

MURRAYHILL Exhibit 3.10



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SEP 07 2016

City of Beaverton
Planning Services

City of Beaverton
Planning Division
12725 SW Millikan Way
P.O. Box 4755
Beaverton, OR 97076

Re: Partition Application of ADTM Development LLC
Case file # LD2016-0002, TP2016-0003, FS2016-0001

Attention Elena Sasin:

The Chairman of the Board of Directors of Murrayhill Owners Association administers the Amended Declaration of Covenants, Conditions and Restrictions for Murrayhill Owners Association ("CC&Rs"), along with the other Murrayhill Owners Association governing documents. We write because the interests of the lot owners within MOA as a whole require us to oppose the above-referenced land use application for the reasons summarized below. On behalf of the owners within MOA, we urge the City to deny this owner's application to partition its Murrayhill lot.

Violation of Existing Murrayhill setbacks.

The setbacks established within Murrayhill pursuant to its governing documents are substantially larger than the five foot setbacks requested by this owner. The requested five foot setbacks will be incompatible with the surrounding area. Increased risk of tree throw and resulting liability. The proposal to remove all or substantially all of the large trees on such a narrow, steep lot will increase wind shear-stresses on the remaining trees on adjacent properties, substantially increasing the likelihood the trees will be thrown in high wind.

Drainage issues.

The proposal for such a large percentage of hardscape on this steep property will increase the likelihood of drainage issues affecting neighboring properties.

Encroachment on gas line easement.

The additional driveway proposed with this application, along with home construction itself, will result in both temporary and permanent encroachment on the twenty foot gas line easement setback.

Adverse effect on property values.

Murrayhill Owners Association has exerted considerable effort in the past to preserve the many mature trees that contribute so substantially to an appealing neighborhood, which has served to maintain property values. Removal of 18 large trees will substantially alter the esthetics of the property and reduce neighboring property values.

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Violation of MOA standards and CC&Rs.

The Murrayhill CC&Rs and various architectural guidelines adopted pursuant to them have served to preserve an esthetically pleasing environment for the benefit of residents and maintaining property values, but also for the preservation of wildlife habitat. The removal of so many mature trees will degrade that habitat in a manner that is inconsistent with the values sought to be preserved by the MOA CC&Rs.

The partition proposal before you is inconsistent with the substantive provisions of the MOA governing documents and the underlying community values they represent. We urge the City to deny this application.

Very truly yours,
Murrayhill Owners Association
Board of Directors