

AJ

**AFTER RECORDING RETURN TO:**

✓ CPI Sundial Owner, LLC  
4616 25<sup>th</sup> Ave NE #701  
Seattle, WA 98105

REEL 4622 PAGE 87  
MARION COUNTY  
BILL BURGESS, COUNTY CLERK  
05-10-2022 10:35 am.  
Control Number 704947 \$ 111.00  
Instrument 2022 00020722

**PROPERTY BOUNDARY VERIFICATION  
FOR BUILDING PERMIT**

1. CPI Sundial Owner, LLC, a Delaware limited liability company, own five (5) adjacent legal lots (collectively "**Lots**"), located at 2702, 2410, 2134 Lancaster Dr. SE; 2232 42nd Ave. SE, in Salem, Oregon. Copies of the legal descriptions for each lot are attached hereto as **Exhibit "A"**.
2. CPI Sundial Owner, LLC, a Delaware limited liability company have applied for a building permit to the City of Salem to allow the placement of utilities over existing property lines on the Lots.
3. Salem Revised Code (SRC 205.065) permits property owner to build over existing lot lines and establishes a process, by which a single legal description of the property boundary for combined legal lots can be recorded. A copy of the boundary description for the Subject Property is attached hereto as **Exhibit "B"**.
4. There is no intent to combine or extinguish the original lot lines of the five (5) lots. The existing legal descriptions as set forth in **Exhibit "A"** for each Lot shall remain the legal description for conveyance purposes.

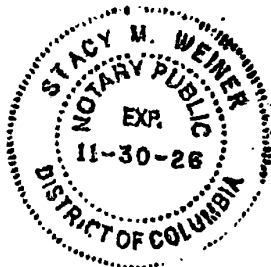
CPI Sundial Owner, LLC, a Delaware limited liability company

By: Carlyle Property Investors (Master REIT), LLC, Member

By: Jade Newburn  
**JADE NEWBURN**  
**VICE PRESIDENT**

STATE OF Washington  
COUNTY OF District of Columbia

This instrument was acknowledged before me on May 9, 2022,  
by Jade Newburn, as Vice President of Carlyle Property Investors (Master REIT),  
LLC, a Washington DC limited liability company, as Member of CPI Sundial Owner, LLC, a  
Delaware limited liability company.



Stacy M. Weiner  
Notary Public – State of STACY M. WEINER  
NOTARY PUBLIC DISTRICT OF COLUMBIA  
My commission expires November 30, 2026

EXHIBIT "A"

Legal Description

**LEGAL LOT #1**

A tract of land situated in the Southeast Quarter of Section 6, Township 8 South, Range 2 West of the Willamette Meridian, in the City of Salem, County of Marion, State of Oregon, more particularly described as follows:

Beginning at a point in the center of the county road leading from Salem via the Asylum Farm, said point being North 47°30' East 869.2 feet and North 35°15' West 873.84 feet from the most Westerly corner of the Thomas Stanley and wife Donation Land Claim in Township 8 South, Range 2 West of the Willamette Meridian in Marion County Oregon; thence North 47°30' East 354.97 feet; thence North 63°15' West 425 feet; thence South 26°45' West 330 feet to the center line of aforementioned county road; thence South 63° 15' East, along the center line of the said road, 288.76 feet; thence South 35°15' West, along said center line of said road, 9.24 feet to the place of beginning.

EXCEPTING THEREFROM, that portion described as follows:

Beginning at a point in the center of the county road leading from Salem via the Asylum Farm, said point being, by deed, North 47°30' East 869.22 feet, and North 35°15' West 873.84 feet from the most Westerly corner of the Thomas Stanley and wife Donation Land Claim No. 46 in Township 8 South, Range 2 West of the Willamette Meridian in Marion County, Oregon, and running thence North 47°30' East 354.97 feet, more or less, to the true point of beginning, being an iron pipe marking the most Easterly corner of a tract of land conveyed by Ida B. Crabb to Waldo and Ireta Crabb by deed recorded in Volume 339, page 297, Marion County Deed Records; thence North 63°15' West 421.97 feet to an iron pipe marking the most Northerly corner of said Crabb tract; thence South 26°46' West 110.00 feet, along the Northwesterly line of said Crabb tract, to an iron rod; thence North 78°33' East 158.08 feet to an iron rod; thence South 46°03' East 274.62 feet to an iron rod on the Southeasterly line of said Crabb tract; thence North 47°30' East 100.00 feet to the true point of beginning.

**LEGAL LOT #2**

A tract of land situated in the Northeast Quarter of Section 6, Township 8 South, Range 2 West of the Willamette Meridian, in the City of Salem, County of Marion, State of Oregon, more particularly described as follows:

Beginning at an iron pipe set at the Southeast corner of Lot 1, Block 3, Shrake Addition in Township 8 South, Range 2 West of the Willamette Meridian in Marion County, Oregon; thence South 9°38' East 432.76 feet, more or less, to the South line of Lot 3, May Brothers Fruit Fann; thence North 80°22' East, along the South line of Lots 3 and 4 in said Fruit Farm, to the Southeast corner of said Lot 4; thence North 42°30' West, along the East line of said Lot 4, to an angle point therein; thence North 53°20' West, continuing along the East line of said Lot 4, to a point which is North 80°22' East from the place of

beginning; thence South 80°22' West to the place of beginning.

TOGETHER WITH that vacated portion of a 30 foot road which inured thereto by Order of the Board of Commissioners for Marion County, Oregon, a copy of which was recorded February 28, 1959 in Book 660, page 705, Deed Records for Marion County, Oregon.

**LEGAL LOT #3**

A tract of land situated in the Northeast Quarter of Section 6, Township 8 South, Range 2 West of the Willamette Meridian, in the City of Salem, County of Marion, State of Oregon, more particularly described as follows:

Beginning on the Southerly line of May Brothers Fruit Farm in Township 8 South, Range 2 West of the Willamette Meridian, Marion County, Oregon, at a point which is 432.75 feet, more or less South 9°38' East and 400.00 feet South 80°20' West from the Southeast corner of Lot 1, Block 3, Shrake Addition in said Township and Range; thence North 80°22' East, along the Southerly line of said May Brothers Fruit Farms, to the most Easterly corner thereof; thence South 42°30' East 321.20 feet to the most Easterly corner of a tract of land conveyed to Ollie M. Crabb by deed recorded in Volume 404, page 663, Deed Records for said County and State; thence South 47°30' West, along the Southerly line of said Crabb tract, to the most Easterly corner of a tract of land conveyed to Stanley Dvorak by deed recorded in Volume 325, page 103, Deed Records for said county and state; thence North 42°30' West, 468.60 feet to the most Northerly corner of said Dvorak tract; thence South 47°30' West, along the Northerly line of said Dvorak tract, to the most Easterly corner of a tract of land conveyed to Waldo Crabb by deed recorded in Volume 339, page 297, Deed Records for said County and State; thence Northwesterly to the place of beginning.

TOGETHER WITH that vacated portion of a 30 foot road which inured thereto by Order of the Board of Commissioners for Marion County, Oregon, a copy of which was recorded February 28, 1959 in Book 660, page 705, Deed Records for Marion County, Oregon.

ALSO TOGETHER WITH that vacated portion of a 30 foot road which inured thereto by Order of the Board of Commissioners for Marion County, Oregon, a copy of which was recorded July 24, 1978 in Reel 132, page 1659, as corrected by Order recorded August 14, 1978 in Reel 135, page 573, Records for Marion County, Oregon.

**LEGAL LOT #4**

A tract of land situated in the Northeast Quarter of Section 6, Township 8 South, Range 2 West of the Willamette Meridian, in the City of Salem, County of Marion, State of Oregon, more particularly described as follows:

Beginning at a point in the center of the county road leading from Salem via the Asylum Farm, said point being, by deed, North 47°30' East 13.17 chains and North 35°15' West 873.84 feet and North 35°15' West 9.24 feet and North 63°15' West 288.76 feet from the most Westerly corner of the Thomas Stanley and wife Donation Land Claim No. 46 in Township 8 South, Range 2 West of the Willamette Meridian in Marion County, Oregon, and running thence North 63°15' West 567.49 feet, along the center of said county road, to a point 44 links North 11°40' West from the most Southerly Southeast corner of C.E. Whitney's land; thence North 11°55' West, along the center of said County Road, 139.17 feet; thence North 76°18' East 45 feet; thence North 11°55' West, parallel with said County Road, 24.02

feet; thence South 76°18' West 45 feet to the center of said County Road; thence North 11°55' West, along the center of said County Road, to the South line of May Brothers Fruit Farms; thence North 80°22' East, along the South line of said May Brothers Fruit Farms, to a point which is 432.77 feet, more or less, South 9°38' East and 400.00 feet South 82°22' West from the Southeast corner of Lot 1, Block 3, Shrake Addition; thence Southeasterly to an iron pipe marking the most Easterly corner of a tract of land conveyed to Waldo Crabb by deed recorded in Volume 339, page 297 of the Marion County Deed Records; thence South 47°30' West 100.00 feet to an iron rod on the Southeasterly line of said Crabb tract; thence North 46°03' West 274.62 feet to an iron rod; thence South 78°33' West 158.08 feet to an iron rod; thence South 26°45' West 220 feet to the point of beginning.

TOGETHER WITH that vacated portion of a 30 foot road which inured thereto by Order of the Board of Commissioners for Marion County, Oregon, a copy of which was recorded July 24, 1978 in Reel 132, page 1659, as corrected by Order recorded August 14, 1978 in Reel 135, page 573, Records for Marion County, Oregon.

EXCEPTING THEREFROM, that portion conveyed to the City of Salem by Warranty Deed recorded December 18, 1989 in Reel 737, page 340, Records for Marion County, Oregon.

#### **LEGAL LOT #5**

##### Tract 1:

A tract of land situated in the Northeast Quarter of Section 6, Township 8 South, Range 2 West of the Willamette Meridian, in the City of Salem, County of Marion, State of Oregon, more particularly described as follows:

Beginning at an iron pipe at the Southeast corner of Lot 1, Block 3, Shrake Addition in Township 8 South, Range 2 West of the Willamette Meridian in Marion County, Oregon; thence South 9°38' East 432.76 feet to an iron pipe on the South line of May Brothers Fruit Farms, Marion County, Oregon; thence South 80°22' West 1224.30 feet, along said South line, to the center line of Lancaster Drive; thence North 10°42' West, along said road centerline, 316.80 feet; thence North 80°22' East 170.19 feet to an iron pipe and the Southeast corner of Lot 6, Block 4, Shrake Addition; thence North 9°38' West 116.00 feet to an iron pipe and the Northeast corner of Lot 6, Block 4, of said Addition; thence North 80°22' East 1060.00 feet, along the South line of said subdivision, to an iron pipe and the place of beginning.

##### Tract 2:

Lot 6, Block 4, SHRAKE ADDITION, in the City of Salem, County of Marion, State of Oregon.

EXCEPTING THEREFROM, the Easterly 14 feet of the above described tract of land.

##### Tract 3:

The Easterly 14 feet of Lot 6, Block 4, SHRAKE ADDITION, in the City of Salem, County of Marion, State of Oregon.

ALL TOGETHER WITH that vacated portion of a 30 foot road which inured thereto by Order of the Board of Commissioners for Marion County, Oregon, a copy of which was recorded July 24, 1978 in Reel 132, page 1659, as corrected by Order recorded August 14, 1978 in Reel 135, page 573, Records for Marion County, Oregon.

## Exhibit "B"

Legal Description For:  
Property Boundary Verification  
Property vested in: CPI Sundial Owner LLC C/O  
First Commercial Properties NW LLC

All that real property situated in the northeast and southeast quarters of Section 6 and northwest one-quarter of Section 5, Township 8 South, Range 2 West of the Willamette Meridian, in the City of Salem, Marion County, Oregon, being described in that deed to CPI Sundial Owner LLC C/O First Commercial Properties NW LLC, as Tenants by Entirety, recorded in Reel 4205, Page 344, Marion County Deed Records, the perimeter of said property being more particularly described as follows:

Beginning at a 3/4-inch iron pipe marking the southwest corner of Lot 6, Block 4, SHRAKE ADDITION, as platted and recorded in Volume 19, Page 5, Book of Town Plats for Marion County, Oregon; and running thence:

- North 11°52'11" West 116.04 feet along the west line of said Lot 6 to a 3/4-inch iron pipe marking the northwest corner thereof, said point being the northwest corner of said property described as Parcel 5 in that instrument recorded in Reel 4205, Page 344;
- thence North 80°10'45" East 1226.24 feet along the northerly line of said Parcel 5 and the Northeasterly extension thereof to a 1/2-inch iron pipe marking the southerly terminus of the centerline of 42nd Avenue SE, said point being an angle point in the northerly line of that property described as Parcel 2 in said Reel 4205, Page 344;
- thence North 80°10'00" East 976.72 feet along said northerly line to a 1/2-inch iron pipe on the northeasterly line of Lot 4, MAY BRO'S FRUIT FARM, as platted and recorded in Volume 4, Page 11, Book of Town Plats for Marion County, Oregon;
- thence South 53°42'28" East 195.07 feet to a 1/2-inch iron pipe marking an angle point in said northeasterly line;
- thence South 42°04'41" East 684.82 feet along said northeasterly line and along the northeasterly line of that property described as Parcel 3 in the aforementioned instrument recorded in Reel 4205, Page 344, to the most Easterly corner of that property conveyed to Ollie M. Crabb by that deed recorded in Volume 404, Page 663, Marion County Deed Records;
- thence South 47°36'32" West 1015.10 feet along the southeasterly line of said Parcel 3 to a 3/4-inch iron pipe marking the most Easterly corner of that property conveyed to Stanley Dvorak by deed recorded in Volume 325, Page 103, Marion County Deed Records;
- thence North 42°21'52" West 468.49 feet along the northeasterly line of said Dvorak property to a 5/8-inch iron rod marking the most Northerly corner thereof;
- thence South 47°35'19" West 1088.25 feet along the northwesterly line of said property and the Southwesterly extension thereof to the most Southerly corner of that property described as Parcel 1 in the aforementioned instrument recorded in Reel 4205, Page 344, said point recorded as being in the centerline of the county road leading from Salem via the Asylum Farm;
- thence North 35°09'41" West 7.89 feet along the southwesterly line of said Parcel 1 (and recorded as being along said centerline of the county road) to an angle point thereof;

thence North 63°10'17" West 288.76 feet along said southwesterly line of said Parcel 1 (and recorded as being along said centerline of the county road) to the most Westerly corner thereof;  
 thence North 26°53'36" East 42.00 feet along the northwesterly line of said Parcel 1 to a 5/8-inch iron rod marking the most Easterly northeast corner of that strip of land conveyed to the City of Salem by that instrument recorded in Reel 737, Page 340, Marion County Deed Records, and per City of Salem Resolution No. 90-3;  
 thence along the northeasterly line of said strip of land the following three courses:  
 thence North 63°10'17" West 303.09 feet to a point of curvature;  
 thence Northwesterly along the arc of a 508.00-foot radius curve to the right (the chord of which bears North 37°30'17" West 440.06 feet) 455.14 feet to a point of tangency;  
 thence North 11°42'54" West 240.51 feet to a point on the southerly line of the aforementioned Parcel 5 as described in that instrument recorded in Reel 4205, Page 344;  
 thence South 80°09'53" West 42.76 feet along said southerly line to a point in the centerline of Lancaster Drive SE;  
 thence North 10°49'48" West 317.15 feet along said centerline to a point on the Southeasterly extension of the south line of the aforementioned Lot 6, Block 4, SHRAKE ADDITION;  
 thence leaving said centerline, North 80°09'50" East 38.69 feet along said Southeasterly extension to the Point of Beginning.

Contains 64.32 acres, more or less.

Bearings are referenced to NAD83(2011), Epoch 2010.00, Oregon Coordinate Reference System (OCRS) Salem Zone.

Combination

Tax Code 24 01 0

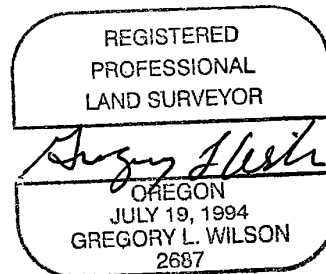
529450 = 08-2W-06AC-02600  
 4205-0344  
 Update AC To 63.37 Net  
 Run In

554632 = 08-2W-06AC-02500  
 4205-0344  
 Cancelled And Combined Into 529450  
 Run In

529435 = 08-2W-06DA-00700  
 4205-0344  
 Cancelled And Combined Into 529450  
 Run In

554633 = 08-2W-06A-00100  
 4205-0344  
 Cancelled And Combined Into 529450  
 Run In

529436 = 08-2W-06A-00200  
 4205-0344  
 Cancelled And Combined Into 529450  
 Run In



EXPIRES: 6-30-22

Tax Code 24 94 0

337081 = 08-2W-06AC-02600  
 4205-0344  
 Update AC To 0.52 Net  
 Run In

337080 = 08-2W-06AC-02500  
 4205-0344  
 Cancelled And Combined Into 337081  
 Run In

337085 = 08-2W-06DA-00700  
 4205-0344  
 Cancelled And Combined Into 337081  
 Run In