



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

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## UPDATED STATUS OF RECORD TITLE

Keith Kohler  
Barker Surveying  
3657 Kashmir Wy. SE  
Salem, OR 97317  
Your Reference No.

February 1, 2022  
Title Number: 363358AM  
Title Officer: Krista Iverson  
Fee: \$200.00

### **We have searched the status of record title as to the following described property:**

Lot 4, MILL CREEK CORPORATE CENTER, recorded October 22, 2013, Volume H47, Page 49, Marion County Book of Town Plats, Reel 3554, Page 242, Marion County Deed Records, City of Salem, Marion County, Oregon.

### **Vestee:**

**Pacific Realty Associates, L.P., a Delaware limited partnership**

and dated as of **January 27, 2022** at 7:30 a.m.

### **Said property is subject to the following on record matters:**

1. City liens, if any, of the City of Salem.  
(No inquiry has been made. If no search is requested, this exception will remain in the policy. A charge of \$25.00 per account will be added if a search is requested)
2. The property lies within and is subject to the levies and assessments of the Marion Soil and Water Conservation District.
3. The property lies within and is subject to the levies and assessments of the Santiam Water Control District.
4. The subject property was incorporated into the Urban Renewal Project by instrument (s), including the terms and provisions thereof,  
Recorded: March 24, 2016  
Instrument No.: Reel: 3801 Page: 182  
For: Mill Creek Industrial Park Urban Renewal
5. Infrastructure Agreement, including the terms and provisions thereof,  
Recorded: August 7, 2006  
Instrument No.: [Reel: 2687 Page: 393](#)

Amended by instrument,  
Recorded: November 2, 2012  
Instrument No.: [Reel: 3441 Page 56](#)

Amended by instrument,  
Recorded: January 30, 2018  
Instrument No.: [Reel: 4041 Page: 333](#)

6. Easements as shown on the [Partition Plat](#) No. 2007-109.
7. Conditions and Restrictions as shown on Partition Plat 2007-109 of said land.
8. Covenants, conditions and restrictions, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

Recorded: January 4, 2008  
Instrument No.: [Reel: 2905 Page: 411](#)

Said Covenants, Conditions and Restrictions set forth above contain, among other things, levies and assessments of Mill Creek Corporate Center Owners Association.

9. Covenant of Purpose, Use and Ownership, including the terms and provisions thereof,  
Recorded: August 10, 2011  
Instrument No.: [Reel: 3307 Page: 231](#)
10. Covenant of Purpose, Use and Ownership, including the terms and provisions thereof,  
Recorded: August 11, 2011  
Instrument No.: [Reel: 3307 Page: 241](#)
11. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:  
Granted To: City of Salem, an Oregon Municipal Corporation  
Recorded: October 2, 2012  
Instrument No.: [Reel: 3430 Page: 180](#)
12. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:  
Granted To: City of Salem  
Recorded: October 22, 2012  
Instrument No.: [Reel: 3436 Page: 155](#)
13. Easements as shown on the official [plat](#) of said land.
14. Restrictions as shown on the official plat of said land.
15. Notice of Decision, including the terms and provisions thereof,  
Recorded: October 11, 2013  
Instrument No.: [Reel: 3552 Page: 9](#)
16. The provisions contained in Bargain and Sale Deed,  
Recorded: October 31, 2019,  
Instrument No.: [Reel: 4262 Page: 140](#).  
As follows: Reservation to Grantor all of Grantor's interest in those certain surface water rights, including the terms and provisions thereof.
17. Reservation of Oil, gas, minerals, or other geothermal resources, including the terms and provisions contained therein, in deed from State of Oregon by and through its Department of Administrative Services, and Oregon Corrections Enterprises.  
Recorded: October 31, 2019  
Instrument No.: [Reel: 4262 Page: 140](#)The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

18. Easement for ingress and egress above and below the surface of the Land as implied by reservation of mineral rights in deed,  
From: State of Oregon by and through its Department of Administrative Services, and Oregon Corrections Enterprises  
To: Pacific Realty Associates L.P.  
Dated: October 28, 2019  
Recorded: October 31, 2019  
Instrument No.: Reel: 4262 Page: 140
19. Notice of Decision, including the terms and provisions thereof,  
Recorded: November 9, 2021  
Instrument No.: [Reel: 4561 Page: 446](#)

**Tax Information:**

Taxes assessed under Code No. 92401940 Account No. 343448 Map No. 08-2W-08 00109

NOTE: The 2021-2022 Taxes: \$35,854.78, are Paid

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

THIS IS NOT A TITLE REPORT, A COMMITMENT TO ISSUE TITLE INSURANCE OR A GUARANTEE OF ANY KIND. No liability is assumed with this report. The fee charged for this service does not include supplemental reports or other services. Further dissemination of the information in this report in a form purporting to insure title to the herein described land is prohibited by law.

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