



First American Title™

First American Title Insurance Company

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PUBLIC RECORD REPORT FOR NEW SUBDIVISION OR LAND PARTITION

THIS REPORT IS ISSUED BY THE ABOVE-NAMED COMPANY ("THE COMPANY") FOR THE EXCLUSIVE USE OF:

AKS Engineering & Forestry LLC
3700 River Road N, Suite 1
Keizer, OR 97303
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Date Prepared : October 21, 2023
Effective Date : 8:00 A.M on October 12, 2023
Order No. : 7089-4112208
Subdivision :

The information contained in this report is furnished by First American Title Insurance Company (the "Company") as an information service based on the records and indices maintained by the Company for the county identified below. This report is not title insurance, is not a preliminary title report for title insurance, and is not a commitment for title insurance. No examination has been made of the Company's records, other than as specifically set forth in this report. Liability for any loss arising from errors and/or omissions is limited to the lesser of the fee paid or the actual loss to the Customer, and the Company will have no greater liability by reason of this report. This report is subject to the Definitions, Conditions and Stipulations contained in it.

REPORT

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

As fully set forth on Exhibit "A" attached hereto and by this reference made a part hereof.

- B. As of the Effective Date, the tax account and map references pertinent to the Land are as follows:

As fully set forth on Exhibit "A" attached hereto and by this reference made a part hereof.

- C. As of the Effective Date and according to the Public Records, we find title to the land apparently vested in:

As fully set forth on Exhibit "B" attached hereto and by this reference made a part hereof

- D. As of the Effective Date and according to the Public Records, the Land is subject to the following liens and encumbrances, which are not necessarily shown in the order of priority:

As fully set forth on Exhibit "C" attached hereto and by this reference made a part hereof.

EXHIBIT "A"
(Land Description Map Tax and Account)

PARCEL 1:

BEGINNING AT A POINT ON THE NORTH LINE OF THE WILLIAM B. STEPHENS DONATION LAND CLAIM WHICH IS 13.56 CHAINS WEST OF THE SOUTHEAST CORNER OF THE SANFORD STEPHENS DONATION LAND CLAIM IN TOWNSHIP 6 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN IN MARION COUNTY, OREGON, SAID POINT OF BEGINNING BEING THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO ALICE LEE HAUGEN, BY DEED RECORDED IN VOLUME 581, PAGE 78, DEED RECORDS FOR MARION COUNTY, OREGON; THENCE SOUTH 30' EAST, ALONG THE WEST LINE OF SAID HAUGEN TRACT, 20.44 CHAINS TO THE NORTH LINE OF A TRACT OF LAND CONVEYED TO RONALD CHRISTOFFERSON, BY DEED RECORDED IN VOLUME 655, PAGE 148, DEED RECORDS FOR MARION COUNTY, OREGON; THENCE WEST, ALONG THE NORTH LINE OF SAID CHRISTOFFERSON TRACT 7.82 CHAINS TO THE MOST EASTERLY SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO CAMILLE J. STUPFEL, ET UX, BY DEED RECORDED IN VOLUME 165, PAGE 262, DEED RECORDS FOR MARION COUNTY, OREGON; THENCE NORTH 30' WEST, ALONG THE EAST LINE OF SAID STUPFEL TRACT, 20.56 CHAINS TO THE NORTH LINE OF THE WILLIAM B. STEPHENS DONATION LAND CLAIM; THENCE EAST 7.82 CHAINS TO THE POINT OF BEGINNING.

SAVE AND EXCEPT: BEGINNING AT A POINT ON THE NORTH LINE OF THE WILLIAM B. STEPHENS DONATION LAND CLAIM IN TOWNSHIP 6 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN IN MARION COUNTY, OREGON, WHICH IS 21.38 CHAINS WEST OF THE SOUTHEAST CORNER OF THE SANFORD STEPHENS DONATION LAND CLAIM IN SAID TOWNSHIP AND RANGE, AND IS THE MOST EASTERLY NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO CAMILLE J. STUPFEL, ET UX, BY DEED RECORDED IN VOLUME 165, PAGE 262, DEED RECORDS FOR MARION COUNTY, OREGON; THENCE SOUTH 30' EAST, ALONG THE EAST LINE OF SAID STUPFEL TRACT, A DISTANCE OF 210 FEET; THENCE EAST, PARALLEL WITH THE NORTH LINE OF SAID WILLIAM B. STEPHENS DONATION LAND CLAIM, A DISTANCE OF 95 FEET; THENCE NORTH 30' WEST 210 FEET TO A POINT ON THE NORTH LINE OF SAID DONATION LAND CLAIM WHICH IS 95 FEET EAST OF THE PLACE OF BEGINNING; THENCE WEST 95 FEET TO THE PLACE OF BEGINNING.

NOTE: This legal description was created prior to January 01, 2008.

PARCEL 2:

BEGINNING AT A POINT ON THE NORTH LINE OF THE WILLIAM B. STEPHENS DONATION LAND CLAIM IN TOWNSHIP 6 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN IN MARION COUNTY, OREGON, WHICH IS 21.38 CHAINS WEST OF THE SOUTHEAST CORNER OF THE SANFORD STEPHENS DONATION LAND CLAIM IN TOWNSHIP AND RANGE, AND IS THE MOST EASTERLY NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO CAMILLE J. STUPFEL, ET UX, BY DEED RECORDED IN VOLUME 165, PAGE 262, DEED RECORDS FOR MARION COUNTY, OREGON; THENCE SOUTH 30' EAST, ALONG THE EAST LINE OF SAID STUPFEL TRACT, A DISTANCE OF 210 FEET; THENCE EAST, PARALLEL WITH THE NORTH LINE OF SAID WILLIAM B. STEPHENS DONATION LAND CLAIM, A DISTANCE OF 95 FEET; THENCE NORTH 30' WEST 210 FEET TO A POINT ON THE NORTH LINE OF SAID DONATION LAND CLAIM WHICH IS 95 FEET EAST OF THE PLACE OF BEGINNING; THENCE WEST 95 FEET TO THE PLACE OF BEGINNING.

NOTE: This legal description was created prior to January 01, 2008.

Map No.: 062W32C000400 and 062W32C000500
Tax Account No.: 519279 and 519287

EXHIBIT "B"
(Vesting)

North Place Apartments Phase 2, LLC, an Oregon limited liability company

EXHIBIT "C"
(Liens and Encumbrances)

1. City liens, if any, of the City of Salem.
2. The rights of the public in and to that portion of the premises herein described lying within the limits of streets, roads and highways.

THE FOLLOWING EXCEPTIONS ARE AFFECTS PARCEL 1

3. Taxes for the year 2023-2024
Tax Amount \$ 47,259.11
Unpaid Balance: \$ 24,297.10 , plus interest and penalties, if any
Code No.: 24010
Map & Tax Lot No.: 062W32C000400
Property ID No.: 519279
4. The assessment roll and the tax roll disclose that the within described premises were specially zoned or classified for Farm use. If the land has become or becomes disqualified for such use under the statute, an additional tax or penalty may be imposed.
5. Easement, including terms and provisions contained therein:
Recording Information: March 01, 1955 as [Volume 473, Page 1](#), Deed Records
In Favor of: United States of America
For: electric transmission lines
6. Easement, including terms and provisions contained therein:
Recording Information: March 16, 1993 as [Reel 1041, Page 499](#), Film Records
In Favor of: U S WEST Communications, Inc., a Colorado corporation
For: telecommunications facilities
7. Easement, including terms and provisions contained therein:
Recording Information: June 29, 1998 as [Reel 1500, Page 155](#), Film Records
In Favor of: Marion County, a political subdivision of the State of Oregon
For: permanent road
8. Annexation and/or Nonremonstrance Agreement and the terms and conditions thereof:
Between: Arne Gjonnes C/O Gjonnes Trust
And: City of Salem
Recording Information: February 02, 2021 as [Reel 4444, Page 35](#), Film Records
9. Easement, including terms and provisions contained therein:
Recording Information: May 13, 2022 as [Reel 4623, Page 141](#), Film Records
In Favor of: Marion County, a political subdivision of the State of Oregon
For: Public Drainage
10. Unrecorded leases or periodic tenancies, if any.

THE FOLLOWING EXCEPTIONS ARE AFFECTS PARCEL 2

11. Taxes for the year 2023-2024
Tax Amount \$ 2,503.42
Unpaid Balance: \$ 2,503.42 , plus interest and penalties, if any
Code No.: 24010
Map & Tax Lot No.: 062W32C000500
Property ID No.: 519287
12. Easement, including terms and provisions contained therein:
Recording Information: March 05, 1993 as [Reel 1039, Page 20](#), Film Records
In Favor of: US West Communications, Inc., a Colorado corporation
13. Easement, including terms and provisions contained therein:
Recording Information: June 29, 1998 as [Reel 1500, Page 151](#), Film Records
In Favor of: Marion County, a political subdivision of the State of Oregon
For: Road

NOTE: We find no outstanding voluntary liens of record affecting subject property. An inquiry should be made concerning the existence of any unrecorded lien or other indebtedness which could give rise to any security interest in the subject property.

(Affects Parcel 1&2)

NOTE: This Public Record Report-Subdivision does not include a search for Financing Statements filed in the Office of the Secretary of State, or in a county other than the county wherein the premises are situated, and no liability is assumed if a Financing Statement is filed in the Office of the County Clerk covering Crops on the premises wherein the lands are described other than by metes and bounds or under the rectangular survey system or by recorded lot and block.

(Affects Parcel 1)

DEFINITIONS, CONDITIONS AND STIPULATIONS

1. **Definitions.** The following terms have the stated meaning when used in this report:
 - (a) "Customer": The person or persons named or shown as the addressee of this report.
 - (b) "Effective Date": The effective date stated in this report.
 - (c) "Land": The land specifically described in this 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 the Land.
2. **Liability of the Company.**
 - (a) THIS REPORT IS NOT AN INSURED PRODUCT OR SERVICE OR A REPRESENTATION OF THE CONDITION OF TITLE TO REAL PROPERTY. IT IS NOT AN ABSTRACT, LEGAL OPINION, OPINION OF TITLE, TITLE INSURANCE COMMITMENT OR PRELIMINARY REPORT, OR ANY FORM OF TITLE INSURANCE OR GUARANTY. THIS REPORT IS ISSUED EXCLUSIVELY FOR THE BENEFIT OF THE APPLICANT THEREFOR, AND MAY NOT BE USED OR RELIED UPON BY ANY OTHER PERSON. THIS REPORT MAY NOT BE REPRODUCED IN ANY MANNER WITHOUT FIRST AMERICAN'S PRIOR WRITTEN CONSENT. FIRST AMERICAN DOES NOT REPRESENT OR WARRANT THAT THE INFORMATION HEREIN IS COMPLETE OR FREE FROM ERROR, AND THE INFORMATION HEREIN IS PROVIDED WITHOUT ANY WARRANTIES OF ANY KIND, AS-IS, AND WITH ALL FAULTS. AS A MATERIAL PART OF THE CONSIDERATION GIVEN IN EXCHANGE FOR THE ISSUANCE OF THIS REPORT, RECIPIENT AGREES THAT FIRST AMERICAN'S SOLE LIABILITY FOR ANY LOSS OR DAMAGE CAUSED BY AN ERROR OR OMISSION DUE TO INACCURATE INFORMATION OR NEGLIGENCE IN PREPARING THIS REPORT SHALL BE LIMITED TO THE FEE CHARGED FOR THE REPORT. RECIPIENT ACCEPTS THIS REPORT WITH THIS LIMITATION AND AGREES THAT FIRST AMERICAN WOULD NOT HAVE ISSUED THIS REPORT BUT FOR THE LIMITATION OF LIABILITY DESCRIBED ABOVE. FIRST AMERICAN MAKES NO REPRESENTATION OR WARRANTY AS TO THE LEGALITY OR PROPRIETY OF RECIPIENT'S USE OF THE INFORMATION HEREIN.
 - (b) No costs (including, without limitation attorney fees and other expenses) of defense, or prosecution of any action, is afforded to the Customer.
 - (c) In any event, the Company assumes no liability for loss or damage by reason of the following:
 - (1) Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records.
 - (2) Any facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
 - (3) Easements, liens or encumbrances, or claims thereof, which are not shown by the Public Records.
 - (4) Discrepancies, encroachments, shortage in area, conflicts in boundary lines or any other facts which a survey would disclose.
 - (5) (i) Unpatented mining claims; (ii) reservations or exceptions in patents or in Acts authorizing the issuance thereof, (iii) water rights or claims or title to water.
 - (6) Any right, title, interest, estate or easement in land beyond the lines of the area specifically described or referred to in this report, or in abutting streets, roads, avenues, alleys, lanes, ways or waterways.
 - (7) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use or enjoyment on the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the Public Records at the effective date hereof.
 - (8) Any governmental police power not excluded by 2(d)(7) above, except to the extent that notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the Public Records at the effective date hereof.
 - (9) Defects, liens, encumbrances, adverse claims or other matters created, suffered, assumed, agreed to or actually known by the Customer.
3. **Charge.** The charge for this report does not include supplemental reports, updates or other additional services of the Company.



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Illegal Restrictive Covenants

Please be advised that any provision contained in this document, or in a document that is attached, linked, or referenced in this document, that under applicable law illegally discriminates against a class of individuals based upon personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or any other legally protected class, is illegal and unenforceable by law.