



FIRST AMERICAN TITLE

Property Research Report

SUBJECT PROPERTY

Parcel #: 0781219

Map & Taxlot #: 1812113300100

County: Lane

OWNER

Hong Kong Metro Realty Co

DATE PREPARED

Date: 03/23/2026

PREPARED BY

gparilla@firstam.com



First American Title

Customer Service Department

503.219.8746

cs.oregon@firstam.com

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First American Title

Customer Service Department
503.219.8746
cs.oregon@firstam.com
Date: 03/23/2026

OWNERSHIP INFORMATION

Owner: Hong Kong Metro Realty Co
CoOwner:
Site: OR 97439
Mail: 8001 Terrace Ave Ste 205 Middleton WI 53562

Parcel #: 0781219
Ref Parcel #: 1812113300100
TRS: 18S / 12W / 11 / SW
County: Lane

PROPERTY DESCRIPTION

Map Grid:
Census Tract: 000708 Block: 2024
Neighborhood: 89703
School Dist: 97J Siuslaw
Impr Type:
Subdiv/Plat:
Land Use: 200 - COMMERCIAL, VACANT
Std Land Use: 8002 - Commercial-Vacant Land
Zoning:
Lat/Lon: 44.017316 / -124.100319
Watershed: Lower Siuslaw River
Legal: Map Lot: 1812113300100, TRS: T18 R12 S11
Q33, Lot: TL 00100

ASSESSMENT AND TAXATION

Market Land: \$476,945.00
Market Impr: \$0.00
Market Total: \$476,945.00 (2025)
% Improved: 0.00%
Assessed Total: \$315,046.00 (2025)
Levy Code: 09719
Tax: \$2,931.59 (2025)
Millage Rate: 9.2418
Exemption: \$0.00
Exemption Type:

MAIN PROPERTY CHARACTERISTICS

Bedrooms: 0	Total SqFt: 0 SqFt	Year Built: 0
Baths, Total: 0	First Floor: 0 SqFt	Eff Year Built:
Baths, Full: 0	Second Floor: 0 SqFt	Lot Size Ac: 3.45 Acres
Baths, Half: 0	Basement Fin: 0 SqFt	Lot Size SF: 150,282 SqFt
Total Units: 0	Basement Unfin:	Lot Width: 0
# Stories:	Basement Total: 0 SqFt	Lot Depth: 0
# Fireplaces: 0	Attic Fin: 0 SqFt	Roof Material:
Cooling:	Attic Unfin: 0 SqFt	Roof Shape:
Heating:	Attic Total: 0 SqFt	Ext Walls:
Building Style:	Garage: 0 SqFt	Const Type:

IMPROVEMENT:

Year Built: 0	Total SqFt: 0
Bedrooms: 0	Finished SqFt: 0
Bath Total: 0	1st Floor SqFt: 0
Garage SqFt: 0	2nd Floor SqFt: 0
Basement Unfin SqFt: 0	Attic Fin SqFt: 0
Basement Fin SqFt: 0	Attic Unin SqFt: 0
Floor Dsc:	

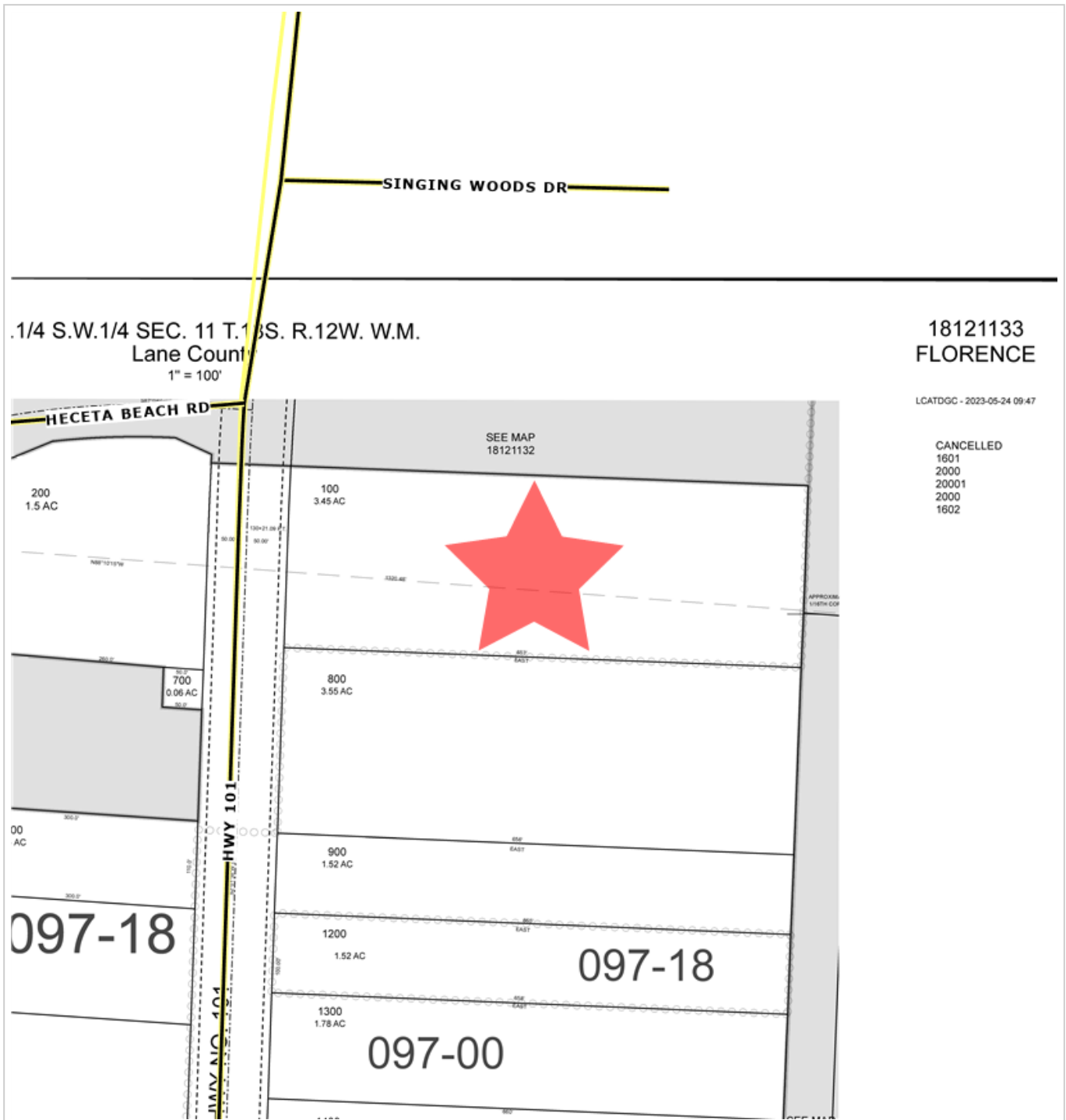
PARCEL ID: 0781219

Condition:
Unfinished SqFt: 0
Carport SqFt: 0
Heat Type:
Ext. Wall:
Foundation:

SALES AND LOAN INFORMATION

Owner	Date	Doc #	Sale Price	Deed Type	Loan Amt	Loan Type
Hong Kong Metro Realty Co	08/25/1999	9900076822	\$515,000.00	Deed		Conv/Unk
ARLIE LAND & CATTLE COMPANY	03/09/1998	16172	\$185,000.00	Warranty Deed	\$148,000.00	Seller Carry

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.



First American Title

Parcel ID: 0781219

Site Address:

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Aerial Map



First American Title

Parcel ID: 0781219

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9-3-99

2587



OREGON TITLE
Insurance Company

After Recording, Return to:
Oregon Title Insurance Company
1011 Harlow Rd. #103
Springfield, OR 97477

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

99076822

10- STATUTORY WARRANTY DEED
10- (Corporation/Partnership)

(Above Space Reserved for Recorder's Use)

20- ARLIE LAND AND CATTLE COMPANY, an Oregon corporation

conveys and warrants to
HONG KONG METRO REALTY CO., INC. a California corporation

the following described real property in the State of Oregon and County of Lane
free of encumbrances, except as specifically set forth herein:
LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT 'A'.

6079SEP.03'99#07REC 10.00
6079SEP.03'99#07PFUND 10.00
6079SEP.03'99#07A&T FUND 20.00

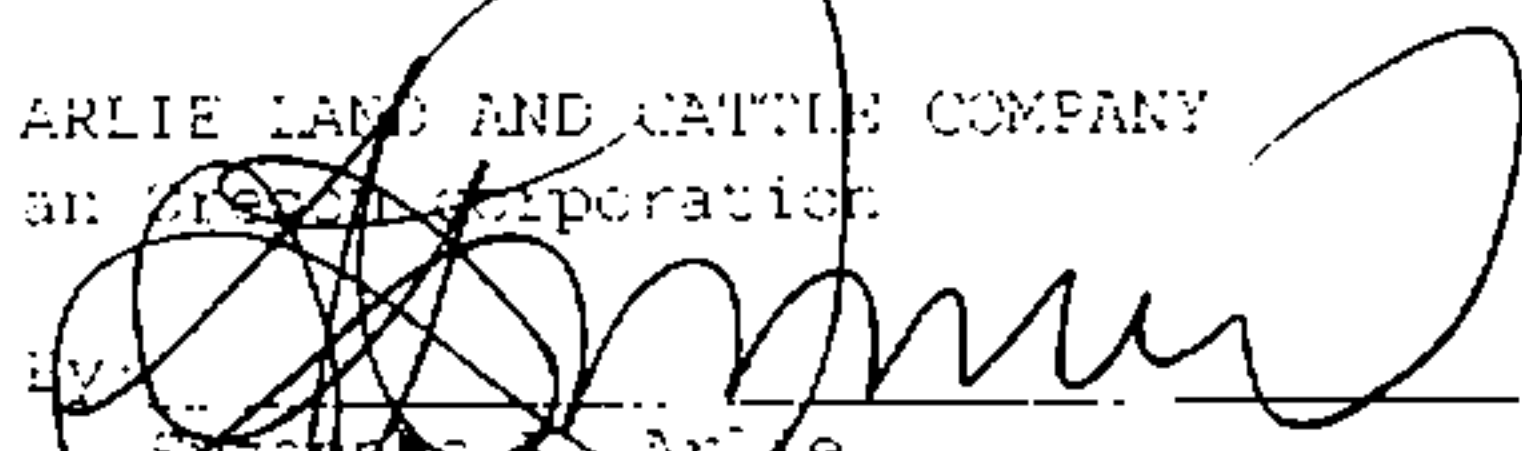
Tax Account Number(s):

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 \$515,000.00, which is paid to and by
a accommodator pursuant to an IRC 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 LAW-
SUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

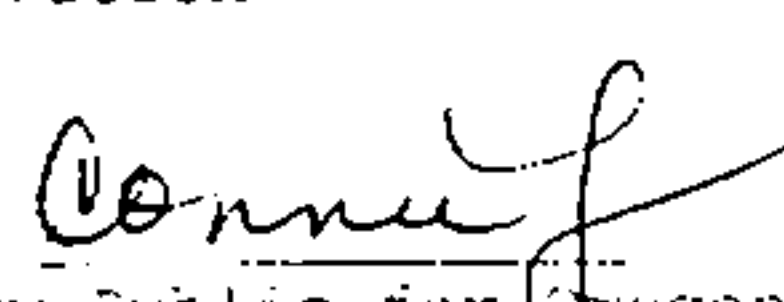
DATED this 25 day of AUGUST, 1999.

ARLIE LAND AND CATTLE COMPANY
an Oregon corporation

By: 
Suzanne K. Arlie
President

STATE OF OREGON, COUNTY OF LANE)ss.

The foregoing instrument was acknowledged before me this 25 day of August, 1999, by
Suzanne K. Arlie, as President, of Arlie Land and Cattle Company, on behalf of the
corporation.


Notary Public for Oregon

My Commission Expires: 7-14-00



Order No.: 300903sa

99076822

EXHIBIT 'A'

Beginning at a point in center line of U.S. Highway No. 101, said point being 1207 feet North of the intersection of said highway with the South line of Section 11, Township 18 South, Range 12 West of Willamette Meridian; thence East 703 feet, more or less, to the East line of the Southwest quarter of Southwest quarter of said Section 11; thence North along said line 226 feet; thence West 703 feet, more or less, to the center line of U.S. Highway No. 101; thence Southwesterly along said center line to place of beginning, in Lane County, Oregon.

EXCEPT THEREFROM: A parcel of land lying in the Southwest 1/4 of Section 11, Township 18 South, Range 12 West, Willamette Meridian, Lane County, Oregon and being a portion of that property described in that deed to Otto A. and Jean F. Grossman, recorded on Reel 866, Reception No. 7761689, Lane County Oregon Records; the said parcel being that portion of said property included in a strip of land 50 feet in width, lying on the Easterly side of the center line of the relocated Oregon Coast Highway which center line is described as follows: Beginning at Engineer's center line Station 115+00, said station being 3015.22 feet North and 1796.24 feet West of the South quarter corner of Section 11, Township 18 South, Range 12 West, Willamette Meridian; thence South 7° 10' 12" West 1036.82 feet; thence on a 5729.56 foot radius curve left (the long chord of which bears South 4° 35' 55" West 514.11 feet) 514.27 feet; thence South 2° 01' 28" West 2978.91 feet to Engineer's center line station 160+00.

State of Oregon**County of Lane — ss.**

I, the County Clerk, in and for the said County, do hereby certify that the within instrument was received for record at

'99 SEP 3 AM 11:31

Reel

2587R

Lane County OFFICIAL Records
Lane County Clerk

By: ...

Donal S. Luchat
County Clerk

Site Address N/A
Map & Taxlot#18-12-11-33-00100
SIC N/A
Tax Account# 0781219

Property Owner 1
Hong Kong Metro Realty Co
8001 Terrace Ave Ste 205
Middleton, WI 53562
Tax account acreage 3.45
Mapped taxlot acreage[†] 3.40

[†] Mapped Taxlot Acreage is the estimated size of a taxlot as derived from the county GIS taxlot layer, and is not to be used for legal purposes.

Maps

Map & Taxlot # 18-12-11-33-00100



Business Information

Improvements

Site Address Information

General Taxlot Characteristics

■ **Geographic Coordinates**

X 3974429 **Y** 877070 (State Plane X,Y)
Latitude 44.0173 **Longitude** -124.1003

■ **Zoning**

Zoning Jurisdiction Lane County

Lane County

Parent Zone CT Tourist Commercial

■ **Land Use**

General Land Use

Code	Description
data not available	data not available

Detailed Land Use

Code	Description
data not available	data not available

Taxlot Characteristics

Incorporated City Limits	none
Urban Growth Boundary	Florence
Year Annexed	N/A
Annexation #	N/A
Approximate Taxlot Acreage	3.40
Approx Taxlot Sq Footage	148,104
Plan Designation	N/A
Eugene Neighborhood	N/A
Census Tract	0708
Census Block Group	2
Septic	data not available
Well	data not available
Landscaping Quality	data not available
Historic Property Name	N/A
City Historic Landmark?	No
National Historical Register?	No
Adjacent to Local Access Road	No

Service Providers

Fire Protection Provider Siuslaw Valley Fire & Rescue
Ambulance Provider Western Lane Ambulance District
Ambulance District WE
Ambulance Service Area Western
LTD Service Area? No
LTD Ride Source? No

Environmental Data

FEMA Flood Hazard Zone

Code	Description
X	Areas determined to be outside of 500-year flood.

FIRM Map Number 41039C0938G
Community Number 039C
Post-FIRM Date data not available
Panel Printed? Yes

Soils

Soil Map Unit#	Soil Type Description
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% of Taxlot Ag Class Hydric %

94C	Netarts Fine Sand, 3 to 12 Percent Slopes	97%	6	10
131E	Waldport Fine Sand, 12 to 30 Percent Slopes	3%	7	6
140	Yaquina Loamy Fine Sand	0%	4	85

Schools

	Code	Name
School District	97J	Siuslaw
Elementary School	609	Siuslaw
Middle School	608	Siuslaw
High School	610	Siuslaw

Political Districts

Election Precinct	705	State Representative District 9	Emerald PUD Board Zone	N/A
City Council Ward	N/A	State Representative	Boomer Wright	Heceta PUD Board Zone
City Councilor	N/A	State Senate District	5	2
County Commissioner District 1 (West Lane)		State Senator	Dick Anderson	Central Lincoln PUD Board Zone
County Commissioner	Ryan Ceniga			4
EWEB Commissioner	N/A			Soil Water Cons. Dist/Zone
LCC Board Zone	1			Siuslaw / 1
Lane ESD Board Zone	data not available			Creswell Water Control District
				data not available

Census Information

Census data have been removed from this report. To obtain Census data, please visit www.census.gov . For questions or concerns, please contact support@rlid.org .

Liens

Building Permits

Land Use Applications

Petitions

Tax Statements & Tax Receipts

Account#: 0781219					
View tax statement(s) for:					
2025					
2024					
<u>Tax Receipts</u>					
Receipt Date	Amount Received	Tax	Discount	Interest	Applied Amount
11/13/2025	\$2,843.64	\$2,843.64	\$87.95	\$0.00	\$2,931.59
11/06/2024	\$2,761.04	\$2,761.04	\$85.39	\$0.00	\$2,846.43
11/13/2023	\$2,686.97	\$2,686.97	\$83.10	\$0.00	\$2,770.07
11/08/2022	\$2,564.50	\$2,564.50	\$79.31	\$0.00	\$2,643.81
11/01/2021	\$2,492.32	\$2,492.32	\$77.08	\$0.00	\$2,569.40
Data source: Lane County Assessment and Taxation					

Owner/Taxpayer

<u>Owners</u>		
Owner	Address	City/State/Zip
Hong Kong Metro Realty Co	8001 Terrace Ave Ste 205	Middleton, WI 53562
<u>Taxpayer</u>		
Party Name	Address	City/State/Zip
Hong Kong Metro Realty Co	8001 Terrace Ave Ste 205	Middleton, WI 53562
Data source: Lane County Assessment and Taxation		

Account Status

Status Active Account Current Tax Year	
Account Status	none
Remarks	none
Special Assessment Program	N/A
Data source: Lane County Assessment and Taxation	

General Tax Account Information

Tax Account Acreage	3.45				
Fire Acres	3.45				
Property Class	200 - Commercial, vacant				
Statistical Class	N/A				
Neighborhood	89703 - North & South Coast				
Category	Land and Improvements				
Data source: Lane County Assessment and Taxation					

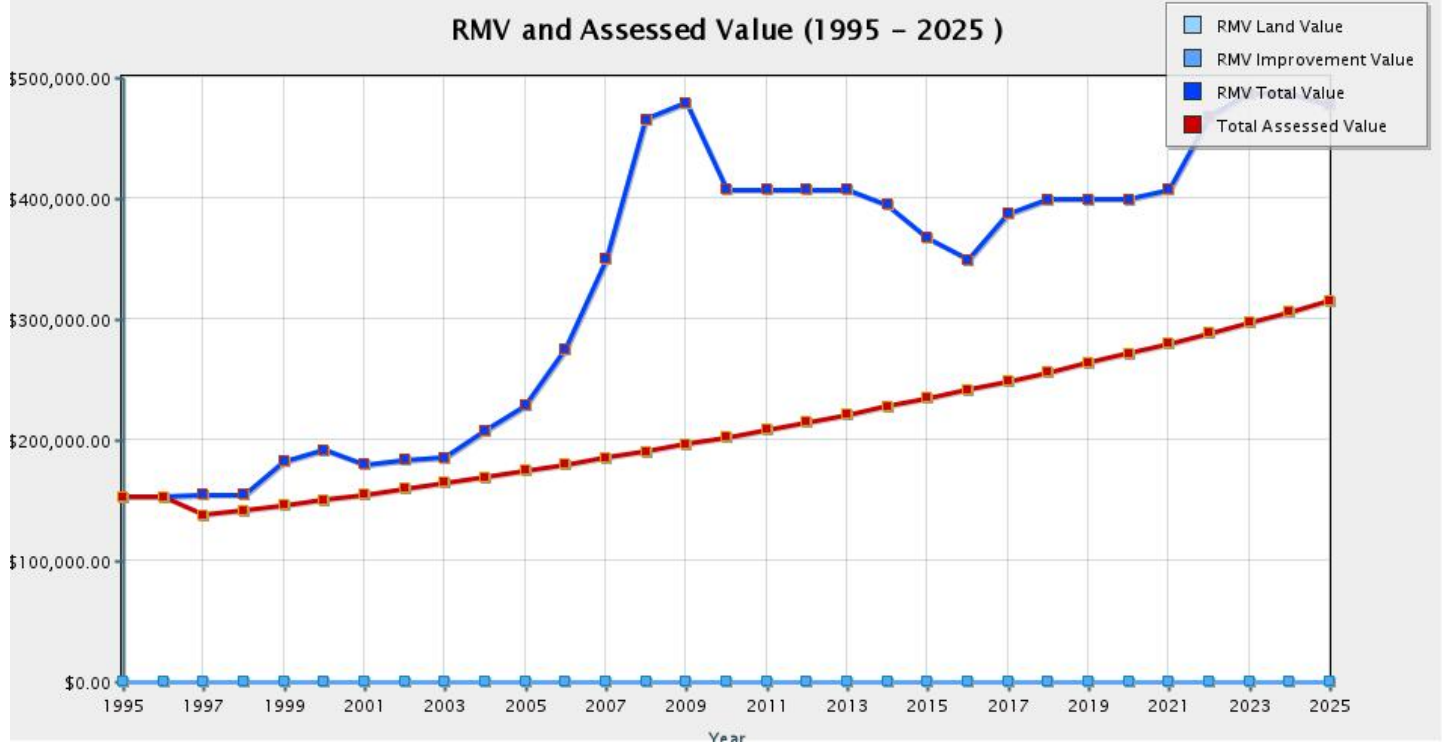
Township-Range-Section / Subdivision Data

Subdivision Type	N/A	Subdivision Name	N/A	Subdivision Number	N/A
Phase	N/A	Lot/Tract/Unit #	TL 00100	Recording Number	N/A
Data source: Lane County Assessment and Taxation					

Property Values & Taxes

The values shown are the values certified in October unless a value change has been processed on the property. Value changes typically occur as a result of appeals, clerical errors and omitted property. The tax shown is the amount certified in October. This is the full amount of tax for the year indicated and does not include any discounts offered, payments made, interest owing or previous years owing. It also does not reflect any value changes.					
Real Market Value (RMV)				Total Assessed Value	Tax
Year	Land	Improvement	Total		
2025	\$476,945	\$0	\$476,945	\$315,046	\$2,931.59
2024	\$486,679	\$0	\$486,679	\$305,870	\$2,846.43
2023	\$486,679	\$0	\$486,679	\$296,962	\$2,770.07
2022	\$467,961	\$0	\$467,961	\$288,313	\$2,643.81
2021	\$406,923	\$0	\$406,923	\$279,916	\$2,569.40
2020	\$398,945	\$0	\$398,945	\$271,764	\$2,493.60
2019	\$398,945	\$0	\$398,945	\$263,849	\$2,389.38
2018	\$398,945	\$0	\$398,945	\$256,165	\$2,534.55
2017	\$387,326	\$0	\$387,326	\$248,704	\$2,436.75
2016	\$348,943	\$0	\$348,943	\$241,460	\$2,366.68
2015	\$367,309	\$0	\$367,309	\$234,427	\$2,374.13
2014	\$394,956	\$0	\$394,956	\$227,599	\$2,338.28
2013	\$407,172	\$0	\$407,172	\$220,970	\$2,273.28
2012	\$407,172	\$0	\$407,172	\$214,534	\$2,098.68
2011	\$407,172	\$0	\$407,172	\$208,285	\$2,001.85
2010	\$407,172	\$0	\$407,172	\$202,218	\$1,982.85
2009	\$479,027	\$0	\$479,027	\$196,328	\$1,929.28
2008	\$465,075	\$0	\$465,075	\$190,610	\$1,763.25
2007	\$349,681	\$0	\$349,681	\$185,058	\$1,672.09
2006	\$275,340	\$0	\$275,340	\$179,668	\$1,642.70
2005	\$228,430	\$0	\$228,430	\$174,435	\$1,623.12
2004	\$207,664	\$0	\$207,664	\$169,354	\$1,590.79
2003	\$185,415	\$0	\$185,415	\$164,421	\$1,551.74
2002	\$183,580	\$0	\$183,580	\$159,632	\$1,500.28
2001	\$179,981	\$0	\$179,981	\$154,983	\$1,492.32
2000	\$191,470	\$0	\$191,470	\$150,469	\$1,459.85
1999	\$182,350	\$0	\$182,350	\$146,086	\$1,428.97
1998	\$154,530	\$0	\$154,530	\$141,831	\$1,210.86
1997	\$154,530	\$0	\$154,530	\$137,700	\$1,187.37
1996	\$153,000	\$0	\$153,000	\$153,000	\$1,266.42
1995	\$153,000	\$0	\$153,000	\$153,000	\$1,269.34

RMV and Assessed Value (1995 – 2025)



Current Year Assessed Value \$315,046
Less Exemption Amount * N/A
Taxable Value **\$315,046**
* Frozen Assessed Value

Data source: Lane County Assessment and Taxation

Tax Code Area & Taxing Districts

Tax Code Area (Levy Code) for current tax year 09719

Taxing Districts for TCA 09719
Central Lincoln PUD
Lane Community College
Lane County
Lane Education Service District
Port of Siuslaw
Siuslaw Public Library District
Siuslaw School District 97J
Western Lane Ambulance District

****NOTE** Lane County Assessment and Taxation Tax Code Area & Taxing Districts reflect the current certified year. The **Billing Rate Document** may still reference the prior year's rates and details until we receive the current report from Lane County.

Data source: Lane County Assessment and Taxation

Sales & Ownership Changes

Sale Date	Sale Price	Doc #	Image	Analysis Code	Multiple Accts?	Grantor(s)	Grantee(s)
08/25/1999	\$515,000	1999-76822		Y	No	Arlie Land & Cattle Co	Hong Kong Metro Realty Co
02/20/1998	\$185,000	1998-16172		V	data not available	Vincente, Raymond O	data not available
06/29/1990	\$69,500	1990-32334		Y	data not available	Day, David W	data not available

Data source: Lane County Assessment and Taxation

Log Off