



AmeriTitle, LLC
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October 28, 2024
File Number: 656639AM
Report No.: 1
Title Officer: Holly Noble
Escrow Officer: Tasha Walery

PRELIMINARY TITLE REPORT

Property Address: 2065 Madrona Ave SE, Salem, OR 97302

Policy or Policies to be issued:
OWNER'S STANDARD COVERAGE

Liability
\$1,700,000.00

Premium
\$3,150.00

Endorsements:
OTIRO 110 – No charge

Proposed Insured: **Thomas Kay Textiles, Inc.**

Local Government Lien Search \$25.00

We are prepared to issue ALTA (07/01/21) title insurance policy(ies) of Old Republic National Title Insurance Company, in the usual form insuring the title to the land described as follows:

Legal description attached hereto and made a part hereof marked Exhibit "A"

and dated as of 18th day of October, 2024 at 7:30 a.m., title is vested in:

Ad Out, LLC, an Oregon limited liability company

The estate or interest in the land described or referred to in this Preliminary Title Report and covered herein is:

FEE SIMPLE

Except for the items properly cleared through closing, Schedule B of the proposed policy or policies will not insure against loss or damage which may arise by reason of the following:

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. 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.

EXCEPTIONS 1 THROUGH 5 ABOVE APPLY TO STANDARD COVERAGE POLICIES AND MAY BE MODIFIED OR ELIMINATED ON AN EXTENDED COVERAGE POLICY.

SPECIAL EXCEPTIONS:

6. Taxes assessed under Code No. 24960 Account No. 531314 Map No. 083W02AC01300
The 2024-2025 Taxes: \$23,640.10, plus interest, unpaid.
7. City liens, if any, of the City of Salem.
8. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: City of Salem
Recorded: February 9, 1937
Instrument No.: [Volume: 226 Page: 570](#)
9. Easements as shown on the Minor Partition Plat [No. 85-4M](#).
10. Reservation of Oil, gas, minerals, including the terms and provisions contained therein,
Recorded: July 13, 1988
Instrument No.: [Reel: 631 Page: 265](#)
The Company makes no representation as to the present ownership of any such interests. The may be leases, grants, exceptions or reservations that are not listed.
11. Covenants, conditions and restrictions, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
Recorded: July 13, 1988
Instrument No.: [Reel: 631 Page: 266](#)

12. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: City of Salem
Recorded: July 13, 1988
Instrument No.: [Reel: 631 Page: 268](#)
13. Easements as shown on the Partition [Plat](#) No. 1991-101.
14. Restrictions as shown on the official plat of Partition Plat 1991-101.
15. Agreement and the terms and conditions contained therein
Between: American Exchange Services Inc., an Oregon Corporation
And: Michael Herbel and Kimberly Herbel, husband and wife
Purpose: Road Maintenance
Recorded: September 17, 2001
Instrument No.: [Reel: 1837 Page: 341](#)
16. Agreement and the terms and conditions contained therein
Between: Gilgamesh Campus LLC
And: Lulay's Properties, LLC
Purpose: Private Sanitary Sewer Relocation Agreement
Recorded: March 19, 2014
Instrument No.: [Reel: 3590 Page: 144](#)

Re-recorded: April 14, 2014
Instrument No.: [Reel: 3596 Page: 375](#)
17. Covenants, conditions and restrictions, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
Recorded: January 4, 2016
Instrument No.: [Reel: 3772 Page: 195](#)
18. Agreement, including the terms and provisions thereof,
Recorded: January 4, 2016
Instrument No.: [Reel: 3772 Page: 196](#)
19. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: Portland General Electric Company
Recorded: February 18, 2016
Instrument No.: [Reel: 3783 Page: 375](#)
20. Easements as shown on the Partition Plat No. [2016-15](#).
21. Restrictions as shown on the official plat of Partition Plat 2016-15 said land.
22. Agreement for Sewer Easement and Maintenance, including the terms and provisions thereof,
Recorded: April 22, 2016
Instrument No.: [Reel: 3810 Page: 8](#)
23. Agreement and the terms and conditions contained therein
Between: Gilgamesh Campus, LLC, an Oregon Limited Liability Company
And: Home Builders Association of Marion & Polk Counties, an Oregon Non-Profit Corporation and The Oregon Home Builders Association, an Oregon Mutual Benefit Corporation
Purpose: Easement and Joint Use
Recorded: June 22, 2016
Instrument No.: [Reel: 3830 Page: 375](#)

24. Agreement and the terms and conditions contained therein
Between: Gilgamesh Campus, LLC, an Oregon Limited Liability Company
And: Home Builders Association of Marion & Polk Counties, an Oregon Non-Profit Corporation, and the Oregon Home Builders Association, an Oregon Mutual Benefit Corporation
Purpose: Grant of Stormwater
Recorded: June 22, 2016
Instrument No.: [Reel: 3830 Page: 376](#)
25. Agreement and the terms and conditions contained therein
Between: Gilgamesh Campus, LLC, an Oregon Limited Liability Company
And: Home Builders Association of Marion & Polk Counties, an Oregon Non-Profit Corporation and the Oregon Home Builders Association, an Oregon Mutual Benefit Corporation
Purpose: Grant of Access Easement and Reservation of Signage and Landscaping
Recorded: June 22, 2016
Instrument No.: [Reel: 3830 Page: 377](#)
26. Agreement and the terms and conditions contained therein
Between: Home Builders Association of Marion & Polk Counties, Oregon Home Builders Association and Gilgamesh Campus LLC
And: Gilgamesh Campus LLC
Purpose: Amendment to Easement and Joint Use Agreement
Recorded: January 29, 2019
Instrument No.: [Reel: 4162 Page: 294](#)
27. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:
Amount: \$5,550,000.00
Trustor/Grantor: Ad Out LLC, an Oregon limited liability company
Trustee: Stewart Title Company, a Texas corporation
Beneficiary: Symetra Life Mortgage Loan Department
Dated: June 26, 2019
Recorded: July 15, 2019
[Instrument](#) No.: Reel: 4219 Page: 94
28. The Company will require a copy of the Operating Agreement (including any approvals of withdrawal of member(s) or acceptance of new member(s)) and the Articles of Organization of Ad Out LLC for its examination prior to closing. Any conveyance or encumbrance of the Limited Liability Company's property must be executed by all of the members unless otherwise provided for in the Operating Agreement.
- The Company reserves the right to add additional items or make further requirements after review of the requested documentation.
29. The company will require the following document in order to insure a conveyance, lease, exchange, other disposition or encumbrance by the corporation named below:
Corporation: , a Thomas Kay Textiles corporation. An original or certified copy of the resolution of the Board of Directors authorizing the subject transaction.

INFORMATIONAL NOTES:

NOTE: As of the date hereof, there are no matters against the party(ies) shown below which would appear as exceptions to coverage in a title insurance product:

Parties:

Thomas Kay Textiles Inc.

NOTE: We find no activity in the past 24 months regarding transfer of title to subject property.

NOTE: The following is the last deed of record affecting said Land,
Document: Statutory Warranty Deed
Grantor: Gilgamesh Campus, LLC an Oregon limited liability company
Grantee: Ad Out, LLC an Oregon limited liability company
Recorded: January 30, 2019
[Instrument](#) No.: Reel: 4162 Page: 311

NOTE: Any map or sketch enclosed as an attachment herewith is furnished for information purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the company assumes no liability for any loss occurring by reason of reliance thereon.

NOTE: Your application for title insurance was placed by reference to only a street address or tax identification number. Based on our records, we believe that the legal description in this report covers the parcel(s) of Land that you requested. If the legal description is incorrect, the parties to the transaction must notify the Company and/or the settlement company in order to prevent errors and to be certain that the correct parcel(s) of Land will appear on any documents to be recorded in connection with this transaction and on the policy of title insurance.

NOTE: Due to current conflicts or potential conflicts between state and federal law, which conflicts may extend to local law, regarding marijuana, if the transaction to be insured involves property which is currently used or is to be used in connection with a marijuana enterprise, including but not limited to the cultivation, storage, distribution, transport, manufacture, or sale of marijuana and/or products containing marijuana, the Company declines to close or insure the transaction, and this Preliminary Title Report shall automatically be considered null and void and of no force and effect.

THIS PRELIMINARY TITLE REPORT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACTIONAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

This report is preliminary to the issuance of a policy of title insurance and shall become null and void unless a policy is issued and the full premium paid.

End of Report

"Superior Service with Commitment and Respect for Customers and Employees"

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1 OF PARTITION PLAT 2016-15, recorded April 22, 2016, Reel 3810, Page 7, Microfilm Records, in the City of Salem, Marion County, Oregon.