



**Oregon
Farm & Home**

★ B R O K E R S ★

3030 RIVER BEND ROAD

SALEM, OR

FARM | TIMBER | HOMES | RANCHES | LAND | LUXURY



INTRODUCTION

This 79.55-acre property, zoned Exclusive Farm Use (EFU), offers a rare mix of agricultural land, residential comfort, and commercial infrastructure. The land is currently in an oak reclamation process, with a DOGAMI permit in place and the option to fill in ponds as part of that process. A network of gravel roads and multiple outbuildings add to its utility. The 2,797 sq. ft. farmhouse features five bedrooms, two bathrooms, a finished attic, mud room, laundry with tub, dining room with breakfast bar and built-ins, and a daylight partially finished basement with canning room, wood storage, and central wood heating. Outdoor living is complemented by front and back wooden decks, and the home is supported by an elevation certificate, four septic systems, and three wells (one domestic, one unused, one abandoned).

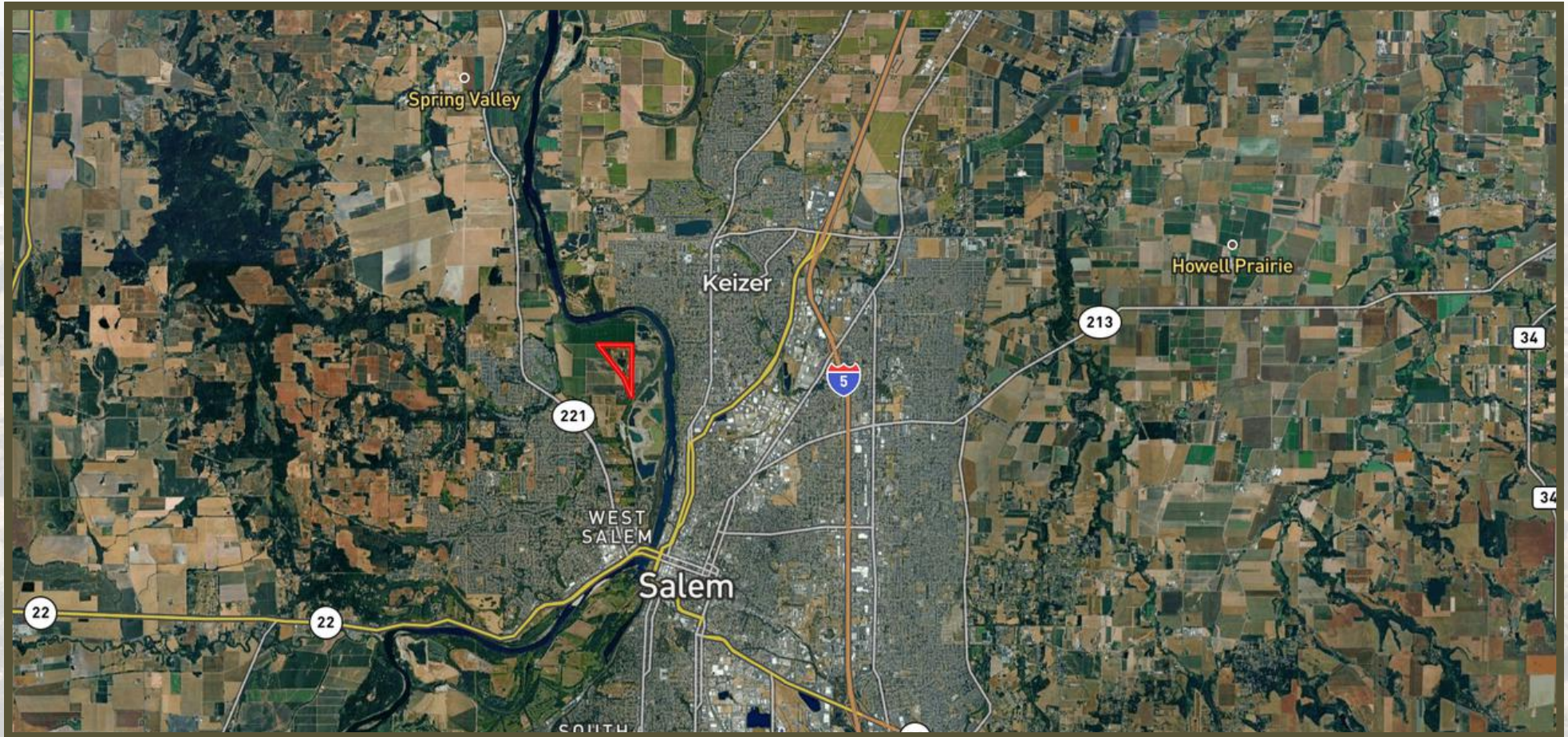
The property's outbuildings include a 1,600 sq. ft. truck shop with lean-to, hoists, mezzanine storage, and 3-phase 480V power, a 1,200 sq. ft. crusher shop with wood heater, compressor, and 480V power, and a 1,320 sq. ft. machine shed with 220V power. Concrete floors throughout support heavy equipment use. Formerly operated as John L. Fowler Crushing, a rock quarry, the site is equipped for industrial-level operations while retaining its agricultural zoning. This unique combination makes the property well-suited for farming, ranching, or business opportunities requiring robust infrastructure alongside expansive acreage.

***An oak restoration project is an effort to protect and restore Oregon's native oak woodlands and savannas, which are vital habitats for wildlife, help preserve biodiversity, and support healthy ecosystems, making them important for both conservation and long-term land stewardship.**

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LOCATION

This 79.55-acre property is uniquely positioned on the edge of West Salem, offering the best of both rural seclusion and urban convenience. Just minutes from West Salem which is equipped with stores, restaurants and other infrastructure. Set just outside the city limits, the land enjoys the privacy and open space of Exclusive Farm Use zoning while still being minutes from Salem's schools, shopping, and services. This balance makes it an ideal location for those who want the functionality of agricultural acreage without sacrificing access to city amenities. The property's location also allows for easy transportation of goods or equipment, with well-maintained gravel roads and major routes nearby like Hwy 221, 1 minute away, and 22, 5 minutes away.



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OPPORTUNITY

Owning this 79.55-acre property opens the door to a wide range of opportunities under Polk County's Exclusive Farm Use (EFU) zoning. EFU zoning is designed to protect agricultural land while allowing for farming, ranching, and resource-related uses, making this acreage well-suited for diverse agricultural ventures. With its mix of open ground, ponds, and oak reclamation in progress, the land provides a foundation for crop production, livestock operations, or specialty farming projects. The property's existing infrastructure, including multiple wells, septic systems and gravel roads, supports efficient agricultural use, while the farmhouse offers comfortable on-site living for owners or farm managers.

Beyond farming, the property's well-equipped workshops, 3-phase power, and history as a rock quarry provide unique value for operations that need both farmland and heavy-use infrastructure. EFU zoning in Polk County also supports certain accessory uses tied to agriculture, such as farm stands, processing, and related enterprises. This makes the property especially versatile for buyers seeking a blend of agricultural production, business potential, and rural living. With its size, location, and established improvements, this acreage stands out as a rare investment opportunity in a sought-after region of the Willamette Valley.



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LAND

79.55 Acres

- **Parcel ID 267472**
- **Zoned Exclusive Farm Use**
- **Gravel Roads**
- **DOGAMI Permit, See Below**
- **Property Is Currently In Oak Reclamation Process**
 - **Ponds Can Be Filled In As A Part of the Process**



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OUTBUILDINGS

Truck Shop

- 1600 SqFt
- with Lean To
- Concrete Floor
- 2 Hoists
- 3 Phase, 480V
- Mezzanine Storage
- Bathroom

Office

- 320 SqFt
- 2 Rooms
- Bathroom

Office

- 217 SqFt
- Bathroom

Crusher Shop

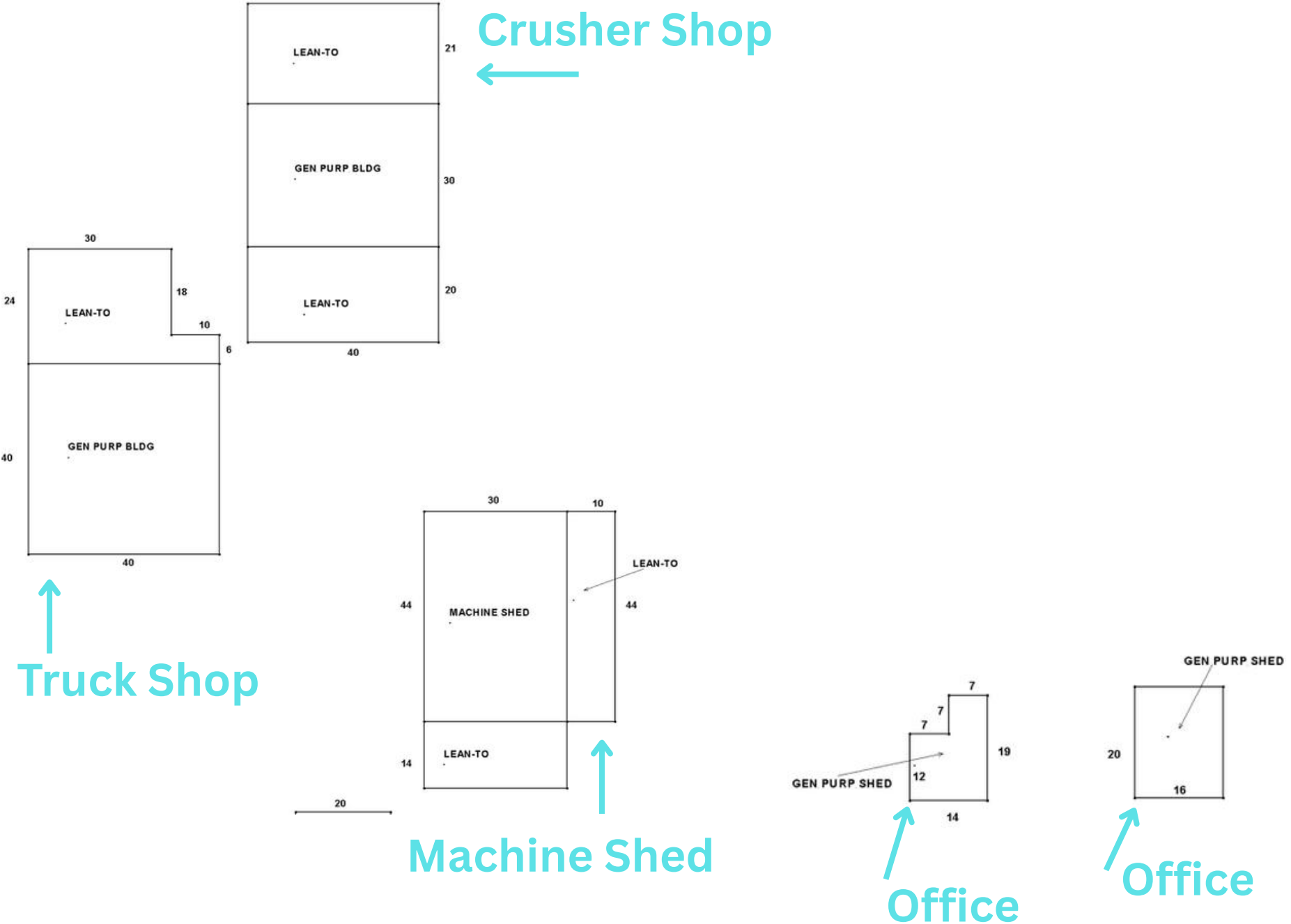
- 1200 SqFt
- with Lean To
- Concrete Floor
- 3 Phase/ 480V
- Wood Heater
- Compressor

Machine Shed

- 1320 SqFt
- with Lean To
- Concrete Floor
- 220V



OUTBUILDING DIAGRAM



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HOME

2797 SqFt

- **1.5 Stories**
 - **Finished Attic**
- **5 Bedrooms**
- **2 Bathrooms**
- **Laundry Room**
 - **with Laundry Tub**
- **Mud Room**
- **Dining Room**
 - **with Breakfast Bar**
 - **with Built Ins**
- **Daylight Partially Finished Basement**
 - **Central Wood Heating System**
 - **Wood Storage**
 - **Canning Room**
- **Front and Back Wooden Deck**



SYSTEMS

4 Septic Systems

- 1 Behind Home Serving the Home
- 1 For Small Office
- 1 For Manufactured Office
- 1 for Main Shop

3 Wells

- 1 Domestic Well
- 1 Not Used In Years, 6' Casing (By Dump Area)
- 1 Abandoned

SELLER PREFERRED TERMS

OREF Forms

Fidelity Title, Albany

3 Business Days Response for Offers

Sellers Name: John L Fowler Crushing LLC

All Personal Property to Be Removed Before Close of Escrow

Excluding: Double Oven, Refrigerator, Dishwasher, Microwave, 20.2 Cubic Ft

Upright Freezer conveyed at \$0 value

Negotiable Equipment: Shop/Yard Blue Pickup, Ford 555B Backhoe, John Deere 450C Dozer, Massey Ferguson 245 Farm Tractor with Brush Hog and Box Scraper, Residential John Deere LW Lawnmower and Sweeper

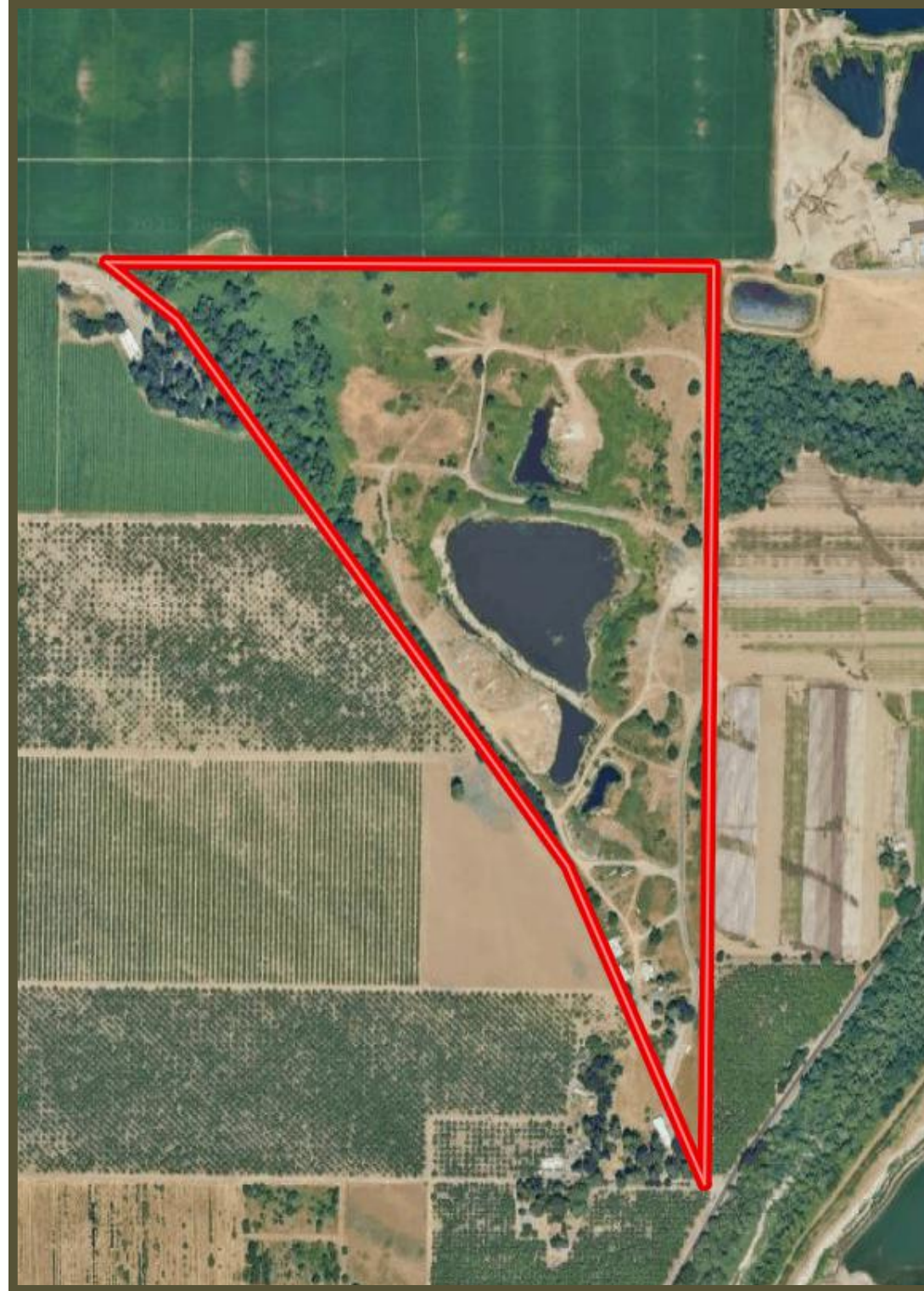
PROPERTY MAPS

MAPS PROVIDED VIA LANDID

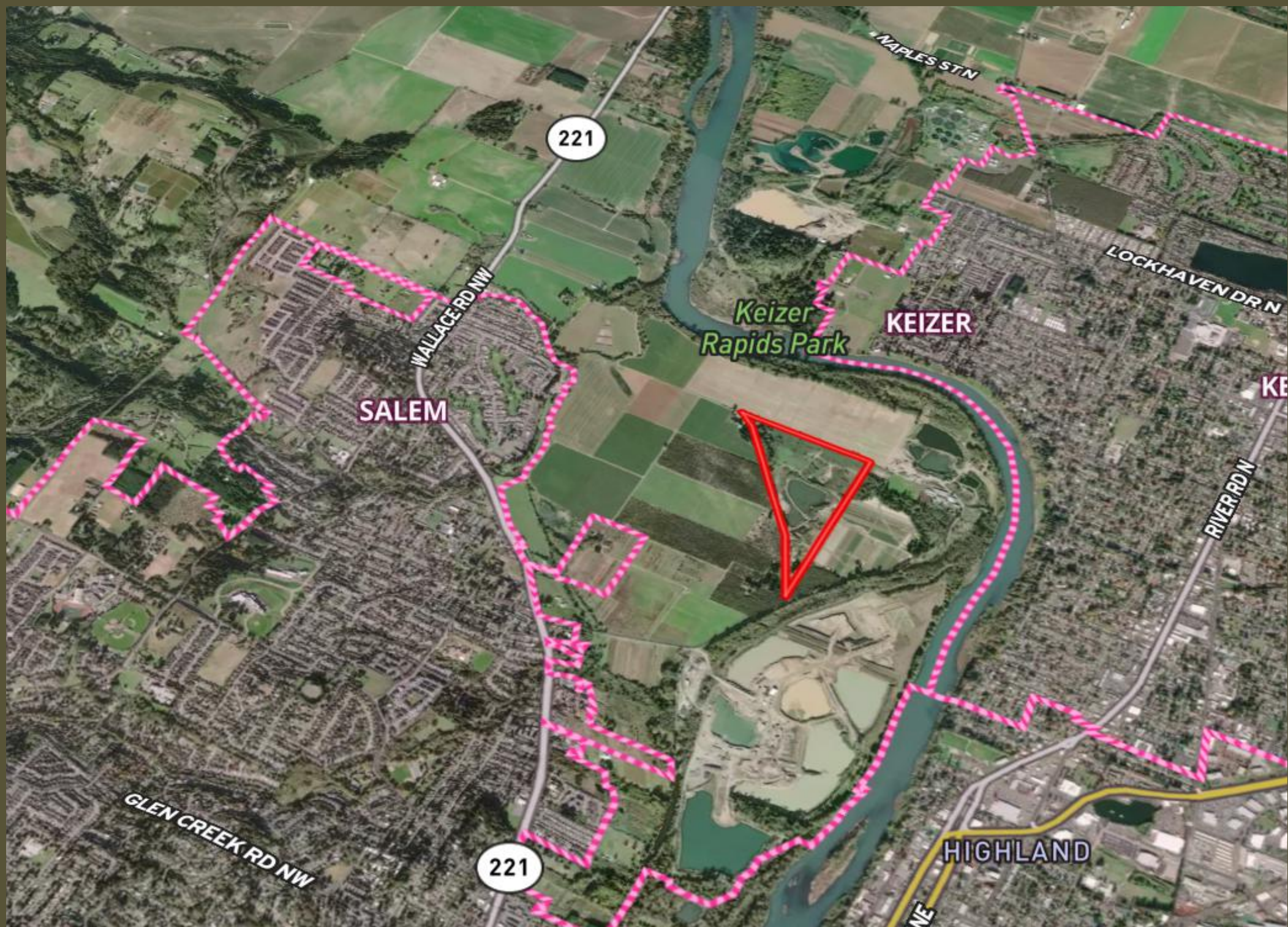
- *PROPERTY BOUNDARIES*
- *CITY LIMITS*
- *FEMA*



SCAN HERE
FOR
INTERACTIVE
MAP!



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Floodplain



Ae

Symbol



Ae- floodway

Zone subtype



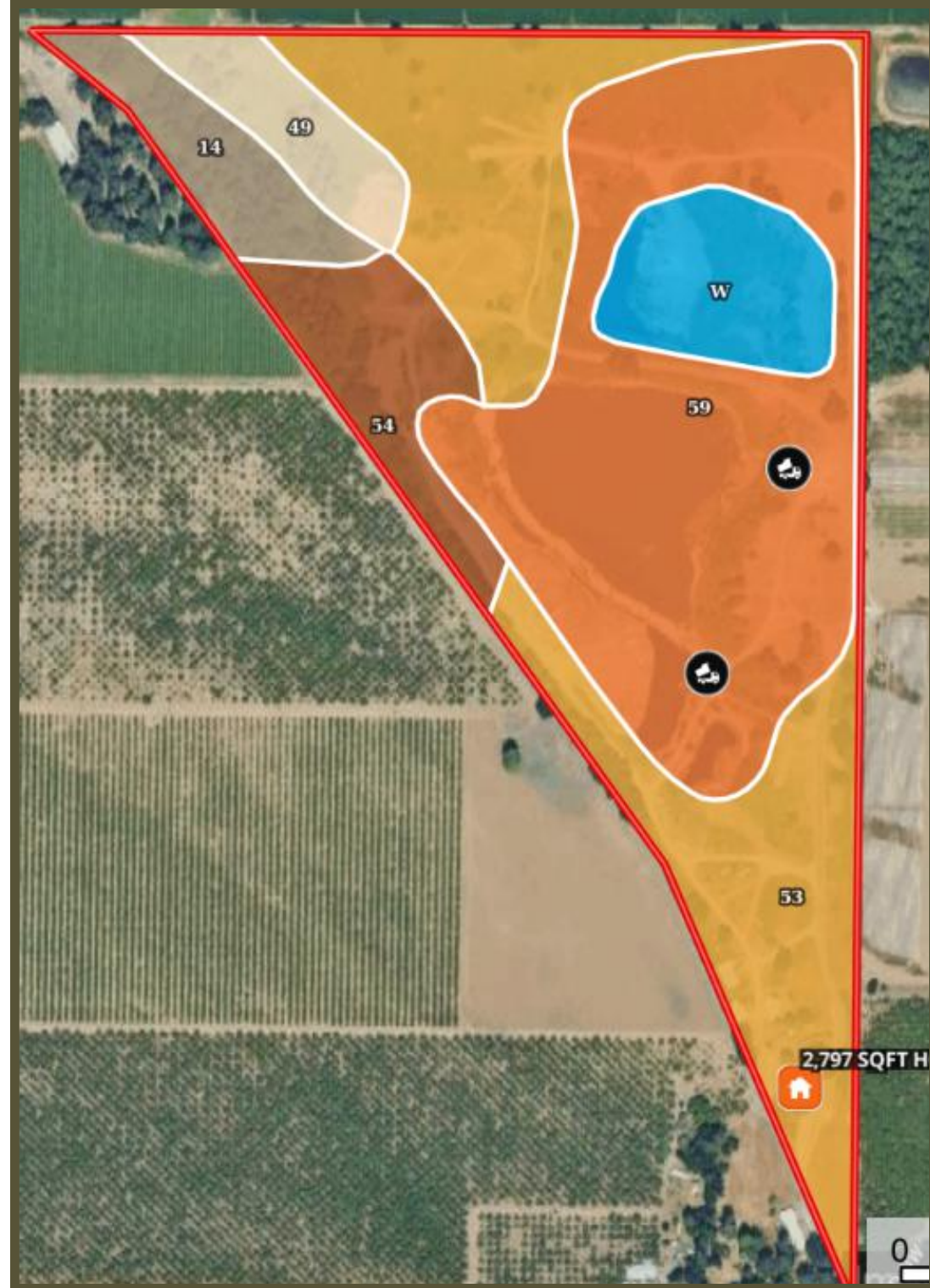
SOIL REPORT

SOIL REPORT PROVIDED BY LANDID

MAJORITY SOIL TYPES

- PITS/QUARRIES
- NEWBERG FINE SANDY LOAM

SOIL CODE	SOIL DESCRIPTION	ACRES
59	Pits, quarries	31.7
53	Newberg fine sandy loam	27.17
54	Newberg loam	6.14
W	Water	6.11
14	Chehalis silty clay loam, occasionally flooded	4.56
49	McBee silty clay loam	3.96



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WATER RIGHTS

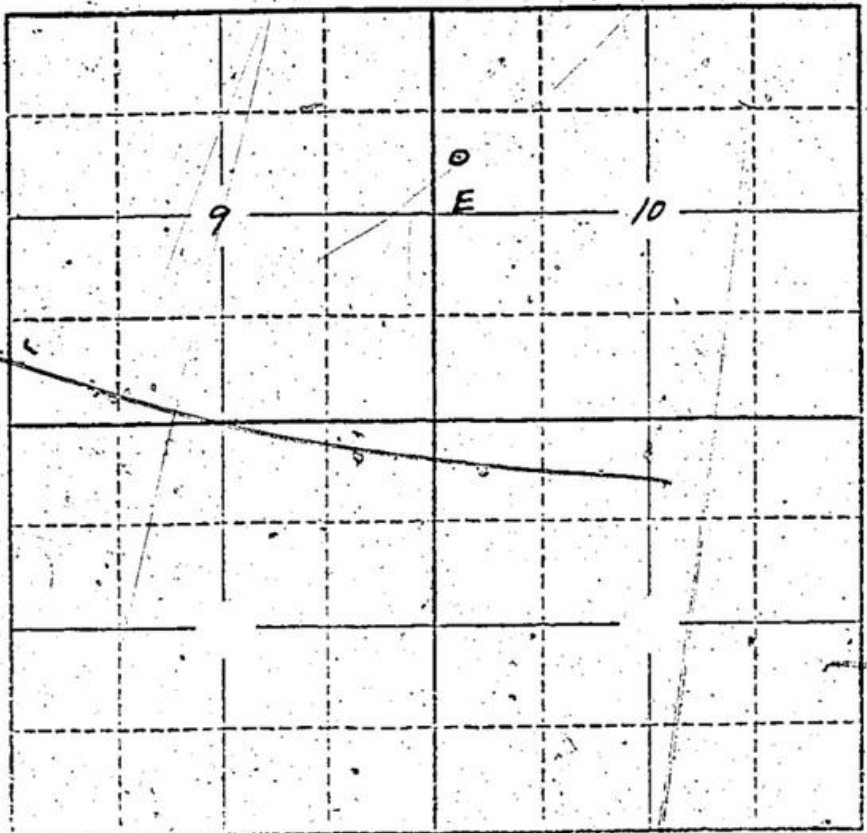
WATER RIGHTS PROVIDED BY OWRD

WATER RIGHTS SUMMARY

- 19.4 ACRES
- PRIORITY DATE 5/31/1945

Township 22 S Range 10 E W.M.

North



Locate well and acreage of irrigated land on plat:

Scale: 2" = 1 Mile

GON

Marion

Margaret Ischauner Louches, being first duly sworn, do hereby certify that the foregoing Registration Statement and that all of the items therein contained are true and correct to the best of her knowledge and belief.

Margaret Ischauner Louches
(Signature of Registrant)

and sworn to before me this 26th day of May

expires 12th June 1961

Wm. S. Bartholomew
(Notary Public)

Registration Statement

REGISTRATION NO. GR-1610

CERTIFICATE NO. GR-1562

OF CLAIMANT OF RIGHT TO APPROPRIATE GROUND WATER

(Under Chapter 703, Oregon Laws 1955.)

TO THE STATE ENGINEER OF OREGON:

I, Margaret Ischauer Loucks
of 3030 River Bend Rd. County of Polk
State of Oregon, do hereby make application for a certificate of registration as evidence
of a right to appropriate ground water.

1. Source from which water is withdrawn is Pump well
(Flowing well, pump well, infiltration trench, or tunnel)

2. Location is: 3 mile north of West Salem
(Approximate distance and direction from nearest city or town)

and is more particularly described as follows:

(a) 1930 feet S 7° E from NW corner of Sec. 10 T.7S R.3W
(Give distance and bearing to corner of section or other legal subdivision)

being within SW 1/4 of NW 1/4 of Sec. 10, Twp. 7S, Rge. 3W
(Smallest legal subdivision) (N. or S.) (E. or W.)

or (b) within limits of recorded platted property, town or city:

in Lot _____ Block _____ of _____
(Name of plat or addition)

County of Polk
(If within city or town, give name)

3. Construction Work was begun on May 1975; was completed on May 1975
(Date) (Date)

and the ground water claimed was first used for the purposes set out below on May 1975
(Date)

since which time the water has been used Continuously for irrigation
(Continuously or intermittently)

from May 1975 to July 1975
(Date) (Date)

4. Quantity of water claimed and used is 250 gallons per minute; 7 acre
feet per year.

5. Purpose or Purposes for which water is used Irrigation

(Domestic, irrigation, municipal, manufacturing, industrial, etc.)

6. Description of Well: Depth 27 feet, Type Drilled
(Dug or drilled)

diameter 8 inches. Elevation of ground at well site 171 feet, mean sea level.
(As near as known)

Depth to water table 15 feet.

7. Capacity of Well: 250 g.p.m. with 10 foot drawdown.

250 g.p.m. with 10 foot drawdown.

Date of test May 1975

If Flowing Well: Measured discharge _____ g.p.m. on _____
(Date)

Shut-in pressure at ground surface _____ lbs. per sq. in. on _____
(Date)

Water is controlled by _____
(Cap. valve, etc.)

8 inch diameter *Steelwell casing* from 0 to 37 feet
 inch diameter from to feet
 inch diameter from to feet
 inch diameter from to feet

Describe and show depth of shoe, plug, adapter, liner or other details: _____

6 ft perforated from to
(Number per foot and size of perforations, or describe screen)
from to
from to
from to
from to

[illegible]

If log of well is not available, give name and address of driller.

11. Infiltration Trench: Covered or open

Dimensions: Length ft. Minimum depth ft. Maximum depth ft.

Bottom width ft. Discharge g.p.m. Date of test

12. Tunnel: Type of lining
-

Dimensions: _____
(Length, course, and cross sectional size)

Position of water bearing stratum with reference to portal of tunnel

Log of funnel: (Preceding table for log of well may be used, if desired. Give footage from portal and character of materials, as pertinent.)

- ### 13. Pumping Equipment:

(a) Pump 1 airbanker Centrifugal Capacity 250 g.p.m.
(Make, type and size)

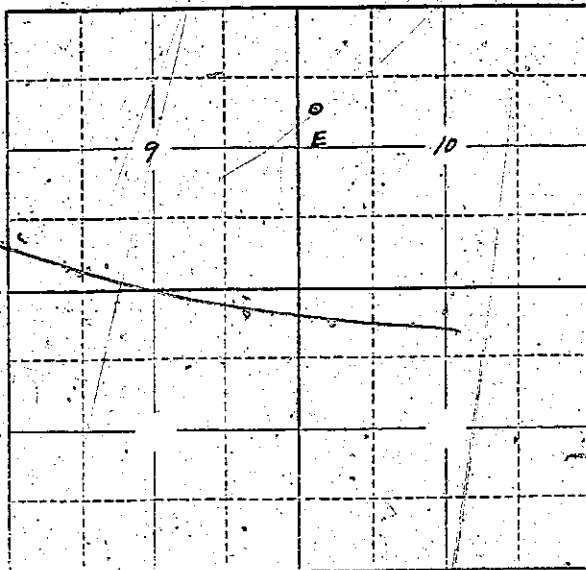
(b) Motor 20 hp, 37 340 Met
(Type and horsepower)

14. Location of area irrigated or to be irrigated, or place of use if for purposes other than irrigation.

[illegible]

15. If the ground water supply is supplemental to an existing water supply, identification of any application for a permit, permit, certificate or adjudicated right to appropriate water made or held by the registrant.

Township 7S Range 3W, W.M.
North



Locate well and acreage of irrigated land on plat.
Scale: 2" = 1 Mile

STATE OF OREGON

County of

Marion

ss.

I, Margaret Ischauner Loucks, being first duly sworn, do hereby certify that I have read the foregoing Registration Statement and that all of the items therein contained are true to the best of my knowledge and belief.

Margaret Ischauner Loucks
(Signature of Registrant)

Subscribed and sworn to before me this 26th day of May, 1958

My commission expires

12th June 1961

Wm. J. Bartholomew
(Notary Public)

(SEAL)

CERTIFICATE OF REGISTRATION

STATE OF OREGON

County of Marion

ss.

This is to certify that the foregoing Registration Statement was received in the office of the State Engineer on the 26th day of May, 1958, at 12⁰⁰ o'clock A. M. and has been duly recorded in said office in Book No. 7 of Registration Statements on page GR-1562

Witness my hand this 1st day of December, 1958

Lewis A. B. [Signature]
(State Engineer)

By

(Deputy)

GR-1562

\$15.00

DOGAMI PERMIT

DOGAMI PERMIT PROVIDED BY SELLERS

A DOGAMI permit refers to approvals issued by the Oregon Department of Geology and Mineral Industries (DOGAMI), typically related to activities such as surface mining, gravel extraction, or other earth-moving operations that impact Oregon's geology and natural resources. These permits are valuable because they ensure that excavation, mining, or development projects are done safely, responsibly, and in compliance with state regulations. They help protect groundwater, soils, slopes, and surrounding ecosystems, while also safeguarding landowners and developers from liability or regulatory issues. For property owners in Oregon, having or being able to obtain a DOGAMI permit can add value by confirming that the site can legally support certain resource uses (like mining or aggregate sales), potentially increasing income potential and making the land more attractive to buyers or investors.

Hello everyone,

Thank you for a productive meeting yesterday. Below is a summary of the topics we discussed. In attendance were Donnel Fowler and Dave Williams (John Fowler Trucking, LLC) as well as Cari Buchner and Melissa Carley DOGAMI. The primary purpose of this meeting was to discuss the possible paths forward for the Fowler Pit in Polk County.

We discussed multiple paths forward for the site including:

- **Submittal of revised Limited Exemption Closure Plan (LECP) to allow ponds to remain after closure.**
 - The site can proceed with any other remaining reclamation needing completion in the operating permit area once the updated LECP has been received and approved by DOGAMI. The Limited exemption area will still require stabilization of any slopes and revegetation to prevent erosion.
 - Once reclamation has been completed the request for closure can be submitted to DOGAMI.
- **The site stays with the current permittee and pays the property and continue reclaiming to farmland.**
 - Reclamation would continue and the site would submit the request for closure once all reclamation obligations in the operating permit area have been met and stabilization of slopes and revegetation to prevent erosion in the limited exemption area has been completed.
 - The two parties would need to work together to keep paying the annual renewal fee during reclamation of the site.
 - Once the reclamation has been completed the request for closure can be submitted to DOGAMI.
- **Transfer of the operating permit to**
The minimum requirements for a Transfer are as follows:
 - 1) A completed and signed transfer application form Transfer Application and checklist
 - 2) Application fee of \$2,000.
 - 3) Proof of land Ownership. DOGAMI requests this information in the form of TRIOs or listing packets, which can be acquired from any title company serving your county.
 - 4) A Site Plan Map or a Permit Boundary Survey Map will need to be submitted with your application.
 - 5) Acknowledgement and accept existing Operating permit conditions

- by signing and dating
- 6) Acknowledgement and accept existing Operating and Reclamation Plan by signing and dating
 - 7) Acknowledgement and accept existing Limited Exemption Closure Plan (LECP) by signing and dating.
 - 8) Be registered to operate a business in Oregon if the applicant is a business.

The annual renewal must be paid throughout the transfer process.

The transfer process follows these steps:

1. Application submitted to DOGAMI.
2. DOGAMI performs the initial intake process and submission review.
3. DOGAMI sends the permittee an acknowledgement letter noting what was received and requesting any missing documentation.
4. If the site does not already have one, DOGAMI performs a comprehensive file review and creates a comprehensive file review report (sent to the permittee upon completion).
5. DOGAMI performs a technical review of the application and issues a deficiency letter as needed.
6. DOGAMI performs an inspection of the site.
 - a. The reclamation security for the site will be reevaluated and an inspection report will be sent to the permittee following the inspection.
7. Once all outstanding concerns and requirements have been addressed and the reclamation security is received, the permit is issued.

Based on the number of submitted applications and technical staff the process timeline is between 9-12 months from when the application is assigned to a technical lead..

If you have any further questions, please feel free to call me or send an email.
Have a lovely weekend. Cheers!

Melissa Carley GIT (she/her)

Aggregate Permitting Reclamationist

Oregon Department of Geology and Mineral Industries - MLRR

229 Broadalbin St SW, Albany, Oregon 97321

Phone: (541) 520-8333 | e-mail: melissa.carley@dogami.oregon.gov |

www.oregon.gov/dogami

John Fowler Trucking LLC

Limited Exemption Closure Plan

RECEIVED
MLRR
NOV - 9 2015

November 9, 2015
Fowler Pit
DOGAMI #27-0010

Site Conditions and Commodity

John Fowler Trucking LLC maintains a DOGAMI Operating Permit for surface mine operations at this site. Approximately 41.2 acres have been identified as exempt from reclamation plans and security and are shown on the enclosed aerial photo. The site topography and exempt area are shown on the enclosed topographic map.

The majority of the excavation area is situated on what was originally a flat Willamette Valley floodplain. Elevations vary less than 40 feet across the site, with the highest elevation being around the perimeter.

The post mining beneficial land use plan for the Operating Permit area is stated as "other", however the land use is EFU and the property will likely be returned to natural habitat. Sand and Gravel are the primary commodity at this material source and primary uses include construction fill, concrete aggregate, and base rock aggregate. All areas of mining related disturbance located outside of the exemption area will be reclaimed as per the Operating Permit Reclamation Plan.

Stormwater

There are no off-site stormwater discharges at this site. Stormwater within the entire site including the exempt area is managed through infiltration via the sand and gravel deposit. Additional stormwater controls include sloping, retention berms, low lying areas, and vegetation. As shown on the attached Closure Plan map, stormwater controls located at the site will be left in place to become more vegetated and stormwater will continue to be contained onsite.

There are no springs or wetlands located within the exempt area.

Stabilization and Sediment Control

Of the 41.2 exempt acres, approximately 12 acres have been allowed to revegetate naturally, approximately 3 acres located within the eastern portion of the exempt area have been developed as a process/stockpiling location, 2.5 acres are in use as a residence, shop, and equipment storage, and 22 acres are open water currently being filled for reclamation. The remaining limited exempt area (approximately 2 acres) continues to be mined utilizing a dragline extracting material via the center pond road. Final excavation slopes will likely remain at the existing sloping configuration of approximately 1.5H:1V or steeper. The goal is to fill in the ponds.

The majority of soil and overburden was historically stripped from the Limited Exempt area and has either been sold or utilized in the construction of retention berms. Access roads and the working floors have been graveled to reduce erosion and sediment generation.

No seeding or mulching is planned for the site. The exempt area will be allowed to revegetate naturally, functioning to stabilize slopes, minimize erosion, and filter stormwater runoff. Vegetation will likely consist of a combination of grasses, shrubs, and trees.

Equipment and Stockpiles

Equipment is located on site and includes a dragline, dozers, loaders, and a crusher/screener. Diesel fuel and other petroleum products used in association with heavy machinery are located on-site as needed and stored with the other equipment in the southern portion of the site. All mining related equipment including the heavy equipment, fuel, and oil will be removed from the site once mining operations are complete.

Processed material is generally stockpiled within the designated stockpiling area located along the eastern portion of the site. Any and all stockpiles within the exempt area will be sold, removed, or graded to blend in with the surrounding topography.

No off site impacts from erosion or sedimentation will occur.

Signature:

Date: 9 Nov 2015

ELEVATION CERT

ELEVATION CERTIFICATE PERFORMED BY UDELL

*** The house doesn't qualify for removal from the floodplain through the LOMA process**

U.S. DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency
National Flood Insurance Program

OMB Control No. 1660-0008
Expiration Date: 06/30/2026

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A – PROPERTY INFORMATION		FOR INSURANCE COMPANY USE
A1. Building Owner's Name: <u>John L. Fowler Crushing, LLC</u>		Policy Number: _____
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: <u>3030 Riverbend Rd NW</u>		Company NAIC Number: _____
City: <u>Salem</u> State: <u>OR</u> ZIP Code: <u>97304</u>		
A3. Property Description (e.g., Lot and Block Numbers or Legal Description) and/or Tax Parcel Number: <u>Polk County tax lot 200, map 7S03W10</u>		
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.): <u>Residential</u>		
A5. Latitude/Longitude: Lat. <u>44.97676256°</u> Long. <u>-123.04854425°</u> Horizontal Datum: ☐ NAD 1927 ☐ NAD 1983 ☒ WGS 84		
A6. Attach at least two and when possible four clear photographs (one for each side) of the building (see Form pages 7 and 8).		
A7. Building Diagram Number: <u>7</u>		
A8. For a building with a crawlspace or enclosure(s):		
a) Square footage of crawlspace or enclosure(s): <u>2,056.00</u> sq. ft.		
b) Is there at least one permanent flood opening on two different sides of each enclosed area? ☒ Yes ☐ No ☐ N/A		
c) Enter number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade: Non-engineered flood openings: <u>8</u> Engineered flood openings: <u>0</u>		
d) Total net open area of non-engineered flood openings in A8.c: <u>928.00</u> sq. in.		
e) Total rated area of engineered flood openings in A8.c (attach documentation – see Instructions): <u>0.00</u> sq. ft.		
f) Sum of A8.d and A8.e rated area (if applicable – see Instructions): <u>N/A</u> sq. ft.		
A9. For a building with an attached garage:		
a) Square footage of attached garage: <u>N/A</u> sq. ft.		
b) Is there at least one permanent flood opening on two different sides of the attached garage? ☐ Yes ☐ No ☒ N/A		
c) Enter number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade: Non-engineered flood openings: <u>N/A</u> Engineered flood openings: <u>N/A</u>		
d) Total net open area of non-engineered flood openings in A9.c: <u>N/A</u> sq. in.		
e) Total rated area of engineered flood openings in A9.c (attach documentation – see Instructions): <u>N/A</u> sq. ft.		
f) Sum of A9.d and A9.e rated area (if applicable – see Instructions): <u>N/A</u> sq. ft.		
SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION		
B1.a. NFIP Community Name: <u>Polk County Unincorporated Area</u>		B1.b. NFIP Community Identification Number: <u>410186</u>
B2. County Name: <u>Polk</u>	B3. State: <u>OR</u>	B4. Map/Panel No.: <u>4101860281</u> B5. Suffix: <u>F</u>
B6. FIRM Index Date: <u>04/05/1988</u>		B7. FIRM Panel Effective/Revised Date: <u>12/19/2006</u>
B8. Flood Zone(s): <u>AE</u>		B9. Base Flood Elevation(s) (BFE) (Zone AO, use Base Flood Depth): <u>140.21</u>
B10. Indicate the source of the BFE data or Base Flood Depth entered in Item B9: ☒ FIS ☐ FIRM ☐ Community Determined ☐ Other: <u>FIS 41053CV000A</u>		
B11. Indicate elevation datum used for BFE in Item B9: ☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source: _____		
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☒ No Designation Date: _____ ☐ CBRS ☐ OPA		
B13. Is the building located seaward of the Limit of Moderate Wave Action (LiMWA)? ☐ Yes ☒ No		

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 3030 Riverbend Rd NW	FOR INSURANCE COMPANY USE
City: <u>Salem</u> State: <u>OR</u> ZIP Code: <u>97304</u>	Policy Number: _____
	Company NAIC Number: _____

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☒ Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, AO, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO, A99. Complete Items C2.a–h below according to the Building Diagram specified in Item A7. In Puerto Rico only, enter meters.
Benchmark Utilized: RTK WITH OPUS OBS. ON SITE Vertical Datum: NAVD 88

Indicate elevation datum used for the elevations in items a) through h) below.
☐ NGVD 1929 ☒ NAVD 1988 ☐ Other: _____

Datum used for building elevations must be the same as that used for the BFE. Conversion factor used? ☐ Yes ☒ No
If Yes, describe the source of the conversion factor in the Section D Comments area.

Check the measurement used:

a) Top of bottom floor (including basement, crawlspace, or enclosure floor):	<u>136.73</u>	☒ feet ☐ meters
b) Top of the next higher floor (see Instructions):	<u>142.97</u>	☒ feet ☐ meters
c) Bottom of the lowest horizontal structural member (see Instructions):	<u>N/A</u>	☐ feet ☐ meters
d) Attached garage (top of slab):	<u>N/A</u>	☐ feet ☐ meters
e) Lowest elevation of Machinery and Equipment (M&E) servicing the building (describe type of M&E and location in Section D Comments area):	<u>141.07</u>	☒ feet ☐ meters
f) Lowest Adjacent Grade (LAG) next to building: ☒ Natural ☐ Finished	<u>135.84</u>	☒ feet ☐ meters
g) Highest Adjacent Grade (HAG) next to building: ☒ Natural ☐ Finished	<u>140.57</u>	☒ feet ☐ meters
h) Finished LAG at lowest elevation of attached deck or stairs, including structural support:	<u>139.36</u>	☒ feet ☐ meters

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by state law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No

☐ Check here if attachments and describe in the Comments area.

Certifier's Name: Kyle W. Latimer License Number: 80442

Title: Land Surveyor

Company Name: Udell Engineering and Land Surveying, LLC

Address: 63 E Ash Street

City: Lebanon State: OR ZIP Code: 97355

Signature: Kyle W. Latimer Date: 9/30/2025

Telephone: (541) 451-5125 Ext.: _____ Email: kyle@udelleng.com

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including source of conversion factor in C2; type of equipment and location per C2.e; and description of any attachments):
Lowest M&E is an electrical meter near the North face of the residence. RTK observation tied near driveway of current residence with a rapid static OPUS observation to verify RTK accuracy. This residence contains a walkout level (which resides under a portion of the residence) with a crawlspace under the rest (accessible via the walkout level). Crawlspace is 1340 sqft at 139.74' observed from within the walkout level. The walkout level is 716 sqft, 665 sqft of which is at 135.74', while 51 sqft is at 136.89' (on a raised slab).

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JUNE 12, 2013
KYLE W. LATIMER
80442

EXPIRES: 12-31-2026

Place Seal Here

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:
3030 Riverbend Rd NW

City: Salem State: OR ZIP Code: 97304

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

SECTION E – BUILDING MEASUREMENT INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO, ZONE AR/AO, AND ZONE A (WITHOUT BFE)

For Zones AO, AR/AO, and A (without BFE), complete Items E1–E5. For Items E1–E4, use natural grade, if available. If the Certificate is intended to support a Letter of Map Change request, complete Sections A, B, and C. Check the measurement used. In Puerto Rico only, enter meters.

Building measurements are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☐ Finished Construction

*A new Elevation Certificate will be required when construction of the building is complete.

E1. Provide measurements (C.2.a in applicable Building Diagram) for the following and check the appropriate boxes to show whether the measurement is above or below the natural HAG and the LAG.

a) Top of bottom floor (including basement, crawlspace, or enclosure) is: _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

b) Top of bottom floor (including basement, crawlspace, or enclosure) is: _____ ☐ feet ☐ meters ☐ above or ☐ below the LAG.

E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (C2.b in applicable Building Diagram) of the building is: _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E3. Attached garage (top of slab) is: _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E4. Top of platform of machinery and/or equipment servicing the building is: _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown The local official must certify this information in Section G.

SECTION F – PROPERTY OWNER (OR OWNER'S AUTHORIZED REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without BFE) or Zone AO must sign here. *The statements in Sections A, B, and E are correct to the best of my knowledge*

☐ Check here if attachments and describe in the Comments area.

Property Owner or Owner's Authorized Representative Name: _____

Address: _____

City: _____ State: _____ ZIP Code: _____

Signature: _____ Date: _____

Telephone: _____ Ext.: _____ Email: _____

Comments: _____

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:
3030 Riverbend Rd NW

City: Salem State: OR ZIP Code: 97304

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

SECTION G – COMMUNITY INFORMATION (RECOMMENDED FOR COMMUNITY OFFICIAL COMPLETION)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Section A, B, C, E, G, or H of this Elevation Certificate. Complete the applicable item(s) and sign below when:

- G1. ☐ The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by state law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2.a. ☐ A local official completed Section E for a building located in Zone A (without a BFE), Zone AO, or Zone AR/AO, or when item E5 is completed for a building located in Zone AO.
- G2.b. ☐ A local official completed Section H for insurance purposes.
- G3. ☐ In the Comments area of Section G, the local official describes specific corrections to the information in Sections A, B, E and H.
- G4. ☐ The following information (Items G5–G11) is provided for community floodplain management purposes.
- G5. Permit Number: _____ G6. Date Permit Issued: _____
- G7. Date Certificate of Compliance/Occupancy Issued: _____
- G8. This permit has been issued for: ☐ New Construction ☐ Substantial Improvement
- G9.a. Elevation of as-built lowest floor (including basement) of the building: _____ ☐ feet ☐ meters Datum: _____
- G9.b. Elevation of bottom of as-built lowest horizontal structural member: _____ ☐ feet ☐ meters Datum: _____
- G10.a. BFE (or depth in Zone AO) of flooding at the building site: _____ ☐ feet ☐ meters Datum: _____
- G10.b. Community's minimum elevation (or depth in Zone AO) requirement for the lowest floor or lowest horizontal structural member: _____ ☐ feet ☐ meters Datum: _____
- G11. Variance issued? ☐ Yes ☐ No If yes, attach documentation and describe in the Comments area.

The local official who provides information in Section G must sign here. *I have completed the information in Section G and certify that it is correct to the best of my knowledge. If applicable, I have also provided specific corrections in the Comments area of this section.*

Local Official's Name: _____ Title: _____

NFIP Community Name: _____

Telephone: _____ Ext.: _____ Email: _____

Address: _____

City: _____ State: _____ ZIP Code: _____

Signature: _____ Date: _____

Comments (including type of equipment and location, per C2.e; description of any attachments; and corrections to specific information in Sections A, B, D, E, or H):

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:
3030 Riverbend Rd NW

City: Salem State: OR ZIP Code: 97304

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

SECTION H – BUILDING'S FIRST FLOOR HEIGHT INFORMATION FOR ALL ZONES (SURVEY NOT REQUIRED) (FOR INSURANCE PURPOSES ONLY)

The property owner, owner's authorized representative, or local floodplain management official may complete Section H for all flood zones to determine the building's first floor height for insurance purposes. Sections A, B, and I must also be completed. Enter heights to the nearest tenth of a foot (nearest tenth of a meter in Puerto Rico). *Reference the Foundation Type Diagrams (at the end of Section H Instructions) and the appropriate Building Diagrams (at the end of Section I Instructions) to complete this section.*

H1. Provide the height of the top of the floor (as indicated in Foundation Type Diagrams) above the Lowest Adjacent Grade (LAG):

a) For Building Diagrams 1A, 1B, 3, and 5–9. Top of bottom _____ ☐ feet ☐ meters ☐ above the LAG
floor (include above-grade floors only for buildings with
subgrade crawlspaces or enclosure floors) is:

b) For Building Diagrams 2A, 2B, 4, and 6–9. Top of next _____ ☐ feet ☐ meters ☐ above the LAG
higher floor (i.e., the floor above basement, crawlspace, or
enclosure floor) is:

H2. Is all Machinery and Equipment servicing the building (as listed in Item H2 instructions) elevated to or above the floor indicated by the H2 arrow (shown in the Foundation Type Diagrams at end of Section H instructions) for the appropriate Building Diagram?

☐ Yes ☐ No

SECTION I – PROPERTY OWNER (OR OWNER'S AUTHORIZED REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and H must sign here. *The statements in Sections A, B, and H are correct to the best of my knowledge.* **Note:** If the local floodplain management official completed Section H, they should indicate in Item G2.b and sign Section G.

☐ Check here if attachments are provided (including required photos) and describe each attachment in the Comments area.

Property Owner or Owner's Authorized Representative Name: _____

Address: _____

City: _____ State: _____ ZIP Code: _____

Signature: _____ Date: _____

Telephone: _____ Ext.: _____ Email: _____

Comments: _____

ELEVATION CERTIFICATE
IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19
BUILDING PHOTOGRAPHS
See Instructions for Item A6.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:
3030 Riverbend Rd NW

City: Salem State: OR ZIP Code: 97304

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

Instructions: Insert below at least two and when possible four photographs showing each side of the building (for example, may only be able to take front and back pictures of townhouses/rowhouses). Identify all photographs with the date taken and "Front View," "Rear View," "Right Side View," or "Left Side View." Photographs must show the foundation. When flood openings are present, include at least one close-up photograph of representative flood openings or vents, as indicated in Sections A8 and A9.



Photo One

Photo One Caption: Front View (North Face)

Clear Photo One



Photo Two

Photo Two Caption: Right Side View (East Face)

Clear Photo Two

ELEVATION CERTIFICATE
IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19
BUILDING PHOTOGRAPHS

Continuation Page

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:
3030 Riverbend Rd NW

City: Salem State: OR ZIP Code: 97304

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

Insert the third and fourth photographs below. Identify all photographs with the date taken and "Front View," "Rear View," "Right Side View," or "Left Side View." When flood openings are present, include at least one close-up photograph of representative flood openings or vents, as indicated in Sections A8 and A9.



Photo Three

Photo Three Caption: Rear View (South Face)

Clear Photo Three



Photo Four

Photo Four Caption: Left Side View (West Face)

Clear Photo Four

COUNTY INFO

LIST PACK PROVIDED BY FIDELITY
NATIONAL TITLE COMPANY



Fidelity National Title

Polk County Property Profile Information

Parcel #: **267472**

Tax Lot: **731000 200**

Owner: John L Fowler Crushing LLC

CoOwner:

Site: **3030 River Bend Rd NW**
Salem OR 97304 - 2141

Mail: 3030 River Bend Rd NW
Salem OR 97304 - 2141

Land Use: 451 Improved H&b Use Tract Farm Def
Zoned Efu

Std Land Use: 7001 - Farm land

Legal:

nshp/Range/Sec: 07S / 03W / 10



ASSESSMENT & TAX INFORMATION

Market Land: **\$741,490.00**
Market Impr: **\$348,590.00**
Market Total: **\$1,090,080.00**

Exemption:

Taxes: **\$5,835.49**

Levy Code: 3217

Levy Rate: 11.3428

Assessed Total: **\$529,770.00**

SALE & LOAN INFORMATION

Sale Date: 12/18/2008

Sale Amount:

Document #: 2008-14482

Deed Type: B&S

Loan Amount:

Lender:

Loan Type:

Interest Type:

Title Co:

PROPERTY CHARACTERISTICS

Lot Size Ac: 79.55 Acres

Lot Size SF: 3,465,198 SqFt

Pool:

Neighborhood:

School District: 24J Salem-Keizer

Primary School: Harritt Elementary S

Middle School: Walker Middle Scho

High School: West Salem High S

Lot:

Block:

Plat/Subdiv:

Zoning: County-EFU

Census: 2002 - 005301

Watershed: Chehalem Creek-W

Latitude: 44.981483

Longitude: -123.050534

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

IMPROVEMENT 44681

ParcelID: 267472

ALL PROPERTY INFORMATION INCLUDING BUT NOT LIMITED TO LAND CLASSIFICATION, CARRYING CAPACITIES, MAPS, ETC., IS INTENDED ONLY AS A GENERAL GUIDELINE AND HAS BEEN PROVIDED BY THE OWNERS AND OTHER SOURCES DEEMED RELIABLE, BUT THE ACCURACY CANNOT BE GUARANTEED. PROSPECTIVE PURCHASERS ARE ENCOURAGED TO RESEARCH THE INFORMATION TO THEIR OWN SATISFACTION.





Polk County Property Profile Information

Parcel #: **267472**

Tax Lot: **731000 200**

Owner: John L Fowler Crushing LLC

CoOwner:

Site: **3030 River Bend Rd NW**

Salem OR 97304 - 2141

Mail: 3030 River Bend Rd NW

Salem OR 97304 - 2141

Land Use: 451 Improved H&b Use Tract Farm Def

Zoned Efu

Std Land Use: 7001 - Farm land

Legal:

Twtnshp/Range/Sec: 07S / 03W / 10



ASSESSMENT & TAX INFORMATION

Market Land: **\$741,490.00**

Market Impr: **\$348,590.00**

Market Total: **\$1,090,080.00**

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SALE & LOAN INFORMATION

Sale Date: 12/18/2008

Sale Amount:

Document #: 2008-14482

Deed Type: B&S

Loan Amount:

Lender:

Loan Type:

Interest Type:

Title Co:

PROPERTY CHARACTERISTICS

Lot Size Ac: 79.55 Acres

Lot Size SF: 3,465,198 SqFt

Pool:

Neighborhood:

School District: 24J Salem-Keizer

Primary School: Harritt Elementary School

Middle School: Walker Middle School

High School: West Salem High School

Lot:

Block:

Plat/Subdiv:

Zoning: County-EFU

Census: 2002 - 005301

Watershed: Chehalem Creek-Willamette River

Latitude: 44.981483

Longitude: -123.050534

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IMPROVEMENT 44681

ParcelID: 267472

Improvement Desc: 300 - FARM BLDG

Value: \$410.00

Year Built: 0

Farm Bldg

Total SqFt: 440

Bedrooms: 0

Eff Year Built: 1973

Finished SqFt: 0

Bath Total: 0

Unfinished SqFt: 0

Bath Half: 0

1st Floor SqFt: 0

Bath Full: 0

2nd Floor SqFt: 0

Carport SqFt: 0

Basement Fin SqFt: 0

Attic Fin SqFt: 0

Basement Unfin 0

Attic Unfin SqFt: 0

SqFt:

Ext. Wall:

Foundation:

Quality:

Garage SqFt: 0

Heat Type:

Fireplace: 0

IMPROVEMENT 44683**ParcelID: 267472**Improvement Desc: 300 - FARM BLDG
Farm Bldg

Value: \$3,570.00

Year Built: 0

Total SqFt: 2,840

Bedrooms: 0

Eff Year Built: 1973

Finished SqFt: 0

Bath Total: 0

Unfinished SqFt: 0

Bath Half: 0

Quality:

1st Floor SqFt: 0

Bath Full: 0

Garage SqFt: 0

2nd Floor SqFt: 0

Carport SqFt: 0

Heat Type:

Basement Fin SqFt: 0

Attic Fin SqFt: 0

Fireplace: 0

Basement Unfin 0
SqFt:

Attic Unfin SqFt: 0

Ext. Wall:

Foundation:

IMPROVEMENT 58997**ParcelID: 267472**Improvement Desc: 300 - FARM BLDG
Farm Bldg

Value: \$2,380.00

Year Built: 0

Total SqFt: 336

Bedrooms: 0

Eff Year Built: 1970

Finished SqFt: 0

Bath Total: 0

Unfinished SqFt: 0

Bath Half: 0

Quality:

1st Floor SqFt: 0

Bath Full: 0

Garage SqFt: 0

2nd Floor SqFt: 0

Carport SqFt: 0

Heat Type:

Basement Fin SqFt: 0

Attic Fin SqFt: 0

Fireplace: 0

Basement Unfin 0
SqFt:

Attic Unfin SqFt: 0

Ext. Wall:

Foundation:

IMPROVEMENT 44682**ParcelID: 267472**Improvement Desc: 300 - FARM BLDG
Farm Bldg

Value: \$3,600.00

Year Built: 0

Total SqFt: 217

Bedrooms: 0

Eff Year Built: 1988

Finished SqFt: 0

Bath Total: 0

Unfinished SqFt: 0

Bath Half: 0

Quality:

1st Floor SqFt: 0

Bath Full: 0

Garage SqFt: 0

2nd Floor SqFt: 0

Carport SqFt: 0

Heat Type:

Basement Fin SqFt: 0

Attic Fin SqFt: 0

Fireplace: 0

Basement Unfin 0
SqFt:

Attic Unfin SqFt: 0

Ext. Wall:

Foundation:

IMPROVEMENT 44679**ParcelID: 267472**Improvement Desc: 300 - FARM BLDG
Farm Bldg

Value: \$6,790.00

Year Built: 0

Total SqFt: 1,600

Bedrooms: 0

Eff Year Built: 1973

Finished SqFt: 0

Bath Total: 0

Unfinished SqFt: 0

Bath Half: 0

Quality:

1st Floor SqFt: 0

Bath Full: 0

Garage SqFt: 0

2nd Floor SqFt: 0

Carport SqFt: 0

Heat Type:

Basement Fin SqFt: 0

Attic Fin SqFt: 0

Fireplace: 0

Basement Unfin 0
SqFt:

Attic Unfin SqFt: 0

Ext. Wall:

Foundation:

IMPROVEMENT 44680**ParcelID: 267472**Improvement Desc: 300 - FARM BLDG
Farm Bldg

Value: \$4,630.00

Year Built: 0

Total SqFt: 1,320

Bedrooms: 0

Eff Year Built: 1973

Finished SqFt: 0

Bath Total: 0

Unfinished SqFt: 0

Bath Half: 0

Quality:

1st Floor SqFt: 0

Bath Full: 0

Garage SqFt: 0

2nd Floor SqFt: 0

Carport SqFt: 0

Heat Type:

Basement Fin SqFt: 0

Attic Fin SqFt: 0

Fireplace: 0

Basement Unfin 0
SqFt:

Attic Unfin SqFt: 0

Ext. Wall:

Foundation:

IMPROVEMENT 44678**ParcelID: 267472**Improvement Desc: 300 - FARM BLDG
Farm Bldg

Value: \$3,500.00

Year Built: 0

Total SqFt: 1,200

Bedrooms: 0

Eff Year Built: 1966

Finished SqFt: 0

Bath Total: 0

Unfinished SqFt: 0

Bath Half: 0

Quality:

1st Floor SqFt: 0

Bath Full: 0

Garage SqFt: 0

2nd Floor SqFt: 0

Carport SqFt: 0

Heat Type:

Basement Fin SqFt: 0

Attic Fin SqFt: 0

Fireplace: 0

Basement Unfin 0
SqFt:

Attic Unfin SqFt: 0

Ext. Wall:

Foundation:

IMPROVEMENT 33011**ParcelID: 267472**

Improvement Desc: 147 - RESIDENCE
One and 1/2 story
w/basement

Value: \$113,500.00

Year Built: 1925

Total SqFt: 2,797

Bedrooms: 4

Eff Year Built: 1955

Finished SqFt: 0

Bath Total: 2

Unfinished SqFt: 0

Bath Half: 0

Quality:

1st Floor SqFt: 2,237

Bath Full: 2

Garage SqFt: 0

2nd Floor SqFt: 0

Carport SqFt: 0

Heat Type:

Basement Fin SqFt: 0

Attic Fin SqFt: 0

Fireplace: 0

Basement Unfin 644
SqFt:

Attic Unfin SqFt: 0

Ext. Wall:

Foundation:

IMPROVEMENT 58998**ParcelID: 267472**

Improvement Desc: 300 - FARM BLDG
Farm Bldg

Value: \$11,560.00

Year Built: 0

Total SqFt: 1

Bedrooms: 0

Eff Year Built: 1970

Finished SqFt: 0

Bath Total: 0

Unfinished SqFt: 0

Bath Half: 0

Quality:

1st Floor SqFt: 0

Bath Full: 0

Garage SqFt: 0

2nd Floor SqFt: 0

Carport SqFt: 0

Heat Type:

Basement Fin SqFt: 0

Attic Fin SqFt: 0

Fireplace: 0

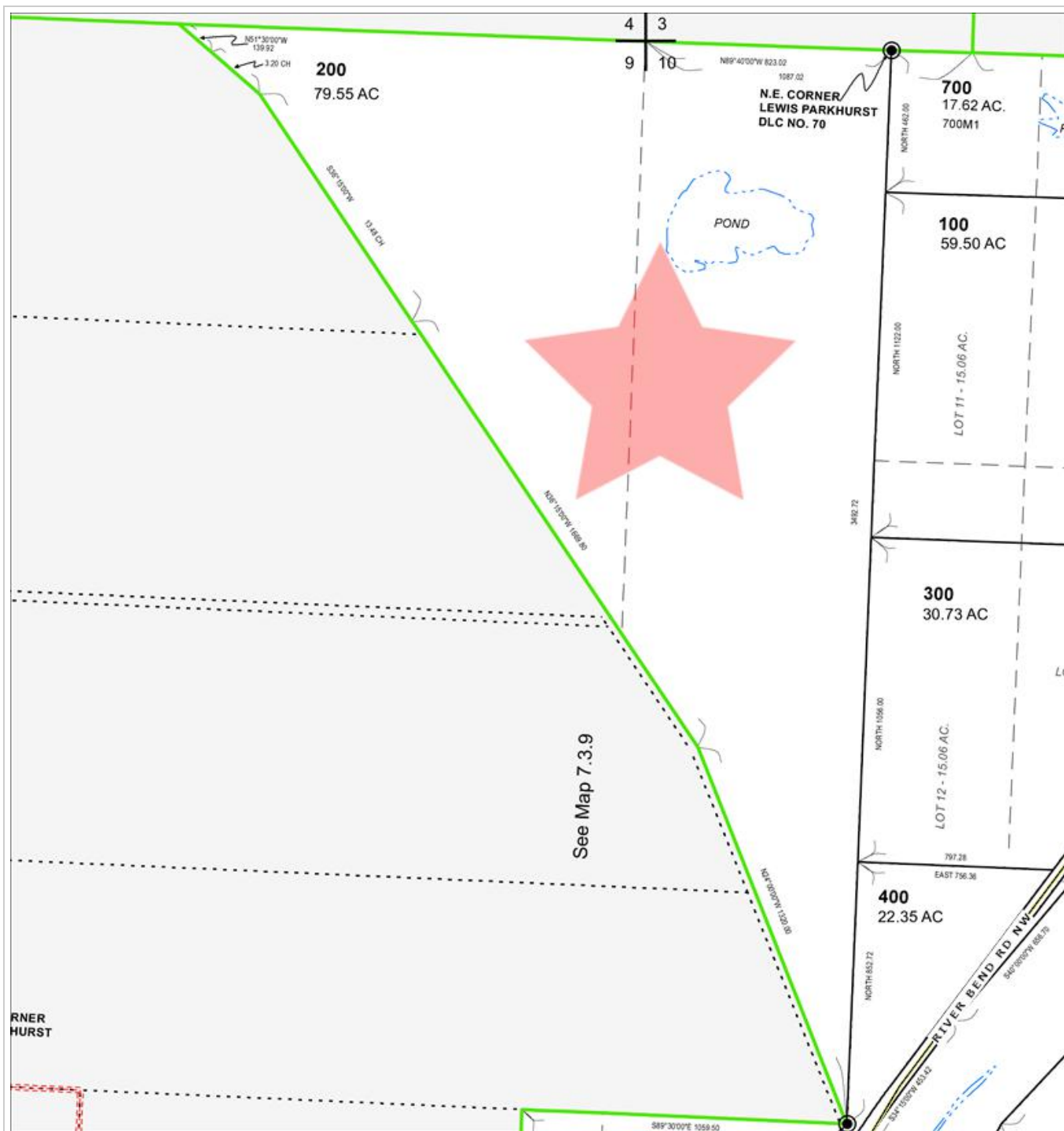
Basement Unfin 0
SqFt:

Attic Unfin SqFt: 0

Ext. Wall:

Foundation:

Assessor Map



Fidelity National Title®

Parcel ID: 267472

Site Address: 3030 River Bend Rd NW

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

Full Assessor Map



Fidelity National Title

Parcel ID: 267472

Site Address: 3030 River Bend Rd NW

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Aerial Map

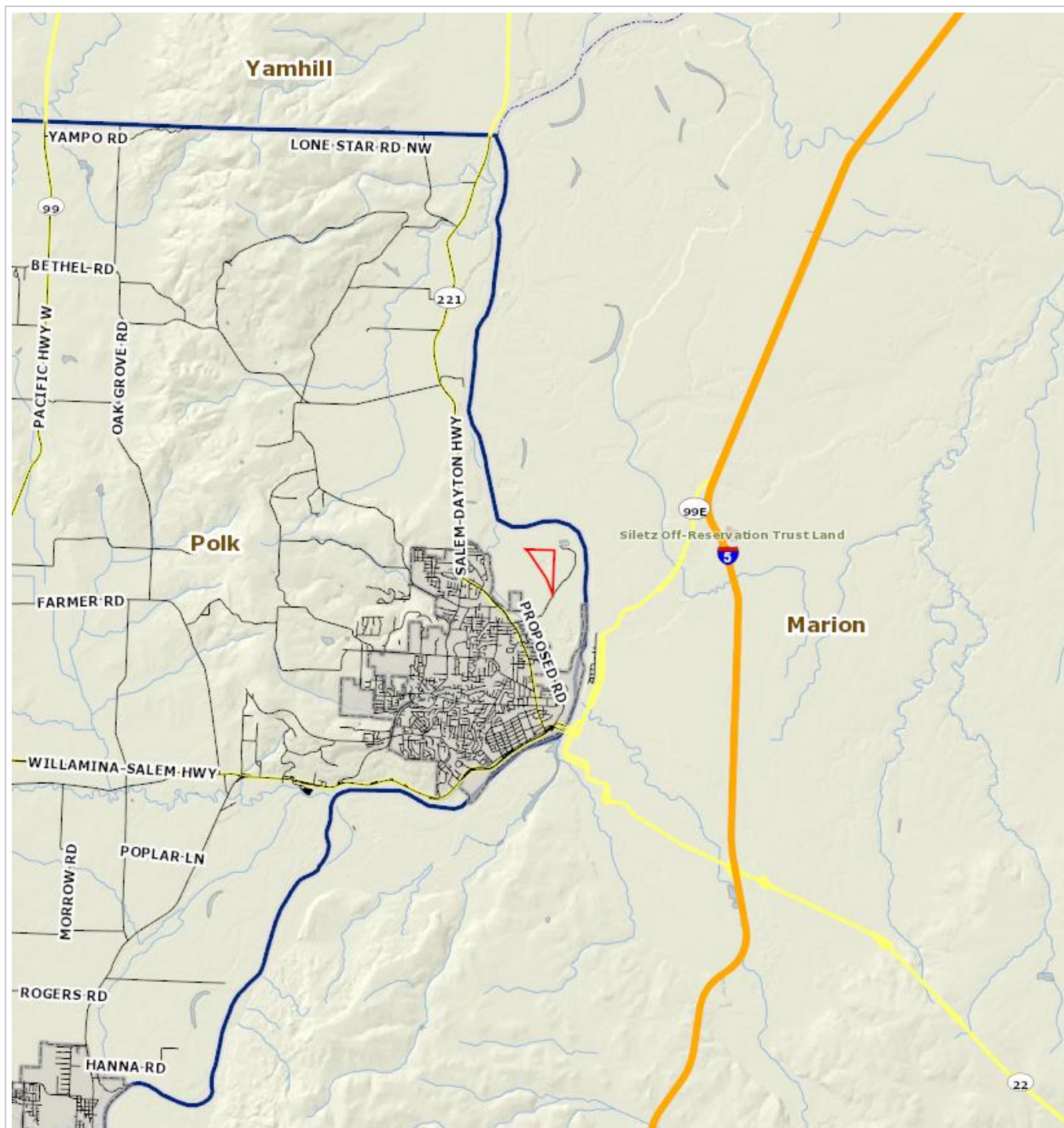


Fidelity National Title

Parcel ID: 267472

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Flood Map

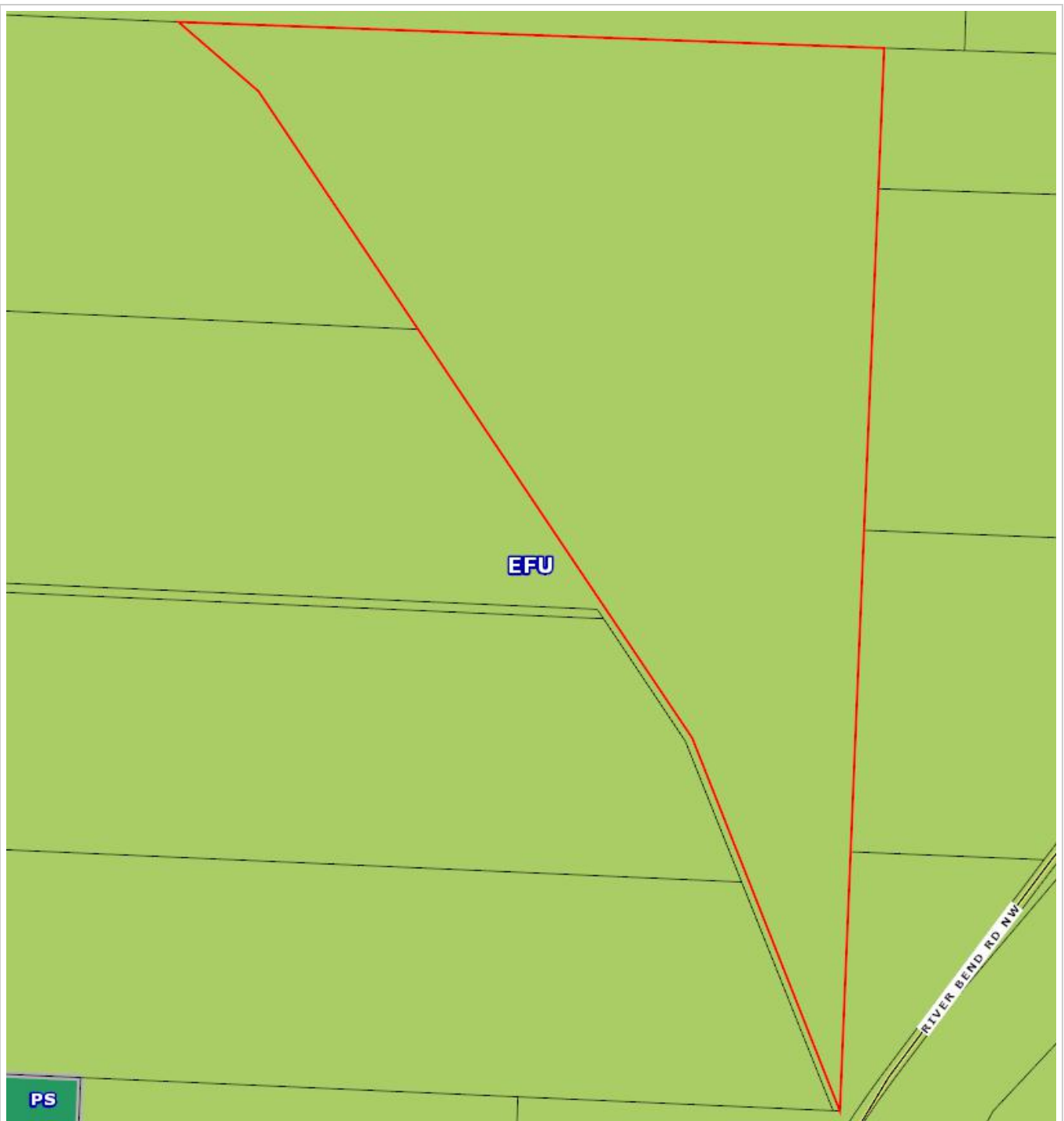


Fidelity National Title

Parcel ID: 267472

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Zoning Map



Fidelity National Title

Parcel ID: 267472

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Polk County
2025 Real Property Assessment Report
 Account 267472
 NOT OFFICIAL VALUE

Map 07310-00-00200

Code - Tax ID 3217 - 267472

Tax Status Assessable

Account Status Active

Subtype NORMAL

Legal Descr See Record

Mailing JOHN L FOWLER CRUSHING LLC
 3030 RIVER BEND RD NW
 SALEM OR 97304

Deed Reference # 2008-14482

Sales Date/Price 12-18-2008 / See Record

Appraiser HEATER, RANDY

Property Class 451 **MA** **SA** **NH**

RMV Class 401 01 22 000

Site	Situs Address	City
1	3030 RIVER BEND RD NW	SALEM

Value Summary					
Code Area		RMV	MAV	AV	RMV Exception CPR %
3217	Land	812,640		Land	0
	Impr	384,120		Impr	0
Code Area Total		1,196,760	755,390	529,770	0
Grand Total		1,196,760	755,390	529,770	0

Land Breakdown										
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	LUC	Trended RMV
3217	1	☒		EFU	Farm Site	110	2.00 AC	B1	006*	16,480
	0	☒		EFU	Farm Use Zoned	110	28.98 AC	K1	006*	238,830
	0	☒		EFU	Farm Use Zoned	110	3.42 AC	K2	006*	28,180
	0	☒		EFU	Mineral Extraction	110	45.15 AC		003	372,100
					OSD - AVERAGE - SA	100				30,000
	0	☒		EFU	Pond A - Resource	110	0.00 AC	PONDA	006*	37,400
	0	☒		EFU	Pond A - Resource	110	0.00 AC	PONDA	006*	37,400
	0	☒		EFU	Pond A - Resource	110	0.00 AC	PONDA	006*	37,400
	0	☒		EFU	Pond B - Resource	110	0.00 AC	PONDB	006*	14,850
Code Area Total							79.55 AC			812,640

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV
3217	1	1925	147	One and 1/2 story w/basement	112	2,797			331,620
	2		300	GP BUILDING	100	1,200			7,240
	3		300	GP BUILDING	100	1,600			10,230
	4		303	MACHINE SHED	100	1,320			6,360
	5		302	LEAN-TO	100	440			620
	6		301	GP SHED	100	217			7,210
	7		302	LEAN-TO	100	2,840			5,410
	8		301	GP SHED	100	336			4,140
	9		384	TRUCK SCALES 60 TON	100	1			11,290
Code Area Total						10,751			384,120

Polk County
2025 Real Property Assessment Report
Account 267472
NOT OFFICIAL VALUE

Exemptions / Special Assessments / Notations	
Notations	
■ FARM POT'L ADD'L TAX LIABILITY ■ 100 YEAR FLOOD PLAIN	

PP Accounts 3217 - 55845

STATEMENT OF TAX ACCOUNT
POLK COUNTY TAX COLLECTOR
850 MAIN ST
DALLAS, OREGON 97338-3184
(503) 623-9264

26-Aug-2025

Tax Account #	267472	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	3217
Situs Address	3030 RIVER BEND RD NW SALEM OR 97304	Interest To	Aug 26, 2025

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2024	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,835.49	Nov 15, 2024
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,700.22	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,500.88	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,325.70	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,177.47	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,985.44	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,897.41	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,238.99	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,214.35	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,357.55	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,067.57	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,036.59	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,937.76	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,733.82	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,547.06	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,529.64	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,392.66	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,294.91	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,142.44	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,114.14	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,174.59	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,965.02	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,863.27	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,813.58	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,713.52	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,691.64	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,334.95	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,290.24	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,943.41	Nov 15, 1996
1995	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,318.23	Nov 15, 1995
1994	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,450.52	Nov 15, 1994
1993	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,708.31	Nov 15, 1993
1992	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,590.18	Nov 15, 1992
1991	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,969.81	Nov 15, 1991
1990	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,955.77	Nov 15, 1990
1989	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,774.12	Nov 15, 1989
1988	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,722.41	Nov 15, 1988
Total		\$0.00	\$0.00	\$0.00	\$0.00		

STATEMENT OF TAX ACCOUNT
POLK COUNTY TAX COLLECTOR
850 MAIN ST
DALLAS, OREGON 97338-3184
(503) 623-9264

26-Aug-2025

Tax Account #	267472	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	3217
Situs Address	3030 RIVER BEND RD NW SALEM OR 97304	Interest To	Aug 26, 2025

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
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\$41.00

00208030200800144820030033

12/24/2008 10:19:50 AM

REC-BS Cnt=1 Stn=1 D. LESLIE
\$15.00 \$10.00 \$11.00 \$5.00

NAME OF TRANSACTION: BARGAIN AND SALE DEED

NAME OF PARTIES: LOUIS A. FOWLER, Grantor
JOHN L. FOWLER CRUSHING, LLC, Grantee

NAMES AND ADDRESS
TO RETURN DOCUMENT: Churchill Leonard Lawyers
PO Box 804
Salem, OR 97308

NAME AND ADDRESS
TO SEND TAX STATEMENT: 3030 River Bend Road NW
Salem, OR 97304

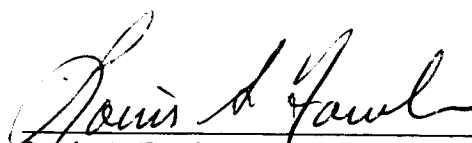
BARGAIN AND SALE DEED

Louis A. Fowler, Grantor, conveys to John L. Fowler Crushing, LLC, Grantee, Grantor's interest in the real property described on the attached Exhibit A.

The true and actual consideration for this conveyance is other property or value given or promised.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

DATED this 18th day of December, 2008.

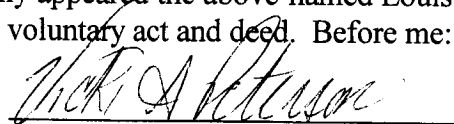

Louis A. Fowler

STATE OF OREGON)

) ss.

County of Marion)

On this 18th day of December, 2008, personally appeared the above-named Louis A. Fowler and acknowledged the foregoing instrument to be his voluntary act and deed. Before me:


Notary Public for Oregon
My commission expires:

AFTER RECORDING,
RETURN TO:
Churchill Leonard Lawyers
PO Box 804
Salem, OR 97308

UNTIL A CHANGE IS REQUESTED, ALL
TAX STATEMENTS SHALL BE SENT TO:
No Change

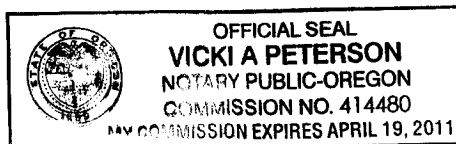


EXHIBIT A

Beginning at the Southeast corner of the Donation Land Claim of Lewis Parkhurst Notification No. 303, Claim No. 70, in Sections 8, 9 and 10 in Township 7 South, Range 3 West, Willamette Meridian in Polk County, Oregon and running thence North 24° West 20.00 chains thence North $36^{\circ} 15'$ West 25.30 chains thence North $36^{\circ} 15'$ West 13.476 chains, thence North $51^{\circ} 30'$ West, 5.325 chains to the North Boundary line of said Claim, thence East along the North line of said Claim to the Northeast corner of said Claim; thence South on the East boundary line of said Claim to the place of beginning.

DHL\11159 79.55 description.doc\vap



PAUL TERJESON

PAUL TERJESON IS THE PRINCIPAL BROKER/OWNER OF OREGON FARM BROKERS, THE WILLAMETTE VALLEYS LEADING FARM, RANCH, AND LAND EXPERTS. FOR OVER 25 YEARS, PAUL AND HIS TEAM HAVE BEEN REPRESENTING SELLERS AND BUYERS AND ARE EXPERTS IN THE PURCHASE OR SALE OF: HIGH VALUE FARM GROUND, RANCH LAND, DEVELOPMENT PROPERTY, LUXURY, SMALL AND LARGE ACREAGE, RESIDENTIAL, AND MULTIFAMILY. OREGON FARM BROKERS DIVERSE BACKGROUND INCLUDES 5TH GENERATION FARMER, NURSERY AND DAIRY MANAGER, LAND DEVELOPERS, AND ECONOMIST. PAUL AND HIS TEAM HAVE THE COMBINATION OF SKILLS, EXPERIENCE, AND SERVICE TO UNDERSTAND THE LAYERS OF COMPLEXITY AND FLUENCY WITH LOCAL ZONING, WATER RIGHTS, SOILS, AND CONSTRUCTION STANDARDS IN OREGON. WE ARE HERE TO ASSIST YOU IN BUILDING YOUR REAL ESTATE PORTFOLIO. PAUL BRINGS A HIGH DEGREE OF PROFESSIONALISM TO HELP YOU SELL YOUR PROPERTY FOR THE HIGHEST POSSIBLE VALUE, FIND THE NEXT PERFECT PROPERTY AND PROTECT YOU AND YOUR INTERESTS THROUGHOUT THE TRANSACTION.

PTERJY@KW.COM | 503-999-6777



SCAN HERE
TO LEARN
MORE
ABOUT THE
TEAM!

STEVE HELMS

STEVE IS A FIFTH GENERATION FARMER WHO WAS BORN AND RAISED ON A FARM IN THE WILLAMETTE VALLEY. STEVE FARMED FOR 32 YEARS GROWING CROPS THAT INCLUDES BLUEBERRIES, MINT, ROW CROPS, AND GRASS SEED. HE ALSO HAS A WIDE ARRAY OF KNOWLEDGE ABOUT SOILS, WATER RIGHTS, PROPERTY MANAGEMENT, RANCHING AND FORESTRY. STEVE HAS SERVED ON THE SOUTH SANTIAM RIVER WATER BOARD FOR FIFTEEN YEARS. STEVE ENJOYS WORKING ON IMPROVING HIS FORESTED PROPERTY AND SPENDING TIME AT HIS FARM IN EASTERN OREGON. HE LOOKS FORWARD TO SERVING THE HARD WORKING PEOPLE OF THE WILLAMETTE VALLEY AND SURROUNDING AREAS WITH THEIR REAL ESTATE NEEDS. HE USES HIS ATTENTION TO DETAIL AND FORESIGHT TO PROACTIVELY ADDRESS EVERY ASPECT OF HIS CLIENT'S REAL ESTATE TRANSACTIONS. WITH A REPUTATION OF HARD WORK, HONESTY, AND PROTECTING HIS CLIENT'S INTERESTS, STEVE IS INTERESTED IN DOING EVERYTHING POSSIBLE TO ENSURE YOU ARE SUCCESSFUL.

STEEVEHELMS@KW.COM | 541-979-0118



SCAN HERE
TO LEARN
MORE
ABOUT THE
TEAM!

