

# ***Fidelity National Title***

## ***Company of Oregon***

***800 Willamette Street, Suite 500***

***Eugene, Oregon 97401***

***Company : Commercial Investment Associates***

***Attention : Mitch Teal***

***By :Kevin Hamaker***

***Phone: (541) 683-5422***

***Fax : (541) 683-5437***

### ***LANE COUNTY***

#### ***PROPERTY PROFILE INFORMATION***

***Account# : 0649770***

***Owner Phone :***

***Owner : Assemblies of God Oregon District***

***CoOwner :***

***Site : 3195 Hilyard St Eugene 97405***

***Parcel # : 18 03 08 21 05900 000***

***Mail : PO Box 9178 Salem Or 97305***

***Census : 50.00 2***

***Land Use : 201 Com,Improved***

***Neighborhood : 80404***

***Stat. Class :***

***Zoning :***

#### ***ASSESSMENT & TAX INFORMATION***

***RMV Total : \$6,592,293***

***RMV Land : \$1,655,962***

***RMV Imprvt : \$4,936,331***

***% Improved : 75***

***15-16 Taxes : \$85,070.67***

***M50 Assd Tot :***

***Prior Assd Tot: \$6,592,293***

#### ***PROPERTY CHARACTERISTICS***

***Year Built :***

***Bedrooms :***

***Bathrooms :***

***Bldg Sq Ft :***

***Living Sq Ft :***

***1st Floor :***

***2nd Floor :***

***Bsmt Fin SF :***

***Fl. Covering :***

***Water Heater :***

***Heating Type :***

***Attic Sq Ft :***

***Lot Sq Ft : 79,585***

***Lot Size Ac : 1.83***

***Lot Dim. :***

***Stories :***

***Garage SF :***

***Roof Style :***

***Roof Mat'l :***

***Exter. Wall :***

***Deck Type :***

***Deck Sq Ft :***

***Well :***

***Septic :***

***Driveway SF :***

***Elem. School : Camas Ridge***

***Jr High School: Roosevelt***

***High School : South Eugene***

#### ***SALE & LOAN INFORMATION***

***Sale Date :***

***Sale Amount :***

***\$Cost/SqFt : \$0.00***

***Document # :***

***Deed Type :***

***Loan Amount :***

***Lender :***

***Loan Type :***

***Interest Type :***

***Vesting :***

***Loan Type :***

#### ***PRIOR SALE INFORMATION***

***Previous Transfer :***

***Previous Sale Amt:***

**Summary Property Report**

<b>Site Address</b>	3195 HILYARD ST Eugene, OR 97405-3720	image not available
<b>Map &amp; Taxlot#</b>	18-03-08-21-05900	
<b>SIC</b>	N/A	
<b>Tax Account#</b>	0649770	
<b>Property Owner 1</b>	<b>Taxpayer</b>	
ASSEMBLIES OF GOD OREGON DISTRICT	ASSEMBLIES OF GOD OREGON DISTRICT	
PO BOX 9178	PO BOX 9178	
SALEM, OR 97305	SALEM, OR 97305	
<b>Neighborhood Code</b>	80404 / South Eugene	


**Boundary / Land Use Data**

Mapped Taxlot Acreage / Sq Ft	1.83 / 79,715	<b>School</b>	<b>Code</b>	<b>Name</b>
Incorporated City Limits	EUGENE	School District	4J	<a href="#">EUGENE</a>
Urban Growth Boundary	EUG	Elementary School	4739	<a href="#">Camas Ridge</a>
Census Tract/Block	5000/2	Middle School	526	<a href="#">Roosevelt</a>
		High School	539	<a href="#">South Eugene</a>
<b>Subdivision Name</b>	N/A	<b>Zoning Parent/Overlay</b>	C-2	
Lot/Tract/Unit	TL 05900	Land Use	6911 Churches, Temples, Sunday School Facilities	
Phase	N/A	Property Class	201 COMMERCIAL, IMPROVED	
Recording Number	N/A	Statistical Class	480 CHURCH	

**Property Values & Taxes**

Real Market Value (RMV)				Total Assessed Value
<u>Year</u>	<u>Land</u>	<u>Improvement</u>	<u>Total</u>	
2015	\$1,655,962	\$4,936,331	\$6,592,293	\$4,529,565
2014	\$1,655,962	\$4,936,331	\$6,592,293	\$3,426,391
2015 Taxable Value		2015 Tax	2015 Tax Code Area	
\$4,529,565		\$85,070.67	00400	

**Two Most Recent Sales/Ownership Transfers**

Date	Price	Grantor (first listed)	Grantee (first listed)	Instrument #	Image
08/06/14	\$0	SOUTH HILLS ASSEMBLY OF GOD INC	ASSEMBLIES OF GOD OREGON DISTRICT	2014-34992	

This report extracts commonly used information from the Detailed Property Report (DPR).

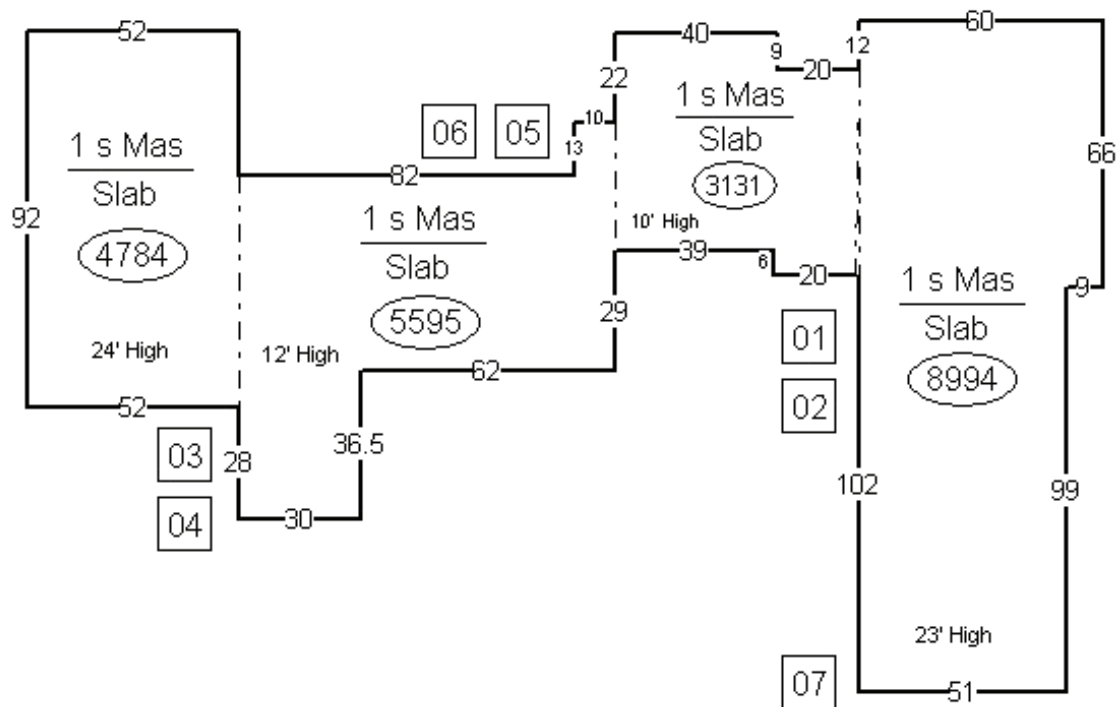
## Church of the Open Bible

0649770

Year Built 1955

22,504 Total SF

18-03-08-21-05900



3195 Hilyard St, Eugene



01454986201400349920020025

09/05/2014 10:55:30 AM

RPR-DEED Cnt=1 Stn=41 CASHIER 02

\$10.00 \$11.00 \$21.00 \$10.00

After recording return to: Doug Vande Griend, Atty at Law, 317 Court St. NE, Salem, Oregon 97301 (tel: 503-364-7612)

Tax statements shall be sent to: Assemblies of God, Oregon District, PO Box 9178, Salem Oregon 97305

**Bargain and Sale Deed - Statutory Form (DVG-5134)**

South Hills Assembly of God, Inc., an Oregon non-profit corporation previously known as Church of the Open Bible, Grantor, conveys to Assemblies of God, Oregon District, an Oregon non-profit corporation, Grantee, the following described real property situated in Lane County, Oregon:

Beginning at the intersection of the centerline of Hilyard Street and the centerline of 32nd Avenue, running east from Hilyard Street; thence south 89°54' east 30.00 feet along said centerline of 32nd Avenue to a point; thence north 0°16' east 30.00 feet to the true point of beginning; thence north 0°16' east 381.37 feet along the easterly margin of said Hilyard Street to a point marked by an iron pin; thence south 89°44' east 241.70 feet along a line perpendicular to the centerline of Hilyard Street to a point; thence south 0°25' east 380.66 feet along the westerly margin of Alder Street if extended to its intersection with the north margin of 32<sup>nd</sup> Avenue; thence north 89°54' west 246.25 feet along the northerly margin of 32nd Avenue to the true point of beginning, in Lane County, Oregon.

The true consideration for this conveyance is \$0 (this conveyance is on account of the dissolution of Grantor as a local church assembly, as provided by Article VIII, Section 5, of the Bylaws of the Grantor, which Bylaws Grantor's agents hereinafter signing do certify to be the last adopted bylaws of the Grantor, they having been adopted as such on July 16, 2013).

Dated this 6 day of August, 2014.

South Hills Assembly of God, Inc.,

by:

Daniel D. Helt, President and Pastor

Scott Mattie, Secretary

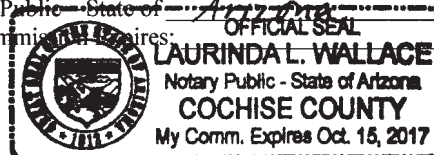
see next page

Before signing or accepting this instrument, the person transferring fee title should inquire about the person's rights, if any, under ORS 195.300, 195.301 and 195.305 to 195.336 and Sections 5 to 11, Chapter 424, Oregon Laws 2007, Sections 2 to 9 and 17, Chapter 855, Oregon Laws 2009, and Sections 2 to 7, Chapter 8, Oregon Laws 2010. This instrument does 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 that the unit of land being transferred is a lawfully established lot or parcel, as defined in ORS 92.010 or 215.010, to verify the approved uses of the lot or parcel, to determine any limits on lawsuits against farming or forest practices, as defined in ORS 30.930, and to inquire about the rights of neighboring property owners, if any, under ORS 195.300, 195.301 and 195.305 to 195.336 and Sections 5 to 11, Chapter 424, Oregon Laws 2007, Sections 2 to 9 and 17, Chapter 855, Oregon Laws 2009, and Sections 2 to 7, Chapter 8, Oregon Laws 2010.

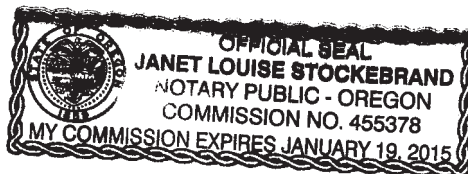
State of Arizona - County of Cochise ) ss.

Personally appeared before me this 6<sup>th</sup> day of August, 2014, the above named Daniel D. Helt who acknowledged the foregoing instrument to be his voluntary act and deed, intending to act in the capacities above indicated after his name.

Notary Public - State of Arizona  
My Commission Expires:



\* Scott Mattie



State of Oregon - County of Jackson ss.

Personally appeared before me this 17<sup>th</sup> day of August, 2014, the above named Scott Mattie who acknowledged the foregoing instrument to be his voluntary act and deed, intending to act in the capacity above indicated after his name.

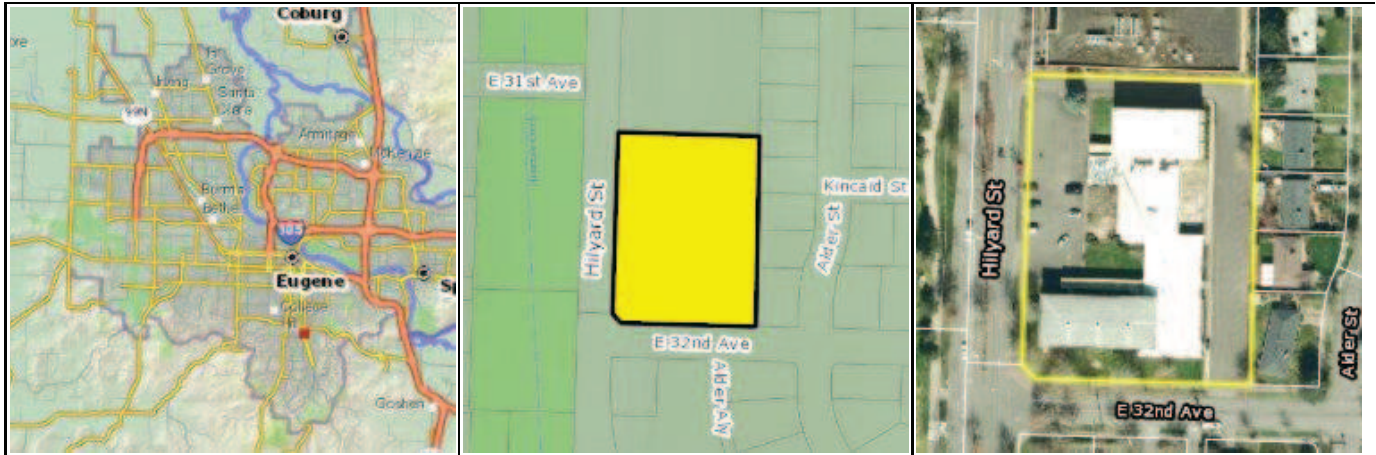
Janet Stockebrand  
Notary Public - State of Oregon  
My Commission Expires: 1-19-2015

**Detailed Property Report**

**Site Address** 3195 HILYARD ST Eugene, OR 97405-3720  
**Map & Taxlot#** 18-03-08-21-05900  
**SIC** N/A  
**Tax Account#** 0649770

**Property Owner 1**  
 ASSEMBLIES OF GOD OREGON DISTRICT  
 PO BOX 9178  
 SALEM, OR 97305  
 Tax account acreage data not available  
 Mapped taxlot acreage<sup>†</sup> 1.83

<sup>†</sup> 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.

**Map & Taxlot # 18-03-08-21-05900****Business Information**

RLID does not contain any business data for this address

**Improvements****Photos & Sketches for Tax Account**

**Building 1: C01**  
**Church w/ Sunday School**

Year Built	1955	Sq Ft	3131
Effective Year Built	1955	Fireproof Steel Sq Ft	0
Grade	4	Reinforced Concrete Sq Ft	0
Floor Number	1	Fire Resistant Sq Ft	0
Wall Height Ft	10	Wood Joist Sq Ft	3131
Occupancy Number	308	Pole Frame Sq Ft	0
		Pre-engineered Steel Sq Ft	0

**Commercial Appraisal Card** [1803082105900](#)

**Site Address Information**

3195 HILYARD ST  
EUGENE, OR 97405-3720

House #	3195	Suffix	N/A	Pre-directional	N/A
Street Name	HILYARD	Street Type	ST	Unit type / #	N/A
Mail City	EUGENE	State	OR	Zip Code	97405
Zip + 4	3720	Create Date	Sep 20, 1986	Update Date	N/A

Land Use 6911 Churches, Temples, Sunday School Facilities  
**USPS Carrier Route** C015

### General Taxlot Characteristics

#### Geographic Coordinates

**X** 4242449 **Y** 868936 (State Plane X,Y)  
**Latitude** 44.0221 **Longitude** -123.0810

#### Zoning

**Zoning Jurisdiction** Eugene  
Eugene  
**Parent Zone** C-2 COMMUNITY COMMERCIAL

#### Land Use

##### General Land Use

**Code Description**  
E Educational  
J Religious, Charitable

##### Detailed Land Use

**Code Description**  
6811 Nursery Schools  
6911 Churches, Temples, Sunday School Facilities

#### Taxlot Characteristics

Incorporated City Limits	EUGENE
Urban Growth Boundary	Eugene
Year Annexed	1952
Annexation #	N/A
Approximate Taxlot Acreage	1.83
Approx Taxlot Sq Footage	79,715
2010 Census Tract	5000
2010 Census Block Group	2
Plan Designation	Metro Plan Map
Eugene Neighborhood	Southeast Neighbors
Metro Area Nodal Dev Area	No
Historic Property Name	N/A
City Historic Landmark?	No
National Historical Register?	No

### Service Providers

Fire Protection Provider	Eugene Fire & EMS Department
Ambulance Provider	Eugene Fire & EMS
Ambulance District	WC
Ambulance Service Area	West/Central
LTD Service Area?	Yes
LTD Ride Source?	Yes
Soil Water Cons. Dist/Zone	UPPER WILLAMETTE / data not available
Emerald People's Utility District	N

### Environmental Data

#### FEMA Flood Hazard Zone

##### **Code Description**

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

FIRM Map Number 41039C1139F  
Community Number 410122  
Post-FIRM Date 09/29/1986  
Panel Printed? Yes

#### Soils

Soil Map Unit#	Soil Type Description	% of Taxlot	Ag Class	Hydric %
9	Bashaw-Urban land complex	100%	4	63

**Schools**

	<b>Code</b>	<b>Name</b>
School District	4J	EUGENE
Elementary School	4739	Camas Ridge
Middle School	526	Roosevelt
High School	539	South Eugene

**Political Districts**

Election Precinct	1233	State Representative District	11
City Council Ward	E2	State Representative	Phil Barnhart
City Councilor	Betty L. Taylor	State Senate District	6
County Commissioner District	3 (Eugene-South)	State Senator	Lee Beyer
County Commissioner	Pete Sorenson		
EWEB Commissioner	Dick Helgeson		
LCC Board Zone	5		

**Liens**

RLID does not contain any lien data for this jurisdiction
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**Building Permits**

<b>Eugene Building Permits</b>
<b>Log Number</b> <b>Project Description</b>
<a href="#">06-02784-01</a> repair 30 feet of existing wastewater as is, blocking part of the sidewalk, Wed, 6-7 to 6-9, 8:00 a.m. to 4:00 p.m.
<a href="#">02-02349-01</a> Remove existing exterior windows on north & west elevations and replace with solid walls.

**Land Use Applications**

None
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**Petitions**

None
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**Tax Statements (current and previous tax years)**

<b>ACCOUNT#:</b> 0649770
View tax statement(s) for: <a href="#">2015</a> <a href="#">2014</a>

**Owner/Taxpayer**

<b><u>Owners</u></b>		
<b>Owner</b>	<b>Address</b>	<b>City/State/Zip</b>
ASSEMBLIES OF GOD OREGON DISTRICT	PO BOX 9178	SALEM, OR 97305
<b><u>Taxpayer</u></b>		
<b>Party Name</b>	<b>Address</b>	<b>City/State/Zip</b>
ASSEMBLIES OF GOD OREGON DISTRICT	PO BOX 9178	SALEM, OR 97305
Data source: Lane County Assessment and Taxation		

**Account Status**

<b>Status</b> 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 data not available  
Fire Acres N/A  
Property Class 201 COMMERCIAL, IMPROVED  
Statistical Class 480 CHURCH  
Neighborhood Code 80404  
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 05900 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		
2015	\$1,655,962	\$4,936,331	\$6,592,293	\$4,529,565	\$85,070.67
2014	\$1,655,962	\$4,936,331	\$6,592,293	\$3,426,391	\$ 0.00
2013	\$1,592,272	\$4,746,473	\$6,338,745	\$3,326,593	\$ 0.00
2012	\$1,592,272	\$4,746,473	\$6,338,745	\$3,229,702	\$ 0.00
2011	\$1,592,272	\$5,159,210	\$6,751,482	\$3,135,633	\$ 0.00
2010	\$1,592,272	\$5,159,210	\$6,751,482	\$3,044,304	\$ 0.00
2009	\$1,712,121	\$5,547,540	\$7,259,661	\$2,955,635	\$ 0.00
2008	\$1,662,254	\$5,603,580	\$7,265,834	\$2,869,549	\$ 0.00
2007	\$1,445,439	\$4,872,680	\$6,318,119	\$2,785,970	\$ 0.00
2006	\$1,070,696	\$4,060,570	\$5,131,266	\$2,704,825	\$ 0.00
2005	\$973,360	\$3,691,430	\$4,664,790	\$2,626,044	\$ 0.00
2004	\$839,104	\$3,182,270	\$4,021,374	\$2,549,557	\$ 0.00
2003	\$799,147	\$3,030,730	\$3,829,877	\$2,475,298	\$ 0.00
2002	\$807,220	\$3,061,340	\$3,868,560	\$2,403,202	\$ 0.00
2001	\$917,296	\$3,478,800	\$4,396,096	\$2,333,206	\$ 0.00
2000	\$899,310	\$3,410,590	\$4,309,900	\$2,265,249	\$ 0.00
1999	\$762,130	\$2,890,330	\$3,652,460	\$2,199,271	\$ 0.00
1998	\$739,930	\$2,470,370	\$3,210,300	\$2,135,215	\$ 0.00
1997	\$718,380	\$2,398,420	\$3,116,800	\$2,073,024	\$ 0.00
1996	\$697,460	\$2,328,560	\$3,026,020	\$3,026,020	\$ 0.00
1995	\$697,460	\$1,605,900	\$2,303,360	\$2,303,360	\$ 0.00

Current Year Assessed Value \$4,529,565  
Less Exemption Amount \* N/A  
Taxable Value **\$4,529,565**  
\* Frozen Assessed Value

Data source: Lane County Assessment and Taxation

### Tax Code Area & Taxing Districts


Tax Code Area (Levy Code) for current tax year 00400

Taxing Districts for TCA 00400

CITY OF EUGENE  
 EUGENE SCHOOL DISTRICT 4J  
 EUGENE URBAN RENEWAL DOWNTOWN  
 LANE COMMUNITY COLLEGE  
 LANE COUNTY  
 LANE EDUCATION SERVICE DISTRICT

Data source: Lane County Assessment and Taxation

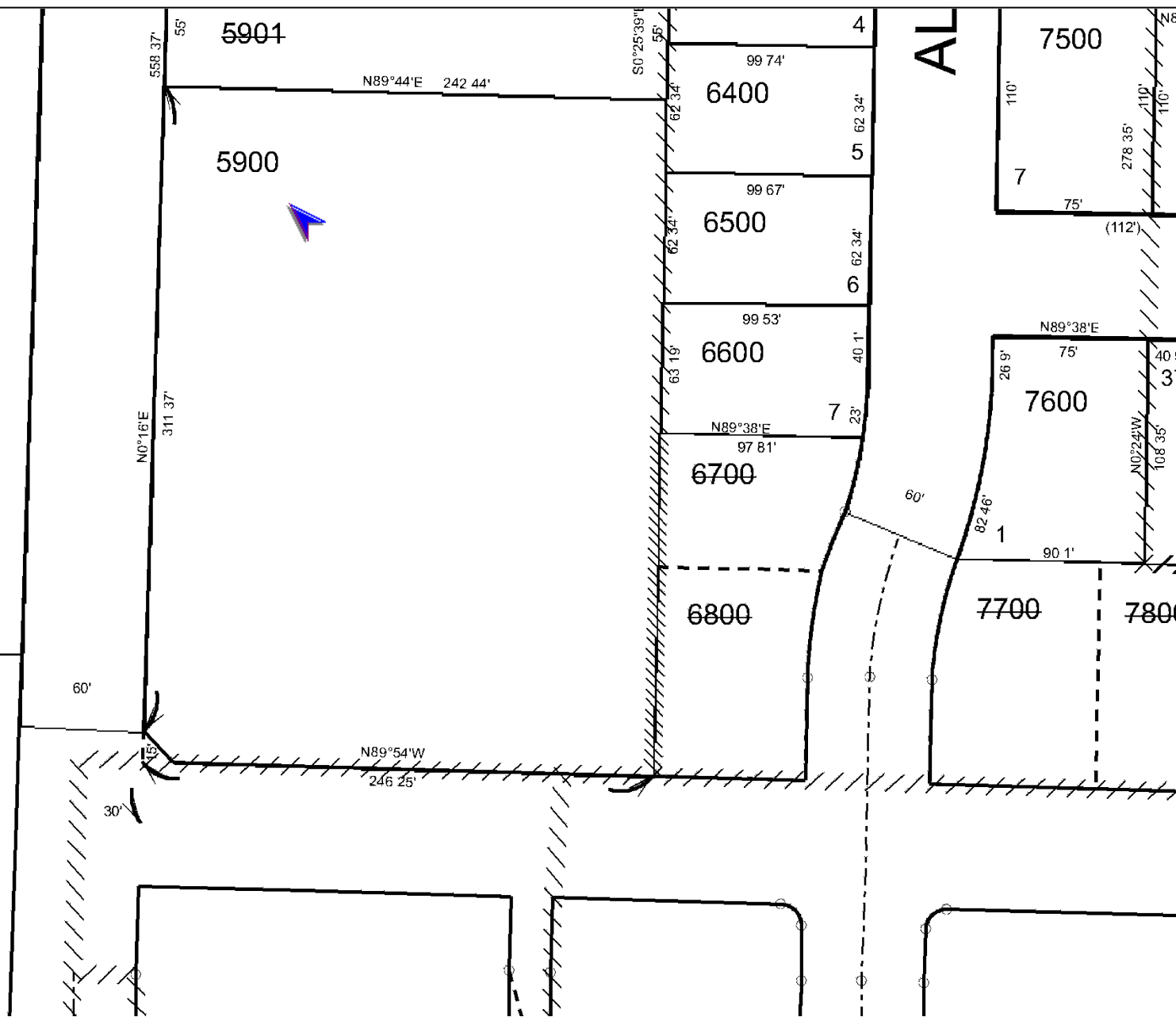
**Sales & Ownership Changes**

Sale Date	Sale Price	Doc #	Image	Analysis Code	Multiple Accts?	Grantor(s)	Grantee(s)
08/06/2014	\$0	2014-34992		8	No	SOUTH HILLS ASSEMBLY OF GOD INC	ASSEMBLIES OF GOD OREGON DISTRICT

Data source: Lane County Assessment and Taxation







## FIDELITY NATIONAL TITLE COMPANY

This sketch above is made solely for the purpose of assisting in locating said premises and the company assumes no liability for variations, if any, in dimensions and location ascertained by actual survey.

**Map # 18 03 08 21 05900 000**

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, 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 and location of easements, acreage or other matters shown thereon.



CANCELLED

10400  
10300  
10200  
8200  
8100  
8000  
7900  
7800  
7700  
6800  
6700  
5800  
5601  
5901

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REVISIONS  
03/16/2010 - LCAT155 - CONVERT MAP TO GIS