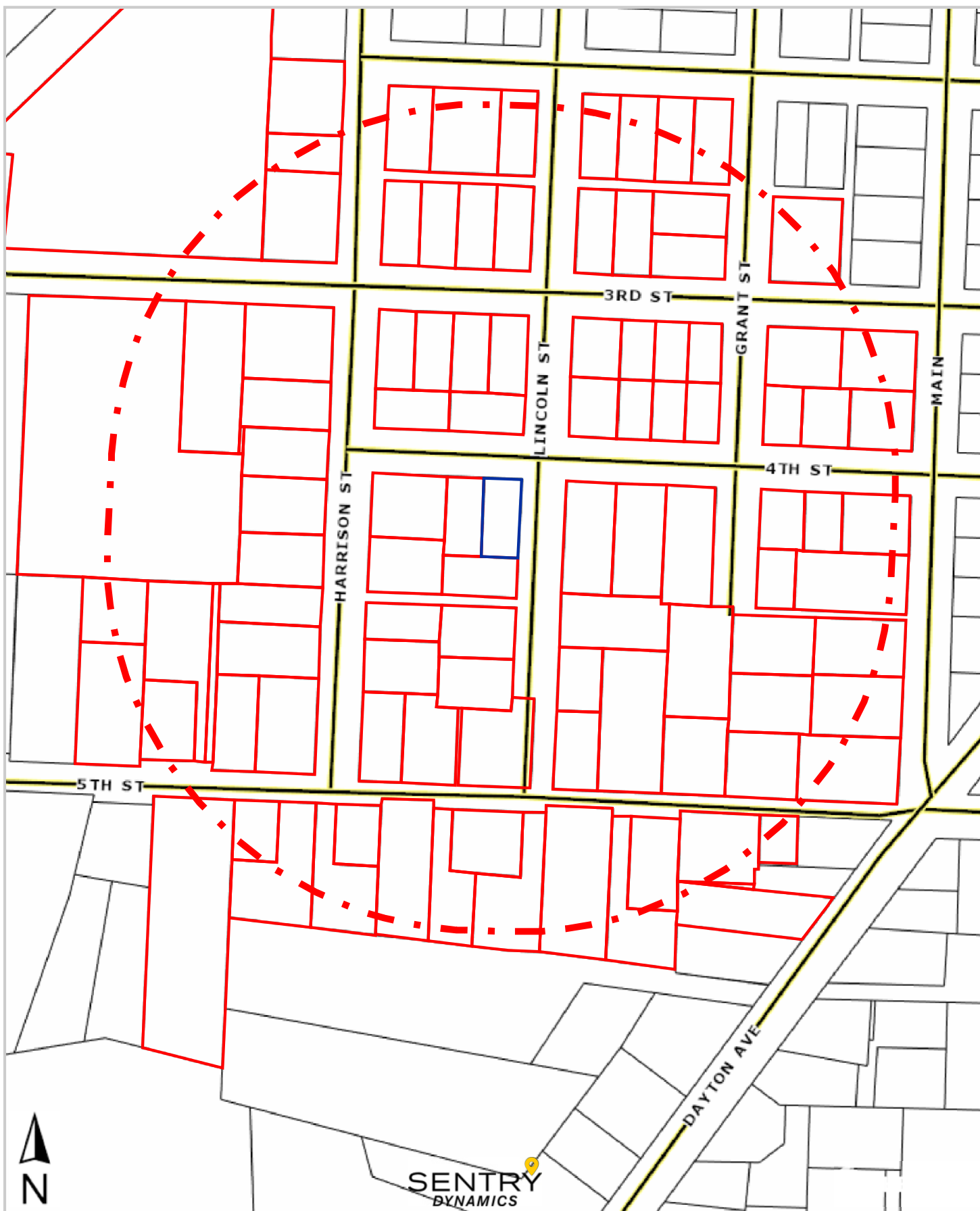
R4317AD02901
SWEENEY LAND COMPANY LLC
16135 PALMER CREEK RD
DAYTON OR 97114

R4317DA00701
MARY STOLLER
18215 SE WEBFOOT RD
DAYTON OR 97114

R4317DA00702
MARY STOLLER
18215 SE WEBFOOT RD
DAYTON OR 97114

R4317DA00801
MARY STOLLER
18215 SE WEBFOOT RD
DAYTON OR 97114

R4317DB01500
DAYTON PIONEER CHURCH OF
THE
EVANGELICAL CHURCH OF
NORTH AMERICA
PO BOX 185
DAYTON OR 97114



TICOR TITLE COMPANY

SENTRY
DYNAMICS

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

Owner Name: 5th Street LLC	Parcel ID: 276962	Tax ID: R3219AC07603
Co-Owner:	Recording Date: 03/19/2012	
Site Addr: 322 W 5th St Unit B Newberg OR 97132	Use: Residential - Residential zone - Improved (typical of class)	
Owner Addr: 4465 W Loma Verde Ave Eloy AZ 85131	Assessed Total: \$204,118.00	Sale Price:
Bedroom: Bath: 2 Year Blt: 1979	Bldg SqFt: 2,431 SqFt	Acres: 0.22 Acres
Legal: See Metes & Bounds		
<hr/>		
Owner Name: Brownfield, Tra T	Parcel ID: 276971	Tax ID: R3219AC08002
Co-Owner:	Recording Date: 02/09/2022	
Site Addr: 424 S Lincoln St Newberg OR 97132	Use: Residential - Improved (typical of class)	
Owner Addr: 424 S Lincoln St Newberg OR 97132	Assessed Total: \$162,107.00	Sale Price: \$365,000.00
Bedroom: Bath: 1 Year Blt: 1979	Bldg SqFt: 1,008 SqFt	Acres: 0.14 Acres
Legal: In Lot 6 in LITTLE HOMES		
<hr/>		
Owner Name: Yamhill County	Parcel ID: 395520	Tax ID: R3219AC06890
Co-Owner:	Recording Date: 03/02/1987	
Site Addr: 0 Dayton Ave Newberg OR 97132	Use: County - Vacant	
Owner Addr: 434 NE Evans St McMinnville OR 97128	Assessed Total: \$318.00	Sale Price:
Bedroom: Bath: Year Blt:	Bldg SqFt:	Acres: 0.01 Acres
Legal: Pt Lot 27 in LITTLE HOMES		
<hr/>		
Owner Name: Reyes, Jorge Fonseca	Parcel ID: 414812	Tax ID: R3219BD02101
Co-Owner: Sequeda, Petra Yopez	Recording Date: 06/30/2005	
Site Addr: 411 W 5th St Newberg OR 97132	Use: Residential - Improved (typical of class)	
Owner Addr: 411 W 5th St Newberg OR 97132	Assessed Total: \$213,489.00	Sale Price: \$176,500.00
Bedroom: Bath: 2 Year Blt: 1981	Bldg SqFt: 1,282 SqFt	Acres: 0.18 Acres
Legal: Township 3S Range 2W Section 19 Qtr B QQtr D TaxLot 02101 Lot 12 SubdivisionName LITTLE HOMES		
<hr/>		
Owner Name: Krueger, Hunter R	Parcel ID: 431982	Tax ID: R3219AC13701
Co-Owner: Chavez, Anel G	Recording Date: 11/12/2021	
Site Addr: 310 W 3rd St Newberg OR 97132	Use: Residential - Improved (typical of class)	
Owner Addr: 310 W 3rd St Newberg OR 97132	Assessed Total: \$201,644.00	Sale Price: \$410,000.00
Bedroom: Bath: 2 Year Blt: 1983	Bldg SqFt: 1,496 SqFt	Acres: 0.12 Acres
Legal: E 50.01' IN LT 5 & 6 - Block 21 in HURLEY & LARGE'S ADDITION		
<hr/>		
Owner Name: McCall, Jamie L	Parcel ID: 437085	Tax ID: R3219AC12501
Co-Owner: Seachord, Dale J	Recording Date: 06/29/2015	
Site Addr: 113 W 4th St Newberg OR 97132	Use: Residential - Improved (typical of class)	
Owner Addr: 113 W 4th St Newberg OR 97132	Assessed Total: \$143,035.00	Sale Price: \$220,000.00
Bedroom: Bath: 0.5 Year Blt: 1907	Bldg SqFt: 1,516 SqFt	Acres: 0.09 Acres
Legal: Township 3S Range 2W Section 19 Qtr A QQtr C TaxLot 12501 Block 19 SubdivisionName HURLEY & LARGE'S ADDITION		
<hr/>		
Owner Name: Bensch, David B	Parcel ID: 498565	Tax ID: R3219AC07201
Co-Owner: Clendenin, Laura T	Recording Date: 10/31/2017	
Site Addr: 208 W 5th St Newberg OR 97132	Use: Residential - Improved (typical of class)	
Owner Addr: 208 W 5th St Newberg OR 97132	Assessed Total: \$184,943.00	Sale Price: \$5,000.00
Bedroom: 3 Bath: 2 Year Blt: 1995	Bldg SqFt: 1,338 SqFt	Acres: 0.19 Acres
Legal: Township 3S Range 2W Section 19 Qtr A QQtr C TaxLot 07201		
<hr/>		
Owner Name: Chriss, Mark S	Parcel ID: 50731	Tax ID: R3219AB13300
Co-Owner:	Recording Date: 03/18/1998	
Site Addr: 300 W 2nd St Newberg OR 97132	Use: Residential - Improved (typical of class)	
Owner Addr: 25350 SE Garden Acres Rd Sherwood OR 97140	Assessed Total: \$140,743.00	Sale Price: \$80,000.00
Bedroom: Bath: 1 Year Blt: 1911	Bldg SqFt: 1,144 SqFt	Acres: 0.13 Acres
Legal: Township 3S Range 2W Section 19 Qtr A QQtr B TaxLot 13300 Lot 5 Block 16 SubdivisionName HURLEY & LARGE'S ADDITION		

Owner Name: Isenberg, Richard	Parcel ID: 50768	Tax ID: R3219AB13400
Co-Owner: Isenberg, Ramona	Recording Date: 01/18/2019	
Site Addr: 304 W 2nd St Newberg OR 97132	Use: Residential - Improved (typical of class)	
Owner Addr: 304 W 2nd St Newberg OR 97132	Assessed Total: \$223,893.00	Sale Price: \$325,000.00
Bedroom: 3 Bath: 2 Year Blt: 1940	Bldg SqFt: 2,284 SqFt	Acres: 0.23 Acres
Legal: Lot 6 & E 40' Lot 7 - Block 16 in HURLEY & LARGE'S ADDITION		
Owner Name: Gemeroy, Elizabeth R C	Parcel ID: 50786	Tax ID: R3219AB13500
Co-Owner: Gemeroy, Jonathan R C	Recording Date: 04/01/2021	
Site Addr: 314 W 2nd St Newberg OR 97132	Use: Residential - Improved (typical of class)	
Owner Addr: 314 W 2nd St Newberg OR 97132	Assessed Total: \$312,332.00	Sale Price:
Bedroom: 3 Bath: 2.5 Year Blt: 1942	Bldg SqFt: 2,251 SqFt	Acres: 0.16 Acres
Legal: Lot 8 & W 10' Lot 7 - Block 16 in HURLEY & LARGE'S ADDITION		
Owner Name: Perez, Apolinar	Parcel ID: 50811	Tax ID: R3219AB13600
Co-Owner:	Recording Date: 08/03/2020	
Site Addr: 315 W 3rd St Newberg OR 97132	Use: Residential - Improved (typical of class)	
Owner Addr: 4205 SE Riverside Lp McMinnville OR 97128	Assessed Total: \$103,393.00	Sale Price: \$4,459,320.00
Bedroom: Bath: 1 Year Blt: 1897	Bldg SqFt: 1,419 SqFt	Acres: 0.13 Acres
Legal: Lot 1 - Block 16 in HURLEY & LARGE'S ADDITION		
Owner Name: McClure Leona Estate Of	Parcel ID: 50839	Tax ID: R3219AB13700
Co-Owner:	Recording Date: 10/31/2019	
Site Addr: 307 W 3rd St Newberg OR 97132	Use: Residential - Improved (typical of class)	
Owner Addr: 4205 SE Riverside Lp McMinnville OR 97128	Assessed Total: \$127,270.00	Sale Price:
Bedroom: Bath: 1 Year Blt: 1952	Bldg SqFt: 864 SqFt	Acres: 0.13 Acres
Legal: Lot 2 - Block 16 in HURLEY & LARGE'S ADDITION		
Owner Name: Journey, John E Trust	Parcel ID: 50848	Tax ID: R3219AB13800
Co-Owner: Journey, Patricia Trust	Recording Date: 06/02/1983	
Site Addr: 305 W 3rd St Newberg OR 97132	Use: Residential - Improved (typical of class)	
Owner Addr: 1771 Riverside Dr Bullhead City AZ 86442	Assessed Total: \$216,808.00	Sale Price:
Bedroom: Bath: 2 Year Blt: 2001	Bldg SqFt: 1,126 SqFt	Acres: 0.13 Acres
Legal: Township 3S Range 2W Section 19 Qtr A QQtr B TaxLot 13800 Lot 3 Block 16 SubdivisionName HURLEY & LARGE'S ADDITION		
Owner Name: Bogers, Jason	Parcel ID: 50866	Tax ID: R3219AB13900
Co-Owner:	Recording Date: 04/04/2007	
Site Addr: 301 W 3rd St Newberg OR 97132	Use: Residential - Improved (typical of class)	
Owner Addr: 3805 Coffey Ln Newberg OR 97132	Assessed Total: \$124,468.00	Sale Price: \$195,000.00
Bedroom: Bath: 1 Year Blt: 1895	Bldg SqFt: 804 SqFt	Acres: 0.13 Acres
Legal: Township 3S Range 2W Section 19 Qtr A QQtr B TaxLot 13900 Lot 4 Block 16 SubdivisionName HURLEY & LARGE'S ADDITION		
Owner Name: Frketich, Leonard III	Parcel ID: 50875	Tax ID: R3219AB14000
Co-Owner: Frketich, Karan	Recording Date: 02/22/2006	
Site Addr: 209 W 3rd St Newberg OR 97132	Use: Residential - Improved (typical of class)	
Owner Addr: 209 W 3rd St Newberg OR 97132	Assessed Total: \$156,044.00	Sale Price: \$132,000.00
Bedroom: 2 Bath: 1 Year Blt: 1913	Bldg SqFt: 1,564 SqFt	Acres: 0.13 Acres
Legal: Township 3S Range 2W Section 19 Qtr A QQtr B TaxLot 14000 Lot 2 Block 17 SubdivisionName HURLEY & LARGE'S ADDITION		
Owner Name: Wellman, Michael	Parcel ID: 50884	Tax ID: R3219AB14100
Co-Owner: Wellman, Brenda	Recording Date: 01/17/2002	
Site Addr: 215 W 3rd St Unit B Newberg OR 97132	Use: Residential - Improved (typical of class)	
Owner Addr: 215 W 3rd St Newberg OR 97132	Assessed Total: \$164,283.00	Sale Price: \$40,000.00
Bedroom: Bath: 1 Year Blt: 1880	Bldg SqFt: 1,521 SqFt	Acres: 0.13 Acres
Legal: Township 3S Range 2W Section 19 Qtr A QQtr B TaxLot 14100 Lot 1 Block 17 SubdivisionName HURLEY & LARGE'S ADDITION		

Owner Name: Broxterman, William J	Parcel ID: 50893	Tax ID: R3219AB14200
Co-Owner: Broxterman, Pamela J	Recording Date: 05/31/2001	
Site Addr: 218 W 2nd St Newberg OR 97132	Use: Residential - Improved (typical of class)	
Owner Addr: 218 W 2nd St Newberg OR 97132	Assessed Total: \$229,405.00	Sale Price: \$136,500.00
Bedroom: Bath: 1 Year Blt: 2001	Bldg SqFt: 1,214 SqFt	Acres: 0.13 Acres
Legal: Township 3S Range 2W Section 19 Qtr A QQtr B TaxLot 14200 Lot 8 Block 17 SubdivisionName HURLEY & LARGE'S ADDITION		
Owner Name: Lockwood, Leah K	Parcel ID: 50900	Tax ID: R3219AB14300
Co-Owner:	Recording Date: 07/30/2019	
Site Addr: 200 W 2nd St Newberg OR 97132	Use: Residential - Improved (typical of class)	
Owner Addr: 4636 Fieldbrook Rd #135 McKinleyville CA	Assessed Total: \$145,690.00	Sale Price: \$180,000.00
Bedroom: Bath: 2 Year Blt: 1894	Bldg SqFt: 1,948 SqFt	Acres: 0.13 Acres
Legal: Lots 5 & 6 - Block 17 in HURLEY & LARGE'S ADDITION		
Owner Name: Harris, Jonathan C	Parcel ID: 50919	Tax ID: R3219AB14400
Co-Owner: Harris, Camille	Recording Date: 03/02/2018	
Site Addr: 209 S Grant St Newberg OR 97132	Use: Residential - Improved (typical of class)	
Owner Addr: 209 S Grant St Newberg OR 97132	Assessed Total: \$201,797.00	Sale Price: \$279,000.00
Bedroom: Bath: 0.5 Year Blt: 1978	Bldg SqFt: 1,040 SqFt	Acres: 0.13 Acres
Legal: N 1/2 LT 3 & 4 Block 17 SubdivisionName HURLEY & LARGE'S ADDITION		
Owner Name: Hopkins-Hubbard, Jessica K	Parcel ID: 50928	Tax ID: R3219AB14500
Co-Owner: Hopkins-Hubbard, Joshua W	Recording Date: 03/19/2015	
Site Addr: 215 S Grant St Newberg OR 97132	Use: Residential - Improved (typical of class)	
Owner Addr: 215 S Grant St Newberg OR 97132	Assessed Total: \$205,194.00	Sale Price: \$247,000.00
Bedroom: Bath: 2 Year Blt: 1900	Bldg SqFt: 1,975 SqFt	Acres: 0.13 Acres
Legal: Township 3S Range 2W Section 19 Qtr A QQtr B TaxLot 14500 Block 17 SubdivisionName HURLEY & LARGE'S ADDITION		
Owner Name: Inernational Church Of The	Parcel ID: 50937	Tax ID: R3219AB14600
Co-Owner: Foursquare, Gospel	Recording Date: 06/25/2020	
Site Addr: 115 W 3rd St Newberg OR 97132	Use: Church - Improved	
Owner Addr: 115 W 3rd St Newberg OR 97132	Assessed Total: \$216,050.00	Sale Price:
Bedroom: Bath: Year Blt:	Bldg SqFt:	Acres: 0.24 Acres
Legal: Lots 6 & 7 - Block 18 in HURLEY & LARGE'S ADDITION		
Owner Name: Harford, Anne M	Parcel ID: 51222	Tax ID: R3219AC06700
Co-Owner:	Recording Date: 01/07/2022	
Site Addr: 511 Dayton Ave Newberg OR 97132	Use: Residential - Improved (typical of class)	
Owner Addr: 511 Dayton Ave Newberg OR 97132	Assessed Total: \$151,004.00	Sale Price: \$400,000.00
Bedroom: 1 Bath: 1 Year Blt: 1948	Bldg SqFt: 822 SqFt	Acres: 0.26 Acres
Legal: Portions of Lots 26 & 27 in LITTLE HOMES		
Owner Name: Mulles, Rick K	Parcel ID: 51320	Tax ID: R3219AC07000
Co-Owner:	Recording Date: 03/31/2004	
Site Addr: 112 W 5th St Newberg OR 97132	Use: Residential - Improved (typical of class)	
Owner Addr: 19360 SW Anderson St Beaverton OR 97007	Assessed Total: \$114,694.00	Sale Price: \$97,900.00
Bedroom: Bath: 1 Year Blt: 1954	Bldg SqFt: 780 SqFt	Acres: 0.07 Acres
Legal: Township 3S Range 2W Section 19 Qtr A QQtr C TaxLot 07000 SubdivisionName LITTLE HOMES		
Owner Name: Bigart, Joshua	Parcel ID: 51366	Tax ID: R3219AC07100
Co-Owner:	Recording Date: 03/10/2014	
Site Addr: 116 W 5th St Newberg OR 97132	Use: Residential - Improved (typical of class)	
Owner Addr: 116 W 5th St Newberg OR 97132	Assessed Total: \$180,009.00	Sale Price:
Bedroom: Bath: 1 Year Blt: 1951	Bldg SqFt: 960 SqFt	Acres: 0.23 Acres
Legal: See Metes & Bounds		

Owner Name: Drummond, Matthew
Co-Owner: Drummond, Mary Gilleo
Site Addr: 210 W 5th St Newberg OR 97132
Owner Addr: 210 W 5th St Newberg OR 97132
Bedroom: 3 **Bath:** 2 **Year Blt:** 1996
Legal: PARCEL 2 P1994-49

Parcel ID: 51400 **Tax ID:** R3219AC07200
Recording Date: 03/23/2023
Use: Residential - Improved (typical of class)
Assessed Total: \$212,756.00 **Sale Price:** \$495,000.00
Bldg SqFt: 1,147 SqFt **Acres:** 0.23 Acres

Owner Name: Alteneder, David K
Co-Owner: Alteneder, Christine A
Site Addr: 214 W 5th St Newberg OR 97132
Owner Addr: 214 W 5th St Newberg OR 97132
Bedroom: **Bath:** 2.5 **Year Blt:** 1969
Legal: Township 3S Range 2W Section 19 Qtr A QQtr C TaxLot 07300 Lot 25 SubdivisionName LITTLE HOMES

Parcel ID: 51446 **Tax ID:** R3219AC07300
Recording Date: 01/06/2006
Use: Residential - Improved (typical of class)
Assessed Total: \$309,914.00 **Sale Price:** \$280,000.00
Bldg SqFt: 2,181 SqFt **Acres:** 0.41 Acres

Owner Name: Carson, Jeremy
Co-Owner:
Site Addr: 300 W 5th St Newberg OR 97132
Owner Addr: 300 W 5th St Newberg OR 97132
Bedroom: **Bath:** 2 **Year Blt:** 1967
Legal: Township 3S Range 2W Section 19 Qtr A QQtr C TaxLot 07400

Parcel ID: 51473 **Tax ID:** R3219AC07400
Recording Date: 12/22/2010
Use: Residential - Improved (typical of class)
Assessed Total: \$228,151.00 **Sale Price:** \$150,000.00
Bldg SqFt: 1,304 SqFt **Acres:** 0.18 Acres

Owner Name: Blanchard, Leon L
Co-Owner: Blanchard, Carol M
Site Addr: 314 W 5th St Newberg OR 97132
Owner Addr: 314 W 5th St Newberg OR 97132
Bedroom: **Bath:** 1 **Year Blt:** 1969
Legal: Township 3S Range 2W Section 19 Qtr A QQtr C TaxLot 07500 Lot 22 SubdivisionName LITTLE HOMES

Parcel ID: 51543 **Tax ID:** R3219AC07500
Recording Date: 01/01/1957
Use: Residential - Improved (typical of class)
Assessed Total: \$221,561.00 **Sale Price:**
Bldg SqFt: 1,056 SqFt **Acres:** 0.29 Acres

Owner Name: Albertson, Todd M
Co-Owner:
Site Addr: 400 W 5th St Newberg OR 97132
Owner Addr: 400 W 5th St Newberg OR 97132
Bedroom: **Bath:** 1 **Year Blt:** 1935
Legal: Township 3S Range 2W Section 19 Qtr A QQtr C TaxLot 07600 Lot 21 SubdivisionName LITTLE HOMES

Parcel ID: 51561 **Tax ID:** R3219AC07600
Recording Date: 11/18/2011
Use: Residential - Improved (typical of class)
Assessed Total: \$172,500.00 **Sale Price:** \$146,400.00
Bldg SqFt: 1,672 SqFt **Acres:** 0.30 Acres

Owner Name: Allen, Kate E
Co-Owner:
Site Addr: 404 W 5th St Newberg OR 97132
Owner Addr: 404 W 5th St Newberg OR 97132
Bedroom: 3 **Bath:** 1 **Year Blt:** 1975
Legal: See Metes & Bounds

Parcel ID: 51598 **Tax ID:** R3219AC07601
Recording Date: 06/14/2021
Use: Residential - Improved (typical of class)
Assessed Total: \$172,759.00 **Sale Price:** \$422,000.00
Bldg SqFt: 1,004 SqFt **Acres:** 0.12 Acres

Owner Name: Banderas-Duarte, Elifonso
Co-Owner: Banderas, Maria C
Site Addr: 318 W 5th St Newberg OR 97132
Owner Addr: 318 W 5th St Newberg OR 97132
Bedroom: **Bath:** 1 **Year Blt:** 1975
Legal: See Metes & Bounds

Parcel ID: 51605 **Tax ID:** R3219AC07602
Recording Date: 06/04/2021
Use: Residential - Improved (typical of class)
Assessed Total: \$160,370.00 **Sale Price:** \$371,500.00
Bldg SqFt: 1,004 SqFt **Acres:** 0.12 Acres

Owner Name: Landes, Justin W
Co-Owner:
Site Addr: 420 S Harrison St Newberg OR 97132
Owner Addr: 420 S Harrison St Newberg OR 97132
Bedroom: **Bath:** 1 **Year Blt:** 1968
Legal: S 1/2 Lot 9 in LITTLE HOMES

Parcel ID: 51623 **Tax ID:** R3219AC07700
Recording Date: 09/30/2021
Use: Residential - Improved (typical of class)
Assessed Total: \$177,433.00 **Sale Price:**
Bldg SqFt: 1,105 SqFt **Acres:** 0.15 Acres

Owner Name: Fieldhouse, Richard A	Parcel ID: 51632	Tax ID: R3219AC07800
Co-Owner:	Recording Date: 12/10/1997	
Site Addr: 309 W 5th St Newberg OR 97132	Use: Residential - Improved (typical of class)	
Owner Addr: 309 W 5th St Newberg OR 97132	Assessed Total: \$185,125.00	Sale Price: \$123,000.00
Bedroom: Bath: 2 Year Blt: 1956	Bldg SqFt: 1,800 SqFt	Acres: 0.19 Acres
Legal: Township 3S Range 2W Section 19 Qtr A QQtr C TaxLot 07800 Lot 8 SubdivisionName LITTLE HOMES		
Owner Name: Storey, Patricia C	Parcel ID: 516559	Tax ID: R3219AB14201
Co-Owner:	Recording Date: 10/20/2017	
Site Addr: 210 W 2nd St Newberg OR 97132	Use: Residential - Improved (typical of class)	
Owner Addr: 11980 SW 119th Ave Tigard OR 97223	Assessed Total: \$239,714.00	Sale Price: \$294,000.00
Bedroom: Bath: 2 Year Blt: 2000	Bldg SqFt: 1,296 SqFt	Acres: 0.13 Acres
Legal: Township 3S Range 2W Section 19 Qtr A QQtr B TaxLot 14201 Lot 7 Block 17 SubdivisionName HURLEY & LARGE'S ADDITION		
Owner Name: Harker, Shane	Parcel ID: 51669	Tax ID: R3219AC07900
Co-Owner: Harker, Travis	Recording Date: 03/26/2001	
Site Addr: 429 S Lincoln St Newberg OR 97132	Use: Residential - Improved (typical of class)	
Owner Addr: 429 S Lincoln St Newberg OR 97132	Assessed Total: \$136,749.00	Sale Price:
Bedroom: Bath: 1 Year Blt: 1930	Bldg SqFt: 1,056 SqFt	Acres: 0.24 Acres
Legal: Township 3S Range 2W Section 19 Qtr A QQtr C TaxLot 07900 Lot 7 SubdivisionName LITTLE HOMES		
Owner Name: Wiley, Dennis R	Parcel ID: 51678	Tax ID: R3219AC08000
Co-Owner: Wiley, Grace M Hemrick	Recording Date: 11/02/1993	
Site Addr: 209 W 5th St Newberg OR 97132	Use: Residential - Improved (typical of class)	
Owner Addr: 209 W 5th St Newberg OR 97132	Assessed Total: \$185,334.00	Sale Price: \$89,000.00
Bedroom: Bath: 2 Year Blt: 1900	Bldg SqFt: 1,601 SqFt	Acres: 0.38 Acres
Legal: Township 3S Range 2W Section 19 Qtr A QQtr C TaxLot 08000 Lot 5 SubdivisionName LITTLE HOMES		
Owner Name: Kost Family Trust	Parcel ID: 51696	Tax ID: R3219AC08001
Co-Owner:	Recording Date: 07/13/2020	
Site Addr: 420 S Lincoln St Newberg OR 97132	Use: Residential - Improved (typical of class)	
Owner Addr: 420 S Lincoln St Newberg OR 97132	Assessed Total: \$158,267.00	Sale Price:
Bedroom: Bath: 1 Year Blt: 1974	Bldg SqFt: 1,032 SqFt	Acres: 0.12 Acres
Legal: Pt Lot 6 in LITTLE HOMES		
Owner Name: Shutts, Melanie A	Parcel ID: 51721	Tax ID: R3219AC08100
Co-Owner:	Recording Date: 12/23/2019	
Site Addr: 203 W 5th St Newberg OR 97132	Use: Residential - Improved (typical of class)	
Owner Addr: 203 W 5th St Newberg OR 97132	Assessed Total: \$158,020.00	Sale Price:
Bedroom: 2 Bath: 1 Year Blt: 1957	Bldg SqFt: 792 SqFt	Acres: 0.20 Acres
Legal: Pt Lot 4 in LITTLE HOMES		
Owner Name: Smith, Eric R	Parcel ID: 51776	Tax ID: R3219AC08200
Co-Owner:	Recording Date: 12/20/2007	
Site Addr: 117 W 5th St Newberg OR 97132	Use: Residential - Improved (typical of class)	
Owner Addr: 117 W 5th St Newberg OR 97132	Assessed Total: \$206,140.00	Sale Price: \$211,000.00
Bedroom: 2 Bath: 1 Year Blt: 1954	Bldg SqFt: 1,072 SqFt	Acres: 0.19 Acres
Legal: Township 3S Range 2W Section 19 Qtr A QQtr C TaxLot 08200 Lot 2 SubdivisionName LITTLE HOMES		
Owner Name: Barnes, Keith H	Parcel ID: 51829	Tax ID: R3219AC08300
Co-Owner: Barnes, Evelyn M	Recording Date: 08/29/2003	
Site Addr: 429 S Main St Newberg OR 97132	Use: Residential - Improved (typical of class)	
Owner Addr: 429 S Main St Newberg OR 97132	Assessed Total: \$273,560.00	Sale Price: \$130,000.00
Bedroom: Bath: 2 Year Blt: 1904	Bldg SqFt: 2,205 SqFt	Acres: 0.27 Acres
Legal: Township 3S Range 2W Section 19 Qtr A QQtr C TaxLot 08300 SubdivisionName LITTLE HOMES		

Owner Name: Hutchcraft, Coral M
Co-Owner:
Site Addr: 417 S Main St Newberg OR 97132
Owner Addr: 417 S Main St Newberg OR 97132
Bedroom: 3 **Bath:** 2 **Year Blt:** 2013
Legal: Lot 1 in DRESSEL SUBDIVISION

Parcel ID: 51856 **Tax ID:** R3219AC08400
Recording Date: 02/22/2021
Use: Residential - Improved (typical of class)
Assessed Total: \$250,014.00 **Sale Price:**
Bldg SqFt: 1,743 SqFt **Acres:** 0.20 Acres

Owner Name: Dockstader, Todd L
Co-Owner: Dockstader, Patricia M
Site Addr: 413 S Grant St Newberg OR 97132
Owner Addr: 413 S Grant St Newberg OR 97132
Bedroom: **Bath:** 2 **Year Blt:** 1968
Legal: Portion of Lot 4 in LITTLE HOMES

Parcel ID: 51909 **Tax ID:** R3219AC08600
Recording Date: 03/06/2019
Use: Residential - Improved (typical of class)
Assessed Total: \$343,261.00 **Sale Price:** \$410,000.00
Bldg SqFt: 1,642 SqFt **Acres:** 0.30 Acres

Owner Name: Divine, Dan E
Co-Owner: Divine, Kay L
Site Addr: 414 S Lincoln St Newberg OR 97132
Owner Addr: 414 S Lincoln St Newberg OR 97132
Bedroom: **Bath:** 1 **Year Blt:** 1923
Legal: Township 3S Range 2W Section 19 Qtr A QQtr C TaxLot 08700 SubdivisionName LITTLE HOMES

Parcel ID: 51918 **Tax ID:** R3219AC08700
Recording Date: 01/01/1957
Use: Residential - Improved (typical of class)
Assessed Total: \$195,101.00 **Sale Price:**
Bldg SqFt: 1,992 SqFt **Acres:** 0.24 Acres

Owner Name: Byerley, Andrew J
Co-Owner:
Site Addr: 419 S Main St Newberg OR 97132
Owner Addr: 419 S Main St Newberg OR 97132
Bedroom: **Bath:** 2 **Year Blt:** 2013
Legal: Lot 2 in DRESSEL SUBDIVISION

Parcel ID: 524596 **Tax ID:** R3219AC08401
Recording Date: 09/27/2021
Use: Residential - Improved (typical of class)
Assessed Total: \$253,923.00 **Sale Price:**
Bldg SqFt: 1,771 SqFt **Acres:** 0.20 Acres

Owner Name: Dressel, Kevin W
Co-Owner: Dressel, Gillian A
Site Addr: 421 S Main St Newberg OR 97132
Owner Addr: 15455 SW Finis Ln Tigard OR 97224
Bedroom: **Bath:** 1 **Year Blt:** 1935
Legal: Township 3S Range 2W Section 19 Qtr A QQtr C TaxLot 08402 Lot 3 SubdivisionName DRESSEL SUBDIVISION

Parcel ID: 524599 **Tax ID:** R3219AC08402
Recording Date: 12/13/2010
Use: Residential - Improved (typical of class)
Assessed Total: \$177,809.00 **Sale Price:**
Bldg SqFt: 1,614 SqFt **Acres:** 0.23 Acres

Owner Name: Dressel, Kevin W
Co-Owner: Dressel, Gillian A
Site Addr: 415 S Main St Newberg OR 97132
Owner Addr: 15455 SW Finis Ln Tigard OR 97224
Bedroom: **Bath:** 2 **Year Blt:** 1911
Legal: Township 3S Range 2W Section 19 Qtr A QQtr C TaxLot 08403 Lot 4 SubdivisionName DRESSEL SUBDIVISION

Parcel ID: 524602 **Tax ID:** R3219AC08403
Recording Date: 12/13/2010
Use: Residential - Improved (typical of class)
Assessed Total: \$192,638.00 **Sale Price:**
Bldg SqFt: 1,280 SqFt **Acres:** 0.21 Acres

Owner Name: Hurl Bros LLC
Co-Owner: Hurl, William J
Site Addr: 408 W 1st St Newberg OR 97132
Owner Addr: PO Box 956 McMinnville OR 97128
Bedroom: **Bath:** **Year Blt:**
Legal: See Metes & Bounds

Parcel ID: 52757 **Tax ID:** R3219BD00300
Recording Date: 12/08/2023
Use: Industrial - Industrial zone - Improved (typical of class)
Assessed Total: \$938,753.00 **Sale Price:**
Bldg SqFt: **Acres:** 2.84 Acres

Owner Name: Peters, Gary M
Co-Owner: Peters, Anastasia K
Site Addr: 201 S Harrison St Newberg OR 97132
Owner Addr: 13230 SW Airey Pl Gaston OR
Bedroom: 4 **Bath:** 2 **Year Blt:** 1966
Legal: See Metes & Bounds

Parcel ID: 52800 **Tax ID:** R3219BD00500
Recording Date: 10/04/2021
Use: Residential - Improved (typical of class)
Assessed Total: \$252,316.00 **Sale Price:**
Bldg SqFt: 2,148 SqFt **Acres:** 0.23 Acres

Owner Name: Freeborn, Charles R Trustee	Parcel ID: 52828	Tax ID: R3219BD00600
Co-Owner:	Recording Date: 08/03/2022	
Site Addr: 205 S Harrison St Newberg OR 97132	Use: Industrial - Improved (typical of class)	
Owner Addr: PO Box 37 Lafayette OR 97127	Assessed Total: \$59,582.00	Sale Price:
Bedroom: Bath: Year Blt:	Bldg SqFt:	Acres: 0.11 Acres
Legal: S 43' Lots 5 & 6 - Block 26 & Pt VAC in HURLEY & LARGE'S ADDITION		

Owner Name: Hurl Douglas M Living Trust	Parcel ID: 52846	Tax ID: R3219BD00700
Co-Owner:	Recording Date: 12/08/2023	
Site Addr: 401 W 3rd St Newberg OR 97132	Use: Industrial - Vacant	
Owner Addr: 401 W 3rd St Newberg OR 97132	Assessed Total: \$93,234.00	Sale Price:
Bedroom: Bath: Year Blt:	Bldg SqFt:	Acres: 0.27 Acres
Legal: Lots 3 & 4 & Pt Vac - Block 26 in HURLEY & LARGE'S ADDITION		

Owner Name: Newberg City Of	Parcel ID: 53015	Tax ID: R3219BD01100
Co-Owner:	Recording Date: 08/09/2005	
Site Addr: 508 W 3rd St Newberg OR 97132	Use: City - Improved	
Owner Addr: PO Box 970 Newberg OR 97132	Assessed Total: \$194,000.00	Sale Price:
Bedroom: Bath: Year Blt:	Bldg SqFt:	Acres: 2.15 Acres
Legal: See Metes & Bounds		

Owner Name: Dto LLC	Parcel ID: 53042	Tax ID: R3219BD01300
Co-Owner:	Recording Date: 11/04/2005	
Site Addr: 414 W 3rd St Newberg OR 97132	Use: Multi-family - Improved (typical of class)	
Owner Addr: 18467 Ballinger Way NE Lake Forest Park WA 981	Assessed Total: \$386,350.00	Sale Price: \$407,000.00
Bedroom: Bath: Year Blt:	Bldg SqFt:	Acres: 0.37 Acres
Legal: Township 3S Range 2W Section 19 Qtr B QQtr D TaxLot 01300 Lot 2 SubdivisionName HURLEYS FRUIT-LAND SUBDIVISION		

Owner Name: Yamhill County	Parcel ID: 53220	Tax ID: R3219BD01390
Co-Owner:	Recording Date: 04/01/1984	
Site Addr: 0 S Harrison St Newberg OR 97132	Use: County - Vacant	
Owner Addr: 434 NE Evans St McMinnville OR 97128	Assessed Total: \$318.00	Sale Price:
Bedroom: Bath: Year Blt:	Bldg SqFt:	Acres:
Legal: See Metes & Bounds		

Owner Name: Self, Lalonnie L	Parcel ID: 53239	Tax ID: R3219BD01400
Co-Owner:	Recording Date: 11/08/2016	
Site Addr: 301 S Harrison St Newberg OR 97132	Use: Residential - Improved (typical of class)	
Owner Addr: 301 S Harrison St Newberg OR 97132	Assessed Total: \$279,851.00	Sale Price:
Bedroom: Bath: 2 Year Blt: 1990	Bldg SqFt: 1,640 SqFt	Acres: 0.27 Acres
Legal: Township 3S Range 2W Section 19 Qtr B QQtr D TaxLot 01400 SubdivisionName HURLEYS FRUIT-LAND SUBDIVISION		

Owner Name: Rugg, Christopher T Sr	Parcel ID: 53248	Tax ID: R3219BD01500
Co-Owner: Rugg, Amara P	Recording Date: 09/16/2019	
Site Addr: 307 S Harrison St Newberg OR 97132	Use: Residential - Improved (typical of class)	
Owner Addr: 307 S Harrison St Newberg OR 97132	Assessed Total: \$207,985.00	Sale Price: \$315,000.00
Bedroom: 2 Bath: 1.5 Year Blt: 1946	Bldg SqFt: 1,672 SqFt	Acres: 0.18 Acres
Legal: See Metes & Bounds		

Owner Name: Fox Nancy Trustee For	Parcel ID: 53257	Tax ID: R3219BD01600
Co-Owner:	Recording Date: 04/01/2009	
Site Addr: 401 S Harrison St Newberg OR 97132	Use: Residential - Improved (typical of class)	
Owner Addr: 20805 NE Highway 240 Newberg OR 97132	Assessed Total: \$176,612.00	Sale Price:
Bedroom: Bath: 1 Year Blt: 1946	Bldg SqFt: 976 SqFt	Acres: 0.17 Acres
Legal: Township 3S Range 2W Section 19 Qtr B QQtr D TaxLot 01600 Lot 1 SubdivisionName HURLEYS FRUIT-LAND SUBDIVISION		

Owner Name: Burkholder, Gary L	Parcel ID: 53266	Tax ID: R3219BD01700
Co-Owner: Burkholder, Karen E	Recording Date: 03/28/1995	
Site Addr: 405 S Harrison St Newberg OR 97132	Use: Residential - Improved (typical of class)	
Owner Addr: 405 S Harrison St Newberg OR 97132	Assessed Total: \$169,476.00	Sale Price: \$88,500.00
Bedroom: 2 Bath: 1 Year Blt: 1946	Bldg SqFt: 968 SqFt	Acres: 0.20 Acres
Legal: Township 3S Range 2W Section 19 Qtr B QQtr D TaxLot 01700 Lot 1 SubdivisionName HURLEYS FRUIT-LAND SUBDIVISION		
Owner Name: Barcenas, Wendy	Parcel ID: 53275	Tax ID: R3219BD01800
Co-Owner: Simental, Adalberto	Recording Date: 04/19/2023	
Site Addr: 407 S Harrison St Newberg OR 97132	Use: Residential - Improved (typical of class)	
Owner Addr: 407 S Harrison St Newberg OR 97132	Assessed Total: \$193,225.00	Sale Price: \$449,000.00
Bedroom: 2 Bath: 1 Year Blt: 1959	Bldg SqFt: 1,221 SqFt	Acres: 0.18 Acres
Legal: See Metes & Bounds - Pt Lot 1 in HURLEYS FRUIT-LAND SUBDIVISION		
Owner Name: Martin, Christopher R	Parcel ID: 53284	Tax ID: R3219BD01900
Co-Owner: Martin, Shayna E	Recording Date: 10/01/2018	
Site Addr: 413 S Harrison St Newberg OR 97132	Use: Residential - Residential zone - Improved (typical of class)	
Owner Addr: 413 S Harrison St Newberg OR 97132	Assessed Total: \$203,968.00	Sale Price: \$325,000.00
Bedroom: Bath: 2 Year Blt: 1977	Bldg SqFt: 1,808 SqFt	Acres: 0.16 Acres
Legal: Part of Lots 10 & 11 in LITTLE HOMES		
Owner Name: Lazcano, Ernesto Pedro	Parcel ID: 53293	Tax ID: R3219BD01901
Co-Owner: Mayor, Juana Alcazar	Recording Date: 06/15/2017	
Site Addr: 0 W 5th St Newberg OR 97132	Use: Residential - Vacant	
Owner Addr: 413 W 5th St Newberg OR 97132	Assessed Total: \$4,794.00	Sale Price: \$74,608.00
Bedroom: Bath: Year Blt:	Bldg SqFt:	Acres: 0.06 Acres
Legal: Township 3S Range 2W Section 19 Qtr B QQtr D TaxLot 01901 Lot 11 SubdivisionName LITTLE HOMES		
Owner Name: Christensen, Debra L Trustee	Parcel ID: 53319	Tax ID: R3219BD02001
Co-Owner:	Recording Date: 07/07/2022	
Site Addr: 417 S Harrison St Newberg OR 97132	Use: Residential - Improved (typical of class)	
Owner Addr: 417 S Harrison St Newberg OR 97132	Assessed Total: \$222,632.00	Sale Price:
Bedroom: 3 Bath: 2 Year Blt: 1976	Bldg SqFt: 1,320 SqFt	Acres: 0.22 Acres
Legal: Portion Lots 10 & 11 in LITTLE HOMES		
Owner Name: Littau, Alfred S Trustee	Parcel ID: 53328	Tax ID: R3219BD02002
Co-Owner:	Recording Date: 04/22/2016	
Site Addr: 409 W 5th St Newberg OR 97132	Use: Residential - Improved (typical of class)	
Owner Addr: 409 W 5th St Newberg OR 97132	Assessed Total: \$191,525.00	Sale Price:
Bedroom: Bath: 2 Year Blt: 1976	Bldg SqFt: 1,320 SqFt	Acres: 0.17 Acres
Legal: Township 3S Range 2W Section 19 Qtr B QQtr D TaxLot 02002 SubdivisionName LITTLE HOMES		
Owner Name: Jorgensen, Christian J	Parcel ID: 53337	Tax ID: R3219BD02004
Co-Owner: Ai, Zhiqiong	Recording Date: 08/22/2019	
Site Addr: 419 S Harrison St Newberg OR 97132	Use: Residential - Improved (typical of class)	
Owner Addr: 419 S Harrison St Newberg OR 97132	Assessed Total: \$218,277.00	Sale Price: \$321,500.00
Bedroom: Bath: 2 Year Blt: 1976	Bldg SqFt: 1,188 SqFt	Acres: 0.23 Acres
Legal: Portion of Lots 10 & 11 in LITTLE HOMES		
Owner Name: Lazcano, Ernesto Pedro	Parcel ID: 53346	Tax ID: R3219BD02100
Co-Owner: Mayor, Juana Alcazar	Recording Date: 06/15/2017	
Site Addr: 413 W 5th St Newberg OR 97132	Use: Residential - Improved (typical of class)	
Owner Addr: 413 W 5th St Newberg OR 97132	Assessed Total: \$146,556.00	Sale Price: \$74,608.00
Bedroom: Bath: 1 Year Blt: 1901	Bldg SqFt: 1,468 SqFt	Acres: 0.30 Acres
Legal: Township 3S Range 2W Section 19 Qtr B QQtr D TaxLot 02100 Lot 12 SubdivisionName LITTLE HOMES		

Owner Name: Shaw, Michelle L	Parcel ID: 53364	Tax ID: R3219BD02190
Co-Owner:	Recording Date: 10/30/2023	
Site Addr: Newberg OR 97132	Use: Residential - Residential zone - Improved (typical of class)	
Owner Addr: 415-A W 5th St Newberg OR 97132	Assessed Total: \$202,028.00	Sale Price:
Bedroom: 4 Bath: 2 Year Blt: 1980	Bldg SqFt: 1,354 SqFt	Acres: 0.17 Acres
Legal: N 86' Lot 13 in LITTLE HOMES		

Owner Name: Burch, Reed	Parcel ID: 53373	Tax ID: R3219BD02200
Co-Owner: Ricker, Kat	Recording Date: 01/30/2006	
Site Addr: 501 W 5th St Newberg OR 97132	Use: Residential - Improved (typical of class)	
Owner Addr: 501 W 5th St Newberg OR 97132	Assessed Total: \$165,817.00	Sale Price:
Bedroom: Bath: 1 Year Blt: 1913	Bldg SqFt: 1,549 SqFt	Acres: 0.33 Acres
Legal: Township 3S Range 2W Section 19 Qtr B QQtr D TaxLot 02200 Lot 13 SubdivisionName LITTLE HOMES		

Owner Name: Cowan, Bryan	Parcel ID: 535318	Tax ID: R3219AC07401
Co-Owner:	Recording Date: 01/03/2017	
Site Addr: 310 W 5th St Newberg OR 97132	Use: Residential - Improved (typical of class)	
Owner Addr: 310 W 5th St Newberg OR 97132	Assessed Total: \$238,361.00	Sale Price: \$306,920.00
Bedroom: 3 Bath: 2.5 Year Blt: 2016	Bldg SqFt: 1,611 SqFt	Acres: 0.19 Acres
Legal: PARCEL 2 PARTITION P2006-61		

Owner Name: Collins, Scott E	Parcel ID: 535321	Tax ID: R3219AC07402
Co-Owner: Collins, Carrie M	Recording Date: 06/05/2009	
Site Addr: 290 W 5th St Newberg OR 97132	Use: Residential - Improved (typical of class)	
Owner Addr: 290 W 5th St Newberg OR 97132	Assessed Total: \$263,847.00	Sale Price: \$249,900.00
Bedroom: 3 Bath: 2 Year Blt: 2007	Bldg SqFt: 2,080 SqFt	Acres: 0.27 Acres
Legal: Township 3S Range 2W Section 19 Qtr A QQtr C TaxLot 07402		

Owner Name: Hines, Lauri	Parcel ID: 53836	Tax ID: R3219CA00100
Co-Owner: Neff, Roy S III	Recording Date: 08/24/2022	
Site Addr: 412 W 5th St Newberg OR 97132	Use: Residential - Improved (typical of class)	
Owner Addr: 944 N Bayview Rd Waldport OR 97394	Assessed Total: \$284,995.00	Sale Price:
Bedroom: Bath: 2 Year Blt: 1920	Bldg SqFt: 2,808 SqFt	Acres: 0.82 Acres
Legal: See Metes & Bounds		

Owner Name: Olivarez, Fabian	Parcel ID: 54032	Tax ID: R3219AC08800
Co-Owner: Olivarez, Kimberley	Recording Date: 12/07/2012	
Site Addr: 421 S Lincoln St Newberg OR 97132	Use: Residential - Improved (typical of class)	
Owner Addr: 421 S Lincoln St Newberg OR 97132	Assessed Total: \$168,263.00	Sale Price: \$163,500.00
Bedroom: Bath: 1 Year Blt: 1980	Bldg SqFt: 1,120 SqFt	Acres: 0.16 Acres
Legal: Township 3S Range 2W Section 19 Qtr A QQtr C TaxLot 08800 SubdivisionName LITTLE HOMES		

Owner Name: Mansfield, Matthew D	Parcel ID: 54041	Tax ID: R3219AC08801
Co-Owner:	Recording Date: 06/11/2021	
Site Addr: 415 S Lincoln St Newberg OR 97132	Use: Residential - Residential zone - Improved (typical of class)	
Owner Addr: 415 S Lincoln St Unit A Newberg OR 97132	Assessed Total: \$203,905.00	Sale Price: \$416,000.00
Bedroom: Bath: 2 Year Blt: 1978	Bldg SqFt: 1,520 SqFt	Acres: 0.16 Acres
Legal: Pt Lots 7 & 8 in LITTLE HOMES		

Owner Name: Cropper-Russel, Caleb T	Parcel ID: 54050	Tax ID: R3219AC08900
Co-Owner: Cropper-Russel, Emily G E	Recording Date: 10/20/2020	
Site Addr: 414 S Harrison St Newberg OR 97132	Use: Residential - Improved (typical of class)	
Owner Addr: 414 S Harrison St Newberg OR 97132	Assessed Total: \$205,322.00	Sale Price: \$350,000.00
Bedroom: 4 Bath: 2 Year Blt: 1902	Bldg SqFt: 2,072 SqFt	Acres: 0.11 Acres
Legal: Pt Lots 8 & 9 in LITTLE HOMES		

Owner Name: Lefort, Amy J	Parcel ID: 54078	Tax ID: R3219AC08901
Co-Owner:	Recording Date: 08/25/2017	
Site Addr: 416 S Harrison St Newberg OR 97132	Use: Residential - Improved (typical of class)	
Owner Addr: 416 S Harrison St Newberg OR 97132	Assessed Total: \$169,509.00	Sale Price: \$290,000.00
Bedroom: Bath: 2 Year Blt: 1974	Bldg SqFt: 1,072 SqFt	Acres: 0.16 Acres
Legal: Township 3S Range 2W Section 19 Qtr A QQtr C TaxLot 08901 SubdivisionName LITTLE HOMES		
Owner Name: Alligood, Michael D	Parcel ID: 54096	Tax ID: R3219AC09000
Co-Owner: Kauer, Kerisa G	Recording Date: 02/05/2020	
Site Addr: 410 S Harrison St Newberg OR 97132	Use: Residential - Residential zone - Improved (typical of class)	
Owner Addr: 17749 Leafy Ln Lake Oswego OR 97034	Assessed Total: \$188,872.00	Sale Price: \$350,000.00
Bedroom: Bath: 2 Year Blt: 1961	Bldg SqFt: 1,710 SqFt	Acres: 0.17 Acres
Legal: Lot 4 & Pt Lot 5 - Block 22 in HURLEY & LARGE'S ADDITION		
Owner Name: Muckey, Roger L	Parcel ID: 54112	Tax ID: R3219AC09100
Co-Owner: Muckey, Katherine	Recording Date: 09/01/1986	
Site Addr: 314 W 4th St Newberg OR 97132	Use: Residential - Improved (typical of class)	
Owner Addr: 13650 NW Willis Rd McMinnville OR 97128	Assessed Total: \$174,588.00	Sale Price:
Bedroom: Bath: 0.5 Year Blt: 1904	Bldg SqFt: 1,360 SqFt	Acres: 0.20 Acres
Legal: Township 3S Range 2W Section 19 Qtr A QQtr C TaxLot 09100 Block 22 SubdivisionName HURLEY & LARGE'S ADDITION		
Owner Name: Hannaford, Ryan N	Parcel ID: 54149	Tax ID: R3219AC09201
Co-Owner: Hannaford, Elizabeth B	Recording Date: 02/27/2020	
Site Addr: 304 W 4th St Newberg OR 97132	Use: Residential - Improved (typical of class)	
Owner Addr: 304 W 4th St Newberg OR 97132	Assessed Total: \$158,605.00	Sale Price: \$307,000.00
Bedroom: Bath: 1 Year Blt: 1974	Bldg SqFt: 1,008 SqFt	Acres: 0.12 Acres
Legal: W 1/2 Lots 1 & 2 - Block 22 in HURLEY & LARGE'S ADDITION		
Owner Name: Jones, Christopher J	Parcel ID: 54158	Tax ID: R3219AC09300
Co-Owner: Jones, Yolanda S	Recording Date: 05/20/2020	
Site Addr: 409 S Lincoln St Newberg OR 97132	Use: Residential - Improved (typical of class)	
Owner Addr: 409 S Lincoln St Newberg OR 97132	Assessed Total: \$68,364.00	Sale Price: \$295,000.00
Bedroom: 2 Bath: 1 Year Blt: 1945	Bldg SqFt: 1,035 SqFt	Acres: 0.12 Acres
Legal: Lot 3 - Block 22 in HURLEY & LARGE'S ADDITION		
Owner Name: Jones, Jared C	Parcel ID: 54167	Tax ID: R3219AC09400
Co-Owner: Jones, Jody B	Recording Date: 05/21/2008	
Site Addr: 214 W 4th St Newberg OR 97132	Use: Residential - Improved (typical of class)	
Owner Addr: 214 W 4th St Newberg OR 97132	Assessed Total: \$195,300.00	Sale Price:
Bedroom: 3 Bath: 2 Year Blt: 1930	Bldg SqFt: 1,669 SqFt	Acres: 0.23 Acres
Legal: Township 3S Range 2W Section 19 Qtr A QQtr C TaxLot 09400 Lot 4 Block 23 SubdivisionName HURLEY & LARGE'S ADDITION		
Owner Name: Drake, Cheryl A	Parcel ID: 54194	Tax ID: R3219AC09500
Co-Owner: Drake, William Deceased	Recording Date: 11/13/2015	
Site Addr: 208 W 4th St Newberg OR 97132	Use: Residential - Manufactured structure	
Owner Addr: 208 W 4th St Newberg OR 97132	Assessed Total: \$151,921.00	Sale Price:
Bedroom: Bath: 2 Year Blt: 1994	Bldg SqFt: 1,512 SqFt	Acres: 0.23 Acres
Legal: Pt Lots 1-6 - Block 23 in HURLEY & LARGE'S ADDITION		
Owner Name: Galloway, Kelsie M	Parcel ID: 54210	Tax ID: R3219AC09600
Co-Owner: Cook, Spencer A	Recording Date: 01/19/2022	
Site Addr: 200 W 4th St Newberg OR 97132	Use: Residential - Improved (typical of class)	
Owner Addr: 200 W 4th St Newberg OR 97132	Assessed Total: \$207,035.00	Sale Price: \$424,900.00
Bedroom: 3 Bath: 2 Year Blt: 1901	Bldg SqFt: 1,626 SqFt	Acres: 0.24 Acres
Legal: Lots 1-3 - Block 23 in HURLEY & LARGE'S ADDITION		

Owner Name: Aue, Brent	Parcel ID: 54238	Tax ID: R3219AC09700
Co-Owner:	Recording Date: 10/04/2019	
Site Addr: 406 S Grant St Newberg OR 97132	Use: Residential - Improved (typical of class)	
Owner Addr: 23900 SW Mountain Home Rd Sherwood OR 9714	Assessed Total: \$141,355.00	Sale Price: \$265,000.00
Bedroom: 2 Bath: 2 Year Blt: 1945	Bldg SqFt: 772 SqFt	Acres: 0.09 Acres
Legal: Pt Lots 4 & 5 - Block 24 in HURLEY & LARGE'S ADDITION		
Owner Name: Dooley, Kathleen	Parcel ID: 54256	Tax ID: R3219AC09800
Co-Owner: Hall, Steven	Recording Date: 05/13/2022	
Site Addr: 114 W 4th St Newberg OR 97132	Use: Residential - Improved (typical of class)	
Owner Addr: 114 W 4th St Newberg OR 97132	Assessed Total: \$131,005.00	Sale Price: \$425,000.00
Bedroom: 2 Bath: 1 Year Blt: 1947	Bldg SqFt: 968 SqFt	Acres: 0.11 Acres
Legal: Pt Lots 6 & 7 - Block 24 in HURLEY & LARGE'S ADDITION		
Owner Name: Neri-Wong, Brenda J	Parcel ID: 54265	Tax ID: R3219AC09900
Co-Owner: Aranda, Daniel R	Recording Date: 06/27/2023	
Site Addr: 110 W 4th St Newberg OR 97132	Use: Residential - Improved (typical of class)	
Owner Addr: 110 W 4th St Newberg OR 97132	Assessed Total: \$155,520.00	Sale Price: \$385,000.00
Bedroom: 2 Bath: 1 Year Blt: 1953	Bldg SqFt: 832 SqFt	Acres: 0.09 Acres
Legal: See Metes & Bounds		
Owner Name: Beatty, Douglas	Parcel ID: 54274	Tax ID: R3219AC10000
Co-Owner:	Recording Date: 03/30/2017	
Site Addr: 401 S Main St Newberg OR 97132	Use: Residential - Improved (typical of class)	
Owner Addr: 2295 Beeler St Unit 103 Denver CO 80238	Assessed Total: \$328,061.00	Sale Price:
Bedroom: Bath: 2 Year Blt: 1913	Bldg SqFt: 4,319 SqFt	Acres: 0.16 Acres
Legal: Township 3S Range 2W Section 19 Qtr A QQtr C TaxLot 10000 Block 24 SubdivisionName HURLEY & LARGE'S ADDITION		
Owner Name: Anderson, Virginia L	Parcel ID: 54292	Tax ID: R3219AC10100
Co-Owner: Vangas, Gary E	Recording Date: 05/22/2003	
Site Addr: 409 S Main St Newberg OR 97132	Use: Residential - Improved (typical of class)	
Owner Addr: 409 S Main St Newberg OR 97132	Assessed Total: \$180,088.00	Sale Price:
Bedroom: Bath: 0.5 Year Blt: 1901	Bldg SqFt: 1,516 SqFt	Acres: 0.27 Acres
Legal: Township 3S Range 2W Section 19 Qtr A QQtr C TaxLot 10100 Block 24 SubdivisionName HURLEY & LARGE'S ADDITION		
Owner Name: Cook, Sandra N	Parcel ID: 54719	Tax ID: R3219AC12200
Co-Owner:	Recording Date: 03/01/1991	
Site Addr: 309 S Main St Newberg OR 97132	Use: Residential - Improved (typical of class)	
Owner Addr: 309 S Main St Newberg OR 97132	Assessed Total: \$182,436.00	Sale Price:
Bedroom: 3 Bath: 1 Year Blt: 1908	Bldg SqFt: 1,526 SqFt	Acres: 0.16 Acres
Legal: Township 3S Range 2W Section 19 Qtr A QQtr C TaxLot 12200 Lot 2 Block 19 SubdivisionName HURLEY & LARGE'S ADDITION		
Owner Name: Vallance, Ryan D	Parcel ID: 54737	Tax ID: R3219AC12300
Co-Owner:	Recording Date: 04/26/2021	
Site Addr: 102 W 3rd St Newberg OR 97132	Use: Residential - Improved (typical of class)	
Owner Addr: 102 W 3rd St Newberg OR 97132	Assessed Total: \$197,374.00	Sale Price: \$460,000.00
Bedroom: 2 Bath: 1 Year Blt: 1904	Bldg SqFt: 1,470 SqFt	Acres: 0.18 Acres
Legal: Lot 1 & N 1/2 Lot 2 - Block 19 in HURLEY & LARGE'S ADDITION		
Owner Name: Huschka, Rebekah	Parcel ID: 54988	Tax ID: R3219AC12400
Co-Owner:	Recording Date: 05/26/2022	
Site Addr: 114 W 3rd St Newberg OR 97132	Use: Residential - Improved (typical of class)	
Owner Addr: 114 W 3rd St Newberg OR 97132	Assessed Total: \$218,861.00	Sale Price: \$450,000.00
Bedroom: 4 Bath: 2 Year Blt: 1946	Bldg SqFt: 2,044 SqFt	Acres: 0.18 Acres
Legal: Lot 6 & N 1/2 Lot 5- Block 19 in HURLEY & LARGE'S ADDITION		

Owner Name: Baca, Jacqueline **Parcel ID:** 54997 **Tax ID:** R3219AC12500
Co-Owner: Zavala, Raquel Vazquez **Recording Date:** 10/27/2023
Site Addr: 111 W 4th St Newberg OR 97132 **Use:** Residential - Improved (typical of class)
Owner Addr: 111 W 4th St Newberg OR 97132 **Assessed Total:** \$193,885.00 **Sale Price:** \$420,000.00
Bedroom: 3 **Bath:** 1.5 **Year Blt:** 1972 **Bldg SqFt:** 1,280 SqFt **Acres:** 0.12 Acres
Legal: See Metes & Bounds - Block 19 in HURLEY & LARGE'S ADDITION

Owner Name: Velazquez, Claudia M **Parcel ID:** 55004 **Tax ID:** R3219AC12600
Co-Owner: Arechiga, Calixto M **Recording Date:** 07/22/2019
Site Addr: 207 W 4th St Newberg OR 97132 **Use:** Residential - Improved (typical of class)
Owner Addr: 207 W 4th St Newberg OR 97132 **Assessed Total:** \$207,757.00 **Sale Price:** \$325,000.00
Bedroom: 4 **Bath:** 2 **Year Blt:** 2019 **Bldg SqFt:** 1,267 SqFt **Acres:** 0.08 Acres
Legal: See Metes & Bounds - Block 20 in HURLEY & LARGE'S ADDITION

Owner Name: Johnson Living Trust **Parcel ID:** 55013 **Tax ID:** R3219AC12700
Co-Owner: **Recording Date:** 01/09/2008
Site Addr: 203 W 4th St Newberg OR 97132 **Use:** Residential - Improved (typical of class)
Owner Addr: 22195 NE Sunnycrest Rd Newberg OR 97132 **Assessed Total:** \$105,492.00 **Sale Price:** **Acres:** 0.08 Acres
Bedroom: **Bath:** 1 **Year Blt:** 1901 **Bldg SqFt:** 748 SqFt **Acres:** 0.08 Acres
Legal: Township 3S Range 2W Section 19 Qtr A QQtr C TaxLot 12700 SubdivisionName HURLEY & LARGE'S ADDITION

Owner Name: Stebbins, Sean M **Parcel ID:** 55022 **Tax ID:** R3219AC12800
Co-Owner: **Recording Date:** 08/15/2018
Site Addr: 311 S Grant St Newberg OR 97132 **Use:** Residential - Improved (typical of class)
Owner Addr: 2507 S Cache Cir Ridgefield WA **Assessed Total:** \$156,453.00 **Sale Price:** \$297,150.00
Bedroom: 2 **Bath:** 1 **Year Blt:** 1901 **Bldg SqFt:** 1,080 SqFt **Acres:** 0.08 Acres
Legal: Part of Lots 2 & 3 - Block 20 in HURLEY & LARGE'S ADDITION

Owner Name: Balasubramani, Venkat **Parcel ID:** 55031 **Tax ID:** R3219AC12900
Co-Owner: Pena-Lopez, Manuela **Recording Date:** 06/14/2022
Site Addr: 200 W 3rd St Newberg OR 97132 **Use:** Residential - Improved (typical of class)
Owner Addr: 4904 NE Clackamas St Portland OR 97213 **Assessed Total:** \$91,311.00 **Sale Price:** \$454,800.00
Bedroom: **Bath:** 2 **Year Blt:** 1901 **Bldg SqFt:** 952 SqFt **Acres:** 0.08 Acres
Legal: 45' X 79.5' in Lots 1 & 2 - Block 20 in HURLEY & LARGE'S ADDITION

Owner Name: Kirby & Louthan LLC **Parcel ID:** 55040 **Tax ID:** R3219AC13000
Co-Owner: **Recording Date:** 04/21/2022
Site Addr: 204 W 3rd St Newberg OR 97132 **Use:** Residential - Improved (typical of class)
Owner Addr: 204 W 3rd St Newberg OR 97132 **Assessed Total:** \$152,660.00 **Sale Price:** **Acres:** 0.08 Acres
Bedroom: 3 **Bath:** 1 **Year Blt:** 1923 **Bldg SqFt:** 1,368 SqFt **Acres:** 0.08 Acres
Legal: Pt Lots 1 & 2 - Block 20 in HURLEY & LARGE'S ADDITION

Owner Name: Williams, Gerry M **Parcel ID:** 55059 **Tax ID:** R3219AC13100
Co-Owner: **Recording Date:** 03/05/2015
Site Addr: 208 W 3rd St Newberg OR 97132 **Use:** Residential - Improved (typical of class)
Owner Addr: 208 W 3rd St Newberg OR 97132 **Assessed Total:** \$187,608.00 **Sale Price:** \$202,000.00
Bedroom: **Bath:** 2 **Year Blt:** 1996 **Bldg SqFt:** 1,312 SqFt **Acres:** 0.08 Acres
Legal: Township 3S Range 2W Section 19 Qtr A QQtr C TaxLot 13100 Block 29 SubdivisionName HURLEY & LARGE'S ADDITION

Owner Name: Reichart, Jon R **Parcel ID:** 55068 **Tax ID:** R3219AC13200
Co-Owner: **Recording Date:** 09/30/2002
Site Addr: 212 W 3rd St Newberg OR 97132 **Use:** Residential - Improved (typical of class)
Owner Addr: 212 W 3rd St Newberg OR 97132 **Assessed Total:** \$183,772.00 **Sale Price:** \$135,000.00
Bedroom: **Bath:** 1 **Year Blt:** 1904 **Bldg SqFt:** 1,734 SqFt **Acres:** 0.12 Acres
Legal: Township 3S Range 2W Section 19 Qtr A QQtr C TaxLot 13200 Lot 5 Block 20 SubdivisionName HURLEY & LARGE'S ADDITION

Owner Name: Feld Rentals LLC
Co-Owner:
Site Addr: 215 W 4th St Newberg OR 97132
Owner Addr: Newberg OR 97132
Bedroom: **Bath:** 1 **Year Blt:** 1938
Legal: See Metes & Bounds

Parcel ID: 55077 **Tax ID:** R3219AC13300
Recording Date: 03/22/2024
Use: Residential - Improved (typical of class)
Assessed Total: \$132,469.00 **Sale Price:**
Bldg SqFt: 1,188 SqFt **Acres:** 0.12 Acres

Owner Name: Gray, Janet
Co-Owner:
Site Addr: 311 S Lincoln St Newberg OR 97132
Owner Addr: 311 S Lincoln St Newberg OR 97132
Bedroom: **Bath:** 1 **Year Blt:** 1901
Legal: Lot 3 - Block 21 in HURLEY & LARGE'S ADDITION

Parcel ID: 55086 **Tax ID:** R3219AC13400
Recording Date: 03/01/1988
Use: Residential - Improved (typical of class)
Assessed Total: \$116,762.00 **Sale Price:**
Bldg SqFt: 1,000 SqFt **Acres:** 0.12 Acres

Owner Name: Freeman, Barbara A
Co-Owner: Love, Brian
Site Addr: 300 W 3rd St Newberg OR 97132
Owner Addr: 300 W 3rd St Newberg OR 97132
Bedroom: **Bath:** 1.5 **Year Blt:** 1899
Legal: E 50' Lots 1 & 2 - Block 21 in HURLEY & LARGE'S ADDITION

Parcel ID: 55095 **Tax ID:** R3219AC13500
Recording Date: 06/13/2022
Use: Residential - Improved (typical of class)
Assessed Total: \$151,660.00 **Sale Price:**
Bldg SqFt: 969 SqFt **Acres:** 0.12 Acres

Owner Name: Campuzano, Alvar C Reyes
Co-Owner: De La Cruz, Olivia Estrada
Site Addr: 304 W 3rd St Newberg OR 97132
Owner Addr: 304 W 3rd St Newberg OR 97132
Bedroom: **Bath:** 2 **Year Blt:** 2003
Legal: Township 3S Range 2W Section 19 Qtr A QQtr C TaxLot 13600 Lot 1 Block 21 SubdivisionName HURLEY & LARGE'S ADDITION

Parcel ID: 55102 **Tax ID:** R3219AC13600
Recording Date: 01/05/2007
Use: Residential - Improved (typical of class)
Assessed Total: \$204,229.00 **Sale Price:** \$221,400.00
Bldg SqFt: 1,180 SqFt **Acres:** 0.12 Acres

Owner Name: Miller, Carol
Co-Owner:
Site Addr: 314 W 3rd St Newberg OR 97132
Owner Addr: 314 W 3rd St Newberg OR 97132
Bedroom: 3 **Bath:** 1 **Year Blt:** 1903
Legal: Township 3S Range 2W Section 19 Qtr A QQtr C TaxLot 13700 Lot 5 Block 21 SubdivisionName HURLEY & LARGE'S ADDITION

Parcel ID: 55120 **Tax ID:** R3219AC13700
Recording Date: 11/14/2003
Use: Residential - Improved (typical of class)
Assessed Total: \$156,769.00 **Sale Price:** \$125,000.00
Bldg SqFt: 1,557 SqFt **Acres:** 0.12 Acres

Owner Name: Alali, Ali Abdullah
Co-Owner: Amador, Alejandra E
Site Addr: 315 W 4th St Newberg OR 97132
Owner Addr: 315 W 4th St Newberg OR 97132
Bedroom: 3 **Bath:** 2 **Year Blt:** 2002
Legal: Lot 4 - Block 21 in HURLEY & LARGE'S ADDITION

Parcel ID: 55139 **Tax ID:** R3219AC13800
Recording Date: 07/11/2022
Use: Residential - Improved (typical of class)
Assessed Total: \$190,234.00 **Sale Price:** \$433,000.00
Bldg SqFt: 1,147 SqFt **Acres:** 0.12 Acres

Owner Name: Cowles John III Rev Trust Agreement
Co-Owner:
Site Addr: 208 W 2nd St Newberg OR 97132
Owner Addr: 475 Grand Hill St Paul MN 55102
Bedroom: 3 **Bath:** 1.5 **Year Blt:** 2021
Legal: LOT 6 BLOCK 17 HURLEY & LARGE'S ADDITION

Parcel ID: 711980 **Tax ID:** R3219AB14301
Recording Date: 01/14/2022
Use: Residential - Improved (typical of class)
Assessed Total: \$362,267.00 **Sale Price:** \$795,000.00
Bldg SqFt: 2,996 SqFt **Acres:** 0.13 Acres

Existing Property Map

300 W 4th St.
Newberg, OR 97132



The side parking area (next to the garage) is 13 feet wide and about 70 feet from the back fence to the street.



1455 SW Broadway, Suite 1450
Portland, OR 97201
Phone: (503)646-4444 / Fax: (503)469-4198

Jeremy A. Jernigan and Michelle L. Jernigan
MICHELLEJERNIGAN@GMAIL.COM and
MICHELLEJERNIGAN@GMAIL.COM

Date: June 6, 2024
Order No.: 471824131116
Property: 300 W 4th Street
Newberg, OR 97132

Jeremy A. Jernigan and Michelle L. Jernigan

Thank you for choosing Ticor Title Company of Oregon to provide your title insurance. Attached, please find the following:

Owners Policy

Thank you for allowing us the opportunity to provide for your title and escrow needs. Please let us know if there is anything more we can do.

Should you have any questions, please do not hesitate to contact me.

Sincerely,

Deborah Clark
Title Officer
Deborah.Clark@titlegroup.fntg.com

ALTA OWNER'S POLICY OF TITLE INSURANCE

issued by:



CHICAGO TITLE
INSURANCE COMPANY

Policy Number:

471824131116

This policy, when issued by the Company with a Policy Number and the Date of Policy, is valid even if this policy or any endorsement to this policy is issued electronically or lacks any signature.

Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at the address shown in Condition 17.

COVERED RISKS

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B, AND THE CONDITIONS, Chicago Title Insurance Company, a Florida corporation (the "Company") insures, as of the Date of Policy and, to the extent stated in Covered Risks 9 and 10, after the Date of Policy, against loss or damage, not exceeding the Amount of Insurance, sustained or incurred by the Insured by reason of:

1. The Title being vested other than as stated in Schedule A.
2. Any defect in or lien or encumbrance on the Title. Covered Risk 2 includes, but is not limited to, insurance against loss from:
 - a. a defect in the Title caused by:
 - i. forgery, fraud, undue influence, duress, incompetency, incapacity, or impersonation;
 - ii. the failure of a person or Entity to have authorized a transfer or conveyance;
 - iii. a document affecting the Title not properly authorized, created, executed, witnessed, sealed, acknowledged, notarized (including by remote online notarization), or delivered;
 - iv. a failure to perform those acts necessary to create a document by electronic means authorized by law;
 - v. a document executed under a falsified, expired, or otherwise invalid power of attorney;
 - vi. a document not properly filed, recorded, or indexed in the Public Records, including the failure to have performed those acts by electronic means authorized by law;
 - vii. a defective judicial or administrative proceeding; or
 - viii. the repudiation of an electronic signature by a person that executed a document because the electronic signature on the document was not valid under applicable electronic transactions law.
 - b. the lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable, but unpaid.
 - c. the effect on the Title of an encumbrance, violation, variation, adverse circumstance, boundary line overlap, or encroachment (including an encroachment of an improvement across the boundary lines of the Land), but only if the encumbrance, violation, variation, adverse circumstance, boundary line overlap, or encroachment would have been disclosed by an accurate and complete land title survey of the Land.
3. Unmarketable Title.
4. No right of access to and from the Land.
5. A violation or enforcement of a law, ordinance, permit, or governmental regulation (including those relating to building and zoning), but only to the extent of the violation or enforcement described by the enforcing governmental authority in an Enforcement Notice that identifies a restriction, regulation, or prohibition relating to:
 - a. the occupancy, use, or enjoyment of the Land;
 - b. the character, dimensions, or location of an improvement on the Land;

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



- c. the subdivision of the Land; or
 - d. environmental remediation or protection on the Land.
6. An enforcement of a governmental forfeiture, police, regulatory, or national security power, but only to the extent of the enforcement described by the enforcing governmental authority in an Enforcement Notice.
7. An exercise of the power of eminent domain, but only to the extent:
- a. of the exercise described in an Enforcement Notice; or
 - b. the taking occurred and is binding on a purchaser for value without Knowledge.
8. An enforcement of a PACA-PSA Trust, but only to the extent of the enforcement described in an Enforcement Notice.
9. The Title being vested other than as stated in Schedule A, the Title being defective, or the effect of a court order providing an alternative remedy:
- a. resulting from the avoidance, in whole or in part, of any transfer of all or any part of the Title to the Land or any interest in the Land occurring prior to the transaction vesting the Title because that prior transfer constituted a:
 - i. fraudulent conveyance, fraudulent transfer, or preferential transfer under federal bankruptcy, state insolvency, or similar state or federal creditors' rights law; or
 - ii. voidable transfer under the Uniform Voidable Transactions Act; or
 - b. because the instrument vesting the Title constitutes a preferential transfer under federal bankruptcy, state insolvency, or similar state or federal creditors' rights law by reason of the failure:
 - i. to timely record the instrument vesting the Title in the Public Records after execution and delivery of the instrument to the Insured; or
 - ii. of the recording of the instrument vesting the Title in the Public Records to impart notice of its existence to a purchaser for value or to a judgment or lien creditor.
10. Any defect in or lien or encumbrance on the Title or other matter included in Covered Risks 1 through 9 that has been created or attached or has been filed or recorded in the Public Records subsequent to the Date of Policy and prior to the recording of the deed or other instrument vesting the Title in the Public Records.

DEFENSE OF COVERED CLAIMS

The Company will also pay the costs, attorneys' fees, and expenses incurred in defense of any matter insured against by this policy, but only to the extent provided in the Conditions.

Issuing Office or Agent:

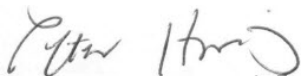
Ticor Title Company of Oregon

1455 SW Broadway, Suite 1450

Portland, OR 97201

(503)646-4444 FAX (503)469-4198

Countersigned By:



Peter Harris
Authorized Officer or Agent

Chicago Title Insurance Company

By:



Michael J. Nolan, President

Attest:



Marjorie Nemzura, Secretary

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



EXCLUSIONS FROM COVERAGE

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

1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
 - i. the occupancy, use, or enjoyment of the Land;
 - ii. the character, dimensions, or location of any improvement on the Land;
 - iii. the subdivision of land; or
 - iv. environmental remediation or protection.
- b. any governmental forfeiture, police, regulatory, or national security power.
- c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.

Exclusion 1 does not modify or limit the coverage provided under Covered Risk 5 or 6.

2. Any power of eminent domain. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 7.
3. Any defect, lien, encumbrance, adverse claim, or other matter:
 - a. created, suffered, assumed, or agreed to by the Insured Claimant;
 - b. not Known to the Company, not recorded in the Public Records at the Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - c. resulting in no loss or damage to the Insured Claimant;
 - d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 9 or 10); or
 - e. resulting in loss or damage that would not have been sustained if consideration sufficient to qualify the Insured named in Schedule A as a bona fide purchaser had been given for the Title at the Date of Policy.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transaction vesting the Title as shown in Schedule A is a:
 - a. fraudulent conveyance or fraudulent transfer;
 - b. voidable transfer under the Uniform Voidable Transactions Act; or
 - c. preferential transfer:
 - i. to the extent the instrument of transfer vesting the Title as shown in Schedule A is not a transfer made as a contemporaneous exchange for new value; or
 - ii. for any other reason not stated in Covered Risk 9.b.
5. Any claim of a PACA-PSA Trust. Exclusion 5 does not modify or limit the coverage provided under Covered Risk 8.
6. Any lien on the Title for real estate taxes or assessments, imposed or collected by a governmental authority that becomes due and payable after the Date of Policy. Exclusion 6 does not modify or limit the coverage provided under Covered Risk 2.b.
7. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



Transaction Identification Data, for which the Company assumes no liability as set forth in Condition 9.d.:

Property Address: 300 W 4th Street, Newberg, OR 97132

SCHEDULE A

Name and Address of Title Insurance Company: Chicago Title Insurance Company
c/o Deborah Clark
Ticor Title Company of Oregon
1455 SW Broadway, Suite 1450
Portland, OR 97201

Policy Number: 471824131116

Date of Policy	Amount of Insurance	Premium
June 3, 2024 at 02:52 PM	\$469,000.00	\$966.00

1. The Insured is:

Jeremy A. Jernigan and Michelle L. Jernigan

2. The estate or interest in the Land insured by this policy is:

A Fee

3. The Title is vested in:

Jeremy A. Jernigan and Michelle L. Jernigan, as tenants by the entirety

4. The Land is described as follows:

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

THIS POLICY VALID ONLY IF SCHEDULE B IS ATTACHED**END OF SCHEDULE A****Copyright American Land Title Association. All rights reserved.**

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



SCHEDULE B EXCEPTIONS FROM COVERAGE

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This policy treats any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document are excepted from coverage.

This policy does not insure against loss or damage and the Company will not pay costs, attorneys' fees, or expenses resulting from the terms and conditions of any lease or easement identified in Schedule A, and the following matters:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests or claims, which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, which are not shown by the Public Records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
4. Any encroachment (of existing improvements located on the Land onto adjoining land or of existing improvements located on adjoining land onto the subject Land), encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the subject Land.

SPECIFIC ITEMS AND EXCEPTIONS:

5. Rights of the public to any portion of the Land lying within the area commonly known as 4th Street.
6. A deed of trust to secure an indebtedness in the amount shown below,

Amount:	\$375,200.00
Dated:	June 1, 2024
Trustor/Grantor:	Jeremy A. Jernigan and Michelle L. Jernigan, as tenants by the entirety
Trustee:	Aldridge Pite, LLP
Beneficiary:	Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Guild Mortgage Company LLC, a California limited liability company
Loan No.:	623-2013422 / MERS: 100019900000859379
Recording Date:	June 3, 2024
Recording No:	202404946

END OF SCHEDULE B

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



EXHIBIT "A"
LEGAL DESCRIPTION

The East one-half of Lots 1 and 2, Block 22, HURLEY & LARGE'S ADDITION to the City of Newberg, in the County of Yamhill and State of Oregon.

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



CONDITIONS**1. DEFINITION OF TERMS**

In this policy, the following terms have the meanings given to them below. Any defined term includes both the singular and the plural, as the context requires:

- a. "Affiliate": An Entity:
 - i. that is wholly owned by the Insured;
 - ii. that wholly owns the Insured; or
 - iii. if that Entity and the Insured are both wholly owned by the same person or entity.
- b. "Amount of Insurance": The Amount of Insurance stated in Schedule A, as may be increased by Condition 8.d. or decreased by Condition 10 or 11; or increased or decreased by endorsements to this policy.
- c. "Date of Policy": The Date of Policy stated in Schedule A.
- d. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
- e. "Enforcement Notice": A document recorded in the Public Records that describes any part of the Land and:
 - i. is issued by a governmental agency that identifies a violation or enforcement of a law, ordinance, permit, or governmental regulation;
 - ii. is issued by a holder of the power of eminent domain or a governmental agency that identifies the exercise of a governmental power; or
 - iii. asserts a right to enforce a PACA-PSA Trust.
- f. "Entity": A corporation, partnership, trust, limited liability company, or other entity authorized by law to own title to real property in the State where the Land is located.
- g. "Insured":
 - i.
 - (a). The Insured named in Item 1 of Schedule A;
 - (b). the successor to the Title of an Insured by operation of law as distinguished from purchase, including heirs, devisees, survivors, personal representatives, or next of kin;
 - (c). the successor to the Title of an Insured resulting from dissolution, merger, consolidation, distribution, or reorganization;
 - (d). the successor to the Title of an Insured resulting from its conversion to another kind of Entity; or
 - (e). the grantee of an Insured under a deed or other instrument transferring the Title, if the grantee is:
 - (1). an Affiliate;
 - (2). a trustee or beneficiary of a trust created by a written instrument established for estate planning purposes by an Insured;
 - (3). a spouse who receives the Title because of a dissolution of marriage;
 - (4). a transferee by a transfer effective on the death of an Insured as authorized by law; or
 - (5). another Insured named in Item 1 of Schedule A.
 - ii. The Company reserves all rights and defenses as to any successor or grantee that the Company would have had against any predecessor Insured.
- h. "Insured Claimant": An Insured claiming loss or damage arising under this policy.
- i. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
- j. "Land": The land described in Item 4 of Schedule A and improvements located on that land at the Date of Policy that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is insured by this policy.
- k. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
- l. "PACA-PSA Trust": A trust under the federal Perishable Agricultural Commodities Act or the federal Packers and Stockyards Act or a similar State or federal law.
- m. "Public Records": The recording or filing system established under State statutes in effect at the Date of Policy under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
- n. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
- o. "Title": The estate or interest in the Land identified in Item 2 of Schedule A.
- p. "Unmarketable Title": The Title affected by an alleged or apparent matter that would permit a prospective purchaser or lessee of the Title or a lender on the Title to be released from the obligation to purchase, lease, or lend if there is a contractual condition requiring the delivery of marketable title.

2. CONTINUATION OF COVERAGE

This policy continues as of the Date of Policy in favor of an Insured, so long as the Insured:

- a. retains an estate or interest in the Land;
- b. owns an obligation secured by a purchase money Mortgage given by a purchaser from the Insured; or
- c. has liability for warranties given by the Insured in any transfer or conveyance of the Insured's Title.

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



(continued)

Except as provided in Condition 2, this policy terminates and ceases to have any further force or effect after the Insured conveys the Title. This policy does not continue in force or effect in favor of any person or entity that is not the Insured and acquires the Title or an obligation secured by a purchase money Mortgage given to the Insured.

3. NOTICE OF CLAIM TO BE GIVEN BY INSURED CLAIMANT

The Insured must notify the Company promptly in writing if the Insured has Knowledge of:

- a. any litigation or other matter for which the Company may be liable under this policy; or
- b. any rejection of the Title as Unmarketable Title.

If the Company is prejudiced by the failure of the Insured Claimant to provide prompt notice, the Company's liability to the Insured Claimant under this policy is reduced to the extent of the prejudice.

4. PROOF OF LOSS

The Company may, at its option, require as a condition of payment that the Insured Claimant furnish a signed proof of loss. The proof of loss must describe the defect, lien, encumbrance, adverse claim, or other matter insured against by this policy that constitutes the basis of loss or damage and must state, to the extent possible, the basis of calculating the amount of the loss or damage.

5. DEFENSE AND PROSECUTION OF ACTIONS

- a. Upon written request by the Insured and subject to the options contained in Condition 7, the Company, at its own cost and without unreasonable delay, will provide for the defense of an Insured in litigation in which any third party asserts a claim covered by this policy adverse to the Insured. This obligation is limited to only those stated causes of action alleging matters insured against by this policy. The Company has the right to select counsel of its choice (subject to the right of the Insured to object for reasonable cause) to represent the Insured as to those covered causes of action. The Company is not liable for and will not pay the fees of any other counsel. The Company will not pay any fees, costs, or expenses incurred by the Insured in the defense of any cause of action that alleges matters not insured against by this policy.
- b. The Company has the right, in addition to the options contained in Condition 7, at its own cost, to institute and prosecute any action or proceeding or to do any other act that, in its opinion, may be necessary or desirable to establish the Title, as insured, or to prevent or reduce loss or damage to the Insured. The Company may take any appropriate action under the terms of this policy, whether or not it is liable to the Insured. The Company's exercise of these rights is not an admission of liability or waiver of any provision of this policy. If the Company exercises its rights under Condition 5.b., it must do so diligently.
- c. When the Company brings an action or asserts a defense as required or permitted by this policy, the Company may pursue the litigation to a final determination by a court having jurisdiction. The Company reserves the right, in its sole discretion, to appeal any adverse judgment or order.

6. DUTY OF INSURED CLAIMANT TO COOPERATE

- a. When this policy permits or requires the Company to prosecute or provide for the defense of any action or proceeding and any appeals, the Insured will secure to the Company the right to prosecute or provide defense in the action or proceeding, including the right to use, at its option, the name of the Insured for this purpose.

When requested by the Company, the Insured, at the Company's expense, must give the Company all reasonable aid in:

- i. securing evidence, obtaining witnesses, prosecuting or defending the action or proceeding, or effecting settlement; and
- ii. any other lawful act that in the opinion of the Company may be necessary or desirable to establish the Title or any other matter, as insured.

If the Company is prejudiced by any failure of the Insured to furnish the required cooperation, the Company's liability and obligations to the Insured under this policy terminate, including any obligation to defend, prosecute, or continue any litigation, regarding the matter requiring such cooperation.

- b. The Company may reasonably require the Insured Claimant to submit to examination under oath by any authorized representative of the Company and to produce for examination, inspection, and copying, at such reasonable times and places as may be designated by the authorized representative of the Company, all records, in whatever medium maintained, including books, ledgers, checks, memoranda, correspondence, reports, e-mails, disks, tapes, and videos, whether bearing a date before or after the Date of Policy, that reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Insured Claimant must grant its permission, in writing, for any authorized representative of the Company to examine, inspect, and copy all the records in the custody or control of a third party that reasonably pertain to the loss or damage. No information designated in writing as confidential by the Insured Claimant provided to the Company pursuant to Condition 6 will be later disclosed to others unless, in the reasonable judgment of the Company, disclosure is necessary in the administration of the claim or required by law. Any failure of the Insured Claimant to submit for examination under oath, produce any reasonably requested information, or grant permission to secure reasonably necessary information from third parties as required in Condition 6.b., unless prohibited by law, terminates any liability of the Company under this policy as to that claim.

7. OPTIONS TO PAY OR OTHERWISE SETTLE CLAIMS; TERMINATION OF LIABILITY

In case of a claim under this policy, the Company has the following additional options:

- a. *To Pay or Tender Payment of the Amount of Insurance*

To pay or tender payment of the Amount of Insurance under this policy. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment or tender of payment and that the Company is obligated to pay.

Upon the exercise by the Company of this option provided for in Condition 7.a., the Company's liability and obligations to the Insured under this policy terminate, including any obligation to defend, prosecute, or continue any litigation.

- b. *To Pay or Otherwise Settle with Parties other than the Insured or with the Insured Claimant*

- i. To pay or otherwise settle with parties other than the Insured for or in the name of the Insured Claimant. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay; or

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



(continued)

- ii. To pay or otherwise settle with the Insured Claimant the loss or damage provided for under this policy. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay.

Upon the exercise by the Company of either option provided for in Condition 7.b., the Company's liability and obligations to the Insured under this policy for the claimed loss or damage terminate, including any obligation to defend, prosecute, or continue any litigation.

8. CONTRACT OF INDEMNITY; DETERMINATION AND EXTENT OF LIABILITY

This policy is a contract of indemnity against actual monetary loss or damage sustained or incurred by an Insured Claimant who has suffered loss or damage by reason of matters insured against by this policy. This policy is not an abstract of the Title, report of the condition of the Title, legal opinion, opinion of the Title, or other representation of the status of the Title. All claims asserted under this policy are based in contract and are restricted to the terms and provisions of this policy. The Company is not liable for any claim alleging negligence or negligent misrepresentation arising from or in connection with this policy or the determination of the insurability of the Title.

- a. The extent of liability of the Company for loss or damage under this policy does not exceed the lesser of:
 - i. the Amount of Insurance; or
 - ii. the difference between the fair market value of the Title, as insured, and the fair market value of the Title subject to the matter insured against by this policy.
- b. Except as provided in Condition 8.c. or 8.d., the fair market value of the Title in Condition 8.a.ii. is calculated using the date the Insured discovers the defect, lien, encumbrance, adverse claim, or other matter insured against by this policy.
- c. If, at the Date of Policy, the Title to all of the Land is void by reason of a matter insured against by this policy, then the Insured Claimant may, by written notice given to the Company, elect to use the Date of Policy as the date for calculating the fair market value of the Title in Condition 8.a.ii.
- d. If the Company pursues its rights under Condition 5.b. and is unsuccessful in establishing the Title, as insured:
 - i. the Amount of Insurance will be increased by Fifteen Percent (15%); and
 - ii. the Insured Claimant may, by written notice given to the Company, elect, as an alternative to the dates set forth in Condition 8.b. or, if it applies, 8.c., to use either the date the settlement, action, proceeding, or other act described in Condition 5.b. is concluded or the date the notice of claim required by Condition 3 is received by the Company as the date for calculating the fair market value of the Title in Condition 8.a.ii.
- e. In addition to the extent of liability for loss or damage under Conditions 8.a. and 8.d., the Company will also pay the costs, attorneys' fees, and expenses incurred in accordance with Conditions 5 and 7.

9. LIMITATION OF LIABILITY

- a. The Company fully performs its obligations and is not liable for any loss or damage caused to the Insured if the Company accomplishes any of the following in a reasonable manner:
 - i. removes the alleged defect, lien, encumbrance, adverse claim, or other matter;
 - ii. cures the lack of a right of access to and from the Land; or
 - iii. cures the claim of Unmarketable Title,
 all as insured. The Company may do so by any method, including litigation and the completion of any appeals.
- b. The Company is not liable for loss or damage arising out of any litigation, including litigation by the Company or with the Company's consent, until a State or federal court having jurisdiction makes a final, non-appealable determination adverse to the Title.
- c. The Company is not liable for loss or damage to the Insured for liability voluntarily assumed by the Insured in settling any claim or suit without the prior written consent of the Company.
- d. The Company is not liable for the content of the Transaction Identification Data, if any.

10. REDUCTION OR TERMINATION OF INSURANCE

All payments under this policy, except payments made for costs, attorneys' fees, and expenses, reduce the Amount of Insurance by the amount of the payment.

11. LIABILITY NONCUMULATIVE

The Amount of Insurance will be reduced by any amount the Company pays under any policy insuring a Mortgage to which exception is taken in Schedule B or to which the Insured has agreed, assumed, or taken subject, or which is executed by an Insured after the Date of Policy and which is a charge or lien on the Title, and the amount so paid will be deemed a payment to the Insured under this policy.

12. PAYMENT OF LOSS

When liability and the extent of loss or damage are determined in accordance with the Conditions, the Company will pay the loss or damage within thirty (30) days.

13. COMPANY'S RECOVERY AND SUBROGATION RIGHTS UPON SETTLEMENT AND PAYMENT

- a. If the Company settles and pays a claim under this policy, it is subrogated and entitled to the rights and remedies of the Insured Claimant in the Title and all other rights and remedies in respect to the claim that the Insured Claimant has against any person, entity, or property to the fullest extent permitted by law, but limited to the amount of any loss, costs, attorneys' fees, and expenses paid by the Company. If requested by the Company, the Insured Claimant must execute documents to transfer these rights and remedies to the Company. The Insured Claimant permits the Company to sue, compromise, or settle in the name of the Insured Claimant and to use the name of the Insured Claimant in any transaction or litigation involving these rights and remedies.
- b. If a payment on account of a claim does not fully cover the loss of the Insured Claimant, the Company defers the exercise of its subrogation right until after the Insured Claimant fully recovers its loss.

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



(continued)

- c. The Company's subrogation right includes the Insured's rights to indemnity, guaranty, warranty, insurance policy, or bond, despite any provision in those instruments that addresses recovery or subrogation rights.

14. POLICY ENTIRE CONTRACT

- a. This policy together with all endorsements, if any, issued by the Company is the entire policy and contract between the Insured and the Company. In interpreting any provision of this policy, this policy will be construed as a whole. This policy and any endorsement to this policy may be evidenced by electronic means authorized by law.
- b. Any amendment of this policy must be by a written endorsement issued by the Company. To the extent any term or provision of an endorsement is inconsistent with any term or provision of this policy, the term or provision of the endorsement controls. Unless the endorsement expressly states, it does not:
- modify any prior endorsement,
 - extend the Date of Policy,
 - insure against loss or damage exceeding the Amount of Insurance, or
 - increase the Amount of Insurance.

15. SEVERABILITY

In the event any provision of this policy, in whole or in part, is held invalid or unenforceable under applicable law, this policy will be deemed not to include that provision or the part held to be invalid, but all other provisions will remain in full force and effect.

16. CHOICE OF LAW AND CHOICE OF FORUM

a. *Choice of Law*

The Company has underwritten the risks covered by this policy and determined the premium charged in reliance upon the State law affecting interests in real property and the State law applicable to the interpretation, rights, remedies, or enforcement of policies of title insurance of the State where the Land is located.

The State law of the State where the Land is located, or to the extent it controls, federal law, will determine the validity of claims against the Title and the interpretation and enforcement of the terms of this policy, without regard to conflicts of law principles to determine the applicable law.

b. *Choice of Forum*

Any litigation or other proceeding brought by the Insured against the Company must be filed only in a State or federal court having jurisdiction.

17. NOTICES

Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at:

Chicago Title Insurance Company
P.O. Box 45023
Jacksonville, FL 32232-5023
Attn: Claims Department

18. CLASS ACTION

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS POLICY, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS POLICY, ANY BREACH OF A POLICY PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS POLICY, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS, REPRESENTATIVE, OR PRIVATE ATTORNEY GENERAL PROCEEDING.

END OF CONDITIONS

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



ENDORSEMENT

issued by:



This endorsement is issued as part of
Policy Number:

471824131116

Date: June 3, 2024

Premium: \$0.00

The Policy is hereby amended as follows:

The term "spouse" as used in the policy includes a domestic partner as defined by ORS 106.300 thru 106.340.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Order Reference: Jernigan

Chicago Title Insurance Company

Countersigned By:

A handwritten signature in black ink, appearing to read "Peter Harris".

Peter Harris
Authorized Officer or Agent

James Dingwall

From: Jeremy Jernigan <jeremy@jstays.com>
Sent: Tuesday, August 6, 2024 4:47 PM
To: James Dingwall
Subject: Re: CUP24-0001 Incomplete Notice

This email originated from outside the City of Newberg's organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

James,

We will be using our driveway and garage to meet the requirements for our two off-street parking spaces. The total dimensions of the driveway and garage parking area are 9 feet wide by 38 feet long. Two vehicles could park on this and this meets the requirements of two 9x18 spots.

We would like to move forward with our application, thank you!

Jeremy Jernigan

www.JStays.com



From: James Dingwall <James.Dingwall@newbergoregon.gov>
Sent: Thursday, July 25, 2024 9:51 AM
To: Jeremy Jernigan <jeremy@jstays.com>
Subject: CUP24-0001 Incomplete Notice

Good morning Jeremy,

Attached is the Incomplete Notice for CUP24-0001.

Newberg requires off-street two parking spaces for a vacation rental, and the standard size for a parking space is 9-feet by 18-feet. The spaces can be on service drives/driveways in the front yard setback (your property is within the R-1 zoning district, so the front yard setback is 15 feet from the property line) if they lead to improved parking areas outside the setback (i.e. a garage or other paved parking area). The City's service drive design standard also includes that:

All parking areas and [service drives](#) shall have surfacing of asphaltic concrete or Portland cement concrete or other hard surfacing such as brick or concrete pavers. Other durable and dust-free surfacing materials may be approved by the [director](#) for infrequently used parking areas. All parking areas and [service drives](#) shall be graded so as not to drain stormwater over the public [sidewalk](#) or onto any abutting public or private property.

The parking associated with residential uses is considered frequently used, and would be expected to meet this standard. As the code indicates, you may request a Director determination for infrequently used parking areas if

the proposed parking for the vacation rental would be infrequent, however if that is approved the infrequency indicated would likely be incorporated into the vacation rental home approval, limiting the use as a vacation rental to that indicated frequency.

If the garage and driveway are proposed for the two parking spaces, it appeared on the City's aerial GIS map that the driveway is approximately 15 feet in length (let me know if it is longer and our aerial is off). If so, a code adjustment to the parking space dimension standard would be required.

To summarize –

- If the gravel area along the interior yard is used for the two spaces, it would be required to be paved or to use pavers.
- If the garage and driveway are used, a code adjustment may be required if the driveway is less than 18 feet in length.

Let me know if you have any additional questions.

Best,

James Dingwall, AICP Candidate
Assistant Planner
City of Newberg
Direct: 503.554.7764
Cell: 971.281.9450

Please let us know how you feel about our services by filling out this [City Services Customer Satisfaction Survey](#).



OUR OFFICE HAS TEMPORARILY MOVED TO THE WASTE WATER TREATMENT PLANT AT: 2301 NE WYNOOSKI RD.

We will be open to the Public for any Permitting or Planning needs from 8:30am-12pm & 1:00pm to 3:30pm; Monday- Friday.

We are Closed to the Public from 12pm-1pm for Lunch Monday-Friday.

Always *STRIVE* for Your Best

Want to learn more and get involved? 📍 bit.ly/cityofnewberg

PUBLIC RECORDS LAW DISCLOSURE: Messages to and from this e-mail address are public records of the City of Newberg and may be subject to public disclosure. This e-mail may be subject to the State Retention Schedule.

**CITY OF NEWBERG
AFFIDAVIT OF NOTICING**

REFERENCE ATTACHED LIST(S)/NOTICE(S)

I, _____, do hereby certify that the attached Notice of Land Use Action was:

- a) mailed to the following list of property owners, by United States mail, postage prepaid
on _____;
(date)
- b) posted on the site according to standards established in Newberg Development Code §15.100.260
on _____.
(date)

I acknowledge that failure to mail the notice in a timely manner constitutes an agreement by the applicant to defer the 120-day process limit and acknowledge that failure to mail will result in the automatic postponement of a decision on the application 15.100.210.(D)(2) _____.
(date)



Signature Date

Jeremy Jernigan

Print name

CUP24-0001

Attachment 2: Agency Referral Comments



COMMUNITY DEVELOPMENT LAND USE APPLICATION REFERRAL

The enclosed material has been referred to you for your information and comment. Any comments you wish to make should be returned to the Community Development Department prior to: August 28, 2024

Please refer questions and comments to: James Dingwall

NOTE: Full size plans are available at the Community Development Department Office.

APPLICANT: Jeremy Jernigan
REQUEST: Short Term Vacation Rental
SITE ADDRESS: 300 W Fourth St
LOCATION:
TAX LOT: R3219AC 09200
FILE NO: CUP24-0001
ZONE: R-1(Res Low Density Zone)
HEARING DATE: N/A

For full Project Information click on the Link Here: [CUP24-0001 Full Application](#)

_____ Reviewed, no conflict.

_____ Reviewed; recommend denial for the following reasons:

_____ Require additional information to review. (Please list information required)

_____ Meeting requested.

_____ Comments. (Attach additional pages as needed)

Reviewed By:

Date:

Organization:



COMMUNITY DEVELOPMENT LAND USE APPLICATION REFERRAL

The enclosed material has been referred to you for your information and comment. Any comments you wish to make should be returned to the Community Development Department prior to: August 28, 2024

Please refer questions and comments to: James Dingwall

NOTE: Full size plans are available at the Community Development Department Office.

APPLICANT: Jeremy Jernigan
REQUEST: Short Term Vacation Rental
SITE ADDRESS: 300 W Fourth St
LOCATION:
TAX LOT: R3219AC 09200
FILE NO: CUP24-0001
ZONE: R-1(Res Low Density Zone)
HEARING DATE: N/A

For full Project Information click on the Link Here: [CUP24-0001 Full Application](#)

_____ Reviewed, no conflict.

_____ Reviewed; recommend denial for the following reasons:

_____ Require additional information to review. (Please list information required)

_____ Meeting requested.

_____ Comments. (Attach additional pages as needed)

Reviewed By:

Date:

Organization:



COMMUNITY DEVELOPMENT LAND USE APPLICATION REFERRAL

The enclosed material has been referred to you for your information and comment. Any comments you wish to make should be returned to the Community Development Department prior to: August 28, 2024

Please refer questions and comments to: James Dingwall

NOTE: Full size plans are available at the Community Development Department Office.

APPLICANT: Jeremy Jernigan
REQUEST: Short Term Vacation Rental
SITE ADDRESS: 300 W Fourth St
LOCATION:
TAX LOT: R3219AC 09200
FILE NO: CUP24-0001
ZONE: R-1(Res Low Density Zone)
HEARING DATE: N/A

For full Project Information click on the Link Here: [CUP24-0001 Full Application](#)

_____ Reviewed, no conflict.

_____ Reviewed; recommend denial for the following reasons:

_____ Require additional information to review. (Please list information required)

_____ Meeting requested.

_____ Comments. (Attach additional pages as needed)

Reviewed By:

Date:

Organization:



COMMUNITY DEVELOPMENT LAND USE APPLICATION REFERRAL

The enclosed material has been referred to you for your information and comment. Any comments you wish to make should be returned to the Community Development Department prior to: August 28, 2024

Please refer questions and comments to: James Dingwall

NOTE: Full size plans are available at the Community Development Department Office.

APPLICANT: Jeremy Jernigan
REQUEST: Short Term Vacation Rental
SITE ADDRESS: 300 W Fourth St
LOCATION:
TAX LOT: R3219AC 09200
FILE NO: CUP24-0001
ZONE: R-1(Res Low Density Zone)
HEARING DATE: N/A

For full Project Information click on the Link Here: [CUP24-0001 Full Application](#)

_____ Reviewed, no conflict.

_____ Reviewed; recommend denial for the following reasons:

_____ Require additional information to review. (Please list information required)

_____ Meeting requested.

_____ Comments. (Attach additional pages as needed)

Reviewed By:

Date:

Organization:



COMMUNITY DEVELOPMENT LAND USE APPLICATION REFERRAL

The enclosed material has been referred to you for your information and comment. Any comments you wish to make should be returned to the Community Development Department prior to: August 28, 2024

Please refer questions and comments to: James Dingwall

NOTE: Full size plans are available at the Community Development Department Office.

APPLICANT: Jeremy Jernigan
REQUEST: Short Term Vacation Rental
SITE ADDRESS: 300 W Fourth St
LOCATION:
TAX LOT: R3219AC 09200
FILE NO: CUP24-0001
ZONE: R-1(Res Low Density Zone)
HEARING DATE: N/A

For full Project Information click on the Link Here: [CUP24-0001 Full Application](#)

_____ Reviewed, no conflict.

_____ Reviewed; recommend denial for the following reasons:

_____ Require additional information to review. (Please list information required)

_____ Meeting requested.

_____ Comments. (Attach additional pages as needed)

Reviewed By:

Date:

Organization:



COMMUNITY DEVELOPMENT LAND USE APPLICATION REFERRAL

The enclosed material has been referred to you for your information and comment. Any comments you wish to make should be returned to the Community Development Department prior to: August 28, 2024

Please refer questions and comments to: James Dingwall

NOTE: Full size plans are available at the Community Development Department Office.

APPLICANT: Jeremy Jernigan
REQUEST: Short Term Vacation Rental
SITE ADDRESS: 300 W Fourth St
LOCATION:
TAX LOT: R3219AC 09200
FILE NO: CUP24-0001
ZONE: R-1(Res Low Density Zone)
HEARING DATE: N/A

For full Project Information click on the Link Here: [CUP24-0001 Full Application](#)

_____ Reviewed, no conflict.

_____ Reviewed; recommend denial for the following reasons:

_____ Require additional information to review. (Please list information required)

_____ Meeting requested.

_____ Comments. (Attach additional pages as needed)

Reviewed By:

Date:

Organization:



COMMUNITY DEVELOPMENT LAND USE APPLICATION REFERRAL

The enclosed material has been referred to you for your information and comment. Any comments you wish to make should be returned to the Community Development Department prior to: August 28, 2024

Please refer questions and comments to: James Dingwall

NOTE: Full size plans are available at the Community Development Department Office.

APPLICANT: Jeremy Jernigan
REQUEST: Short Term Vacation Rental
SITE ADDRESS: 300 W Fourth St
LOCATION:
TAX LOT: R3219AC 09200
FILE NO: CUP24-0001
ZONE: R-1(Res Low Density Zone)
HEARING DATE: N/A

For full Project Information click on the Link Here: [CUP24-0001 Full Application](#)

_____ Reviewed, no conflict.

_____ Reviewed; recommend denial for the following reasons:

_____ Require additional information to review. (Please list information required)

_____ Meeting requested.

_____ Comments. (Attach additional pages as needed)

Reviewed By:

Date:

Organization:



COMMUNITY DEVELOPMENT LAND USE APPLICATION REFERRAL

The enclosed material has been referred to you for your information and comment. Any comments you wish to make should be returned to the Community Development Department prior to: August 28, 2024

Please refer questions and comments to: James Dingwall

NOTE: Full size plans are available at the Community Development Department Office.

APPLICANT: Jeremy Jernigan
REQUEST: Short Term Vacation Rental
SITE ADDRESS: 300 W Fourth St
LOCATION:
TAX LOT: R3219AC 09200
FILE NO: CUP24-0001
ZONE: R-1(Res Low Density Zone)
HEARING DATE: N/A

For full Project Information click on the Link Here: [CUP24-0001 Full Application](#)

_____ Reviewed, no conflict.

_____ Reviewed; recommend denial for the following reasons:

_____ Require additional information to review. (Please list information required)

_____ Meeting requested.

_____ Comments. (Attach additional pages as needed)

Reviewed By:

Date:

Organization:



COMMUNITY DEVELOPMENT LAND USE APPLICATION REFERRAL

The enclosed material has been referred to you for your information and comment. Any comments you wish to make should be returned to the Community Development Department prior to: August 28, 2024

Please refer questions and comments to: James Dingwall

NOTE: Full size plans are available at the Community Development Department Office.

APPLICANT: Jeremy Jernigan
REQUEST: Short Term Vacation Rental
SITE ADDRESS: 300 W Fourth St
LOCATION:
TAX LOT: R3219AC 09200
FILE NO: CUP24-0001
ZONE: R-1(Res Low Density Zone)
HEARING DATE: N/A

For full Project Information click on the Link Here: [CUP24-0001 Full Application](#)

- _____ Reviewed, no conflict. *No conflict provided that the length of the driveway between the garage and the sidewalk is 18-feet or more.*
- _____ Reviewed; recommend denial for the following reasons:
- _____ Require additional information to review. (Please list information required)
- _____ Meeting requested.
- _____ Comments. (Attach additional pages as needed)

Reviewed By:

Date:

Organization:



COMMUNITY DEVELOPMENT LAND USE APPLICATION REFERRAL

The enclosed material has been referred to you for your information and comment. Any comments you wish to make should be returned to the Community Development Department prior to: August 28, 2024

Please refer questions and comments to: James Dingwall

NOTE: Full size plans are available at the Community Development Department Office.

APPLICANT: Jeremy Jernigan
REQUEST: Short Term Vacation Rental
SITE ADDRESS: 300 W Fourth St
LOCATION:
TAX LOT: R3219AC 09200
FILE NO: CUP24-0001
ZONE: R-1(Res Low Density Zone)
HEARING DATE: N/A

For full Project Information click on the Link Here: [CUP24-0001 Full Application](#)

_____ Reviewed, no conflict.

_____ Reviewed; recommend denial for the following reasons:

_____ Require additional information to review. (Please list information required)

_____ Meeting requested.

_____ Comments. (Attach additional pages as needed)

Reviewed By:

Date:

Organization:



COMMUNITY DEVELOPMENT LAND USE APPLICATION REFERRAL

The enclosed material has been referred to you for your information and comment. Any comments you wish to make should be returned to the Community Development Department prior to: August 28, 2024

Please refer questions and comments to: James Dingwall

NOTE: Full size plans are available at the Community Development Department Office.

APPLICANT: Jeremy Jernigan
REQUEST: Short Term Vacation Rental
SITE ADDRESS: 300 W Fourth St
LOCATION:
TAX LOT: R3219AC 09200
FILE NO: CUP24-0001
ZONE: R-1(Res Low Density Zone)
HEARING DATE: N/A

For full Project Information click on the Link Here: [CUP24-0001 Full Application](#)

_____ Reviewed, no conflict.

_____ Reviewed; recommend denial for the following reasons:

_____ Require additional information to review. (Please list information required)

_____ Meeting requested.

_____ Comments. (Attach additional pages as needed)

Reviewed By:

Date:

City of Newberg - Operations

Organization:



COMMUNITY DEVELOPMENT LAND USE APPLICATION REFERRAL

The enclosed material has been referred to you for your information and comment. Any comments you wish to make should be returned to the Community Development Department prior to: August 28, 2024

Please refer questions and comments to: James Dingwall

NOTE: Full size plans are available at the Community Development Department Office.

APPLICANT: Jeremy Jernigan
REQUEST: Short Term Vacation Rental
SITE ADDRESS: 300 W Fourth St
LOCATION:
TAX LOT: R3219AC 09200
FILE NO: CUP24-0001
ZONE: R-1(Res Low Density Zone)
HEARING DATE: N/A

For full Project Information click on the Link Here: [CUP24-0001 Full Application](#)

_____ Reviewed, no conflict.

_____ Reviewed; recommend denial for the following reasons:

_____ Require additional information to review. (Please list information required)

_____ Meeting requested.

_____ Comments. (Attach additional pages as needed)

Reviewed By:

Date:

Organization:

CUP24-0001

Attachment 3: Public Comment

8/25/24

with regards to Conditional use

permit - vacation rental for :

304 W Fourth St. Newberg, Oregon

- according to information on envelope provided - has out of state owner. How will they provide oversight / over all handling?
- there are already 3 vacation rental properties that I am aware within a couple block radius already of our home.
- how many vacation rentals properties does the city propose to allow for a town population of our size
- we've been homeowners here 46 years. And bought with the intention, that it was to be residential / family homeowner setting.
- what does allowing more vacation rental property in this residential area affect potential value / selling for us at a future date.
- we oppose the request for this permit.

Lincoln St
Newberg, Ore
97132



PORTLAND OR RPDC 972

26 AUG 2024 PM 6 L

Written Comments CAP 24-0001
City of Newberg
Community Development Department
P.O. Box 970
Newberg, Ore 97132

57132-097070



PLANNING COMMISSION STAFF REPORT
VACATION RENTAL CONDITIONAL USE PERMIT
503 S EDWARDS STREET – FILE NO. CUP24-0002

HEARING DATE: September 12, 2024

FILE NO: CUP24-0002

REQUEST: Conditional use permit approval to use a single-family dwelling as a vacation rental home

LOCATION: 503 S Edwards Street

TAX LOT: R3219AD 08800

APPLICANT: Lisa Ewedemi

OWNER: Lisa and Seye Ewedemi

ZONE: Medium Density Residential (R-2)

PLAN DISTRICT: Medium Density Residential (MDR)

ATTACHMENTS:

Planning Commission Order 2024-07 with:

Exhibit A: Findings

Exhibit B: Conditions of Approval

Attachment 1: Application and Supplemental Materials

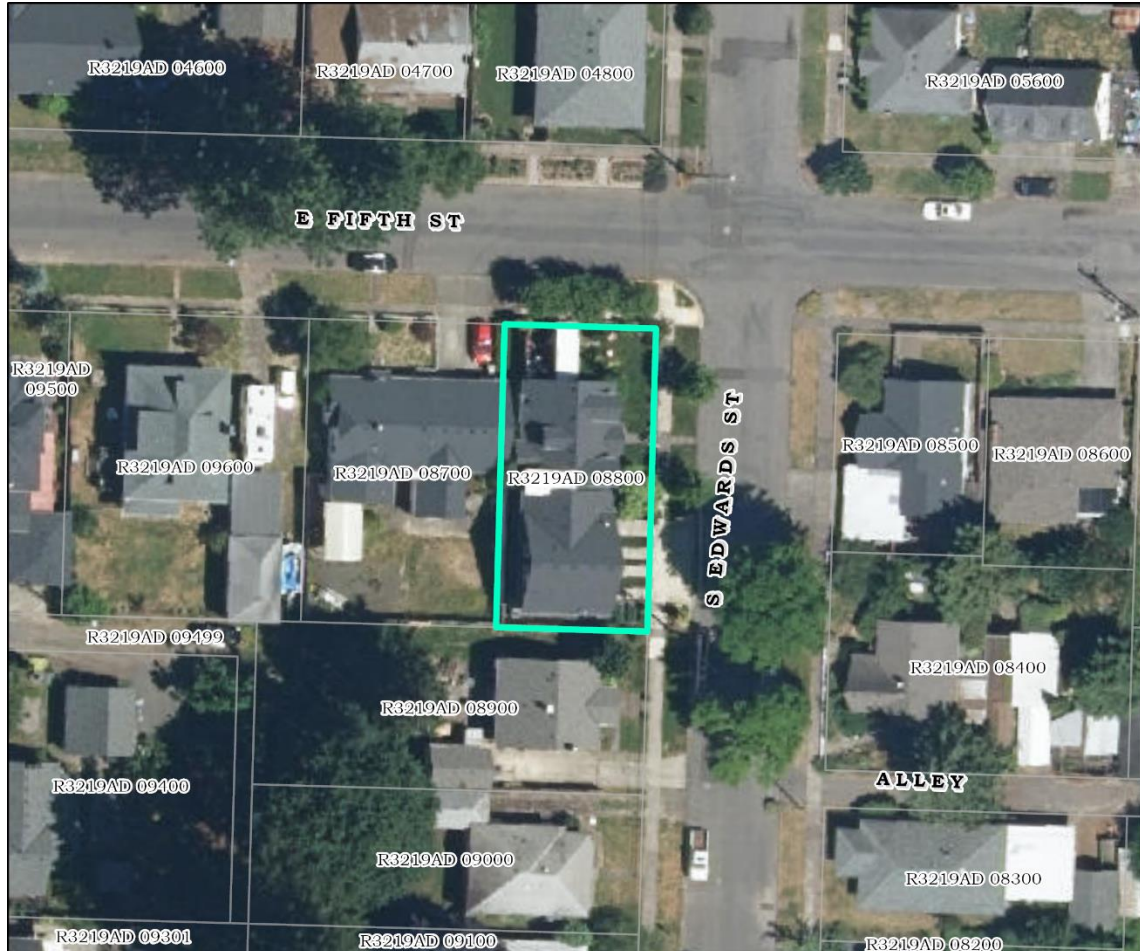
Attachment 2: Agency Comments

A. DESCRIPTION OF APPLICATION:

Lisa Ewedemi (Applicant) is requesting Conditional Use Permit (CUP) approval to use an existing three-bedroom single family dwelling as a vacation rental at 300 W Fourth Street. The Applicant originally submitted a request for a four-bedroom vacation rental home with a maximum occupancy of 8 guests. However, the Yamhill County Assessor's current data indicates the structure has three bedrooms which would limit occupancy to six (6) guests. The Applicant has stated that there will be four off-street parking spaces in the garage and driveway for use by short-term rental tenants and regular refuse pickup will be provided. The subject property is located in the Medium Density Residential (R-2) zoning district. Attachment 1 contains the submitted application materials and Attachment 2 contains agency comments.

B. LOCATION:

Aerial Map



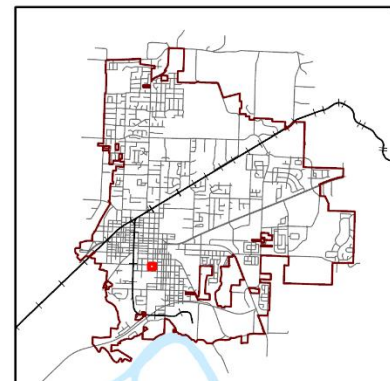
503 S Edwards Street

Subject Property

Taxlots



0 50 100 Feet



Zoning Map



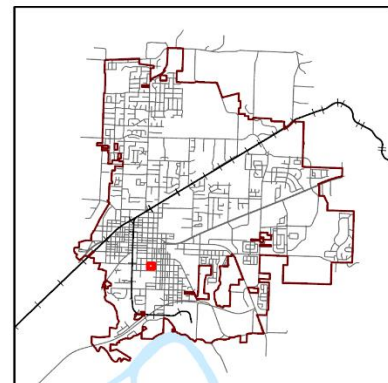
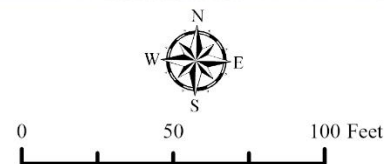
503 S Edwards Street - Zoning

Subject Property

Taxlots

ZONING

R-2 Medium Density Residential



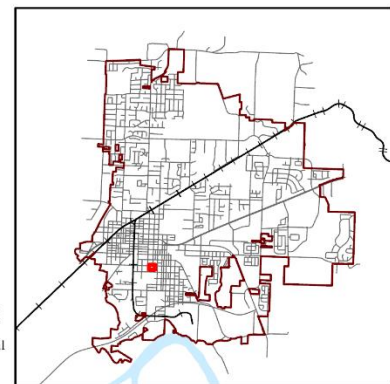
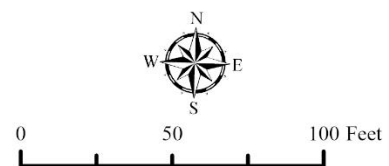
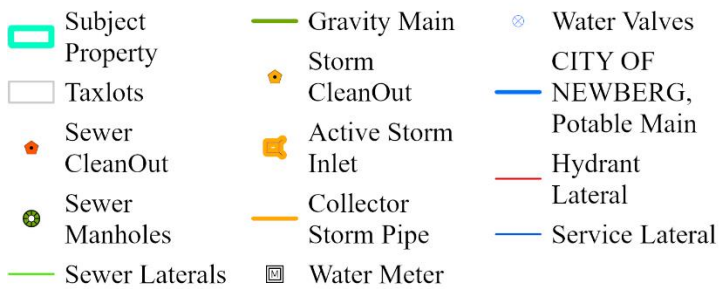
IMPORTANT NOTICE TO ALL USERS:
DISCLAIMER AND LIMITATION OF LIABILITY
This information is not guaranteed to be accurate and may contain errors and omissions. The City of Newberg provides NO WARRANTY AS TO THE MERCHANTABILITY OR FITNESS FOR THE PARTICULAR PURPOSE FOR ANY INFORMATION HEREIN.

The map is created from various data sources and is subject to change without notice.
This map is intended for general planning purposes only.
Date Exported: 8/30/2024 9:33 AM

Public Utility Map



503 S Edwards Street - Utilities



C. SITE INFORMATION:

1. Location: 503 S Edwards Street
2. Total Lot Size: 0.11 acres (5,000 square feet)
3. Topography: Flat
4. Current Land Uses: Single-family residential
5. Natural Features: Residential landscaping
6. Adjacent Land Uses:
 - a. North: Single-family residential
 - b. South: Single-family residential
 - c. East: Single-family residential
 - d. West: Single-family residential
7. Adjacent Zoning:
 - a. North: Medium Density Residential (R-2)
 - b. South: Medium Density Residential (R-2)
 - c. East: Medium Density Residential (R-2)
 - d. West: Medium Density Residential (R-2)
8. Access and Transportation: Access to the vacation rental will occur via S Edwards Street. This section is classified as a Local Residential Street in the City's Transportation System Plan.
9. Utilities:

Water: The City's GIS identifies an eight-inch water main located north of the subject property in E Fifth Street which provides service to the property through a service lateral.

Wastewater: The City's GIS identifies an eight-inch wastewater main located east of the subject property in S Edwards Street which provides service to the property through an existing service lateral.

Stormwater: The City's GIS identifies one storm inlet and storm pipe northwest of the property at the intersection of E Fifth Street and S Edwards Street.

Overhead Lines: The property is served by overhead power lines. Any new overhead utility connections to the property must be undergrounded. See Newberg Municipal Code (NMC) 15.430.010 for exception provisions.

- D. PROCESS:** This CUP request is a Type III application and follows the procedures in NMC Section Code 15.100.050. The Planning Commission will hold a quasi-judicial public hearing on the application. The Commission will make a decision on the application based on the criteria listed in the attached findings. The Planning Commission's decision is final unless appealed. Important dates related to this application are as follows:

- 8/5/2024: The Community Development Director deemed the application complete.
- 8/16/24: The Applicant mailed notice to the property owners within 500 feet of the site.
- 8/16/24: The Applicant posted notice on the site.
- 8/29/24: The *Newberg Graphic* published notice of the Planning Commission hearing and notice was posted in four public places.
- 9/12/24: The Planning Commission will hold a quasi-judicial public hearing to consider the application.

- E. AGENCY COMMENTS:** On August 9, 2024, the application was routed to several public agencies and City departments for review and comment. Comments and recommendations from City departments have been incorporated into the findings and conditions of approval. As of the writing of this report, the City received the following responses from the following referral agencies which are also provided in Attachment 2:

1. City Manager: Reviewed, no conflict.
2. Community Development Director: Reviewed, no conflict.
3. Engineering: Reviewed, no conflict.
4. Finance: Reviewed, no conflict. The following comment was provided:
Utility billing has a balance of \$642.85 due 08/30/24. Current and pays on time no conflict.
5. Newberg Dundee Police Department: Reviewed, no conflict.

6. ODOT: Reviewed, no conflict.
7. Portland General Electric: Reviewed, no conflict. The following comment was provided:

Customer responsible to contact PGE if any existing facilities are in conflict. Allow for plenty of time for review and design if needed.
8. Public Works Director: Reviewed, no conflict.
9. Public Works Maintenance: Reviewed, no conflict.
10. Public Works: Wastewater Treatment Plant: Reviewed, no conflict.
11. Public Works: Water Superintendent: Reviewed, no conflict.
12. Yamhill County Transit: Reviewed, no conflict.

F. PUBLIC COMMENTS: As of the writing of this report, the City has received no public comments related to this proposal.

G. ANALYSIS: The proposed vacation rental will be compatible with the surrounding residential uses and neighborhood based on the proposed use, size, operating characteristics, and scope. The characteristics of a vacation rental are not dissimilar from other rented and owned dwellings. The maximum occupancy is regulated by the number of bedrooms – two guests per bedroom. The Applicant originally submitted a request for a four-bedroom vacation rental home with a maximum occupancy of 8 guests. However, the Yamhill County Assessor’s current data indicates the structure has three bedrooms which would limit occupancy to six (6) guests. The application materials indicate that four (4) off-street parking spaces will be available in the garage and driveway for use by vacation rental guests. Regular refuse collection will be provided on Fridays.

H. PRELIMINARY STAFF RECOMMENDATION: The preliminary staff recommendation is made in the absence of public hearing testimony and may be modified after the close of the public hearing. At the time this report was drafted, staff recommends the following motion:

Move to adopt Planning Commission Order 2024-07, which approves the requested conditional use permit with the attached conditions of approval in Exhibit “B”.



PLANNING COMMISSION ORDER 2024-07

**AN ORDER APPROVING CONDITIONAL USE PERMIT CUP24-0002 FOR A
VACATION RENTAL HOME AT 503 S EDWARDS STREET, YAMHILL
COUNTY TAX LOT R3219AD 08800.**

RECITALS

1. Lisa Ewedemi applied for a conditional use permit for a vacation rental home at 503 S Edwards Street, Yamhill County Tax Lot R3219AD 08800.
2. After proper notice, the Newberg Planning Commission held a public hearing on September 12, 2024, to consider the application. The Commission considered testimony and deliberated.
3. The Newberg Planning Commission finds that the application meets the applicable Newberg Municipal Code criteria as shown in the findings in Exhibit "A".

The Newberg Planning Commission orders as follows:

1. Conditional Use Permit Application CUP24-0002 is hereby approved subject to conditions of approval in Exhibit "B". Exhibit "B" is hereby adopted and by this reference incorporated.
2. The findings shown in Exhibit "A" are hereby adopted. Exhibit "A" is hereby adopted and by this reference incorporated.
3. This Order shall be effective on September 27, 2024, unless appealed prior to this date.
4. This Order shall expire one year after the effective date above if the applicant does not commence use of the home as a vacation rental unless an extension is granted per Newberg Development Code 15.225.100.

Adopted by the Newberg Planning Commission this 12th day of September 2024.

ATTEST:

Planning Commission Chair

Planning Commission Secretary

List of Exhibits:

Exhibit "A": Findings

Exhibit "B": Conditions of Approval

**Exhibit “A” to Planning Commission Order 2024-07
Findings – File CUP24-0002
Vacation Rental at 503 S Edwards Street**

Formatting notes: The Newberg Municipal Code (NMC) criteria are written in ***italic bold*** font and the findings are written in regular font. The NMC criteria will be presented first, followed by the findings of fact. Finding of fact with underlined font indicate subsequent inclusion in Exhibit “B” Conditions of Approval.

Applicable Criteria for Conditional Use Permits (NMC Section 15.225.060)

15.225.060 General Conditional Use Permit Criteria – Type III

A conditional use permit may be granted through a Type III procedure only if the proposal conforms to all the following criteria:

- A. The location, size, design and operating characteristics of the proposed development are such that it can be made reasonably compatible with and have minimal impact on the livability or appropriate development of abutting properties and the surrounding neighborhood, with consideration to be given to harmony in scale, bulk, coverage and density; to the availability of public facilities and utilities; to the generation of traffic and the capacity of surrounding streets, and to any other relevant impact of the development.***

Finding: The vacation rental would occur in an existing three-bedroom, single-family dwelling located in south Newberg. The Applicant originally submitted a request for a four-bedroom vacation rental home with a maximum occupancy of 8 guests. However, the Yamhill County Assessor’s current data indicates the structure has three bedrooms which would limit occupancy to six (6) guests. The application materials (Attachment 1) indicate that weekly refuse collection is in place on Fridays for the property and the subject property will provide two off-street parking spaces in the garage and two off-street parking spaces in the driveway.

The proposed vacation rental use is similar to other residential uses in design and operating characteristics. The home has three bedrooms and is therefore eligible to host a maximum of six (6) occupants. The subject property is located in the Medium Density Residential (R-2) zoning district and is abutted by other single-family dwellings in the R-2 zoning district.

Because the size, design and operating characteristics of a vacation rental home are similar to residential use of the existing single-family residence, the use is compatible with the surrounding residential neighborhood and would effectively function no differently than the existing residential uses in the surrounding area.

This criterion is met.

- B. *The location, design, and site planning of the proposed development will provide a convenient and functional living, working, shopping or civic environment, and will be as attractive as the nature of the use and its location and setting warrants.***

Finding: The subject property is located in south Newberg, in close proximity to the downtown business district, which provides convenient and functional access to living, working, shopping, and civic amenities.

Because the operating characteristics of a vacation rental home are similar in size and scope to a long-term rental (longer than 30-days) or owner-occupied dwelling, a vacation rental home is a compatible use with other residential uses and a functional living environment.

This criterion is met.

- C. *The proposed development will be consistent with this code.***

Finding: The vacation rental standards are addressed in findings below. If the proposed project complies with the standards of Article VII. Vacation Rentals (NMC Chapter 15.445.300-350) the application will be consistent with code requirements.

Applicable Criteria for Vacation Rental Homes (NMC 15.445.300 Special Use Standards, Article VII. Vacation Rental Homes)

15.445.310 Where allowed.

***Vacation rental homes are permitted in areas shown on Chapter 15.305 NMC.
The vacation rental home must be a structure approved for occupancy as
a single-family dwelling unit.***

Finding: The subject property is zoned R-2. The table below is an excerpt from NMC Chapter 15.305, which states that vacation rental homes are permitted as a conditional use in the R-2 zoning district. The owner has applied for a conditional use permit for the proposed vacation rental home. The structure was previously approved for occupancy as a single-family dwelling unit.

<u>Use</u>	R-1	R-2	R-3	R-4	RP	C-1	C-2	C-3
<u>Vacation rental home</u>	C	C	S	S	S	S(13)	S(13)	S(13)

Because vacation rental homes are permitted in the R-2 zoning district as a conditional use and the subject property possesses a single-family dwelling located in the R-2 zoning district, the use is permitted pursuant to approval of a conditional use permit.

This criterion is met.

15.445.320 Registration required.

Prior to use or advertising for use of a dwelling as a vacation rental home, the owner or operator shall register the vacation rental home with the city on forms provided by the director. The registration shall include such information required by the director, including the name and contact information for the owner, operator and a local contact.

Finding: According to NMC Chapter 3.10, agents and operators must register for and pay a Transient Lodging Tax for occupancy activities within the City of Newberg which are less than 30 successive calendar days. According to NMC Chapter 5.05, businesses that operate within the City are required to obtain and hold a business license. Because vacation rental homes are characterized as commercial uses involved in occupancy activities which are less than 30 successive calendar days, operators are required to comply with requirements identified in NMC Chapters 3.10 and 5.05 relating to Transient Lodging Tax and business licenses.

As required by NMC 15.445.320 and other code provisions, prior to the use of the home as a vacation rental the Owner or Applicant will be required to register the vacation rental home with the City, will be required to pay the transient lodging tax, and will be required to obtain a Business License. This criterion will be met with the adherence to the aforementioned condition of approval.

15.445.330 Standards.

- A. The vacation rental home shall provide a minimum of two parking spaces on the site that are available for use of the rental occupants.***
- B. The applicant shall provide for regular refuse collection.***
- C. The vacation rental home may not be occupied by more than two rental occupants per bedroom, up to a maximum of 15 people.***
- D. The premises of the vacation rental home may not include any occupied recreational vehicle, trailer, tent or temporary shelter during the rental occupancy.***

Finding: The Applicant has requested to operate a vacation rental property.

The Applicant originally submitted a request for a four-bedroom vacation rental home with a maximum occupancy of 8 guests. However, the Yamhill County Assessor's current data indicates the structure has three bedrooms which would limit occupancy to six (6) guests. The subject property has two off-street parking spaces in a garage and two off-street parking spaces in the driveway. Refuse collection is provided on Fridays, and the Applicant has indicated that the vacation rental home will not allow the use of an occupied recreational vehicle, trailer, tent, or temporary shelter during the rental occupancy. Because the standards relate to continued operation of the vacation rental, the Applicant shall ensure that the vacation rental will:

- A. Provide two off-street parking spaces at the subject property.
- B. Maintain weekly refuse collection.
- C. Offer a vacation rental in an existing single-family home with a maximum occupancy

of two vacation rental guests per bedroom, a maximum of six (6) occupants.

- D. Guest contracts shall not allow recreational vehicles, trailers, tents, or temporary shelters during rental occupancy.

These criteria are met with the adherence to the aforementioned conditions of approval.

15.445.340 Registration posting.

The applicant shall post the vacation rental home registration within the dwelling adjacent to the front door. At a minimum, the posting will contain the following information:

- A. The name of the operator and a telephone number where the operator may be reached.*
- B. The telephone number for the police department.*
- C. The maximum number of occupants permitted to stay in the dwelling.*
- D. The standards for the rental occupancy.*
- E. The solid waste collection day.*

Finding: The Applicant has acknowledged the requirements listed in NMC Section 15.445.340 and has stated that they will comply with these requirements. Because the Applicant has stated that they will comply with the requirements, prior to the use of the home as a vacation rental and during the use of the home as a vacation rental, the Applicant is required to post the required information for NMC 15.445.040(A-E) by the front door of the vacation rental.

Operator Name: Lisa Ewedemi

Operator Phone Number: 408-421-3457

Rental Management Company and Contact: Managed by Operator

Rental Management Company Phone Number: Managed by Operator

In the event of an emergency, call: 911 | Non-Emergency Police #: (503) 538-8321

Max Number of Guests: Six (6)

Trash Pick-Up Day: Friday

City of Newberg Vacation Rental Standards:

- Each vacation rental home shall provide a minimum of two parking spaces on the site.
- The Applicant shall provide for regular refuse collection.
- The vacation rental home may not be occupied by more than two rental occupants per bedroom, up to a maximum of six (6) people.
- The premises of the vacation rental home may not include any occupied recreational vehicle, trailer, tent, or temporary shelter during the

rental occupancy.

The requirements of NMC Section 15.445.040 will be met with adherence to the aforementioned conditions of approval.

15.445.350 Complaints and revocation of registration.

If the city receives two or more written complaints within a one-year period regarding a vacation rental home occupancy, and the issues have not been resolved through the code enforcement officer, the city manager may schedule a hearing to consider revoking the vacation rental home registration. The hearing may be conducted by the city manager, or other such hearings officer as the city manager may appoint for this purpose. The city manager shall notify the owner and operator of the hearing, those submitting written complaints, and may invite others to submit testimony at the hearing. After hearing the facts, the city manager may do any of the following:

A. Revoke the registration for noncompliance with the standards in this section. If this permit is revoked, the premises may not be used as a vacation rental home for a period of two years, or a period of lesser time as determined by the hearings officer.

B. Impose additional conditions necessary to fulfill the purpose of this section.

C. Establish a probationary period to monitor compliance.

D. Dismiss the complaint.

E. Refer the matter to the code enforcement officer for citation in municipal court or other appropriate jurisdiction.

The hearings officer's decision may be appealed to the planning commission by the applicant, owner, or person filing the written complaint within 14 calendar days of the date of the decision in the manner provided in NMC 15.100.170.

Finding: The City will follow the procedures listed above in the event complaints are received about the vacation rental home. The Applicant's narrative acknowledges Section 15.445.050 complaints and revocation of registration. The Applicant has indicated they understand the potential for an approval to be revoked if the requirements for operating a vacation rental are not adhered to.

CONCLUSION:

Based on the above-mentioned findings, the application meets the required criteria within the Newberg Municipal Code, subject to completion of and adherence to the attached conditions of approval in Exhibit "B".

Exhibit “B” to Planning Commission Order 2024-07
Conditions of Approval – File CUP24-0002
Vacation Rental Home at 503 S Edwards Street

THE FOLLOWING MUST BE ACCOMPLISHED PRIOR TO USE AS A VACATION RENTAL AND ADHERED TO IN ORDER TO CONTINUE THE USE OF A VACATION RENTAL:

- 1. Transient Lodging Tax and Business License:** Prior to the use of the home as a vacation rental the Owner or Applicant will be required to register the vacation rental home with the City, will be required to pay the transient lodging tax, and will be required to obtain a Business License.
- 2. Parking:** Provide two off-street parking spaces at the subject property.
- 3. Refuse Collection:** Maintain weekly refuse collection.
- 4. Maximum Occupancy:** Offer a vacation rental in an existing single-family home with a maximum occupancy of two vacation rental guests per bedroom, a maximum of six (6) occupants.
- 5. Temporary Occupancy Limits:** Guest contracts shall not allow recreational vehicles, trailers, tents, or temporary shelters during rental occupancy.
- 6. Posting:** Prior to the use of the home as a vacation rental and during the use of the home as a vacation rental, the Applicant is required to post the required information for NMC 15.445.040(A-E) by the front door of the vacation rental.

a. Operator Name: Lisa Ewedemi

Operator Phone Number: 408-421-3457

Rental Management Company and Contact: Managed by Operator

Rental Management Company Phone Number: Managed by Operator

In the event of an emergency, call: 911 | Non-Emergency Police #: (503) 538-8321

Max Number of Guests: Six (6)

Trash Pick-Up Day: Friday

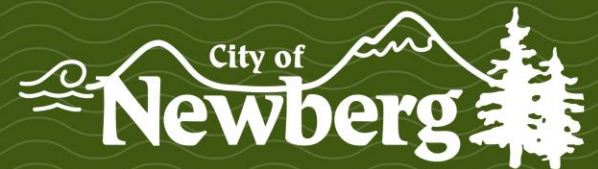
City of Newberg Vacation Rental Standards:

- Each vacation rental home shall provide a minimum of two parking spaces on the site that are available for use of the rental occupants.

- The Applicant shall provide for regular refuse collection.
- The vacation rental home may not be occupied by more than two rental occupants per bedroom, up to a maximum of six (6) people.
- The premises of the vacation rental home may not include any occupied recreational vehicle, trailer, tent, or temporary shelter during the rental occupancy.

Vacation Rental 503 S Edwards Street

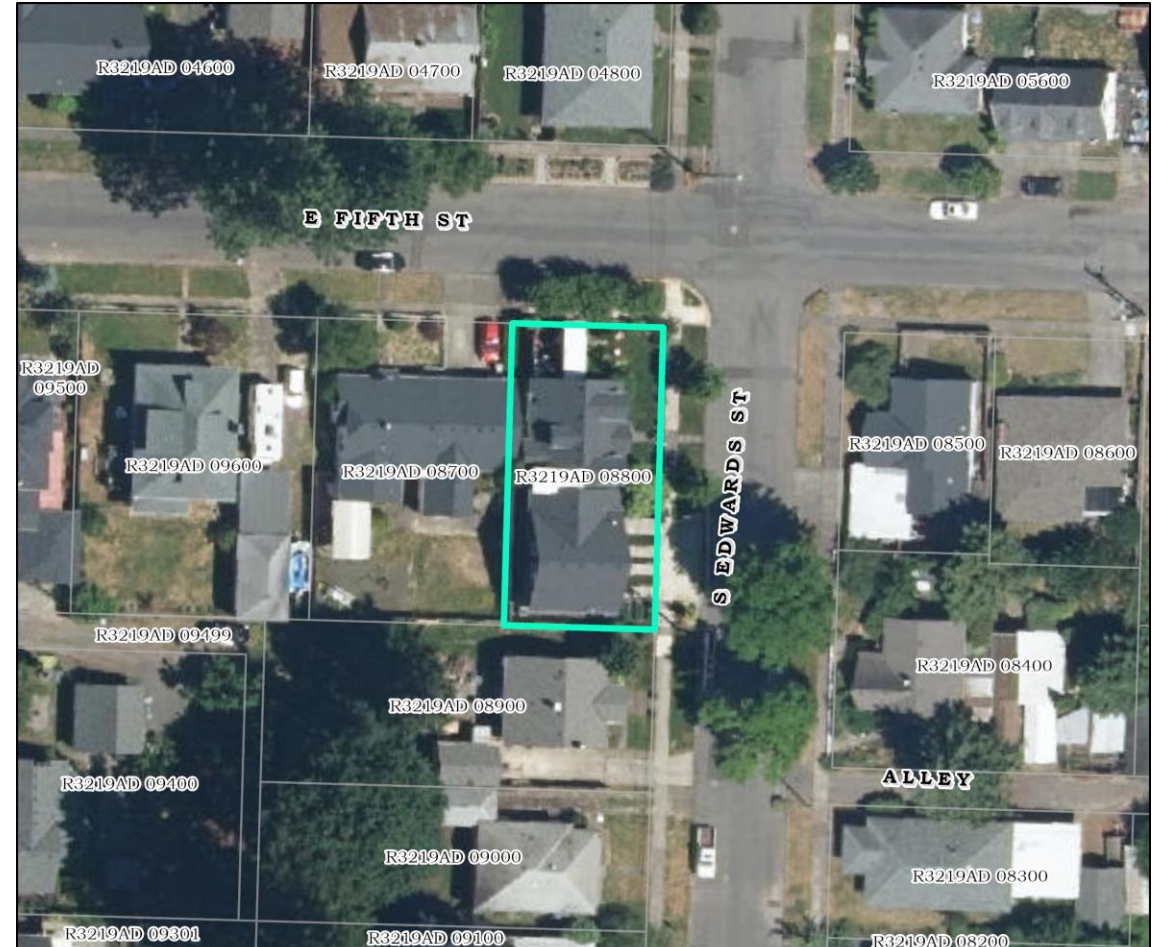
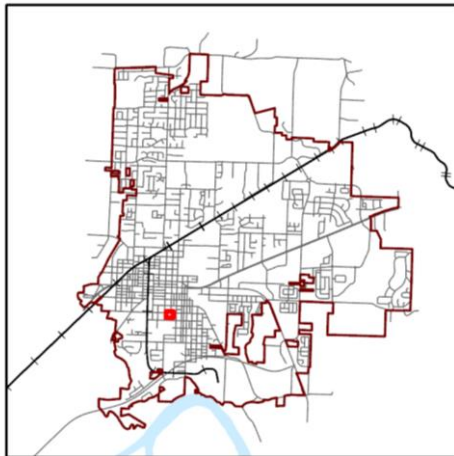
Conditional Use Permit 24-0002
Planning Commission Public Hearing
September 12, 2024



Background

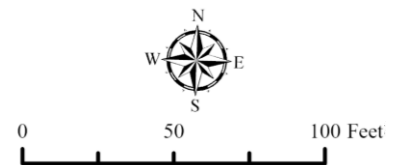
- **Applicant:** Lisa Ewedemi
- **Owner:** Lisa and Seye Ewedemi
- **Request:** CUP approval for using an existing three bedroom single-family dwelling as a vacation rental.
- **Location:** 503 S Edwards Street
- **Tax Lot:** R3219AD 08800
- **Zoning:** R-2 (Medium Density Residential)
- **Applicable Criteria:**
 - 15.225.060 Conditional Use Permit Criteria – Type III
 - 15.445.300–15.445.350 Vacation Rental Homes

300 W Fourth Street R-2 (Medium Density Residential)



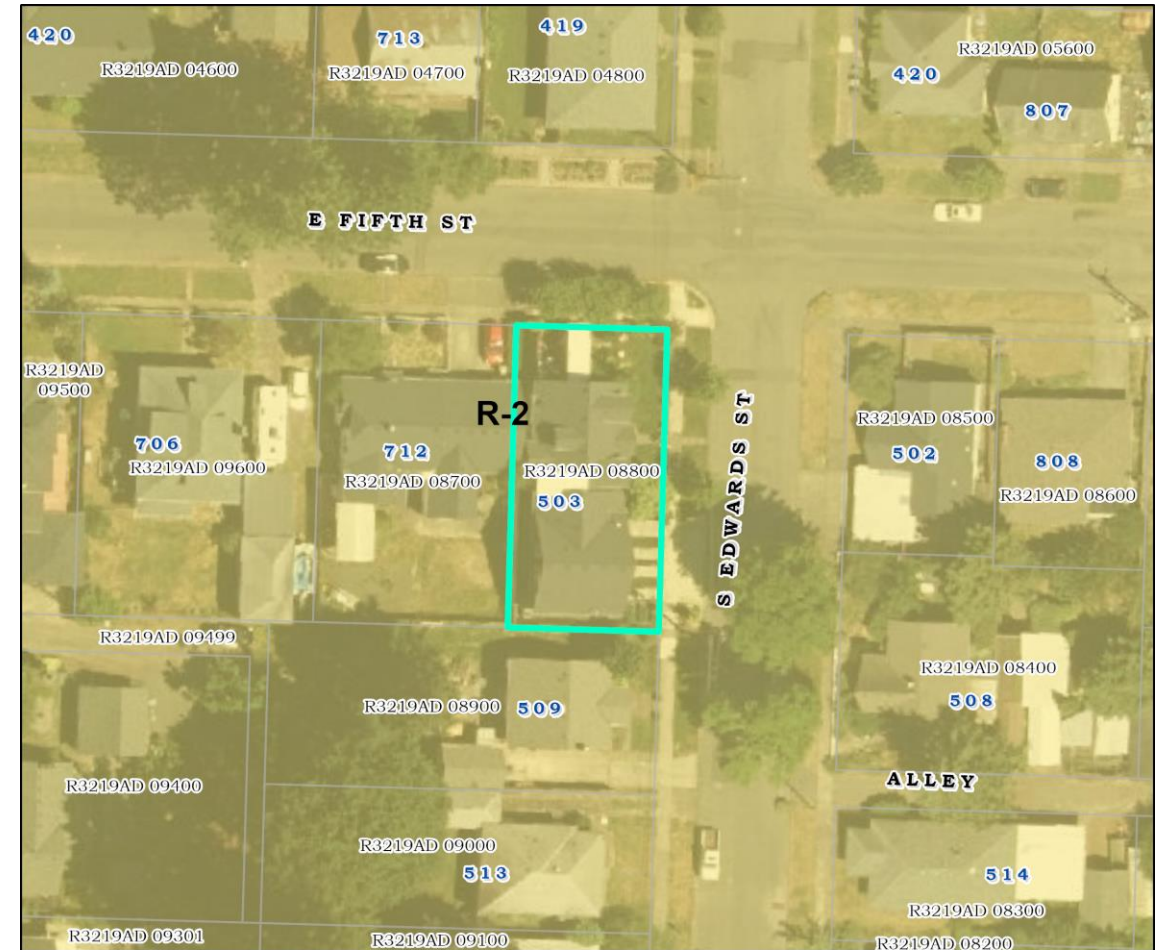
503 S Edwards Street

- Subject Property
- Taxlots



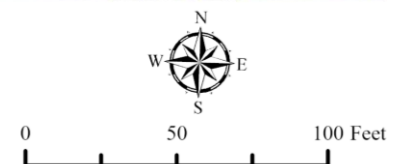
ZONING

 R-2 Medium Density Residential





503 S Edwards Street - Zoning

 Subject Property



-

 Subject Property
 Taxlots



15.225.060 (A)

Location, size, design, and operating characteristics are reasonably compatible with the surrounding neighborhood and will have minimal impacts on livability or appropriate development of abutting properties and the surrounding neighborhood, with consideration to be given to harmony in scale, bulk, coverage and density; to the availability of public facilities and utilities; to the generation of traffic and the capacity of the surrounding streets, and to any other relevant impact of the development.

15.225.060 (A)

- Located in an existing single-family dwelling with three bedrooms.
 - The Applicant originally applied for a four-bedroom vacation rental home, however Yamhill County records indicate the subject property has three bedrooms.
- Four off-street parking spaces are provided – two in the driveway and two in the garage.
- The use is compatible with other residential uses, as it is similar in size and scope to regular rented or owned dwellings.

15.225.060 (B)

The location, design, and site planning of the proposed development will provide a convenient and functional living, working, shopping or civic environment, and will be as attractive as the nature of the use and its location and setting warrants.

- The subject property is located in south Newberg in a primarily residential area in close proximity to the downtown business district.
- The proposed use is similar in size and scope to a long-term rental (longer than 30-days) or owner-occupied dwelling.

15.225.060 (C)

The proposed development will be consistent with this code.

- This use is compatible with other residential uses, as it is similar in size and scope to regular rented or owned dwellings.
- The proposed use is consistent with applicable criteria including those in NMC Section 15.225.060 and NMC Chapter 15.445 (Article VII. Vacation Rental Homes)

15.445.310. Vacation rental must be single-family dwelling

503 S Edwards Street is an existing single-family dwelling in the R-2 (Medium Density Residential) zoning district.

15.445.320. Be registered with City/Transient Lodging Tax

The owner will register with the City and pay required transient lodging tax.

15.445.330. Standards

A minimum of 2 off-street parking spaces will be provided. The proposed project would have a maximum occupancy of 6 guests (2 per bedroom). Weekly waste collection will occur. The premises will not include RVs, tents, or other temporary shelters during rental occupancy.

15.445.340. Posting

Contact info for owner and rental management company, Police, VR standards, max occupancy, weekly garbage pick-up day will be posted next to the front door.

Staff Recommendation

Staff recommends that the Commission *“move to adopt Planning Commission Order 2024-07 with conditions, approving conditional use permit CUP24-0002 for a vacation rental home at 503 S Edwards Street, Yamhill County Tax Lot R3219AD 08800.”*

CUP24-0002

Attachment 1: Application and Supplemental Materials



TYPE III APPLICATION (QUASI-JUDICIAL REVIEW)

File #: **CUP24-0002**

TYPES – PLEASE CHECK ONE:

- | | |
|---|--|
| <input type="checkbox"/> Annexation | <input checked="" type="checkbox"/> Conditional Use Permit |
| <input type="checkbox"/> Comprehensive Plan Amendment (site specific) | <input type="checkbox"/> Type III Major Modification |
| <input type="checkbox"/> Zoning Amendment (site specific) | <input type="checkbox"/> Planned Unit Development |
| <input type="checkbox"/> Historic Landmark Modification/alteration | <input type="checkbox"/> Other: (Explain) _____ |

APPLICANT INFORMATION:

APPLICANT: Lisa Ewedemi

ADDRESS: 503 S Edwards St

CITY: Newberg

STATE: OR

ZIP: 97132

EMAIL ADDRESS: newbergvaca@gmail.com

PHONE: 408-421-3457

MOBILE: N/A

OWNER (if different from above): Lisa and Seye Ewedemi

PHONE: 408-421-3457

ADDRESS: 6586 Camden Ave

CITY: San Jose

STATE: Ca

ZIP: 95120

ENGINEER/SURVEYOR: N/A

CONTACT: N/A

EMAIL ADDRESS: N/A

PHONE: N/A

MOBILE: N/A

GENERAL INFORMATION:

PROJECT LOCATION: 503 S Edwards St

PROJECT VALUATION: \$ N/A

PROJECT DESCRIPTION/USE: Short Term Rental

MAP/TAX LOT NO. (i.e. 3200AB-400): R3219AD 08800

SITE SIZE: 5227 SQ. FT. ☐ ACRE ☐

COMP PLAN DESIGNATION: _____

CURRENT ZONING: R2

CURRENT USE: Rental

TOPOGRAPHY: Level

SURROUNDING USES:

NORTH: SFR

SOUTH: SFR

EAST: SFR

WEST: SFR

ATTACHED PROJECT CRITERIA AND REQUIREMENTS (check all that is included)

General Checklist: ☒ Fees ☒ Public Notice Information ☒ Current Title Report(60 days) ☒ Written Criteria Response ☒ Owner Signature
☒ 1 - Digital Copy of Full Application Packet

For the type of project detailed checklists and applicable criteria for the written criteria response, turn to:

Annexation	p. 11
Comprehensive Plan / Zoning Map Amendment (site specific)	p. 20
Conditional Use Permit	p. 26
Historic Landmark Modification/Alteration	p. 32
Planned Unit Development	p. 34

Submit a complete Application Packet to Planning@newbergoregon.gov

Tentative plans must substantially conform to all standards, regulations, and procedures officially adopted by the City of Newberg. All owners must sign the application or submit letters of consent. Incomplete or missing information may delay the approval process.

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

Applicant Signature [Signature] Date 5/30/24

Lisa Ewedemi

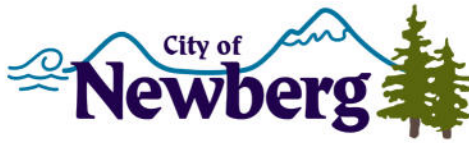
Print Name

Owner Signature [Signature] Date 5/30/24

Lisa and Seye Ewedemi

Print Name

Newberg Community Development • 414 E First Street, Newberg, OR 97132 • 503-537-1240 • planning@newbergoregon.gov



COMMUNITY DEVELOPMENT
PLANNING DIVISION
(503) 537-1240
planning@newbergoregon.gov

FILE #: _____

VACATION RENTALS CRITERIA FORM

NOTE TO APPLICANTS - PROVIDE THIS INFORMATION WITH A TYPE II or TYPE III LAND USE APPLICATION AND A BUSINESS LICENSE APPLICATION.

For questions on this form, please contact the Planning Division at 503-537-1240 or email: planning@newbergoregon.gov.

SITE INFORMATION:

Address: 503 S Edwards St, Newberg Or 97132	
Applicant Name: Lisa Ewedemi	
Mailing Address: 6586 Camden Ave, San Jose, Ca	State/Zip: 95120
Phone: 408-421-3457	Email: newbergvaca@gmail.com
This is a single-family house: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No House Type: _____	

FUTURE REQUIREMENTS:

Initial to commit to meeting these requirements if the vacation rental application is approved.

LE _____ I/we will register and pay the transient lodging tax each year.

LE _____ I/we will post the vacation rental home registration that contains the information listed in the Development Code in [15.445.340](#).

LE _____ I/we understand the complaint process and revocation of registration listed in the Development Code in [15.445.350](#).

GENERAL INFORMATION:

Provide a brief description of your proposed vacation rental including how it will be rented out.

The proposed project will utilize the residence at 503 S Edwards St, Newberg, OR as a Short Term Rental when not occupied by the owner. The property will be listed on VRBO and Airbnb. This proposed use will have no impact on traffic or parking in the area since it will be rented part-time. owner.

1. Self-check in system will be used
2. Check-in will be at 4:00 pm, Check out will be 11:00 am
3. There will be no employees, a service will be contracted to manage cleaning

VACATION RENTALS CRITERIA:

Provide a brief response to the criteria listed below from the Newberg Development Code in [15.445.330](#).

1. The vacation rental home shall provide a minimum of two parking spaces on the site that are available for use of the rental occupants. Please state where those parking spaces will be located.

The property has four off-street parking spaces in the garage and driveway. The maximum number of cars allowed for the rental will be two. The owners will have the right to terminate the stay if this rule and others are not followed.

2. The applicant shall provide for regular refuse collection. Please state the location and collection day.

Waste Management collects refuse weekly on Friday morning.

Recycling and yard debris are collected on alternating weeks.

The collection is curbside, and the cans are stored off the street.

Waste Management will provide curb service and return.

3. The vacation rental home may not be occupied by more than two rental occupants per bedroom, up to a maximum of 15 people. Please state how you'll meet this criterion.

The maximum occupancy will be set at 8 for the 4 bedrooms.

The listing will specify the maximum occupancy, and applicants will be required to state the number of guests when booking. The owners will have the right to terminate the stay if this is not followed.

4. The premises of the vacation rental home may not include any occupied recreational vehicle, trailer, tent or temporary shelter during the rental occupancy. Please state how you'll meet this criterion.

This Short Term Rental listing will not allow the use of any occupied recreational vehicle, trailer, tent or temporary shelter during the rental occupancy. The owners will have the right to terminate the stay if this is not followed.

CONDITIONAL USE CRITERIA:

Provide a brief response to the criteria listed below from the Newberg Development Code in [15.225.060](#).

1. The location, size, design and operating characteristics of the vacation rental are such that it can be made reasonably compatible with and have minimal impact on the livability or appropriate development of abutting properties and the surrounding neighborhood, with consideration to be given to the generation of traffic and the capacity of surrounding streets, and to any other relevant impact of the use.

The home is not being modified and is consistant with other homes in the vicinity.

The home is located walking distance to downtown and GFU.

The neighborhood consists of SFR, rental properties and STRs.

2. The proposed vacation rental will provide a convenient and functional living, working, shopping or civic environment, and will be as attractive as the nature of the use and its location and setting warrants.

The location of this property is perfect for a STR. The home is located walking distance to downtown and GFU. It is great for parents of college students who want to visit their kids, business professionals, and out of town vacationers that want to be be part of Newberg’s downtown scene.

It can also be attractive to traveling nurses that come to Newberg for work.

Other/Continued Response Section:

Lisa Ewedemi

Property location:

503 S Edwards St. Newberg, OR. 97132

Type III Application – Conditional Use

Project Description:

The proposed project will utilize the SFR at 503 S Edwards St. as a Short Term Rental property. The property will be listed on either VRBO and Airbnb. This proposed use will have no impact on traffic or parking in the area since will not be occupied all the time.

Key operational considerations are:

- A self check-in system will be used
- Check-in will be at 4:00pm
- Check-out will be at 11:00am
- There will be no employees
- A local cleaning service will be used

Written Criteria Response:

City of Newberg Municipal Code 15.225.06

Proposed use will be a short-term vacation rental

1. The proposed Short Term Rental is a Single Family Residence.
2. The house has 2 stories, 4 bedrooms, and 3 full baths on a 5,227 SQ FT lot.
3. Nearby property types:

SFR
4. The property will be occupied by the owner part-time. When the owner is not in the home it would be used as a Short Term Rental property.
5. The Short Term Rental operation will be managed by the owner using either VRBO, Airbnb, or both. The owner will be responsible for screening guests, maintenance, and providing up to two parking spaces in the garage, and 2 paved parking spaces in the driveway.
6. The location, design, and site of this proposed Short Term Rental will provide functional accommodation to families, or individuals who have business or pleasure in our area. This type of use will not increase traffic any more than current occupancy.
7. The proposed Short Term Rental use will be consistent with Ord. 2451, 12-2-96. Code 2001 151.210

City of Newberg Municipal code 15.445.300 – 15.445.350

15.445.300 – Application and purpose.

503 S St. Newberg, OR. 97132 is a single-family home that will be available, advertised, or listed by an agent as available for use, rent for occupancy for periods of less than 30 days.

15.445.310 – Where allowed

This home is zoned R-2

15.445.320 – Registration Requirement

In alignment with this application all information will be submitted with the forms and will include the name and contact info for the owner, operator, and local contact

15.445.330– Standards

1. ***Provide a minimum of 2 parking spaces*** – There is off street parking for up to 4 cars: 2 in garage and 2 on driveway
2. ***Provide regular refuse pick up*** – Waste Management collects refuse, recycling and yard debris, removal is each week on Friday.
3. ***Occupancy*** – The Single Family Residence will have four conforming bedrooms made available for Short Term Rental. The occupancy limit will be set at eight people
4. ***Premises*** – This Short Term Rental will not allow the use of any occupied recreational vehicle, trailer, tent or temporary shelter during the rental occupancy.

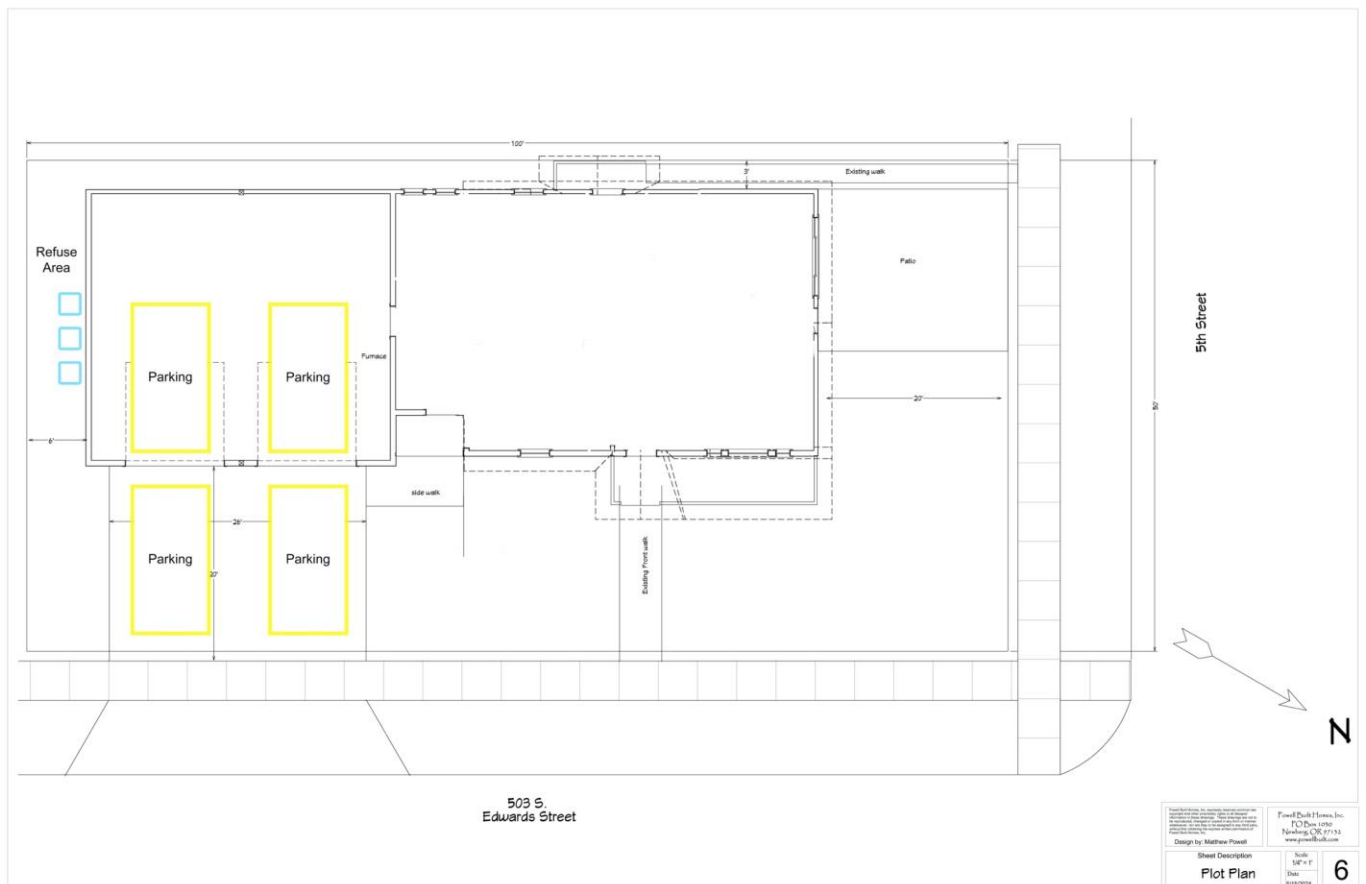
15.445.340 – Registration Postings - This Short Term Rental will have a vacation rental home registration adjacent to the front door with the following information:

1. The name of the operator and a telephone number where the operator may be reached
2. The telephone number of the police
3. The maximum number of occupants permitted to stay in the dwelling (8 occupants)
4. The standards for the rental occupancy
5. The solid waste collection day

15.445.350 – Complaints and revocation of registration-

The property will be maintained, and Short Term Rental terms and condition will explicitly set expectations for occupant's behavior, e.g. noise levels, outdoor activities and quiet times. The owner will at all times endeavor to follow up on complaints in a timely manner.







First American Title™

First American Title Insurance Company

775 NE Evans Street
McMinnville, OR 97128
Phn - (503)376-7363
Fax - (866)800-7294

Order No.: 1032-4154157
April 09, 2024

FOR QUESTIONS REGARDING YOUR CLOSING, PLEASE CONTACT:

KEELEY ROBINSON, Escrow Officer/Closer
Phone: (503)538-7361 - Fax: (866)800-7290 - Email: KeeRobinson@firstam.com
First American Title Insurance Company
515 E Hancock, Newberg, OR 97132

FOR ALL QUESTIONS REGARDING THIS PRELIMINARY REPORT, PLEASE CONTACT:

Clayton Carter, Title Officer
Phone: (503)376-7363 - Fax: (866)800-7294 - Email: ctcarter@firstam.com

Preliminary Title Report

This report is for the exclusive use of the parties herein shown and is preliminary to the issuance of a title insurance policy and shall become void unless a policy is issued, and the full premium paid.

Please be advised that any provision contained in this document, or in a document that is attached, linked or referenced in this document, that under applicable law illegally discriminates against a class of individuals based upon personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or any other legally protected class, is illegal and unenforceable by law.

County Tax Roll Situs Address: 503 S Edwards St, Newberg, OR 97132

2021 ALTA Owners Standard Coverage	Liability \$	783,000.00	Premium \$	1,775.00
2021 ALTA Owners Extended Coverage	Liability \$		Premium \$	
2021 ALTA Lenders Standard Coverage	Liability \$		Premium \$	
2021 ALTA Lenders Extended Coverage	Liability \$	300,000.00	Premium \$	385.00
Endorsement 9.10, 22 & 8.1			Premium \$	100.00
Govt Service Charge			Cost \$	25.00
Other			Cost \$	

Proposed Insured Lender: Movement Mortgage, LLC

Proposed Borrower: The Ewedemi Living Trust

We are prepared to issue Title Insurance Policy or Policies of First American Title Insurance Company, a Nebraska Corporation in the form and amount shown above, insuring title to the following described land:

The land referred to in this report is described in Exhibit A attached hereto.

and as of April 04, 2024 at 8:00 a.m., [title to the fee simple estate is vested in:](#)

Devell, LLC

Subject to the exceptions, exclusions, and stipulations which are ordinarily part of such Policy form and the following:

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

The exceptions to coverage 1-5 inclusive as set forth above will remain on any subsequently issued Standard Coverage Title Insurance Policy.

In order to remove these exceptions to coverage in the issuance of an Extended Coverage Policy the following items are required to be furnished to the Company; additional exceptions to coverage may be added upon review of such information:

- A. Survey or alternative acceptable to the company
 - B. Affidavit regarding possession
 - C. Proof that there is no new construction or remodeling of any improvement located on the premises. In the event of new construction or remodeling the following is required:
 - i. Satisfactory evidence that no construction liens will be filed; or
 - ii. Adequate security to protect against actual or potential construction liens;
 - iii. Payment of additional premiums as required by the Industry Rate Filing approved by the Insurance Division of the State of Oregon
6. Water rights, claims or title to water, whether or not shown by the public record.
 7. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records.
 8. City liens, if any, of the City of Newberg.

Note: There are no liens as of April 09, 2024. All outstanding utility and user fees are not liens and therefore are excluded from coverage.
 9. The rights of the public in and to that portion of the premises herein described lying within the limits of streets, roads and highways.

10. Deed of Trust and the terms and conditions thereof.
Grantor/Trustor: Matthew L Powell and Renee A Powell, as tenants by the entirety
Grantee/Beneficiary: Mortgage Electronic Registration Systems, Inc., MERS solely as a nominee for Guild Mortgage Company, its successors and assigns
Trustee: Northwest Trustee Services, Inc.
Amount: \$300,000.00
Recorded: September 11, 2017
Recording Information: Instrument No. [201714605](#), Deed and Mortgage Records
11. Deed of Trust and the terms and conditions thereof.
Grantor/Trustor: Matthew L. Powell and Renee A. Powell, as tenants by the entirety
Grantee/Beneficiary: First Technology Federal Credit Union, a Federal Credit Union
Trustee: First American Title
Amount: \$250,000.00
Recorded: October 14, 2022
Recording Information: Instrument No. [202213604](#), Deed and Mortgage Records

Note: This Deed of Trust contains Line of Credit privileges. If the current balance owing on said obligation is to be paid in full in the forthcoming transaction, confirmation should be made that the beneficiary will issue a proper request for full reconveyance.

12. A State Revenue Tax Warrant for the amount herein stated, plus interest and statutory charges:

Warrant No.: L0223026848
Entered: January 25, 2024
Recorded: January 29, 2024, Instrument No. [202400687](#), Deed and Mortgage Records
Amount: \$23,871.82
Debtor: Matthew L Powell

13. Any conveyance or encumbrance by Devell LLC should be executed pursuant to their Operating Agreement, a copy of which should be submitted to this office for inspection.

- END OF EXCEPTIONS -

NOTE: According to the public record, the following deed(s) affecting the property herein described have been recorded within 24 months of the effective date of this report: Statutory Warranty Deed recorded March 21, 2024, Instrument No. [202402274](#), Matthew L. Powell and Renee A. Powell to Devell, LLC.

NOTE: We find no matters of public record against The Ewedemi Living Trust that will take priority over any trust deed, mortgage or other security instrument given to purchase the subject real property as established by ORS 18.165.

Note: In order to insure a transaction involving the herein named trust, we will need to be provided a Certification of Trust pursuant to ORS 130.800 through ORS 130.910.

NOTE: Taxes for the year 2023-2024 PAID IN FULL

Tax Amount: \$5,005.75
Map No.: R3219AD 08800
Property ID: 53480
Tax Code No.: 29.0

Situs Address as disclosed on Yamhill County Tax Roll:

503 S Edwards St, Newberg, OR 97132

THANK YOU FOR CHOOSING FIRST AMERICAN TITLE!
WE KNOW YOU HAVE A CHOICE!

RECORDING INFORMATION

Filing Address: **Yamhill County**
777 Commercial Street SE, Suite 100
Salem, OR 97301

Recording Fees: \$ **81.00** for the first page
\$ **5.00** for each additional page

cc: The Ewedemi Living Trust

cc: Devell LLC

cc: Movement Mortgage, LLC

5335 Meadows Road, Suite 110, Lake Oswego, OR 97035

cc: Rob Molzahn, Berkshire Hathaway HomeServices Northwest Real Estate

2501 Portland Road, Newberg, OR 97132

cc: Timothy Kaelin, Coldwell Banker Professional Group

616 East 1st Street, Newberg, OR 97132

Exhibit "A"

Real property in the County of Yamhill, State of Oregon, described as follows:

The East 50 feet of Lots 1 and 2, Block 6, EDWARD'S SECOND ADDITION to Newberg, Yamhill County, Oregon.



First American Title Insurance Company

SCHEDULE OF EXCLUSIONS FROM COVERAGE

ALTA LOAN POLICY (07/01/21)

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

1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
 - i. the occupancy, use, or enjoyment of the Land;
 - ii. the character, dimensions, or location of any improvement erected on the Land;
 - iii. the subdivision of land; or
 - iv. environmental remediation or protection.
- b. any governmental forfeiture, police, regulatory, or national security power.
- c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.
- Exclusion 1 does not modify or limit the coverage provided under Covered Risk 5 or 6.
2. Any power of eminent domain. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 7.
3. Any defect, lien, encumbrance, adverse claim, or other matter:
 - a. created, suffered, assumed, or agreed to by the Insured Claimant;
 - b. not known to the Company, not recorded in the Public Records at the Date of Policy, but known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - c. resulting in no loss or damage to the Insured Claimant;
 - d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
 - e. resulting in loss or damage that would not have been sustained if consideration sufficient to qualify the Insured named in Schedule A as a bona fide purchaser or encumbrancer had been given for the Insured Mortgage at the Date of Policy.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business law.
5. Invalidity or unenforceability of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury law or Consumer Protection Law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transaction creating the lien of the Insured Mortgage is a:
 - a. fraudulent conveyance or fraudulent transfer;
 - b. voidable transfer under the Uniform Voidable Transactions Act; or
 - c. preferential transfer:
 - i. to the extent the Insured Mortgage is not a transfer made as a contemporaneous exchange for new value; or
 - ii. for any other reason not stated in Covered Risk 13.b.
7. Any claim of a PACA-PSA Trust. Exclusion 7 does not modify or limit the coverage provided under Covered Risk 8.
8. Any lien on the Title for real estate taxes or assessments imposed by a governmental authority and created or attaching between the Date of Policy and the date of recording of the Insured Mortgage in the Public Records. Exclusion 8 does not modify or limit the coverage provided under Covered Risk 2.b. or 11.b.
9. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

ALTA OWNER'S POLICY (07/01/21)

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

1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
 - i. the occupancy, use, or enjoyment of the Land;
 - ii. the character, dimensions, or location of any improvement on the Land;
 - iii. the subdivision of land; or
 - iv. environmental remediation or protection.
- b. any governmental forfeiture, police, regulatory, or national security power.
- c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.
- Exclusion 1 does not modify or limit the coverage provided under Covered Risk 5 or 6.
2. Any power of eminent domain. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 7.
3. Any defect, lien, encumbrance, adverse claim, or other matter:
 - a. created, suffered, assumed, or agreed to by the Insured Claimant;
 - b. not known to the Company, not recorded in the Public Records at the Date of Policy, but known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - c. resulting in no loss or damage to the Insured Claimant;
 - d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 9 or 10); or
 - e. resulting in loss or damage that would not have been sustained if consideration sufficient to qualify the Insured named in Schedule A as a bona fide purchaser had been given for the Title at the Date of Policy.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transaction vesting the Title as shown in Schedule A is a:
 - a. fraudulent conveyance or fraudulent transfer;
 - b. voidable transfer under the Uniform Voidable Transactions Act; or
 - c. preferential transfer:
 - i. to the extent the instrument of transfer vesting the Title as shown in Schedule A is not a transfer made as a contemporaneous exchange for new value; or
 - ii. for any other reason not stated in Covered Risk 9.b.
5. Any claim of a PACA-PSA Trust. Exclusion 5 does not modify or limit the coverage provided under Covered Risk 8.
6. Any lien on the Title for real estate taxes or assessments imposed or collected by a governmental authority that becomes due and payable after the Date of Policy. Exclusion 6 does not modify or limit the coverage provided under Covered Risk 2.b.
7. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

SCHEDULE OF STANDARD EXCEPTIONS

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, not shown by the public records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
4. Any encroachment (of existing improvements located on the subject land onto adjoining land or of existing improvements located on adjoining land onto the subject land), encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the subject land.
5. Any lien* or right to a lien, for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the public records.

NOTE: A SPECIMEN COPY OF THE POLICY FORM (OR FORMS) WILL BE FURNISHED UPON REQUEST

Rev. 07-01-21



First American Title™

Privacy Notice

Effective: October 1, 2019

Notice Last Updated: January 1, 2022

This Privacy Notice describes how First American Financial Corporation and its subsidiaries and affiliates (together referred to as "First American," "we," "us," or "our") collect, use, store, and share your information with the exception that a subsidiary or affiliate has their own privacy policy, that policy governs. This Privacy Notice applies to information we receive from you offline only, as well as from third parties, when you interact with us and/or use and access our services and products ("Products"). For more information about our privacy practices, including our online practices, please visit <https://www.firstam.com/privacy-policy/>. The practices described in this Privacy Notice are subject to applicable laws in the places in which we operate.

What Type Of Information Do We Collect About You? We collect a variety of categories of information about you. To learn more about the categories of information we collect, please visit <https://www.firstam.com/privacy-policy/>.

How Do We Collect Your Information? We collect your information: (1) directly from you; (2) automatically when you interact with us; and (3) from third parties, including business parties and affiliates.

How Do We Use Your Information? We may use your information in a variety of ways, including but not limited to providing the services you have requested, fulfilling your transactions, comply with relevant laws and our policies, and handling a claim. To learn more about how we may use your information, please visit <https://www.firstam.com/privacy-policy/>.

How Do We Share Your Information? We do not sell your personal information. We only share your information, including to subsidiaries, affiliates, and to unaffiliated third parties: (1) with your consent; (2) in a business transfer; (3) to service providers; and (4) for legal process and protection. To learn more about how we share your information, please visit <https://www.firstam.com/privacy-policy/>.

How Do We Store and Protect Your Information? The security of your information is important to us. That is why we take commercially reasonable steps to make sure your information is protected. We use our best efforts to maintain commercially reasonable technical, organizational, and physical safeguards, consistent with applicable law, to protect your information.

How Long Do We Keep Your Information? We keep your information for as long as necessary in accordance with the purpose for which it was collected, our business needs, and our legal and regulatory obligations.

Your Choices We provide you the ability to exercise certain controls and choices regarding our collection, use, storage, and sharing of your information. You can learn more about your choices by visiting <https://www.firstam.com/privacy-policy/>.

International Jurisdictions: Our Products are offered in the United States of America (US), and are subject to US federal, state, and local law. If you are accessing the Products from another country, please be advised that you may be transferring your information to us in the US, and you consent to that transfer and use of your information in accordance with this Privacy Notice. You also agree to abide by the applicable laws of applicable US federal, state, and local laws concerning your use of the Products, and your agreements with us.

We may change this Privacy Notice from time to time. Any and all changes to this Privacy Notice will be reflected on this page, and where appropriate provided in person or by another electronic method. **YOUR CONTINUED USE, ACCESS, OR INTERACTION WITH OUR PRODUCTS OR YOUR CONTINUED COMMUNICATIONS WITH US AFTER THIS NOTICE HAS BEEN PROVIDED TO YOU WILL REPRESENT THAT YOU HAVE READ AND UNDERSTOOD THIS PRIVACY NOTICE.**

Contact Us dataprivacy@firstam.com or toll free at 1-866-718-0097.



First American Title™

For California Residents

If you are a California resident, you may have certain rights under California law, including but not limited to the California Consumer Privacy Act of 2018 ("CCPA"). All phrases used in this section shall have the same meaning as those phrases are used under California law, including the CCPA.

Right to Know. You have a right to request that we disclose the following information to you: (1) the categories of personal information we have collected about or from you; (2) the categories of sources from which the personal information was collected; (3) the business or commercial purpose for such collection and/or disclosure; (4) the categories of third parties with whom we have shared your personal information; and (5) the specific pieces of your personal information we have collected. To submit a verified request for this information, go to our online privacy policy at www.firstam.com/privacy-policy to submit your request or call toll-free at 1-866-718-0097. You may also designate an authorized agent to submit a request on your behalf by going to our online privacy policy at www.firstam.com/privacy-policy to submit your request or by calling toll-free at 1-866-718-0097.

Right of Deletion. You also have a right to request that we delete the personal information we have collected from and about you. This right is subject to certain exceptions available under the CCPA and other applicable law. To submit a verified request for deletion, go to our online privacy policy at www.firstam.com/privacy-policy to submit your request or call toll-free at 1-866-718-0097. You may also designate an authorized agent to submit a request on your behalf by going to our online privacy policy at www.firstam.com/privacy-policy to submit your request or by calling toll-free at 1-866-718-0097.

Verification Process. For either a request to know or delete, we will verify your identity before responding to your request. To verify your identity, we will generally match the identifying information provided in your request with the information we have on file about you. Depending on the sensitivity of the information requested, we may also utilize more stringent verification methods to verify your identity, including but not limited to requesting additional information from you and/or requiring you to sign a declaration under penalty of perjury.

Notice of Sale. We do not sell California resident information, nor have we sold California resident information in the past 12 months. To the extent any First American affiliated entity has a different practice, it will be stated in the applicable privacy policy. We have no actual knowledge of selling the information of minors under the age of 16.

Right of Non-Discrimination. You have a right to exercise your rights under California law, including under the CCPA, without suffering discrimination. Accordingly, First American will not discriminate against you in any way if you choose to exercise your rights under the CCPA.

Notice of Collection. To learn more about the categories of personal information we have collected about California residents over the last 12 months, please see "What Information Do We Collect About You" in <https://www.firstam.com/privacy-policy>. To learn about the sources from which we have collected that information, the business and commercial purpose for its collection, and the categories of third parties with whom we have shared that information, please see "How Do We Collect Your Information", "How Do We Use Your Information", and "How Do We Share Your Information" in <https://www.firstam.com/privacy-policy>.

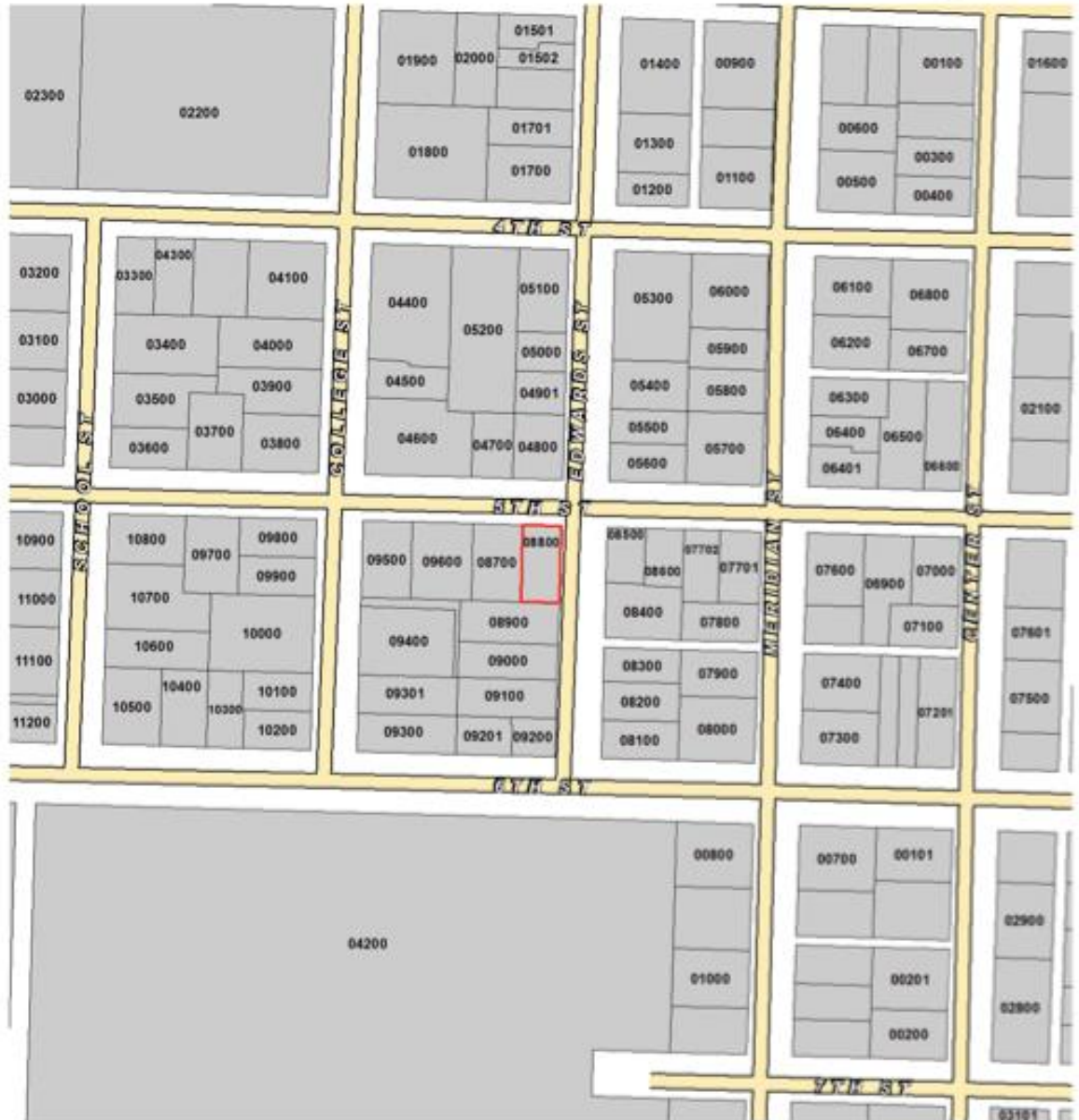
Notice of Sale. We have not sold the personal information of California residents in the past 12 months.

Notice of Disclosure. To learn more about the categories of personal information we may have disclosed about California residents in the past 12 months, please see "How Do We Use Your Information" and "How Do We Share Your Information" in <https://www.firstam.com/privacy-policy>.



First American Title

R3219AD 08800
503 S Edwards St
Newberg, OR 97132



Taxlot



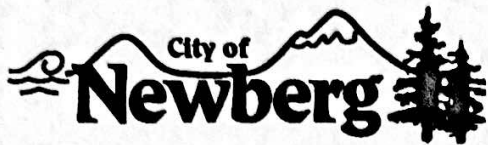
Subject



Taxlot

4/9/2024

This document is a computer-generated map and should not be used as a legal document. It is for informational purposes only. The information contained herein is not a guarantee of accuracy. The information is provided as a service to our customers and is not a substitute for a professional survey. The information is provided as a service to our customers and is not a substitute for a professional survey. The information is provided as a service to our customers and is not a substitute for a professional survey.



Community Development Department

P.O. Box 970 • 414 E First Street • Newberg, Oregon 97132

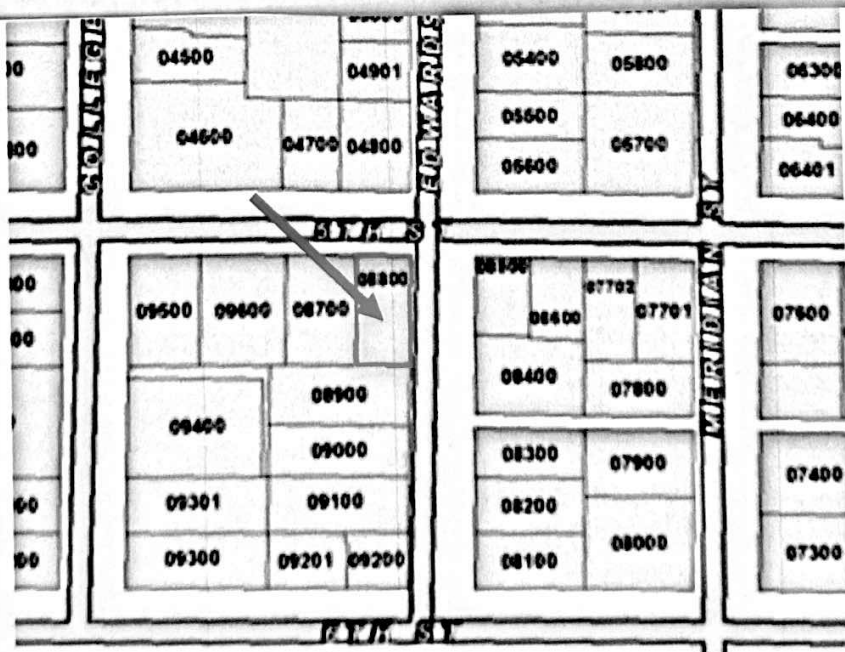
503-537-1240. Fax 503-537-1272 www.newbergoregon.gov

NOTICE OF PLANNING COMMISSION HEARING ON A CONDITIONAL USE PERMIT – VACATION RENTAL

A property owner in your neighborhood submitted an application to the City of Newberg for a conditional use permit to use their home as a short-term vacation rental. The Newberg Planning Commission will hold a hearing on *(insert date)* at 7 p.m. at the Newberg Public Safety Building, 401 E Third Street, Newberg OR, to evaluate the proposal. You are invited to take part in the City's review of this project by sending in your written comments or by testifying before the Planning Commission. For more details about giving comments, please see the back of this sheet.

This application would allow for the approval of a conditional use to for a Vacation Rental that will be *(briefly describe the scope of Operational data; this should include hours/months of operation, if there will be employees or a management company involved, amount of provided parking and locations, how many occupants are allowed)*

APPLICANT: Lisa Ewedemi
TELEPHONE: 408-421-3457
PROPERTY OWNER: Lisa and Seye Ewedemi
LOCATION: 503 S Edwards St., Newberg
TAX LOT NUMBER: R3219AD 08800



Working Together For A Better Community-Serious About Service"

[https://newbergoregon.sharepoint.com/sites/PlanningDepartment/Shared Documents/Templates/Notices/Applicant Mailed Notice Template/PC Mailed Notice - VR.doc](https://newbergoregon.sharepoint.com/sites/PlanningDepartment/Shared%20Documents/Templates/Notices/Applicant%20Mailed%20Notice%20Template/PC%20Mailed%20Notice%20Template%20-%20VR.doc)

CITY OF NEWBERG POSTED NOTICE

Land Use Notice

FILE #

PROPOSAL: Short Term Rental

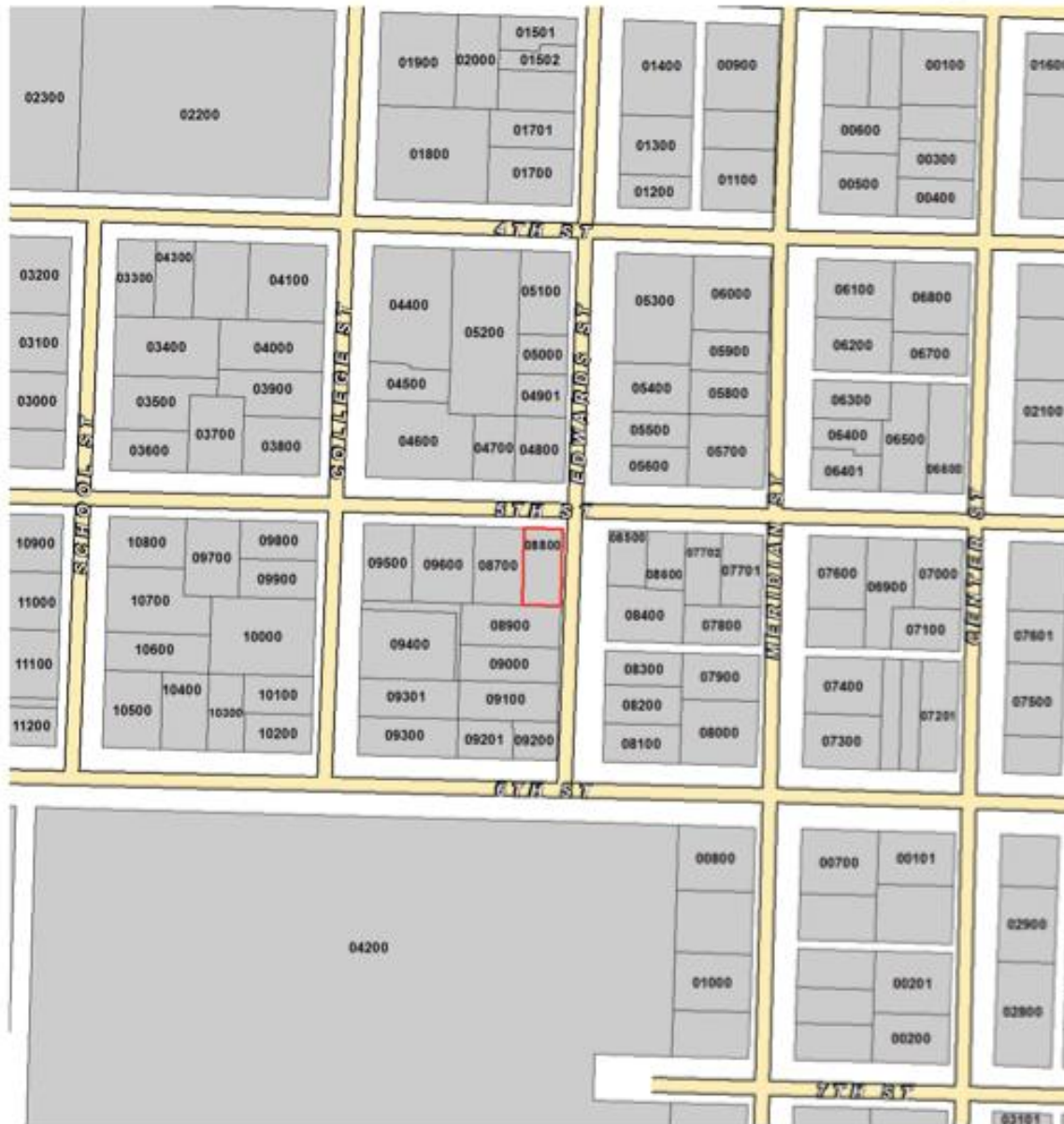
FOR FURTHER INFORMATION, CONTACT:

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



First American Title

R3219AD 08800
503 S Edwards St
Newberg, OR 97132



Taxlot

R3219AD 01100
Todd & Kelly Windsor
815 E 4th St
Newberg, OR 97132

R3219AD 01300
Samantha Rials
Po Box 269
Newberg, OR 97132

R3219AD 01701
Morrison
717 E Sheridan St
Newberg, OR 97132

R3219AD 02200
Newberg Monthly Meeting Of & Friends Church
Po Box 487
Newberg, OR 97132

R3219AD 03500
Jordan Doll & Madeline Scannell
418 S School St
Newberg, OR 97132

R3219AD 03700
Elizabeth Miller & Venice Pot
609 E 5th St
Newberg, OR 97132

R3219AD 03900
Robert & Cheryl Hampton
415 S College St
Newberg, OR 97132

R3219AD 04100
Dan Jensen
401 S College St
Newberg, OR 97132

R3219AD 04400
Allen Routt & Jessica Bagley
402 S College St
Newberg, OR 97132

R3219AD 04600
Buddy & Norma Cook
420 S College St
Newberg, OR 97132

R3219AD 04800
Billy & Kathleen Wood
419 S Edwards St
Newberg, OR 97132

R3219AD 05000
Julie Larkin
411 S Edwards St
Newberg, OR 97132

R3219AD 05200
Rolland & Patsy Carlson
712 E 4th St
Newberg, OR 97132

R3219AD 05400
Christopher Brenner
414 S Edwards St
Newberg, OR 97132

R3219AD 05600
Jonathan & Jennifer Koertzen
420 S Edwards St
Newberg, OR 97132

R3219AD 05800
Jonathan & Cheryl Cadd
909 E Fulton St
Newberg, OR 97132

R3219AD 06000
Samson Consulting LLC
Po Box 23966
Portland, OR 97281

R3219AD 06200
Todd Billick
406 S Meridian St
Newberg, OR 97132

R3219AD 06400
Steven & Leslie Guest
22755 Maplewood
Mission Viejo, CA 92692

R3219AD 06500
Robert & Valerie Maslen
Po Box 193
Dundee, OR 97115

R3219AD 06700
Seth & Diana Stilwell
405 S Center St
Newberg, OR 97132

R3219AD 06900
Diane Beebe
Po Box 1182
Newberg, OR 97132

R3219AD 07100
Joel & Cherice Bock
1536 E 3rd St APT 24
Newberg, OR 97132

R3219AD 07201
Ryan & Emily Forbes
913 E 6th St
Newberg, OR 97132

R3219AD 07300
Caroline Aust
520 S Meridian St
Newberg, OR 97132

R3219AD 07500
Dawn Pastores
510 S Meridian St
Newberg, OR 97132

R3219AD 07701
David Todd Construction LLC
Lone Oak Builders LLC
Po Box 461
Newberg, OR 97132

R3219AD 07800
Artemio Chavez
509 S Meridian St
Newberg, OR 97132

R3219AD 08000
Jessica Rattner & Anthony Schwisow
521 S Meridian St
Newberg, OR 97132

R3219AD 08200
Jerri North
516 S Edwards St
Newberg, OR 97132

R3219AD 08400
Victor & Christine Abramson
508 S Edwards St
Newberg, OR 97132

R3219AD 08600
Denise & Neal Peak
808 E 5th St
Newberg, OR 97132

R3219AD 08900
James & Kayleen Williams
509 S Edwards St
Newberg, OR 97132

R3219AD 09100
Carol Zlab
515 S Edwards St
Newberg, OR 97132

R3219AD 09201
Jeffrey Lee & Kathryn Vanhook
7506 SE Raymond St
Portland, OR 97206

R3219AD 09301
Stephen & Molly Olson
516 S College St
Newberg, OR 97132

R3219AD 09499
Jeffrey & Dayna Coats
700 E 5th St
Newberg, OR 97132

R3219AD 09600
Lloyd & Betty Brandt
706 E 5th St
Newberg, OR 97132

R3219AD 09800
Masumi Quintero
501 S College St
Newberg, OR 97132

R3219AD 10000
Lisa & Richard Rogers
509 S College St
Newberg, OR 97132

R3219AD 10200
Tu Vo
619 E 6th St
Newberg, OR 97132

R3219AD 10400
Tommie Trent
611 E 6th St
Newberg, OR 97132

R3219AD 10600
Linda Hutchinson
514 S School St
Newberg, OR 97132

R3219AD 10800
Wendy Rogers-Hazel
954 Koko Head Ave
Honolulu, HI 96816

R3219AD 01200
Timothy Layton
316 S Edwards St
Newberg, OR 97132

R3219AD 01700
Morrison
717 E Sheridan St
Newberg, OR 97132

R3219AD 01800
Judi Moran
314 S College St
Newberg, OR 97132

R3219AD 03400
Virginia Jungwirth
Po Box 412
Newberg, OR 97132

R3219AD 03600
Kyleigh Gerard & Peter Martin
420 S School St
Newberg, OR 97132

R3219AD 03800
Bellingar Enterprises LLC
24055 NE North Valley Rd
Newberg, OR 97132

R3219AD 04000
Betty Hampton
411 S College St
Newberg, OR 97132

R3219AD 04200
Conrado Pereda
Po Box 382
Newberg, OR 97132

R3219AD 04500
Cal Erath
Po Box 281
Dundee, OR 97115

R3219AD 04700
Sherry Devoe
713 E 5th St
Newberg, OR 97132

R3219AD 04901
Mica & Karyn Doherty
415 S Edwards St
Newberg, OR 97132

R3219AD 05100
Stacy Mcginnis
716 E 4th St
Newberg, OR 97132

R3219AD 05300
Stefan Czarnecki & Meghan Rogers-Czarnecki
802 E 4th St
Newberg, OR 97132

R3219AD 05500
Eaa Holdings LLC
1508 N Madison St
Lafayette, OR 97127

R3219AD 05700
See Tax Records
Unavailable

R3219AD 05900
Benito & Irma Salinas
409 S Meridian St
Newberg, OR 97132

R3219AD 06100
Debra Fields
900 E 4th St
Newberg, OR 97132

R3219AD 06300
Noah Wiessbeck
410 S Meridian St
Newberg, OR 97132

R3219AD 06401
Craig & Dana Abrahamson
420 S Meridian St
Newberg, OR 97132

R3219AD 06600
Brian & Courtney Risse
915 E 5th St
Newberg, OR 97132

R3219AD 06800
William & Marilyn Jackson
7960 NE Dog Ridge Rd
Newberg, OR 97132

R3219AD 07000
Patricia Hansen
914 E 5th St
Newberg, OR 97132

R3219AD 07200
Samuel Henoeh
907 E 6th St
Newberg, OR 97132

R3219AD 07202
Nzt Real Estate Investment Group LLC
1701 Aspen Ct
Lake Oswego, OR 97034

R3219AD 07400
Georgia Thurman & Pauline Wilkinson
1705 Carol Ann Dr
Newberg, OR 97132

R3219AD 07600
Kevin & Cynthia Paulin
467 Sunridge Dr
Jerome, ID 83338

R3219AD 07702
Rick & Terri Beaudry
Po Box 1149
Newberg, OR 97132

R3219AD 07900
Marlene Wirtanen
3309 SW Idaho St
Portland, OR 97239

R3219AD 08100
Rebecca McShane
803 E 6th St
Newberg, OR 97132

R3219AD 08300
Roger & Marolyn Erb
514 S Edwards St
Newberg, OR 97132

R3219AD 08500
5Th And Edwards LLC
9169 W State St # 2235
Garden City, ID 83714

R3219AD 08700
Zachary Olson
712 E 5th St
Newberg, OR 97132

R3219AD 09000
William Swonger
513 S Edwards St
Newberg, OR 97132

R3219AD 09200
Brittany & Kendall Hazel
715 E 6th St
Newberg, OR 97132

R3219AD 09300
Michael Griffiths
520 S College St
Newberg, OR 97132

R3219AD 09400
James & Donna Morehead
512 S College St
Newberg, OR 97132

R3219AD 09500
700 E 5Th St LLC
41 W Highway 14 # 1000
Spearfish, SD 57783

R3219AD 09700
Kimberly Kelly
610 E 5th St
Newberg, OR 97132

R3219AD 09900
Bryon & Aimee Palmer
507 S College St
Newberg, OR 97132

R3219AD 10100
Lisa & Richard Rogers
519 S College St
Newberg, OR 97132

R3219AD 10300
Jeremy & Anni Gissel
613 E 6th St
Newberg, OR 97132

R3219AD 10500
Gary Cooper
603 E 6th St
Newberg, OR 97132

R3219AD 10700
Brenda Morris
510 S School St
Newberg, OR 97132

R3219DA 00600
Carol Buche
608 S Meridian St
Newberg, OR 97132

R3219DA 00800
Newberg School District 29J
714 E 6th St
Newberg, OR 97132

R3219DA 00700
Victoria & Alan Yu
902 E 6th St
Newberg, OR 97132

R3219DA 00900
Stephen & Robyn Boyles
607 S Meridian St
Newberg, OR 97132

R3219DA 04200
School District No 29
535 NE 5th St
Mcminnville, OR 97128

R3219DA 01000
Ryan & Alexandra Lane
617 S Meridian St
Newberg, OR 97132



Transaction Identification Data, for which the Company assumes no liability as set forth in Condition 9.d.:

Issuing Agent: First American Title Insurance Company
Issuing Office: 775 NE Evans Street, McMinnville, OR 97128
Issuing Office's ALTA® Registry ID: 1019236
Issuing Office File Number: 1032-4154157
Property Address: 503 S Edwards St, Newberg, OR 97132

SCHEDULE A

Name and Address of Title Insurance Company:
First American Title Insurance Company, 1 First American Way, Santa Ana, CA 92707
Policy Number: 4154157
Amount of Insurance: \$783,000.00 Premium: \$1,775.00
Date of Policy: May 17, 2024 at 12:36 p.m.

1. The Insured is:

Odutola O. Ewedemi and Lisa S. A. Ewedemi, as Trustees of the Ewedemi Living Trust, dated February 20, 2021
2. The estate or interest in the Land insured by this policy is:

Fee
3. The Title is vested in:

Odutola O. Ewedemi and Lisa S. A. Ewedemi, as Trustees of the Ewedemi Living Trust, dated February 20, 2021
4. The Land is described as follows:

See Exhibit A attached hereto and made a part hereof
5. This policy incorporates by reference the endorsements designated below, adopted by the Oregon Title Insurance Rating Organization as of the Date of Policy:

OTIRO 110 Domestic Partner endorsement (no charge - required on every owner's policy)

*** Copyright 2024 First American Financial Corporation. All rights reserved.**

All information, data, and material created or compiled by or on behalf of First American Financial Corporation is restricted and may not be copied or used for derivative products/services without the prior express written permission of First American Financial Corporation.

**** Copyright 2021 American Land Title Association. All rights reserved.**

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



SCHEDULE B

Policy Number: 4154157

EXCEPTIONS FROM COVERAGE

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This policy treats any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document are excepted from coverage.

This policy does not insure against loss or damage and the Company will not pay costs, attorneys' fees, or expenses resulting from the terms and conditions of any lease or easement identified in Schedule A, and the following matters:

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

This exception (#5) is hereby waived without additional cost in accordance with the provisions of the Oregon Title Insurance Rating Manual provision 5.001 A 5 provided a Lender has been issued a simultaneous title insurance Policy on the subject property and to the extent this exception has been eliminated or modified on said Lender's policy.

6. Water rights, claims to water or title to water, whether or not such rights are a matter of Public Record.

*** Copyright 2024 First American Financial Corporation. All rights reserved.**

All information, data, and material created or compiled by or on behalf of First American Financial Corporation is restricted and may not be copied or used for derivative products/services without the prior express written permission of First American Financial Corporation.

**** Copyright 2021 American Land Title Association. All rights reserved.**

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



7. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records.

8. City liens, if any, of the City of Newberg.

Note: There are no liens as of April 09, 2024. All outstanding utility and user fees are not liens and therefore are excluded from coverage.

9. The policy insures that all liens, levies and assessments for city liens and water, sanitary, wastewater, irrigation, and soil and water conservation districts listed as exceptions in this Schedule B are current as of the Date of Policy.
10. The rights of the public in and to that portion of the premises herein described lying within the limits of streets, roads and highways.

11. Deed of Trust and the terms and conditions thereof.

Grantor/Trustor:	Odutola O Ewedemi and Lisa S. A. Ewedemi, as Trustees of The Ewedemi Living Trust, dated February 20, 2021
Grantee/Beneficiary:	Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Movement Mortgage, LLC
Trustee:	First American Title
Amount:	\$350,000.00
Dated:	May 13, 2024
Recorded:	May 17, 2024
Recording Information:	202404396

*** Copyright 2024 First American Financial Corporation. All rights reserved.**

All information, data, and material created or compiled by or on behalf of First American Financial Corporation is restricted and may not be copied or used for derivative products/services without the prior express written permission of First American Financial Corporation.

**** Copyright 2021 American Land Title Association. All rights reserved.**

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



EXHIBIT A

The Land referred to herein below is situated in the County of Yamhill, State of Oregon, and is described as follows:

The East 50 feet of Lots 1 and 2, Block 6, EDWARD'S SECOND ADDITION to Newberg, Yamhill County, Oregon.

*** Copyright 2024 First American Financial Corporation. All rights reserved.**

All information, data, and material created or compiled by or on behalf of First American Financial Corporation is restricted and may not be copied or used for derivative products/services without the prior express written permission of First American Financial Corporation.

**** Copyright 2021 American Land Title Association. All rights reserved.**

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



**ALTA OWNER'S POLICY OF TITLE INSURANCE
issued by
FIRST AMERICAN TITLE INSURANCE COMPANY**

This policy, when issued by the Company with a Policy Number and the Date of Policy, is valid even if this policy or any endorsement to this policy is issued electronically or lacks any signature.

Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at the address shown in Condition 17.

COVERED RISKS

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B, AND THE CONDITIONS, FIRST AMERICAN TITLE INSURANCE COMPANY, a Nebraska corporation (the "Company"), insures as of the Date of Policy and, to the extent stated in Covered Risks 9 and 10, after the Date of Policy, against loss or damage, not exceeding the Amount of Insurance, sustained or incurred by the Insured by reason of:

- 1.** The Title being vested other than as stated in Schedule A.
- 2.** Any defect in or lien or encumbrance on the Title. Covered Risk 2 includes, but is not limited to, insurance against loss from:
 - a.** a defect in the Title caused by:
 - i.** forgery, fraud, undue influence, duress, incompetency, incapacity, or impersonation;
 - ii.** the failure of a person or Entity to have authorized a transfer or conveyance;
 - iii.** a document affecting the Title not properly authorized, created, executed, witnessed, sealed, acknowledged, notarized (including by remote online notarization), or delivered;
 - iv.** a failure to perform those acts necessary to create a document by electronic means authorized by law;
 - v.** a document executed under a falsified, expired, or otherwise invalid power of attorney;
 - vi.** a document not properly filed, recorded, or indexed in the Public Records, including the failure to have performed those acts by electronic means authorized by law;
 - vii.** a defective judicial or administrative proceeding; or
 - viii.** the repudiation of an electronic signature by a person that executed a document because the electronic signature on the document was not valid under applicable electronic transactions law.
 - b.** the lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable, but unpaid.
 - c.** the effect on the Title of an encumbrance, violation, variation, adverse circumstance, boundary line overlap, or encroachment (including an encroachment of an improvement across the boundary lines of the Land), but only if the encumbrance, violation, variation,

*** Copyright 2024 First American Financial Corporation. All rights reserved.**

All information, data, and material created or compiled by or on behalf of First American Financial Corporation is restricted and may not be copied or used for derivative products/services without the prior express written permission of First American Financial Corporation.

**** Copyright 2021 American Land Title Association. All rights reserved.**

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



adverse circumstance, boundary line overlap, or encroachment would have been disclosed by an accurate and complete land title survey of the Land.

3. Unmarketable Title.
4. No right of access to and from the Land.
5. A violation or enforcement of a law, ordinance, permit, or governmental regulation (including those relating to building and zoning), but only to the extent of the violation or enforcement described by the enforcing governmental authority in an Enforcement Notice that identifies a restriction, regulation, or prohibition relating to:
 - a. the occupancy, use, or enjoyment of the Land;
 - b. the character, dimensions, or location of an improvement on the Land;
 - c. the subdivision of the Land; or
 - d. environmental remediation or protection on the Land.
6. An enforcement of a governmental forfeiture, police, regulatory, or national security power, but only to the extent of the enforcement described by the enforcing governmental authority in an Enforcement Notice.
7. An exercise of the power of eminent domain, but only to the extent:
 - a. of the exercise described in an Enforcement Notice; or
 - b. the taking occurred and is binding on a purchaser for value without Knowledge.
8. An enforcement of a PACA-PSA Trust, but only to the extent of the enforcement described in an Enforcement Notice.
9. The Title being vested other than as stated in Schedule A, the Title being defective, or the effect of a court order providing an alternative remedy:
 - a. resulting from the avoidance, in whole or in part, of any transfer of all or any part of the Title to the Land or any interest in the Land occurring prior to the transaction vesting the Title because that prior transfer constituted a:
 - i. fraudulent conveyance, fraudulent transfer, or preferential transfer under federal bankruptcy, state insolvency, or similar state or federal creditors' rights law; or
 - ii. voidable transfer under the Uniform Voidable Transactions Act; or
 - b. because the instrument vesting the Title constitutes a preferential transfer under federal bankruptcy, state insolvency, or similar state or federal creditors' rights law by reason of the failure:
 - i. to timely record the instrument vesting the Title in the Public Records after execution and delivery of the instrument to the Insured; or
 - ii. of the recording of the instrument vesting the Title in the Public Records to impart notice of its existence to a purchaser for value or to a judgment or lien creditor.
10. Any defect in or lien or encumbrance on the Title or other matter included in Covered Risks 1 through 9 that has been created or attached or has been filed or recorded in the Public Records subsequent to the Date of Policy and prior to the recording of the deed or other instrument vesting the Title in the Public Records.

*** Copyright 2024 First American Financial Corporation. All rights reserved.**

All information, data, and material created or compiled by or on behalf of First American Financial Corporation is restricted and may not be copied or used for derivative products/services without the prior express written permission of First American Financial Corporation.

**** Copyright 2021 American Land Title Association. All rights reserved.**

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



DEFENSE OF COVERED CLAIMS

The Company will also pay the costs, attorneys' fees, and expenses incurred in defense of any matter insured against by this policy, but only to the extent provided in the Conditions.

FIRST AMERICAN TITLE INSURANCE COMPANY

By: 
Kenneth D. DeGiorgio, President

By: 
Lisa W. Cornehl, Secretary

*** Copyright 2024 First American Financial Corporation. All rights reserved.**

All information, data, and material created or compiled by or on behalf of First American Financial Corporation is restricted and may not be copied or used for derivative products/services without the prior express written permission of First American Financial Corporation.

**** Copyright 2021 American Land Title Association. All rights reserved.**

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



EXCLUSIONS FROM COVERAGE

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

1.
 - a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
 - i. the occupancy, use, or enjoyment of the Land;
 - ii. the character, dimensions, or location of any improvement on the Land;
 - iii. the subdivision of land; or
 - iv. environmental remediation or protection.
 - b. any governmental forfeiture, police, regulatory, or national security power.
 - c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.

Exclusion 1 does not modify or limit the coverage provided under Covered Risk 5 or 6.

2. Any power of eminent domain. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 7.

3. Any defect, lien, encumbrance, adverse claim, or other matter:
 - a. created, suffered, assumed, or agreed to by the Insured Claimant;
 - b. not Known to the Company, not recorded in the Public Records at the Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - c. resulting in no loss or damage to the Insured Claimant;
 - d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 9 or 10); or
 - e. resulting in loss or damage that would not have been sustained if consideration sufficient to qualify the Insured named in Schedule A as a bona fide purchaser had been given for the Title at the Date of Policy.

4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transaction vesting the Title as shown in Schedule A is a:
 - a. fraudulent conveyance or fraudulent transfer;
 - b. voidable transfer under the Uniform Voidable Transactions Act; or
 - c. preferential transfer:
 - i. to the extent the instrument of transfer vesting the Title as shown in Schedule A is not a transfer made as a contemporaneous exchange for new value; or
 - ii. for any other reason not stated in Covered Risk 9.b.

5. Any claim of a PACA-PSA Trust. Exclusion 5 does not modify or limit the coverage provided under Covered Risk 8.

6. Any lien on the Title for real estate taxes or assessments imposed or collected by a governmental authority that becomes due and payable after the Date of Policy. Exclusion 6 does not modify or limit the coverage provided under Covered Risk 2.b.

7. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

*** Copyright 2024 First American Financial Corporation. All rights reserved.**

All information, data, and material created or compiled by or on behalf of First American Financial Corporation is restricted and may not be copied or used for derivative products/services without the prior express written permission of First American Financial Corporation.

**** Copyright 2021 American Land Title Association. All rights reserved.**

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



CONDITIONS

1. DEFINITION OF TERMS

In this policy, the following terms have the meanings given to them below. Any defined term includes both the singular and the plural, as the context requires:

- a. "Affiliate": An Entity:
 - i. that is wholly owned by the Insured;
 - ii. that wholly owns the Insured; or
 - iii. if that Entity and the Insured are both wholly owned by the same person or entity.
- b. "Amount of Insurance": The Amount of Insurance stated in Schedule A, as may be increased by Condition 8.d. or decreased by Condition 10 or 11; or increased or decreased by endorsements to this policy.
- c. "Date of Policy": The Date of Policy stated in Schedule A.
- d. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
- e. "Enforcement Notice": A document recorded in the Public Records that describes any part of the Land and:
 - i. is issued by a governmental agency that identifies a violation or enforcement of a law, ordinance, permit, or governmental regulation;
 - ii. is issued by a holder of the power of eminent domain or a governmental agency that identifies the exercise of a governmental power; or
 - iii. asserts a right to enforce a PACA PSA Trust.
- f. "Entity": A corporation, partnership, trust, limited liability company, or other entity authorized by law to own title to real property in the State where the Land is located.
- g. "Insured":
 - i.
 - (a). The Insured named in Item 1 of Schedule A;
 - (b). the successor to the Title of an Insured by operation of law as distinguished from purchase, including heirs, devisees, survivors, personal representatives, or next of kin;
 - (c). the successor to the Title of an Insured resulting from dissolution, merger, consolidation, distribution, or reorganization;
 - (d). the successor to the Title of an Insured resulting from its conversion to another kind of Entity; or
 - (e). the grantee of an Insured under a deed or other instrument transferring the Title, if the grantee is:
 - (1). an Affiliate;
 - (2). a trustee or beneficiary of a trust created by a written instrument established for estate planning purposes by an Insured;
 - (3). a spouse who receives the Title because of a dissolution of marriage;
 - (4). a transferee by a transfer effective on the death of an Insured as authorized by law; or
 - (5). another Insured named in Item 1 of Schedule A.
 - ii. The Company reserves all rights and defenses as to any successor or grantee that the Company would have had against any predecessor Insured.
- h. "Insured Claimant": An Insured claiming loss or damage arising under this policy.
- i. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
- j. "Land": The land described in Item 4 of Schedule A and improvements located on that land at the Date of Policy that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in

*** Copyright 2024 First American Financial Corporation. All rights reserved.**

All information, data, and material created or compiled by or on behalf of First American Financial Corporation is restricted and may not be copied or used for derivative products/services without the prior express written permission of First American Financial Corporation.

**** Copyright 2021 American Land Title Association. All rights reserved.**

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



- any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is insured by this policy.
- k. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
 - l. "PACA-PSA Trust": A trust under the federal Perishable Agricultural Commodities Act or the federal Packers and Stockyards Act or a similar State or federal law.
 - m. "Public Records": The recording or filing system established under State statutes in effect at the Date of Policy under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
 - n. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
 - o. "Title": The estate or interest in the Land identified in Item 2 of Schedule A.
 - p. "Unmarketable Title": The Title affected by an alleged or apparent matter that would permit a prospective purchaser or lessee of the Title or a lender on the Title to be released from the obligation to purchase, lease, or lend if there is a contractual condition requiring the delivery of marketable title.

2. CONTINUATION OF COVERAGE

This policy continues as of the Date of Policy in favor of an Insured, so long as the Insured:

- a. retains an estate or interest in the Land;
- b. owns an obligation secured by a purchase money Mortgage given by a purchaser from the Insured; or
- c. has liability for warranties given by the Insured in any transfer or conveyance of the Insured's Title.

Except as provided in Condition 2, this policy terminates and ceases to have any further force or effect after the Insured conveys the Title. This policy does not continue in force or effect in favor of any person or entity that is not the Insured and acquires the Title or an obligation secured by a purchase money Mortgage given to the Insured.

3. NOTICE OF CLAIM TO BE GIVEN BY INSURED CLAIMANT

The Insured must notify the Company promptly in writing if the Insured has Knowledge of:

- a. any litigation or other matter for which the Company may be liable under this policy; or
- b. any rejection of the Title as Unmarketable Title.

If the Company is prejudiced by the failure of the Insured Claimant to provide prompt notice, the Company's liability to the Insured Claimant under this policy is reduced to the extent of the prejudice.

4. PROOF OF LOSS

The Company may, at its option, require as a condition of payment that the Insured Claimant furnish a signed proof of loss. The proof of loss must describe the defect, lien, encumbrance, adverse claim, or other matter insured against by this policy that constitutes the basis of loss or damage and must state, to the extent possible, the basis of calculating the amount of the loss or damage.

5. DEFENSE AND PROSECUTION OF ACTIONS

- a. Upon written request by the Insured and subject to the options contained in Condition 7, the Company, at its own cost and without unreasonable delay, will provide for the defense of an Insured in litigation in which any third party asserts a claim covered by this policy adverse to the Insured. This obligation is limited to only those stated causes of action alleging matters insured against by this policy. The Company has the right to select counsel of its choice (subject to the

*** Copyright 2024 First American Financial Corporation. All rights reserved.**

All information, data, and material created or compiled by or on behalf of First American Financial Corporation is restricted and may not be copied or used for derivative products/services without the prior express written permission of First American Financial Corporation.

**** Copyright 2021 American Land Title Association. All rights reserved.**

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



right of the Insured to object for reasonable cause) to represent the Insured as to those covered causes of action. The Company is not liable for and will not pay the fees of any other counsel. The Company will not pay any fees, costs, or expenses incurred by the Insured in the defense of any cause of action that alleges matters not insured against by this policy.

- b. The Company has the right, in addition to the options contained in Condition 7, at its own cost, to institute and prosecute any action or proceeding or to do any other act that, in its opinion, may be necessary or desirable to establish the Title, as insured, or to prevent or reduce loss or damage to the Insured. The Company may take any appropriate action under the terms of this policy, whether or not it is liable to the Insured. The Company's exercise of these rights is not an admission of liability or waiver of any provision of this policy. If the Company exercises its rights under Condition 5.b., it must do so diligently.
- c. When the Company brings an action or asserts a defense as required or permitted by this policy, the Company may pursue the litigation to a final determination by a court having jurisdiction. The Company reserves the right, in its sole discretion, to appeal any adverse judgment or order.

6. DUTY OF INSURED CLAIMANT TO COOPERATE

- a. When this policy permits or requires the Company to prosecute or provide for the defense of any action or proceeding and any appeals, the Insured will secure to the Company the right to prosecute or provide defense in the action or proceeding, including the right to use, at its option, the name of the Insured for this purpose.

When requested by the Company, the Insured, at the Company's expense, must give the Company all reasonable aid in:

- i. securing evidence, obtaining witnesses, prosecuting or defending the action or proceeding, or effecting settlement; and
- ii. any other lawful act that in the opinion of the Company may be necessary or desirable to establish the Title or any other matter, as insured.

If the Company is prejudiced by any failure of the Insured to furnish the required cooperation, the Company's liability and obligations to the Insured under this policy terminate, including any obligation to defend, prosecute, or continue any litigation, regarding the matter requiring such cooperation.

- b. The Company may reasonably require the Insured Claimant to submit to examination under oath by any authorized representative of the Company and to produce for examination, inspection, and copying, at such reasonable times and places as may be designated by the authorized representative of the Company, all records, in whatever medium maintained, including books, ledgers, checks, memoranda, correspondence, reports, e-mails, disks, tapes, and videos, whether bearing a date before or after the Date of Policy, that reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Insured Claimant must grant its permission, in writing, for any authorized representative of the Company to examine, inspect, and copy all the records in the custody or control of a third party that reasonably pertain to the loss or damage. No information designated in writing as confidential by the Insured Claimant provided to the Company pursuant to Condition 6 will be later disclosed to others unless, in the reasonable judgment of the Company, disclosure is necessary in the administration of the claim or required by law. Any failure of the Insured Claimant to submit for examination under oath, produce any reasonably requested information, or grant permission to secure reasonably necessary information from third parties as required in Condition 6.b., unless prohibited by law, terminates any liability of the Company under this policy as to that claim.

7. OPTIONS TO PAY OR OTHERWISE SETTLE CLAIMS; TERMINATION OF LIABILITY

In case of a claim under this policy, the Company has the following additional options:

- a. *To Pay or Tender Payment of the Amount of Insurance*

To pay or tender payment of the Amount of Insurance under this policy. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were

*** Copyright 2024 First American Financial Corporation. All rights reserved.**

All information, data, and material created or compiled by or on behalf of First American Financial Corporation is restricted and may not be copied or used for derivative products/services without the prior express written permission of First American Financial Corporation.

**** Copyright 2021 American Land Title Association. All rights reserved.**

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



authorized by the Company up to the time of payment or tender of payment and that the Company is obligated to pay.

Upon the exercise by the Company of this option provided for in Condition 7.a., the Company's liability and obligations to the Insured under this policy terminate, including any obligation to defend, prosecute, or continue any litigation.

- b. *To Pay or Otherwise Settle with Parties other than the Insured or with the Insured Claimant*
- i. To pay or otherwise settle with parties other than the Insured for or in the name of the Insured Claimant. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay; or
 - ii. To pay or otherwise settle with the Insured Claimant the loss or damage provided for under this policy. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay.

Upon the exercise by the Company of either option provided for in Condition 7.b., the Company's liability and obligations to the Insured under this policy for the claimed loss or damage terminate, including any obligation to defend, prosecute, or continue any litigation.

8. CONTRACT OF INDEMNITY; DETERMINATION AND EXTENT OF LIABILITY

This policy is a contract of indemnity against actual monetary loss or damage sustained or incurred by an Insured Claimant who has suffered loss or damage by reason of matters insured against by this policy. This policy is not an abstract of the Title, report of the condition of the Title, legal opinion, opinion of the Title, or other representation of the status of the Title. All claims asserted under this policy are based in contract and are restricted to the terms and provisions of this policy. The Company is not liable for any claim alleging negligence or negligent misrepresentation arising from or in connection with this policy or the determination of the insurability of the Title.

- a. The extent of liability of the Company for loss or damage under this policy does not exceed the lesser of:
 - i. the Amount of Insurance; or
 - ii. the difference between the fair market value of the Title, as insured, and the fair market value of the Title subject to the matter insured against by this policy.
- b. Except as provided in Condition 8.c. or 8.d., the fair market value of the Title in Condition 8.a.ii. is calculated using the date the Insured discovers the defect, lien, encumbrance, adverse claim, or other matter insured against by this policy.
- c. If, at the Date of Policy, the Title to all of the Land is void by reason of a matter insured against by this policy, then the Insured Claimant may, by written notice given to the Company, elect to use the Date of Policy as the date for calculating the fair market value of the Title in Condition 8.a.ii.
- d. If the Company pursues its rights under Condition 5.b. and is unsuccessful in establishing the Title, as insured:
 - i. the Amount of Insurance will be increased by 15%; and
 - ii. the Insured Claimant may, by written notice given to the Company, elect, as an alternative to the dates set forth in Condition 8.b. or, if it applies, 8.c., to use either the date the settlement, action, proceeding, or other act described in Condition 5.b. is concluded or the date the notice of claim required by Condition 3 is received by the Company as the date for calculating the fair market value of the Title in Condition 8.a.ii.
- e. In addition to the extent of liability for loss or damage under Conditions 8.a. and 8.d., the Company will also pay the costs, attorneys' fees, and expenses incurred in accordance with Conditions 5 and 7.

9. LIMITATION OF LIABILITY

- a. The Company fully performs its obligations and is not liable for any loss or damage caused to the Insured if the Company accomplishes any of the following in a reasonable manner:

*** Copyright 2024 First American Financial Corporation. All rights reserved.**

All information, data, and material created or compiled by or on behalf of First American Financial Corporation is restricted and may not be copied or used for derivative products/services without the prior express written permission of First American Financial Corporation.

**** Copyright 2021 American Land Title Association. All rights reserved.**

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



- i. removes the alleged defect, lien, encumbrance, adverse claim, or other matter;
 - ii. cures the lack of a right of access to and from the Land; or
 - iii. cures the claim of Unmarketable Title,
 - all as insured. The Company may do so by any method, including litigation and the completion of any appeals.
 - b. The Company is not liable for loss or damage arising out of any litigation, including litigation by the Company or with the Company's consent, until a State or federal court having jurisdiction makes a final, non-appealable determination adverse to the Title.
 - c. The Company is not liable for loss or damage to the Insured for liability voluntarily assumed by the Insured in settling any claim or suit without the prior written consent of the Company.
 - d. The Company is not liable for the content of the Transaction Identification Data, if any.
- 10. REDUCTION OR TERMINATION OF INSURANCE**
All payments under this policy, except payments made for costs, attorneys' fees, and expenses, reduce the Amount of Insurance by the amount of the payment.
- 11. LIABILITY NONCUMULATIVE**
The Amount of Insurance will be reduced by any amount the Company pays under any policy insuring a Mortgage to which exception is taken in Schedule B or to which the Insured has agreed, assumed, or taken subject, or which is executed by an Insured after the Date of Policy and which is a charge or lien on the Title, and the amount so paid will be deemed a payment to the Insured under this policy.
- 12. PAYMENT OF LOSS**
When liability and the extent of loss or damage are determined in accordance with the Conditions, the Company will pay the loss or damage within 30 days.
- 13. COMPANY'S RECOVERY AND SUBROGATION RIGHTS UPON SETTLEMENT AND PAYMENT**
- a. If the Company settles and pays a claim under this policy, it is subrogated and entitled to the rights and remedies of the Insured Claimant in the Title and all other rights and remedies in respect to the claim that the Insured Claimant has against any person, entity, or property to the fullest extent permitted by law, but limited to the amount of any loss, costs, attorneys' fees, and expenses paid by the Company. If requested by the Company, the Insured Claimant must execute documents to transfer these rights and remedies to the Company. The Insured Claimant permits the Company to sue, compromise, or settle in the name of the Insured Claimant and to use the name of the Insured Claimant in any transaction or litigation involving these rights and remedies.
 - b. If a payment on account of a claim does not fully cover the loss of the Insured Claimant, the Company defers the exercise of its subrogation right until after the Insured Claimant fully recovers its loss.
 - c. The Company's subrogation right includes the Insured's rights to indemnity, guaranty, warranty, insurance policy, or bond, despite any provision in those instruments that addresses recovery or subrogation rights.
- 14. POLICY ENTIRE CONTRACT**
- a. This policy together with all endorsements, if any, issued by the Company is the entire policy and contract between the Insured and the Company. In interpreting any provision of this policy, this policy will be construed as a whole. This policy and any endorsement to this policy may be evidenced by electronic means authorized by law.
 - b. Any amendment of this policy must be by a written endorsement issued by the Company. To the extent any term or provision of an endorsement is inconsistent with any term or provision of this policy, the term or provision of the endorsement controls. Unless the endorsement expressly states, it does not:
 - i. modify any prior endorsement,

*** Copyright 2024 First American Financial Corporation. All rights reserved.**

All information, data, and material created or compiled by or on behalf of First American Financial Corporation is restricted and may not be copied or used for derivative products/services without the prior express written permission of First American Financial Corporation.

**** Copyright 2021 American Land Title Association. All rights reserved.**

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



- ii. extend the Date of Policy,
- iii. insure against loss or damage exceeding the Amount of Insurance, or
- iv. increase the Amount of Insurance.

15. SEVERABILITY

In the event any provision of this policy, in whole or in part, is held invalid or unenforceable under applicable law, this policy will be deemed not to include that provision or the part held to be invalid, but all other provisions will remain in full force and effect.

16. CHOICE OF LAW AND CHOICE OF FORUM

a. *Choice of Law*

The Company has underwritten the risks covered by this policy and determined the premium charged in reliance upon the State law affecting interests in real property and the State law applicable to the interpretation, rights, remedies, or enforcement of policies of title insurance of the State where the Land is located.

The State law of the State where the Land is located, or to the extent it controls, federal law, will determine the validity of claims against the Title and the interpretation and enforcement of the terms of this policy, without regard to conflicts of law principles to determine the applicable law.

b. *Choice of Forum*

Any litigation or other proceeding brought by the Insured against the Company must be filed only in a State or federal court having jurisdiction.

17. NOTICES

Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at: **First American Title Insurance Company, Attn: Claims National Intake Center, 5 First American Way, Santa Ana, California 92707. Phone: 888-632-1642 (claims.nic@firstam.com).**

18. CLASS ACTION

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS POLICY, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS POLICY, ANY BREACH OF A POLICY PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS POLICY, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS, REPRESENTATIVE, OR PRIVATE ATTORNEY GENERAL PROCEEDING.

*** Copyright 2024 First American Financial Corporation. All rights reserved.**

All information, data, and material created or compiled by or on behalf of First American Financial Corporation is restricted and may not be copied or used for derivative products/services without the prior express written permission of First American Financial Corporation.

**** Copyright 2021 American Land Title Association. All rights reserved.**

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

PLANNING DIVISION FILE #:

CITY OF NEWBERG
AFFIDAVIT OF NOTICING

REFERENCE ATTACHED LIST(S)/NOTICE(S)

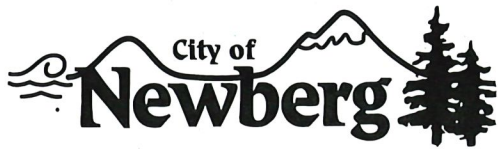
I, Lisa Ewedemi do hereby certify that the attached Notice of Land Use Action was:

- a) mailed to the following list of property owners, by United States mail, postage prepaid
on 8/16/24;
(date)
- b) posted on the site according to standards established in Newberg Development Code §15.100.260
on 8/16/24.
(date)

I acknowledge that failure to mail the notice in a timely manner constitutes an agreement by the applicant to defer the 120-day process limit and acknowledge that failure to mail will result in the automatic postponement of a decision on the application 15.100.210.(D)(2) 8/16/24.
(date)

Lisa Ewedemi 8/16/24
Signature Date

Lisa Ewedemi
Print name



Community Development Department

P.O. Box 970 • 414 E First Street • Newberg, Oregon 97132
503-537-1240. Fax 503-537-1272 www.newbergoregon.gov

NOTICE OF PLANNING COMMISSION HEARING ON A CONDITIONAL USE PERMIT – VACATION RENTAL

A property owner in your neighborhood submitted an application to the City of Newberg for a conditional use permit to use their home as a short-term vacation rental. The Newberg Planning Commission will hold a hearing on **September 12, 2024** at 7 p.m. at the Newberg Public Safety Building, 401 E Third Street, Newberg OR, to evaluate the proposal. You are invited to take part in the City's review of this project by sending in your written comments or by testifying before the Planning Commission. For more details about giving comments, please see the back of this sheet.

This application would allow for the approval of a conditional use to for a Vacation Rental that will be operated when not occupied by the owner. There are two off-street parking spaces provided and the maximum occupancy will be six (6) occupants.

APPLICANT: ***Lisa Ewedemi***
TELEPHONE: ***408-421-3457***
PROPERTY OWNER: ***Lisa and Seye Ewedemi***
LOCATION: ***503 S Edwards Street***
TAX LOT NUMBER: ***R3219AD 08800***



We are mailing you information about this project because you own land within 500 feet of the proposed conditional use. We invite you to send any written comments for or against the proposal within 20 days from the date this notice is mailed. We invite you to participate in the land use hearing scheduled before the Planning Commission. If you wish to participate in the hearing, you or a representative may do so in person. Oral testimony typically is limited to five minutes per speaker.

If you mail your comments to the City, please put the following information on the outside of the envelope:

Written Comments: **CUP24-0002**
City of Newberg
Community Development Department
PO Box 970
Newberg, OR 97132

All written comments must be turned in by 4:30 p.m. on **9/5/24**. Written information received after this time will be read out loud at the hearing subject to time limits for speakers and will be included in the record if there are further proceedings.

You can look over all the information about this project or drop comments off at Newberg City Hall, 414 E. First Street. You can also buy copies of the information for a cost of 25 cents a page. Application material can also be accessed at <https://www.newbergoregon.gov/planning> under the "Current Planning Projects" page.

A staff report relating to the proposal will be available for inspection at no cost seven days prior to the public hearing. If you have any questions about the project, you can call the Newberg Planning Division at 503-537-1240.

Any issue which might be raised in an appeal of this case to the Land Use Board of Appeals (LUBA) must be raised during the public hearing process. You must include enough detail to enable the decision maker an opportunity to respond. The applicable criteria used to make a decision on this application for a conditional use and a vacation rental approval are found in Newberg Development Code Sections 15.225.060 and 15.445.300 – 350.

Prior to the conclusion of the initial evidentiary hearing, any participant may request an opportunity to present additional evidence, arguments or testimony regarding the application through a continuance or extension of the record. Failure of an issue to be raised in the hearing, in person or by letter, or failure to provide statements or evidence sufficient to afford the decision maker an opportunity to respond to the issue precludes appeal to the State Land Use Board of Appeals based on that issue.

The Planning Commission will make a decision at the end of the public hearing process. If you participate in the public hearing process, either by testifying during the public hearing, or by sending in written comments, you will be sent information about any decision made by the City relating to this project.

Date Mailed: **8/16/24**

ACCOMMODATION OF PHYSICAL IMPAIRMENTS:

In order to accommodate persons with physical impairments, please notify the City Recorder's office of any special physical or language accommodations you may need as far in advance of the meeting as possible and no later than 48 hours prior to the meeting. To request these arrangements, please contact the City Recorder at 503-537-1283. For TTY services please dial 711.

CUP24-0002

Attachment 2: Agency Referral Comments



COMMUNITY DEVELOPMENT LAND USE APPLICATION REFERRAL

The enclosed material has been referred to you for your information and comment. Any comments you wish to make should be returned to the Community Development Department prior to: August 23, 2024

Please refer questions and comments to: James Dingwall

NOTE: Full size plans are available at the Community Development Department Office.

APPLICANT: Llsa Ewedemi
REQUEST: Short Term Rental
SITE ADDRESS: 503 S Edwards St
LOCATION:
TAX LOT: R3219AD 0880
FILE NO: CUP24-0002
ZONE: R-2(Residential Medium Density Zone)
HEARING DATE: 9/12/24

For full Project Information click on the Link Here: [CUP24-0002 Full Application](#)

_____ Reviewed, no conflict.

_____ Reviewed; recommend denial for the following reasons:

_____ Require additional information to review. (Please list information required)

_____ Meeting requested.

_____ Comments. (Attach additional pages as needed)

Reviewed By:

Date:

Organization:



COMMUNITY DEVELOPMENT LAND USE APPLICATION REFERRAL

The enclosed material has been referred to you for your information and comment. Any comments you wish to make should be returned to the Community Development Department prior to: August 23, 2024

Please refer questions and comments to: James Dingwall

NOTE: Full size plans are available at the Community Development Department Office.

APPLICANT: Llsa Ewedemi
REQUEST: Short Term Rental
SITE ADDRESS: 503 S Edwards St
LOCATION:
TAX LOT: R3219AD 0880
FILE NO: CUP24-0002
ZONE: R-2(Residential Medium Density Zone)
HEARING DATE: 9/12/24

For full Project Information click on the Link Here: [CUP24-0002 Full Application](#)

_____ Reviewed, no conflict.

_____ Reviewed; recommend denial for the following reasons:

_____ Require additional information to review. (Please list information required)

_____ Meeting requested.

_____ Comments. (Attach additional pages as needed)

Reviewed By:

Date:

Organization:



COMMUNITY DEVELOPMENT LAND USE APPLICATION REFERRAL

The enclosed material has been referred to you for your information and comment. Any comments you wish to make should be returned to the Community Development Department prior to: August 23, 2024

Please refer questions and comments to: James Dingwall

NOTE: Full size plans are available at the Community Development Department Office.

APPLICANT: Llsa Ewedemi
REQUEST: Short Term Rental
SITE ADDRESS: 503 S Edwards St
LOCATION:
TAX LOT: R3219AD 0880
FILE NO: CUP24-0002
ZONE: R-2(Residential Medium Density Zone)
HEARING DATE: 9/12/24

For full Project Information click on the Link Here: [CUP24-0002 Full Application](#)

_____ Reviewed, no conflict.

_____ Reviewed; recommend denial for the following reasons:

_____ Require additional information to review. (Please list information required)

_____ Meeting requested.

_____ Comments. (Attach additional pages as needed)

Reviewed By:

Date:

Organization:



COMMUNITY DEVELOPMENT LAND USE APPLICATION REFERRAL

The enclosed material has been referred to you for your information and comment. Any comments you wish to make should be returned to the Community Development Department prior to: August 23, 2024

Please refer questions and comments to: James Dingwall

NOTE: Full size plans are available at the Community Development Department Office.

APPLICANT: Llsa Ewedemi
REQUEST: Short Term Rental
SITE ADDRESS: 503 S Edwards St
LOCATION:
TAX LOT: R3219AD 0880
FILE NO: CUP24-0002
ZONE: R-2(Residential Medium Density Zone)
HEARING DATE: 9/12/24

For full Project Information click on the Link Here: [CUP24-0002 Full Application](#)

____ Reviewed, no conflict. Utility Billing Account has a balance of 642.85 due 08/30/24
Current and pays on time - no conflict.

____ Reviewed; recommend denial for the following reasons:

____ Require additional information to review. (Please list information required)

____ Meeting requested.

____ Comments. (Attach additional pages as needed)

Barbara Davis

08/12/24

Reviewed By:

Date:

Finance

Organization:



COMMUNITY DEVELOPMENT LAND USE APPLICATION REFERRAL

The enclosed material has been referred to you for your information and comment. Any comments you wish to make should be returned to the Community Development Department prior to: August 23, 2024

Please refer questions and comments to: James Dingwall

NOTE: Full size plans are available at the Community Development Department Office.

APPLICANT: Llsa Ewedemi
REQUEST: Short Term Rental
SITE ADDRESS: 503 S Edwards St
LOCATION:
TAX LOT: R3219AD 0880
FILE NO: CUP24-0002
ZONE: R-2(Residential Medium Density Zone)
HEARING DATE: 9/12/24

For full Project Information click on the Link Here: [CUP24-0002 Full Application](#)

_____ Reviewed, no conflict.

_____ Reviewed; recommend denial for the following reasons:

_____ Require additional information to review. (Please list information required)

_____ Meeting requested.

_____ Comments. (Attach additional pages as needed)

Reviewed By:

Date:

Organization:



COMMUNITY DEVELOPMENT LAND USE APPLICATION REFERRAL

The enclosed material has been referred to you for your information and comment. Any comments you wish to make should be returned to the Community Development Department prior to: August 23, 2024

Please refer questions and comments to: James Dingwall

NOTE: Full size plans are available at the Community Development Department Office.

APPLICANT: Llsa Ewedemi
REQUEST: Short Term Rental
SITE ADDRESS: 503 S Edwards St
LOCATION:
TAX LOT: R3219AD 0880
FILE NO: CUP24-0002
ZONE: R-2(Residential Medium Density Zone)
HEARING DATE: 9/12/24

For full Project Information click on the Link Here: [CUP24-0002 Full Application](#)

_____ Reviewed, no conflict.

_____ Reviewed; recommend denial for the following reasons:

_____ Require additional information to review. (Please list information required)

_____ Meeting requested.

_____ Comments. (Attach additional pages as needed)

Reviewed By:

Date:

Organization:



COMMUNITY DEVELOPMENT LAND USE APPLICATION REFERRAL

The enclosed material has been referred to you for your information and comment. Any comments you wish to make should be returned to the Community Development Department prior to: August 23, 2024

Please refer questions and comments to: James Dingwall

NOTE: Full size plans are available at the Community Development Department Office.

APPLICANT: Llsa Ewedemi
REQUEST: Short Term Rental
SITE ADDRESS: 503 S Edwards St
LOCATION:
TAX LOT: R3219AD 0880
FILE NO: CUP24-0002
ZONE: R-2(Residential Medium Density Zone)
HEARING DATE: 9/12/24

For full Project Information click on the Link Here: [CUP24-0002 Full Application](#)

☐ Reviewed, no conflict.

☐ Reviewed; recommend denial for the following reasons:

☐ Require additional information to review. (Please list information required)

☐ Meeting requested.

☐ Comments. (Attach additional pages as needed) *Customer responsible to contact PGE if

any existing facilities are in conflict. Allow for plenty of time for review, and design if needed.

Reviewed By:

Date:

Organization:



COMMUNITY DEVELOPMENT LAND USE APPLICATION REFERRAL

The enclosed material has been referred to you for your information and comment. Any comments you wish to make should be returned to the Community Development Department prior to: August 23, 2024

Please refer questions and comments to: James Dingwall

NOTE: Full size plans are available at the Community Development Department Office.

APPLICANT: Llsa Ewedemi
REQUEST: Short Term Rental
SITE ADDRESS: 503 S Edwards St
LOCATION:
TAX LOT: R3219AD 0880
FILE NO: CUP24-0002
ZONE: R-2(Residential Medium Density Zone)
HEARING DATE: 9/12/24

For full Project Information click on the Link Here: [CUP24-0002 Full Application](#)

_____ Reviewed, no conflict.

_____ Reviewed; recommend denial for the following reasons:

_____ Require additional information to review. (Please list information required)

_____ Meeting requested.

_____ Comments. (Attach additional pages as needed)

Reviewed By:

Date:

Organization:



COMMUNITY DEVELOPMENT LAND USE APPLICATION REFERRAL

The enclosed material has been referred to you for your information and comment. Any comments you wish to make should be returned to the Community Development Department prior to: August 23, 2024

Please refer questions and comments to: James Dingwall

NOTE: Full size plans are available at the Community Development Department Office.

APPLICANT: Llsa Ewedemi
REQUEST: Short Term Rental
SITE ADDRESS: 503 S Edwards St
LOCATION:
TAX LOT: R3219AD 0880
FILE NO: CUP24-0002
ZONE: R-2(Residential Medium Density Zone)
HEARING DATE: 9/12/24

For full Project Information click on the Link Here: [CUP24-0002 Full Application](#)

_____ Reviewed, no conflict.

_____ Reviewed; recommend denial for the following reasons:

_____ Require additional information to review. (Please list information required)

_____ Meeting requested.

_____ Comments. (Attach additional pages as needed)

Reviewed By:

Date:

Organization:



COMMUNITY DEVELOPMENT LAND USE APPLICATION REFERRAL

The enclosed material has been referred to you for your information and comment. Any comments you wish to make should be returned to the Community Development Department prior to: August 23, 2024

Please refer questions and comments to: James Dingwall

NOTE: Full size plans are available at the Community Development Department Office.

APPLICANT: Llsa Ewedemi
REQUEST: Short Term Rental
SITE ADDRESS: 503 S Edwards St
LOCATION:
TAX LOT: R3219AD 0880
FILE NO: CUP24-0002
ZONE: R-2(Residential Medium Density Zone)
HEARING DATE: 9/12/24

For full Project Information click on the Link Here: [CUP24-0002 Full Application](#)

____ Reviewed, no conflict.

____ Reviewed; recommend denial for the following reasons:

____ Require additional information to review. (Please list information required)

____ Meeting requested.

____ Comments. (Attach additional pages as needed)

Reviewed By:

Date:

Organization:



COMMUNITY DEVELOPMENT LAND USE APPLICATION REFERRAL

The enclosed material has been referred to you for your information and comment. Any comments you wish to make should be returned to the Community Development Department prior to: August 23, 2024

Please refer questions and comments to: James Dingwall

NOTE: Full size plans are available at the Community Development Department Office.

APPLICANT: Llsa Ewedemi
REQUEST: Short Term Rental
SITE ADDRESS: 503 S Edwards St
LOCATION:
TAX LOT: R3219AD 0880
FILE NO: CUP24-0002
ZONE: R-2(Residential Medium Density Zone)
HEARING DATE: 9/12/24

For full Project Information click on the Link Here: [CUP24-0002 Full Application](#)

_____ Reviewed, no conflict.

_____ Reviewed; recommend denial for the following reasons:

_____ Require additional information to review. (Please list information required)

_____ Meeting requested.

_____ Comments. (Attach additional pages as needed)

Reviewed By:

Date:

Organization:



COMMUNITY DEVELOPMENT LAND USE APPLICATION REFERRAL

The enclosed material has been referred to you for your information and comment. Any comments you wish to make should be returned to the Community Development Department prior to: August 23, 2024

Please refer questions and comments to: James Dingwall

NOTE: Full size plans are available at the Community Development Department Office.

APPLICANT: Llsa Ewedemi
REQUEST: Short Term Rental
SITE ADDRESS: 503 S Edwards St
LOCATION:
TAX LOT: R3219AD 0880
FILE NO: CUP24-0002
ZONE: R-2(Residential Medium Density Zone)
HEARING DATE: 9/12/24

For full Project Information click on the Link Here: [CUP24-0002 Full Application](#)

_____ Reviewed, no conflict.

_____ Reviewed; recommend denial for the following reasons:

_____ Require additional information to review. (Please list information required)

_____ Meeting requested.

_____ Comments. (Attach additional pages as needed)

Reviewed By:

Date:

City of Newberg - Operations

Organization:



COMMUNITY DEVELOPMENT LAND USE APPLICATION REFERRAL

The enclosed material has been referred to you for your information and comment. Any comments you wish to make should be returned to the Community Development Department prior to: August 23, 2024

Please refer questions and comments to: James Dingwall

NOTE: Full size plans are available at the Community Development Department Office.

APPLICANT: Llsa Ewedemi
REQUEST: Short Term Rental
SITE ADDRESS: 503 S Edwards St
LOCATION:
TAX LOT: R3219AD 0880
FILE NO: CUP24-0002
ZONE: R-2(Residential Medium Density Zone)
HEARING DATE: 9/12/24

For full Project Information click on the Link Here: [CUP24-0002 Full Application](#)

_____ Reviewed, no conflict.

_____ Reviewed; recommend denial for the following reasons:

_____ Require additional information to review. (Please list information required)

_____ Meeting requested.

_____ Comments. (Attach additional pages as needed)

Reviewed By:

Date:

Organization:

MEMORANDUM

TO: Newberg Planning Commission
FROM: Clay Downing, AICP, Planning Manager
SUBJECT: Anticipated Schedule of Planning Commission Activities
DATE: September 4, 2024

To assist the Planning Commission in gauging activities for FY 24/25 below is a preliminary schedule of activities.

October 10, 2024

- CUP24-0003 Small Animal Pet Rescue Conditional Use Permit at 514 E First Street
- DCA19-0008/CPMA19-0002/ZMA19-0002 Craft Industrial Comprehensive Plan & Zoning Amendment (Work Session)
- ANX24-0001/CPMA24-0001/ZMA24-0001 Annexation, Comprehensive Plan Map Amendment, and Zoning Map Amendment for 38019 NE Springbrook RD

November 14, 2024

- DCA19-0008/CPMA19-0002/ZMA19-0002 Craft Industrial Comprehensive Plan & Zoning Amendment (Hearing)
- DCA24-0002 Code Maintenance Package (Work Session #1)

December 12, 2024

- DCA24-0002 Code Maintenance Package (Hearing #2)

January 9, 2025

- DCA24-0002 Code Maintenance Package (Hearing)

There are additional activities the Community Development Department may bring forward to the Planning Commission for consideration for land use cases. Staff is also looking at various updates and cleanup actions to the Development Code and other projects such as:

1. DCA24-0003 Vacation Rental Home Regulations Update. *Tentatively Schedule for project initiation in September/October 2024. Planning Commission participation and dates TBD.*
2. Development Code Amendment – Small Cell Site Facilities – Legislative Hearing
3. Development Code Amendment – Institutional Zone & Overlay Regulations – Legislative Hearing (Tentative)
4. Other Items from the Planning Division's 2024 Work Program

- a. HB2006 Rent Burdened Housing Workshop. *Tentatively scheduled for November 2024.*
 - b. Customer Service and Development Standards Update
 - c. Items related to the Sequential Urban Growth Boundary Project
 - d. Update requirements related to HOA's and stormwater facilities management
 - e. Code updates for compliance with statewide regulations including HB3395 (2023) and Commercial Conversions to Residential (HB2984)
 - f. Street Tree and Planter Strips Update
5. Other Items from Prior Discussion with the Planning Commission
- a. Appendix A revisions roadway cross-sections
 - b. Tentative – Military Banner Sign Regulations – Legislative
 - c. Annexation criteria
 - d. Stream Corridor Adjustment process
 - e. Urban Forestry program
 - f. Fences in Industrial zones
 - g. C-3 zone – reduce front yard landscaping from 10 feet to 5 feet
 - h. Industrial outdoor storage
 - i. Downtown sign point system
 - j. Roof top mechanical unit screening
 - k. Historic review process
 - l. Zoning Use Table
 - m. Undergrounding utilities
 - n. Driveway width
 - o. Home occupations
 - p. 15.405.030(B) – “The creation” ~~development~~ of lots under 15,000 sf.....
 - q. 15.302.010 – add R-4 to the list
 - r. Replace parking diagrams in 15.440.070 for readability
 - s. Replace airport overlay diagrams in back of Dev. Code for readability
 - t. Temporary Merchant standards
 - u. Food Carts
 - v. ADUs in industrial zones

MEMORANDUM

TO: Newberg Planning Commission
FROM: Clay Downing, Planning Manager
SUBJECT: Staff updates for Planning Commission
DATE: September 4, 2024

The following updates are provided to keep the Planning Commission aware of ongoing activities within the Community Development Department and other departments that have occurred since the Planning Commission's most recent meeting.

City Council Approves Award to Yamhill County Affordable Housing Corporation from the Construction Excise Tax (CET) Fund

On August the 19th, the Newberg City Council received the Affordable Housing Commission's award recommendation for available monies from the CET Fund as part of the 2023-2024 Notice of Funding Availability (NOFA). During this City Council meeting, Community Development staff also requested direction regarding future use of CET Fund monies relating to use of the Fund's second round "Legacy" NOFA and Administrative Fee allocation.

The Council awarded the full first round allocation to the Yamhill County Affordable Housing Corporation, in the amount of \$310,738.35. During the meeting, the Mayor requested that the second round NOFA be posted at the beginning of November 2024. Staff anticipates convening at least one Affordable Housing Commission meeting prior to the targeted NOFA posting date in order to capture useful committee input that is the next round of awards. A meeting of the Affordable Housing Commission on this topic is anticipated to occur in October but has not yet been scheduled.

Additional information related to the Affordable Housing Commission or future NOFA opportunities will be added to City webpages at <https://www.newbergoregon.gov/ahtfc> and <https://www.newbergoregon.gov/planning/page/affordable-housing-newberg> as details become available.

City Council Approves Applicant Appeal of Conditional Use Permit

On September 3, 2024, the Newberg City Council reviewed a request to appeal a Planning Commission order which previously approved with conditions the operation of a vacation rental home at 215 N School Street (File No. APL24-0001/CUP23-0019). According to the application materials, the applicant chose to appeal the Planning Commission decision:

"...because the rules of the decision I would have to pick 2 months out of every 12 months to open my home as a vacation rental this is to restrictive and will not work.

I regret very much that I didn't get to explain to the planning commission what I am in the process of creating at 215 N school, as it will not be a typical vacation rental. This beautiful historic home will be a fine art experience vacation rental, every room will be presented as its own unique gallery space showcasing original one of a kind, Fine Art and Sculpture from all over Europe as well as art created locally, many of the paintings showcased are centuries old. The art will flow into the outdoor space as well with a beautiful fountain and garden areas. I plan on living in my home when it is not occupied, but I need to have it available for at least 10 months out of the year, what I envision for a year is dry few or no bookings in January and February, several days or a weekend in March, April and May and 10-15 days spread out over the whole month in June, July, August, September and then a few days or weekend in October, November, December."

Following extended discussion with both the applicant and Community Development staff, the Newberg City Council approved the appeal request which adopted City Council Order No. 2024-2924 and rescinded Planning Commission Order No. 2024-05 relating to Conditional Use Permit CUP23-0019.

The City Council agenda and accompanying materials are available online at <https://www.newbergoregon.gov/citycouncil/page/city-council-9>.

City Council Approves Development Code Amendments Related to Daycare and Sign Standards

On September 3, 2024, the Newberg City Council reviewed and approved minor Development Code amendments that were previously reviewed by the Planning Commission. Previously, the Planning Commission had recommended approval of these materials to the City Council via Planning Commission Resolution No. 2024-394 and 2024-395. City Council agenda and accompanying materials are available online at <https://www.newbergoregon.gov/citycouncil/page/city-council-9>.

Newberg Code Maintenance Updates Are Coming

The Community Development Department is moving forward with a package of Development Code amendments which are part of the department's "Code Maintenance" work efforts. Tentatively, this will include Planning Commission two work sessions (November and December 2024) to review, comment and provide recommendations on the proposed amendments before the project comes back to the Planning Commission for a recommendation to the Newberg City Council in early 2025.

Local government planning departments perform routine maintenance of the codes, standards, and procedures they are responsible for administering. "Code Maintenance" should be proactive, strategic, and appropriately resourced to implement the comprehensive plan and carry out the policy priorities of the governing body. This work must also be balanced with existing workloads. In the coming year and beyond, Commissioners can expect these Code Maintenance related items to address corrections, clarifications, restructuring and streamlining of language, compliance issues for legal sufficiency, and minor policy changes. The first of these issues is

tentatively expected to include minor changes related to the City's daycare facilities and standards as well as clarifications related to the sign code which were tentatively scheduled for September 2024.

According to Community Development Director Siegel:

Codes need not be overhauled or replaced frequently, nor should they be. But they do need to be maintained, like computer hard drives, automobiles, and other systems that will break down without routine maintenance. Think about what would happen if you did not update your computer operating system from time to time, or if you waited too long to replace your car's oil or battery.

Local governments must address changes in legal, policy, and customer service requirements. For planning departments, this includes changes in state statutes, administrative rules and case law, as well as constitutional issues. Planning must also ensure that codes are consistent with local policies while guiding community planning efforts that often result in new policies. Additionally, planning must respond to changes in the construction industry and best practices in local government.

Vacation Rental Regulations Update Project Coming Soon

The Community Development Department anticipates launching its update for vacation rental homes – also referred as short-term rentals – regulations this fall, likely in September or October. At this time, staff are developing the scope of work and project timeline. However, when additional information on this project is available, it will be added to the project webpage at <https://www.newbergoregon.gov/planning/page/dca24-0003-vacation-rental-home-regulations>.

In anticipation of this projects launch, Newberg City Council members hosted a Community Listening Session on August 22nd which focused on vacation rental home regulations. The agenda and recording for this item are available online at <https://www.newbergoregon.gov/citycouncil/page/city-council-short-term-rentals-policy-listening-session>.