

Replat

Submittal Date:

March 2025

Submitted To:

City of Salem Planning

Project Location:

1610 14th St SE
Salem, OR

Applicant(s):

Salem Watumull LLC

Applicant's Land Use
Representative:

Britany Randall of BRAND Land Use
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BRAND

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BRANDLANDUSE.COM

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Aerial View of Subject Properties and Existing Development



Section 1: Property Background and Request

The applicant, Salem Watumull, LLC, is presenting a tentative replat plan to consolidate 13 properties under common ownership to ensure a future building addition does not cross property lines.

A tree inventory for the development site has been provided. The applicant is aware that any tree removals are subject to SRC chapter 808 and will apply for necessary removal permits at the time of submittal of the Site Plan Review for the building addition. The applicant has submitted a plan with a new green stormwater infrastructure area that is approximately 20 percent of the square footage of the future building addition. Utility plans for development will be provided at the time of the Site Plan Review application as the Replat application does not involve utilities.

Section 2: Existing Conditions

The development site is approximately 29.84 acres in size and is described as Marion County Assessor Map and Tax Lots 073W35BD00700, 073W35BD00600, 073W35BD00500, 073W35BD00300, 073W35BD00200, 073W35BD00100, 073W35BD01300, 073W35BD00900, 073W35BD01000, 073W35BD01100, 073W35BD01200, 073W35BD01500, 073W35BD01600 and 073W35BD01400. A Marion County Tax Map is included within the exhibits list identifying the subject properties.

The site is located within corporate City limits of the City of Salem. The Salem Area Comprehensive Plan (SACP) map has a designations for the property of "Industrial".

The Comprehensive Plan designations of surrounding properties include:

North: Across Lewis Street SE, IND "Industrial"

South: IND "Industrial"

East: Across 20th Street SE, CSG "Community Service Government"

West: IND "Industrial"

The subject property is zoned IG (General Industrial). Surrounding properties are zoned:

North: Across Lewis Street SE, IG (General Industrial)

South: IG (General Industrial)

East: Across 20th Street SE, PS (Public Service)

West: IG (General Industrial)

Section 3: Findings Applicable to Replat

Chapter 205 – Land Division and Reconfiguration

Section 205.001 – Purpose

The purpose of this chapter is to provide regulations governing the division and reconfiguration of land.

Section 205.025 – Replat

- (a) *Applicability.* A replat is required to reconfigure lots or parcels and public easements in a recorded partition or subdivision plat, to increase or decrease the number of lots in a subdivision, or where multiple property line adjustments require a replat. No replat shall occur without receiving tentative replat approval as set forth in this section.

Applicant's Findings: *The applicant is seeking to consolidate previously platted lots into one unit of land to prepare for a future building addition on the primary site. The applicant understands because a replat is being sought, the provisions of this section are applicable.*

- (b) *Procedure type.* A tentative replat is processed as a Type II procedure under SRC chapter 300.

Applicant's Findings: *The applicant understands this replat application will be processed utilizing Type II procedures.*

- (c) *Submittal requirements.* In addition to the submittal requirements for a Type II application under SRC chapter 300, an application for tentative replat shall include the information required in SRC 205.030. If the replat will vacate any easement, the tentative replat plan shall show the easement proposed to be vacated.

Applicant's Findings: *The applicant has provided the applicable items necessary to review and process the application. This criterion is met.*

- (d) *Criteria.* A tentative replat shall be approved if all of the following criteria are met:
- (1) The tentative replat does not propose to vacate any public street or road, or any recorded covenants or restrictions.

Applicant's Findings: *As demonstrated by the tentative replat provided, the proposal does not include the vacation of any public street, road, or any recorded covenants or restrictions. This criterion is met.*

- (2) The tentative replat will not create nonconforming units of land or non-conforming development or increase the degree of nonconformity in existing units of land or development.

Applicant's Findings: The proposed replat will not create or increase the degree of non-conformity in existing units of land or development. This criterion is met.

- (3) The tentative replat complies with the standards of this chapter and with all applicable provisions of the UDC.

Applicant's Findings: The UDC implements the Salem Area Comprehensive Plan which encompasses the land use goals and guides the development of property within the corporate city limits. As demonstrated throughout this narrative, the proposed replat complies with all of the applicable provisions of the UDC. This criterion is met.

- (4) The tentative replat complies with all applicable provisions of ORS ch. 92.

Applicant's Findings: The applicable provisions of ORS Chapter 92 are as follows: ORS 92.185, 92.185(1), 92.185(2), 92.185(3), 92.185(4), 92.185(5), and 92.185(6). Replat applications are a two-part process with the first being tentative approval and the second being final plat approval. Upon submittal of the final plat mylar review, the city surveyor will confirm compliance with ORS 92. The subject replat consists of [insert lot information here] meeting the requirement that a replat shall only apply to a recorded plat. The applicant has provided deed information and a chain of title for the subject property as evidence of this fact. The replat is replatting a portion of a developed subdivision making ORS 92.185(2) inapplicable to the proposal. The applicant understands the city will provide notice to owners of property within 250 feet of the subject property. In addition to the notice provided to the property owners within 250 feet, the city will provide notice to public and private utilities serving the subject property, meeting the requirement of ORS 92.185(4). Consistent with both ORS 92.185(6) and SRC 205.025(d), the proposed replat complies with all applicable subdivision standards, including lot size and dimensions, access and circulation, and availability of public and private utility infrastructure. In addition to meeting these standards, the replat does not propose altering any existing conditions. This criterion is met.

- (5) The tentative replat is not prohibited by any existing City land use approval or previous condition of approval, affecting one or both of the units of land.

Applicant's Findings: There is not existing land use approval or previous condition of approval impacting the approvability of the proposed replat application. This criterion is met.

- (6) The tentative replat does not adversely affect the availability of, or access to, city infrastructure or public or private utilities or streets.

Applicant's Findings: The development site is surrounded by city infrastructure, including utilities and streets. The proposed replat does not impact the availability of the existing infrastructure. This criterion is met.

(e) *Notice to utilities.* When a utility easement is proposed to be realigned, reduced in width, or eliminated by a replat, notice of the tentative replat application shall be mailed as provided in SRC 300.520(b)(1) to all affected utility companies or public agencies. Any utility company that desires to maintain an easement that would be realigned, reduced in width, or eliminated by a proposed replat must notify the Director in writing within 14 days of the mailing date of the notice. If an objection to the realignment, reduction in width, or elimination of an easement is received within the 14-day period, the utility easement shall not be realigned, reduced in width, or eliminated.

Applicant's Findings: *In addition to the notice provided to the property owners within 250 feet, the city will provide notice to public and private utilities serving the subject property, meeting the requirement of ORS 92.185(4). This criterion will be met.*

(f) *Expiration.* Tentative replat approval shall expire as provided in SRC 300.850, unless an application for final plat is submitted within the time limits set forth in SRC 300.850, or an extension is granted pursuant to SRC 300.850(b).

Applicant's Findings: *The applicant understands their tentative replat approval will expire after two years unless an application for final plat is submitted, however, extensions to tentative replat approval are allowed.*

Section 4: Conclusion

Based on the facts and findings presented by the applicant within this detailed written narrative, the applicant believes they have satisfied the burden of proof required by the Unified Development Code and demonstrated how the proposed tentative replat plan satisfies all applicable criteria to ensure that the future building addition does not cross property lines. The tentative replat to consolidate these lots, all zoned IG (General Industrial), creates for a more cohesive industrial area.

Section 5: Exhibits

Exhibit A – Marion County Tax Map

Exhibit B – Deeds



Parcel Information

Parcel #:	580316
Tax Lot:	073W35BD00100
Site Address:	1525 20th St SE
	Salem OR 97302 - 1253
Owner:	Salem Watumull LLC
Owner2:	
Owner Address:	307 Lewers St #6
	Honolulu HI 96815 - 2364
Twtn/Range/Section:	07S / 03W / 35 / NW
Parcel Size:	0.13 Acres (5,500 SqFt)
Plat/Subdivision:	Lafkys Add
Lot:	1
Block:	3
Census Tract/Block:	001000 / 1020
Waterfront:	

Assessment Information

Market Value Land:	\$20,630.00
Market Value Impr:	\$0.00
Market Value Total:	\$20,630.00
Assessed Value:	\$20,630.00

Tax Information

Levy Code Area:	24010
Levy Rate:	19.6343
Tax Year:	2024
Annual Tax:	\$394.75
Exempt Desc:	N/A

Legal

LAFKYS ADDITION TO SALEM BLOCK 3 LOT 1 ACRES 0.13

Land

Zoning:	Salem-IG - General Industrial	Cnty Bldg Use:	Market Indsm Industrial Small < 2.0 Acres
Cnty Land Use:	200 - Commercial Land Only	Neighborhood:	
Std Land Use:	8002 - Commercial-Vacant Land	Recreation:	
School District:	24J - Salem-Keizer	Primary School:	Bush Elementary School
Middle School:	Leslie Middle School	High School:	South Salem High School

Improvement

Year Built:		Stories:		Finished Area:	
Bedrooms:		Bathrooms:		Garage:	
Basement Fin:					

Transfer Information

Rec. Date: 11/22/2024	Sale Price: \$2,200,000.00	Doc Num: 36410	Doc Type: Warranty Deed
Owner: Salem Watumull LLC		Grantor: CARPENTER COMMERCIAL PROPERTIES LLC	
Orig. Loan Amt:		Title Co: FIDELITY NATIONAL TITLE	
Finance Type:	Loan Type:	Lender:	

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

**Parcel Information**

Parcel #:	580317
Tax Lot:	073W35BD00200
Site Address:	1980 Lewis St SE Salem OR 97302 - 1240
Owner:	Salem Watumull LLC
Owner2:	
Owner Address:	307 Lewers St #6 Honolulu HI 96815 - 2364
Twtn/Range/Section:	07S / 03W / 35 / NW
Parcel Size:	0.11 Acres (5,000 SqFt)
Plat/Subdivision:	Lafkys Add
Lot:	2
Block:	3
Census Tract/Block:	001000 / 1020
Waterfront:	

Assessment Information

Market Value Land:	\$40,000.00
Market Value Impr:	\$0.00
Market Value Total:	\$40,000.00
Assessed Value:	\$24,450.00

Tax Information

Levy Code Area:	24010
Levy Rate:	19.6343
Tax Year:	2024
Annual Tax:	\$480.06
Exempt Desc:	N/A

Legal

LAFKYS ADDITION TO SALEM BLOCK 3 LOT 2 ACRES 0.11

Land

Zoning:	Salem-IG - General Industrial	Cnty Bldg Use:	Market Indms Industrial Minimum Site
Cnty Land Use:	200 - Commercial Land Only	Neighborhood:	
Std Land Use:	8002 - Commercial-Vacant Land	Recreation:	
School District:	24J - Salem-Keizer	Primary School:	Bush Elementary School
Middle School:	Leslie Middle School	High School:	South Salem High School

Improvement

Year Built:		Stories:		Finished Area:	
Bedrooms:		Bathrooms:		Garage:	
Basement Fin:					

Transfer Information

Rec. Date: 11/22/2024	Sale Price: \$2,200,000.00	Doc Num: 36410	Doc Type: Warranty Deed
Owner: Salem Watumull LLC		Grantor: CARPENTER COMMERCIAL PROPERTIES LLC	
Orig. Loan Amt:		Title Co: FIDELITY NATIONAL TITLE	
Finance Type:	Loan Type:	Lender:	

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Parcel Information

Parcel #:	580318
Tax Lot:	073W35BD00300
Site Address:	1930 Lewis St SE Salem OR 97302 - 1240
Owner:	Salem Watumull LLC
Owner2:	
Owner Address:	307 Lewers St #6 Honolulu HI 96815 - 2364
Twtn/Range/Section:	07S / 03W / 35 / NW
Parcel Size:	0.17 Acres (7,509 SqFt)
Plat/Subdivision:	Lafkys Add
Lot:	3
Block:	3
Census Tract/Block:	001000 / 1020
Waterfront:	

Assessment Information

Market Value Land:	\$28,160.00
Market Value Impr:	\$121,030.00
Market Value Total:	\$149,190.00
Assessed Value:	\$133,760.00

**Tax Information**

Levy Code Area:	24010
Levy Rate:	19.6343
Tax Year:	2024
Annual Tax:	\$2,626.27
Exempt Desc:	N/A

Legal

LAFKYS ADDITION TO SALEM BLOCK 3 LOT 3 ACRES 0.17

Land

Zoning:	Salem-IG - General Industrial	Cnty Bldg Use:	561 - Market Indsm Industrial Small < 2.0 Acres - Storage Warehouse
Cnty Land Use:	201 - Commercial Improved	Neighborhood:	
Std Land Use:	3000 - Commercial Office (General)	Recreation:	
School District:	24J - Salem-Keizer	Primary School:	Bush Elementary School
Middle School:	Leslie Middle School	High School:	South Salem High School

Improvement

Year Built:	1980	Stories:		Finished Area:	1,800
Bedrooms:		Bathrooms:		Garage:	
Basement Fin:					

Transfer Information

Rec. Date: 11/22/2024	Sale Price: \$2,200,000.00	Doc Num: 36410	Doc Type: Warranty Deed
Owner: Salem Watumull LLC		Grantor: CARPENTER COMMERCIAL PROPERTIES LLC	
Orig. Loan Amt:		Title Co: FIDELITY NATIONAL TITLE	
Finance Type:	Loan Type:	Lender:	

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Parcel Information

Parcel #:	580319
Tax Lot:	073W35BD00500
Site Address:	1930 Lewis St SE
	Salem OR 97302 - 1240
Owner:	Salem Watumull LLC
Owner2:	
Owner Address:	307 Lewers St #6
	Honolulu HI 96815 - 2364
Twtn/Range/Section:	07S / 03W / 35 / NW
Parcel Size:	0.17 Acres (7,529 SqFt)
Plat/Subdivision:	Lafkys Add
Lot:	4
Block:	3
Census Tract/Block:	001000 / 1020
Waterfront:	

Assessment Information

Market Value Land:	\$28,230.00
Market Value Impr:	\$91,310.00
Market Value Total:	\$119,540.00
Assessed Value:	\$74,440.00

Tax Information

Levy Code Area:	24010
Levy Rate:	19.6343
Tax Year:	2024
Annual Tax:	\$1,461.57
Exempt Desc:	N/A

Legal

LAFKYS ADDITION TO SALEM BLOCK 3 LOT 4 ACRES 0.17

Land

Zoning:	Salem-IG - General Industrial	Cnty Bldg Use:	561 - Market Indsm Industrial Small < 2.0 Acres - Storage Warehouse
Cnty Land Use:	201 - Commercial Improved	Neighborhood:	
Std Land Use:	3000 - Commercial Office (General)	Recreation:	
School District:	24J - Salem-Keizer	Primary School:	Bush Elementary School
Middle School:	Leslie Middle School	High School:	South Salem High School

Improvement

Year Built:		Stories:		Finished Area:	10
Bedrooms:		Bathrooms:		Garage:	
Basement Fin:					

Transfer Information

Rec. Date: 11/22/2024	Sale Price: \$2,200,000.00	Doc Num: 36410	Doc Type: Warranty Deed
Owner: Salem Watumull LLC		Grantor: CARPENTER COMMERCIAL PROPERTIES LLC	
Orig. Loan Amt:		Title Co: FIDELITY NATIONAL TITLE	
Finance Type:	Loan Type:	Lender:	

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Parcel Information

Parcel #:	580320
Tax Lot:	073W35BD00600
Site Address:	1930 Lewis St SE Salem OR 97302 - 1240
Owner:	Salem Watumull LLC
Owner2:	
Owner Address:	307 Lewers St #6 Honolulu HI 96815 - 2364
Twtn/Range/Section:	07S / 03W / 35 / NW
Parcel Size:	0.17 Acres (7,502 SqFt)
Plat/Subdivision:	Lafkys Add
Lot:	5
Block:	3
Census Tract/Block:	001000 / 1020
Waterfront:	

Assessment Information

Market Value Land:	\$28,130.00
Market Value Impr:	\$114,130.00
Market Value Total:	\$142,260.00
Assessed Value:	\$105,180.00

**Tax Information**

Levy Code Area:	24010
Levy Rate:	19.6343
Tax Year:	2024
Annual Tax:	\$2,065.13
Exempt Desc:	N/A

Legal

LAFKYS ADDITION TO SALEM BLOCK 3 LOT 5 ACRES 0.17

Land

Zoning:	Salem-IG - General Industrial	Cnty Bldg Use:	561 - Market Indsm Industrial Small < 2.0 Acres - Storage Warehouse
Cnty Land Use:	201 - Commercial Improved	Neighborhood:	
Std Land Use:	3000 - Commercial Office (General)	Recreation:	
School District:	24J - Salem-Keizer	Primary School:	Bush Elementary School
Middle School:	Leslie Middle School	High School:	South Salem High School

Improvement

Year Built:	1990	Stories:	1	Finished Area:	3,200
Bedrooms:		Bathrooms:		Garage:	
Basement Fin:					

Transfer Information

Rec. Date: 11/22/2024	Sale Price: \$2,200,000.00	Doc Num: 36410	Doc Type: Warranty Deed
Owner: Salem Watumull LLC		Grantor: CARPENTER COMMERCIAL PROPERTIES LLC	
Orig. Loan Amt:		Title Co: FIDELITY NATIONAL TITLE	
Finance Type:	Loan Type:	Lender:	

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Parcel Information

Parcel #:	580321
Tax Lot:	073W35BD00700
Site Address:	1930 Lewis St SE Salem OR 97302 - 1240
Owner:	Salem Watumull LLC
Owner2:	
Owner Address:	307 Lewers St #6 Honolulu HI 96815 - 2364
Twtn/Range/Section:	07S / 03W / 35 / NW
Parcel Size:	0.17 Acres (7,527 SqFt)
Plat/Subdivision:	Lafkys Add
Lot:	6
Block:	3
Census Tract/Block:	001000 / 1020
Waterfront:	

Assessment Information

Market Value Land:	\$28,230.00
Market Value Impr:	\$178,040.00
Market Value Total:	\$206,270.00
Assessed Value:	\$189,480.00

**Tax Information**

Levy Code Area:	24010
Levy Rate:	19.6343
Tax Year:	2024
Annual Tax:	\$3,720.29
Exempt Desc:	N/A

Legal

LAFKYS ADDITION TO SALEM BLOCK 3 LOT 6 ACRES 0.17

Land

Zoning:	Salem-IG - General Industrial	Cnty Bldg Use:	561 - Market Indsm Industrial Small < 2.0 Acres - Storage Warehouse
Cnty Land Use:	201 - Commercial Improved	Neighborhood:	
Std Land Use:	3000 - Commercial Office (General)	Recreation:	
School District:	24J - Salem-Keizer	Primary School:	Bush Elementary School
Middle School:	Leslie Middle School	High School:	South Salem High School

Improvement

Year Built:	1970	Stories:		Finished Area:	2,209
Bedrooms:		Bathrooms:		Garage:	
Basement Fin:					

Transfer Information

Rec. Date: 11/22/2024	Sale Price: \$2,200,000.00	Doc Num: 36410	Doc Type: Warranty Deed
Owner: Salem Watumull LLC		Grantor: CARPENTER COMMERCIAL PROPERTIES LLC	
Orig. Loan Amt:		Title Co: FIDELITY NATIONAL TITLE	
Finance Type:	Loan Type:	Lender:	

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Parcel Information

Parcel #:	580322
Tax Lot:	073W35BD00900
Site Address:	1935 Oxford St SE
	Salem OR 97302 - 1248
Owner:	Salem Watumull LLC
Owner2:	
Owner Address:	307 Lewers St #6
	Honolulu HI 96815 - 2364
Twtn/Range/Section:	07S / 03W / 35 / NW
Parcel Size:	0.17 Acres (7,534 SqFt)
Plat/Subdivision:	Lafkys Add
Lot:	7
Block:	3
Census Tract/Block:	001000 / 1020
Waterfront:	

Assessment Information

Market Value Land:	\$28,250.00
Market Value Impr:	\$0.00
Market Value Total:	\$28,250.00
Assessed Value:	\$28,250.00

Tax Information

Levy Code Area:	24010
Levy Rate:	19.6343
Tax Year:	2024
Annual Tax:	\$540.58
Exempt Desc:	N/A

Legal

LAFKYS ADDITION TO SALEM BLOCK 3 LOT 7 ACRES 0.17

Land

Zoning:	Salem-IG - General Industrial	Cnty Bldg Use:	Market Indsm Industrial Small < 2.0 Acres
Cnty Land Use:	200 - Commercial Land Only	Neighborhood:	
Std Land Use:	8002 - Commercial-Vacant Land	Recreation:	
School District:	24J - Salem-Keizer	Primary School:	Bush Elementary School
Middle School:	Leslie Middle School	High School:	South Salem High School

Improvement

Year Built:		Stories:		Finished Area:	
Bedrooms:		Bathrooms:		Garage:	
Basement Fin:					

Transfer Information

Rec. Date: 11/22/2024	Sale Price: \$2,200,000.00	Doc Num: 36410	Doc Type: Warranty Deed
Owner: Salem Watumull LLC		Grantor: CARPENTER COMMERCIAL PROPERTIES LLC	
Orig. Loan Amt:		Title Co: FIDELITY NATIONAL TITLE	
Finance Type:	Loan Type:	Lender:	

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Parcel Information

Parcel #:	580323
Tax Lot:	073W35BD01000
Site Address:	1945 Oxford St SE Salem OR 97302 - 1248
Owner:	Salem Watumull LLC
Owner2:	
Owner Address:	307 Lewers St #6 Honolulu HI 96815 - 2364
Twtn/Range/Section:	07S / 03W / 35 / NW
Parcel Size:	0.17 Acres (7,474 SqFt)
Plat/Subdivision:	Lafkys Add
Lot:	8
Block:	3
Census Tract/Block:	001000 / 1020
Waterfront:	

Assessment Information

Market Value Land:	\$28,030.00
Market Value Impr:	\$0.00
Market Value Total:	\$28,030.00
Assessed Value:	\$28,030.00

Tax Information

Levy Code Area:	24010
Levy Rate:	19.6343
Tax Year:	2024
Annual Tax:	\$536.36
Exempt Desc:	N/A

Legal

LAFKYS ADDITION TO SALEM BLOCK 3 LOT 8 ACRES 0.17

Land

Zoning:	Salem-IG - General Industrial	Cnty Bldg Use:	Market Indsm Industrial Small < 2.0 Acres
Cnty Land Use:	200 - Commercial Land Only	Neighborhood:	
Std Land Use:	8002 - Commercial-Vacant Land	Recreation:	
School District:	24J - Salem-Keizer	Primary School:	Bush Elementary School
Middle School:	Leslie Middle School	High School:	South Salem High School

Improvement

Year Built:	Stories:	Finished Area:
Bedrooms:	Bathrooms:	Garage:
Basement Fin:		

Transfer Information

Rec. Date: 11/22/2024	Sale Price: \$2,200,000.00	Doc Num: 36410	Doc Type: Warranty Deed
Owner: Salem Watumull LLC		Grantor: CARPENTER COMMERCIAL PROPERTIES LLC	
Orig. Loan Amt:		Title Co: FIDELITY NATIONAL TITLE	
Finance Type:	Loan Type:	Lender:	

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Parcel Information

Parcel #:	580324
Tax Lot:	073W35BD01100
Site Address:	1965 Oxford St SE
	Salem OR 97302 - 1248
Owner:	Salem Watumull LLC
Owner2:	
Owner Address:	307 Lewers St #6
	Honolulu HI 96815 - 2364
Twtn/Range/Section:	07S / 03W / 35 / NW
Parcel Size:	0.17 Acres (7,527 SqFt)
Plat/Subdivision:	Lafkys Add
Lot:	9
Block:	3
Census Tract/Block:	001000 / 1020
Waterfront:	

Assessment Information

Market Value Land:	\$28,230.00
Market Value Impr:	\$0.00
Market Value Total:	\$28,230.00
Assessed Value:	\$28,230.00

Tax Information

Levy Code Area:	24010
Levy Rate:	19.6343
Tax Year:	2024
Annual Tax:	\$540.18
Exempt Desc:	N/A

Legal

LAFKYS ADDITION TO SALEM BLOCK 3 LOT 9 ACRES 0.17

Land

Zoning:	Salem-IG - General Industrial	Cnty Bldg Use:	Market Indsm Industrial Small < 2.0 Acres
Cnty Land Use:	200 - Commercial Land Only	Neighborhood:	
Std Land Use:	8002 - Commercial-Vacant Land	Recreation:	
School District:	24J - Salem-Keizer	Primary School:	Bush Elementary School
Middle School:	Leslie Middle School	High School:	South Salem High School

Improvement

Year Built:		Stories:		Finished Area:	
Bedrooms:		Bathrooms:		Garage:	
Basement Fin:					

Transfer Information

Rec. Date: 11/22/2024	Sale Price: \$2,200,000.00	Doc Num: 36410	Doc Type: Warranty Deed
Owner: Salem Watumull LLC		Grantor: CARPENTER COMMERCIAL PROPERTIES LLC	
Orig. Loan Amt:		Title Co: FIDELITY NATIONAL TITLE	
Finance Type:	Loan Type:	Lender:	

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Parcel Information

Parcel #:	580325
Tax Lot:	073W35BD01200
Site Address:	1975 Oxford St SE
	Salem OR 97302 - 1248
Owner:	Salem Watumull LLC
Owner2:	
Owner Address:	307 Lewers St #6
	Honolulu HI 96815 - 2364
Twtn/Range/Section:	07S / 03W / 35 / NW
Parcel Size:	0.17 Acres (7,460 SqFt)
Plat/Subdivision:	Lafkys Add
Lot:	10
Block:	3
Census Tract/Block:	001000 / 1020
Waterfront:	

Assessment Information

Market Value Land:	\$27,980.00
Market Value Impr:	\$0.00
Market Value Total:	\$27,980.00
Assessed Value:	\$27,980.00

Tax Information

Levy Code Area:	24010
Levy Rate:	19.6343
Tax Year:	2024
Annual Tax:	\$535.40
Exempt Desc:	N/A

Legal

LAFKYS ADDITION TO SALEM BLOCK 3 LOT 10 ACRES 0.17

Land

Zoning:	Salem-IG - General Industrial	Cnty Bldg Use:	Market Indsm Industrial Small < 2.0 Acres
Cnty Land Use:	200 - Commercial Land Only	Neighborhood:	
Std Land Use:	8002 - Commercial-Vacant Land	Recreation:	
School District:	24J - Salem-Keizer	Primary School:	Bush Elementary School
Middle School:	Leslie Middle School	High School:	South Salem High School

Improvement

Year Built:		Stories:		Finished Area:	
Bedrooms:		Bathrooms:		Garage:	
Basement Fin:					

Transfer Information

Rec. Date: 11/22/2024	Sale Price: \$2,200,000.00	Doc Num: 36410	Doc Type: Warranty Deed
Owner: Salem Watumull LLC		Grantor: CARPENTER COMMERCIAL PROPERTIES LLC	
Orig. Loan Amt:		Title Co: FIDELITY NATIONAL TITLE	
Finance Type:	Loan Type:	Lender:	

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.



Parcel Information

Parcel #:	580326
Tax Lot:	073W35BD01300
Site Address:	1545 20th St SE
	Salem OR 97302 - 1253
Owner:	Salem Watumull LLC
Owner2:	
Owner Address:	307 Lewers St #6
	Honolulu HI 96815 - 2364
Twtn/Range/Section:	07S / 03W / 35 / NW
Parcel Size:	0.12 Acres (5,150 SqFt)
Plat/Subdivision:	Lafkys Add
Lot:	11
Block:	3
Census Tract/Block:	001000 / 1020
Waterfront:	

Assessment Information

Market Value Land:	\$90,000.00
Market Value Impr:	\$150,800.00
Market Value Total:	\$240,800.00
Assessed Value:	\$104,420.00

Tax Information

Levy Code Area:	24010
Levy Rate:	19.6343
Tax Year:	2024
Annual Tax:	\$2,050.21
Exempt Desc:	N/A

Legal

LAFKYS ADDITION TO SALEM BLOCK 3 LOT 11 ACRES .12

Land

Zoning:	Salem-IG - General Industrial	Cnty Bldg Use:	One Story Only
Cnty Land Use:	121 - Residential Improved, Commercial Zoning	Neighborhood:	
Std Land Use:	1001 - Single Family Residential	Recreation:	
School District:	24J - Salem-Keizer	Primary School:	Bush Elementary School
Middle School:	Leslie Middle School	High School:	South Salem High School

Improvement

Year Built:	1953	Stories:	1	Finished Area:	768
Bedrooms:	2	Bathrooms:	1	Garage:	288 Detached Garage
Basement Fin:					

Transfer Information

Rec. Date: 11/22/2024	Sale Price: \$2,200,000.00	Doc Num: 2024-36410	Doc Type: Warranty Deed
Owner: Salem Watumull LLC		Grantor: CARPENTER COMMERCIAL PROPERTIES LLC	
Orig. Loan Amt:		Title Co: FIDELITY NATIONAL TITLE	
Finance Type:	Loan Type:	Lender:	

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.



Parcel Information

Parcel #:	580327
Tax Lot:	073W35BD01400
Site Address:	1555 20th St SE
	Salem OR 97302 - 1253
Owner:	Salem Watumull LLC
Owner2:	
Owner Address:	307 Lewers St #6
	Honolulu HI 96815 - 2364
Twtn/Range/Section:	07S / 03W / 35 / NW
Parcel Size:	0.12 Acres (5,250 SqFt)
Plat/Subdivision:	Lafkys Add
Lot:	12
Block:	3
Census Tract/Block:	001000 / 1020
Waterfront:	

Assessment Information

Market Value Land:	\$90,000.00
Market Value Impr:	\$139,260.00
Market Value Total:	\$229,260.00
Assessed Value:	\$96,950.00

Tax Information

Levy Code Area:	24010
Levy Rate:	19.6343
Tax Year:	2024
Annual Tax:	\$1,903.56
Exempt Desc:	N/A

Legal

LAFKYS ADDITION TO SALEM BLOCK 3 LOT 12 ACRES 0.12

Land

Zoning:	Salem-IG - General Industrial	Cnty Bldg Use:	131 - Residential - One Story Only
Cnty Land Use:	121 - Residential Improved, Commercial Zoning	Neighborhood:	
Std Land Use:	1001 - Single Family Residential	Recreation:	
School District:	24J - Salem-Keizer	Primary School:	Bush Elementary School
Middle School:	Leslie Middle School	High School:	South Salem High School

Improvement

Year Built:	1954	Stories:	1	Finished Area:	999
Bedrooms:	2	Bathrooms:	1	Garage:	
Basement Fin:					

Transfer Information

Rec. Date: 11/22/2024	Sale Price: \$2,200,000.00	Doc Num: 36410	Doc Type: Warranty Deed
Owner: Salem Watumull LLC		Grantor: CARPENTER COMMERCIAL PROPERTIES LLC	
Orig. Loan Amt:		Title Co: FIDELITY NATIONAL TITLE	
Finance Type:	Loan Type:	Lender:	

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

60222404072
Fidelity National Title #

RECORDING REQUESTED BY:



Fidelity National Title
Company of Oregon

GRANTOR'S NAME:

Carpenter Commercial Properties LLC

GRANTEE'S NAME:

Salem Watumull, LLC

AFTER RECORDING RETURN TO:

Order No.: 60222404072-TD

Salem Watumull, LLC
307 Lewers Street, 6th Floor
Honolulu, HI 96815

SEND TAX STATEMENTS TO:

Salem Watumull, LLC
307 Lewers Street, 6th Floor
Honolulu, HI 96815

CONSIDERATION: \$2,200,000.00

MARION COUNTY RECORDS

2024-36410

D-DEED

11/22/2024 01:39 PM

\$20.00 \$11.00 \$10.00 \$60.00

\$101.00



I, Bill Burgess, County Clerk for Marion County, Oregon, certify that the instrument identified herein was recorded in the Official Records.

Pgs=4 MD1

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Carpenter Commercial Properties LLC, an Oregon limited liability company, which acquired title to portions as Carpenter Commercial Properties, LLC, an Oregon limited liability company, Grantor, conveys and warrants to Salem Watumull, LLC, an Oregon limited liability company, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Marion, State of Oregon:

PARCEL 1:

Beginning at a point on the North line of Lot 3, Block 3, LAFKY'S ADDITION to Salem, Oregon, said point being 2.31 feet East of the Northwest corner of said lot; thence East, along the North line of said lot, 47.69 feet to the Northeast corner of said lot; thence South, along the East line of said lot, 150 feet to the Southeast corner of said lot; thence West, along the South line of said lot, 48.47 feet; thence Northerly, 150 feet to the point of beginning, situate in Marion county, State of Oregon.

PARCEL 2:

The Westerly 2.31 feet of Lot 3, Block 3, LAFKY'S ADDITION to Salem, Marion County,

EXHIBIT "A"
Legal Description

Oregon.

PARCEL 3:

Lots 1, 2, 4, 5, 6, 7, 8, 9, 10 and 12, Block 3, LAFKY'S ADDITION to Salem, Marion County, Oregon.

PARCEL 4:

Lot 11, Block 3, LAFKY'S ADDITION to Salem, Marion County, Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS TWO MILLION TWO HUNDRED THOUSAND AND NO/100 DOLLARS (\$2,200,000.00). (See ORS 93.030).

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.

EXHIBIT "A"
Legal Description

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: November 21st, 2024

Carpenter Commercial Properties LLC, an Oregon limited liability company

BY: Carpenter Management Services, Inc., a Nevada corporation
Manager

BY: Virginia L. Carpenter
Virginia L. Carpenter, President

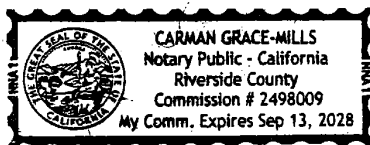
State of California

County of Riverside

This instrument was acknowledged before me on November 21st, 2024 by Virginia L. Carpenter, as President of Carpenter Management Services, Inc., Manager for Carpenter Commercial Properties LLC.

Carman Grace-Mills
Notary Public - State of California

My Commission Expires: Sep 13, 2028



ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

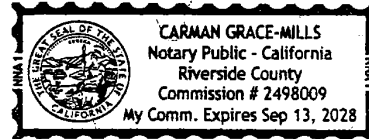
State of California
County of Riverside

On November 21, 2024 before me, Carman Grace-Mills, Notary Public
(insert name and title of the officer)

personally appeared Virginia L. Carpenter
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~ are
subscribed to the within instrument and acknowledged to me that ~~he/she~~ they executed the same in
~~his/her~~ their authorized capacity(ies), and that by ~~his/her~~ their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature  (Seal)

Marion County
Document Separator Page

Instrument # 2024-36410

November 22, 2024 01:39 PM

State of Oregon
County of Marion

I hereby certify that the attached
instrument was received and duly
recorded by me in Marion County
records:

Fee: \$101.00

Bill Burgess
Marion County Clerk

This is not an invoice.



Parcel Information

Parcel #:	527906
Tax Lot:	073W35BA02800
Site Address:	1610 14th St SE
	Salem OR 97302 - 1452
Owner:	Salem Watumull LLC
Owner2:	C/O Watumull Properties Corp
Owner Address:	307 Lower St # 600
	Honolulu HI 96815
Twn/Range/Section:	07S / 03W / 35 / NW
Parcel Size:	28.02 Acres (1,220,500 SqFt)
Plat/Subdivision:	
Lot:	
Block:	
Census Tract/Block:	001000 / 1020
Waterfront:	

Assessment Information

Market Value Land:	\$2,868,180.00
Market Value Impr:	\$29,364,800.00
Market Value Total:	\$32,232,980.00
Assessed Value:	\$15,625,230.00

Land

Zoning:	Salem-IG - General Industrial	Cnty Bldg Use:	Market Indlg Industrial Large > 5 Acres
Cnty Land Use:	201 - Commercial Improved	Neighborhood:	
Std Land Use:	3000 - Commercial Office (General)	Recreation:	
School District:	24J - Salem-Keizer	Primary School:	Bush Elementary School
Middle School:	Leslie Middle School	High School:	South Salem High School

Improvement

Year Built:	1965	Stories:	1	Finished Area:	214,875
Bedrooms:		Bathrooms:		Garage:	
Basement Fin:					

Transfer Information

Rec. Date: 06/29/1999	Sale Price: \$7,600,000.00	Doc Num: 1999-7324 (16130067)	Doc Type: Deed
Owner: Salem Watumull LLC		Grantor: WILSHIRE REAL ESTATE PARTNERSHIP LP	
Orig. Loan Amt:		Title Co:	
Finance Type:	Loan Type:	Lender:	

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

After Recording Mail To:

Salem Watumull, LLC
c/o Watumull Properties Corp.
307 Lower Street, Suite 600
Honolulu, HI 96815

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Wilshire Real Estate Partnership L.P., a Delaware limited partnership, Grantor, conveys and warrants to **Salem Watumull, LLC**, an Oregon limited liability company, Grantee, the real property situated in the County of Marion, State of Oregon, described on the attached Exhibit A hereto, free of all liens and encumbrances except as described on the attached Exhibit A.

The true consideration for this conveyance is **Seven Million Six Hundred Thousand and no/100ths dollars (\$7,600,000)**.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

DATED this 29 day of June, 1999.

GRANTOR:

WILSHIRE REAL ESTATE PARTNERSHIP L.P.,
a Delaware limited partnership

By: **Wilshire Real Estate Investment Trust, Inc.**,
a Maryland corporation, sole general partner

By: **Wilshire Realty Services**,
a Delaware corporation, its agent

By: [Signature]

Its: SVP

Until a change is requested, all tax statements shall be sent to:
Salem Watumull, LLC, c/o Watumull Properties Corp.,
307 Lower Street, Suite 600, Honolulu, HI 96815

JUL 01 1999

AmeriTitle 675398

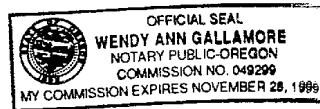
STATE OF OREGON

SS.

County of Multnomah

This instrument was acknowledged before me on this 29 day of June, 1999, by Peter O'Hara, the Senior Vice President of Wilshire Realty Services, a Delaware corporation, as agent for Wilshire Real Estate Investment Trust, Inc., a Maryland corporation, the general partner of Wilshire Real Estate Partnership, L.P., a Delaware limited partnership.

Wendy Ann Gallamore
Notary Public for Oregon



JUL 01 1999

**EXHIBIT A
TO
STATUTORY WARRANTY DEED**

Legal Description of Property

The real property described herein is situated in the County of Marion, State of Oregon, and is more particularly described as follows:

Beginning at a point on the East side of South 14th Street, in Salem, Marion County, Oregon, formerly a County Road, which point is 260 feet East and 30 feet North of the Southwest corner of the lands formerly owned by Chas. Craft, by virtue of a decree of partition, made and executed in the Circuit Court of the State of Oregon, for the County of Marion, in a suit wherein said Chas. Craft was plaintiff and the widow and heirs of Joseph Watt, deceased, were defendants, which said decree is recorded in Journal 4 of said Court at page 193 thereof; thence North 2°43'15" West 886.79 feet following the East line of South 14th Street to a point marked with a 2" iron pipe; thence North 89°59'45" East 1393.09 feet to a point marked with a 1-1/2" iron pipe; thence South 1°51' East 875.93 feet to a point marked with a 2" iron pipe; thence South 89°34' West 1379.33 feet to the place of beginning.

SUBJECT TO:

1. An easement created by instrument, including the terms and provisions thereof,
Dated : March 12, 1963
Recorded : March 13, 1963 Volume: 569 Page: 724
In Favor Of : Adjoining property owners
For : Spur track

Along with rights of adjoining property owners and the railroad company in and to that certain spur track located on the subject property, as disclosed by said instrument.

2. An easement created by instrument, including the terms and provisions thereof,
Dated : March 13, 1967
Recorded: : March 22, 1967 Volume: 629 Page 37
In Favor Of : City of Salem, Oregon
For : Water pipeline

JUL 01 1999

3. An easement created by instrument, including the terms and provisions thereof,
Dated : May 22, 1974
Recorded : July 11, 1974 Volume: 782 Page: 607
In Favor Of : Portland General Electric Company, an Oregon corporation
For : Anchor
4. An easement created by instrument, including the terms and provisions thereof,
Dated : June 3, 1982
Recorded : June 29, 1982 Reel: 284 Page: 1271
In Favor Of : Portland General Electric Company, an Oregon corporation
For : Electric power line
5. Agreement for: Building over pipeline, including the terms and provisions thereof,
Dated : May 4, 1983
Executed by : The City of Salem
and Between : Agripac Incorporated
Recorded : May 25, 1983 Reel: 311 Page: 972
6. Easements for utilities, including but not limited to, water, electricity, telephone,
and railroad spurs, no notice of which is recorded, as disclosed by Warranty Deed
recorded March 1, 1985 in Reel 378, Page 137.
7. Building Encroachment Easement, including the terms and provisions thereof,
Dated : February 17, 1998
Executed by : Agripac, Inc., an Oregon cooperative corporation
and Between : Jeffrey L. Austin
Recorded : February 17, 1998 Reel: 1462 Page: 797
8. Building Encroachment Easement, including the terms and provisions thereof,
Dated : February 17, 1998
Executed by : Agripac, Inc., an Oregon cooperative corporation
and Between : Lee J. Forcier, also known as Leland J. Forcier, and Donald D.
Forcier
Recorded : February 17, 1998 Reel: 1462 Page: 798
9. Gravel driveway and chain link fence encroachments, as disclosed by Warranty
Deed,
Recorded : February 18, 1998 Reel: 1463 Page: 337

JUL 01 1999

10. Unrecorded easement, including the terms and provisions thereof, as disclosed by
Warranty Deed,
Recorded : February 18, 1998 Reel: 1463 Page: 337
To : City of Salem
For : Existing sewer main

11. Unrecorded easement, including the terms and provisions thereof, as disclosed by
Warranty Deed,
Recorded : February 18, 1998 Reel: 1463 Page: 337
To : Portland General Electric Company
For : Power lines and anchors

12. Unrecorded lease, including the terms and provisions thereof,
Dated : February 18, 1998
Lessor : Agripac, Inc., an Oregon cooperative corporation
Lessee : Wilshire Real Estate Investment corporation, a Delaware
corporation

as disclosed by instrument,
Recorded : June 29, 1998 Reel: 1500 Page: 594

The lessor's interest in the above lease was assigned by instrument,
Recorded : June 29, 1998 Reel: 1500 Page: 594
To : Wilshire Real Estate Partnership L.P., a Delaware limited
partnership

The lessor's interest in the above lease was further assigned by instrument,
Recorded : September 15, 1998 Reel: 1523 Page: 787
To : WMFC 1997-1 Inc., a Delaware corporation

The lessee's interest in the above lease was assigned by instrument,
Recorded : April 29, 1999 Reel: 1593 Page: 160
To : Chiquita Processed Foods, L.L.C., a Delaware limited liability
company

JUL 01 1999

REEL:1613

PAGE: 67

July 01, 1999 , 03:14P

CONTROL #: 1613067

State of Oregon
County of Marion

I hereby certify that the attached
instrument was received and duly
recorded by me in Marion County
records:

FEE: \$55.00

ALAN H DAVIDSON
COUNTY CLERK

JUL 01 1999

Exhibit C – Articles of Organization

AMENDED ANNUAL REPORT



Corporation Division
sos.oregon.gov/business

E-FILED
Apr 26, 2024
OREGON SECRETARY OF STATE

REGISTRY NUMBER

69565381

REGISTRATION DATE

06/14/1999

BUSINESS NAME

SALEM WATUMULL, LLC

BUSINESS ACTIVITY

REAL ESTATE INVESTMENT

MAILING ADDRESS

307 LEWERS ST 6TH FL
HONOLULU HI 96815 USA

TYPE

DOMESTIC LIMITED LIABILITY COMPANY

PRIMARY PLACE OF BUSINESS

307 LEWERS ST 6TH FL
HONOLULU HI 96815 USA

JURISDICTION

OREGON

REGISTERED AGENT

STEVEN KLEIN

C/O KIDDER MATHEWS
101 SW MAIN ST STE 1200
PORTLAND OR 97204 USA

If the Registered Agent has changed, the new agent has consented to the appointment.

MANAGER

24982589 - WATUMULL PROPERTIES CORP.

307 LEWERS ST 6TH FL
HONOLULU HI 96815 USA



I declare, under penalty of perjury, that this document does not fraudulently conceal, fraudulently obscure, fraudulently alter or otherwise misrepresent the identity of the person or any officers, managers, members or agents of the limited liability company on behalf of which the person signs. This filing has been examined by me and is, to the best of my knowledge and belief, true, correct, and complete. Making false statements in this document is against the law and may be penalized by fines, imprisonment, or both.

By typing my name in the electronic signature field, I am agreeing to conduct business electronically with the State of Oregon. I understand that transactions and/or signatures in records may not be denied legal effect solely because they are conducted, executed, or prepared in electronic form and that if a law requires a record or signature to be in writing, an electronic record or signature satisfies that requirement.

ELECTRONIC SIGNATURE

NAME

JAIDEV WATUMULL

TITLE

MANAGER

DATE

04-26-2024

AMENDED ANNUAL REPORT



Corporation Division
sos.oregon.gov/business

E-FILED
Apr 11, 2024
OREGON SECRETARY OF STATE

REGISTRY NUMBER

24982589

REGISTRATION DATE

05/30/1991

BUSINESS NAME

WATUMULL PROPERTIES CORP.

BUSINESS ACTIVITY

REAL ESTATE INVESTMENT

MAILING ADDRESS

307 LEWERS STREET #600
HONOLULU HI 96815 USA

TYPE

FOREIGN BUSINESS CORPORATION

PRIMARY PLACE OF BUSINESS

307 LEWERS STREET #600
HONOLULU HI 96815 USA

JURISDICTION

HAWAII

REGISTERED AGENT

STEVEN KLEIN

101 SW MAIN ST STE 1200
C/O KIDDER MATHEWS
PORTLAND OR 97204 USA

If the Registered Agent has changed, the new agent has consented to the appointment.

PRESIDENT

JAIDEV WATUMULL

307 LEWERS STREET #600
HONOLULU HI 96815 USA

SECRETARY

JAIDEV WATUMULL

307 LEWERS STREET #600
HONOLULU HI 96815 USA



I declare, under penalty of perjury, that this document does not fraudulently conceal, fraudulently obscure, fraudulently alter or otherwise misrepresent the identity of the person or any officers, directors, employees or agents of the corporation on behalf of which the person signs. This filing has been examined by me and is, to the best of my knowledge and belief, true, correct, and complete. Making false statements in this document is against the law and may be penalized by fines, imprisonment, or both.

By typing my name in the electronic signature field, I am agreeing to conduct business electronically with the State of Oregon. I understand that transactions and/or signatures in records may not be denied legal effect solely because they are conducted, executed, or prepared in electronic form and that if a law requires a record or signature to be in writing, an electronic record or signature satisfies that requirement.

ELECTRONIC SIGNATURE

NAME

JAIDEV WATUMULL

TITLE

MANAGER

DATE

04-11-2024

Exhibit D – Title Report

Preliminary Report

Fidelity National Title - Oregon
1455 SW Broadway, Suite 1450, Portland, OR 97201

File No.: 60222500479

Property Address: 1930 Lewis Street SE, Salem, OR 97302

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 Fidelity National Title LiveLOOK report, Click Here](#)



Effortless, Efficient, Compliant, and Accessible



Fidelity National Title
Company of Oregon

PRELIMINARY REPORT

In response to the application for a policy of title insurance referenced herein Fidelity National 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 Fidelity National 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

Randy Leeper



Fidelity National Title

Company of Oregon

1455 SW Broadway, Suite 1450, Portland, OR 97201
(503)646-4444 FAX (503)469-4198

PRELIMINARY REPORT

TITLE OFFICER: James Carter
james.carterjr@titlegroup.fntg.com

ORDER NO.: 60222500479
CUSTOMER NO.: 45142501111

TO: Fidelity National Title Company of Oregon
Lori Medak
900 SW Fifth Avenue
Portland, OR 97204

BUYER/BORROWER: Salem Watumull LLC, an Oregon limited liability company

PROPERTY ADDRESS: 1930 Lewis Street SE, Salem, OR 97302
1745 SE Oxford Street SE, Salem, OR 97302

EFFECTIVE DATE: February 5, 2025, 08:00 AM

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

	<u>AMOUNT</u>	<u>PREMIUM</u>
ALTA Loan Policy 2021	\$ TBD	\$ TBD
Extended Lender's		
OTIRO 209.10-06 - Restrictions, Encroachments, Minerals - Current Violations (ALTA 9.10-06)		\$ 100.00
OTIRO 222-06 - Location (ALTA 22-06)		\$ 0.00
OTIRO 208.2-06 - Commercial Environmental Protection Lien (ALTA 8.2-06)		\$ 0.00
Government Lien Search		\$ 650.00
Additional Chain Charge (ppty on policy)		\$ 100.00

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:

Salem Watumull, LLC, an Oregon limited liability company

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

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

EXHIBIT "A"
Legal Description

PARCEL 1:

Beginning at a point on the East side of South 14th Street, in Salem, Marion County, Oregon formerly a County Road, which point is 260 feet East and 30 feet North of the Southwest corner of the lands formerly owned by Chas. Craft, by virtue of a decree of Partition, made and executed in the Circuit Court of the State of Oregon, for the County of Marion, in a suit wherein said Chas. Craft was plaintiff and the widow and heirs of Joseph Watt, deceased, were defendants, which said decree is recorded in journal 4 of said Court at Page 193 thereof; thence North 02°43'15" West 886.79 feet following the East line of South 14th Street to a point marked with a 2" iron pipe; thence North 89°59'45" East 1393.09 feet to a point marked with a 1-1/2" iron pipe; thence South 01°51' East 875.93 feet to a point marked with a 2" iron pipe; thence South 89°34' West 1379.33 feet to the place of beginning.

PARCEL 2:

Beginning at a point on the North line of Lot 3, Block 3, LAFKY'S ADDITION to Salem, Oregon, said point being 2.31 feet East of the Northwest corner of said lot; thence East, along the North line of said lot, 47.69 feet to the Northeast corner of said lot; thence South, along the East line of said lot, 150 feet to the Southeast corner of said lot; thence West, along the South line of said lot, 48.47 feet; thence Northerly, 150 feet to the point of beginning, situate in Marion county, State of Oregon.

PARCEL 3:

The Westerly 2.31 feet of Lot 3, Block 3, LAFKY'S ADDITION to Salem, Marion County, Oregon.

PARCEL 4:

Lots 1, 2, 4, 5, 6, 7, 8, 9, 10 and 12, Block 3, LAFKY'S ADDITION to Salem, Marion County, Oregon.

PARCEL 5:

Lot 11, Block 3, LAFKY'S ADDITION to Salem, Marion County, 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:

THE FOLLOWING EXCEPTIONS AFFECT PARCEL 1:

6. City Liens, if any, in favor of the City of Salem. An inquiry has been directed to the City Clerk concerning the status of said liens and a report will follow if such liens are found.
7. An Easement created by instrument, including the terms and provisions thereof,

In favor of: Adjoining property owners
Recorded: March 13, 1969
Volume: 569 Page: 724
8. An Easement created by instrument, including the terms and provisions thereof,

In favor of: City of Salem
For: Pipeline
Recorded: March 22, 1967
Volume: 629 Page: 37
9. An Easement created by instrument, including the terms and provisions thereof,

In favor of: Portland General Electric Company
For: Utilities
Recorded: July 11, 1974
Volume: 782 Page: 607

10. An Easement created by instrument, including the terms and provisions thereof,

In favor of: Portland General Electric Company
For: Utilities
Recorded: June 29, 1982
Reel: 284 Page: 1271
11. Agreement to Build Over Pipeline, including the terms and provisions thereof,

Recorded: May 25, 1983
Reel: 311 Page: 972
12. Easements for utilities, including but not limited to, water, electricity, telephone and railroad spurs, no notice of which is of record, as disclosed by Warranty Deed,

Recorded: March 1, 1985 [Reel 378, Page 137](#)
13. Building Encroachment Easement, including the terms and provisions thereof,

Recorded: February 17, 1998
Reel: 1462 Page: 797
14. Building Encroachment Easement, including the terms and provisions thereof,

Recorded: February 17, 1998
Reel: 1462 Page: 798
15. Encroachment of driveway and chain link fence as disclosed by Warranty Deed, including the terms and provisions thereof,

Recorded: February 18, 1998
Reel: 1463 Page: 337
16. Unrecorded easement as disclosed by Warranty Deed, including the terms and provisions thereof,

Recorded: February 18, 1998
Reel: 1463 Page: 337
17. Matters contained in that certain document

Entitled: Private Stormwater Facilities Agreement
Dated: June 23, 2015
Executed by: Watmull, LLC and City of Salem
Recording Date: September 22, 2015
Recording No: [Reel 3744, Page 124](#)
Which provides for, among other things: inspection and maintenance of stormwater drainage facility.

Reference is hereby made to said document for full particulars.

18. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Salem
Purpose: Private Stormwater Facility, Maintenance Covenant and Access Easement
Recording Date: May 3, 2016
Recording No: [Reel 3813, Page 199](#)
Affects: as shown on document

19. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Salem
Purpose: Sewer
Recording Date: August 8, 2018
Recording No: [Reel 4108, page 190](#)
Affects: Reference is hereby made to said document for full particulars

20. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Job No.: 1199-01C
Dated: October 19, 1998
Prepared by: Westlake Consultants Inc.
Matters shown:

1. Unrecorded easement for an existing sewer main to the City of Salem
2. Unrecorded easement for power lines and anchors to Portland General Electric Company
3. Encroachment of Chain Link Fence onto adjacent property along Northwest line of property
4. Gravel Driveway on Northwest line of property

21. Deed of Trust, Security Agreement and Fixture Filing to secure an indebtedness in the amount shown below,

Amount: \$25,000,000.00
Dated: September 28, 2022
Trustor/Grantor: Salem Watumull, LLC, an Oregon limited liability company
Trustee: Fidelity National Title Company of Oregon
Beneficiary: Bank of Hawaii, a Hawaii corporation
Recording Date: September 28, 2022
Recording No: [Reel 4661, page 267](#)

An assignment of all moneys due, or to become due as rental or otherwise from said Land, to secure payment of an indebtedness, shown below and upon the terms and conditions therein

Assigned to: Bank of Hawaii, a Hawaii corporation
Recording Date: September 28, 2022
Recording No: [Reel 4661, page 267](#)

22. A financing statement as follows:

Debtor: Salem Watumull, LLC
Secured Party: Bank of Hawaii
Recording Date: September 28, 2022
Recording No: [Reel 4661, page 269](#)

THE FOLLOWING EXCEPTIONS AFFECT PARCEL 2:

23. City Liens, if any, in favor of the City of Salem. An inquiry has been directed to the City Clerk concerning the status of said liens and a report will follow if such liens are found.
24. 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.

THE FOLLOWING EXCEPTIONS AFFECT ALL PARCELS:

25. Existing leases and tenancies, if any, and any interests that may appear upon examination of such leases.
26. The Company has on file a copy of the Operating Agreement for Salem Watumull, LLC, an Oregon limited liability company, dated June 4, 1999. A copy of any amendments subsequent to the date of said Operating Agreement should be furnished for review prior to closing.

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

27. 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.

28. 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.

29. 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.

The Company will require a survey of the Land by a professional surveyor, and this exception may be eliminated or limited as a result thereof.

ADDITIONAL REQUIREMENTS/NOTES:

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

Fiscal Year:	2024-2025
Amount:	\$306,790.47
Levy Code:	24990
<u>Account No.:</u>	527906
Map No.:	073W35BA02800

Affects: Parcel 1

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

Fiscal Year: 2024-2025
 Amount: \$2,626.27
 Levy Code: 24010
Account No.: [580318](#)
 Map No.: 073W35BD00300

Affects: Parcels 2 and 3

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.

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

Fiscal Year: 2024-2025
 Amount: \$394.75
 Levy Code: 24010
Account No.: [580316](#)
 Map No.: 073W35BD00100

Affects: Lot 1 of Parcel 4

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.

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

Fiscal Year: 2024-2025
 Amount: \$480.06
 Levy Code: 24010
Account No.: [580317](#)
 Map No.: 073W35BD090200

Affects: Lot 2 of Parcel 4

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.

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

Fiscal Year: 2024-2025
 Amount: \$1,461.57
 Levy Code: 24010
Account No.: [580319](#)
 Map No.: 073W35BD00500

Affects: Lot 4 of Parcel 4

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.

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

Fiscal Year: 2024-2025
Amount: \$2,065.13
Levy Code: 24010
Account No.: [580320](#)
Map No.: 073W35BD00600

Affects: Lot 5 of Parcel 4

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.

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

Fiscal Year: 2024-2025
Amount: \$3,720.29
Levy Code: 24010
Account No.: [580321](#)
Map No.: 073W35BD00700

Affects: Lot 6 of Parcel 4

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.

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

Fiscal Year: 2024-2025
Amount: \$540.58
Levy Code: 24010
Account No.: [580322](#)
Map No.: 073W35BD00900

Affects: Lot 7 of Parcel 4

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.

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

Fiscal Year: 2024-2025
Amount: \$536.36
Levy Code: 24010
Account No.: [580323](#)
Map No.: 073W35BD01000

Affects: Lot 8 of Parcel 4

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.

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

Fiscal Year: 2024-2025
 Amount: \$540.18
 Levy Code: 24010
Account No.: [580324](#)
 Map No.: 073W35BD01100

Affects: Lot 9 of Parcel 4

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.

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

Fiscal Year: 2024-2025
 Amount: \$535.40
 Levy Code: 24010
Account No.: [580325](#)
 Map No.: 073W35BD01200

Affects: Lot 10 of Parcel 4

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.

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

Fiscal Year: 2024-2025
 Amount: \$1,903.56
 Levy Code: 24010
Account No.: [580327](#)
 Map No.: 073W35BD01400

Affects: Lot 12 of Parcel 4

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.

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

Fiscal Year: 2024-2025
 Amount: \$2,050.21
 Levy Code: 24010
Account No.: [580326](#)
 Map No.: 073W35BD01300

Affects: Parcel 5

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.

- N. Note: The only conveyance(s) affecting said Land, which recorded within 24 months of the date of this report, are as follows:

Grantor: Carpenter Commercial Properties LLC, an Oregon limited liability company
 Grantee: Salem Watumull, LLC, an Oregon limited liability company
 Recording Date: November 22, 2024
Recording No: [2024-36410](#)

Affects: Parcels 2, 3, 4 and 5

- O. No search has been made for financing statements filed in the office of the Secretary of State, or in any county other than the county in which the herein described land is located. No liability is assumed for any financing statement filed in the office of the County Clerk (Recorder) covering timber, crops, fixtures or contracts affecting said land if said land is Not described by metes and bounds, recorded lot and block or under the rectangular Survey system.
- P. 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.
- Q. Recording Charge (Per Document) is the following:
- | County | First Page | Each Additional Page |
|--------|------------|----------------------|
| Marion | \$86.00 | \$5.00 |
| Benton | \$108.00 | \$5.00 |
| Polk | \$91.00 | \$5.00 |
| Linn | \$105.00 | \$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 W. Broadway, Suite 1450
 Portland, OR. 97201

- R. ***IMPORTANT NOTICE REGARDING REMOTE ONLINE NOTARIZATION ("RON")

If the parties to this transaction intend to execute any documents utilizing RON, please contact your Title Officer immediately. Insurance of any transaction with documents notarized using RON is limited to specific platforms and requires underwriting approval.

- S. In addition to the standard policy exceptions, the exceptions enumerated above shall appear on the final ALTA Policy unless removed prior to issuance.
- T. Note: If an Owner's Title Insurance Policy is requested, 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.

- U. 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.
- V. 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.
- W. NOTE: IMPORTANT INFORMATION REGARDING PROPERTY TAX PAYMENTS
- | | |
|--|--|
| Fiscal Year: | July 1 st through June 30 th |
| Taxes become a lien on real property, but are not yet payable: | July 1 st |
| Taxes become certified and payable (approximately on this date): | October 15 th |
| First one third payment of taxes is due: | November 15 th |
| Second one third payment of taxes is due: | February 15 th |
| Final payment of taxes is due: | May 15 th |
- 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 January 1, 2025

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);
- biometric data (e.g., fingerprints, retina or iris scans, voiceprints, or other unique biological characteristics; 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 prevent and detect fraud;
- To maintain the security of our systems, tools, accounts, and applications;
- To verify and authenticate identities and credentials;
- 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.

State-Specific Consumer Privacy Information:

For additional information about your state-specific consumer privacy rights, to make a consumer privacy request, or to appeal a previous privacy request, please follow the link [Privacy Request](#), or email privacy@fnf.com or call (888) 714-2710.

Certain state privacy laws require that FNF disclose the categories of third parties to which FNF may disclose the Personal Information and Browsing Information listed above. Those categories are:

- FNF affiliates and subsidiaries;
- Non-affiliated third parties, with your consent;
- Business in connection with the sale or other disposition of all or part of the FNF business and/or assets;

- Service providers;
- Law endorsement or authorities in connection with an investigation, or in response to a subpoena or court order.

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 (fnf.com/california-privacy) or call (888) 413-1748.

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: aginqueries@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 additional information about your Oregon 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

FNF is the controller of the following businesses registered with the Secretary of State in Oregon: Chicago Title Company of Oregon, Fidelity National Title Company of Oregon, Lawyers Title of Oregon, LoanCare, Tigor, Title Company of Oregon, Western Title & Escrow Company, Chicago Title Company, Chicago Title Insurance Company, Commonwealth Land Title Insurance Company, Fidelity National Title Insurance Company, Liberty Title & Escrow, Novare National Settlement Service, Tigor Title Company of California, Exos Valuations, Fidelity & Guaranty Life, Insurance Agency, Fidelity National Home Warranty Company, Fidelity National Management Services, Fidelity Residential Solutions, FNF Insurance Services, FNTG National Record Centers, IPEX, Mission Servicing Residential, National Residential Nominee Services, National Safe Harbor Exchanges, National Title Insurance of New York, NationalLink Valuations, NexAce Corp., ServiceLink Auction, ServiceLink Management Company, ServiceLink Services, ServiceLink Title Company of Oregon, ServiceLink Valuation Solutions, Western Title & Escrow Company

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.

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 Request](#) 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

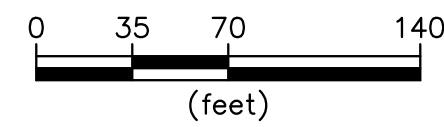
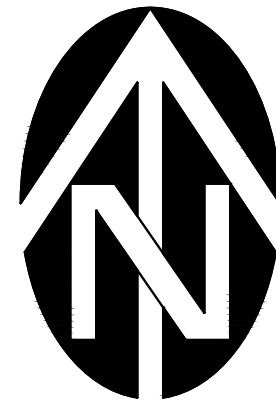
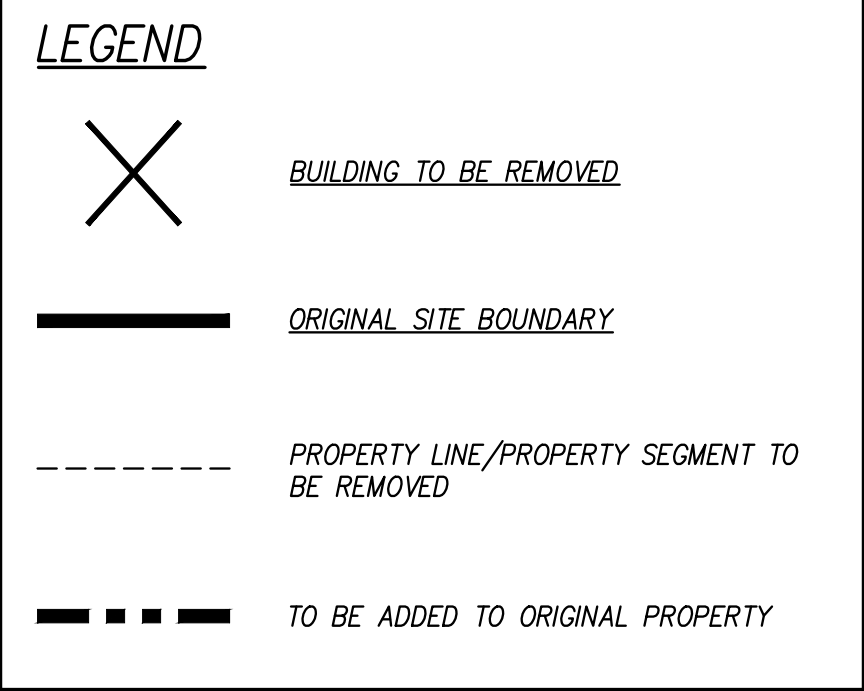
Exhibit E – HOA Statement

BRAND

Homeowners Association Information

The applicant is submitting this statement to confirm there is no homeowners association (HOA) which is active or registered with the Oregon Secretary of State which impacts the subject property.

Exhibit F – Proposed Replat



SALEM WATAMULL, LLC

DRAWING
C2.2

JOB NUMBER
2774.5000.0

WESTECH ENGINEERING, INC.
CONSULTING ENGINEERS AND PLANNERS



3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302
Phone: (503) 585-2474 Fax: (503) 585-3986
E-mail: westech@westech-eng.com



RENEWS: 6/30/2026

VERIFY SCALE
BAR IS ONE INCH ON
ORIGINAL DRAWING

DSN.	JW
DRN.	RS
CKD.	JW

[illegible]



SEE C2.2 FOR
OVERALL SITE

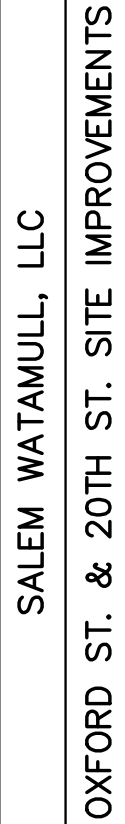
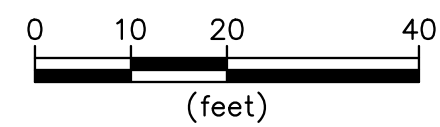
NEW BUILDING OUTLINE

NOT A
PART OF
APPLICATION

L E W I S S T S E

20TH STREET SE

O X F O R D S T S E



SITE REPLAT DETAIL PLAN

DRAWING
C2.3

JOB NUMBER
2774.5000.0

WESTECH ENGINEERING, INC.
CONSULTING ENGINEERS AND PLANNERS

3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302
Phone: (503) 585-2474 Fax: (503) 585-3986
E-mail: westech@westech-eng.com

REVIEW

BAR IS ONE INCH ON ORIGINAL DRAWING	1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY	
DSN.	JW
DRN.	RS
CKD.	JW
DATE: 02 / 2025	

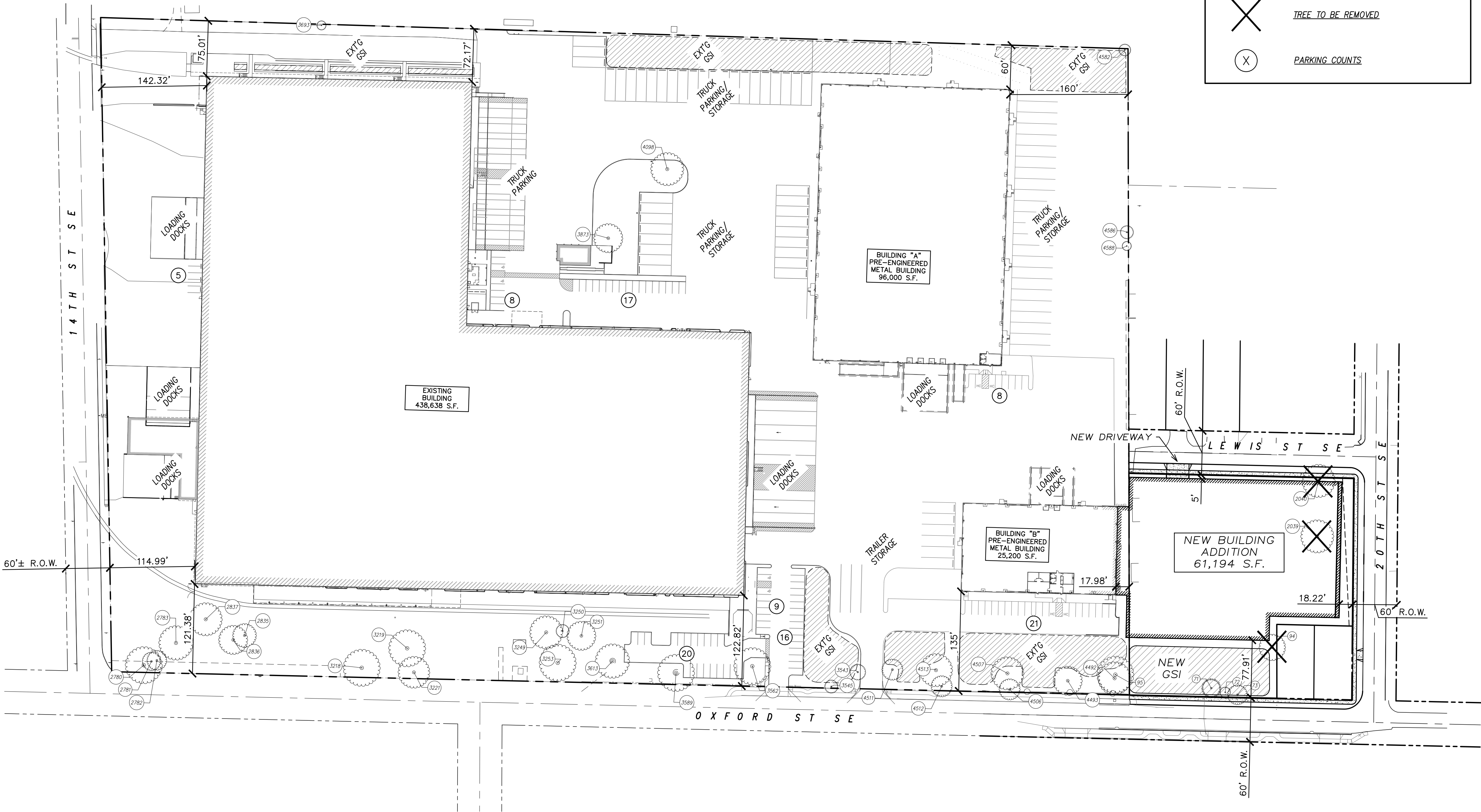
Exhibit G – Tree Inventory and GSI

2/21/2025 2:31:05 PM
R:\Dwg\Salem Watumull\Oxford & 20th\Civil\Plans\PD-OA SITE & CAMPUS Plan.dwg, (C2.1.tbb)

EXISTING SITE TREES	
PT. NO.	TYPE AND SIZE
4588	DECD 10"
4582	DECD 10"
4586	DECD 17"
3545	MAPLE 12"
3693	OAK 10"
3543	OAK 17"
4512	OAK 18"
4511	OAK 18"
3250	OAK 18"
2782	OAK 20"
2835	OAK 23"
2836	OAK 24"
2781	OAK 24"
4513	OAK 25"
2837	OAK 26"
4493	OAK 27"
3249	OAK 27"
4506	OAK 28"
4492	OAK 28"
3221	OAK 28"

EXISTING SITE TREES	
PT. NO.	TYPE AND SIZE
3613	OAK 29"
3251	OAK 29"
4507	OAK 30"
3873	OAK 30"
2783	OAK 30"
3589	OAK 31"
3219	OAK 31"
2780	OAK 34"
4098	OAK 36"
3218	OAK 39"
3253	OAK 42"
3562	OAK 43"

EXISTING SITE TREES	
PT. NO.	TYPE AND SIZE
94	BLACK LOCUST 14" (TO BE REMOVED)
72	CHERRY 10"
73	CHERRY 12"
71	FIR 25"
2039	MAPLE 36" (TO BE REMOVED)
2040	MAPLE 37" (TO BE REMOVED)
95	OAK 33"



0 40 80 160
(feet)

LEGEND

- NEW GSI
- EXISTING GSI
- TREE TO BE REMOVED
- PARKING COUNTS

VERIFY SCALE
BAR IS ONE INCH ON
ORIGINAL DRAWING
IF NOT ONE INCH ON
THIS DRAWING, SCALE
APPROPRIATELY

0 1" 0

DSN. JW RS
DRN. JW CKD. JW

DATE: 02/20/25



WESTTECH ENGINEERING, INC.
CONSULTING ENGINEERS AND PLANNERS

WE

3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302
Phone: (503) 585-2474 Fax: (503) 585-3986
E-mail: westech@westech-eng.com

SALEM WATUMULL, LLC

OXFORD ST. & 20TH ST. SITE IMPROVEMENTS

OVERALL CAMPUS SITE PLAN

DRAWING
C2.1

JOB NUMBER
2774.5000.0