



FIRST AMERICAN TITLE

Property Research Report

SUBJECT PROPERTY

Parcel #: 0051264

Map & Taxlot #: 11S01E0801100

County: Linn

OWNER

Holson Inc

DATE PREPARED

03/23/2026

PREPARED BY

gparilla@firstam.com



First American Title

Customer Service Department

503-476-8735

csfirst@firstam.com

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First American Title

Customer Service Department
503-476-8735
csfirst@firstam.com
03/23/2026

OWNERSHIP INFORMATION

Owner: Holson Inc

Parcel #: 0051264

CoOwner:

Ref Parcel #: 11S01E0801100

Site: OR 97374

TRS: 11S / 01E / 08

Mail: 8001 Terrace Ave Ste 201 Middleton WI 53562

County: Linn

PROPERTY DESCRIPTION

Map Grid:

Census Tract: 030201 Block: 4067

Neighborhood:

School Dist: 95 Scio

Impr Type:

Subdiv/Plat:

Land Use: 400 - VACANT TRACT

Std Land Use: 8000 - Vacant Land (General)

Zoning: County-F/F - Farm/Forest

Lat/Lon: 44.627322 / -122.718857

Watershed: Crabtree Creek

Legal:

ASSESSMENT AND TAXATION

Market Land: \$304,930.00

Market Impr: \$0.00

Market Total: \$304,930.00 (2025)

% Improved: 0.00%

Assessed Total: \$15,493.00 (2025)

Levy Code: 09502

Tax: \$201.04 (2025)

Millage Rate: 11.6374

Exemption:

Exemption Type:

PROPERTY CHARACTERISTICS

Bedrooms:

Total SqFt:

Year Built:

Baths, Total:

First Floor:

Eff Year Built:

Baths, Full:

Second Floor:

Lot Size Ac: 27.05 Acres

Baths, Half:

Basement Fin:

Lot Size SF: 1,178,298 SqFt

Total Units:

Basement Unfin:

Lot Width:

Stories:

Basement Total:

Lot Depth:

Fireplaces:

Attic Fin:

Roof Material:

Cooling:

Attic Unfin:

Roof Shape:

Heating:

Attic Total:

Ext Walls:

Building Style:

Garage:

Const Type:

SALES AND LOAN INFORMATION

Owner	Date	Doc #	Sale Price	Deed Type	Loan Amt	Loan Type
Holson Inc	02/01/1998	932 156	\$100,000.00	Deed		Conv/Unk

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

Linn County
2025 Real Property Assessment Report
Account 51264

Map 11S01E08-00-01100
Code - Tax ID 09502 - 51264

Tax Status Assessable
Account Status Active
Subtype NORMAL

Legal Descr See Record

Mailing HOLSON INC
8001 TERRACE AVE STE 201
MIDDLETON WI 53562-3138

Deed Reference # 932-156 (SOURCE ID: MF932-156)
Sales Date/Price 02-13-1998 / \$100,000
Appraiser UNKNOWN

Property Class 640 **MA** **SA** **NH**
RMV Class 400 05 00 001

Site	Situs Address	City
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Value Summary					
Code Area		RMV	MAV	AV	RMV Exception CPR %
09502	Land	304,930		Land	0
	Impr	0		Impr	0
Code Area Total		304,930	0	15,493	0
Grand Total		304,930	0	15,493	0

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
09502	1				Designated Forest Land	100	27.05 AC	FC	304,930
Code Area Total							27.05 AC		304,930

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV

Exemptions / Special Assessments / Notations				
Notations		Amount	Tax	
■ POT'L ADD'L TAX LIABILITY ADDED 2009		0.00	0.00	
■ FIRE PATROL ADDED 2016				
Fire Patrol		Amount	Acres	Year
■ FORESTRY FIRE SURCHARGE		0.00		2025
Code Area 09502				
Fire Patrol		Amount	Acres	Year
■ FORESTRY FIRE TIMBER - NORTH		48.30	27.05	2025

Contig Accts 441036

Comments ***** CAP NOTE - Type R *****
94CYCLE: VALUED TOGETHER W/TL 1000 & 1201, 32.55 ACRES TOTAL 4/22/94 VP
96MX: VALUED REVIEWED DUE TO JV AFFECTING TL800 (CO-OWNED W/TL1000, 1100 & 1201); NOW VALUED TOGETHER W/TL1201 ONLY 27/50AC TOTAL.....VP 12/11/95



First American Title

Customer Service Department
503-476-8735
csfirst@firstam.com
Date: 03/23/2026

OWNERSHIP INFORMATION

Owner: Holson Inc
CoOwner:

Site: OR 97374

Mail: 8001 Terrace Ave Ste 201 Middleton WI 53562

Parcel #: 0441036

Ref Parcel #: 11S01E0801201

TRS: 11S / 01E / 08

County: Linn

PROPERTY DESCRIPTION

Map Grid:
Census Tract: 030201 Block: 4067
Neighborhood:
School Dist: 95 Scio
Impr Type:
Subdiv/Plat:
Land Use: 400 - VACANT TRACT
Std Land Use: 8000 - Vacant Land (General)
Zoning: County-F/F - Farm/Forest
Lat/Lon: 44.626316 / -122.719486
Watershed: Crabtree Creek
Legal:

ASSESSMENT AND TAXATION

Market Land: \$24,060.00
Market Impr: \$0.00
Market Total: \$24,060.00 (2025)
% Improved: 0.00%
Assessed Total: \$1,460.00 (2025)
Levy Code: 09502
Tax: \$16.95 (2025)
Millage Rate: 11.6374
Exemption:
Exemption Type:

PROPERTY CHARACTERISTICS

Bedrooms:	Total SqFt:	Year Built:
Baths, Total:	First Floor:	Eff Year Built:
Baths, Full:	Second Floor:	Lot Size Ac: 0.45 Acres
Baths, Half:	Basement Fin:	Lot Size SF: 19,602 SqFt
Total Units:	Basement Unfin:	Lot Width:
# Stories:	Basement Total:	Lot Depth:
# Fireplaces:	Attic Fin:	Roof Material:
Cooling:	Attic Unfin:	Roof Shape:
Heating:	Attic Total:	Ext Walls:
Building Style:	Garage:	Const Type:

SALES AND LOAN INFORMATION

Owner	Date	Doc #	Sale Price	Deed Type	Loan Amt	Loan Type
Holson Inc	02/01/1998	932 156	\$100,000.00	Deed		Conv/Unk

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Linn County
2025 Real Property Assessment Report
 Account 441036

Map 11S01E08-00-01201
Code - Tax ID 09502 - 441036

Tax Status Assessable
Account Status Active
Subtype NORMAL

Legal Descr See Record

Mailing HOLSON INC
 8001 TERRACE AVE STE 201
 MIDDLETON WI 53562-3138

Deed Reference # 932-156 (SOURCE ID: MF932-156)
Sales Date/Price 02-13-1998 / \$100,000
Appraiser UNKNOWN

Property Class 040 **MA** **SA** **NH**
RMV Class 400 05 00 001

Site	Situs Address	City
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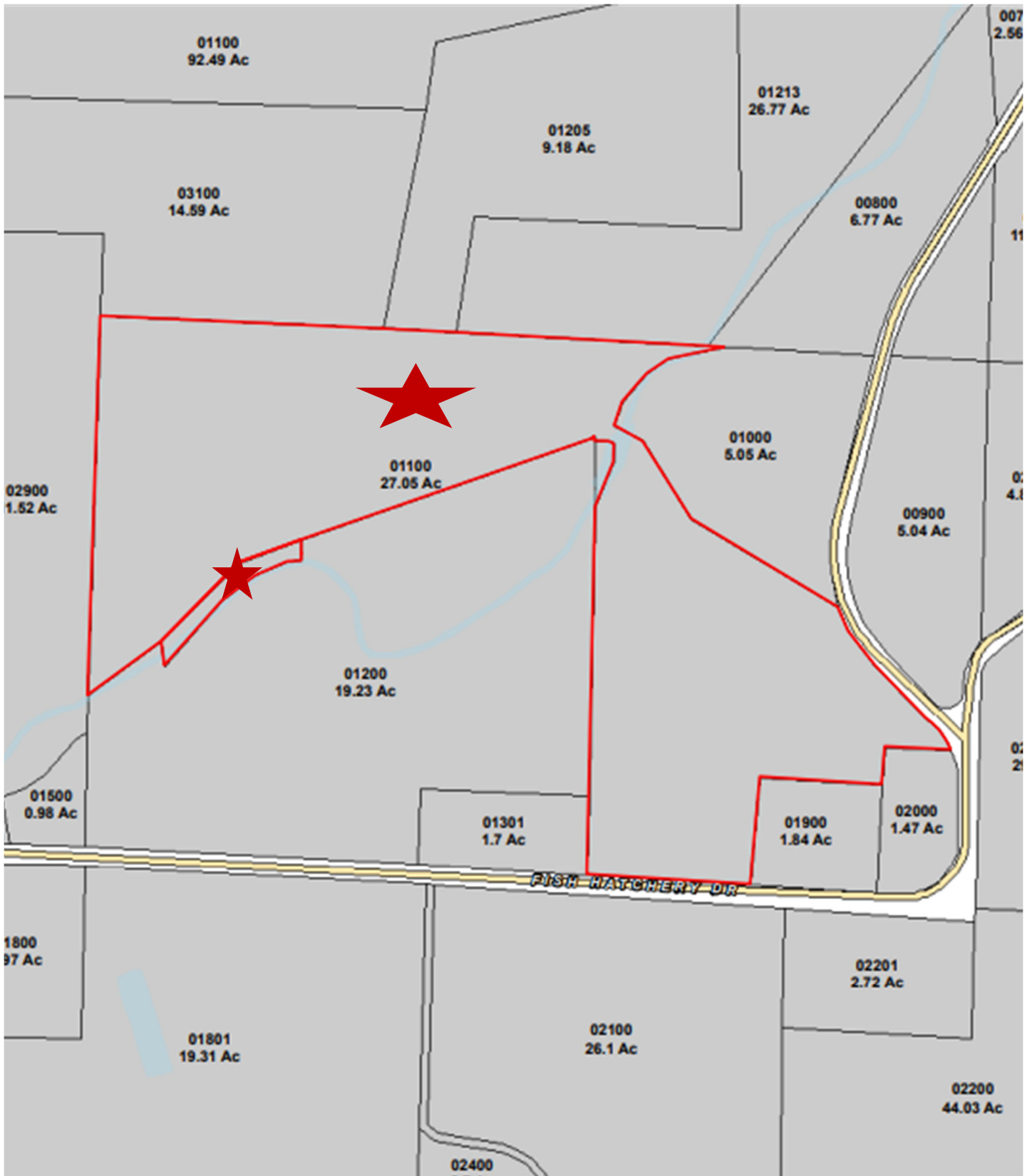
Value Summary					
Code Area		RMV	MAV	AV	RMV Exception CPR %
09502	Land	24,060		Land	0
	Impr	0		Impr	0
Code Area Total		24,060	1,460	1,460	0
Grand Total		24,060	1,460	1,460	0

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
09502	1	☒			Reserve Strip	100	0.45 AC		24,060
Code Area Total							0.45 AC		24,060

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV

Contig Accts 51264

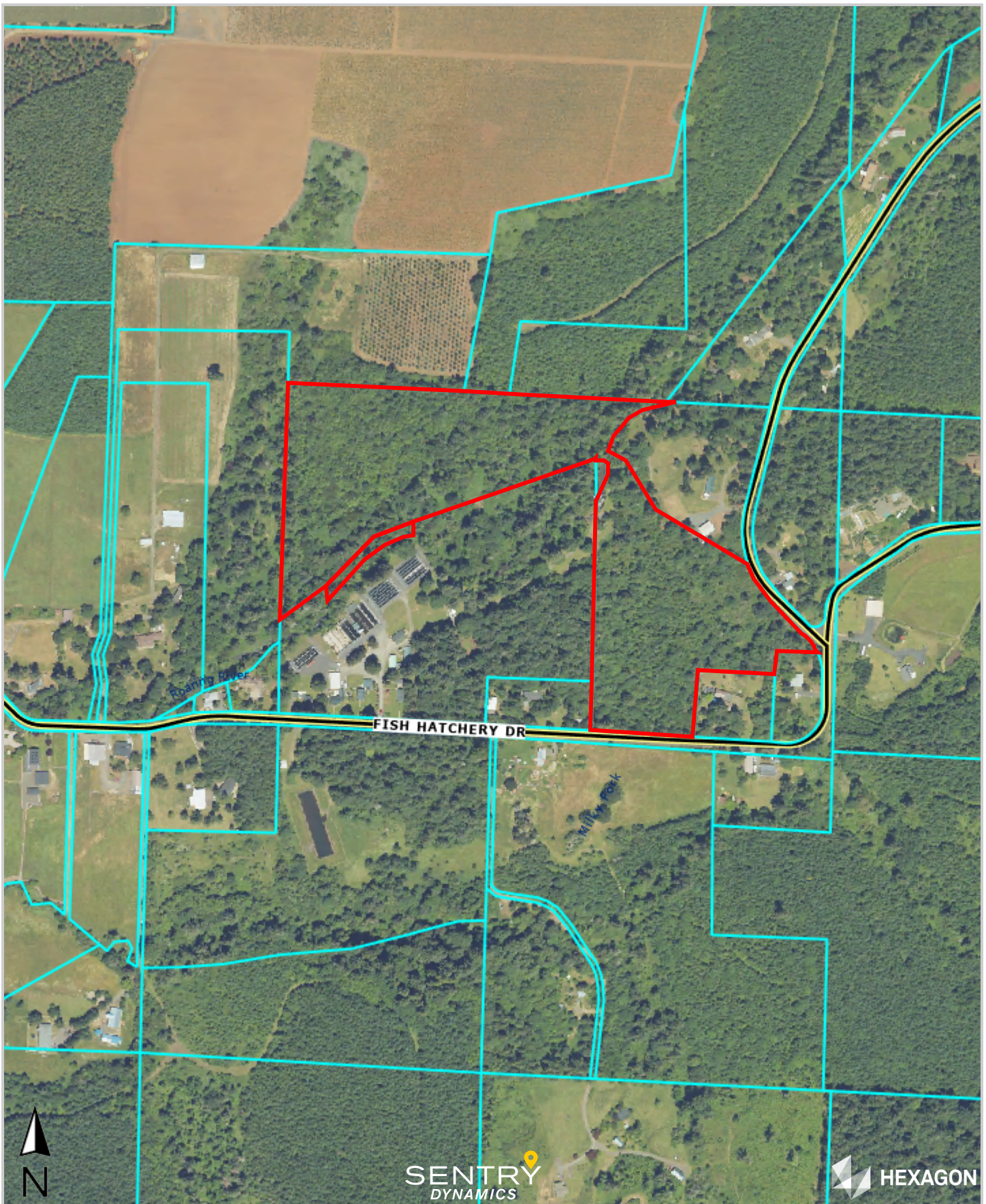
Comments ***** CAP NOTE - Type R *****
 94CYCLE: VALUED TOGETHER W/TL'S 800, 1000, 1100, 38.39 ACRES TOTAL. CREEK PREMIUM ADDED ON TL 1000 WITH HOMESITE. OWNER ACQUIRED CREEK FRONTAGE IN LAND SWAP WITH STATE OF OREGON (STATE GOT TL 1101 IN TRADE FOR WHAT BECAME TL 1201). 4/26/94 VP
 96MX: VALUE REVIEWED DUE TO CONSOLIDATION OF TL800 & 2800; VALUING 1201 W/ TL1100 & CARRYING CREEK PREMIUM ON TL1201...VP 12/11/95



*First American Title*TM

This map/plat is being furnished as an aid in locating the herein described land in relation to the adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

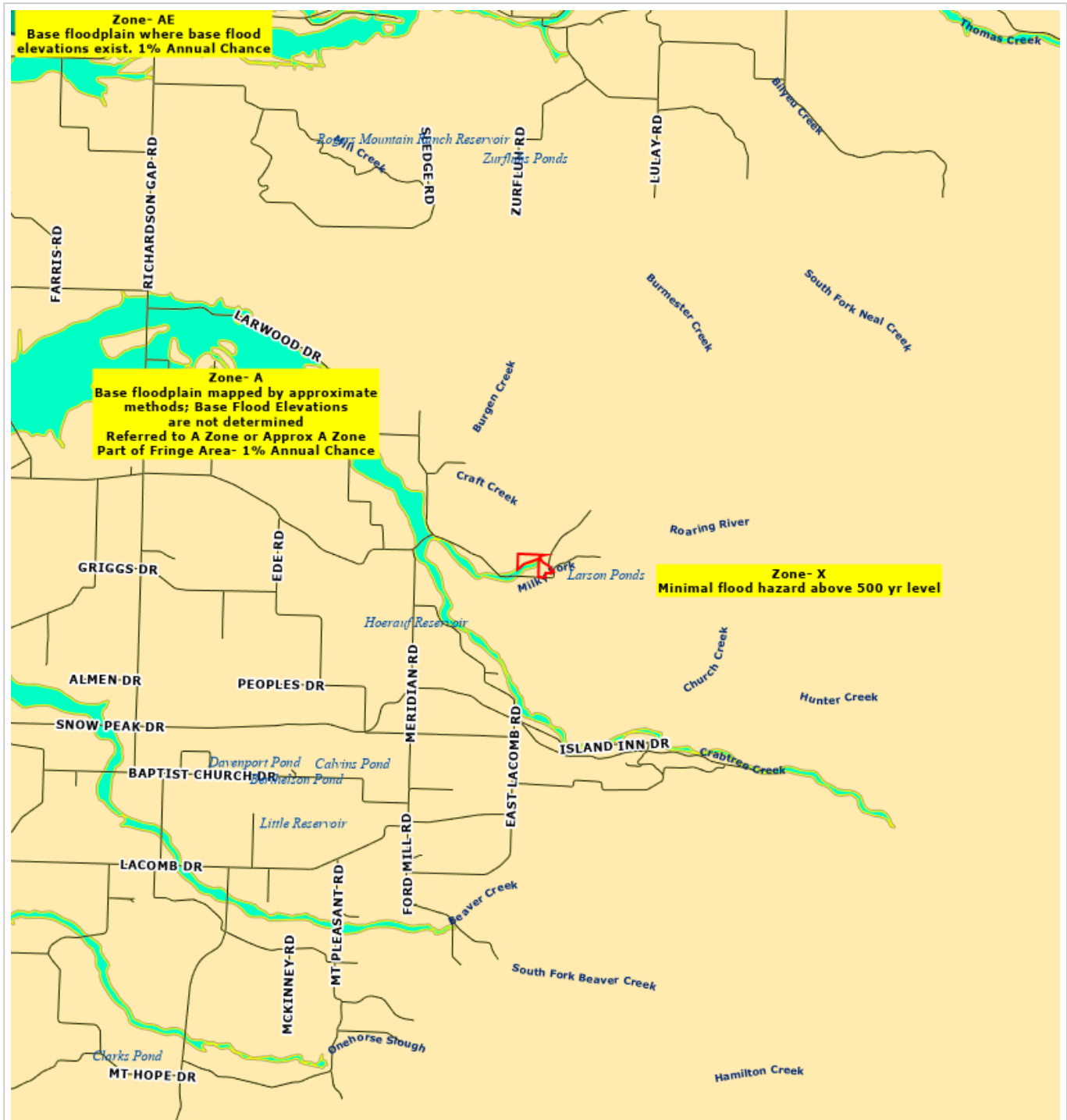
geoAdvantage



First American Title

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Flood Map

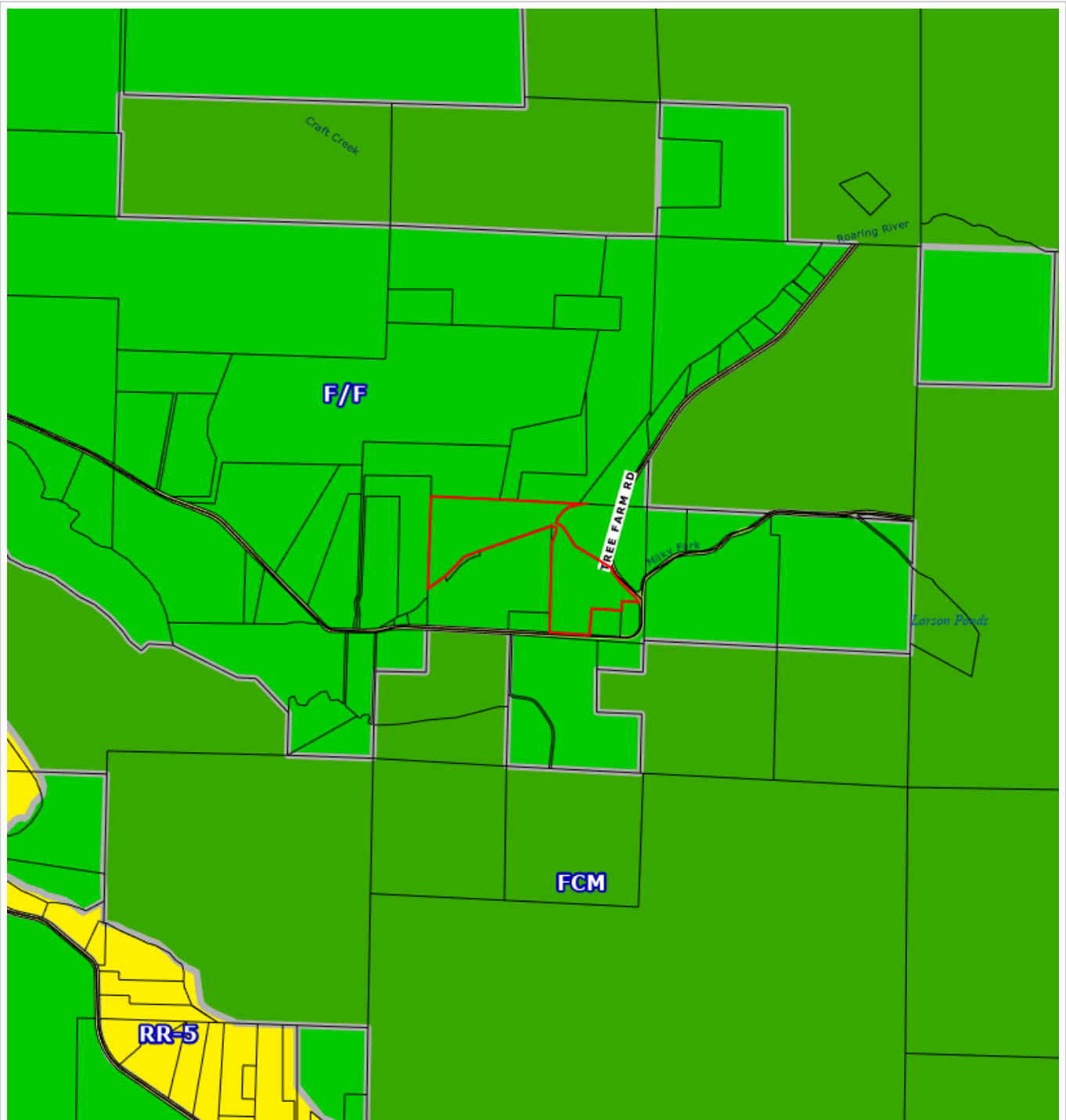


First American Title

Parcel ID: 0051264

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Zoning Map

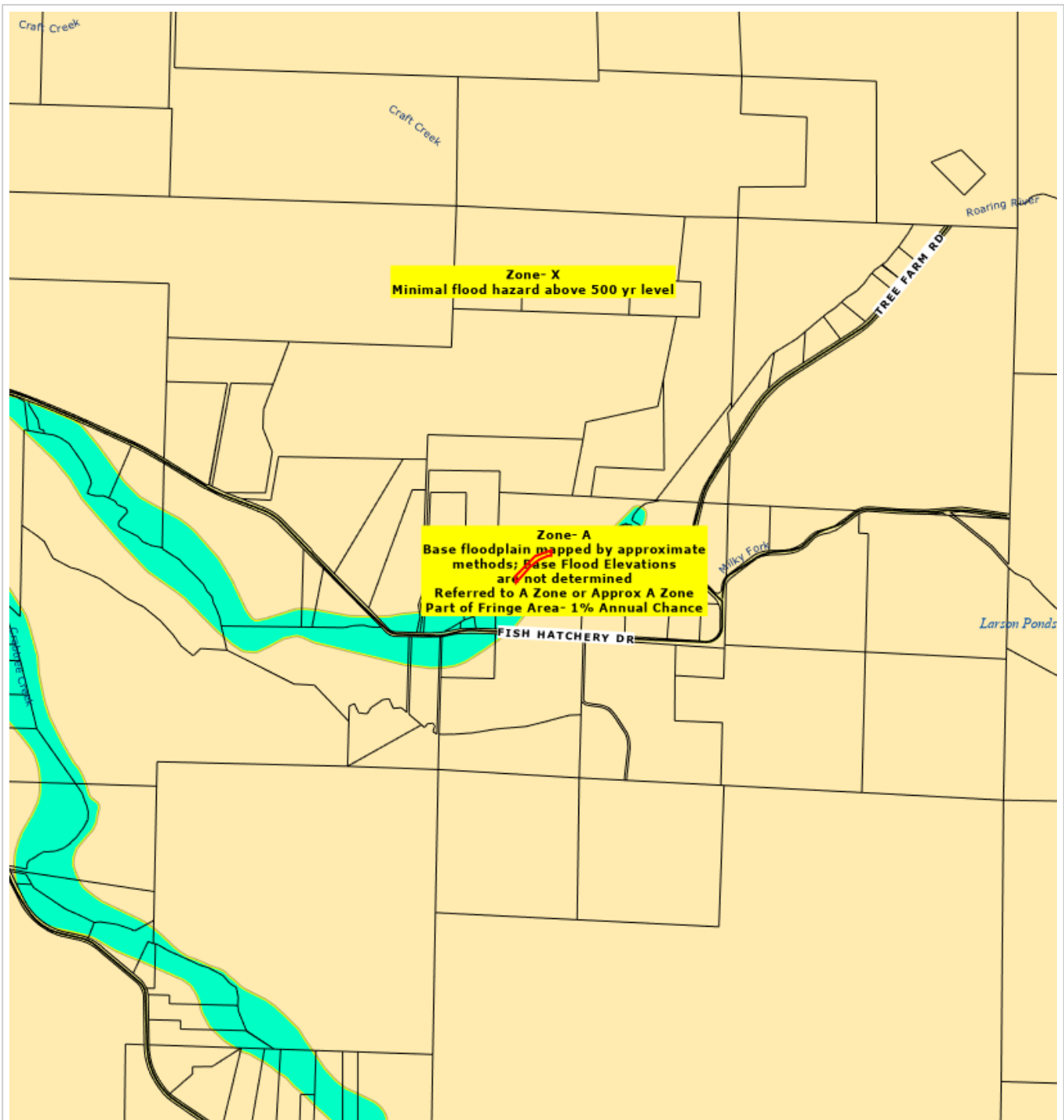


First American Title

Parcel ID: 0051264

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Flood Map

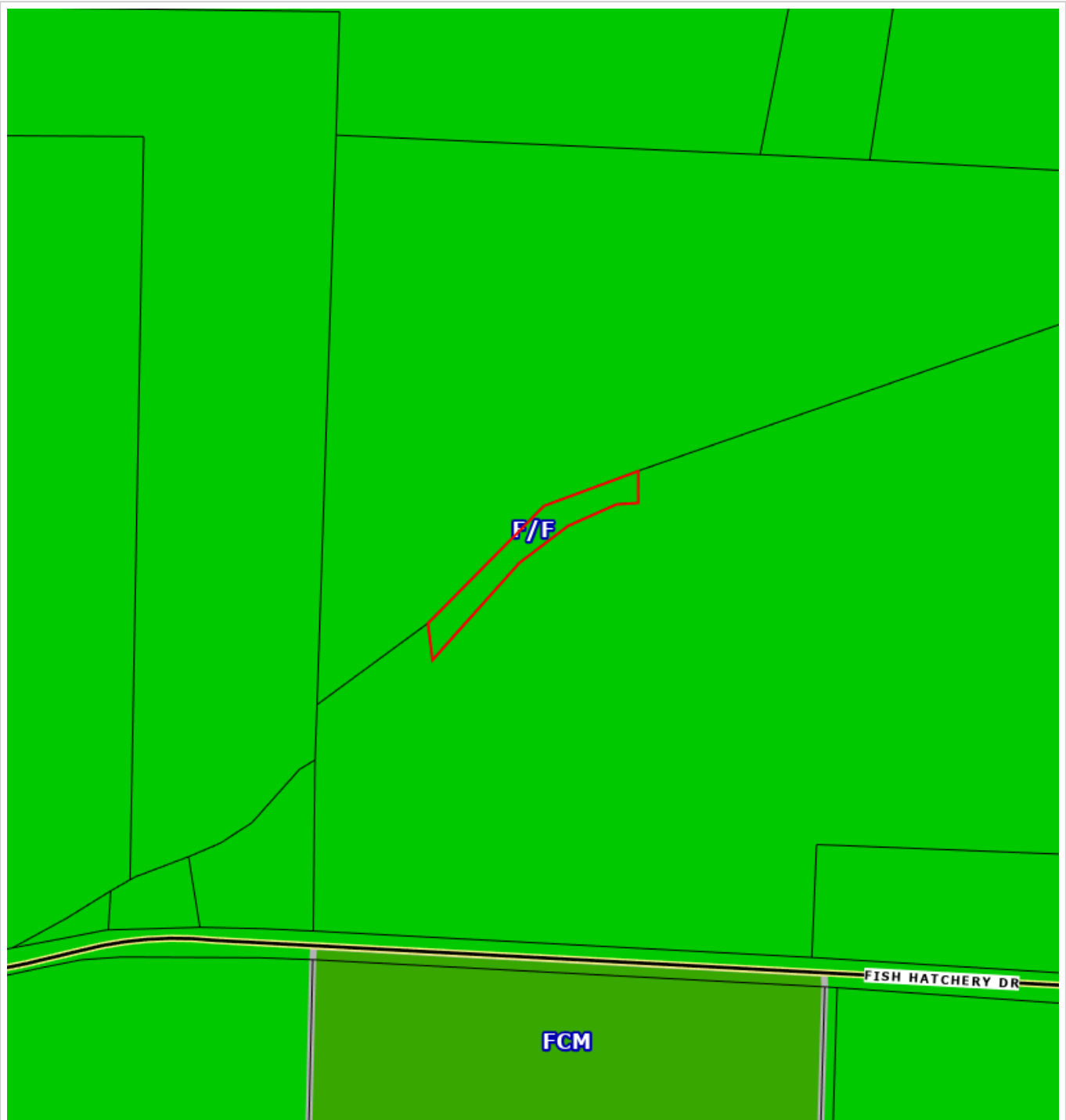


First American Title

Parcel ID: 0441036

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Zoning Map



First American Title

Parcel ID: 0441036

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833961



OREGON TITLE
Insurance Company

After Recording, Return to:
Oregon Title Insurance Company
490 Country Club Rd. #150
Eugene, OR 97401

Until a change is requested, tax statements
shall be sent to the following address:
Holson, Inc.
4610 University Ave. #1018
Madison, WI 53705

STATUTORY WARRANTY DEED
(Corporation/Partnership)

(Above Space Reserved for Recorder's Use)

ARLIE LAND AND CATTLE COMPANY, an Oregon corporation

conveys and warrants to
HOLSON, INC.

the following described real property in the State of Oregon and County of Linn
free of encumbrances, except as specifically set forth herein:

Legal Description Attached Hereto and Made a Part Hereof as Exhibit "A".

AFTER RECORDING RETURN TO:
OREGON TITLE INSURANCE CO.

Tax Account Number(s): 051264, 441036

This property is free of encumbrances, EXCEPT:
COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS AND RIGHTS OF WAY OF RECORD,
IF ANY.

The true consideration for this conveyance is \$100,000.00, a portion of which is paid
by an accommodation pursuant to a 1031 exchange.
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLA-
TION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRU-
MENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY
OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LIM-
SUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 13 day of FEBRUARY, 1998.

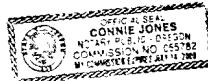
Arlie Land and Cattle Company
an Oregon corporation

By: [Signature]
Suzanne K. Arlie
President

STATE OF OREGON, COUNTY OF LANE)ss.

The foregoing instrument was acknowledged before me this 13 day of FEBRUARY, 1998, by
Suzanne K. Arlie, as President of Arlie Land and Cattle Company.

Connie Jones
Notary Public for Oregon
My Commission Expires: 7-14-00



Order No.: 426668x

11-12-98/1100,1201

PARCEL I:

Beginning at a point on the North line of and East 7.50 chains from the Northwest corner of the North half of the Southwest quarter of Section 8, Township 11 South, Range 1 East of the Willamette Meridian, said beginning point being the most Easterly Northwest corner of a 95 acre tract conveyed to Rockford White by deed recorded March 4, 1940 in Book 151, Page 233, Deed Records; thence South 14.16 chains, more or less, to a truck axle marking the most Westerly Northwest corner of the State Fish Hatchery; thence following the Fish Hatchery line North 50-3/4" East 3.08 chains; thence North 43-1/2" East 4.00 chains; thence North 66" East 2.60 chains; thence North 69" East 10.87 chains to an axle marking the most Northerly corner of the Fish Hatchery property; thence East 25 feet to a 3/4 inch pipe on the Westerly edge of Roaring River; thence South 16.01 chains to the South line of the North half of the Southwest quarter of said Section 8; thence East 407.6 feet to a point on the South line of and 526.2 feet West of the Southeast corner of the North half of said Southwest quarter; thence North parallel to the East line of the North half of the Southwest quarter 296.2 feet to a 3/4 inch pipe; thence East parallel to the South line of the North half of the Southwest quarter 295.2 feet to a 3/4 inch pipe; thence North parallel to the East line of the North half of the Southwest quarter 94.8 feet to a 3/4 pipe; thence East parallel to the South line of the North half of the Southwest quarter 206 feet to the center of the County Road; thence North 45°42' West along the center of said County Road 460.85 feet to a 3/4 inch pipe marking the most Southerly corner of the West property; thence North 60°23' West 410.83 feet to a 3/4 inch pipe; thence North 29°52' West 218.10 feet to a 3/4 inch pipe; thence North 64°58' West 85.9 feet to a point in the center of Roaring River which bears North 44°51' East 69.75 feet from the axle at the most Northerly corner of the Fish Hatchery property; thence Northeasterly up the center of Roaring River 300 feet to the North line of said North half of Southwest quarter of Section 8; thence West along said North line 1,463 feet to the place of beginning.

EXCEPTING THEREFROM: Beginning at a point 1716.00 feet South 88°36' East and 835.12 feet North from the Southwest corner of the Northwest quarter of the Southwest quarter of said Section 8; thence North 22°31' East 101.46 feet, thence North 63.54 feet, thence West 38.85 feet, thence South 157.27 feet to the point of beginning.

PARCEL II:

A parcel of land lying in Section 8, Township 11 South, Range 1 East of the Willamette Meridian, Linn County, Oregon and described as follows:

Beginning at a point marked by a 1/2 inch iron pipe which is 495 feet South 88°36' East, 385.44 feet North and 242.88 feet North 50°45' East from the Southwest corner of the Northwest quarter of the Southwest quarter of said Section 8; thence North 43°30' 264.00 feet to an iron rod; thence North 66°00' East 176.60 feet to an iron rod; thence South to the center of Roaring River, thence in a Southwesterly direction along the center of said Roaring River to a point due South of the point of beginning, thence North to the point of beginning.

STATE OF OREGON
County of Linn

I hereby certify that the attached
map is a true and correct copy of the
map as recorded in the Linn County records.

STEVE CALDWELL
Linn County Clerk

By John Deputy

WZ
AC
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MF 132
PAGE 106

MAR 31 10 49 AM '98