



PRELIMINARY TITLE REPORT
AMENDED

WESTERN TITLE & ESCROW
ATTN: TONYA SILKE
497 OAKWAY ROAD, SUITE 340
EUGENE, OR 97401

April 06, 2026
Report No: 0352117
Your No: WT0285346
Seller: FOREVER GREEN FOREST MANAGEMENT,
LLC
Buyer: TO COME

PRELIMINARY REPORT FOR:

Owner's Standard Policy \$T/C
Residential Extended Loan Policy (SIMUL) \$T/C

PREMIUMS:

Owner's Standard Premium \$T/C
Residential Extended Loan Premium (SIMUL) \$T/C
OTIRO 209.10-06, 222-06, 208.1 Endorsements \$100.00
Gov. Lien/Inspect Fee \$35.00
Temporary Billing \$225.00

We are prepared to issue 2021 (7/1/2021) ALTA title insurance policy(ies) of CHICAGO TITLE INSURANCE COMPANY, in the usual form insuring the title to the land described as follows:

(A T T A C H E D)

Vestee:

FOREVER GREEN FOREST MANAGEMENT, LLC,
an Oregon Limited Liability Company

Estate:

FEE SIMPLE

DATED AS OF: MARCH 30, 2026 at 8:00 A.M.

Schedule B of the policy(ies) to be issued will contain the following general and special exceptions unless removed prior to issuance:

GENERAL EXCEPTIONS (Standard Coverage Policy 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. 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.

No liability is assumed hereunder until policy has been issued and full policy premium has been paid.

MAIN OFFICE

675 OAK STREET, SUITE 100
EUGENE, OREGON 97401

PH: (541) 687-2233 * FAX: (541) 485-0307

FLORENCE OFFICE

715 HWY 101 * FLORENCE, OREGON 97439
MAILING: PO BOX 508 * FLORENCE, OREGON 97439

PH: (541) 997-8417 * FAX: (541) 997-8246

VILLAGE PLAZA OFFICE

4750 VILLAGE PLAZA LOOP, SUITE 100
EUGENE, OREGON 97401

PH: (541) 653-8622 * FAX: (541) 844-1626

3. Easements, or claims of easement, 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 subject 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.

SPECIAL EXCEPTIONS:

6. For tax purposes, the herein described property has been classified as Small Tract Forest Land and assessed at a lower valuation by the County Assessor pursuant to O.R.S. 321.700 to 321.754. If the land becomes disqualified for the special assessment under the statute, an additional tax and interest thereon may be levied. Timely application upon sale of the property must be made to retain the special assessment.
7. DELETED.
8. DELETED.
9. Transmission Line Easement, including the terms and provisions thereof, in favor of the United States of America, as set forth in instrument recorded August 9, 1962, Reception No. 1962-079329, Lane County Official Records.
10. Grant of Easement and Maintenance Agreement, including the terms and provisions thereof, recorded August 1, 1984, Reception No. 1984-031079, Lane County Official Records.
11. Maintenance Provisions contained in Easement, including the terms and provisions thereof, recorded September 17, 1984, Reception No. 1984-036968, Lane County Official Records.
12. Maintenance Provisions contained in Easement, including the terms and provisions thereof, recorded December 19, 1984, Reception No. 1984-047675, Lane County Official Records.
13. Right of Way Easement, including the terms and provisions thereof, granted IP Timberlands Operating Company, LTD., by instrument recorded June 18, 1987, Reception No. 1987-025970, Lane County Official Records.
14. Easement Agreement, including the terms and provisions thereof, between Swanson Group, Inc., an Oregon corporation, and Roseburg Resources Co., an Oregon corporation, recorded November 26, 2002, Reception No. 2002-092584, Lane County Deeds and Records.
15. Quitclaim, Assignment and Assumption of Easement Rights, including the terms and provisions thereof, recorded June 26, 2014, Reception No. 2014-024514, Lane County Deeds and Records.
16. Prior to writing an ALTA MORTGAGEE'S policy, Cascade Title Company should be furnished with a statement as to parties in possession and as to any construction, alterations or repairs to the premises within the last 75 days. We also request that we be notified in the event that any funds are to be used for construction, alterations or repairs. Exception may be taken to such matters as may be shown thereby.

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NOTE: Taxes, Account No. 1413663, Assessor's Map No. 18 07 05 0 0, #201, Code 28-04, 2025-2026, in the amount of \$740.74, PAID IN FULL.

NOTE: A judgment search has been made on the above named Vestee(s), and we find NONE except as set forth above.

NOTE: This report is being amended to remove prior exception nos. 7 and 8 to show as "deleted."

This report is preliminary to the issuance of a policy of title insurance and shall become null and void unless a policy is issued and the full premium paid.

Cascade Title Co.

nb: Title Officer: KURT BEATY

PROPERTY DESCRIPTION

This description is based on that survey and map for Edwin C. Scarlett dated July 24, 1984 by Charles W. Guile & Associates, Co.: Beginning at the brass cap monument marking the Northwest corner of Section 5, Township 18 South, Range 7 West of the Willamette Meridian; thence along the North line of said Section 5, North $89^{\circ} 27' 07''$ East 2660.96 feet to the brass cap monument marking the North one-quarter corner of said Section 5; thence along the North-South centerline of said Section 5, South $1^{\circ} 31' 50''$ East 1472.60 feet to a point on the Northerly right-of-way line of the Bonneville Power Administration Transmission Line Easement as described in Reel 200, Reception No. 79329, Lane County Oregon Deed Records; thence along the Northerly right-of-way line of said Easement South $77^{\circ} 51' 56''$ West 2390.06 feet to the West line of said Section 5; thence along the West line of said Section 5, North $10^{\circ} 33' 52''$ West 1982.63 feet to the point of beginning, in Lane County, Oregon.