



Community Development Department
Planning Division

555 Liberty St. SE / Rm. 305 • Salem, OR 97301-3503 • Phone (503) 588-6173 • (503) TTY 588-6353 • Fax (503) 588-6005

March 4, 2013

Larry Epping
Granada Land Co
2485 Lancaster Dr Ne
Salem OR 97305

Mark Grenz
Multi-Tech Engineering Services, Inc.
1155 13th Street SE
Salem, OR 97302
mdg@multitech.ws

Brandie Dalton
Multi-Tech Engineering Services, Inc.
1155 13th Street SE
Salem, OR 97302
bmd@multitech.ws

**Subject: Third Extension for Tentative Subdivision Plat No. 07-13A,
Located at 4400 kale St NE, 07-1205860-LD**

Dear Mr. Epping, Mr. Grenz and Ms Dalton:

The City has reviewed the enclosed request for a third time extension of two years on the preliminary approval of Amended Tentative Subdivision Plat No. 07-13A, which was granted tentative approval on December 18, 2007. Two two-year time extensions were previously granted in 2009 and 2011, extending the expiration date to December 18, 2013.

In order for an extension to be approved it must be found that:

- 1) *There have been no modifications to the standards and criteria used to approve the original application (SRC 300.860(b)(2));*

Staff review of the file indicates that there have been no modifications to the standards and criteria applicable to the application.

Thus, in accord with SRC 300.860(b)(2), the requested time extension is granted for a maximum period of two years; such extension shall be valid through **December 18, 2015**. If you have any questions, please feel free to contact me at 503-540-2304 or adixon@cityofsalem.net.

Sincerely,



Amy J. Dixon
Urban Planning Administrator's Designee

Enclosure: Extension Request

cc: Glenn Davis, P.E., Chief Development Services Engineer
File

Sub 07-13A
07-120560

MEMO



Date: February 26, 2013

To: Glenn Gross
Assistant Urban Planning Administrator
Community Development
City of Salem
555 SE Liberty Street, Room 305
Salem, Oregon 97302

RE: *Extension Request*

The purpose of this letter is to request that the City allow a 2-year time extension for the property outlined in the request letter attached and as allowed under Ordinance Bill No. 4-13 adopted by City Council on February 25, 2013.

Adopted Ordinance Bill No. 4-13 will allow land-use actions to remain valid for 10 years instead of 6 years. Therefore, our applicant is requesting a 2-year time extension that would allow the approval to remain valid until 2015.

As the City of Salem staff is aware the difficulty in today's financial lending and mortgage fields, the downturn in the economy has continued to cause this and other subdivisions to be put on hold until financing becomes available for development purposes. The downturn in the economy is an unforeseen circumstance which can be best dealt with by waiting. The engineering on this project has not been completed. We must continue to wait for the economy to recover, banks to begin lending again and an overall improvement in the market to expand the demand for single family homes.

If you have any questions about this matter, please contact me at (503) 363-9227.

Sincerely,

A handwritten signature in cursive script that reads "Brandie Dalton". Below the signature, the name "Brandie Dalton" and the title "Land-Use Planner" are printed in a standard sans-serif font.

Brandie Dalton
Land-Use Planner

LAND USE APPLICATION

Application Type: Extension Request

APPLICANT INFORMATION

(Check one box below for designated contact person regarding this application)

☐ Applicant Name: Larry Epping Daytime Phone: _____
Mailing Address: _____ Fax Number: _____

City/State: See Attached Zip: _____ Email: _____

☒ Agent: Mark Grenz Daytime Phone: 503-363-9227
Mailing Address: _____ Fax Number: _____

City/State: _____ Zip: _____ Email: _____

PROPERTY INFORMATION

Northstar Sub
(Street Address or Location of Subject Property) (Total Size of Subject Property) (Assessor Tax Lot Numbers)

(Existing Use, Structures, and/or Other Improvements On Site) (Zoning) (Comp Plan Designation)

PROPOSED PROJECT INFORMATION

2-year time extension
(Describe the Proposed Use or Development of Subject Property)

NEIGHBORHOOD ASSOCIATION: _____ CONTACTED? ☐ Yes ☒ No

The City of Salem recognizes, values, and supports the involvement of residents in land use decisions affecting neighborhoods across the city and strongly encourages anyone requesting approval for any land use proposal to contact the affected neighborhood association(s) as early in the process as possible.

(Describe Contact with the Affected Neighborhood Association) Date Contacted _____

SALEM - KEIZER TRANSIT CONTACTED? ☐ Yes ☒ No

(Describe Contact with Salem - Keizer Transit) Date Contacted _____

AUTHORIZATION BY PROPERTY OWNER(s) / APPLICANT

**If the applicant and/or property owner is a Limited Liability Company (LLC), please also provide a list of all members of the LLC with your land use application.*

(Property owners and contract purchasers are required to authorize the filing of this application and must sign below)

1 All signatures represent that they have full legal capacity to and hereby do authorize the filing of this application and certify that the information and exhibits herewith submitted are true and correct.

2 I (we) hereby grant consent to the City of Salem and its officers, agents, employees, and/or independent contractors to enter the property identified above to conduct any and all inspections that are considered appropriate by the City to process this application.

3 I (we) hereby give notice of the following concealed or unconcealed dangerous conditions on the property: _____

See Attached
(Signature) (Print Name) (Date)

(Address - Include Zip)

(Signature) (Print Name) (Date)

(Address - Include Zip)

STAFF USE ONLY - DO NOT WRITE BELOW - STAFF USE ONLY

Received By: _____ Date: _____ Receipt No. _____

MEMO



Date: February 21, 2013

To: Glenn Gross
Urban Planning Administrator
Community Development
Planning Division
555 SE Liberty Street, Room 305
Salem, Oregon 97302

RE: Time Extension Request: SUB 07-
13/4400-5200 blocks of Kale
Road/Northstar Subdivision

Dear Glenn:

Pursuant to SRC 63.049(b), we are hereby requesting a time extension for the Northstar Subdivision (SUB 07-13 Amendment) approval. Approval was affirmed by the Subdivision Review Conference on December 18, 2007. In 2009 and 2011, the applicant requested 2-year time extensions and was granted approval. Therefore, the approval now expires on December 18, 2013.

Due to a flooded single family dwelling market, the engineering on the project has not been completed. Therefore, the applicant is requesting a two year time extension for SUB 07-13 Amendment. Therefore, extending the date to December 18, 2015.

If you have any questions regarding this issue, please call me.

Sincerely,

A handwritten signature in cursive script, reading "Lawrence T. Epping", is written over a horizontal line.

Larry Epping

Date: 2-25-13

**SUBDIVISION REVIEW
COMMITTEE**

PLANNING DIVISION
555 LIBERTY ST. SE/ROOM 305
SALEM, OREGON 97301
PHONE: 503-588-6173
FAX: 503-588-6005

City of Salem
AT YOUR SERVICE

4519

RECEIVED BY
MULTI TECH ENGINEERING

DEC 20 2007

ISSUE: Northstar Subdivision Plat No. 07-13 Amendment

DATE OF DECISION: December 18, 2007

APPLICANT: Larry Epping, Granada Land Company

PURPOSE OF REQUEST:

To modify conditions of approval 12, 17, and 20 of tentative subdivision number 07-13 (approved September 28, 2007), for property zoned RS (Single Family Residential), RM1 (Multiple Family Residential), and RM2 (Multiple Family Residential) and generally located within the 4400-5200 blocks of Kale Road NE.

ACTION:

IT IS HEREBY ORDERED

That Amendment to Subdivision Plat No.06-20 to divide approximately 25.86 acres into 103 lots with lots ranging in size from 5,314 square feet to 14,394 square feet in an RA (Residential Agriculture) zone and divide approximately 6.96 acres into a 62-lot townhouse development in an RM2 (Multiple Family Residential) zone with lot sizes ranging from 2,580 square feet to 7,210 square feet; with two concurrent variances: 1) to allow the finished street grades within the subdivision to exceed 12 percent (SRC 63.255(b)); and 2) to permit proposed Lots 1, 4, 5, 22 through 27, and 30 through 41 to be less than the 120-foot depth required for double frontage lots (SRC 63.145(b)) for property located at 1746 Davis Road S and 5991 Liberty Road S shall be GRANTED subject to SRC Chapters 63, 145, and 148 and the following conditions:

PRIOR TO FINAL PLAT:

- Condition 1:** Comply with the conditions of approval of Comprehensive Plan Change/Zone Change 05-12.
- Condition 2:** Obtain any necessary demolition permits and remove all existing structures on the subject property.
- Condition 3:** Any existing unused wells shall be abandoned to meet the requirements of the Oregon State Board of Water Resources.
- Condition 4:** Any existing septic tank systems shall be abandoned.
- Condition 5:** All necessary (existing and proposed) access and utility easements must be shown on the final plat as determined by the Director of Public Works and recorded on the deeds to individual lots affected by such easements.
- Condition 6:** The deadline for final platting of the entirety of the proposed subdivision shall be 10 years from the date of tentative approval.
- Condition 7:** Use of lots 15 through 30, 53 through 62, and 85 through 94 shall be restricted to duplexes. Compliance with this condition is required at the time of building permit.
- Condition 8:** Proposed Lot 25 shall have either a minimum street frontage of 30 feet or obtain street system connectivity from the accessway proposed to serve Lots 23 and 24. In the latter case, the accessway must measure 25 feet in width and at the time of development, feature a 20-foot-wide paved surface. In neither case may the depth of Lot 25 be less than 120 feet.

Condition 9: The following table shall set forth the front lot lines for all infill (flag) lots.

Segment	Lot Number	Front Lot Line
A	23	North
A	24	North
C	275	North
C (Option A)	203	West
C (Option A)	204	West
C (Option A)	207	North
C (Option A)	208	North
C (Option A)	220	Northwest
C (Option A)	258	South
C (Option A)	259	South
C (Option A)	260	South
D	169	South
D	170	South
D	171	South
D	174	Northwest
D	175	Northwest
D	178	Northwest
D	179	Northwest
E	307	East
E	310	East
E	311	East
E	314	East
E	315	East
E	323	North
E	324	North
F	338	North
F	339	North
H	436	North

Segment	Lot Number	Front Lot Line
H	449	North
J	692	North
K	666	West
K	667	West
K	669	South
K	670	South
K	672	South
K	673	South

Condition 10: Reciprocal and irrevocable access rights for all parcels using the access way shall be included on the final plat and deeds for the individual lots. "No parking" signs shall be posted on both sides of the accessway.

Condition 11: The Applicant shall design and construct a complete storm drainage system at the time of development. The Applicant shall provide an analysis that includes capacity calculations, detention requirements, pretreatment, and evaluation of the connection to the approved point of disposal. The stormwater shall not increase the hydraulic capacity of the Little Pudding River at the Hazelgreen Road crossing.

Condition 12: ~~Coordinate with Marion County to identify the need for and location of a special storm water detention facility to serve the region.~~

Prior to any construction activity in Segments J or K, the applicant shall meet with Marion County to explore the availability of funding from the East Salem Service District, City of Keizer and the City of Salem, for a regional storm water detention facility. The results of said meeting to be provided to City of Salem Public Works.

Condition 13: The Applicant shall determine the 100-year floodplain flow path along the North Fork of the Little Pudding River from Kale Road to Hazelgreen Road.

Condition 14: Construct the 16-inch Master Plan water line between Kale Road and the north line of the subject property. The line shall extend from the existing terminus in Portland Road NE, extend along Hazelgreen Road and connect to the 12-inch Master Plan line constructed in the 49th Avenue NE extension between Kale Road NE and Hazelgreen Road NE.

Condition 15: No direct driveway access shall be allowed onto Kale Road NE or Hazelgreen Road NE.

Condition 16: Prior to the creation of the 400th lot, construct improvements at the Portland Road /Hazelgreen Road NE intersection to mitigate impacts of the development. Improvements shall include northbound double left-turn lanes and an additional westbound receiving lane, and a separate eastbound right-turn-only lane. The improvements shall be approved by City Traffic Engineer and by Oregon Department of Transportation.

Condition 17: ~~Provide pedestrian connectivity on both sides of Kale Road within the City limits to Portland Road. As directed by the Public Works Director, either:~~

- ~~a. Construct curb, sidewalks, and gutter as specified in the City's Street Design Standards and convey land for dedication of adequate right-of-way to construct all required street and sidewalk improvements to the satisfaction of the Public Works Director; or~~
- ~~b. Pay a fee-in-lieu for all or a portion of the required right-of-way acquisition, and sidewalk improvements, in an amount specified by the Public Works Director.~~

Construct curbs along both sides of Kale Road NE's existing right-of-way and construct sidewalk along the north side of Kale Road NE from the east boundary of the subject property to Portland Road NE.

Condition 18: Contribute \$5,000 to neighborhood traffic calming devices to be approved after investigation by the City Traffic Engineer for areas south of the development, including Happy Drive NE.

Condition 19: Construct left-turn lanes on Kale Road at each of the intersections into the subdivision.

Condition 20: ~~Coordinate with Marion County to construct improvements at the intersection of Cordon Road NE and Kale Road to mitigate traffic impacts.~~

The applicant shall obtain a Major Construction permit from Marion County to construct a left-turn refuge, designed to Marion County Standards, on Cordon Road NE at the intersection with Kale Road NE. The improvements shall be constructed or bonded prior to plat approval for Segments H or I. A copy of the permit shall be furnished to City of Salem Public Works Department.

Condition 21: Coordinate with Salem-Keizer Transit in order to provide transit stop locations and amenities along the frontage of Kale Road NE and Hazelgreen Road NE. Construct bus pullouts on Kale Road NE if requested by Salem-Keizer Transit.

Condition 22: The Applicant shall comply with the conditions of UGA Preliminary Declaration 07-1, issued on June 25, 2007.

Condition 23: The Applicant shall submit a complete a wetland determination/delineation to the Oregon Department of State Lands.

Condition 24: Prior to recordation of the Final Plat, a Final Tree Conservation Plan, including revisions that may result from an approved Adjustment, shall be submitted to the Community Development Department for review and an on-site inspection.

Application Filing Date: October 15, 2007
State Mandated Decision Date: February 12, 2008
Decision Date: December 18, 2007

Decision Issued According to Salem Revised Code 63.046 and 63.332.

The Findings and Order of the Subdivision Review Committee for Subdivision 07-13A, dated December 18, 2007, are hereby adopted as part of this decision, and by this reference, incorporated herein. This tentative decision is valid and remains in effect for a period of two years. Under SRC 63.049, this tentative decision is void after two years if not finalized. To finalize the subdivision the applicants must complete the conditions listed above and prepare a final plat for review and approval by the City of Salem, per SRC 63.052, before recordation. Approval of a final plat does not relieve the applicants from complying with other applicable provisions of the Salem Revised Code or the Oregon Revised Statutes that may govern development of this property.

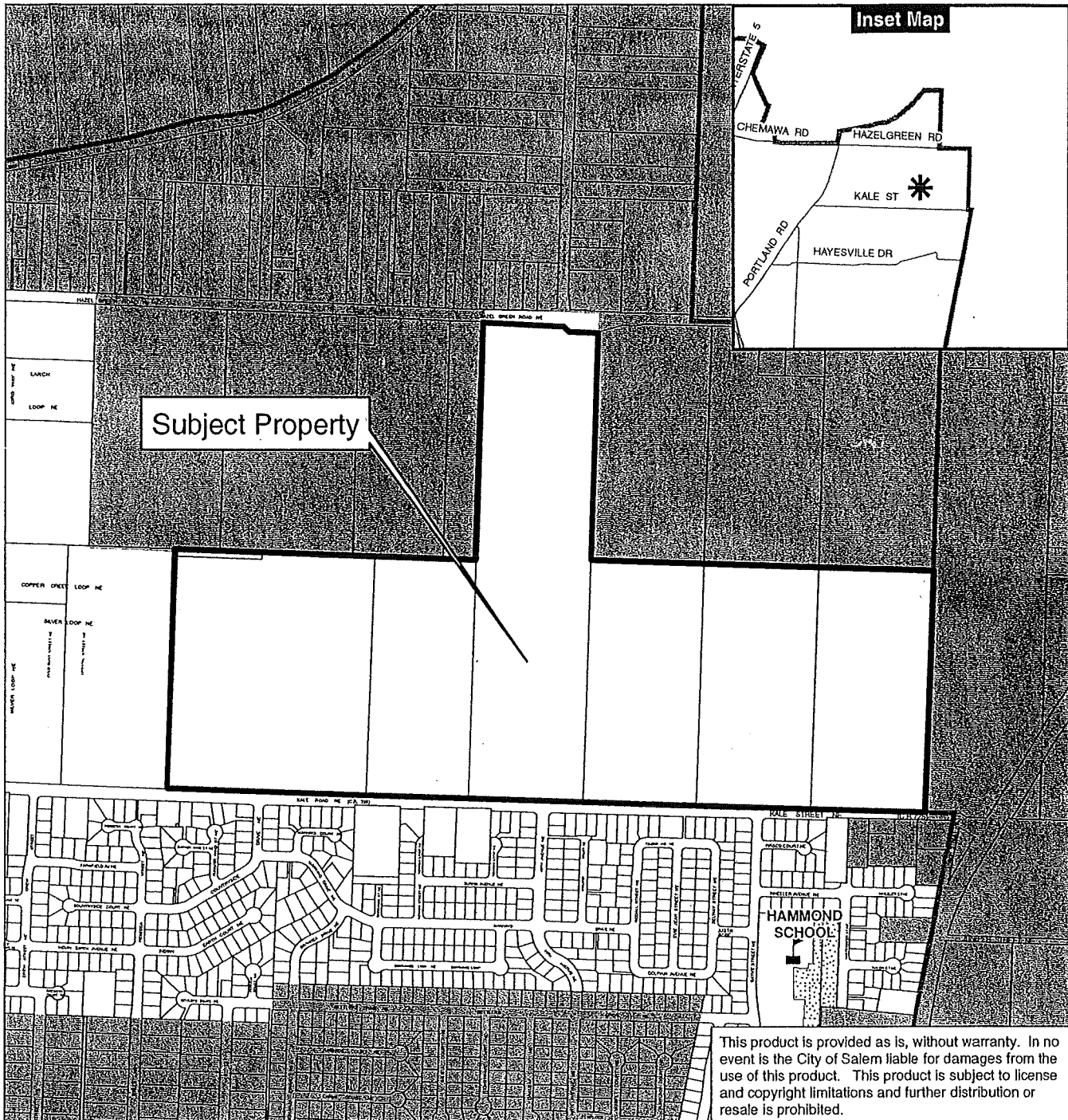
This decision is final unless written appeal from an aggrieved party is received by the City of Salem Planning Division, Room 305, 555 Liberty Street SE, Salem, Oregon 97301, no later than **January 2, 2008, at 5:00 p.m.** The appeal must state where the decision failed to conform to the provisions of the subdivision ordinance (SRC Chapter 63). The appeal must be filed in duplicate with the City of Salem Planning Division. The appeal fee must be paid at the time of filing. If the appeal is untimely and/or lacks the proper fee, the appeal will be rejected. The Planning Commission will review the appeal at a public hearing. After the hearing, Planning Commission may amend, rescind, or affirm the action, or refer the matter to the staff for additional information.

A copy of the findings and conclusions for this decision may be obtained by calling the Salem Planning Division at (503)588-6173, or writing to the following address: Salem Planning Division; Room 305, Civic Center; 555 Liberty Street SE; Salem, Oregon 97301.






Case Planner: Caroline Berry, Senior Planner, Ext. 7556, cberry@cityofsalem.net

Vicinity Map

4400-5200 blocks of Kale Road NE



Legend

-  Outside Salem City Limits
-  Urban Growth Boundary
-  Taxlots
-  Schools
-  Parks

0 210 420 840 Feet



TICOR TITLE
return to Lisa

AFTER RECORDING SEND TAX
STATEMENTS AND RETURN TO:

GRANADA LAND CO., LLC
2485 LANCASTER DRIVE NE
SALEM, OREGON 97305

WARRANTY DEED

GRANADA LAND CO., Grantor, conveys and warrants to GRANADA LAND
CO., LLC, Grantee,

the following described real property situated in the County of Marion, State of Oregon;

See Exhibit "A" attached hereto for legal description(s).

Grantor covenants that Grantor is seized of an indefeasible estate in the real property described above in fee simple, that Grantor has good right to convey the property, that the property is free from encumbrances except as specifically set forth herein, and that Grantor warrants and will defend the title to the property against all persons who may lawfully claim the same by, through, or under Grantor, provided that the foregoing covenants are limited to the extent of coverage available to Grantor under any applicable standard or extended policies of title insurance, it being the intention of the Grantor to preserve any existing title insurance coverage.

This deed is executed as the Granada Land Co. co-partnership is being converted to the Granada Land Co., LLC, and the true and actual consideration stated in terms of dollars is NONE.

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument this 31st day of DECEMBER 2008.

If grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

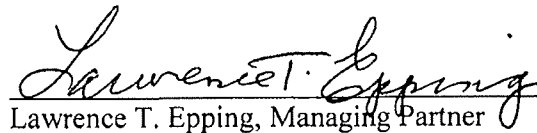
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.356 AND SECTIONS 5 TO 11 CHAPTER 424, OREGON LAWS 2007.

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, 105.301 AND 195.305 TO 105.356 AND SECTIONS 5 TO 11 CHAPTER 424, OREGO LAWS 2007.

Witness Grantor's hand this 31st day of December 2008.
Granada Land Co., a co-partnership



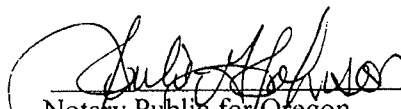
Lawrence T. Epping, Managing Partner

STATE OF OREGON, County of Marion) ss.

On this 31st day of December 2008, personally appeared Lawrence T. Epping, who being duly sworn, did say that he is the Managing Partner of Granada Land Co., an Oregon co-partnership, and acknowledged said instrument to be his voluntary act and deed.

Before me:





Notary Public for Oregon
My commission expires: June 28, 2010

Exhibit A
(Marion County)

TRACT 1:

Beginning at the Northeast corner of a tract of land sold to Fred Collins by deed recorded in Volume 42, Page 476, Marion County Deed Records; which is also on the division line passing through the Conation Land Claim of William S. Stephens and wife, a distance of 20 chains North from the South line of said Donation Land Claim; thence northerly along said division line .60 chains; thence West at right angles to said division line 7.50 chains; thence southerly parallel to said division line .60 chains to the Northwest corner of said Collins property; thence easterly along the North line of said Collins property 7.50 chains to the point of beginning.

TRACT 2:

Commencing at the Southeast corner of the land claim of Mrs. Lydia A. Kelley, the same being deeded by J.O. Jemison and being a part of the Donation land Claim of W.B. Stephens and wife, Certificate No. 2063, Notification No. 236, situated in Township 6 and 7 South of Range 2 West of the Willamette Meridian in Marion County, and State of Oregon, thence North 20.00 chains, thence West 7.50 chains, thence South 20.00 chains, thence East 7.50 chains to the place of beginning. ALSO, beginning at a point on the South line of the Donation Land Claim of W.B. Stephens and wife, in Township 6 and 7 South, Range 2 West of the Willamette Meridian in Marion County, State of Oregon, said beginning point being 76.95 chains West of the Southeast corner of said claim and being also the West corner of the East one-half of said claim as the same was established by the county survey as shown of record in Book 3, at page 265 in the record of surveys for Marion County, Oregon, and running thence North along the East line of the land owned by Fred Collins 20.44 chains to a stone corner, thence East 9.77 chains, thence South 20.44 chains to the South line of the claim, thence West 9.77 chains to the place of beginning.

SAVE AND EXCEPT therefrom all that portion thereof conveyed to the City of Salem by deed recorded July 19, 1993 in Reel 1082, page 143, described as follows:

Beginning at a county monument marking the Northeast corner of the Alfred Stanton Donation Land Claim No. 49 in Township 7 South, Range 2 West of the Willamette Meridian in Marion County, Oregon, thence West along the North line of said claim, a distance of 628.39 feet to the Southwest corner of that tract of land conveyed to Pierre Saucy and Neltje Saucy by deed recorded in Volume 472, page 255, Records for Marion County, Oregon, thence North 0°29'30" West along the West line of said Saucy tract a distance of 30.00 feet, thence East parallel with said claim line, a distance of 628.48 feet, thence North 89°21'31" East parallel with the North line of the John Martin Donation Land Claim No. 71, a distance of 512 feet, more or less, to a point on the East

line of said Saucy tract, thence South along the East line of said Saucy tract a distance of 30.00 feet to a point on the North line of said Martin Claim, thence South 89°21'31" West along said claim line, a distance of 512.19 feet to the point of beginning.

TRACT 3:

Beginning at a point on the South line of the Donation Land Claim of W.B. Stephens and wife in Township 6 and 7 South, Range 2 West of the Willamette Meridian, Marion County, Oregon, said beginning point being 67.18 chains West of the Southeast corner of said Claim, and being also 9.77 chains East of the Southwest corner of the East half of said Claim, as the same was established by the County Surveyor as shown of record in Book 3, Page 265, in the Record of Surveys for Marion County, Oregon; and running thence North 20.44 chains; thence East 8.71 chains to the West line of the 40 acre tract of land deeded to George Zielinski by Pickens and wife July 29, 1882, by a deed recorded in Volume 28, Page 381, Records of Deeds for Marion County, Oregon; thence South 20.44 chains to the South line of said Claim; thence West 8.79 chains to the place of beginning.

SAVE AND EXCEPT all that portion of the above described property conveyed to the City of Salem by deed recorded May 16, 1997 in Reel 1393, Page 554, Microfilm Records, Marion County, Oregon.

TRACT 4:

Commencing at a point in the North line of the William B. Stephens and Innocent M. Stephens Donation Land Claim, Notification No. 236, in Townships 6 and 7 South, Range 2 West of the Willamette Meridian in Marion County, Oregon, said point being 48.55 chains West from the Northeast corner of said Donation Land Claim; and running thence South, 41.22 chains to the South line of said Claim; thence West on said South line, 9.71 chains; thence North, 41.22 chains to the North line of said Claim; thence East on said North line, 9.71 chains to the place of beginning, all in Marion County, Oregon.

TRACT 5:

Beginning at a point on the East line of that property deeded to Marie & A.O. McCorkle in Volume 539, Page 507, Deed Records, Marion County, Oregon which is 38.84 chains West from the Northeast corner of the W.B. Stephens Donation Land Claim, Marion County, Oregon and South parallel with the East line of said Claim 1360.26 feet to the true point of beginning; thence South 1360.26 feet to the South line of said Stephens Donation Land Claim, thence West along the South line of said Claim 640.86 feet to the Southwest corner of the McCorkle tract; thence North along the West line of the McCorkle tract 1,360.26 feet to a point; thence East 640.86 feet to the point of beginning, being a part of said Donation Land Claim in Section 32, Township 6 South, Range 2 West of the Willamette Meridian in Marion County, Oregon.

TRACT 6:

Beginning at the Southwest corner of that tract of land described in Reel 2843, Page 49, Deed Records which bears South 89°09'46" West 2563.44 feet and South 00°11'57" East 1360.26 feet from the Northeast corner of the W.B. Stephens Donation Land Claim No. 48 in the Southeast Quarter of Section 32, Township 6 South, Range 2 West of the Willamette Meridian in Marion County, Oregon; thence North 89°00'54" East along the Southerly line of said tract a distance of 640.88 feet to the East line of Parcel 1 as described in Reel 1745, Page 547 Deed Records; thence South 00°11'57" East along said East line a distance of 1310.59 feet to a point on the North right-of-way line of Kale Street N.E.; thence South 89°21'20" West along said right-of-way line a distance of 640.84 feet to the West line of said Parcel 1; thence North 00°11'57" West along said West line a distance of 1306.79 feet to the Point of Beginning.

TRACT 7:

Beginning at the Southeast corner of that tract of land described in Reel 2843, Page 49, Deed Records which bears South 89°09'46" West 1281.72 feet and South 00°11'57" East 1356.96 feet from the Northeast corner of the W.B. Stephens Donation Land Claim No. 48 in the Southeast Quarter of Section 32, Township 6 South, Range 2 West of the Willamette Meridian in Marion County, Oregon;

Thence South 00°11'57" East along the East line of Parcel II described in Reel 1745, Page 547, Deed Records a distance of 1344.40 feet to a point on the North line of the John Martin Donation Land Claim No. 71 said point also being in the center of Kale Street N.E.; thence South 89°21'20" West along said claim line, a distance of 640.84 feet to the Southwest corner of said Parcel II;

Thence North 00°11'57" West along the West line of said Parcel II a distance of 1340.59 feet to a point on the Southerly line of said tract described in Reel 2843, Page 49, Deed Records ; thence North 89°00'54" East along said southerly line a distance of 640.88 feet to the Point of Beginning.

SUBJECT TO the rights of the public in and to that portion of the premises herein described lying within the limits of roads, streets, and highways.

TRACT 8:

LOT 433, JAN REE NORTH PHASE V, SALEM, MARION COUNTY, OREGON.

TRACT 9:

I, Clarence E. Barker, hereby certify, that I have surveyed and marked with proper monuments the land hereon shown as PIONEER VILLAGE - PHASE 4 situated in the Northeast Quarter and Northwest Quarter of Section 1, Township 7 South, Range 1 West of the Willamette Meridian in the City of Silverton, Marion County, Oregon, and more particularly described as follows:

Beginning at the Initial Point which is a 5/8 inch by 30 inch iron rod with yellow plastic cap stamped "Barker PLS 636" at the Southeast corner of Lot 205, PIONEER VILLAGE - PHASE 3;

thence North 34°58'35" East along the Easterly boundary of said subdivision a distance of 420.00 feet to an angle point in the easterly line of Lot 200 of said Subdivision;

thence North 23°11'10" East along the easterly line of said Lot 200 and the northeasterly extension thereof, a distance of 130.31 feet to an angle point in the easterly line of Lot 198 of said Subdivision;

thence North 05°12'46" East along the easterly line of said Lot 198, a distance of 100.00 feet to the Northeasterly corner of said Lot;

thence North 00°00'33" East along the easterly boundary line of said Subdivision, a distance of 160.00 feet to the Northeast corner of Lot 175 of said PIONEER VILLAGE - PHASE 3;

thence South 89°59'27" East along the North line of Parcel 3 of Partition Plat No. 91-67A and along the North line of Parcel 1 of Partition Plat No. 93-92, a distance of 563.37 feet to the West right-of-way line of Ike Mooney Road N.E.;

thence South 00°00'49" East along said right-of-way line a distance of 124.33 feet to an angle point in said right-of-way line;

thence South 34°58'35" East along said right-of-way line, a distance of 977.53 feet;

thence North 55°01'25" West 5.00 feet to the Northeast corner of Lot 209 of said PIONEER VILLAGE PHASE 3;

thence North 55°01'25" West along the northerly line of said Lot 209 and along the northerly line of Lot 208, a distance of 200.00 feet to the Northwest corner of said Lot 208;

thence North 63°31'39" West 60.67 feet to the Northeast corner of Lot 207 of said Subdivision;

thence North 55°01'25" West along the northerly line of said Lot 207, a distance of 100.00 feet to the Initial Point;

ALSO

Beginning at a point on the easterly right-of-way line of Ike Mooney Road N.E. marking the Northwest corner of Lot 244, PIONEER VILLAGE PHASE 3;

thence North 34°58'35" East along the easterly right-of-way line of said Ike Mooney Road, a distance of 457.98 feet to the Northwest corner of Parcel 1, Partition Plat No. 2006-42;

thence South 54°52'13" East along the northerly line of said Parcel 1, a distance of 375.53 feet to the Northeast corner of said Parcel;

thence South 34°58'35" West along the easterly line of said Parcel 1, a distance

of 1338.48 feet to the Southeast corner thereof;

thence North 54°52'13" West along the southerly line of said Parcel 1, a distance of 270.53 feet to the Southeast corner of Lot 235, PIONEER VILLAGE PHASE 3;

thence North 34°58'35" East along the easterly line of said Lot 235 and the northeasterly extension thereof, a distance of 880.78 feet to the Northeast corner of Lot 244 of said Subdivision;

thence North 55°01'25" West along the northerly line of said Lot 244, a distance of 105.00 feet to a Point of Beginning;

The above described tracts contain 18.447 acres of land, more or less.

TRACT 10:

PIONEER VILLAGE - PHASE 5

Parcel 3 of Partition Plat No. 91-67A recorded in Reel 1692, Page 676, Deed Records for Marion County, Oregon and being situated in the Southeast Quarter of Section 35, Township 6 South, Range 1 West of the Willamette Meridian and the Northwest Quarter of Section 1, Township 7 South, Range 1 West of the Willamette Meridian and the Northeast Quarter of Section 2, Township 7 South, Range 1 of the Willamette Meridian in Said County and State.

SAVE AND EXCEPT that portion lying within PIONEER VILLAGE - PHASE 2 and PIONEER VILLAGE - PHASE 3.

Contains 40.374 acres of land, more or less.

REEL:3027

PAGE: 331

January 23, 2009, 11:47 am.

CONTROL #: 240778

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: \$ 56.00

BILL BURGESS
COUNTY CLERK

THIS IS NOT AN INVOICE.

OREGON SECRETARY OF STATE
Corporation Division

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Business Entity Data

02-26-2013

13:15

Registry Nbr	Entity Type	Entity Status	Jurisdiction	Registry Date	Next Renewal Date	Renewal Due?
568621-97	DLLC	ACT	OREGON	12-31-2008	12-31-2013	
Entity Name	GRANADA LAND CO., L.L.C.					
Foreign Name						

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Associated Names

Type	PPB	PRINCIPAL PLACE OF BUSINESS				
Addr 1	2485 LANCASTER DR NE					
Addr 2						
CSZ	SALEM	OR	97305		Country	UNITED STATES OF AMERICA

Please click [here](#) for general information about registered agents and service of process.

Type	AGT	REGISTERED AGENT		Start Date	12-31-2008	Resign Date	
Name	LAWRENCE	T	EPPING				
Addr 1	2485 LANCASTER DR NE						
Addr 2							
CSZ	SALEM	OR	97305	Country	UNITED STATES OF AMERICA		

Type	MEM	MEMBER			Resign Date	
Name	LAWRENCE	T	EPPING			
Addr 1	2485 LANCASTER DR NE					
Addr 2						
CSZ	SALEM	OR	97305	Country	UNITED STATES OF AMERICA	

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Name History



	Name	Name	
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Business Entity Name	Type	Status	Start Date	End Date
GRANADA LAND CO., L.L.C.	EN	CUR	12-31-2008	

Please read before ordering Copies.

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Summary History

Image Available	Action	Transaction Date	Effective Date	Status	Name/Agent Change	Dissolved By
	ANNUAL REPORT PAYMENT	11-19-2012		SYS		
	ANNUAL REPORT PAYMENT	11-28-2011		SYS		
	ANNUAL REPORT PAYMENT	11-29-2010		SYS		
	AMENDED ANNUAL REPORT	12-15-2009		FI		
	ARTICLES OF ORGANIZATION	12-31-2008		FI	Agent	

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please contact : corporation.division@state.or.us



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Phone: (503) 968-2200
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Secretary of State
Corporation Division
285 Capitol St. NE, Suite 151
Salem, OR 97310-1327
FilingInOregon.com

Articles of Organization—Limited Liability Company

FILED

DEC 8 1 2008

**OREGON
SECRETARY OF STATE**

REGISTRY NUMBER: 568621-97

For office use only

In accordance with Oregon Revised Statute 192.410-192.490, all information on this form is publicly available, including addresses. We must release this information to all parties upon request and it will be posted on our website.

Please Type or Print Legibly in Black Ink. Attach Additional Sheet if Necessary.

For office use only

1) NAME OF LIMITED LIABILITY COMPANY (Must contain the words "Limited Liability Company" or the abbreviations "LLC" or "L.L.C.")
GRANADA LAND CO., L.L.C.

2) DURATION (Please check one.)

- ☐ Latest date upon which the Limited Liability Company is to dissolve is _____
- ☒ Duration shall be perpetual.

3) NAME OF THE PERSON WHO WILL ACCEPT LEGAL SERVICE FOR THIS BUSINESS (INITIAL REGISTERED AGENT)
Lawrence T. Epping

4) REGISTERED AGENT'S PUBLICLY AVAILABLE ADDRESS (Must be an Oregon Street Address, which is identical to the registered agent's business office.)
2485 Lancaster Drive NE
Salem, OR 97305

5) ADDRESS WHERE THE DIVISION MAY MAIL NOTICES
2485 Lancaster Drive NE
Salem, OR 97305

6) NAME AND ADDRESS OF EACH PERSON WHO IS FORMING THIS BUSINESS (ORGANIZER)

Lawrence T. Epping

2485 Lancaster Drive NE

Salem, OR 97305

7) IF THIS LIMITED LIABILITY COMPANY IS NOT MEMBER MANAGED, CHECK ONE BOX BELOW.

- ☒ This limited liability company is managed by a single manager.
- ☐ This limited liability company is managed by multiple manager(s).

8) IF RENDERING A LICENSED PROFESSIONAL SERVICE OR SERVICES, DESCRIBE THE SERVICE(S) BEING RENDERED.

9) OPTIONAL PROVISIONS (Attach a separate sheet if necessary) ☒

(OPTIONAL) LIST MEMBERS AND/OR MANAGERS NAMES AND ADDRESSES

10) OWNERS (MEMBERS) (Name and Street address)

11) MANAGERS (MANAGERS) (Name and Street address)

12) EXECUTION/SIGNATURE OF THE PERSON WHO IS FORMING THIS BUSINESS (ORGANIZER) (The title for each signer must be "Organizer")

By my signature, I declare as an authorized authority, that 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.

Signature

Printed Name

Title

Lawrence T. Epping

Lawrence T. Epping

Organizer

Organizer

Organizer

Organizer

13) CONTACT NAME (To resolve questions with this filing)

Day

DAYTIME PHONE NUMBER (Include area code)

GRANADA LAND CO., L.L.C.



56862197-10692711

NEWORG

FEES

Required Processing Fee \$50
Confirmation Copy (Optional) \$5

Processing Fees are nonrefundable

Please make check payable to "Corporation Division"

NOTE

Fees may be paid with VISA or MasterCard. The card number and expiration date should be submitted on a separate sheet for your protection.

GRANADA LAND CO., L.L.C.

ARTICLES OF ORGANIZATION (continued)

ARTICLE 9.

- A)** The Limited Liability Company shall indemnify to the fullest extent permitted by the Oregon Limited Liability Company Act, any person who has been made, or is threatened to be made, a party to an action, suit, or proceeding whether civil, criminal, administrative, investigative, or otherwise, including an action, suit, or proceeding by or in the right of the Limited Liability Company, by reason of the fact that the person is or was a member of the Limited Liability Company, or a fiduciary within the meaning of the Employment Retirement Security Act with respect to an employee benefit plan of the Limited Liability Company, or served at the request of the Limited Liability Company as an employee or as a fiduciary of an employee benefit plan of another Limited Liability Company, corporation, partnership, joint venture, trust, or other enterprise.
- B)** The personal liability of members to the Limited Liability Company for monetary damages for conduct as a member shall be limited to the fullest extent permitted by the Oregon Limited Liability Company Act.