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DTDcompliance@clackamas.us | 503-742-4400.

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DTDcompliance@clackamas.us | 503-742-4400.

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DTDcompliance@clackamas.us | 503-742-4400。

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Clackamas County
www.clackamas.us



NOTICE OF HEARING

April 22, 2026

Moreland Properties LLC
1655 E Layton Dr.
Englewood, CO 80113

RE: County of Clackamas v. Moreland Properties LLC
File: V0003326

Hearing Date: May 12, 2026

Time: This item will not begin before 10:00 AM however it may begin later depending on the length of preceding items.

Location: Hearing will be held by virtual Zoom meeting. Please see attached information regarding the process for the Zoom meeting.

Enclosed you will find the following:

1. Notice of Rights
2. Copy of Complaint and Request for Hearing

You **must** appear at the time set forth in this Notice of Hearing or the relief requested in the **Complaint** may be **granted against you by default**.

You can access the complete hearing packet at <https://www.clackamas.us/codeenforcement/hearings>

You may contact Diane Bautista, Code Compliance Specialist for Clackamas County at (503) 742-4459, should you have any questions about the violation(s) in the **Complaint**. Do not call the Compliance Hearings Officer.

Enclosures

CC: Carl Cox -Compliance Hearings Officer

STATEMENT OF RIGHTS

1. Prior to the Hearing. You have the right to make the following requests:

- (A) You can request the opportunity to review public records and talk to County Staff about the violations or request a subpoena for that purpose if the County does not allow you to do so.
- (B) You can request that the Hearings Officer postpone the hearing for good cause by writing the Hearings Officer at least 7 calendar days prior to the scheduled hearing date.
- (C) You can request that the Hearings Officer decide the matter based exclusively on written materials from the parties or conduct the hearing by phone.

2. Procedure. The hearing will be governed by general rules of procedure designed to allow you to hear and confront the evidence against you, and for you to present evidence favorable to you. You are not required to present any evidence; the burden is on the County to establish by a preponderance of evidence that a violation exists or existed. Either party may, at their own expense, obtain an attorney, to represent that at the hearing. If you wish to be represented by an attorney, they need only notify the County and the Hearings Officer in writing of their intent to appear on your behalf. The County will present evidence first, and then you may question that evidence. You may then present your own evidence, if you wish, and the County may question your evidence. Testimony by witnesses is evidence. The Hearings Officer may inquire into any facts that are relevant to the hearing and may question parties or witnesses about the case. Evidence of a type commonly relied upon by reasonably prudent persons in the conduct of their serious affairs shall be admissible.

3. Record of Proceedings. An audio record will be made of the proceedings when a hearing is conducted. The audio record is available through the Clackamas County Code Enforcement Section and is available to you upon request.

4. Hearings Officer. The Hearings Officer is an independent contractor paid by the County to conduct hearings and render decisions. He/she is not a County employee. His/her function is to preside over the hearing, make a record of proceedings, consider admissible evidence and interpret and apply the law. After the hearing is closed, the Hearings Officer will enter written findings of fact, conclusions of law and any Order deemed proper. If a violation is proven, then the Order may include civil penalties, fines, administrative fees, or may require the respondent to take certain actions, or refrain from certain actions. An Order issued by the Hearings Officer may be a final order or a continuing order. The Hearings Officer Order is the final decision of the County, and may be appealed pursuant to Oregon Law. The Hearings Officer for Clackamas County is:

**Carl Cox
Attorney at Law
14725 NE 20th Street, #D-5
Bellevue, WA 98007**

5. Right to Recess. If, during the course of the hearing, the Respondent or the County requests a recess or postponement, or additional time to present crucial evidence, the Hearings Officer may allow a continuance of the hearing for good cause. The Respondent may also request that the proceedings be continued after the end of the hearing if the Respondent determines that additional evidence should be brought to the attention of the Hearings Officer.

6. Right to Appeal. The Final Order of the Hearings Officer shall set forth the right of the respondent to appeal any adverse Order. Appeal may be taken pursuant to Section 2.07.130 of the Clackamas County Hearing Officer Code, and Oregon Revised Statute 34.010-34.100. If appeal is taken, the appellant is responsible for all costs of appeal including preparation of transcript.



You must have access to the internet or to a telephone line to use the Zoom platform. A Zoom invite has been emailed to wmoreland@comcast.net. A copy of the link is provided below. Once you have joined the meeting, you will be prompted to join as panelist. Please click **JOIN AS PANELIST**.

If you would like to present evidence at the Hearing please email Diane Bautista at DianeBau@clackamas.us or mail your evidence to Diane Bautista at 150 Beaver Creek Rd, Oregon City, Oregon 97045, **no later than 4 working days prior to the hearing**. Staff will process your evidence for the hearing and provide the numbered documents to the Hearings Officer and send them back to you for reference.

If you are unable to participate in a hearing through the Zoom platform, please contact Diane Bautista at 503-742-4459 **within 3 calendar days of receipt of the Notice of Hearing**.

If you are unfamiliar with using the Zoom platform, please perform an internet search of "how to use Zoom" and there are many interactive guides available. **When joining the webinar please accept the request to join as a panelist.**

If you experience difficulties connecting to the Zoom hearing **before** your scheduled start time, please call 971-930-6134 for assistance.

Zoom Invite:

Join from PC, Mac, iPad, or Android:

<https://clackamascounty.zoom.us/j/81959302456?pwd=NAqzUU22a1Qg6DMYTTDEmVMkdb6DEI.1>

Passcode: 453888

Phone one-tap:

+16694449171,,81959302456# US +16699006833,,81959302456# US (San Jose)

Join via audio:

+1 669 444 9171 US

+1 386 347 5053 US

+1 669 900 6833 US (San Jose)

+1 507 473 4847 US

+1 719 359 4580 US

+1 564 217 2000 US

+1 253 205 0468 US

+1 646 876 9923 US (New York)

+1 253 215 8782 US (Tacoma)

+1 646 931 3860 US

+1 346 248 7799 US (Houston)

+1 689 278 1000 US

+1 408 638 0968 US (San Jose)

+1 301 715 8592 US (Washington DC)

+1 309 205 3325 US

+1 305 224 1968 US

+1 312 626 6799 US (Chicago)

+1 360 209 5623 US

Webinar ID: 819 5930 2456

International numbers available: <https://clackamascounty.zoom.us/j/kd1HMptKAK>

Department of Transportation and Development

Nondiscrimination Policy:

The Department of Transportation and Development is committed to non-discrimination. For more information go to: www.clackamas.us/transportation/nondiscrimination

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El Departamento de Transporte y Desarrollo está comprometido con la no discriminación. Para obtener más información, visite: www.clackamas.us/transportation/nondiscrimination

ДОБРО ПОЖАЛОВАТЬ! Russian

Департамент транспорта и развития инфраструктуры стремится к соблюдению политики недопущения дискриминации. Для получения дополнительной информации посетите веб-сайт: www.clackamas.us/transportation/nondiscrimination

欢迎! Chinese (Mandarin)

交通和发展部致力于实现非歧视。如需了解更多信息，请访问 www.clackamas.us/transportation/nondiscrimination

CHÀO MỪNG! Vietnamese

Bộ Vận Tải và Phát Triển cam kết thực thi chính sách không phân biệt đối xử. Để biết thêm thông tin, vui lòng truy cập trang mạng: www.clackamas.us/transportation/nondiscrimination

환영합니다. Korean

운송개발부는 차별 금지를 위해 모든 노력을 기울이고 있습니다. 자세한 내용은 홈페이지 www.clackamas.us/transportation/nondiscrimination

BEFORE THE COMPLIANCE HEARINGS OFFICER
for
COUNTY OF CLACKAMAS

COUNTY OF CLACKAMAS,

Petitioner,

v.

MORELAND PROPERTIES LLC,

Respondent.

File No: V0003326

COMPLAINT AND REQUEST FOR HEARING

I, Diane Bautista, Code Enforcement Specialist for Clackamas County, allege the following:

1.

Respondent's mailing address is: 1655 E. Layton Dr., Englewood, CO 80113.

2.

The Respondent(s) own/owns or occupies the address or location of the violation(s) of law alleged in this Complaint is 14336 S. Union Hall Rd., Mulino, OR 97042 also known as T4S, R2E, Section 09, Tax Lot 00800, and is located in Clackamas County, Oregon. The property is zoned Exclusive Farm Use (EFU) and is the location of violation(s) asserted by the County.

3.

On or about the 4th day of February, 2026 and the 2nd day of April, 2026 the Respondent violated the following laws, in the following ways:

- a. Respondent violated the Clackamas County Zoning and Development Ordinance, Title 12, by not completing the Conditions of Approval for land use file Z0344-17. This violation is a Priority 2 violation pursuant to the Clackamas County Violation Priorities.
- b. Respondent violated the Clackamas County Building Code, Title 9.02 by failing to obtain approved final inspections for E0346522 and B0339322 for fire detection system for a marijuana grow site. This violation is a Priority 1 violation pursuant to the Clackamas County Violation Priorities.

4.

The Department initiating this procedure is the Code Enforcement Section of the Department of Transportation and Development.

5.

Notice of the violations was given to Respondent in the following manner: Violation Notice dated February 4, 2026 and Citation and Complaint 2600033 in the amount of \$925.00 mailed via first class mail on April 2, 2026. A copy of the notice document is attached to this Complaint as exhibits C and D, and incorporated by this reference.

6.

Based on these allegations, petitioner requests that a hearing be set in this matter.

Petitioner seeks an Order from the Hearings Officer granting the following relief:

1. Pursuant to Clackamas County Code Section 2.07.090, ordering Respondent to immediately abate the violation and bring the property at issue into compliance with all laws, and permanently enjoining Respondent from violating these laws in the future;

2. Pursuant to Clackamas County Code Section 2.07.090, imposing a civil penalty against Respondent for each violation, within the range established by the Board of County Commissioners. Said range for a Zoning Ordinance Title 12 Priority 2 violation being \$750.00 to \$2,500.00 per occurrence as provided by Appendix B to the Clackamas County Code; Said range for the Title 9.02 Priority 1 violation being \$1,000.00 to \$3,500.00 per occurrence as provided by Appendix B to the Clackamas County Code;

3. Pursuant to Clackamas County Code Section 2.07.090, ordering Respondent to pay an administrative compliance fee as provided by Appendix A to the Clackamas County Code;

4. Pursuant to Clackamas County Code Section 2.07.090, ordering Respondent to reimburse the County for any expense the County may incur in collection of any penalties, fines or fees that may be imposed:

and

5. Ordering any other relief deemed reasonably necessary to correct the violations.

DATED THIS 21st DAY OF APRIL 2026.

Diane Bautista

Diane Bautista
Code Enforcement Specialist
FOR CLACKAMAS COUNTY

COUNTY OF CLACKAMAS,

Petitioner,

v.

MORELAND PROPERTIES LLC,

Respondent.

File No.: V0003326

STATEMENT OF PROOF

History of Events and Exhibits:

- | | |
|-------------------------------|---|
| January 21, 2026 | Clackamas County received a complaint regarding an authorized marijuana production facility not completing the conditions of approval in land use decision Z0344-17 and work done without permits and/or approved final inspections. |
| January 26, 2026
Exhibit A | Correspondence was sent to the Respondent regarding the alleged violations. |
| February 2, 2026
Exhibit B | I was contacted by Tom Gregg who stated that he has nothing to do with this property. Further research showed on page 2 of the Business Registry an Administrative Dissolution dated October 17, 2019. Tom Gregg was removed from the violation file. |
| February 3, 2026 | I spoke to Doug Moreland and emailed him the Conditions of Approval. He said he would make sure the tenants take care of the requirements. |
| February 4, 2026
Exhibit C | Violation Notice and Land Use Decision Z0344-17 was sent to the Respondent with a deadline of March 4, 2026 to abate the violation. |
| April 2, 2026
Exhibit D | Citation 2600033 was issued for the Priority 2 land use violation in the amount of \$411.00 and Priority 1 building code violation in the amount of \$514.00. This citation was not returned. This citation remains unpaid. |
| April 21, 2026 | The County referred this matter to the Code Enforcement Hearings Officer. |

As the Respondent has not taken the necessary steps to abate the violation and the violation is not due to conditions or circumstances beyond their control, the County is requesting a Final Order and authorization to move the matter to County Counsel for further enforcement action.

However, should the Hearings Officer find that there are mitigating factors in this case, the County would request a Continuing Order requiring the Respondent to:

- Bring the property into compliance with Land Use Decision Z0344-17 within 30 days of the date of the Order by obtaining all required permits and final approved inspections as required in the Conditions of Approval, and;
- Obtain or renew the following permits and receive final approved inspections:
 - B0402991 Expired – Existing Wood Stove
 - B0417300 Expired – Building 1 Greenhouse Heater
 - B0417400 Expired – Building 2 Greenhouse Heater
 - B0417500 Expired – Building 3 Greenhouse Heater
 - B0417600 Expired – Building 4 Greenhouse Heater
 - B0417700 Expired – Building 5 Greenhouse Heater
 - B0417800 Expired – Building 6 Greenhouse Heater
 - B0418000 Expired – Building 8 Greenhouse Heater
 - B0418100 Expired – Building 9 Greenhouse Heater
 - B0418200 Expired – Building 10 Greenhouse Heater
 - B0418300 Expired – Building 11 Greenhouse Heater
 - B0418400 Expired – Building 12 Greenhouse Heater
 - E0346522 Expired – Install new fire system
 - E0052218 Expired – Electrical service to greenhouses 1 through 6 and odor control
 - B0339322 Not issued – Installation of fire detection system
- The County will submit a timely Post Hearing Status Report. The report will be sent to the Code Enforcement Hearing Officer and to the Respondent. The report may include the following recommendations:
 - The imposition of civil penalties for the zoning ordinance violation of up to \$2,500.00 for date cited April 2, 2026.
 - The imposition of civil penalties for the building code violation of up to \$3,500.00 for date cited April 2, 2026.
 - Payment for Citation 2600033 for \$925.00 issued on April 2, 2026.
 - The administrative compliance fee be imposed from March 2026 until the violation is abated. As of this report the total amount due is \$200.00.

- Hearings Officer to authorize the County further enforcement action including to proceed to Circuit Court.



January 26, 2026

Moreland Properties LLC
1655 E Layton Dr.
Englewood, CO 80113

Thomas M Gregg – Registered Agent
1647 SE Rex St.
Portland, OR 97202

Subject: Alleged Violations of the Building Code, Chapter 9.02.040 and of the Zoning and Development Ordinance, Title 12, Section 401 of the Clackamas County Code

Site Address: 14336 S Union Hall Rd. Mulino, OR 97042

Legal Description: T4S, R2E, Section 09, Tax Lot 800

It has come to the attention of Clackamas County Code Enforcement that electrical and mechanical work may have been done without the benefit of permits.

This may constitute a violation of the Building Code, Chapter 9.02.040 of the Clackamas County Code.

In addition, a violation of conditions of approval may exist at the above referenced property.

This may constitute a violation of the Zoning and Development Ordinance, Title 12, Section 401 of the Clackamas County Code.

Please contact Diane Bautista, Code Enforcement Specialist, within ten (10) days of the date of this letter in order to discuss this matter.

E-mail address is dianebau@clackamas.us

Telephone number is 503-742-4459

Please note that a \$100.00 monthly Administrative Compliance Fee will be assessed if a violation has been determined and has not been abated.

Department of Transportation and Development

Nondiscrimination Policy:

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¡LE DAMOS LA BIENVENIDA! Spanish

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ДОБРО ПОЖАЛОВАТЬ! Russian

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欢迎! Chinese (Mandarin)

交通和发展部致力于实现非歧视。如需了解更多信息，请访问 www.clackamas.us/transportation/nondiscrimination。

CHÀO MỪNG! Vietnamese

Bộ Vận Tải và Phát Triển cam kết thực thi chính sách không phân biệt đối xử. Để biết thêm thông tin, vui lòng truy cập trang mạng: www.clackamas.us/transportation/nondiscrimination.

환영합니다. Korean

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Business Name Search

[New Search](#)

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Business Entity Data

01-23-2026

15:01

Registry Nbr	Entity Type	Entity Status	Jurisdiction	Registry Date	Next Renewal Date	Renewal Due?
305661-94	DLLC	INA	OREGON	08-15-2005		
Entity Name	MORELAND PROPERTIES, LLC					
Foreign Name						

[New Search](#)

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Associated Names

Type	PPB	PRINCIPAL PLACE OF BUSINESS					
Addr 1	1647 SE REX ST						
Addr 2							
CSZ	PORTLAND	OR	97202		Country	UNITED STATES OF AMERICA	

Please click [here](#) for general information about registered agents and service of process.

Type	AGT	REGISTERED AGENT			Start Date	08-15-2005	Resign Date	
Name	THOMAS	M	GREGG					
Addr 1	1647 SE REX ST							
Addr 2								
CSZ	PORTLAND	OR	97202		Country	UNITED STATES OF AMERICA		

Type	MGR	MANAGER			Resign Date	
Name	THOMAS	M	GREGG			
Addr 1	1647 SE REX ST					
Addr 2						
CSZ	PORTLAND	OR	97202		Country	UNITED STATES OF AMERICA

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Name History

Business Entity Name	Name Type	Name Status	Start Date	End Date
MORELAND PROPERTIES, LLC	EN	CUR	08-15-2005	

Please [read](#) before ordering [Copies](#).

[New Search](#)

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Summary History

Image Available	Action	Transaction Date	Effective Date	Status	Name/Agent Change	Dissolved By
	ADMINISTRATIVE DISSOLUTION	10-17-2019		SYS		
	ANNUAL REPORT PAYMENT	07-25-2018		SYS		
	ANNUAL REPORT PAYMENT	07-20-2017		SYS		
	ANNUAL REPORT PAYMENT	07-11-2016		SYS		
	ANNUAL REPORT PAYMENT	07-15-2015		SYS		
	ANNUAL REPORT PAYMENT	07-11-2014		SYS		
	ANNUAL REPORT PAYMENT	07-11-2013		SYS		
	ANNUAL REPORT PAYMENT	07-13-2012		SYS		
	ANNUAL REPORT PAYMENT	07-11-2011		SYS		
	ANNUAL REPORT PAYMENT	07-08-2010		SYS		
	ANNUAL REPORT PAYMENT	08-27-2009	08-26-2009	SYS		
	ANNUAL REPORT PAYMENT	08-05-2008		SYS		
	ANNUAL REPORT PAYMENT	09-18-2007		SYS		
	AMENDED ANNUAL REPORT	09-13-2006		FI		
	ARTICLES OF ORGANIZATION	08-15-2005		FI	Agent	

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February 4, 2026

Moreland Properties LLC
1655 E. Layton Drive
Englewood, CO 80113

SUBJECT: Violation of Clackamas County Zoning and Development Ordinance, Title 12, Section 841 and 401 and Clackamas County Building Code, Title 9.02.040 (B) (C) and (D)

VIOLATION: V0003326

ZONING: Exclusive Farm Use (EFU)
SITE ADDRESS: 14336 S. Union Hall Rd., Mulino, OR 97042
LEGAL DESCRIPTION: T4S, R2E, Section 09, Tax Lot 00800
PRIORITY: 1

This letter serves as a notice of violations of the Clackamas County Code. The violations include:

- Noncompliance of Conditions of Approval for Z0344-17
- Electrical permit E0346522 expired – Installation of fire detection system
- Mechanical permit B0339322 expired – Installation of fire detection system

VIOLATIONS & HOW TO RESOLVE

Non-Compliance of Conditions of Approval for Land Use File Z0344-17-MJ

On June 21, 2017 Land Use file Z0344-17-MJ was approved for indoor marijuana production. This Land Use approval requires that the attached Conditions of Approval be met. In order to abate the violation, you must complete all Conditions **no later than March 4, 2026**.

Failure to obtain final permits and inspections for the installation of a fire detection system

The installation of a fire detection system without approved final inspections constitutes a violation of Clackamas County Building Code, Title 9.02.040 (B) and (C). In order to abate the violation, please complete the following **no later than March 4, 2026:**

- Renew and/or obtain electrical and mechanical permits for the installation of the fire detection system.
 - Schedule all inspections so that final inspections may be obtained not later than 15 days from the date the permits are issued.

CONTACT INFORMATION

Building – If you have questions concerning permitting requirements please contact the building department at 503-742-4240 or on-line at bldservice@clackamas.us.

Planning – If you have questions concerning land use requirements please contact the Land Use and Planning Department at 503-742-4500 or on-line at ZoningInfo@clackamas.us.

You may also stop by the Planning, Permitting and Code Enforcement Offices at the Development Services Building, 150 Beaver Creek Road, Oregon City. The lobby is open between the hours of 8:00 a.m. to 4:00 p.m. Monday through Thursday.

If you have any questions my direct telephone number is 503-742-4459 and my email is dianebau@clackamas.us.

ITEMS INCLUDED IN THIS PACKET

1. Violation Letter
2. Required Notice of Fines and Penalties



Diane Bautista
Code Enforcement Specialist
Clackamas County Code Enforcement

Important Notices

1. **Administrative Compliance Fees.** It is important that you contact the Code Enforcement Section to resolve the violations described in the enclosed letter. **An administration compliance fee of \$100 will now be assessed monthly until the violations are abated.**
2. **Failure to resolve those violations may result in one or more of the following:** (1) a citation and fine, and (2) referral of this matter to the County Code Enforcement Compliance Hearings Officer, and (3) a lien being placed against the subject property for the amount due from citations and fees which will accrue interest.
3. **Request for a Hearing:** If you dispute the existence of the violations described in the enclosed letter you may request a hearing before the Hearings Officer by sending a written request for a hearing, including your name and address to: Code Enforcement Section, 150 Beaver Creek Rd., Oregon City, OR 97045, or to codeenforcement@clackamas.us.
4. **Potential Fines and Penalties:** The Clackamas County Code provides for Citation fine amounts of up to \$514 and additional civil penalties imposed by the Hearings Officer of up to \$3,500 for each day the County verifies the noncompliance. Fine amounts and civil penalties may be assessed for each cited violation and may be assessed separately against each named party. In addition, the Hearings Officer may order the violation to be abated by the County at the expense of the property owner(s) and responsible parties.
5. **Non-Compliance may result in a lien upon your property:** Fines and costs are payable upon the effective date of the final order declaring the fine and costs. Fines and costs under this Chapter are a debt owing to the County, pursuant to ORS 30.460, and may be collected in the same manner as any other debt allowed by law. If fines or costs are not paid within 60 days after payment is ordered, the County may file and record the order for payment in the County Clerk Lien Record.
6. **Final Order may be enforced in Circuit Court:** Also, be advised that non-compliance with a Hearings Officer's Order may result in the matter being referred to County Counsel for legal action in Circuit Court which may result in additional penalties or other sanctions.
7. **Recurrences will result in additional Citations:** Finally, recurrences of abated violations may result in the issuance of a citation without prior notice.



MIKE McCALLISTER
PLANNING AND ZONING DIRECTOR

DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT

DEVELOPMENT SERVICES BUILDING
150 BEAVERCREEK ROAD OREGON CITY, OR 97045

NOTICE OF TYPE I LAND USE ACTION

This document represents the Findings and Conditions of Approval of a Type I Land Use Permit. It contains four parts: 1) Summary; 2) Decision; 3) Conditions of Approval; and 4) Findings.

SECTION I: SUMMARY

Date: June 21, 2017

File No. Z0344-17-MJ

Staff Contact: Ben Blessing, (503) 742-4521

Map & Taxlot: T4S R2E Section 09 Tax Lot 00800 and 00807

Site Address: 14336 S Union Hall Road

Applicant: Adam Berk, 9730 Grand Estates Way, Boca Raton, FL 33496

Owner of Subject Tract: Stem Holdings, Inc. (Per submitted contract)

Total Area Involved: Approximately 13.52 Acres

Zoning: Exclusive Farm Use District (EFU)

Proposal: Indoor marijuana production in twelve 125' by 30' existing greenhouses. Additionally, one 68' by 40' existing barn will be used for drying, and one 52' by 48' existing barn will be used for processing (meaning, preparing, packing, weighing, etc., not processing of concentrates or extracts). A small outbuilding containing water cisterns will also be constructed.

Applicable Approval Criteria & Review Procedure: This application is subject to the standards and criteria of Clackamas County Zoning and Development Ordinance (ZDO) Section 841 and 401. This application is being processed as a Type I Permit, pursuant to Section 1307. A Type I Permit is ministerial in nature and involves a land use action governed by non-discretionary standards and clear and objective approval criteria.

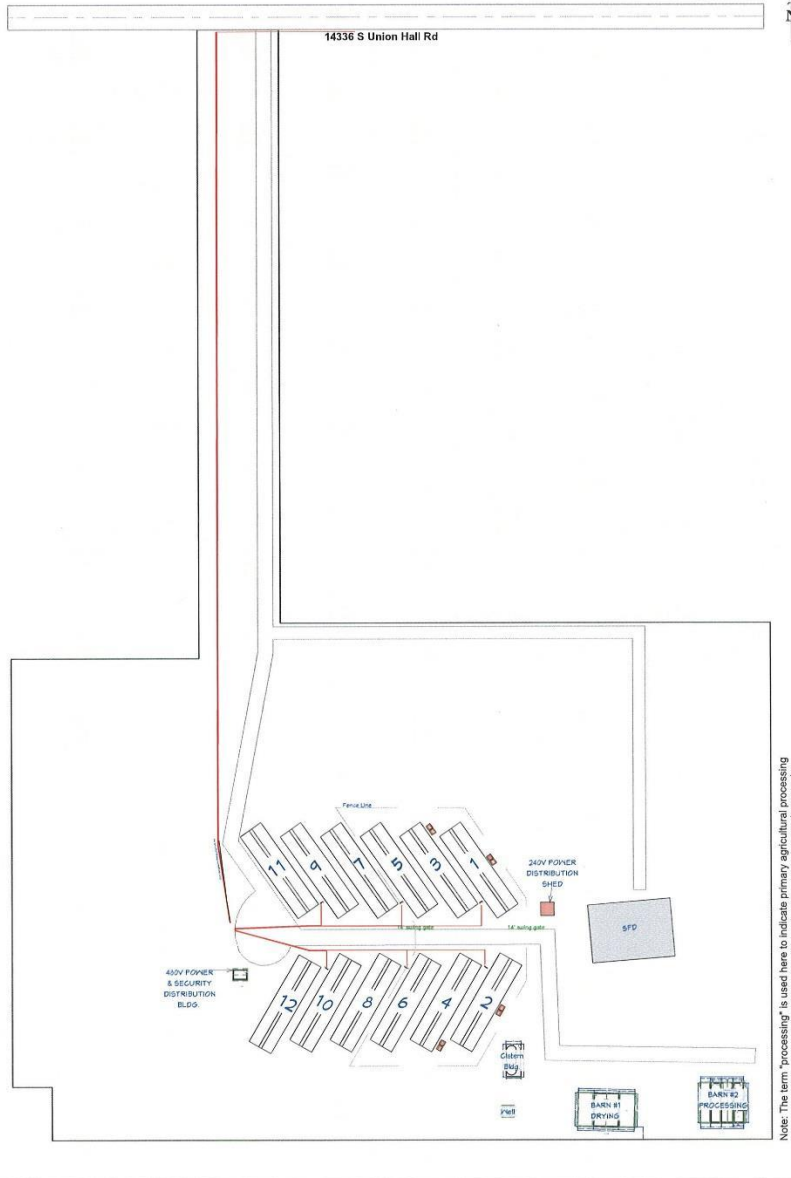
Site Plan

Exhibit 4



TJ'S ORGANICS
MULINO FARM

SITE PLAN
1/4" = 25'



Note: The term "Processing" is used here to indicate primary agricultural processing processes such as curing and trimming. No marijuana processing, as that term is defined in CCZDO section 202, is proposed as part of the current application.

Scale as indicated above if printed at original 11"x17"

SECTION II: DECISION

It is the decision of the Planning & Zoning Division to preliminarily approve this application for Marijuana Production, subject to the Conditions of Approval outlined below:

SECTION III: CONDITIONS OF APPROVAL

I) General Conditions:

1. Approval of this Marijuana Production application is based on the submitted materials dated June 9, 2017. No work shall occur under this permit beyond that specified in this decision. It shall be the responsibility of the property owner(s) to comply with this decision and the limitations of approval described herein.
2. This application is subject to the applicable standards of the underlying EFU Zoning District.
3. For new structures used for indoor marijuana production:

No new development permits (building, plumbing, electrical, ag exempt) shall be issued until the stamped odor filtration system required under Subsection 841.03(H)(1-7) and the noise study required under Subsection 841.03(I) are submitted and approved by the Planning and Zoning Department

4. Approval Period: Approval of this Marijuana Production application under Subsection 841.03 is valid for four years from the date of the final decision. If the County's final decision is appealed, the approval period shall commence on the date of the final appellate decision. During this four-year period, the approval shall be implemented, or the approval will become void.

- A) Implemented means all major development permits shall be obtained and maintained for the approved Marijuana Production, or if no major development permits are required to complete the development contemplated by the approved Marijuana Production, implemented means all other necessary County development permits (e.g., grading permit, building permit for an accessory structure) shall be obtained and maintained. A major development permit is:
 - i. A building permit for a new primary structure that was part of the approved development; or
 - ii. A permit issued by the County for parking lot or road improvements required by the approved development.

II) Access Conditions:

1. Access to grow site shall be from S Union Hall Road.

III) Lighting Conditions:

1. Light cast by light fixtures inside any building used for Marijuana Production shall not be visible outside the building from 7:00 p.m. to 7:00 a.m. the following day.
2. Outdoor marijuana grow lights shall not be illuminated from 7:00 p.m. to 7:00 a.m. the following day.
3. Light cast by exterior light fixtures other than marijuana grow lights (e.g., security lights, driveway lights) shall not be directed skyward and shall be directed within the boundaries of the subject tract.

IV) Building Odor / Filtration Conditions:

1. For any building that is used for Marijuana Production (i.e., Indoor Production), where “building” means the building, or portion thereof, that is used for Marijuana Production:
 - A) The building shall be equipped with an activated carbon filtration system for odor control to ensure that air leaving the building through an exhaust vent first passes through an activated carbon filter.
 - B) The filtration system shall consist of one or more fans and activated carbon filters. At a minimum, the fan(s) shall be sized for cubic feet per minute (CFM) equivalent to the volume of the building (length multiplied by width multiplied by height) divided by three. The filter(s) shall be rated for the applicable CFM.
 - C) The filtration system shall be maintained in working order and shall be in use. The filters shall be changed a minimum of once every 365 days.
 - D) Negative air pressure shall be maintained inside the building.
 - E) Doors and windows shall remain closed, except for the minimum length of time needed to allow people to ingress or egress the building.
 - F) The filtration system shall be designed by a mechanical engineer licensed in the State of Oregon. The engineer shall stamp the design and certify that it complies with Subsection 841.03(H).
 - G) An alternative odor control system is permitted if the applicant submits a report by a mechanical engineer licensed in the State of Oregon demonstrating that the alternative system will control odor as well or better than the activated carbon filtration system otherwise required.

V) Noise Conditions:

1. If generators; mechanical equipment used for heating, ventilating, air conditioning, or odor control; or other machinery is proposed in conjunction with the Marijuana Production, the applicant shall submit a noise study by an acoustic engineer licensed in

the State of Oregon, demonstrating that said equipment will not produce sound that, when measured at any lot line of the subject tract, exceeds 50 dB(A).

VI) Security Camera Conditions:

1. If used, security cameras shall be directed to record only the subject tract and may be directed to public rights-of-way as applicable, except as required to comply with licensing requirements of the Oregon Liquor Control Commission (OLCC) or registration requirements of the Oregon Health Authority (OHA).

VII) Waste Management Conditions:

1. Marijuana waste shall be stored in a secured waste receptacle in the possession of and under the control of the OLCC licensee or OHA registrant.

VIII) Fencing Conditions:

1. The maximum height of any fencing on the subject tract shall be 10 feet. Fences, walls, or other barriers shall not be electrified, or use barbed wire, razor wire, concertina coils, anti-climb spikes or any other similar security feature designed to discourage ingress through the potential of causing bodily harm.

SECTION IV: FINDINGS

I. Project Overview:

The roughly 13.52-acre subject property, zoned EFU, fronts on and has direct access to S Union Hall Road. The site is developed with an existing structure, several greenhouses and a couple outbuildings with slopes of less than 15 percent. The proposed recreational marijuana activities are as follows:

Indoor marijuana production in twelve 125' by 30' existing greenhouses. Additionally, one 68' by 40' existing barn will be used for drying, and one 52' by 48' existing barn will be used for processing (meaning, preparing, packing, weighing, etc., not processing of concentrates or extracts). A small outbuilding containing water cisterns will also be constructed.

II. ZDO Section 841:

Section 841 of the ZDO — “Marijuana Production, Processing & Retailing” — sets forth the process, standards and requirements for reviewing the production, processing and retailing of marijuana. The proposed Marijuana Production is subject to the criteria and standards of Section 841 that are outlined below:

841.01 APPLICABILITY

Section 841 applies to:

A. Marijuana production in the AG/F, EFU, FF-10, RRF-5, and TBR Districts;

Finding: The applicant is proposing Marijuana Production in the EFU District. Therefore, Section 841 applies.

841.02 PROCEDURE

Marijuana production and marijuana retailing require review as Type I applications pursuant to Section 1307, *Procedures*. Marijuana processing requires review as a Type II application pursuant to Section 1307.

Finding: The applicant is proposing Marijuana Production, which is being reviewed as a Type I application, subject to Section 1307.

841.03 MARIJUANA PRODUCTION AND MARIJUANA PROCESSING

Marijuana production and marijuana processing shall be subject to the following standards and criteria:

841.03 MARIJUANA PRODUCTION

Marijuana production shall be subject to the following standards and criteria:

A. Outdoor Production.

1. Outdoor production means producing marijuana:
 - a. In an expanse of open or cleared ground; or
 - b. In a greenhouse, hoop house, or similar non-rigid structure that does not utilize any artificial lighting on mature marijuana plants, including but not limited to electrical lighting sources. A mature marijuana plant is a marijuana plant that is flowering.
2. Outdoor production is prohibited in the FF-10 and RRFF-5 Districts but is permitted in the AG/F, EFU, and TBR Districts. Where permitted, outdoor production is subject to the same standards and criteria as indoor production, except where specifically noted.

Finding: Outdoor marijuana is not proposed. The criteria is not applicable.

B. Minimum Tract Size. A minimum tract size standard shall apply as follows:

1. In the FF-10 and RRFF-5 Districts, the subject tract shall be a minimum of five acres, except that if the majority of abutting lots of record are equal to or greater than two acres, the subject tract shall be a minimum of two acres. Abutting lots of record include lots of record that are contiguous to the subject tract, as well as lots of record directly across any access drive, or private, public, or county road, provided the functional classification of the road is below that of a collector.
2. In the AG/F, EFU, and TBR Districts, the subject tract shall be a minimum of two acres, except that if outdoor production is proposed, the subject tract shall be a minimum of five acres.

Finding: The 13.52-acre subject property is located in the EFU District. Outdoor Production is not proposed. Therefore, the subject tract meets the 2-acre minimum lot size. This criteria is met.

F. Access. The subject tract shall have frontage on, and direct access from, a constructed public, county, or state road, or take access on an exclusive road or easement serving only the subject tract. However, this standard will be waived if the subject tract takes access via a private road or easement which also serves other properties and evidence is provided by the applicant, in the form of a petition, that all other property owners who have access rights to the private road or easement agree to allow the specific marijuana production described in the application. Such evidence shall include any conditions stipulated in the agreement.

Finding: The subject tract has frontage on, and direct access from, S Union Hall Road, which is a constructed county road. This criteria can be met.

G. Lighting. Lighting shall be regulated as follows:

1. Light cast by light fixtures inside any building used for marijuana production shall not be visible outside the building from 7:00 p.m. to 7:00 a.m. the following day.
2. Marijuana grow lights located outside a building shall not be illuminated from 7:00 p.m. to 7:00 a.m. the following day.
3. Light cast by exterior light fixtures other than marijuana grow lights (e.g., security lights, driveway lights) shall not be directed skyward and shall be directed within the boundaries of the subject tract.

Finding: Applicant states that exterior lighting will not be used. Light deprivation curtains will be used in the greenhouses to keep light from escaping the greenhouses. The applicable standards of this Subsection are outlined above as Conditions of Approval. This criteria can be met.

H. Odor. As used in Subsection 841.03(G), building means the building, or portion thereof, used for marijuana production or marijuana processing. However, Subsection 841.03(G) does not apply to a building approved as part of outdoor production pursuant to Subsection 841.03(A)(2)(b).

1. The building shall be equipped with an activated carbon filtration system for odor control to ensure that air leaving the building through an exhaust vent first passes through an activated carbon filter.
2. The filtration system shall consist of one or more fans and activated carbon filters. At a minimum, the fan(s) shall be sized for cubic feet per minute (CFM) equivalent to the volume of the building (length multiplied by width multiplied by height) divided by three. The filter(s) shall be rated for the applicable CFM.
3. The filtration system shall be maintained in working order and shall be in use. The filters shall be changed a minimum of once every 365 days.
4. Negative air pressure shall be maintained inside the building.
5. Doors and windows shall remain closed, except for the minimum length of time needed to allow people to ingress or egress the building.
6. The filtration system shall be designed by a mechanical engineer licensed in the State of Oregon. The engineer shall stamp the design and certify that it complies with Subsection 841.03(G).
7. An alternative odor control system is permitted if the applicant submits a report by a mechanical engineer licensed in the State of Oregon demonstrating that the alternative system will control odor as well or better than the activated carbon filtration system otherwise required.

Finding: Applicant has made a statement that he will comply with this standard. The applicable standards of this Subsection are outlined above as Conditions of Approval. This criteria can be met.

- I. Noise. The applicant shall submit a noise study by an acoustic engineer licensed in the State of Oregon. The study shall demonstrate that generators as well as mechanical equipment used for heating, ventilating, air conditioning, or odor control will not produce sound that, when measured at any lot line of the subject tract, exceeds 50 dB(A).

Finding: Applicant has made a statement that he will comply with this standard. The applicable standards of this Subsection are outlined above as Conditions of Approval. This criteria can be met.

- J. Security Cameras. If used, security cameras shall be directed to record only the subject tract and may be directed to public rights-of-way as applicable, except as required to comply with licensing requirements of the Oregon Liquor Control Commission (OLCC) or registration requirements of the Oregon Health Authority (OHA).

Finding: Applicant states that "cameras will be directed to record the subject property only..." The applicable standards of this Subsection are outlined above as Conditions of Approval. This criteria can be met.

- K. Water. The applicant shall submit proof of a legal source of water as evidenced by:

2. A statement from a public or private water provider that water is supplied by that water provider. The statement shall include the name and contact information of the water provider;

Finding: The applicant has submitted a statement from NRC Environmental Services, including the name and contact information for said company. This criteria is met.

- K. Waste Management. Marijuana shall be stored in a secured waste receptacle in the possession of and under the control of the OLCC licensee or OHA registrant.

Finding: Applicant states that marijuana waste will be in a fenced area as depicted on the site plan. The applicable standards of this Subsection are outlined above as Conditions of Approval. This criteria can be met.

- N. Fencing. The maximum height of any fencing on the subject tract shall be 10 feet. Fences, walls, or other barriers shall not be electrified, or use barbed wire, razor wire, concertina coils, anti-climb spikes or any other similar security feature designed to discourage ingress through the potential of causing bodily harm.

Finding: No fencing information was submitted. Any fencing used shall adhere to the standards listed above. The applicable standards of this Subsection are outlined above as Conditions of Approval.

Clackamas County Official Records
Sherry Hall, County Clerk

2022-028441

05/16/2022 02:59:01 PM

D-D Cnt=1 Stn=73 LESLIE
\$25.00 \$16.00 \$10.00 \$62.00

\$113.00

**This document prepared by and after
recording, return to:**

MORELAND PROPERTIES, LLC
1655 E. Layton Drive
Englewood, CO 80113

**Until requested otherwise send
all tax statements to:**

MORELAND PROPERTIES, LLC
1655 E. Layton Drive
Englewood, CO 80113

Space above this line for Recorder's Use

Oregon Statutory Special Warranty Deed

FOODY REAL ESTATE HOLDINGS LLC, a Wyoming limited liability company, Grantor, hereby conveys and specially warrants to **MORELAND PROPERTIES, LLC**, a Colorado limited liability company, Grantee, the real property described on **Exhibit A** attached hereto, free of all liens and encumbrances created or suffered by Grantor.

This conveyance is made and accepted subject to the "Permitted Exceptions" on **Exhibit B** attached hereto and incorporated herein by reference.

The true consideration for this conveyance is THREE MILLION FOUR HUNDRED NINETY THOUSAND and No/100 Dollars (\$3,490,000.00).

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.

5th IN WITNESS WHEREOF, Grantor has executed this Statutory Special Warranty Deed this May, 2022.

GRANTOR:

FOODY REAL ESTATE HOLDINGS LLC
a Wyoming limited liability company

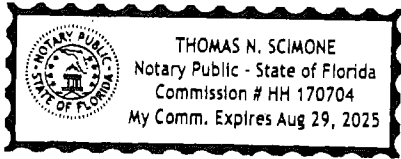
By: [Signature]
Name: [Signature]
Title: Member

GRANTOR'S ADDRESS:

FOODY REAL ESTATE HOLDINGS LLC
c/o Lowitt & Associates, LLP
38 Loading Rock Rd
Riverside, CT 06878
Attn: Mickey Lowitt

STATE OF Florida)
COUNTY OF Palm Beach) ss.

I hereby certify that on this 5 day of May, 2022, before the undersigned, a Notary Public of the State and County aforesaid personally appeared Member, the Joseph A Foody of Foody Real Estate Holdings LLC, a Wyoming limited liability company, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within deed and did acknowledge under penalty of perjury that the consideration set forth herein is correct, including the amount of any mortgage or deed of trust assumed by the Grantee.



[Signature]
Printed Name: Thomas N. Scimone

My Commission Expires:
Aug 29, 2025

Exhibit A

Legal Description

PARCEL I:

A TRACT OF LAND IN THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 9, TOWNSHIP 4 SOUTH, RANGE 2 EAST, OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF CLACKAMAS AND STATE OF OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF SAID NORTHEAST ONE-QUARTER THAT LIES 1006.73 FEET WEST FROM THE NORTHEAST CORNER THEREOF; THENCE SOUTH 0°35'59" EAST ALONG THE LINE PARALLEL WITH THE WEST LINE OF SAID NORTHWEST ONE-QUARTER, 702.61 FEET;

THENCE SOUTH 89°40'40" EAST ALONG THE LINE PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST ONE-QUARTER, 585.29 FEET TO A POINT IN THE WEST LINE OF A CERTAIN TRACT OF LAND CONVEYED TO NORRIS W. KING AND VIOLET M. KING AND DESCRIBED IN VOLUME 289, PAGE 0194, DEED RECORDS;

THENCE SOUTH 0°09'22" EAST ALONG THE WEST LINE OF SAID KING TRACT AND ALONG THE LINE PARALLEL WITH THE EAST LINE OF SAID NORTHWEST ONE-QUARTER, 607.91 FEET TO THE SOUTHWEST CORNER OF SAID KING TRACT SAID LAST MENTIONED SOUTHWEST CORNER ALSO BEING ON THE SOUTH LINE OF SAID NORTHEAST ONE-QUARTER;

THENCE NORTH 89°36'47" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST ONE-QUARTER, 529.44 FEET; THENCE NORTH 0°22'40" WEST ALONG THE LINE PARALLEL WITH THE WEST LINE OF SAID NORTHEAST ONE-QUARTER, 557.92 FEET;

THENCE NORTH 89°40'40" WEST ALONG THE LINE PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST ONE-QUARTER, 123.00 FEET; THENCE NORTH 0°35'59" WEST ALONG THE LINE PARALLEL WITH THE WEST LINE OF SAID NORTHWESTERLY ONE-QUARTER, 723.03 FEET TO THE NORTH LINE THEREOF;

THENCE SOUTH 89°40'40" EAST ALONG THE NORTH LINE OF SAID NORTHWEST ONE-QUARTER, 69.68 FEET TO THE TRUE POINT OF BEGINNING.

THE LEGAL DESCRIPTION WAS CREATED PRIOR TO JANUARY 01, 2008.

PARCEL II:

A TRACT OF LAND LOCATED IN THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 9, TOWNSHIP 4 SOUTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF CLACKAMAS AND STATE OF OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF SAID NORTHEAST ONE-QUARTER, 1076.42 FEET WEST OF THE NORTHEAST CORNER THEREOF SAID POINT BEING THE TRUE POINT OF BEGINNING FOR THE TRACT HEREIN DESCRIBED;

THENCE SOUTH 0°35'59" EAST ALONG THE LINE PARALLEL WITH THE WEST LINE OF SAID NORTHWEST ONE-QUARTER 752.03 FEET;

THENCE SOUTH 89°40'40" EAST ALONG THE LINE PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST ONE-QUARTER, 123.00 FEET;

THENCE SOUTH 0°22'40" EAST PARALLEL WITH THE WEST LINE OF SAID NORTHEAST ONE-QUARTER, 557.92 FEET TO A POINT IN THE SOUTH LINE OF A CERTAIN TRACT OF LAND DESCRIBED IN A CONTRACT TO ARCHIE H. MCNEIL, ET UX, RECORDED MAY 18, 1967 IN VOLUME 690, PAGE 0447, DEED RECORDS, SAID POINT ALSO BEING ON THE SOUTH LINE OF SAID NORTHEAST ONE-QUARTER;

THENCE NORTH 89°36'47" WEST ALONG SAID SOUTH LINE 318.82 FEET TO THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID ARCHIE MCNEIL TRACT;

THENCE NORTH ALONG THE WEST LINE OF SAID MCNEIL TRACT 49.83 FEET TO AN ANGLE CORNER IN THE SOUTH LINE OF SAID MCNEIL TRACT;

THENCE WEST ALONG SAID SOUTH LINE 49.50 FEET TO AN ANGLE CORNER IN THE SOUTH LINE OF SAID MCNEIL TRACT LAST SAID ANGLE CORNER BEING IN THE WEST LINE OF THE NORTHEAST ONE-QUARTER OF SAID NORTHWEST ONE-QUARTER;

THENCE NORTH 0°22'40" WEST ALONG THE WEST LINE OF THE NORTHEAST ONE-QUARTER OF SAID NORTHWEST ONE-QUARTER, 508.00 FEET TO THE MOST SOUTHERLY SOUTHWEST CORNER OF A CERTAIN TRACT OF LAND DESCRIBED IN A CONTRACT TO DAVID A. MCNEIL RECORDED OCTOBER 26, 1976 AS FEE NO. 76038137, FILM RECORDS;

THENCE SOUTH 89°40'40" EAST ALONG THE SOUTH LINE OF SAID DAVID MCNEIL TRACT 225.00 FEET TO THE SOUTHEAST CORNER THEREOF SAID SOUTH LINE OF SAID DAVID MCNEIL TRACT ALSO BEING PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST ONE-QUARTER;

THENCE NORTH 0°35'59" WEST ALONG THE EAST LINE OF SAID DAVID MCNEIL TRACT 752.03 FEET TO THE NORTHEAST CORNER THEREOF SAID LAST MENTIONED NORTHEAST CORNER ALSO LYING ON THE NORTH LINE OF SAID NORTHEAST ONE-QUARTER;

THENCE SOUTH 89°40'40" EAST ALONG THE NORTH LINE OF SAID NORTHEAST ONE-QUARTER, 20.00 FEET TO THE TRUE POINT OF BEGINNING.

THE LEGAL DESCRIPTION WAS CREATED PRIOR TO JANUARY 01, 2008.

Address: 14336 South Union Hall Road, Mulino, OR
Tax ID: 01026589

Exhibit B

Permitted Encumbrances

1. Taxes and assessments for the year 2022 that have become a lien against the property but are not yet due and payable.
2. Easement, including terms and provisions contained therein:
Recording Information: December 4, 1979 as Fee No. 79053670
In Favor of: Portland General Electric Company
For: Underground distribution line
3. Easement, including terms and provisions contained therein:
Recording Information: November 7, 2017 as Fee No. 2017 076142
In Favor of: Portland General Electric Company
For: Utility right of way



Citation No. 2600033

Case No. V0003326

ADMINISTRATIVE CITATION

Date Issued: April 2, 2026

Name and Address of Person(s) Cited:

Name: Moreland Properties LLC
Mailing Address: 1655 E. Layton Drive
City, State, Zip: Englewood, CO 80113

Date Violation(s) Confirmed: On the 2nd day of April, 2026 the person(s) cited committed or allowed to be committed, the violation(s) of law described below, at the following address:

Address of Violation(s): 14336 S. Union Hall Rd., Mulino, OR 97042

Legal Description: T4S, R2E Section 09, Tax Lot(s) 00800

Law(s) Violated:

- Chapter 9.02 of CCC Application and Enforcement of the Clackamas County Building Code, Section 9.02.040
- Title 12 and 13 of CCC Zoning and Development Ordinance, Section 841 and 401

Description of the violation(s):

- 1) Noncompliance of Conditions of Approval for Land Use decision Z0344-17

Maximum Civil Penalty \$2,500.00 Fine \$411.00

- 2) Failure to obtain approved final inspections for E0346522 and B0339322 for fire detection system

Maximum Civil Penalty \$3,500.00 Fine \$514.00

You may avoid paying the civil penalty by abating the violation(s) and paying a total fine of \$925.00.00. If you have questions regarding how to abate the violation(s) contact Clackamas County Code Enforcement at the number listed below. Please be advised a \$100.00 monthly administrative fee is being assessed.

I hereby certify under penalties provided by ORS 153.990 that I have reasonable grounds to and do believe that the above person(s) committed or allowed to be committed the violation(s) described on this form.

Citation issued by: Diane Bautista
Telephone No.: 503-742-4459

Date: April 2, 2026
Department Initiating Enforcement Action: Code Enforcement

PLEASE READ CAREFULLY!

You have been cited for the violation(s) of law stated on the front of this form. If you fail to exercise one of the following options within fifteen calendar days of the citation date, the County may request a Default Order from the Compliance Hearings Officer finding you in violation and assessing fines and monthly administrative fees, or the County may request a hearing before the Compliance Hearings Officer following which you may be ordered to pay the maximum civil penalty and abate the violation.

Options:

1. Abate the violation and pay the fine including the administrative compliance fees that have accrued. Sign the statement of Understanding below and deliver or mail this form, together with a check or money order payable to Clackamas County in the amount of the fine to:

Clackamas County Code Enforcement Section
150 Beaver Creek Rd.
Oregon City, OR 97045

2. Request a hearing in writing. You may request a hearing to contest the violation(s) alleged. A written request for a hearing must be mailed to Clackamas County at the address listed above or sent to codeenforcement@clackamas.us.

A request for hearing must contain all of the following information:

- a. Your name and address;
- b. A copy of the citation or the Citation number and Case number; and,
- c. The description of the relief you are requesting.

At the hearing, an administrative fee may be assessed by the Hearings Officer in addition to civil penalty(ies) if the Hearings Officer concludes you are responsible for the violation. If a civil penalty is imposed the amount will likely exceed the fine amount on this citation.

STATEMENT OF UNDERSTANDING

I, the undersigned, do hereby acknowledge that I understand the following:

1. By paying the fine I admit the existence of the violation(s) alleged on this citation and my responsibility for it.
2. Paying the fine does not relieve me of my responsibility to correct the violation and to comply with all applicable laws.
3. Until the violation is abated a monthly administrative compliance fee is being assessed.
4. Additional citations may be issued to me if I fail to correct the violation or violate other applicable laws.

Signature: _____ Date: _____

Address: _____

City, State, Zip

Contact Number: _____ Email: _____