



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

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To: Multi Tech Engineering, Inc.  
1155 13th St. SE  
Salem, OR 97302  
Attn: Jeremy Grenz

Date: July 14, 2022  
Order No. 553754AM  
Reference: 083W14CB02401  
Salem, OR 97306

Your File No.: 083W14CB02401

We have enclosed our Status of Record Title (SORT) Report pertaining to order number 553754AM.

***Thank you for the opportunity to serve you. Your business is appreciated!***

If you have any questions or need further assistance, please do not hesitate to contact your Title Officer listed below.

Sincerely,

***Danica Galindo***

danica.galindo@amerititle.com  
Title Officer

**NOTICE: Please be aware that, due to the conflict between federal and state laws concerning the legality of the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving land that is associated with these activities.**



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## STATUS OF RECORD TITLE

Jeremy Grenz  
Multi Tech Engineering, Inc.  
1155 13th St. SE  
Salem, OR 97302  
Your Reference No. 083W14CB02401

July 14, 2022  
Title Number: 553754AM  
Title Officer: Danica Galindo  
Fee: \$200.00

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

Parcel 3, PARTITION PLAT NO. 2021-79, in the City of Salem, County of Marion, and State of Oregon.

### **Vestee:**

**JCT Holdings LLC, an Oregon limited liability company who acquired title as JCT Holdings LLC**

and dated as of **July 13, 2022** at 7:30 a.m.

### **Tax Information:**

Taxes assessed under Code No. 24010 Account No. 327515 Map No. 083W14CB02401

NOTE: The 2021-2022 Taxes: \$319.47, are Paid

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

1. Taxes assessed under Code No. 24010 Account No. 327515 Map No. 083W14CB02401  
The 2022-2023 Taxes: A lien not yet due or payable.
2. 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)
3. The property lies within and is subject to the levies and assessments of the Marion Soil and Water Conservation District.
4. Rights of the public and governmental bodies in and to that portion of said premises now or at any time lying below the high water line of Waln Creek, including any ownership rights which may be claimed by the State of Oregon as to any portion now or at any time lying below the ordinary high water line.

Such rights and easements for navigation and fishing as may exist over that portion of the property now or at any time lying beneath the waters of Waln Creek.

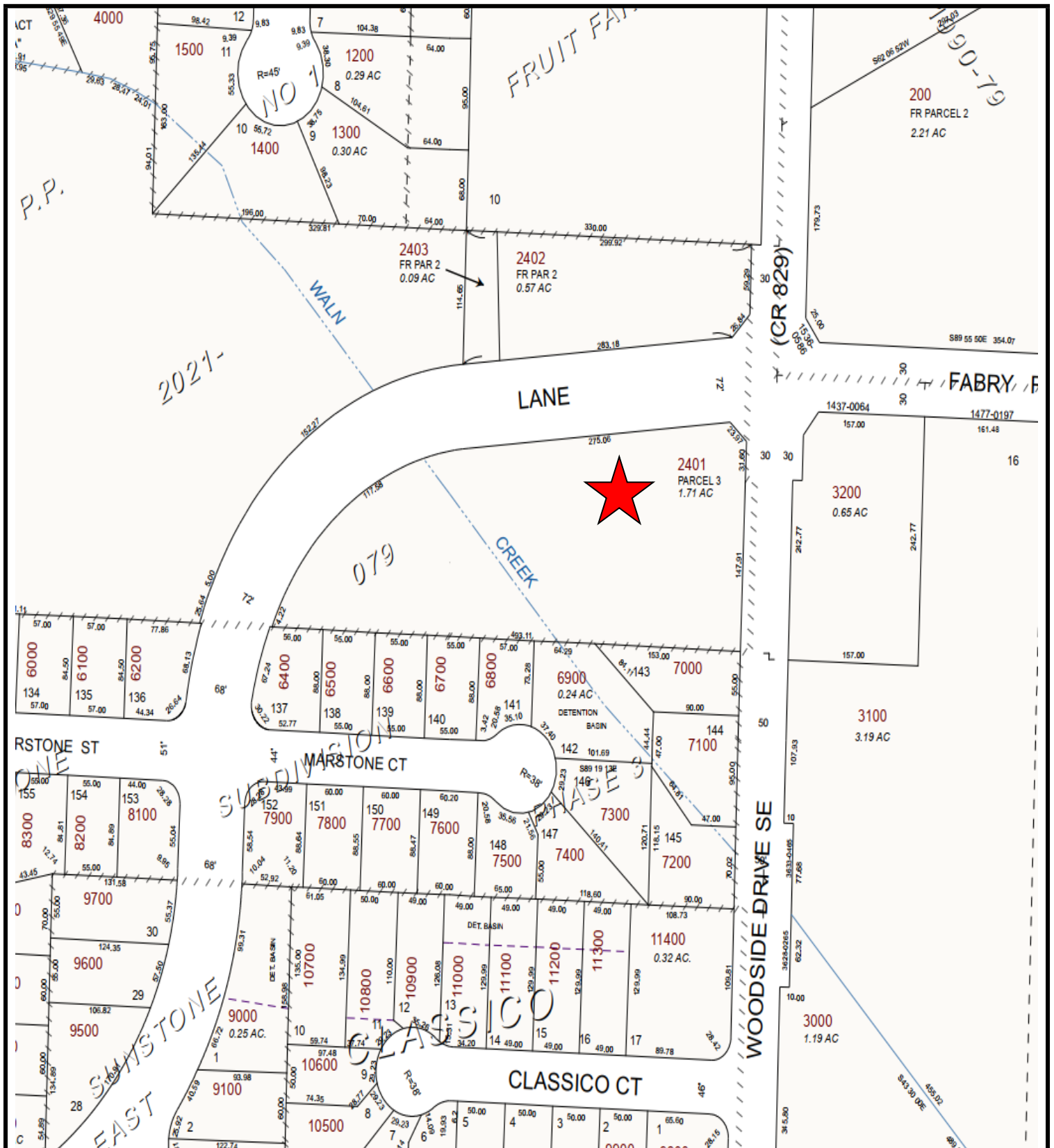
All matters arising from any shifting in the course of Waln Creek including but not limited to accretion, reliction and avulsion.

5. 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, a municipal corporation  
Recorded: August 9, 1973  
Instrument No.: [Volume: 758 Page: 338](#)  
  
Amended by Quitclaim Deed,  
Recorded: October 25, 2021  
Instrument No.: [Reel: 4555 Page: 276](#)
6. Resolution No. 2000-42, including the terms and provisions thereof,  
Recorded: September 15, 2000  
Instrument No.: [Reel: 1719 Page: 358](#)
7. Easement(s) 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: September 15, 2000  
Instrument No.: [Reel: 1719 Page: 358](#)  
  
Amended by Quitclaim Deed,  
Recorded: October 25, 2021  
Instrument No.: [Reel: 4555 Page: 276](#)
8. Notice of Decision, including the terms and provisions thereof,  
Recorded: April 2, 2021  
Instrument No.: [Reel: 4472 Page: 112](#)
9. Improvement Agreement, including the terms and provisions thereof,  
Recorded: April 2, 2021  
Instrument No.: [Reel: 4472 Page: 115](#)
10. Easements as shown on the Partition [Plat](#) No. 2021-79.
11. Restrictions as shown on the Partition Plat No. 2021-79.
12. A Construction Mortgage, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:  
Amount \$3,500,000.00  
Mortgagor: JCT Holdings, LLC  
Mortgagee: Pioneer Trust Bank, N.A.  
Recorded: February 28, 2022  
Instrument No.: [Reel: 4599 Page: 192](#)  
  
Assignment of Rents, given in connection with the above Construction Mortgage  
Recorded: February 28, 2022  
Instrument No.: [Reel: 4599 Page: 193](#)
13. Private Stormwater Facility Maintenance Covenant and Access Easement, including the terms and provisions thereof,  
Recorded: April 13, 2022  
Instrument No.: [Reel: 4614 Page: 36](#)
14. Rights of tenants under existing leases or tenancies.
15. Personal property taxes, if any.

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"***



083W14CB02401  
Salem, OR 97306

THIS MAP IS FURNISHED AS AN ACCOMMODATION STRICTLY FOR THE PURPOSES OF GENERALLY LOCATING THE LAND. IT DOES NOT REPRESENT A SURVEY OF THE LAND OR IMPLY ANY REPRESENTATIONS AS TO THE SIZE, AREA OR ANY OTHER FACTS RELATED TO THE LAND SHOWN THEREOF