



FIRST AMERICAN TITLE

Property Research Report

SUBJECT PROPERTY

Parcel #: 0365896

Map & Taxlot #: 15S03W0900501

County: Linn

OWNER

Hong Kong Metro Realty Inc

DATE PREPARED

Date: 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
Date: 03/23/2026

OWNERSHIP INFORMATION

Owner: Hong Kong Metro Realty Inc

Parcel #: 0365896

CoOwner:

Ref Parcel #: 15S03W0900501

Site: OR 97446

TRS: 15S / 03W / 09

Mail: 8001 Terrance Ave Ste 205 Middleton WI 53562

County: Linn

PROPERTY DESCRIPTION

Map Grid:

Census Tract: 030500 Block: 3084

Neighborhood:

School Dist: 7J Harrisburg

Impr Type:

Subdiv/Plat:

Land Use: 500 - HBU FARM NO SPECIAL ASSMT VACANT

Std Land Use: 8008 - Rural/Agricultural-Vacant Land

Zoning: County-EFU - Exclusive Farm Use

Lat/Lon: 44.278349 / -123.057238

Watershed: Muddy Creek-Willamette River

Legal:

ASSESSMENT AND TAXATION

Market Land: \$134,310.00

Market Impr: \$0.00

Market Total: \$134,310.00 (2025)

% Improved: 0.00%

Assessed Total: \$13,187.00 (2025)

Levy Code: 00707

Tax: \$178.93 (2025)

Millage Rate: 13.5003

Exemption:

Exemption Type:

PROPERTY CHARACTERISTICS

Bedrooms:

Total SqFt:

Year Built:

Baths, Total:

First Floor:

Eff Year Built:

Baths, Full:

Second Floor:

Lot Size Ac: 15.05 Acres

Baths, Half:

Basement Fin:

Lot Size SF: 655,578 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
HONG KONG METRO REALTY INC	12/30/2004			Warranty Deed		Conv/Unk
	09/01/1999	1065 974	\$85,000.00			

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 365896

Map 15S03W09-00-00501
Code - Tax ID 00707 - 365896

Tax Status Assessable
Account Status Active
Subtype NORMAL

Legal Descr See Record

Mailing HONG KONG METRO REALTY INC
 8001 TERRANCE AVE STE 205
 MIDDLETON WI 53562

Deed Reference # 1065-974 (SOURCE ID: MF1065-974)
Sales Date/Price 09-30-1999 / \$85,000
Appraiser UNKNOWN

Property Class 550 **MA** **SA** **NH**
RMV Class 500 06 00 000

Site	Situs Address	City
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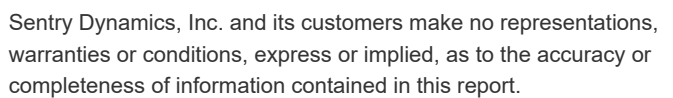
Value Summary					
Code Area		RMV	MAV	AV	RMV Exception CPR %
00707	Land	134,310		Land	0
	Impr	0		Impr	0
Code Area Total		134,310	0	13,187	0
Grand Total		134,310	0	13,187	0

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
00707	1	☒			Farm Use Zoned	111	15.05 AC	3	134,310
Code Area Total							15.05 AC		134,310

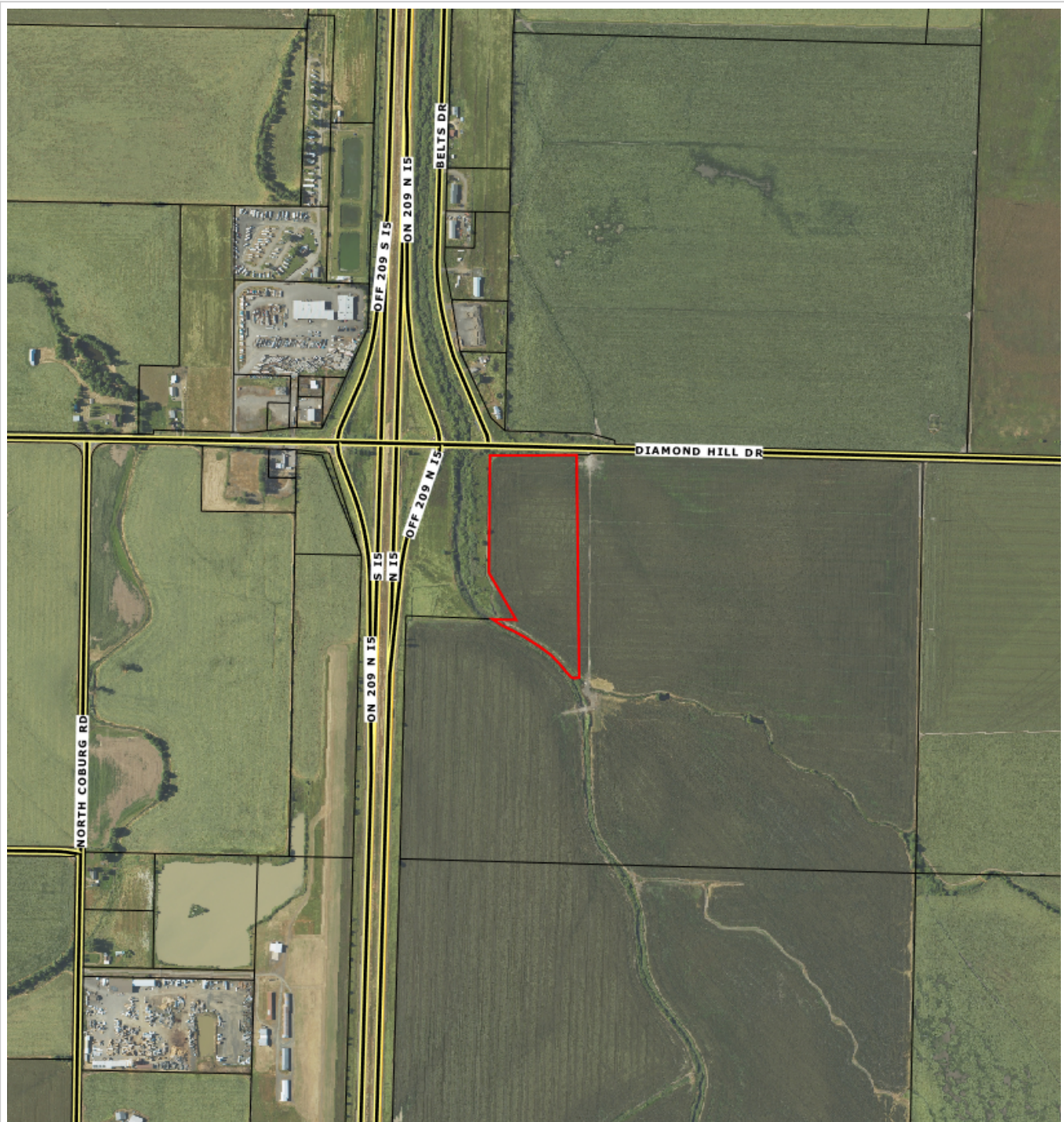
Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV

Exemptions / Special Assessments / Notations			
Code Area 00707			
Special Assessments	Amount	Acres	Year Used
■ LITTLE MUDDY CR WTR	1.09	0.00	2025
Notations	Amount	Tax	
■ POT'L ADD'L TAX LIABILITY ADDED 2009	0.00	0.00	

Comments ***** CAP NOTE - Type R *****
 2001MX:REVIEW,CK SALE MF1065-974.DUS 5/2000.....NO CHANGE OF USE.DUS1-24-2001
 2002MX:CK FOR REZONING(PPTY PURCHASED FOR 85000),CKD W/CO PLANNING STILL EFU.
 STILL NO CHANGE IN USE OR ZONING,SHOULD STILL BE VALUED AS FARM.DUS12/01
 2003MX:FOR SALE SIGN,ARLIE & CO,15+AC BUILD TO SUIT,541-344-5500,NO CHANGE
 OTHERWISE,SEE 2004.DUS2-20-03
 2004MX:NO CHANGE,SIGN STILL HERE BUT NO PERMITS,FLAG OFF DUS4/04

[illegible]

Aerial Map

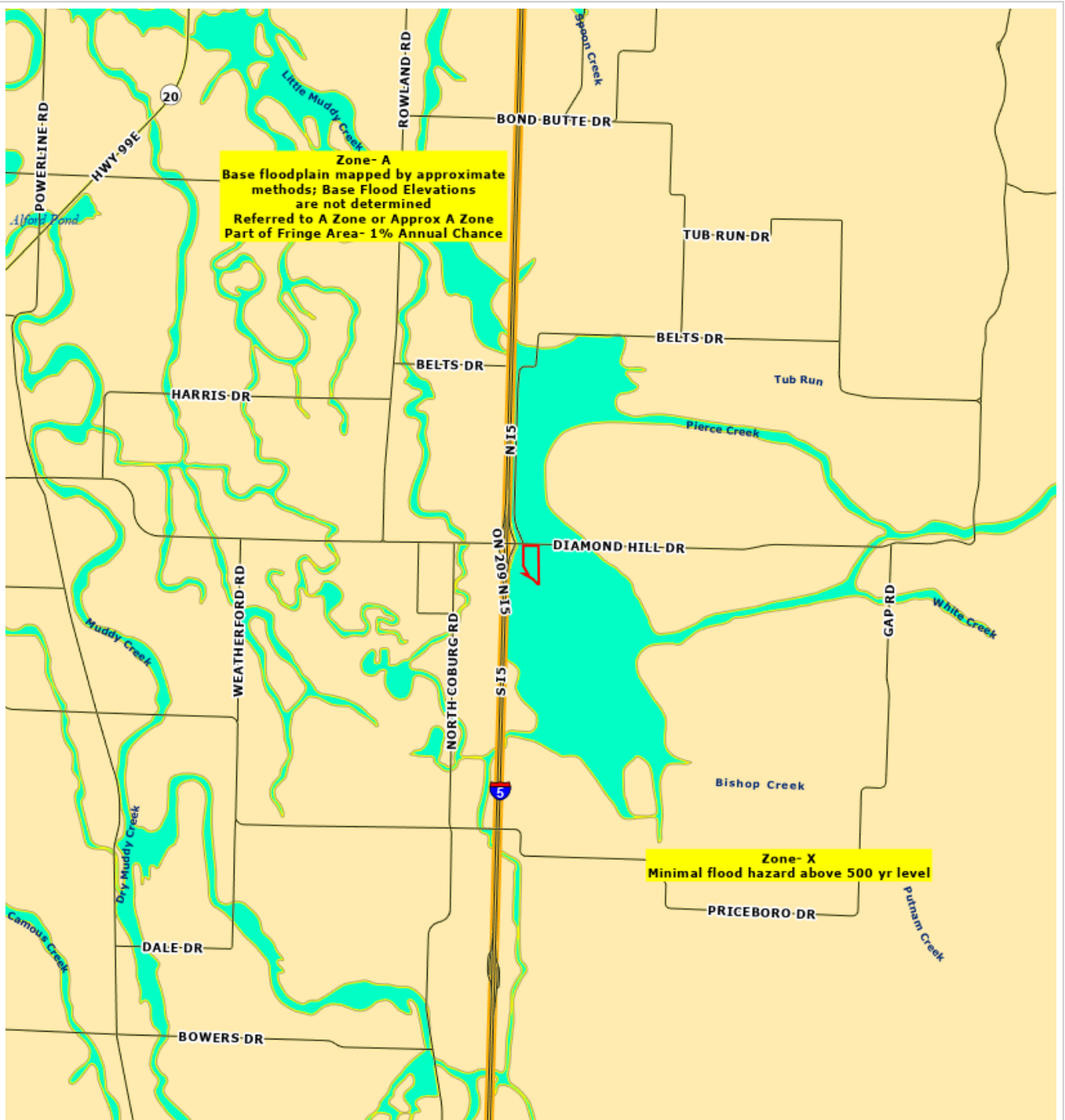


First American Title

Parcel ID: 0365896

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Flood Map

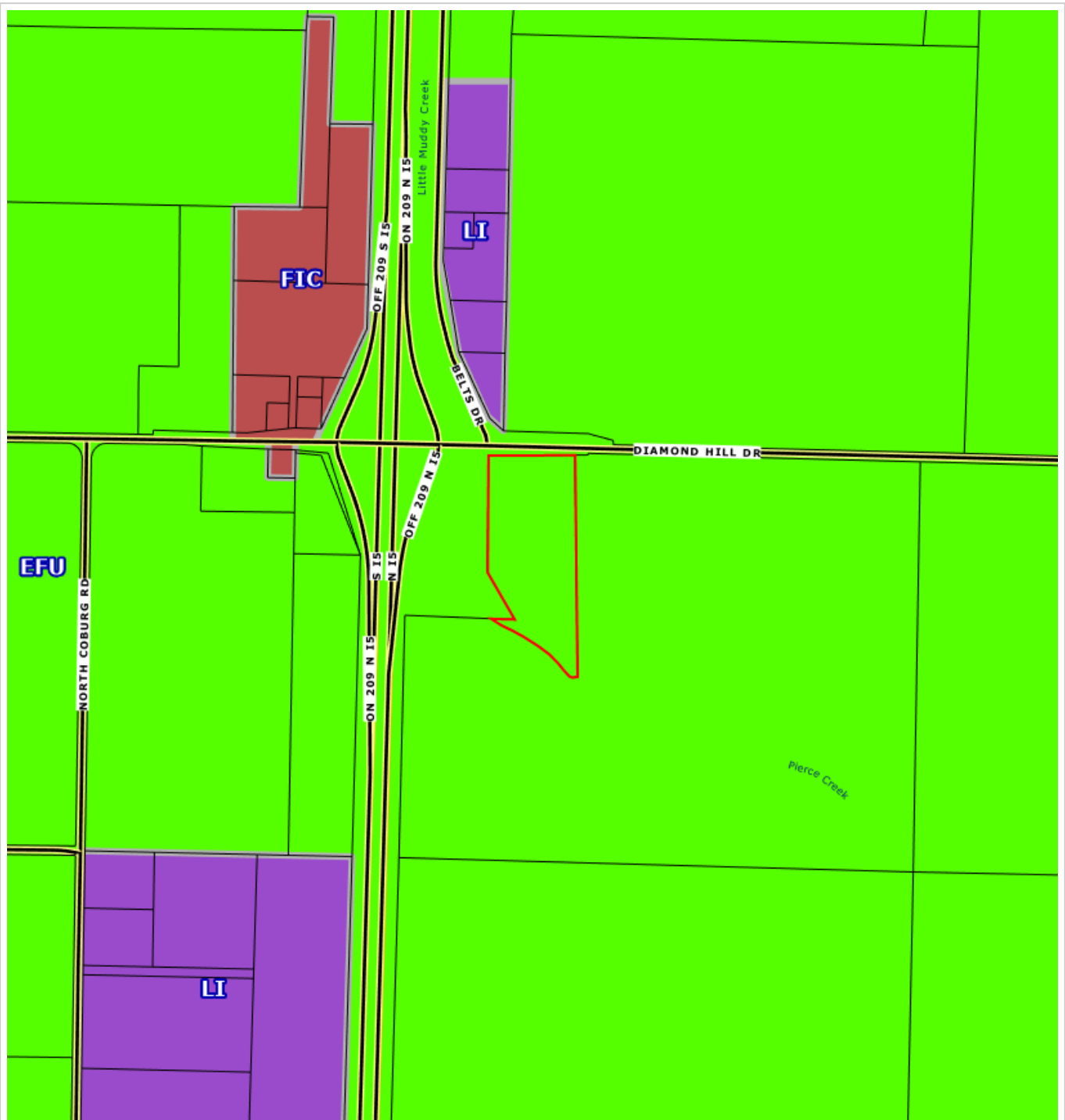


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Zoning Map



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ARLIE & COMPANY

EUGENE, OR 97401

Grantor's Name and Address
HONG KONG METRO REALTY, INC.
PYARE SQUARE BLDG., STE. 1018
MADISON, WI 53705

Grantee's Name and Address

After recording return to:
EVERGREEN LAND TITLE CO.
P.O. BOX 931
SPRINGFIELD, OR 97477

Until a change is requested, all tax statements shall be
sent to the following address.

SAME AS GRANTEE

VOL. 1662 PAGE 860

HARRISBURG, PENN

TITLE NO. NONE
ESCROW NO. SP04-17045
TAX ACCT. NO. R0365896
MAP NO.

WARRANTY DEED - STATUTORY FORM
(INDIVIDUAL OR CORPORATION)

KNOW ALL MEN BY THESE PRESENTS, That ARLIE & COMPANY, AN OREGON CORPORATION, FORMERLY
KNOWN AS ARLIE LAND & CATTLE COMPANY
hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by
HONG KONG METRO REALTY, INC.
hereinafter called grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs,
successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging
or appertaining, situated in the County of LINN and State of Oregon, described as follows, to-wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.
And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is
lawfully seized in fee simple of the above granted premises, free from all encumbrances except

Subject to any and all easements, restrictions and covenants of record

and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful
claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is ~~\$TRADE OR OTHER PROPERTY~~
*However, the actual consideration consists of or includes other property or value given or promised which is (the
whole/part of the) consideration (indicate which).* (The sentence between the symbols *, if not applicable should be
deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes
shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 27th day of December
2004; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto
by order of its board of directors.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE
LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, 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 LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

ARLIE & COMPANY

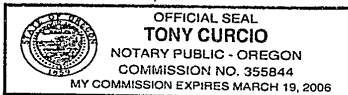
BY: Scott M. Diehl VICE PRESIDENT
SCOTT M. DIEHL

STATE OF OREGON, COUNTY OF Lane)ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON Dec 27, 2004, BY SCOTT M. DIEHL, AS VICE
PRESIDENT, OF ARLIE & COMPANY

Notary Public for Oregon

My commission expires: 3-19-2006



889 0091431;
AFTER RECORDING RETURN TO:
LAWYERS TITLE INSURANCE CORP.

AFTER RECORDING RETURN TO:
LAWYERS TITLE INSURANCE CORP.

Order No. 88g0091431 i

EXHIBIT "A"
Legal Description

Beginning at a 5/8 inch iron rod South 1°15' West 2704.94 feet from the Northwest corner of the Northeast quarter of Section 9, Township 15 South, Range 3 West of the Willamette Meridian, Linn County, Oregon, said 5/8 inch iron rod being the intersection of the East line of Parcel 1 with the South line of Parcel 2 in that certain deed conveyed to the State of Oregon through the Oregon State Highway Department and recorded in Book 259, page 91 of Linn County deed Records; and running thence South 0°08' East along the East line of said Parcel 1 a distance of 760.81 feet to a 5/8 inch iron rod; thence South 28°12.3' East, along the Easterly line of said Parcel 1 a distance of 340.00 feet to a 5/8 inch iron rod; thence South 89°52' West, along a South line of said Parcel 1 a distance of 80 feet to the center of Little Muddy Creek; thence up the center of said creek as follows: South 62° East 75.0 feet, South 69° East 100.0 feet, South 53° East 40.0 feet, South 40° East 60.0 feet, South 20° East 115.0 feet, South 40° East 60.0 feet and South 60° East 120.0 feet to a fork in said creek; thence North 65° East, along the center of the North fork of said creek 67.80 feet to a point which bears South 0°08' East of a 1/2 inch iron rod, said 1/2 inch iron rod being North 89°52' East 50.0 feet and North 87°57.5' East 502.88 feet from the point of beginning; thence North 0°08' West 1405.11 feet to said 1/2 inch iron rod being on the South line of the above mentioned Parcel 2 described in Deed Book 259, page 91; thence South 87°57.5' West along the South line of said Parcel 2 a distance of 502.88 feet to a 5/8 inch iron rod; thence South 89°52' West along the South line of said parcel 2 a distance of 50.0 feet to the point of beginning.

STATE OF OREGON
County of LinnI hereby certify that the attached
was received and duly recorded
by me in Linn County records.STEVE DRUCKENMILLER
Linn County ClerkBy AD Deputy PAGE MF 1662
86031
M 10
R 10
S 10
A 11 2004 DEC 30 A 10:50
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