



1510 – B Third Street  
Tillamook, Oregon 97141  
www.tillamookcounty.gov  
Building (503) 842-3407  
Planning (503) 842-3408  
Sanitation (503) 842-3409

*Land of Cheese, Trees and Ocean Breeze*

**NOTICE OF ADMINISTRATIVE REVIEW  
PARTITION REQUEST #851-24-000402-PLNG:  
ARD SERVICES, LLC / TECH ENGINEERING**

*NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR OR SELLER:  
ORS 215 REQUIRES THAT IF YOU RECEIVE THIS NOTICE,  
IT MUST BE PROMPTLY FORWARDED TO THE PURCHASER*

**Date of Notice: November 4, 2024**

Notice is hereby given that the Tillamook County Department of Community Development is considering the following:

**#851-24-000402-PLNG:** A partition request to create three (3) residential parcels. Located northeast of the Unincorporated Community of Beaver via Sandlake Road, a county road. The subject property is designated as Tax Lot 1207 of Section 11, Township 3 South, Range 10 West of the Willamette Meridian, Tillamook County Oregon. The subject property is zoned Rural Residential (RR-2). The owner of the property is ARD Services LLC, and the applicant is Tech Engineering.

Written comments received by the Department of Community Development **prior to 4:00p.m. on November 18, 2024**, will be considered in rendering a decision. Comments should address the attached criteria upon which the Department must base its decision. Notice of the application, a map of the subject area, and the applicable criteria are being mailed to all property owners within 250 feet of the exterior boundaries of the subject property for which an application has been made and other appropriate agencies at least 14 days prior to this Department rendering a decision on the request. The decision will be rendered no sooner than November 19, 2024.

A copy of the application, along with a map of the request area and the applicable criteria for review are available for inspection on the Tillamook County Department of Community Development website:

<https://www.tillamookcounty.gov/commdev/landuseapps> and is also available for inspection at the Department of Community Development office located at 1510-B Third Street, Tillamook, Oregon 97141.

If you have any questions about this application, please call the Department of Community Development at 503-842-3408 or email at [angela.rimoldi@tillamookcounty.gov](mailto:angela.rimoldi@tillamookcounty.gov)

Sincerely,

Angela Rimoldi, Planning Permit Technician

Sarah Absher, CFM, Director

Enc. Vicinity, Assessor and Zoning Maps  
Applicable Ordinance Criteria

## REVIEW CRITERIA

### **TILLAMOOK COUNTY LAND DEVELOPMENT ORDINANCE**

#### SECTION 3.010: RURAL RESIDENTIAL 2 ACRE AND 10 ACRE ZONE (RR-2) (RR-10)

4. **STANDARDS:** Land divisions and development in the RR-2 and RR-10 zone shall conform to the following standards, unless more restrictive supplemental regulations apply:

- (a) The minimum lot size is two acres for parcels zoned before October 4, 2000.
- (b) The minimum parcel/lot size is 10 acres for lots/parcels re-zoned Rural Residential on or after October 4, 2000.
- (c) Parcels less than two acres in size that were legally established prior to December 18, 2002 may be built upon provided that all other requirements of this Ordinance and other applicable development requirements are met.
- (d) Lots in an approved preliminary subdivision plat that is being maintained in an active status as of the date adopted of this Ordinance may be built upon after approval and recording of the final plat.
- (e) The minimum lot width and depth shall both be 100 feet.
- (f) The minimum front yard shall be 20 feet.
- (g) The minimum side yard shall be 5 feet; on the street side of a corner lot, it shall be no less than 15 feet.
- (h) The minimum rear yard shall be 20 feet; on a corner lot, it shall be no less than 5 feet.

### **TILLAMOOK COUNTY LAND DIVISION ORDINANCE**

#### SECTION 070: PRELIMINARY PLAT APPROVAL CRITERIA

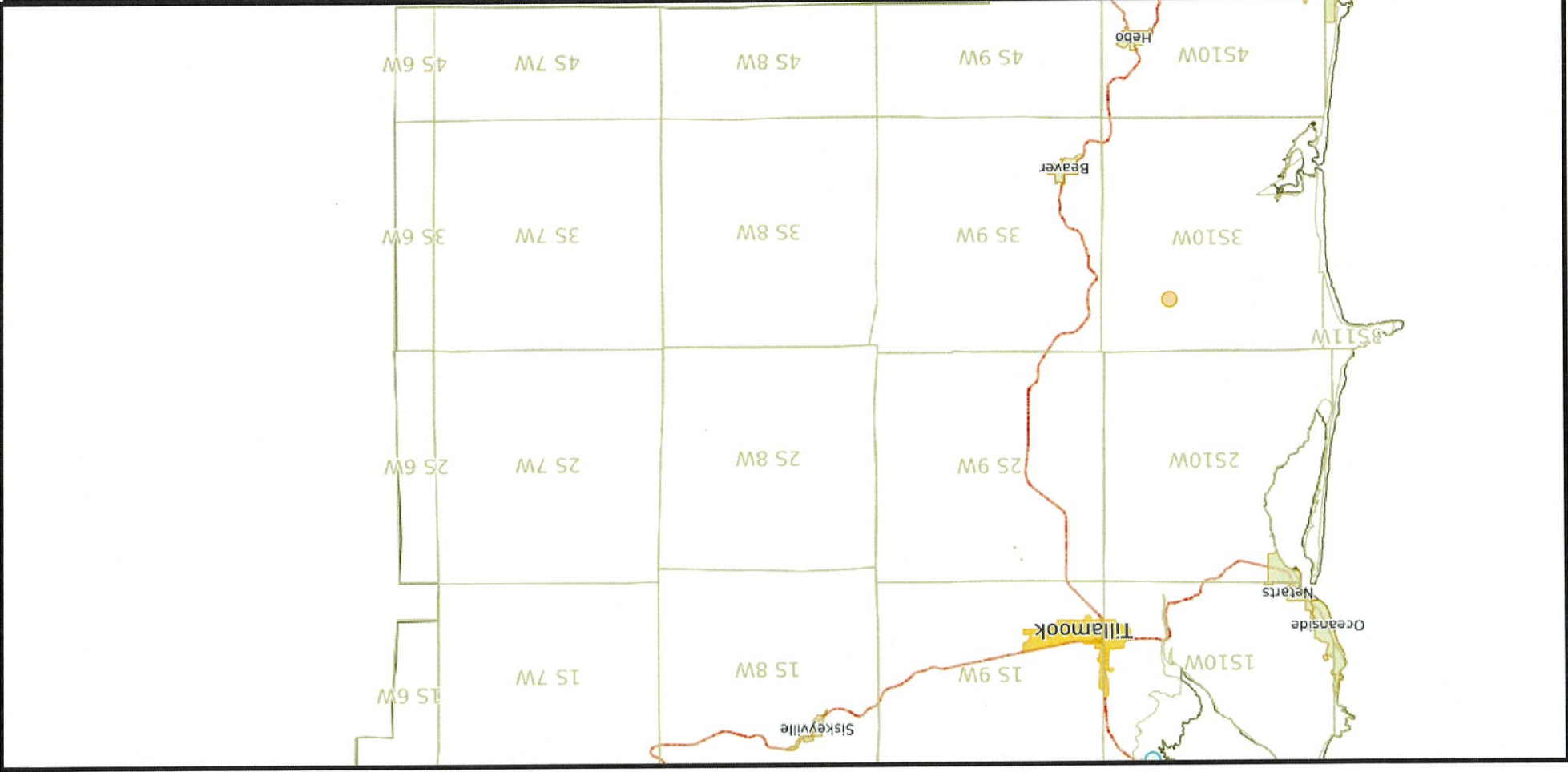
- (1) **Approval Criteria.** The Approval Authority (Director for partitions and Planning Commission for subdivisions) may approve, approve with conditions or deny a preliminary plat. The Approval Authority decision shall be based on findings of compliance with all of the following approval criteria:
  - (a) The land division application shall conform to the requirements of this ordinance;
  - (b) All proposed lots, blocks, and proposed land uses shall conform to the applicable provisions of the Land Use Ordinance – Article 3 Zone Regulations and the standards in Section 150 of this ordinance;
  - (c) Access to individual lots, and public improvements necessary to serve the development, including but not limited to water, sewer and streets, shall conform to the standards in Sections 150 and 160 of this ordinance;
  - (d) The proposed plat name is not already recorded for another subdivision, does not bear a name similar to or pronounced the same as the name of any other subdivision within the County, unless the land platted is contiguous to and platted by the same party that platted the subdivision bearing that name or unless the party files and records the consent of the party that platted the contiguous subdivision bearing that name;
  - (e) The proposed streets, utilities, and surface water drainage facilities conform to Tillamook County's adopted master plans and applicable engineering standards and, within Unincorporated Community Boundaries, allow for transitions to existing and potential future development on adjacent lands. The preliminary plat shall identify all proposed public improvements and dedications;
  - (f) All proposed private common areas and improvements, if any, are identified on the preliminary plat and maintenance of such areas is assured through appropriate legal instrument;
  - (g) Provisions for access to and maintenance of off-right-of-way drainage, if any;
  - (h) Evidence that any required State and Federal permits, as applicable, have been obtained or can reasonably be obtained prior to development; and
  - (i) Evidence that improvements or conditions required by the road authority, Tillamook County, special districts, utilities, and/or other service providers, as applicable to the project, have been or can be met, including but not limited to:
    - (i) Water Department/Utility District Letter which states that the partition or subdivision is either entirely excluded from the district or is included within the district for purposes of receiving services and subjecting the partition or subdivision to the fees and other charges of the district.
    - (ii) Subsurface sewage permit(s) or site evaluation approval(s) from the appropriate agency.

# Tillamook County GIS



This page is best when printed in Landscape mode

[Click to Print This Page](#)



Created: Tue Oct 29 2024 17:56:22  
Active Layers: County\_Boundary, Fed\_state\_highways, citylimit, community\_polygon, TaxlotOwner, Township\_Range\_Section, Road\_Centerline  
Extent: -13813975.448131, 5655492.3782739, -13720492.962551, 5700895.9730689

FOR ASSESSMENT AND TAXATION ONLY; NOT SUITABLE FOR  
LEGAL ENGINEERING, OR SURVEY PURPOSES

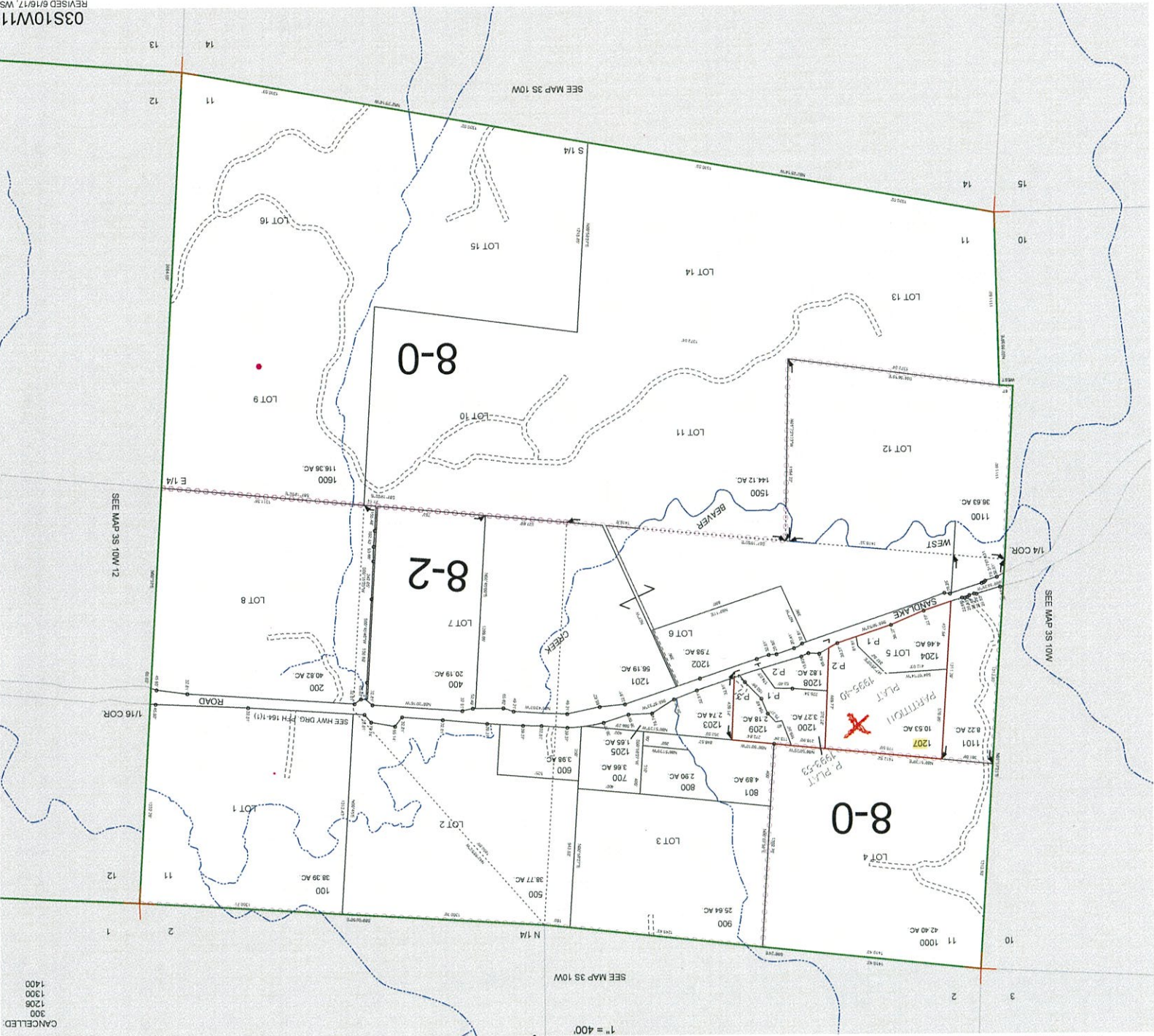
SECTION 11 T.3S. R.10W. W.M.  
Tillamook County

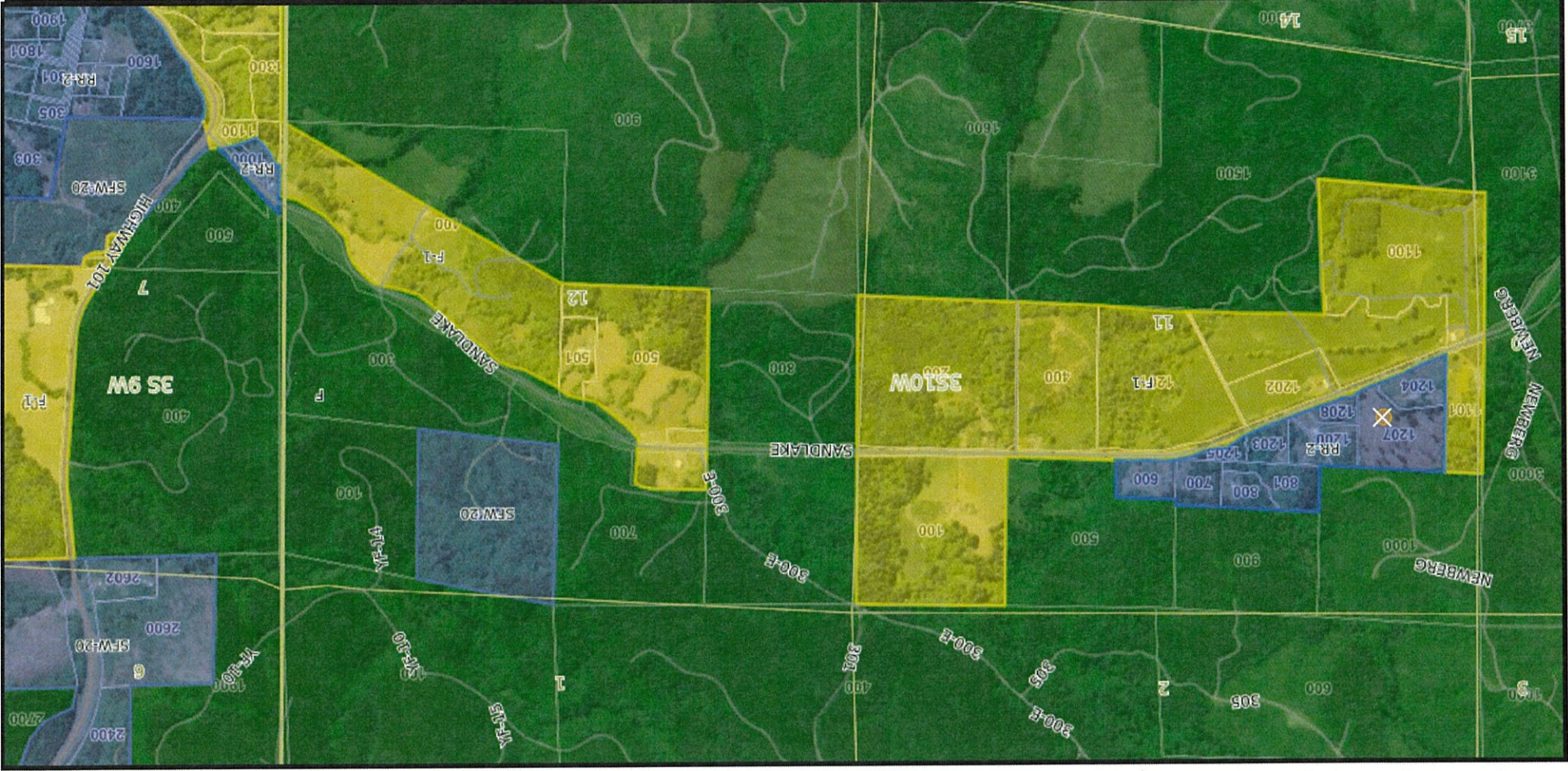
1" = 400'

CANCELLED:  
300  
1205  
1305  
1400

03S10W11

03S10W11  
REVISED 6/16/17, WS





Created: Tue Oct 29 2024 17:53:53  
Active Layers:ags, County\_Boundary, Fed\_state\_highways, community\_polygon, TaxlotOwner, Tillamook\_County\_Zoning, Township\_Range\_Section, Road\_Centerline  
Extent:-13791061.071404,5671611.0477674,-13785218.416056,5674448.772442



# LAND DIVISION APPLICATION

**Applicant**  (Check Box if Same as Property Owner)

Name: Tech Engineering Phone: (503) 819- 6494  
 Address: PO Box 80483  
 City: Portland State: Oregon Zip: 97280  
 Email: technicalengineeringinc@yahoo.com

**Property Owner**

Name: Ard Services LLC (G. Demers ) Phone: 1 (541) 953- 7866  
 Address: PO Box 34  
 City: Veneta State: Oregon Zip: 97487  
 Email: gd9825@aol.com

**Location:**

Site Address: Sand Lake Road, Tillamook County

Map Number: 03W 10W 11 # 1207  
Township Range Section Tax Lot(s)

|   |
|---|
| <b>OFFICE USE ONLY</b>  |
| Date Stamp  |
| <input type="checkbox"/> Approved <input type="checkbox"/> Denied |
| Received by:  |
| Receipt #:  |
| Fees:   |
| Permit No:<br>85124-000102-PLNG                                   |

**Land Division Type:**  Partition (Two or Three Lots, Type II)  Subdivision (Four or More Lots, Type III)  
 Preliminary Plat (Pages 1-2)  Final Plat (Page 3)

**PRELIMINARY PLAT (LDO 060(1)(B))**

- For subdivisions, the proposed name.
- Date, north arrow, scale of drawing.
- Location of the development sufficient to define its location, boundaries, and a legal description of the site.

- Existing streets with names, right-of-way, pavement widths, access points.
- Width, location and purpose of existing easements
- The location and present use of all structures, and indication of any that will remain after platting.
- Location and identity of all utilities on and abutting the site. If water mains and sewers are not on site, show distance to the nearest one and how they will be brought to standards
- Location of all existing subsurface sewerage systems, including drainfields and associated easements

**General Information**

- Parcel zoning and overlays
- Title Block
- Clear identification of the drawing as "Preliminary Plat" and date of preparation
- Name and addresses of owner(s), developer, and engineer or surveyor

**Existing Conditions**

- Ground elevations shown by contour lines at 2-foot vertical interval. Such ground elevations shall be related to some established benchmark or other datum
- The location and elevation of the closest benchmark(s) within or adjacent to the site
- Natural features such as drainage ways, rock outcroppings, aquifer recharge areas, wetlands, marshes, beaches, dunes and tide flats
- For any plat that is 5 acres or larger, the Base Flood Elevation, per FEMA Flood Insurance Rate Maps

Other information:

Proposed 3 Parcel Partition (MLP)  
 Tax Map 03W 10W 11, Tax Lot # 1207  
 Tillamook County, Oregon

Owner :

Ard Services, LLC ( Greg Demers )  
 PO Box 34  
 Veneta, Oregon 97487  
 Phone 1 (541) 953-7866

Land Planning - Engineer :

Tech Engineering  
 PO Box 80483  
 Portland, Oregon 97280  
 Phone (503) 819-6494 ( John )  
 Land Surveyor :

KL5 Surveying, Inc.

1224 Alder Street  
 Vernonia, Oregon 97064  
 Phone ( 503 ) 429-6115 ( Don or Steve )

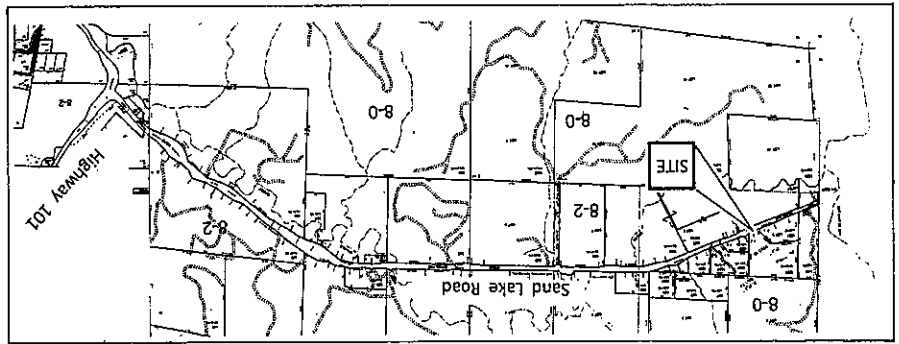
Existing Zoning :

RR2




INDEX TO DRAWINGS

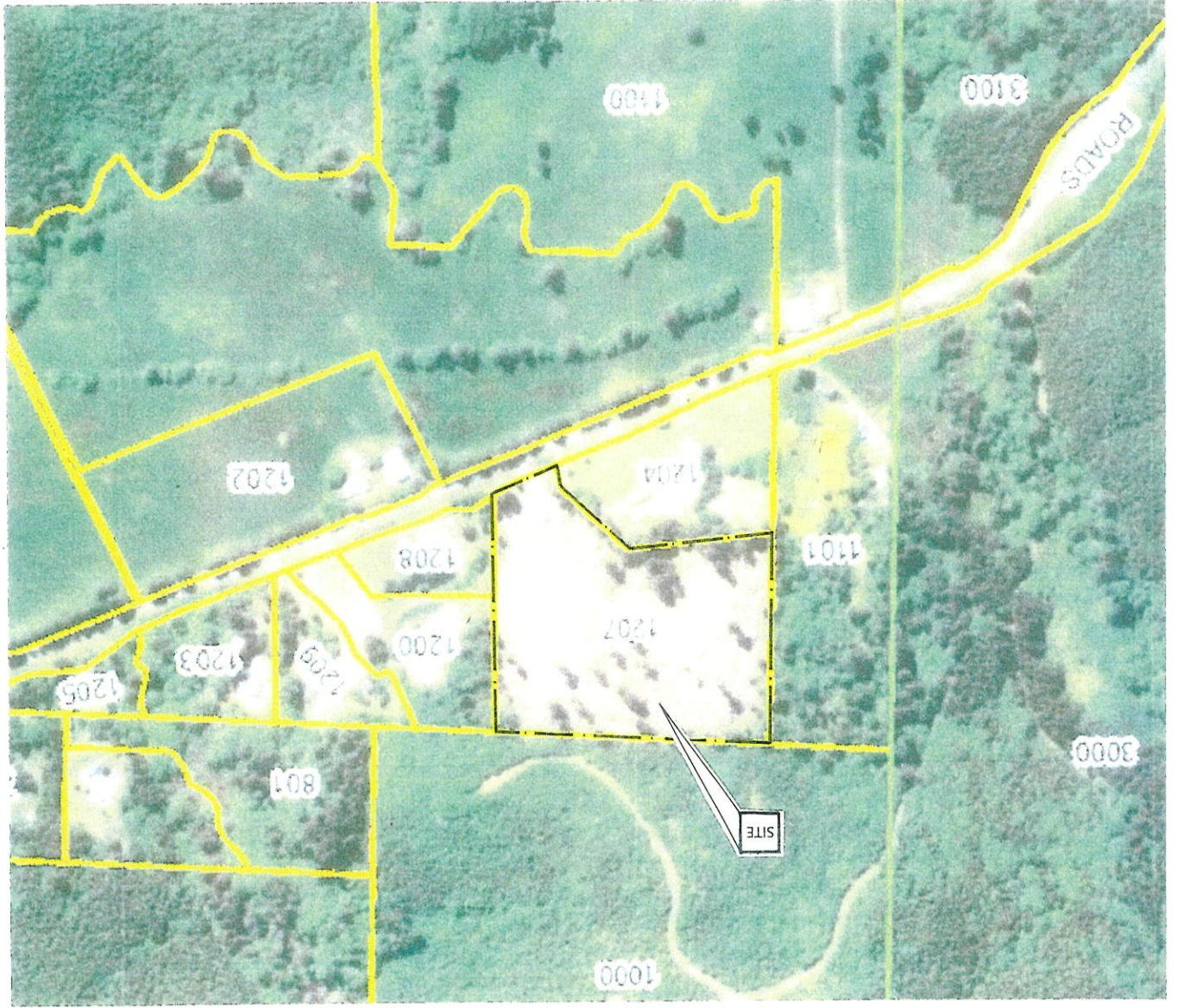
| Sheet No.    | Description                                       |
|--------------|---|
| Sheet 1 of 6 | Cover Sheet, Vicinity Map and General Information |
| Sheet 2 of 6 | Aerial Photo                                      |
| Sheet 3 of 6 | Existing Conditions Plan                          |
| Sheet 4 of 6 | Preliminary Plat                                  |
| Sheet 5 of 6 | Proposed Street Plan                              |
| Sheet 6 of 6 | Proposed Street Profile                           |



Vicinity Map  
 Not to Scale


|   |  |
|---|--|
|   |  |
| TECH. ENGINEERING<br>PO Box 80483<br>Portland, Oregon 97280<br>Phone (503) 819-6494 |  |
| Owner - Developer :<br>Ard Services, LLC<br>PO Box 34<br>Veneta, Oregon 97487       |  |
| Project :<br>Demers Ridge<br>Tillamook County, Oregon                               |  |
| Sheet Title :<br>Cover Sheet, Vicinity Map<br>and General Information               |  |
| Drawn By : JDI  |  |
| Checked By : TLA  |  |
| Date : May, 2024  |  |
| Project : ARD - 2024  |  |
| Sheet 1 of 6  |  |

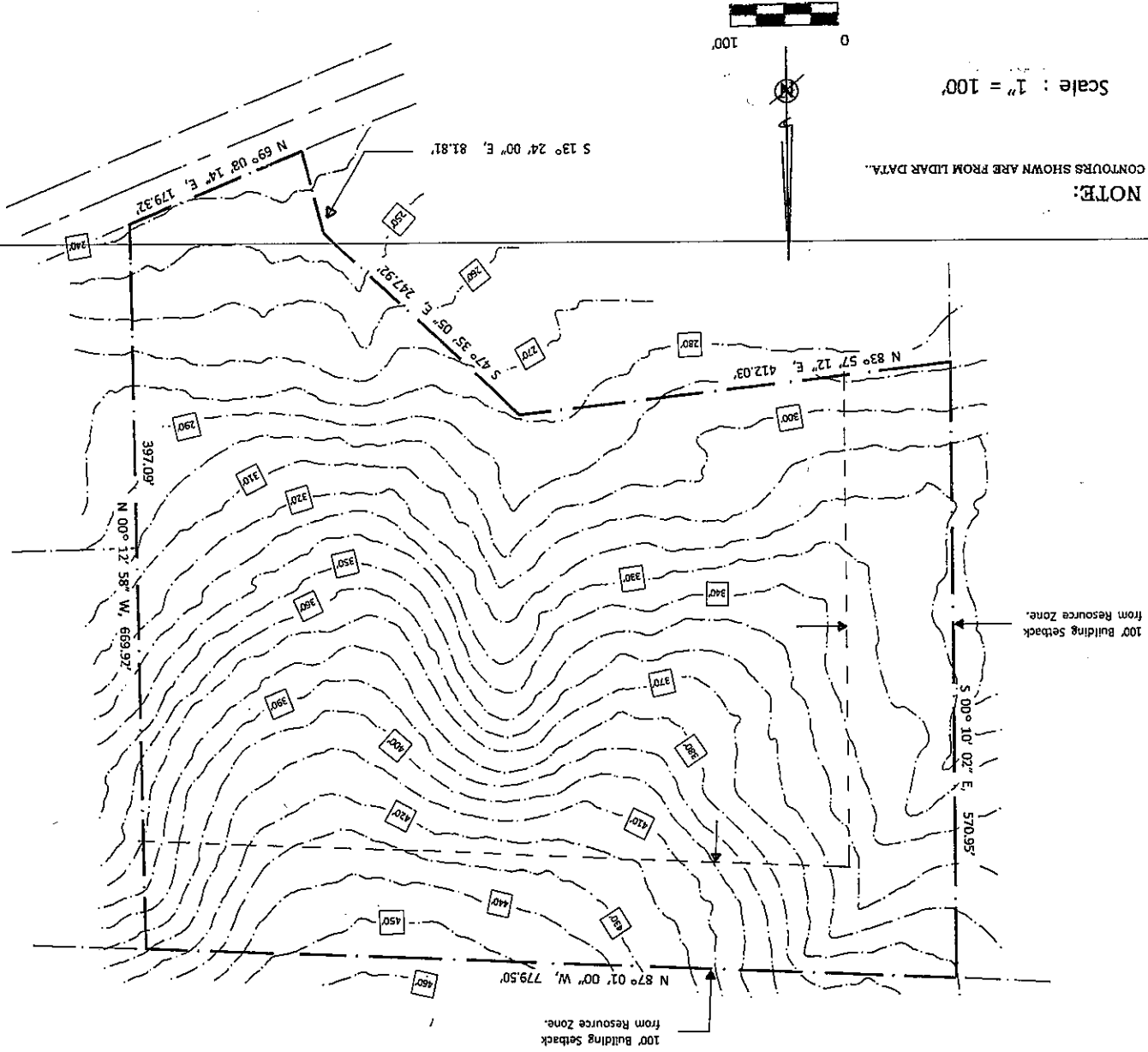
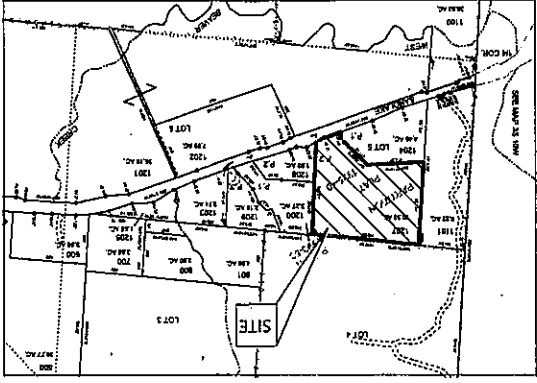
|   |                  |   |
|---|------------------|---|
| TECH. ENGINEERING<br>PO Box 80483<br>Portland, Oregon 97280<br>Phone (503) 819-6494 |                  |  |
| Owner - Developer :<br>Ard Services, LLC<br>PO Box 34<br>Veneta, Oregon 97487       |                  |   |
| Project :<br>Demers Ridge<br>Tillamook County, Oregon                               |                  |   |
| Sheet Title :<br>Aerial Photo   |                  |   |
| Drawn By : JDI  | Checked By : TLA | Date : May, 2024  |
| Project : ARD - 2024  | Sheet 2 of 6     |   |



Scale : 1" = 300'



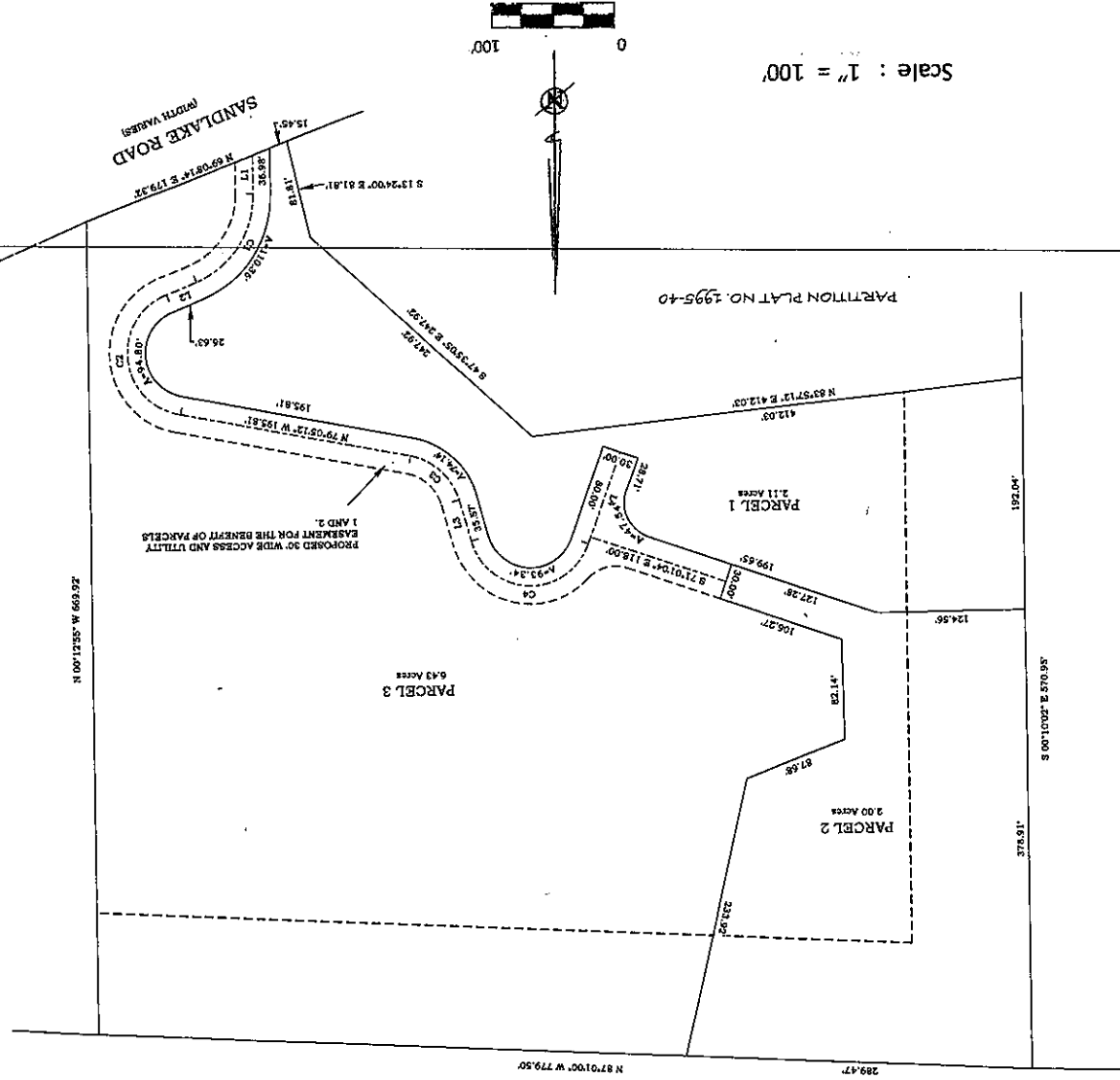
|  |              |  |  |  |
|--|--------------|--|--|--|
| <br><b>TECH, ENGINEERING</b><br>P O Box 80483<br>Portland, Oregon 97280<br>Phone (503) 819-6494 |              | <b>Owner - Developer :</b><br>Ard Services, LLC<br>PO Box 34<br>Veneta, Oregon 97487 | <b>Project :</b><br>Demers Ridge<br>Tillamook County, Oregon | <b>Sheet Title :</b><br>Existing Conditions Plan |
| Drawn By : JDJ<br>Checked By : TLA<br>Date : May, 2024<br>Project : ARD - 2024   | Sheet 3 of 6 |  |  |  |



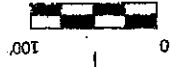
|   |  |  |  |  |  |                                |  |
|---|--|--|--|--|--|--------------------------------|--|
| TECH. ENGINEERING<br>PO Box 80483<br>Portland, Oregon 97280<br>Phone (503) 819-6494 |  | Owner - Developer : Ard Services, LLC<br>PO Box 34<br>Veneta, Oregon 97487 |  | Project : Demers Ridge<br>Tillamook County, Oregon |  | Sheet Title : Preliminary Plat |  |
| Drawn By : JDI  |  | Checked By : TJA   |  | Date : May, 2024                                   |  | Project : ARD - 2024           |  |
| Sheet 4 of 6  |  |  |  |  |  |                                |  |


| CURVE | ARC LENGTH | RADIUS | DELTA       | BEARING     | DISTANCE |
|-------|------------|--------|-------------|-------------|----------|
| C1    | 92.51      | 77.17  | 68°12'34"   | N33°36'07"E | 87.14    |
| C2    | 133.23     | 52.00  | 146°47'36"  | N5°41'24"W  | 99.66    |
| C3    | 57.54      | 52.00  | 63°23'51"   | N47°23'16"W | 54.65    |
| C4    | 131.17     | 52.00  | 144°32'01"  | N87°57'21"W | 99.06    |
| L1    |            |        | N0°30'10"W  | 31.41'      |          |
| L2    |            |        | N67°42'24"E | 26.63'      |          |
| L3    |            |        | N15°41'21"W | 35.57'      |          |
| L4    |            |        | S19°46'38"W | 80.00'      |          |

Line Table

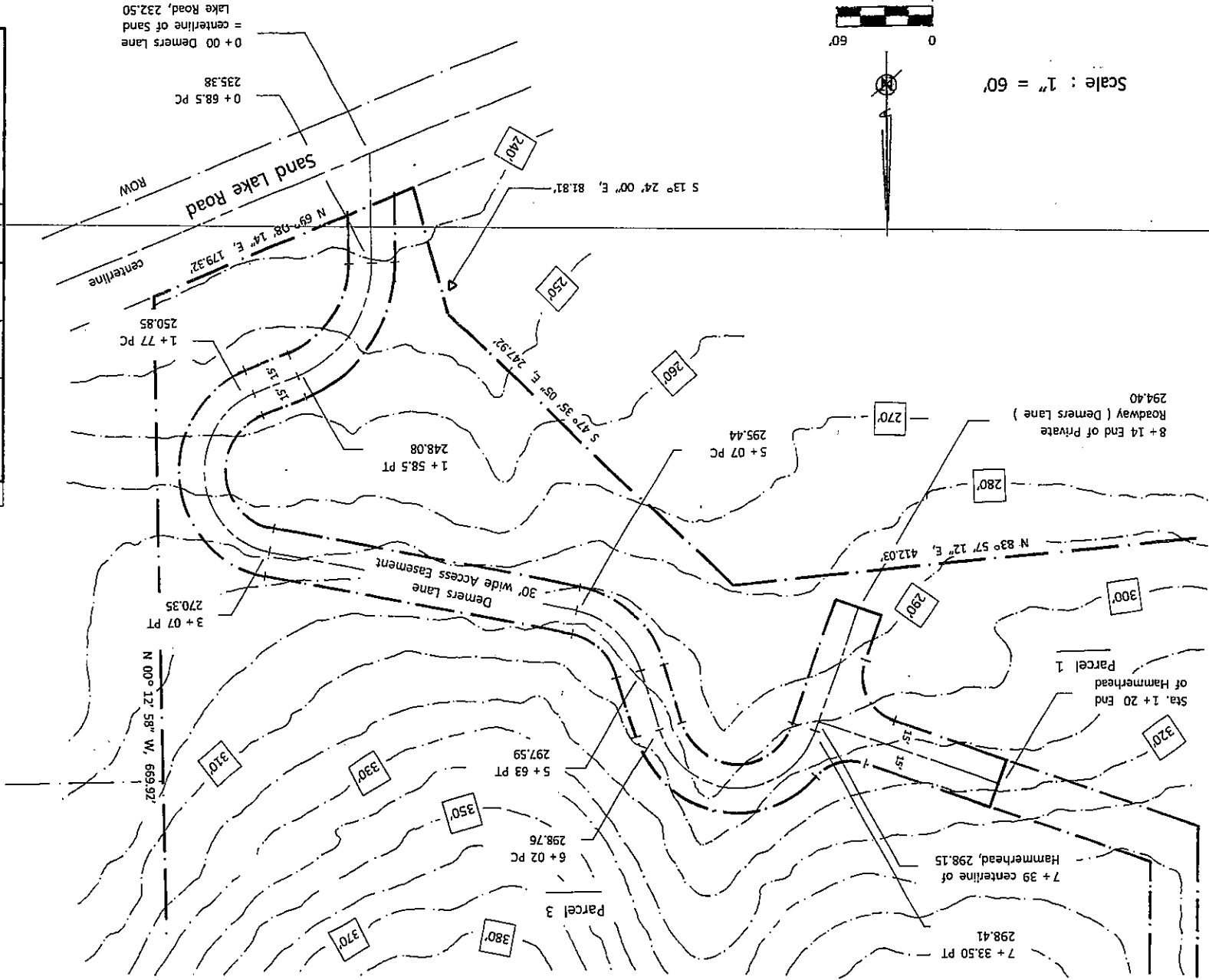


Scale : 1" = 100'



|   |  |  |
|---|--|--|
|  TECH. ENGINEERING<br>PO Box 80483<br>Portland, Oregon 97280<br>Phone (503) 819-6494 | Owner - Developer :  | Ard Services, LLC<br>PO Box 34<br>Veneta, Oregon 97487 |
|   | Project :  | Demers Ridge<br>Tillamook County, Oregon               |
|   | Sheet Title :  | Proposed Street Plan                                   |
|   | Drawn By : JDI<br>Checked By : TIA<br>Date : May, 2024<br>Project : ARD - 2024<br>Sheet 5 of 6 |  |

Note :  
 See Sheet 5A of 6 for  
 Typical Roadway Sections



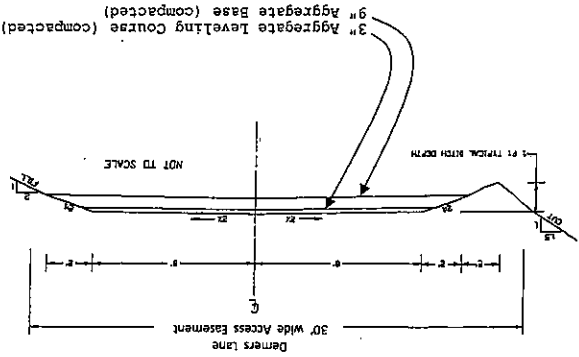
Scale : 1" = 60'

Typical Roadway Sections  
Not to Scale

EXHIBIT "B"

TILLAMOOK COUNTY ROAD IMPROVEMENT ORDINANCE

MINIMUM ROADWAY SECTION



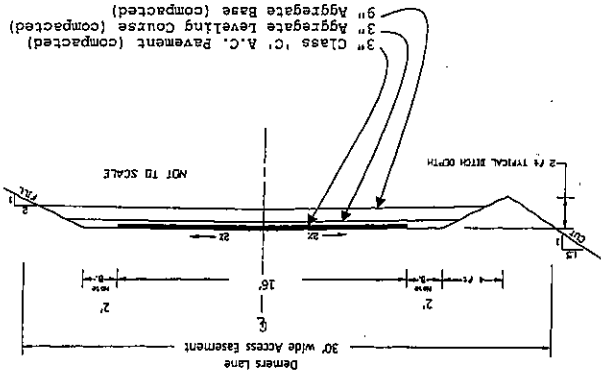
Notes:

- A. This minimum roadway section applies in accordance with Sections XI and XII of the Ordinance.
- B. Width of traveled way centered in the right of way.
- C. Aggregate and asphalt specifications in accordance with Materials Specifications as outlined in Section XI.

Minimum Roadway Section from  
Sta. 5 + 07 to Sta. 8 + 14, Plus  
Hammerhead Turnaround

TILLAMOOK COUNTY ROAD IMPROVEMENT ORDINANCE

STANDARD ROADWAY SECTION




Notes:


- A. Width of traveled way in accordance with AASHTO Manual centered in the right of way.
- B. Width of shoulders in accordance with AASHTO Manual.
- C. Build up shoulders to match pavement level & slope using aggregate leveling course.
- D. Materials Specifications in accordance with Aggregate and asphalt specifications in accordance with Section XII of the Ordinance for details. Additional improvement requirements shall be in conformance with AASHTO Manual.
- E. The County Engineer may require a higher standard. See Section XII of the Ordinance for details. Additional improvement requirements shall be in conformance with AASHTO Manual.
- F. Left Turn Pockets and Right Turn Tapers may be required based on traffic warrants.

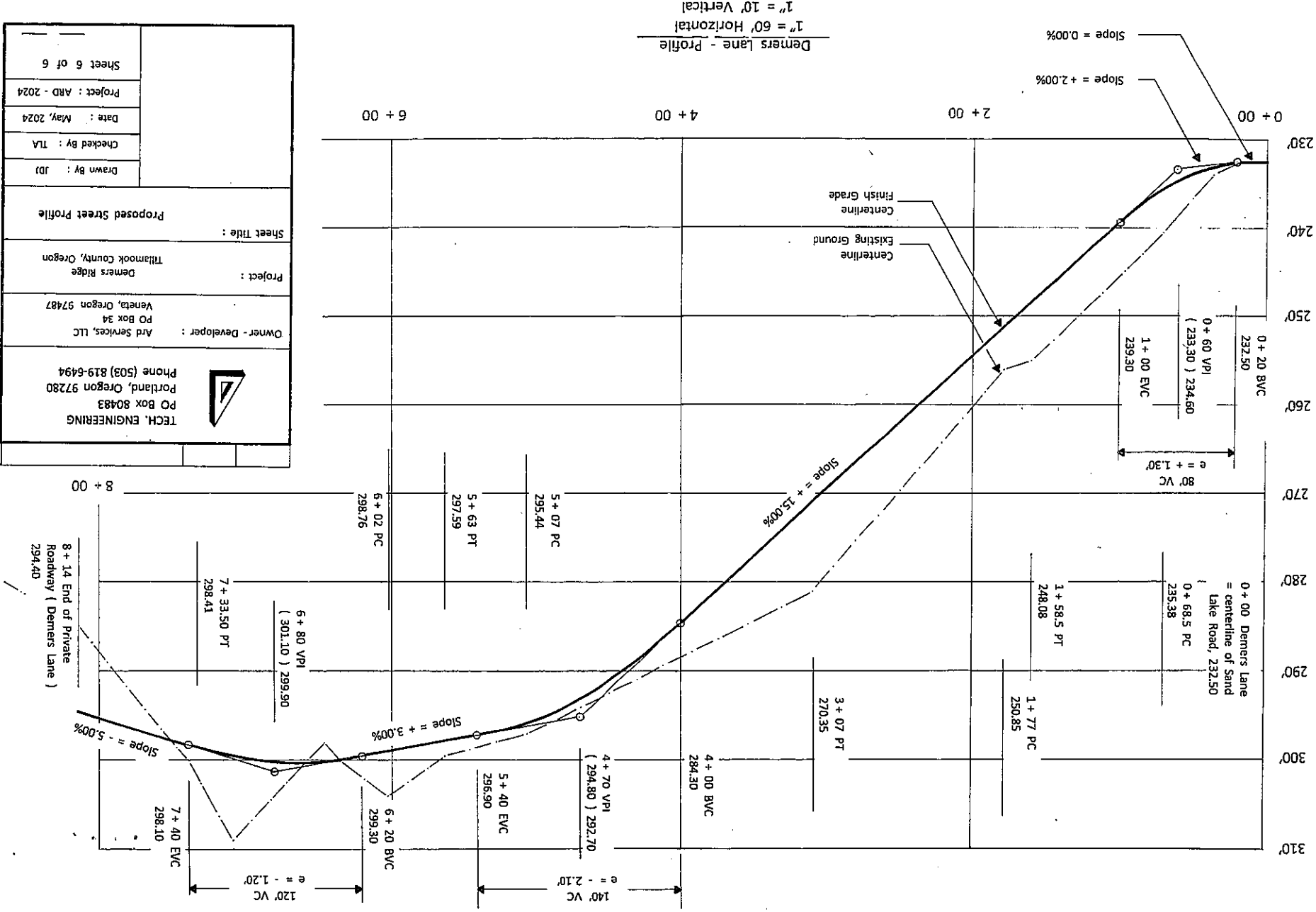
Minimum Roadway Section from  
Sta. 0 + 00 to Sta. 5 + 07

- A. Road Improvement Standard Roadway Section. The standard for road improvements in existing undeveloped roadway section found in Exhibit "A" is the basic county standard for road improvements in existing undeveloped public right of ways. The following notes apply:
  - 1. Average Daily Traffic (ADT) for design is to be determined based on anticipated future usage of the roadway based on the maximum density allowed by the zoning for residential developments the ADT is assumed to be 10 vehicles per day per residence.
  - 2. Additional improvement requirements shall be in conformance with AASHTO manual.

- 3. "Traveled way" shall be paved.
- 4. Left Turn Pockets and Right Turn Tapers may be required based on traffic warrants.
- 5. Minimum Roadway Section. The typical road section found in Exhibit "B" is the minimum improvement requirement. This minimum typical road section applies to road improvements when the future use of the improved portion of road will serve 1, 2, 3 or 4 lots. Any proposed road improvement greater than 1/2% grade shall require asphalt pavement. Any additional site department requirements shall take precedence over public works requirements.

|   |   |  |   |
|---|---|--|---|
|  <p>TECH, ENGINEERING<br/>PO Box 80483<br/>Portland, Oregon 97280<br/>Phone (503) 819-6494</p> | <p>Owner - Developer : Ard Services, LLC<br/>PO Box 34<br/>Veneta, Oregon 97487</p> | <p>Project : Demers Ridge<br/>Tillamook County, Oregon</p> | <p>Sheet Title : Typical Roadway Sections</p> |
|   | <p>Drawn By : JDI</p>   | <p>Checked By : TJA</p>                                    | <p>Date : May, 2024</p>                       |
|   | <p>Project : ARD - 2024</p>   | <p>Sheet SA of 6</p>                                       |   |
|   |   |  |   |

|  |                     |  |
|--|---------------------|--|
|  <p>TECH. ENGINEERING<br/>         PO Box 80483<br/>         Portland, Oregon 97280<br/>         Phone (503) 819-6494</p> | Owner - Developer : | Ard Services, LLC<br>PO Box 34<br>Veneta, Oregon 97487 |
|  | Project :           | Demers Ridge<br>Tillamook County, Oregon               |
|  | Sheet Title :       | Proposed Street Profile                                |
|  | Drawn By :          | JDJ  |
| Checked By :   | TJA                 |  |
| Date :   | May, 2024           |  |
| Project :  | ARD - 2024          |  |
| Sheet 6 of 6   |                     |  |



1510 Third St. Suite B  
Tillamook, Oregon 97141  
(503) 842-3408*Land of Cheese, Trees and Ocean Breeze*

## VERIFICATION OF WATER SOURCE WITHIN TILLAMOOK COUNTY

T0: TILLAMOOK COUNTY DCD, 1510-B THIRD ST, TILLAMOOK, OR 97141  
RE: WATER SOURCE REVIEW**This letter is valid for one (1) year from the date of issue.**

The water source identified below can be used under Oregon Water Law to supply the following lot(s) within Tillamook County:

Township: 03 Range: 10 West Section: 11 Tax Lot(s): #1207Situation address (if known): No address assignedAccording to records, the legal owner is/are: Ard Services LLCContact telephone number: (503) 819-6494 ( John )Water Source: Well will be placed for building permits a well(s) will be installed in the futureComments: The proposed MLP is attached to this application

Building permit applicants who will be using a private water source will be required to have District 1 Watermaster verify proof of a legal water source and sign below. An order adopted by the Tillamook County Board of Commissioners on September 1, 2009 states that a fee of \$75 shall be collected when a private water source verification is required. This fee is collected by Community Development.

Landowners are responsible for maintaining water sources, waterline easements, water rights, and wells. The information provided in this form does not guarantee that a water source will be available forever. Due to climatic conditions water sources can decline and wells can go dry. The information provided by the District 1 Watermaster is the result of a search of OWRD records and field inspections. Although a property may have water rights of record, if the water right has undergone five successive years of non-use it may be subject to cancellation under ORS 540.610. The official water right of record is kept in Salem at OWRD.

Building permit applicants who will be connecting to a local water district will be required to have the water district provider verify proof of service from the water district.

*Nikki Hendricks*Issue Date: 10-28-2024

Nikki Hendricks

Oregon Water resources Department (OWRD)

District 1 Watermaster

4000 Blimp Blvd Ste 400, Tillamook, OR 97141

Phone: (503) 815-1967 Email: [Nikki.M.Hendricks@water.oregon.gov](mailto:Nikki.M.Hendricks@water.oregon.gov)

\*\*\*\*\*FOR OFFICE USE ONLY\*\*\*\*\*

DATE: \_\_\_\_\_ RECEIVED BY: \_\_\_\_\_ FEE PAID: \$ \_\_\_\_\_ RECEIPT: \_\_\_\_\_





Ticor Title - Oregon  
802 Main Ave., Tillamook, OR 97141

## Preliminary Report

Ticor Title - Oregon  
802 Main Ave., Tillamook, OR 97141

File No.: 360422000132

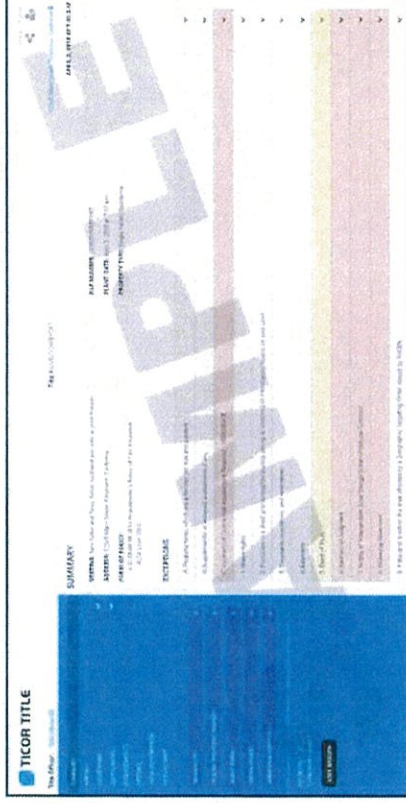
Property Address: Vacant Land on Sandlake Road, Cloverdale, OR 97112

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## PRELIMINARY REPORT

In response to the application for a policy of title insurance referenced herein Ticor Title Company of Oregon 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*





802 Main Ave., Tillamook, OR 97141  
(503)842-5533 FAX (855)394-1486

**PRELIMINARY REPORT**

**TITLE OFFICER:** Nathan Hobbs  
nathan.hobbs@titlegroup.fntg.com  
**ORDER NO.:** 360422000132  
**CUSTOMER NO.:** EU22-0044

**TO:** Cascade Escrow  
Julie Johnson  
811 Willamette Street  
Eugene, OR 97401  
**OWNER/SELLER:** Paul T. Parnell and Christina A. Romanik  
**BUYER/BORROWER:** ARD Services, LLC OR Assings  
**PROPERTY ADDRESS:** Vacant Land on Sandlake Road, Cloverdale, OR 97112

**EFFECTIVE DATE:** January 7, 2022, 08:00 AM

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

|                          | <u>AMOUNT</u> | <u>PREMIUM</u> |
|--------------------------|---------------|----------------|
| ALTA Owner's Policy 2006 | \$ 235,000.00 | \$ 788.00      |
| Owner's Standard         |               |                |
| Government Lien Search   |               | \$ 15.00       |

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

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

Paul T. Parnell and Christina A. Romanik, as tenants by the entirety

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

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

Order No.: 360422000132

## **EXHIBIT "A"**

### Legal Description

Parcel 2 of PARTITION PLAT NO. 1995-040, situated in the Northwest quarter of Section 11, Township 3 South, Range 10 West, Willamette Meridian, County of Tillamook, State of Oregon, recorded October 31, 1995 in Partition Plat Cabinet B454-1, Tillamook County Records.

**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. Rights of the public to any portion of the Land lying within the area commonly known as Sandlake Road.
7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  

|                 |  |
|-----------------|--|
| Granted to:     | Tillamook People's Utility District                            |
| Purpose:        | Public utilities   |
| Recording Date: | October 21, 1947   |
| Recording No:   | <a href="#">Book 109, page 14</a>                              |
| Affects:        | Reference is hereby made to said document for full particulars |
8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  

|                 |  |
|-----------------|--|
| Granted to:     | Tillamook People's Utility District                            |
| Purpose:        | Public utilities   |
| Recording Date: | September 22, 1970   |
| Recording No:   | <a href="#">Book 220, page 775</a>                             |
| Affects:        | Reference is hereby made to said document for full particulars |
9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  

|                 |  |
|-----------------|--|
| Granted to:     | Tillamook People's Utility District                            |
| Purpose:        | Public utilities   |
| Recording Date: | September 22, 1970   |
| Recording No:   | <a href="#">Book 220, page 776</a>                             |
| Affects:        | Reference is hereby made to said document for full particulars |

10. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Tillamook People's Utility District  
Purpose: Public utilities  
Recording Date: June 2, 1976  
Recording No: [Book 245, page 361](#)  
Affects: Reference is hereby made to said document for full particulars

11. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Tillamook County  
Purpose: Maintenance and utilities  
Recording Date: March 8, 2001  
Recording No: [Book 424, page 8](#)  
Affects: Reference is hereby made to said document for full particulars

12. Please be advised that our search did not disclose any open Deeds of Trust of record. If you should have knowledge of any outstanding obligation, please contact the Title Department immediately for further review prior to closing.

**ADDITIONAL REQUIREMENTS/NOTES:**

- A. Note: Property taxes for the fiscal year shown below are paid in full.

Fiscal Year: 2021/22  
Amount: \$628.37  
Levy Code: 0800  
[Account No.:](#) [397332](#)  
Map No.: 3S10 11 01207

Prior to close of escrow, please contact the Tax Collector's Office to confirm all amounts owing, including current fiscal year taxes, supplemental taxes, escaped assessments and any delinquencies.

- 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: ARD Services, LLC

D. 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.

Limited Liability Company: ARD Services, LLC

- a. A copy of its operating agreement, if any; and any and all amendments, supplements and/or modifications thereto, certified by the appropriate manager or member.
- b. If a domestic Limited Liability Company, a copy of its Articles of Organization and all amendment thereto with the appropriate filing stamps.
- c. If the Limited Liability Company is member-managed a full and complete current list of members certified by the appropriate manager or member.
- d. A current dated certificate of good standing from the proper governmental authority of the state in which the entity was created
- e. If less than all members, or managers, as appropriate, will be executing the closing documents, furnish evidence of the authority of those signing.

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

E. 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.

F. Note: There are NO conveyances affecting said Land recorded within 24 months of the date of this report.

G. 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.

H. 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.

- I. Recording Charge (Per Document) is the following:
- | County    | First Page | Each Additional Page |
|-----------|------------|----------------------|
| Tillamook | \$87.00    | \$5.00               |

Note: When possible the company will record electronically. An additional charge of \$5.00 applies to each document that is recorded electronically.

RECORDING CHARGES ARE SUBJECT TO CHANGE WITHOUT NOTICE.

ANY ADDITIONAL FEES CHARGED BY THE TILLAMOOK COUNTY RECORDING CLERK FOR NONCONFORMING DOCUMENTS WILL BE BILLED SEPARATE FROM THE ABOVE DESCRIBED RECORDING FEES.

DOCUMENTS IN WHICH REAL PROPERTY IS TRANSFERRED OR CONVEYED MUST HAVE NOTED ON SAID DOCUMENTS THE TILLAMOOK COUNTY ASSESSOR'S ACCOUNT NUMBER, I.D. NUMBER AND SITUS ADDRESS OF THE SUBJECT PROPERTY. FAILURE TO COMPLY WILL INCUR AN ADDITIONAL \$20.00 RECORDING FEE.

All recording packets for Tillamook County property should be sent to:

Ticor Title Company  
Attn: Recorder  
1433 SW 6th Ave.  
Portland, OR. 97201

- J. Note: This [map/plot](#) 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.

- K. Note: Effective January 1, 2008, Oregon law (ORS 314.258) mandates withholding of Oregon income taxes from sellers who do not continue to be Oregon residents or qualify for an exemption. Please contact your Escrow Closer for further information.

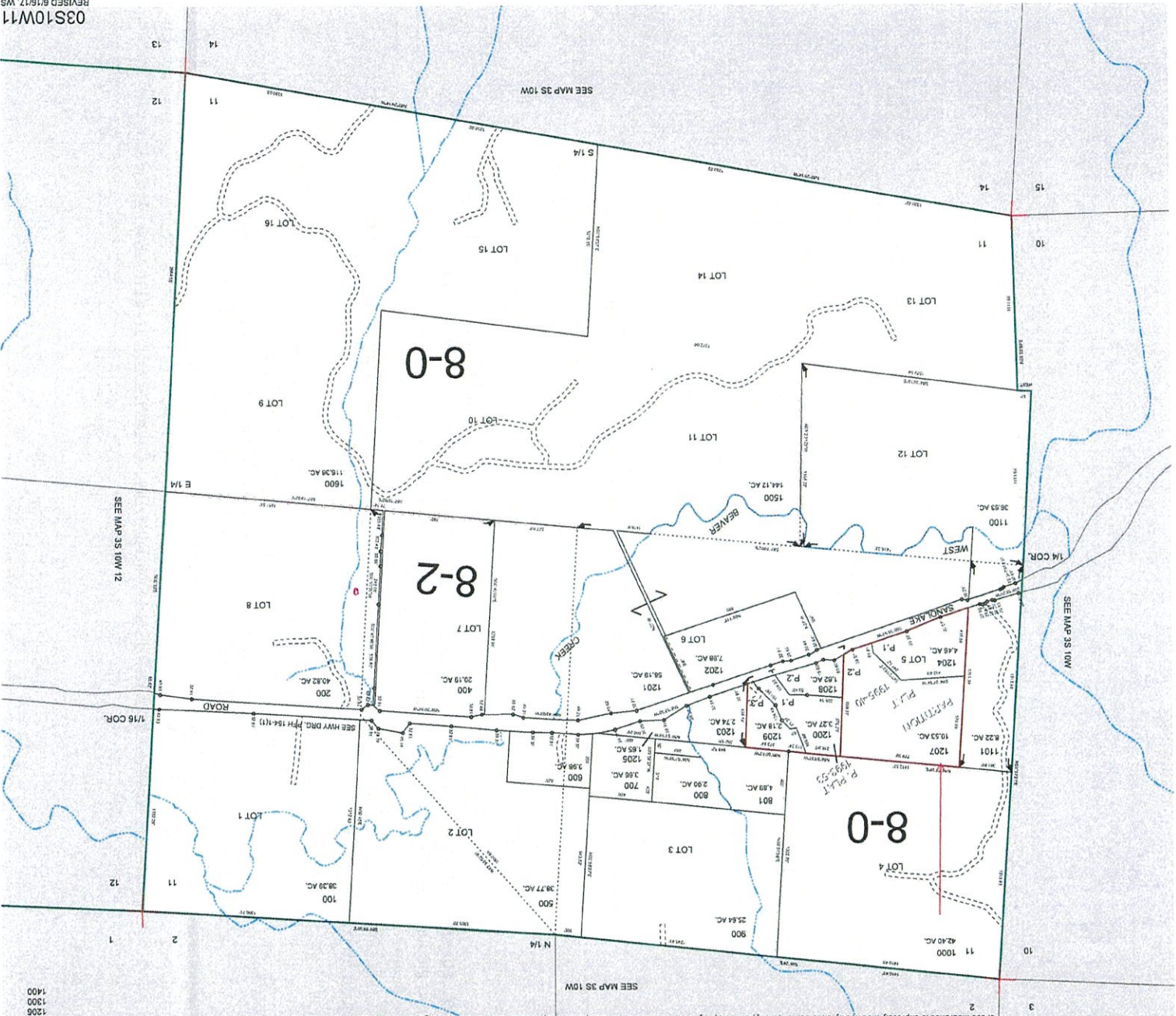
FOR ASSESSMENT AND TAXATION ONLY, NOT SUITABLE FOR LEGAL, ENGINEERING, OR SURVEY PURPOSES

SECTION 11 T.3S, R.10W, W.M.  
Tillamook County

03S10W11

This map is being furnished as 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 the insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage, or other matters shown thereon.  
1" = 400'

CANCELLED:  
300  
1200  
1500  
1400



03S10W11  
REVISED 6/18/17, WS

Order No.: 360422000132

L. NOTE: IMPORTANT INFORMATION REGARDING PROPERTY TAX PAYMENTS:

|  |                            |
|--|----------------------------|
| Fiscal Year:   | July 1st through June 30th |
| Taxes become a lien on real property, but are not yet payable:   | July 1st                   |
| Taxes become certified and payable (approximately on this date): | October 15th               |
| First one third payment of taxes is due:                         | November 15th              |
| Second one third payment of taxes is due:                        | February 15th              |
| Final payment of taxes is due:                                   | May 15th                   |

Discounts: If two thirds are paid by November 15th, a 2% discount will apply. If the full amount of the taxes are paid by November 15th, a 3% discount will apply.

Interest: Interest accrues as of the 15th of each month based on any amount that is unpaid by the due date. No interest is charged if the minimum amount is paid according to the above mentioned payment schedule.



**EXHIBIT ONE**  
**2006 AMERICAN LAND TITLE ASSOCIATION LOAN POLICY (06-17-06)**  
**EXCLUSIONS FROM COVERAGE**

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses that arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning) restricting, regulating, prohibiting or relating to:
    - (i) the occupancy, use, or enjoyment of the Land;
    - (ii) the character, dimensions or location of any improvement erected on the land;
    - (iii) the subdivision of land; or
    - (iv) environmental protection;or the effect of any violation of these laws, ordinances or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
  - (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
  3. Defects, liens, encumbrances, adverse claims, or other matters:
    - (a) created, suffered, assumed or agreed to by the Insured Claimant;
    - (b) not known to the Company, not recorded in the Public Records at Date of Policy, but known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage.

**SCHEDULE B - GENERAL EXCEPTIONS FROM COVERAGE**

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

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.
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.

**2006 AMERICAN LAND TITLE ASSOCIATION OWNERS POLICY (06-17-06)**  
**EXCLUSIONS FROM COVERAGE**

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses that arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning) restricting, regulating, prohibiting or relating to:
    - (i) the occupancy, use, or enjoyment of the Land;
    - (ii) the character, dimensions or location of any improvement erected on the land;
    - (iii) the subdivision of land; or
    - (iv) environmental protection;or the effect of any violation of these laws, ordinances or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
  - (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
  3. Defects, liens, encumbrances, adverse claims, or other matters:
    - (a) created, suffered, assumed or agreed to by the Insured Claimant;

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage.

**SCHEDULE B - GENERAL EXCEPTIONS FROM COVERAGE**

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

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.
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.

- (c) resulting in no loss or damage to the Insured Claimant;
- (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
- (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.

4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with the applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is:
  - (a) a fraudulent conveyance or fraudulent transfer, or
  - (b) a preferential transfer for any reason not stated in the Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage.

**SCHEDULE B - GENERAL EXCEPTIONS FROM COVERAGE**

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments or existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
5. Any lien for services, labor or material heretofore or hereafter furnished, or for contributions due to the State of Oregon for unemployment compensation or worker's compensation, imposed by law and not shown by the Public Records.

- (b) not known to the Company, not recorded in the Public Records at Date of Policy, but known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy.

- (c) resulting in no loss or damage to the Insured Claimant;
  - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
  - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is:
    - (a) a fraudulent conveyance or fraudulent transfer, or
    - (b) a preferential transfer for any reason not stated in the Covered Risk 9 of this policy.
  7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.



Inquire before you wire!

## WIRE FRAUD ALERT

This Notice is not intended to provide legal or professional advice.  
If you have any questions, please consult with a lawyer.

All parties to a real estate transaction are targets for wire fraud and many have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification. **If funds are to be wired in conjunction with this real estate transaction, we strongly recommend verbal verification of wire instructions through a known, trusted phone number prior to sending funds.**

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

- **NEVER RELY** on emails purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a transaction.
- **ALWAYS VERIFY** wire instructions, specifically the ABA routing number and account number, by calling the party who sent the instructions to you. **DO NOT** use the phone number provided in the email containing the instructions, use phone numbers you have called before or can otherwise verify. **Obtain the number of relevant parties to the transaction as soon as an escrow account is opened. DO NOT** send an email to verify as the email address may be incorrect or the email may be intercepted by the fraudster.
- **USE COMPLEX EMAIL PASSWORDS** that employ a combination of mixed case, numbers, and symbols. Make your passwords greater than eight (8) characters. Also, change your password often and do NOT reuse the same password for other online accounts.
- **USE MULTI-FACTOR AUTHENTICATION** for email accounts. Your email provider or IT staff may have specific instructions on how to implement this feature.

For more information on wire-fraud scams or to report an incident, please refer to the following links:

**Federal Bureau of Investigation:**  
<http://www.fbi.gov>

**Internet Crime Complaint Center:**  
<http://www.ic3.gov>

Wire Fraud Alert  
Original Effective Date: 5/11/2017  
Current Version Date:

5/11/2017

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360422000132 - WIRE0016 (DSI Rev. 12/07/17)

## FIDELITY NATIONAL FINANCIAL PRIVACY NOTICE

Effective January 1, 2021

Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, "FNF," "our," or "we") respect and are committed to protecting your privacy. This Privacy Notice explains how we collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of that information.

A limited number of FNF subsidiaries have their own privacy notices. If a subsidiary has its own privacy notice, the privacy notice will be available on the subsidiary's website and this Privacy Notice does not apply.

### Collection of Personal Information

FNF may collect the following categories of Personal Information:

- contact information (e.g., name, address, phone number, email address);
- demographic information (e.g., date of birth, gender, marital status);
- identity information (e.g. Social Security Number, driver's license, passport, or other government ID number);
- financial account information (e.g. loan or bank account information); and
- other personal information necessary to provide products or services to you.

We may collect Personal Information about you from:

- information we receive from you or your agent;
- information about your transactions with FNF, our affiliates, or others; and
- information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

### Collection of Browsing Information

FNF automatically collects the following types of Browsing Information when you access an FNF website, online service, or application (each an "FNF Website") from your Internet browser, computer, and/or device:

- Internet Protocol (IP) address and operating system;
- browser version, language, and type;
- domain name system requests; and
- browsing history on the FNF Website, such as date and time of your visit to the FNF Website and visits to the pages within the FNF Website.

Like most websites, our servers automatically log each visitor to the FNF Website and may collect the Browsing Information described above. We use Browsing Information for system administration, troubleshooting, fraud investigation, and to improve our websites. Browsing Information generally does not reveal anything personal about you, though if you have created a user account for an FNF Website and are logged into that account, the FNF Website may be able to link certain browsing activity to your user account.

### Other Online Specifics

Cookies. When you visit an FNF Website, a "cookie" may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive. Information gathered using cookies helps us improve your user experience. For example, a cookie can help the website load properly or can customize the display page based on your browser type and user preferences. You can choose whether or not to accept cookies by changing your Internet browser settings. Be aware that doing so may impair or limit some functionality of the FNF Website.

Web Beacons. We use web beacons to determine when and how many times a page has been viewed. This information is used to improve our websites.

Do Not Track. Currently our FNF Websites do not respond to "Do Not Track" features enabled through your browser.

Links to Other Sites. FNF Websites may contain links to unaffiliated third-party websites. FNF is not responsible for the privacy practices or content of those websites. We recommend that you read the privacy policy of every website you visit.

### Use of Personal Information

FNF uses Personal Information for three main purposes:

- To provide products and services to you or in connection with a transaction involving you.
- To improve our products and services.
- To communicate with you about our, our affiliates', and others' products and services, jointly or independently.

### When Information Is Disclosed

We may disclose your Personal Information and Browsing Information in the following circumstances:

- to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to nonaffiliated service providers who provide or perform services or functions on our behalf and who agree to use the information only to provide such services or functions;
- to nonaffiliated third party service providers with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you;
- to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or
- in the good-faith belief that such disclosure is necessary to comply with legal process or applicable laws, or to protect the rights, property, or safety of FNF, its customers, or the public.

The law does not require your prior authorization and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with nonaffiliated third parties, except as required or permitted by law. We may share your Personal Information with affiliates (other companies owned by FNF) to directly market to you. Please see "Choices with Your Information" to learn how to restrict that sharing.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of bankruptcy, reorganization, insolvency, receivership, or an assignment for the benefit of creditors. By submitting Personal Information and/or Browsing Information to FNF, you expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings.

### Security of Your Information

We maintain physical, electronic, and procedural safeguards to protect your Personal Information.

### Choices With Your Information

If you do not want FNF to share your information among our affiliates to directly market to you, you may send an "opt out" request as directed at the end of this Privacy Notice. We do not share your Personal Information with nonaffiliates for their use to direct market to you without your consent.

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you.

For California Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties, except as permitted by California law. For additional information about your California privacy rights, please visit the "California Privacy" link on our website (<https://fnf.com/pages/californiaprivacy.aspx>) or call (888) 413-1748.

**For Nevada Residents:** You may be placed on our internal Do Not Call List by calling (888) 934-3354 or by contacting us via the information set forth at the end of this Privacy Notice. Nevada law requires that we also provide you with the following contact information: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: BCPINFO@ag.state.nv.us.

**For Oregon Residents:** We will not share your Personal Information or Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes.

**For Vermont Residents:** We will not disclose information about your creditworthiness to our affiliates and will not disclose your personal information, financial information, credit report, or health information to nonaffiliated third parties to market to you, other than as permitted by Vermont law, unless you authorize us to make those disclosures.

#### **Information From Children**

The FNF Websites are not intended or designed to attract persons under the age of eighteen (18). We do not collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian.

#### **International Users**

FNF's headquarters is located within the United States. If you reside outside the United States and choose to provide Personal Information or Browsing Information to us, please note that we may transfer that information outside of your country of residence. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collection, transfer, and use of such information in accordance with this Privacy Notice.

#### **FNF Website Services for Mortgage Loans**

Certain FNF companies provide services to mortgage loan servicers, including hosting websites that collect customer information on behalf of mortgage loan servicers (the "Service Websites"). The Service Websites may contain links to both this Privacy Notice and the mortgage loan servicer or lender's privacy notice. The sections of this Privacy Notice titled When Information is Disclosed, Choices with Your Information, and Accessing and Correcting Information do not apply to the Service Websites. The mortgage loan servicer or lender's privacy notice governs use, disclosure, and access to your Personal Information. FNF does not share Personal Information collected through the Service Websites, except as required or authorized by contract with the mortgage loan servicer or lender, or as required by law or in the good-faith belief that such disclosure is necessary: to comply with a legal process or applicable law, to enforce this Privacy Notice, or to protect the rights, property, or safety of FNF or the public.

#### **Your Consent To This Privacy Notice; Notice Changes; Use of Comments or Feedback**

By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information in accordance with this Privacy Notice. We may change this Privacy Notice at any time. The Privacy Notice's effective date will show the last date changes were made. If you provide information to us following any change of the Privacy Notice, that signifies your assent to and acceptance of the changes to the Privacy Notice.

#### **Accessing and Correcting Information; Contact Us**

If you have questions, would like to correct your Personal Information, or want to opt-out of information sharing for affiliate marketing, visit FNF's [Opt Out Page](#) or contact us by phone at (888) 934-3354 or by mail to:

Fidelity National Financial, Inc.  
601 Riverside Avenue,  
Jacksonville, Florida 32204  
Attn: Chief Privacy Officer

July 22, 2024

RE: Incomplete application for a Partition Application # 851-24-000402-PLNG

To Whom It May Concern:

As indicated in the attached correspondence, your application has been deemed to be incomplete.

Please acknowledge, in writing, your intent to provide the material required to complete the application, as identified in the attached correspondence.

Tillamook County Department of Community Development  
Attn: Angela Rimoldi – Planning Permit Technician  
1510 B Third Street  
Tillamook, OR 97141

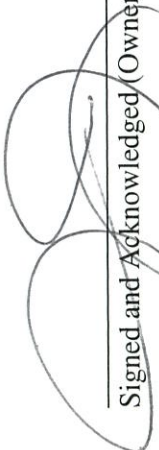
Or email: [angela.rimoldi@tillamookcounty.gov](mailto:angela.rimoldi@tillamookcounty.gov)

If you indicate your intent to complete the application, you will have 180 days from the date the application was originally submitted (**July 10, 2024**) to submit the required material. If you fail to submit the material within 180 days, your application will be deemed void. The case file regarding the application will then be closed.

If you do not return this acknowledgment, by the above date, such action will be considered to be a refusal to complete the application under the meaning accorded in ORS 215.428. Your application will then be processed based upon the information you have previously submitted. Note that failure to submit sufficient evidence or material to demonstrate compliance with the applicable criteria is grounds for denial of the application.

**ACKNOWLEDGMENT**

- I intend to provide the additional material identified in the attached correspondence from the Department of Community Development.
- I refuse to provide the additional material identified in the attached correspondence from the Department of Community Development.

  
\_\_\_\_\_  
Signed and Acknowledged (Owner and/or Applicant)

7-30-24  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Signed and Acknowledged (Owner and/or Applicant)

\_\_\_\_\_  
Date

