



320 Church St. NE, Salem, OR 97301
PHONE (503) 581-1431 FAX (503) 364-8716

PUBLIC RECORD REPORT

THIS REPORT IS FOR THE EXCLUSIVE USE OF:

Barker Surveying	Date Prepared: April 29, 2025
3657 Kashmir Wy. SE	File Number: 677454AM
Salem, OR 97317	Title Officer: Whitney Estes

Attn: Gabe Lewman

CONDITIONS, STIPULATIONS AND DEFINITIONS

(I) Definitions:

- (a) "Customer": The person or persons named or shown on this cover sheet.
- (b) "Effective date": The title plant date of AmeriTitle, referred to in this report as "AmeriTitle".
- (c) "Land": The land specifically described in this public record report and improvements affixed thereto which by law constitute real property.
- (d) "Public records": Those records which by the laws of the State of Oregon impart constructive notice of matters relating to said land.

(II) Liability of AmeriTitle:

- (a) THIS IS NOT A COMMITMENT TO ISSUE TITLE INSURANCE AND DOES NOT CONSTITUTE A POLICY OF TITLE INSURANCE.
- (b) The liability of AmeriTitle for errors or omissions in this public record report is limited to the amount of the fee paid by the customer, provided, however, that AmeriTitle has no liability in the event of no actual loss to the customer.
- (c) No costs (including without limitation attorney fees and other expenses) of defense, or prosecution of any action, is afforded to the customer.

(III) Report Entire Contract:

Any right or action or right of action that the customer may have or may bring against AmeriTitle and/or its underwriter arising out of the subject matter of this report must be based on the provisions of this report. No provision or condition of this report can be waived or changed except by a writing signed by an authorized officer of AmeriTitle. By accepting this form report, the customer acknowledges and agrees that the customer has elected to utilize this form of public record report and accepts the limitation of liability of AmeriTitle as set forth herein.

(IV) Fee:

The fee charge for this Report does not include supplemental reports, updates or other additional services of AmeriTitle.

REPORT

Effective Date: April 23, 2025

A. The Land referred to in this public record report is located in the County of Marion, State of Oregon, and is described as follows:

See attached Exhibit 'A'

B. As of the Effective Date and according to the public records, we find title to the Land apparently vested in:

Salem Watumull, LLC, an Oregon Limited Liability Company

C. As of the Effective Date and according to the public records, the Land is subject to the following chain of conveyances and contracts to convey title during the period beginning on the recording date of the earliest recorded instrument shown below and ending on the recording date of the latest recorded instrument shown below:

Instrument: Statutory Warranty Deed,
Recorded: July 1, 1999

Instrument No.: [Reel: 1613, Page: 67](#)

Grantor: Wilshire Real Estate Partnership L.P., a Delaware limited partnership

Grantee: Salem Watumull, LLC, an Oregon Limited Liability Company

Instrument: Statutory Warranty Deed,
Recorded: June 29, 1998

Instrument No.: [Reel: 1500, Page: 595](#)

Grantor: Wilshire Real Estate Investment Corporation, a Delaware corporation

Grantee: Wilshire Real Estate Partnership L.P., a Delaware limited partnership

Instrument: Statutory Warranty Deed,
Recorded: February 18, 1998

Instrument No.: [Reel: 1463, Page: 337](#)

Grantor: Agripac, Inc., an Oregon co-operative corporation

Grantee: Wilshire Real Estate Investment Corporation, A Delaware Corporation

Instrument: Warranty Deed,
Recorded: March 1, 1985

Instrument No.: [Reel: 378, Page: 137](#)

Grantor: Castle & Cooke, Inc.

Grantee: Agripac, Inc., an Oregon co-operative corporation

Instrument: Grant Deed,
Recorded: May 14, 1964

Instrument No.: [Volume: 585 Page: 841](#)

Grantor: Dole Corporation, a Hawaii corporation

Grantee: Castle & Cooke, Inc. a Hawaii corporation

Instrument: Grant Deed,
Recorded: June 22, 1961

Instrument No.: [Volume: 546 Page: 106](#)

Grantor: Hapco Corporation, a Hawaiian corporation who's name was changed from Dole Corporation on May 31, 1961 but prior to the execution and delivery hereof and which was known prior to September 30, 1960 as

Hawaiian Pineapple Company, Limited

Grantee: Dole Corporation, a Hawaiian corporation

Order No. 677454AM

Page 3 of 4

Public Record Report

Instrument: Deed,

Recorded: December 31, 1957

Instrument No.: [Volume: 507 Page: 135](#)

Grantor: Paulus Bros. Packing Co., an Oregon corporation

Grantee: Hawaiian Pineapple Company, Limited, a Hawaii corporation

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

EXHIBIT 'A'

File No. 677454AM

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 $2^{\circ}43'15''$ West 886.79 feet following the East line of South 14th Street to a point marked with a 2" iron pipe; thence North $89^{\circ}59'45''$ East 1393.09 feet to a point marked with a 1-1/2" iron pipe; thence South $1^{\circ}51'$ East 875.93 feet to a point marked with a 2" iron pipe; thence South $89^{\circ}34'$ West 1379.33 feet to the place of beginning.

After Recording Mail To:

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

AmeriTitle 675398

JUL 01 1999

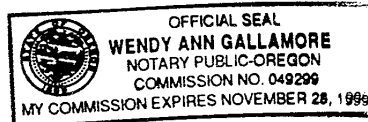
STATE OF OREGON

SS.

County of Multnomah

This instrument was acknowledged before me on this 29 day of June, 1999, by Peter O'Hare, 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

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

Recordation requested by:
Thomas R. Page
Stoel Rives, LLP
900 SW Fifth Avenue, Suite 2300
Portland, Oregon 97204-1268

After recordation return to:
Thomas R. Page
Stoel Rives, LLP
900 SW Fifth Avenue, Suite 2300
Portland, Oregon 97204-1268

(Space above this line for Recorder's use)

STATUTORY WARRANTY DEED

WILSHIRE REAL ESTATE INVESTMENT CORPORATION, a Delaware corporation, Grantor, conveys and warrants to **WILSHIRE REAL ESTATE PARTNERSHIP L.P.**, a Delaware limited partnership, Grantee, the real property situated in Marion County, Oregon, more particularly described on the attached Exhibit A, free of encumbrances except as specifically set forth on the attached Exhibit B.

The true and actual consideration for this conveyance is other value which is the whole consideration given.

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.

Until a change is requested, all tax statements shall be sent to the following address: Wilshire Real Estate Partnership, L.P., 1776 SW Madison Street, Portland, Oregon 97205
Tax Account No.: 55777-001

JUN 29 1998

Dated this 26th day of June, 1998.

WILSHIRE REAL ESTATE INVESTMENT
CORPORATION, a Delaware corporation

By: _____

Title: _____

Andrew A. Wiederhorn

C.E.O.

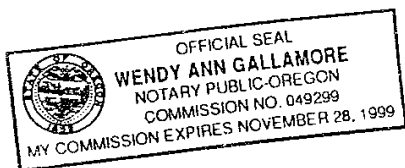
ACKNOWLEDGMENT

STATE OF OREGON)

)ss.

County of Multnomah)

This instrument was acknowledged before me on June 26th, 1998, by
Andrew A. Wiederhorn the Chief Executive Officer of
WILSHIRE REAL ESTATE INVESTMENT CORPORATION, on behalf of the
corporation.



Wendy Ann Gallamore
Notary Public for Oregon

My Commission Expires: 11.28.99

JUN 29 1998

EXHIBIT A
Legal Description

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.

JUN 29 1998

EXHIBIT B
Encumbrances

1. 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, Film Records for Marion County, Oregon.
2. The right to use, privilege and easement over an existing spur railroad track and lands thereunder more particularly described in deed recorded March 13, 1963, in Volume 569, Page 724, Deed Records for Marion County, Oregon.
3. Easement, including the terms and provisions thereof, conveyed to the City of Salem, Oregon, a municipal corporation, by instrument recorded March 22, 1967, in Volume 629, Page 37, Deed Records for Marion County, Oregon.
4. Easement including the terms and provisions thereof, conveyed to Portland General Electric Company, an Oregon Corporation, by instrument recorded July 11, 1974, in Volume 782, Page 607, Deed records for Marion County, Oregon.
5. Easement, including the terms and provisions thereof, conveyed to Portland General Electric Company, an Oregon corporation, by instrument recorded June 29, 1982, in Reel 284, Page 1271, Film Records for Marion County, Oregon.
6. Agreement to Build Over Pipeline, including the terms and provisions thereof, between the City of Salem, Oregon, a municipal corporation, and Agripac Incorporated, dated May 4, 1983, recorded May 25, 1983, in Reel 311, Page 972, Film Records for Marion County, Oregon.
7. Gravel Driveway on Northwest line of Property, as disclosed by Survey of Westlake Consultants #1199-01, and on file at First American Title Co., dated December 16, 1997.
8. Chain link fence encroachment on North project line, as disclosed by survey of Westlake Consultants #1199-017, and on file at First American Title Company, dated December 16, 1997.
9. Building encroachment easement, including the terms and provisions thereof, dated February 17, 1998, in Reel 1462, Page 798, Film Records for Marion County, Oregon, between Agripac, Inc., an Oregon cooperative corporation, Lee J. Forcier, also known as Leland J. Forcier and Donald D. Forcier.

JUN 29 1998

10. Unrecorded easement, including the terms and provisions thereof, for existing sewer main to the City of Salem, as disclosed by letter dated January 29, 1998, and on file at First American Title Company.
11. Unrecorded easement, including the terms and provisions thereof, for power lines and anchors to Portland General Electric Company, as disclosed by letter dated January 26, 1998 and on file at First American Title Company.
12. Building encroachment easement, including the terms and provisions thereof, dated February 17, 1998, in Reel 1462, Page 797, Film Records for Marion County, Oregon, between Agripac, Inc., an Oregon cooperative corporation and Jeffrey L. Austin.

JUN 29 1998

REEL:1500

PAGE: 595

June 29, 1998 , 04:11P

CONTROL #: 1500595

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

JUN 29 1998



Escrow No. 97160832

After recording return to:
 Wilshire Real Estate Investment Corporation
 1776 SW Madison Street, Suite 300
 Portland, OR 97205
 Attn: Peter Menefee

Until a change is requested all tax statements
 shall be sent to the following address.
 Wilshire Real Estate Investment Corporation
 1776 SW Madison Street, Suite 300
 Portland, OR 97205
 Attn: Peter Menefee

Title Order No. 223445-M

STATUTORY WARRANTY DEED

Agripac, Inc., an Oregon co-operative corporation, Grantor, conveys and warrants to
 Wilshire Real Estate Investment Corporation, a Delaware corporation
 Grantee, the following described real property free of liens and encumbrances, except as specifically set
 forth herein:

Legal description attached hereto and marked as Exhibit A

CONSIDERATION \$6,750,000.00

This property is free of liens and encumbrances, EXCEPT:

1. 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.
2. The right to use privilege and easement over an existing spur railroad track and lands thereunder more particularly described in deed recorded March 13, 1963, in Volume 569, Page 724, Deed Records for Marion County, Oregon.
3. Easement, including the terms and provisions thereof, conveyed to the City of Salem, Oregon, a municipal corporation, by instrument recorded March 22, 1967, in Volume 629, Page 37, Deed Records for Marion County, Oregon.
4. Easement, including the terms and provisions thereof, conveyed to Portland General Electric Company, an Oregon Corporation, by instrument recorded July 11, 1974, in Volume 782, Page 607, Deed Records for Marion County, Oregon.
5. Easement, including the terms and provisions thereof, conveyed to Portland General Electric Company, an Oregon Corporation, by instrument recorded June 29, 1982, in Reel 284, Page 1271, Film Records for Marion County, Oregon.
6. Agreement to Build Over-Pipeline, including the terms and provisions thereof, between the City of Salem, Oregon, a municipal corporation, and Agripac Incorporated, dated May 4, 1983, recorded May 25, 1983, in Reel 311, Page 972, Film Records for Marion County, Oregon.
7. Gravel Driveway on Northwest line of Property, as disclosed by Survey of Westlake Consultants #1199-01, dated December 16, 1997.
8. Chain Link Fence Encroachment on North project line, as disclosed by Survey of Westlake Consultants #1199-017, dated December 16, 1997.
9. A Building Encroachment Easement, including the terms and provisions thereof, dated February 17, 1998, and recorded February 17, 1998, in Reel 1462, Page 797, film records of Marion County, Oregon, between Agripac, Inc., an Oregon cooperative corporation, and Jeffrey L. Austin.
10. A Building Encroachment Easement, including the terms and provisions thereof, dated February 17, 1998, and recorded February 17, 1998, in Reel 1462, Page 798, film records of Marion County, Oregon, between Agripac, Inc., an Oregon cooperative corporation, and Lee J. Forcier, also known as Leland J. Forcier, and Donald D. Forcier.

F.A.T. 223445

Second Page, Statutory Warranty Deed, Escrow no. 97160832

11. Unrecorded Easement, including the terms and provisions thereof , for existing sewer main to the City of Salem, as disclosed by letter dated January 29, 1998, and on file at First American Title Company.
12. Unrecorded Easement, including the terms and provisions thereof, for Power Lines and Anchors to Portland General Electric Company, as disclosed by letter dated January 26, 1998, and on file at First American Title Company.

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.

The true consideration for this conveyance is \$ 6,750,000.00

Dated this 18th day of February, 1998.

AGRI-PAC, INC., an Oregon co-operative corporation

BY: Dennis Colleran
Dennis Colleran, Chief Financial Officer

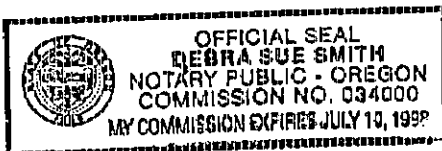
STATE OF OREGON }
County of Clatsop } ss:

This instrument was acknowledged before me on February 18, 1998, by Dennis Colleran as Chief Financial Officer of Agripac, Inc. an Oregon co-operative corporation, on behalf of the corporation.

Nelora Sue Smith

Notary Public for Oregon

My Commission Expires 7/10/98



Order No. 223445-M

EXHIBIT A

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.

REEL:1463

PAGE: 337

February 18, 1998 , 04:12P

CONTROL #: 1463337

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: \$45.00

ALAN H DAVIDSON
COUNTY CLERK

WARRANTY DEED—STATUTORY FORM
CORPORATE GRANTOR

CASTLE & COOKE, INC.

a corporation duly organized and existing under the laws of the State of Hawaii Grantor,
conveys and warrants to AGRIPAC, INC., An Oregon co-operative corporationGrantee, the following described real property free of encumbrances except as
specifically set forth herein situated in Marion County, Oregon, to-wit:

SEE ATTACHED "EXHIBIT A"

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY
DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLAN-
NING DEPARTMENT TO VERIFY APPROVED USES.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The said property is free from all encumbrances except Those of record "Which are listed
on exhibit B attached
hereto."

The true consideration for this conveyance is \$3,001,500.00 (Here comply with the requirements of ORS 93.030)

Done by order of the grantor's board of directors with its corporate seal affixed on January 29, 1985

CASTLE & COOKE, INC.

By Renard Walsh Executive Vice President
By Frank Smith Vice President Secretary(CORPORATE SEAL)
CaliforniaSTATE OF OREGON County of San Francisco ss. February 28, 19 85Personally appeared Thomas A. Schultz and Leonard Marks Jr.who, each being first duly sworn, did say that the former is the Vice President and the latter is the
Executive Vice President of Castle & Cooke, Inc.a corporation, and that the seal affixed to the foregoing instrument
is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its
board of directors and each of them acknowledged said instrument to be its voluntary act and deed.NOTARY PUBLIC - CALIFORNIA
CITY AND COUNTY OF SAN FRANCISCO
My Commission Expires Jan. 10, 1986Before me: Norothy F. Lertids
Notary Public for OREGON My commission expires: Jan. 10, 1986
California

WARRANTY DEED

GRANTOR
GRANTEE

GRANTEE'S ADDRESS, ZIP

After recording return to:

Agripac, Inc.
P. O. Box 5346
Salem, Oregon 97304
Attn: Don Heffernan

NAME, ADDRESS, ZIP

Until a change is requested, all tax statements
shall be sent to the following address:

SAME AS ABOVE

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

ss.

County of _____

I certify that the within instru-
ment was received for record on the
_____ day of _____, 19____,
at _____ o'clock _____ M., and recorded
in book/reel/volume No. _____ on
page _____ or as document/tee/file/
instrument/microfilm No. _____
Record of Deeds of said county.Witness my hand and seal of
County affixed.

NAME TITLE

By _____ Deputy

MAR 1 1985

Order No. 62217

EXHIBIT A

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 $2^{\circ} 43' 15''$ West 886.79 feet following the East line of South 14th Street to a point marked with a 2" iron pipe; thence North $89^{\circ} 59' 45''$ East 1393.09 feet to a point marked with a 1-1/2" iron pipe; thence South $1^{\circ} 51'$ East 875.93 feet to a point marked with a 2" iron pipe; thence South $89^{\circ} 34'$ West 1379.33 feet to the place of beginning.

MAR 1 1985

EXHIBIT B

ENCUMBRANCES

MAR 1 1985

5. Unrecorded leases to Gerber Products Co. mentioned in mortgage to New England Mutual Life Insurance Company recorded June 5, 1953, in Volume 389, Page 271, Mortgage Records of Marion County, Oregon.

6. Easements for utilities, including but not limited to water, electricity, telephone and railroad spurs, no notice of which is of record.

7. The right, use privilege and easement over an existing spur railroad track and lands thereunder more particularly described in deed recorded March 13, 1963 in Volume 569 Page 724, Deed Records for Marion County, Oregon.

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

9. An easement created by instrument, including the terms and provisions thereof,
Recorded : July 11, 1974 Volume: 782 Page: 607
In Favor of: Portland General Electric Company, an Oregon corporation

10. Lease, including the terms and provisions thereof,
Dated : April 16, 1982
A memorandum of which was
Recorded : April 19, 1982 Volume: 276 Page: 1485
Lessor : Castle & Cook, Inc.
Lessee : Agripac, Inc.

11. Supplemental and Amendatory Mortgage, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$57,765,000.00
Dated : April 1, 1982
Recorded : May 26, 1982 Reel: 281 Page: 1892
Mortgagor : Agripac, Inc.
Mortgagee : Spokane Bank for Cooperatives (Includes additional property)

12. An easement created by instrument, including the terms and provisions thereof,
Recorded : June 29, 1982 Reel: 284 Page: 1271
In Favor of: Portland General Electric Company, an Oregon corporation

13. Supplemental & Amendatory Mortgage, including the terms and provisions thereof,
with interest thereon and such future advances as may be provided therein, given to
secure the payment of \$67,765,000.00 herein, given to secure the payment
Dated : August 1, 1982
Recorded : September 10, 1982 Reel: 290 Page: 703
Mortgagor : Agripac, Inc.
Mortgagee : Spokane Bank for Cooperatives (Includes additional property)

14. Agreement to build over pipeline, including the terms and provisions thereof,
Between : City of Salem
And : Agripac, Inc.
Recorded : May 25, 1983 Reel: 311 Page: 972

15. Supplemental & Amendatory Mortgage, including the terms and provisions thereof,
with interest thereon and such future advances as may be provided therein, given to
secure the payment of \$72,765,000.00
Dated : November 30, 1982
Recorded : December 9, 1982 Reel: 297 Page: 277
Mortgagor : Agripac, Inc.
Mortgagee : Bank for Cooperatives, a corporation (Includes additional property)

16. Supplemental & Amendatory Mortgage, including the terms and provisions thereof,
with interest thereon and such future advances as may be provided therein, given to
secure the payment of \$70,008,000.00
Dated : May 31, 1983
Recorded : June 14, 1983 Reel: 313 Page: 470
Mortgagor : Agripac, Inc.
Mortgagee : Spokane Bank for Cooperatives (Includes additional property)

17. Supplemental & Amendatory Mortgage, including the terms and provisions thereof,
with interest thereon and such future advances as may be provided therein, given to
secure the payment of \$65,008,000.00
Dated : August 31, 1983
Recorded : September 14, 1983 Reel: 321 Page: 1004
Mortgagor : Agripac, Inc.
Mortgagee : Spokane Bank for Cooperatives (Includes additional property)

18. Supplemental & Amendatory Mortgage, including the terms and provisions thereof,
with interest thereon and such future advances as may be provided therein, given to
secure the payment of \$65,008,000.00
Dated : March 1, 1984
Recorded : March 19, 1984 Reel: 338 Page: 866
Mortgagor : Agripac, Inc.
Mortgagee : Spokane Bank for Cooperatives, a corporation

19. Supplemental & Amendatory Mortgage, including the terms and provisions thereof,
with interest thereon and such future advances as may be provided therein, given to
secure the payment of \$66,730,000.00
Dated : March 20, 1984
Recorded : March 29, 1984 Reel: 339 Page: 1073
Mortgagor : Agripac, Inc.
Mortgagee : Spokane Bank for Cooperatives, a corporation

MAR 1 1985

20. Supplemental & Amendatory Mortgage, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$57,346,000.00

Dated : August 1, 1984

Recorded : August 15, 1984

Reel: 353

Page: 1512

Mortgagor : Agripac, Inc.

Mortgagee : Spokane Bank for Cooperatives, a corporation

MAR 1 1985

STATE OF OREGON

County of Marion

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

REEL PAGE
378 137

MAR 1 4 05 PM '85

ALAN H. DAVIDSON
MARION COUNTY CLERK

BY 2100 DEPUTY

5

GRANT DEED

DOLE CORPORATION, a Hawaii corporation, hereby grants to CASTLE & COOKE, INC., a Hawaii corporation whose principal place of business and post-office address is Bishop and Merchant Streets, Honolulu, City and County of Honolulu, State of Hawaii, all that real property, together with improvements located thereon, situate in the County of Marion, State of Oregon, described as follows:

All property owned by said Dole Corporation in said County and State, including specifically but without limiting the generality of the foregoing, the following described property in the City of Salem:

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, HOWEVER, to easements for utilities, including but not limited to water, electricity, telephone and railroad spurs, no notice of which is of record.

SUBJECT, ALSO, to unrecorded leases to Gerber Products Co. mentioned in mortgage to New England Mutual Life Insurance Company, recorded June 5, 1953, in Volume 389, page 271, Mortgage Records of Marion County, Oregon.

SUBJECT ALSO, HOWEVER, to the right, use, privilege and easement over an existing spur railroad track and lands thereunder more particularly described

723080

in that certain Warranty Deed from said Dole Corporation to Reliance Varnish Company of Oregon, dated March 12, 1963, and recorded in Volume 569 at page 724, Deed Records of Marion County, State of Oregon.

IN WITNESS WHEREOF, the Grantor by its proper officers thereunto duly authorized has caused its corporate name to be hereunto subscribed and its corporate seal to be hereto affixed this first day of May 1964.

DOLE CORPORATION

By William L. Levens
ITS VICE-PRESIDENT

By 168
SECRETARY

STATE OF HAWAII

CITY AND COUNTY OF HONOLULU

SS

On this 15th day of May, 1964, before
 me appeared MELVIN L. LEVINE and H. B. DEANER
 to me personally known, who, being by me duly sworn, did say
 that they are VICE-PRESIDENT and SECRETARY
 respectively, of DOLE CORPORATION

a Hawaii corporation; that the seal affixed to the foregoing
 instrument is the corporate seal of said corporation; that
~~said instrument was signed and sealed in behalf of said cor-~~
 poration by authority of its Board of Directors; and said

MELVIN L. LEVINE and H. B. DEANER
 acknowledged the instrument to be the free act and deed of
 said corporation.

K. K. Lee
 Notary Public, First Circuit
 State of Hawaii

My Commission expires OCT 6-1969

STATE of OREGON, ^{ss}
 County of Marion,

I Certify that the within was re-
 ceived and duly recorded by me in
 MARION COUNTY RECORDS
 Book of DEEDS Vol. 585
 Page 84 on the

day of MAY 14 1964 at 2:45 o'clock P M

Herman W. Lunde
 Recorder

Deputy

750/
750/
 Dole Corp.
 P.O. Box 351
 Salem, Oregon
 Attn: Mr. Cohn

723080

723080

GRANT DEED

HAPCO CORPORATION, a Hawaiian corporation, whose name was changed from Dole Corporation on May 31, 1961 but prior to the execution and delivery hereof, and which was known prior to September 30, 1960 as Hawaiian Pineapple Company, Limited, whose principal place of business and Post Office address is 650 Iwilei Road, City and County of Honolulu, State of Hawaii, hereby grants to DOLE CORPORATION, a Hawaiian corporation, organized on May 31, 1961, but prior to the execution and delivery hereof, whose principal place of business and Post Office address is 650 Iwilei Road, City and County of Honolulu, State of Hawaii, all that real property, together with the improvements located thereon situate in the City of Salem, County of Marion, State of Oregon, 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, HOWEVER, to easements for utilities, including but not limited to water, electricity, telephone and railroad spurs, no notice of which is of record.

SUBJECT, ALSO, to unrecorded leases to Gerber Products Co. mentioned in mortgage to New England Mutual Life Insurance Company, recorded June 5, 1953 in Volume 389, page 271, Mortgage Records of Marion County, Oregon.

IN WITNESS WHEREOF, Grantor by its Vice
Assistant and Secretary thereunto duly authorized has caused its
corporate name to be hereunto subscribed and its corporate seal to be hereto affixed this 31st day of
May, 1961.

HAPCO CORPORATION,
a corporation.

By John A. Hefner
Vice President

By J. B. Cherry
Assistant Secretary

STATE OF CALIFORNIA

City and

County of

San Francisco

ss.

On this 31st day of May, 1961,
before me Maude W. Nash, a Notary
Public in and for said County, personally appeared

John Shafer known to me
to be a Vice President and George Shervey
known to me to be an Assistant Secretary of the corpora-
tion that executed the within and foregoing instrument,
and also known to me to be the persons who executed the
within instrument on behalf of the corporation therein
named and acknowledged to me that such corporation executed
the same.

WITNESS my hand and official seal the day and
year in this certificate first above written.

Maude W. Nash Maude W. Nash
Notary Public in and for the City and
County of San Francisco
State of California.

My Commission Expires October 14, 1969

My Commission Expires, October 14, 1964

STATE OF OREGON,
County of Marion,

I Certify that the within has re-
ceived and duly recorded in

MARION COUNTY RECORDS
Book of Deeds Vol. 546

Page w 106 on the

day of JUN 22 1961

at 2:38 o'clock P M

Kerman W. W. Lunde

Recorder

Deputy

641258

641258

KNOW ALL MEN BY THESE PRESENTS, That PAULUS BROS. PACKING CO., an Oregon corporation, hereinafter called, the "Grantor", in consideration of the sum of ONE DOLLAR (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, to it paid by HAWAIIAN PINEAPPLE COMPANY, LIMITED, a Hawaii corporation, hereinafter called the "Grantee", does hereby grant, bargain, sell and convey unto the said Grantee, its successors and assigns, forever, the following described real property situated in the City of Salem, County of Marion, State of Oregon, to wit:

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, HOWEVER, to easements for utilities, including but not limited to water, electricity, telephone and railroad spurs, no notice of which is of record.

SUBJECT, ALSO, to unrecorded leases to Gerber Products Co. mentioned in mortgage to New England Mutual Life Insurance Company, recorded June 5, 1953, in Volume 389, page 271, Mortgage Records of Marion County, Oregon.

557930

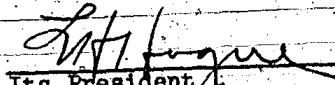
AND the reversions, remainders, rents, issues and profits thereof and all of the estate, right, title and interest of the Grantor therein and thereto.

TO HAVE AND TO HOLD the same, together with all buildings and improvements thereon and the tenements, rights, easements, privileges and the appurtenances thereunto belonging or in any wise appertaining, unto the said Grantee, its successors and assigns, forever.

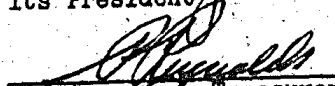
IN WITNESS WHEREOF, PAULUS BROS. PACKING CO. has by resolution of its Board of Directors, duly adopted, caused these presents to be duly executed by its President and its Secretary-Treasurer and to be attested by its Assistant Secretary and its corporate seal to be affixed as of the 31st day of December, 1957.

PAULUS BROS. PACKING CO.

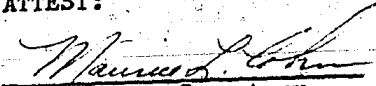
By

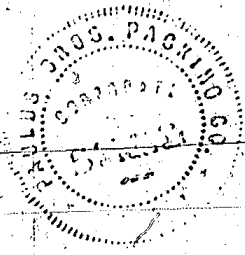

Its President

By


Its Secretary-Treasurer

ATTEST:


Assistant Secretary



STATE OF OREGON
COUNTY OF MARION

SS.

VOL. 507 PAGE 137

On this 31st day of December, 1957, before me, the undersigned, a Notary Public in and for said County and State, personally appeared L. H. HOGUE and P. REYNOLDS, to me personally known, who, being duly sworn, did say that they are the President and Secretary-Treasurer, respectively, of PAULUS BROS. PACKING CO., and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors; and they acknowledged said instrument to be its voluntary act and deed.

V. L. Hill
Notary Public

My Commission expires:

Feb. 14, 1960

INDEXED

557930

STATE OF OREGON

DEC 31 1957

507

DEC 31 1957

57

P M

at 2:46

Recorder

Deputy

322

42