



EXHIBIT G

Western Title - Oregon
497 Oakway Road, Suite 340, Eugene, OR 97401

Preliminary Report

Western Title - Oregon
497 Oakway Road, Suite 340, Eugene, OR 97401

Property Address: No Situs Address, Florence, OR 97439

APPROVED
City of Florence
Community Development
Department

G
Exhibit

PC 2122 DR 01

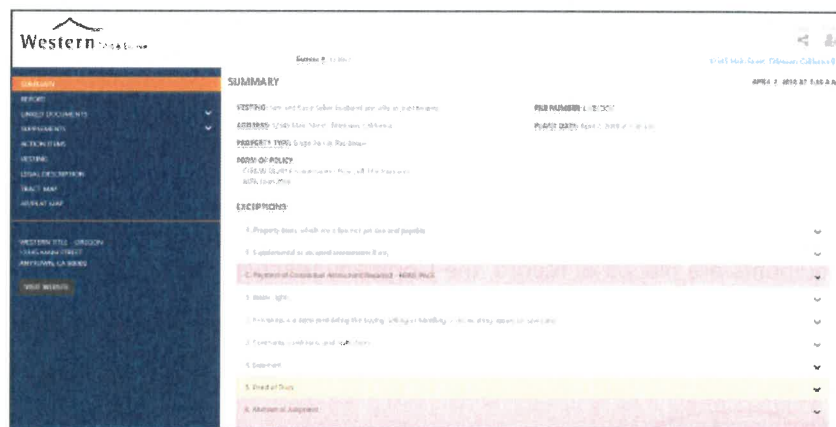
File Number
File No.: WT0215045

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APPROVED
City of Florence
Community Development
Department
Title Number
Exhibit

Western Title & Escrow

PRELIMINARY REPORT

In response to the application for a policy of title insurance referenced herein Western Title & Escrow Company hereby reports that it is prepared to issue, or cause to be issued, as of the specified date, a policy or policies of title insurance describing the land and the estate or interest hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an exception herein or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations or Conditions of said policy forms.

The printed Exceptions and Exclusions from the coverage of said policy or policies are set forth in Exhibit One. Copies of the policy forms should be read. They are available from the office which issued this report.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby.

The policy(s) of title insurance to be issued hereunder will be policy(s) of Chicago Title Insurance Company, a/an Florida corporation.

Please read the exceptions shown or referred to herein and the Exceptions and Exclusions set forth in Exhibit One of this report carefully. The Exceptions and Exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects and encumbrances affecting title to the land.

This preliminary report is for the exclusive use of the parties to the contemplated transaction, and the Company does not have any liability to any third parties nor any liability until the full premium is paid and a policy is issued. Until all necessary documents are placed of record, the Company reserves the right to amend or supplement this preliminary report.

Countersigned





497 Oakway Road, Suite 340, Eugene, OR 97401
(541)485-3588 FAX (541)485-3597

PRELIMINARY REPORT

TITLE OFFICER: Karla A. Bolden
Email: titleofficersupport@westerntitle.com

ORDER NO.: WT0215045
CUSTOMER NO.: 472521002826

TO: Chicago Title Company
1211 SW 5th Avenue #2130
Portland, OR 97204

BUYER/BORROWER: Northwest Housing Alternatives, Inc.
PROPERTY ADDRESS: No Situs Address, Florence, OR 97439

EFFECTIVE DATE: April 6, 2021, 05:00 PM

1. THE POLICY AND ENDORSEMENTS TO BE ISSUED AND THE RELATED CHARGES ARE:

	<u>AMOUNT</u>	<u>PREMIUM</u>
ALTA Loan Policy 2006	\$ TBD	\$ TBD
Extended Lender's		
Proposed Insured: To be determined		
OTIRO 209.10-06 - Restrictions, Encroachments, Minerals - Current Violations (ALTA 9.10-06)		\$ 100.00
OTIRO 222-06 - Location (ALTA 22-06)		\$ 0.00
OTIRO 208.2-06 - Commercial Environmental Protection Lien (ALTA 8.2-06)		\$ 0.00
OTIRO 66 - Elimination of Exceptions		\$ 50.00
OTIRO 66 - Elimination of Exceptions		\$ 50.00
Government Lien Search		\$ 5.00

2. THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS:

Fee Simple

3. TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:

Northwest Housing Alternatives, Inc., an Oregon nonprofit corporation

4. THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE COUNTY OF LANE, STATE OF OREGON, AND IS DESCRIBED AS FOLLOWS:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

EXHIBIT "A"
Legal Description

Beginning at the Southwest corner of Section 14, Township 18 South, Range 12 West, Willamette Meridian; thence along the South line of said Section 14, South 88° 22' 00" East, 652.51 feet to the point of intersection with the centerline of Highway 101; thence along said Highway 101 centerline North 00° 17' 00" West, 420.00 feet; thence leaving said Highway 101 centerline South 89° 43' 00" East, 60.00 feet to a point on the Easterly right-of-way of said Highway 101, this point being the true point of beginning, said point monumented with a 5/8" rebar with cap marked "LS 1091"; thence along said Easterly right-of-way North 0° 17' 00" West, 165.00 feet to a point monumented by a 5/8" rebar with cap marked "WOBBE-PLS 1093"; thence leaving said Easterly right-of-way on a line at right angles to said Highway 101 centerline North 89° 43' 00" East, 611.75 feet to a point monumented by a 5/8" rebar with cap marked "WOBBE-PLS 1093"; thence South 0° 01' 24" East, 42.50 feet to a point monumented by a 5/8" rebar with no cap; thence continuing South 0° 01' 24" East, 132.50 feet to a point monumented by a 5/8" rebar with cap marked "WOBBE-PLS 1093"; thence continuing South 0° 01' 24" East, 10.00 feet to a point monumented by a 5/8" rebar with cap marked "LS 1091"; thence South 89° 43' 00" West on a line at right angles to said Highway 101 centerline, 305.51 feet to a point monumented by a 5/8" rebar with cap marked "LS 1091"; thence North 0° 00' 00" East, 20.00 feet to a point monumented by a 5/8" rebar with cap marked "LS 1091"; thence South 89° 43' 00" West 305.51 feet to the true point of beginning, all in Florence, Lane County, Oregon.

AS OF THE DATE OF THIS REPORT, ITEMS TO BE CONSIDERED AND EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN THE POLICY FORM WOULD BE AS FOLLOWS:

GENERAL EXCEPTIONS:

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; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency 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, or claims of easement, which are not shown by the Public Records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
4. Any encroachment (of existing improvements located on the Land onto adjoining land or of existing improvements located on adjoining land onto the subject Land), encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the subject Land.
5. Any lien or right to a lien for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the Public Records.

SPECIFIC ITEMS AND EXCEPTIONS:

6. The subject property is under public, charitable, fraternal, or religious organization ownership and is exempt from ad valorem taxation. Any change in ownership prior to delivery of the assessment roll may result in tax liability.

Tax Account No.: 0782480

Map No.: 18-12-14-33-00500

7. City Liens, if any, of the City of Florence.
(Please contact the Title Department for a City Lien Search within 30 days of closing)
8. Rights of the public to any portion of the Land lying within the limits of roads and highways.
9. Limited access to and from the Land as set forth in Deed shown below, which provides that there shall be no right of easement or right of access to, from or across the State Highway other than as expressly provided for in said Deed:

Grantor: LeRoy H. Klemm and Christine J. Klemm, husband and wife
Grantee: State of Oregon, by and through its Department of Transportation, Highway Division
Recording Date: December 7, 1984
Recording No.: 84-46686

And corrected by instrument,

Recording Date: May 30, 1985
Recording No.: 85-18983

10. Agreement Regarding Real Estate Development, including the terms and provisions thereof, disclosed by instrument,

Recording Date: March 3, 2005

[Recording No.: 2005-014991](#)

11. Terms, provisions and conditions, including, but not limited to, maintenance provisions, and a covenant to share the costs of maintenance, contained in Public Storm Drain Pipeline and/or Storm Drainage Ditch Easement

Recording Date: June 21, 2007

[Recording No.: 2007-042318](#)

12. Terms, provisions and conditions, including, but not limited to, maintenance provisions, and a covenant to share the costs of maintenance, contained in Public Storm Drain Pipeline and/or Storm Drainage Ditch Easement

Recording Date: October 25, 2007

[Recording No.: 2007-072924](#)

13. The Company will require an ALTA/NSPS LAND TITLE SURVEY. If the owner of the Land that is the subject of this transaction is in possession of a current ALTA/NSPS LAND TITLE SURVEY, the Company will require that said survey be submitted for review and approval; otherwise, a new survey, satisfactory to the Company, must be prepared by a licensed land surveyor and supplied to the Company prior to the close of escrow.

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

14. The Company will require the following documents for review prior to the issuance of any title insurance predicated upon a conveyance or encumbrance from the entity named below:

Name: Northwest Housing Alternatives, Inc., an Oregon nonprofit corporation

- a) A copy of the By-laws or Articles of Association (sometimes known as "The Agreement", "Charter", or "Constitution").
- b) A certified copy of the minutes of a duly called and regularly held business meeting, pursuant to its organizational documents, authorizing this transaction and the execution of the documents by all of the required parties.

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

The Oregon Corporation Commission records show that as of February 24, 1982, Northwest Housing Alternatives, Inc. is an active Oregon non-profit corporation and is currently in good standing.

ADDITIONAL REQUIREMENTS/NOTES:

- A. Notice: Please be aware that due to the conflict between federal and state laws concerning 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.

- B. In addition to the standard policy exceptions, the exceptions enumerated above shall appear on the final 2006 ALTA Policy unless removed prior to issuance.
- C. Note: There are no matters against the party(ies) shown below which would appear as exceptions to coverage in a title insurance product:
- Parties: Northwest Housing Alternatives, Inc.
- D. Note: There are NO conveyances affecting said Land recorded within 24 months of the date of this report.
- E. Note: If the property includes recently completed improvements for which there is risk of unrecorded claims of construction lien, the Company will require the following:
- Completion Notice recorded
Name of Builder
Project Budget
List of Subcontractors and Suppliers
Indemnity Letter from Builder
Indemnity Letter from Seller and/or Owner (at time of construction)
- Further documentation may be required upon review of the above.
- F. If requested to issue an extended coverage ALTA loan policy, the following matters must be addressed:
- a) The rights of tenants holding under unrecorded leases or tenancies
 - b) Matters disclosed by a statement as to parties in possession and as to any construction, alterations or repairs to the Land within the last 75 days. The Company must be notified in the event that any funds are to be used for construction, alterations or repairs.
 - c) Any facts which would be disclosed by an accurate survey of the Land
- G. THE FOLLOWING NOTICE IS REQUIRED BY STATE LAW: YOU WILL BE REVIEWING, APPROVING AND SIGNING IMPORTANT DOCUMENTS AT CLOSING. LEGAL CONSEQUENCES FOLLOW FROM THE SELECTION AND USE OF THESE DOCUMENTS. YOU MAY CONSULT AN ATTORNEY ABOUT THESE DOCUMENTS. YOU SHOULD CONSULT AN ATTORNEY IF YOU HAVE QUESTIONS OR CONCERNS ABOUT THE TRANSACTION OR ABOUT THE DOCUMENTS. IF YOU WISH TO REVIEW TRANSACTION DOCUMENTS THAT YOU HAVE NOT SEEN, PLEASE CONTACT THE ESCROW AGENT.
- H. Note: No utility search has been made or will be made for water, sewer or storm drainage charges unless the City/Service District claims them as liens (i.e. foreclosable) and reflects them on its lien docket as of the date of closing. Buyers should check with the appropriate city bureau or water service district and obtain a billing cutoff. Such charges must be adjusted outside of escrow.
- I. Note: This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances or acreage shown thereon.

- J. Note: Recording charge per document for:
Lane County - \$87.00 for the first page, \$5.00 for each additional page

E-recording fee is an additional \$5.00 per document

Send Recording Packages to:
Western Title & Escrow Company
Attention: Recording
497 Oakway Road, Suite 340
Eugene, OR 97401
Email: lanerecording@westerntitle.com