



Commercial Real Estate
Due Diligence Management
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ALTA/NSPS LAND TITLE SURVEY

ALTA/TOPO SALEM OR

SURVEYOR CERTIFICATION

4740 RIDGE DR NE
SALEM, OR 97301
COUNTY OF MARION

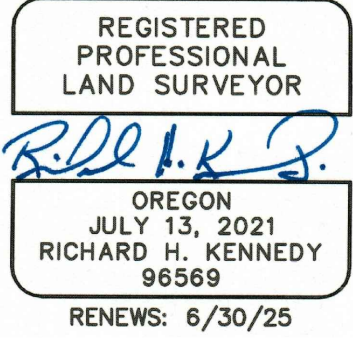
TO M3 CAPITAL, LLC; TICOR TITLE COMPANY OF OREGON; AND AMERICAN NATIONAL, LLC.:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6A, 6B, 7A, 7B1, 7C, 8, 9, 10, 11A, 13, 14, 16, 17, 19, 20 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON DECEMBER 29, 2023.

R.D.H. Kennedy
RICHARD H. KENNEDY

LAND SURVEYOR NUMBER 96569
IN STATE OF OREGON
DATE OF PLAT OR MAP: JANUARY 5, 2024
DATE OF LAST REVISION: OCTOBER 23, 2024



NETWORK REFERENCE #20232632-1

SURVEY PREPARED BY:
ASC SURVEYING LLC
8427 SW DAKOTA DRIVE
TUALATIN, OR 97062
JOB NO.: 23042
FOR A SURVEY UPDATE OF THIS SURVEY PLEASE CONTACT: SURVEYS@AMNATIONAL.NET

LEGAL DESCRIPTION

SITUATED IN THE CITY OF SALEM IN THE COUNTY OF MARION, STATE OF OREGON, AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY BOUNDARY LINE OF THAT TRACT OF LAND DESCRIBED IN VOLUME 461, PAGE 390, MARION COUNTY RECORD OF DEEDS, AND THE EASTERLY RIGHT OF WAY LINE OF RIDGE ROAD, SAID POINT BEING MARKED BY A 5/8 INCH IRON ROD, BEARS WEST 222.09 FEET AND NORTH 18°45' EAST 742.50 FEET AND SOUTH 89°15' WEST 1356.33 FEET FROM THE SOUTHEAST CORNER OF THE JOHN PUGH DONATION LAND CLAIM NO. 55, IN TOWNSHIP 7 SOUTH, RANGE 3 WEST OF THE WILLAMETTE MERIDIAN, MARION COUNTY, OREGON; AND RUNNING THENCE NORTH 14°00' EAST 31.02 FEET, ALONG SAID EASTERLY RIGHT OF WAY LINE OF RIDGE ROAD TO A 5/8 INCH IRON ROD; THENCE NORTH 14°00' EAST 327.36 FEET ALONG SAID EASTERLY ROAD RIGHT OF WAY LINE TO A 5/8 INCH ROD WITH AN ALUMINUM CAP ON THE NORTHERLY BOUNDARY LINE OF THAT TRACT OF LAND DESCRIBED IN VOLUME 461, PAGE 390, MARION COUNTY RECORD OF DEEDS; THENCE NORTH 89°15' EAST 137.60 FEET ALONG THE NORTHERLY BOUNDARY LINE OF SAID TRACT OF LAND TO A 5/8 INCH IRON ROD WITH ALUMINUM CAP; THENCE NORTH 89°15' EAST 356 FEET, MORE OR LESS, ALONG SAID NORTHERLY BOUNDARY LINE TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF INTERSTATE 5 FREEWAY, A 5/8 INCH IRON ROD BEARS NORTH 89°15' EAST 355.33 FEET FROM THE PREVIOUSLY MENTIONED 5/8 INCH ROD; THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT OF WAY LINE TO A 5/8 INCH IRON ROD ON THE SOUTHERLY BOUNDARY LINE OF THE AFOREMENTIONED TRACT OF LAND, SAID 5/8 INCH IRON ROD BEARS NORTH 89°15' EAST 709.18 FEET FROM THE POINT OF BEGINNING; THENCE SOUTH 89°15' WEST 710 FEET, MORE OR LESS, ALONG SAID SOUTHERLY BOUNDARY LINE TO THE POINT OF BEGINNING.

SAVE AND EXCEPT THAT PORTION CONVEYED TO THE SATE OF OREGON BY AND THROUGH ITS STATE HIGHWAY COMMISSION, BY DEED RECORDED DECEMBER 5, 1972, BOOK 740, PAGE 525.

ALSO SAVE AND EXCEPT THAT PORTION CONVEYED TO THE CITY OF SALEM, BY DEED RECORDED MARCH 8, 2000 IN REEL 1675, PAGE 170, DEED RECORDS FOR MARION COUNTY, OREGON.

THIS LEGAL DESCRIPTION DESCRIBES THAT PROPERTY FOUND IN TITLE REPORT PREPARED BY TICOR TITLE COMPANY OF OREGON, ORDER NO. 471823128791, WITH AN EFFECTIVE DATE OF DECEMBER 12, 2023.

NOTES CORRESPONDING TO SCHEDULE B

THIS SURVEY IS BASED ON A TITLE REPORT PREPARED BY TICOR TITLE COMPANY OF OREGON WITH ORDER NO. 471823128791 AND AN EFFECTIVE DATE OF DECEMBER 12, 2023.

ITEMS NOT LISTED BELOW ARE STANDARD TITLE EXCEPTIONS AND/OR ARE NOT MATTERS OR ISSUES THAT PERTAIN TO THIS SURVEY.

- EASEMENT FOR THE PURPOSE SHOWN AND RIGHTS INCIDENTAL THERETO AS GRANTED IN A DOCUMENT.
GRANTED TO: THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY
PURPOSE: MANHOLES AND CABLES
RECORDED: SEPTEMBER 6, 1929, BOOK 205, PAGE 9
RECORDED: SEPTEMBER 6, 1929, BOOK 205, PAGE 21
SURVEYOR'S NOTE: AFFECTS PROPERTY, BLANKET IN NATURE, NOT SHOWN HEREON
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS GRANTED IN A DOCUMENT.
GRANTED TO: UNITED STATES OF AMERICA
PURPOSE: TRANSMISSION LINES
RECORDED: SEPTEMBER 6, 1944, BOOK 308, PAGE 229
AFFECTS: EXACT LOCATION NOT SET FORTH
SURVEYOR'S NOTE: AFFECTS PROPERTY, BLANKET IN NATURE, NOT SHOWN HEREON
- LIMITED ACCESS AS SET FORTH IN DEED FROM FREDERICK A. KITES, ALSO KNOWN AS FRED A. KITES, RAYMOND A. KITES AND DAISY MAE KITES TO THE STATE OF OREGON, BY AND THROUGH ITS STATE HIGHWAY COMMISSION, RECORDED JANUARY 29, 1954, BOOK 459, PAGE 420 WHICH PROVIDES THAT NO RIGHT OF EASEMENT OR RIGHT OF ACCESS TO, FROM OR ACROSS THE STATE HIGHWAY, OTHER THAN EXPRESSLY PROVIDED FOR, SHALL ATTACH TO THE ABUTTING PROPERTY.
AFFECTS: EASTERLY LOT LINE
SURVEYOR'S NOTE: AFFECTS PROPERTY, SHOWN HEREON
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS GRANTED IN A DOCUMENT.
GRANTED TO: PORTLAND GENERAL ELECTRIC
PURPOSE: WIRES AND ANCHORS
RECORDED: MARCH 18, 1957, BOOK 498, PAGE 186
AFFECTS: SEE DOCUMENT FOR EXACT LOCATION
SURVEYOR'S NOTE: AFFECTS PROPERTY, SHOWN HEREON
- LIMITED ACCESS AS SET FORTH IN DEED FROM DAISY MAE KITES TO THE STATE OF OREGON, BY AND THROUGH ITS STATE HIGHWAY COMMISSION, RECORDED DECEMBER 5, 1972, BOOK 740, PAGE 525 WHICH PROVIDES THAT NO RIGHT OF EASEMENT OR RIGHT OF ACCESS TO, FROM OR ACROSS THE STATE HIGHWAY, OTHER THAN EXPRESSLY PROVIDED FOR, SHALL ATTACH TO THE ABUTTING PROPERTY.
AFFECTS: EASTERLY LOT LINE
SURVEYOR'S NOTE: AFFECTS PROPERTY, SHOWN HEREON
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS GRANTED IN A DOCUMENT.
GRANTED TO: ADJOINING PROPERTY OWNERS
PURPOSE: RIGHT OF WAY
RECORDED: FEBRUARY 8, 1973, BOOK 744, PAGE 571
AFFECTS: SEE DOCUMENT FOR EXACT LOCATION
SURVEYOR'S NOTE: AFFECTS PROPERTY, SHOWN HEREON
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS GRANTED IN A DOCUMENT.
GRANTED TO: ADJOINING PROPERTY OWNERS
PURPOSE: WATER LINE
RECORDED: DECEMBER 16, 1975, BOOK 32, PAGE 246
AFFECTS: SEE DOCUMENT FOR EXACT LOCATION
SURVEYOR'S NOTE: AFFECTS PROPERTY, SHOWN HEREON
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS GRANTED IN A DOCUMENT.
GRANTED TO: CITY OF SALEM
PURPOSE: WATER PIPELINE
RECORDED: APRIL 9, 1976, BOOK 41, PAGE 1050
AFFECTS: SEE DOCUMENT FOR EXACT LOCATION
SURVEYOR'S NOTE: AFFECTS PROPERTY, SHOWN HEREON
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS GRANTED IN A DOCUMENT.
GRANTED TO: CITY OF SALEM
PURPOSE: PIPELINES
RECORDED: JUNE 15, 1979, BOOK 172, PAGE 15
AFFECTS: SEE DOCUMENT FOR EXACT LOCATION
SURVEYOR'S NOTE: AFFECTS PROPERTY, SHOWN HEREON

FLOOD NOTE:

PER THE FEMA FLOOD MAP SERVICE CENTER, THIS PROPERTY IS IN ZONE **X** OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO.S **41047C03326 AND 41047C03516** WHICH BEARS AN EFFECTIVE DATE OF **1/19/2000** AND **IS NOT** IN A SPECIAL FLOOD HAZARD AREA.

MISCELLANEOUS NOTES

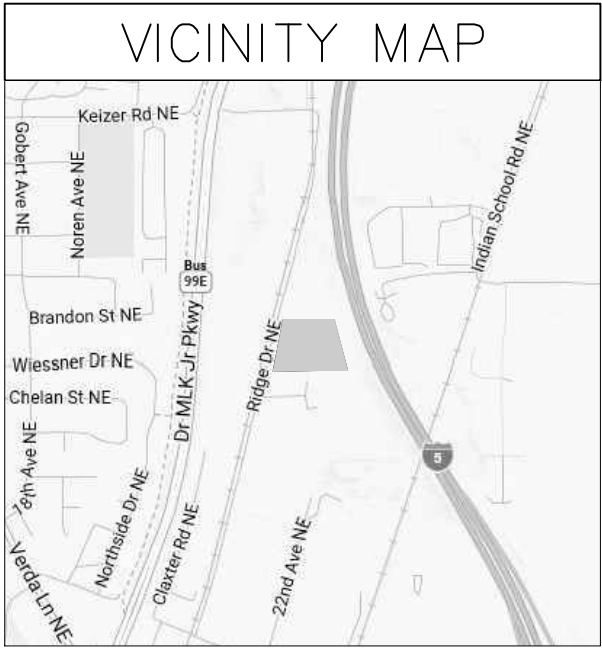
- THE BASIS OF BEARING FOR THIS SURVEY IS THE SOUTH LINE OF SUBJECT PROPERTY AS SHOWN ON RECORD OF SURVEY NUMBER 31590, MARION COUNTY SURVEY RECORDS. THE BEARING OF SAID LINE BEING NORTH 89°15'00" EAST.
- THE PARCEL IS DESIGNATED BY MARION COUNTY, OREGON AS PARCEL NO. 073W01B-03800.
- THE TOTAL AREA OF THE SUBJECT PROPERTY IS 187,462 SQUARE FEET, OR 4.30 ACRES, MORE OR LESS.
- BOUNDARY LINES SHOWN HEREON ARE BASED MONUMENTS SET/FOUND IN SURVEY NUMBER 31590, MARION COUNTY SURVEY RECORDS.
- THERE WAS NO OBSERVABLE EVIDENCE OF THE SITE EVER BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS WITHIN RECENT MONTHS.
- THERE IS NO EVIDENCE OF ANY CHANGES IN STREET RIGHT OF WAY LINES, EITHER COMPLETED, PROPOSED, OR AVAILABLE FROM THE CONTROLLING JURISDICTION.
- CURRENTLY THERE ARE TWO (2) BUILDINGS ON THE PROPERTY.
- THE INTERSECTION OF RIDGE DRIVE NE AND CLAXTER ROAD NE IS ±2130 FEET SOUTH ALONG THE EAST RIGHT-OF-WAY OF RIDGE DRIVE NE FROM THE SOUTHWEST CORNER OF THE SUBJECT PROPERTY.
- THERE WAS NO OBSERVABLE EVIDENCE THAT THE PROPERTY HAS EVER BEEN USED AS A CEMETERY AND NO OBSERVED EVIDENCE OF GRAVE SITES OR BURIAL GROUNDS.
- THE SUBJECT PROPERTY HAS DIRECT ACCESS TO RIDGE DRIVE NE AS SHOWN HEREON.
- CURRENTLY THERE ARE 37 STANDARD PARKING SPACES AND 3 HANDICAP SPACES.
- ELEVATIONS SHOWN HEREON ARE NAVD88 BASED ON AN OPUS SOLUTION OF A STATIC GPS OBSERVATION ON CONTROL POINT NO. 203. TWO SITE BENCHMARKS (SBM) WERE ESTABLISHED DURING THE SURVEY: SBM1 IS A SET MAG NAIL ON THE EAST SIDE OF THE RETENTION POND ±17' WEST OF THE FENCE LINE ALONG THE EASTERLY BOUNDARY (CONTROL POINT 203) WITH AN ELEVATION OF 162.96' (NAVD88) AND **SBM2** BEING THE NORTHERLY BOLT ON THE TOP FLANGE OF THE FIRE HYDRANT BETWEEN THE TWO BUILDINGS WITH AN ELEVATION OF 166.63' (NAVD88) WITH LOCATIONS SHOWN HEREON.
- UTILITY LINES SHOWN HEREON ARE BASED ON VISUAL OBSERVATIONS BY ASC SURVEYING LLC AND OUR INTERPRETATION OF DATA AND IMAGES PER UTILITY LOCATES COMPLETED BY GPRS INC.. WORK ORDER NO. 713516 PREPARED AT THE REQUEST OF AMERICAN NATIONAL LLC. THIS DATA IS SHOWN FOR INFORMATIONAL PURPOSES ONLY AND EXCAVATION MAY BE NECESSARY WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED.
- PER GPRS INC. DATA THERE MAY BE A PIPE CONNECTING STORM DRAIN ITEM D3 TO ITEM D5 AND A LINE IS SHOWN HEREON TO REPRESENT THEIR FINDINGS. VISUAL OBSERVATION AT ITEMS D3, D4, AND D5 INDICATE THE PIPE TRAVELS THIS PATH TO THE RETENTION AREA SHOWN HEREON.

ZONING INFORMATION

ZONING INFORMATION HAS NOT BEEN PROVIDED TO THE SURVEYOR.

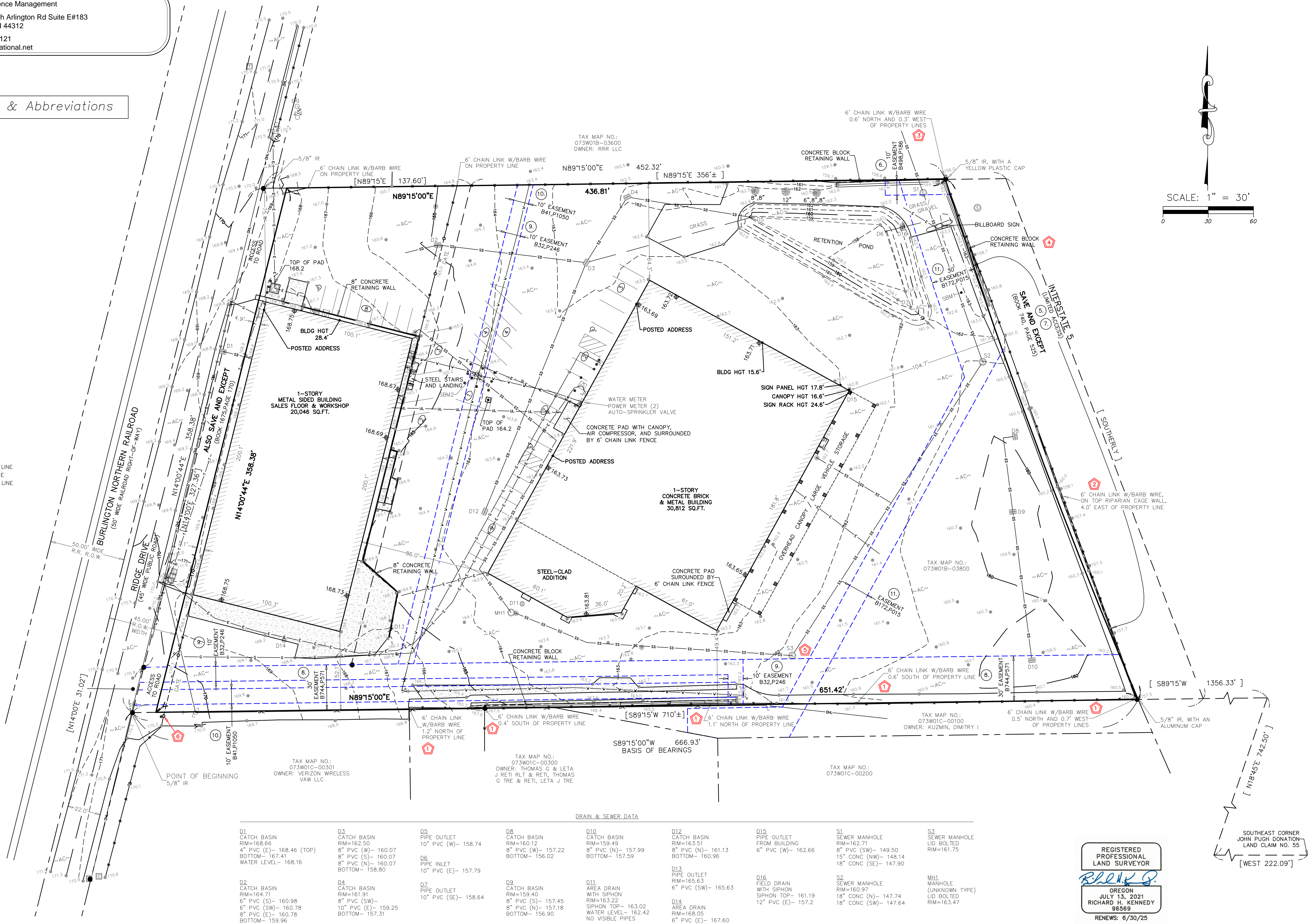
SIGNIFICANT OBSERVATION

- 6" CHAIN LINK FENCE MEANDERS NORTH AND SOUTH OF THE SOUTH PROPERTY LINE BY UP TO 1.2'.
- 6" CHAIN LINK FENCE ATOP RIPARIAN CAGE WALL CROSSES EAST PROPERTY LINE UP TO 4', FOR A LENGTH OF ±367'.
- 6" CHAIN LINK FENCE CROSSES NORTH PROPERTY LINE.
- CONCRETE BLOCK RETAINING WALL CROSSES EAST PROPERTY LINE 2' X 67'.
- SEWER MANHOLE LIES ±12' OUTSIDE OF EASEMENT.
- GATE POST AND PORTION OF GATE LIES ±2.6' SOUTH OF SOUTH PROPERTY LINE.





[...]	TITLE REPORT DATA
BLDG	BUILDING
HGT	HEIGHT
IE	INVERT ELEVATION
SQ.FT.	SQUARE FEET
TP	TOP OF PIPE
SBM	SITE BENCHMARK
●	FOUND MONUMENT
⊙	MANHOLE
⊙	SEWER MANHOLE
▢	CATCHBASIN
⊙	AREA DRAIN
⊙	CLEAN-OUT
⊙	FIRE HYDRANT
⊙	WATER METER
⊙	FENCE LINE
⊙	WATER VALVE
⊙	FIRE DEPT. CONNECT
⊙	POWER METER
⊙	UTILITY POLE
⊙	HANDICAP PARKING STALL
⊙	GAS VALVE
⊙	GAS METER
⊙	DECIDUOUS TREE W/SIZE
⊙	POWER CABINET
⊙	POWER TRANSFORMER
⊙	COMMUNICATIONS CABINET
⊙	TELECOMM PEDESTAL
⊙	AIR HANDLING UNIT
⊙	SIGN POST
⊙	SUPPORT COLUMN
123.45	FINISH FLOOR ELEVATION
⊙	GATE POST
⊙	BOLLARD POST
123.4	ELEVATION MARKER
—	PROPERTY LINE
—	FENCE LINE
—	WATER LINE
—	OVERHEAD UTILITY LINE
—	SANITARY SEWER LINE
—	STORM DRAIN LINE
—	UNDERGROUND ELECTRICAL LINE
—	UNDERGROUND COMMUNICATIONS LINE
—	UNDERGROUND NATURAL GAS LINE
—	UNDERGROUND COMPRESSED AIR LINE
—	WALL
▢	BUILDING FOOTPRINT
▢	CONCRETE SURFACE
▢	ASPHALT SURFACE



REGISTERED
PROFESSIONAL
LAND SURVEYOR

Richard H. Kennedy

OREGON
JULY 13, 2021
RICHARD H. KENNEDY
96569

RENEW: 6/30/25