

RECORDING COVER SHEET**(Per ORS 205.234 or ORS 205.244)**

This cover sheet has been prepared by the person presenting the attached instrument for recording.

Any errors in this cover sheet do not effect the Transaction(s) contained in the instrument itself

Multnomah County Official Records
E Murray, Deputy Clerk

2023-059191

09/21/2023 12:57:27 PM

DEED-DEED Pgs=4 Stn=67 ATMH
\$20.00

\$20.00

After recording return to:
Town Developments Inc.
1419 Broadway Street
Vancouver, WA 98663

- 1) **Title(s) of Transaction(s)** ORS 205.234(a)
Statutory Warranty Deed
- 2) **Direct Party/Grantor(s)** ORS 205.125(1)(b) and ORS 205.160
Kobek, Inc, an Oregon Corporation
- 3) **Indirect Party/Grantee(s)** ORS 205.125(1)(a) and ORS 205.160
Towns Developments Inc., Oregon
- 4) **True and Actual Consideration** ORS 93.030
\$120,000.00
- 5) **Send Tax Statements to:**
Same as above



: If this box is checked, the below applies:

If this instrument is being Re-Recorded, complete the following statement, in accordance with ORS 205.244: "Rerecorded at the request of First American Title Company to correct Grantees Name S/B Town Developments Inc., an Oregon Corporation previously recorded in Book and Page , or as Fee Number 2023-053108."

(Legal description if corrected is attached to included certified document of the original.)

submitted 11.2.23

FIRST AMERICAN 4096122-403



After recording return to:
Towns Developments, Inc.
1419 Broadway Street
Vancouver, WA 98663

Until a change is requested all tax
statements shall be sent to the
following address:
Towns Developments, Inc.
1419 Broadway Street
Vancouver, WA 98663

File No.: 7013-4096122 (as)
Date: August 21, 2023

Multnomah County Official Records
E Murray, Deputy Clerk

2023-053108

08/24/2023 01:13:22 PM

DEED-DEED Pgs=2 Stn=10 ATCG
\$10.00 \$11.00 \$10.00 \$60.00

\$91.00

STATUTORY WARRANTY DEED

Kobek, Inc, an Oregon Corporation, Grantor, conveys and warrants to **Towns Developments, Inc., an Oregon**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Multnomah, State of Oregon, described as follows:

PARCEL 2 OF PARTITION PLAT NO. 2023-31, IN THE CITY OF PORTLAND, COUNTY OF MULTNOMAH AND STATE OF OREGON.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.
2. The **2023-2024** Taxes, a lien not yet payable.

The true consideration for this conveyance is **\$120,000.00**. (Here comply with requirements of ORS 93.030)

FIRST AMERICAN 4096122.HW



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THIS SPACE RESERVED FOR RECORDER'S USE

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The true consideration for this conveyance is **\$120,000.00**. (Here comply with requirements of ORS 93.030)

FIRST AMERICAN 4096122.HW

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

Dated this 23 day of August, 2023.

Kobek, Inc.

By: [Signature]
Name: Erik Kazakov
Title: President

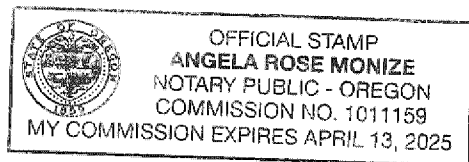
STATE OF Oregon)
County of Clatsop)ss.

This instrument was acknowledged before me on this 23 day of August, 2023
by Erik Kazakov as President of Kobek, Inc., on behalf of the .

[Signature]

Notary Public for Oregon

My commission expires: 4/3/25





CITY OF PORTLAND
Stormwater
Management
Manual

OPERATIONS & MAINTENANCE FORM

STANDARD FORM FOR PRIVATE STORMWATER FACILITIES

☐ This O&M Form supercedes document number _____

(for official county use only)

Multnomah County Official Records
E Murray, Deputy Clerk

2023-068678

11/02/2023 10:19:28 AM

COVE-SSS W Pgs=6 Stn=77 ATLR
\$30.00 \$11.00 \$60.00

\$101.00

This instrument filed for record by LEX/
Fidelity National Title as an accommodation
only. It has not been examined as to its
execution or as to its effect upon the title.

4345 ACCO

PROJECT NAME N Hunt

PERMIT INFORMATION

Permit # 23-088945RS, 23-088944RS

Permit Submittal Date 9-29-2023

SITE INFORMATION (include all parcels)

R# (6 Digits) R241799

Site Address 8623 N Curtis Parcel 2

City/State/Zip Portland, Oregon 97217

Preparation Date: 10-27-2023

OWNER INFORMATION (ALL LEGAL OWNERS)

Name (1) Town Developments Inc.

Name (2) _____

Address (Mailing) 1419 Broadway St.

City / State / Zip Vancouver, WA 98663

O&M PREPARER INFORMATION

Name BTS Development LLC

Address (Mailing) 1419 Broadway St.

City / State / Zip Vancouver, WA 98663

Phone (area code required) 509-939-8877

Email sam.l@btsdevelopments.com

Site Legal Description:

PARCEL 2 OF PARTITION PLAT NO. 2023-31, IN THE CITY OF PORTLAND, COUNTY OF MULTNOMAH AND STATE OF OREGON

Responsible Party for Maintenance (check one)

☐ Homeowners Association

☒ Property Owner

☐ Property Management Company

☐ Tenant

☐ Other (describe) _____

(not Contractor or Consultant)

Contact Information for Responsible Party

Contact Name Vlad Kovtun

Contact Organization Town Developments Inc.

Phone (area code required) 503-888-5186

Email: vlad@towndevelopmentsinc.com

Maintenance Practices and Schedule

These operation and maintenance practices are required in accordance with Portland City Code Chapter 17.38 and associated administrative rules.

The requirements are based on the current version of the *City of Portland Stormwater Management Manual* on the date of permit submittal.

For the **Simplified Approach and Presumptive Approach**, please attach the Standard O&M Plan for each facility type from the *Stormwater Management Manual*, Section 3.3.

For the **Performance Approach**, please attach an approved, site specific O&M Plan per the *Stormwater Management Manual*, Section 3.3.

OPERATIONS & MAINTENANCE FORM

STANDARD FORM FOR PRIVATE STORMWATER FACILITIES

SIGNATURE AND ACKNOWLEDGEMENT

By signing below, the owner accepts and agrees to the terms and conditions contained in this O&M Form and in any document signed by the owner and recorded with this O&M Form. The owner further acknowledges that this form and associated documents have been prepared on their behalf and that they are responsible for the quality and completeness of the O&M Plan. Any failure to comply with the terms of these plans may result in enforcement actions by BES requiring the property owner to restore the stormwater facilities to a functional state as approved under original requirements.

The owner also accepts that the City requires property owners to submit to BES and record, with the appropriate County, complete and accurate O&Ms enforceable under City Code 17.38. Property owners must consult with the City prior to making changes to the O&M Plan to determine if a new permit or O&M submittal is required. Substantial changes to the O&M require City approval prior to recording with the County. Examples include changes to the facility type, discharge point, or total drainage area. A revised O&M must state that it supersedes a previous O&M (with cited county document number; See Page 1).

THIS PAGE MUST BE SIGNED IN THE PRESENCE OF A NOTARY.

Property Owner or Authorized Representative (1) Signature



Property Owner or Authorized Representative (2) Signature

NOTARY SIGNATURE AND STAMP

☐ INDIVIDUAL Acknowledgement

This acknowledgement is intended for property owned by individuals or trusts.

STATE of OREGON county of: _____

This instrument was acknowledged
before me on: (date) _____

By: (owner 1) _____

By: (owner 2) _____

Notary Signature _____

My Commission Expires _____

Notary Seal:

OR ☐ CORPORATE Acknowledgement

This acknowledgement is intended for corporation, government agencies, school districts, or other formal entities

STATE of OREGON county of: CLARK

This instrument was acknowledged 10-27-2023
before me on: (date) _____

By: (representative) Vlad Kovtun

As: (Title) President

Of: (Corporation) Towns Developments Inc.

Notary Signature 

My Commission Expires 02/07/26

Notary Seal:

Notary Public
State of Washington
Angela Tkach
Commission No. 22008958
Commission Expires 02-07-26

OPERATIONS & MAINTENANCE FORM

STANDARD FORM FOR PRIVATE STORMWATER FACILITIES

SITE PLAN

Provide a site plan sketch in the area provided below, or attach a scaled site plan to this submittal that includes all of the information required as described in SWMM Section 3.3, O&M Requirements and Submittals.

STEP 1 – COMPLETE THE FOLLOWING TABLE

Stormwater Facility Type (Chapter 3)	Stormwater Facility Size (sf)	Drainage is from Roof or Lot?	Impervious Area Treated (sf)	Discharge Point
Drywell	48" x 60" 63CI	Roof	1240 SF	Full Infiltration
Totals				

Maintaining the stormwater management facility or facilities listed above and shown on the following (or attached) site plan is a required condition of the City's approval for the identified property. Property owners are required to operate and maintain facilities in accordance with the O&M Plan on file with the City of Portland. This requirement is binding on all current and future owners of the property. Failure to comply with the O&M Plan can trigger an enforcement action, including penalties. The O&M Plan may be modified by written consent of the current owners and the written approval of the Bureau of Environmental Services.

STEP 2 – REQUIRED SITE PLAN

(insert or draw here, or attach separate sheet)

☒ I Have Attached a Site Plan

STANDARD O&M PLAN FOR THE SIMPLIFIED APPROACH

Drywells and Soakage Trenches

Structural components must be operated and maintained in accordance with the design specifications.		
	MAINTENANCE INDICATOR	CORRECTIVE ACTION
	Clogged inlets, maintenance holes, catch basins, or silt traps	Clean gutters, rain drains, catch basins, or silt traps at least twice a year. Remove sediment, debris, and blockages from catch basins, trench drains, curb inlets, and pipes to maintain at least 50% conveyance at all times.
	Cracked drain-pipes, catch basins or maintenance holes	Repair or seal cracks. Replace when repair is insufficient.
	Vegetation encroachment	Prevent large root systems from trees and bushes from damaging subsurface structural components.
	Ponding water	Remove sediment and debris from all accessible components. Repeated ponding in the system may indicate end of facility life. Consult with City prior to decommissioning or replacement activities.

Annual Maintenance Schedule

Summer	Make structural repairs. Clear drains, inlets and catch basins.
Fall	Clean gutters and rain drains; remove sediment and plant debris.
Winter	Monitor infiltration rates.
Spring	Clean gutters and rain drains

Maintenance Records: All facility operators are required to keep an inspection and maintenance log. Record date, description, and contractor (if applicable) for all repairs, landscape maintenance, and facility cleanout activities. Keep work orders and invoices on file and make available upon request of the City inspector.

Access: Maintain ingress/egress per design standards, maintaining access to the entirety of the facility for inspection & maintenance.

Infiltration/Flow Control: Facilities must drain within 48 hours of the end of a rain event. Record time/date, weather, and site conditions when ponding occurs.

Pollution Prevention: All sites must implement Best Management Practices to prevent the introduction of pollutants to stormwater and/or the facilities discharge point. In the event of a spill, call 503-823-7180 to report it immediately and document the circumstances and the corrective action taken; include the date/time, weather and site conditions. Never wash spills into a stormwater facility.

Vectors (Mosquitoes and Rats): Stormwater facilities must not harbor mosquito larvae or rodents that pose a threat to public health or that undermine the facility structure. Record the time/date, weather, and site conditions when vector activity observed. Record when vector abatement started and ended.

Operations and Maintenance Log

Date	Work Performed By	Type of Work	Notes	Initials

