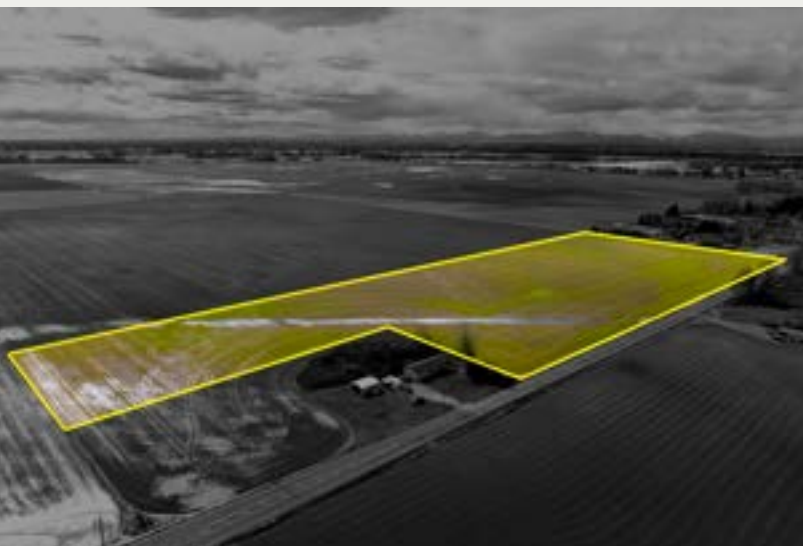


# 0 ELLINGSON RD

ALBANY, OR



**Oregon  
Farm & Home**  
★ BROKERS ★

NOTICE OFFER IS SUBJECT TO ERRORS, OMISSIONS, PRIOR SALE, CHANGE OR WITHDRAWAL WITHOUT NOTICE, AND APPROVAL OF PURCHASE BY OWNER. INFORMATION REGARDING 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.

# AGENT INFORMATION



PAUL  
TERJESON

PTERJY@KW.COM  
503-999-6777

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.



**Oregon  
Farm & Home**  
★ B R O K E R S ★

# Land

---

Total Acres: 21.940

- UGA Zoning
- 1/3 of an Acre is Designated Wetlands
- Near New Development



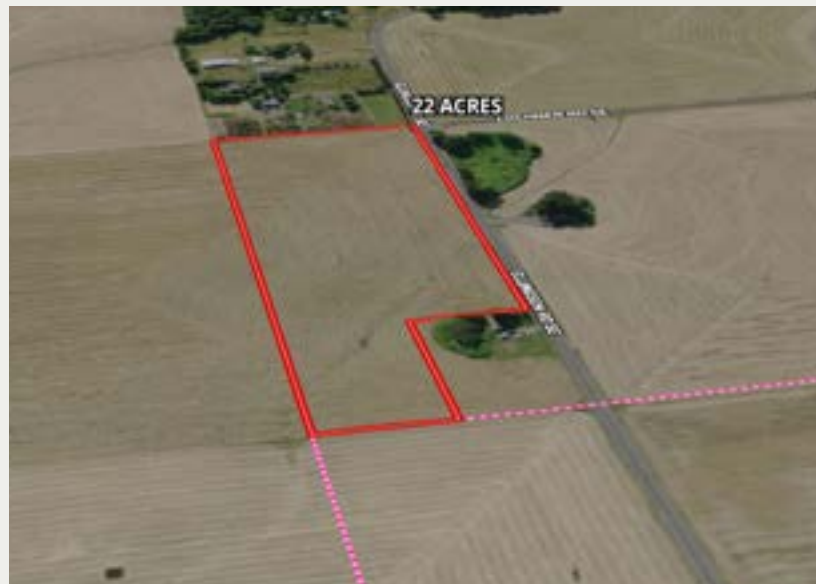
# Maps



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**Oregon  
Farm & Home**

★ B R O K E R S ★

**KW** MID-WILLAMETTE  
KELLERWILLIAMS REALTY

**LAND**  
KELLERWILLIAMS

**Luxury**  
KELLERWILLIAMS  
INTERNATIONAL

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# County Information

List Packet (s) Provided Through County Records





# Fidelity National Title

## LINN COUNTY PROPERTY PROFILE INFORMATION

Parcel #: **0897334**

Tax Lot: **11S03W2900501**

Owner: Gross, Justin

CoOwner:

Site:

OR 97389

Mail: 3483 Buena Vista Rd S

Jefferson OR 97352

Zoning: County-UGA-UGM-5 - Urban Growth Area-Urban Growth Mgmt 5 Acre Min.

Std Land Use: AMSC - Agricultural Misc

Legal: PP 2022-028 - LOT PARCEL 1

Twn/Rng/Sec: T:11S R:03W S:29 Q: QQ:

### ASSESSMENT & TAX INFORMATION

Market Total: **\$426,420.00**

Market Land: **\$426,420.00**

Market Impr:

Assessment Year: **2022**

Assessed Total: **\$18,843.00**

Exemption:

Taxes: **\$281.89**

Levy Code: 00808

Levy Rate: 14.9594

### PROPERTY CHARACTERISTICS

Year Built:

Eff Year Built:

Bedrooms:

Bathrooms:

# of Stories:

Total SqFt:

Floor 1 SqFt:

Floor 2 SqFt:

Basement SqFt:

Lot size: 21.94 Acres (955,706 SqFt)

Garage SqFt:

Garage Type:

AC:

Pool:

Heat Source:

Fireplace:

Bldg Condition:

Neighborhood:

Lot: PARCEL 1

Block:

Plat/Subdiv: Pp 2022-028

School Dist: 8JZ5 - Greater Albany

Census: 1003 - 020200

Recreation:

### SALE & LOAN INFORMATION

Sale Date: 10/01/2017

Sale Amount: \$2,062,440.00

Document #: 2017 19853

Deed Type: PD

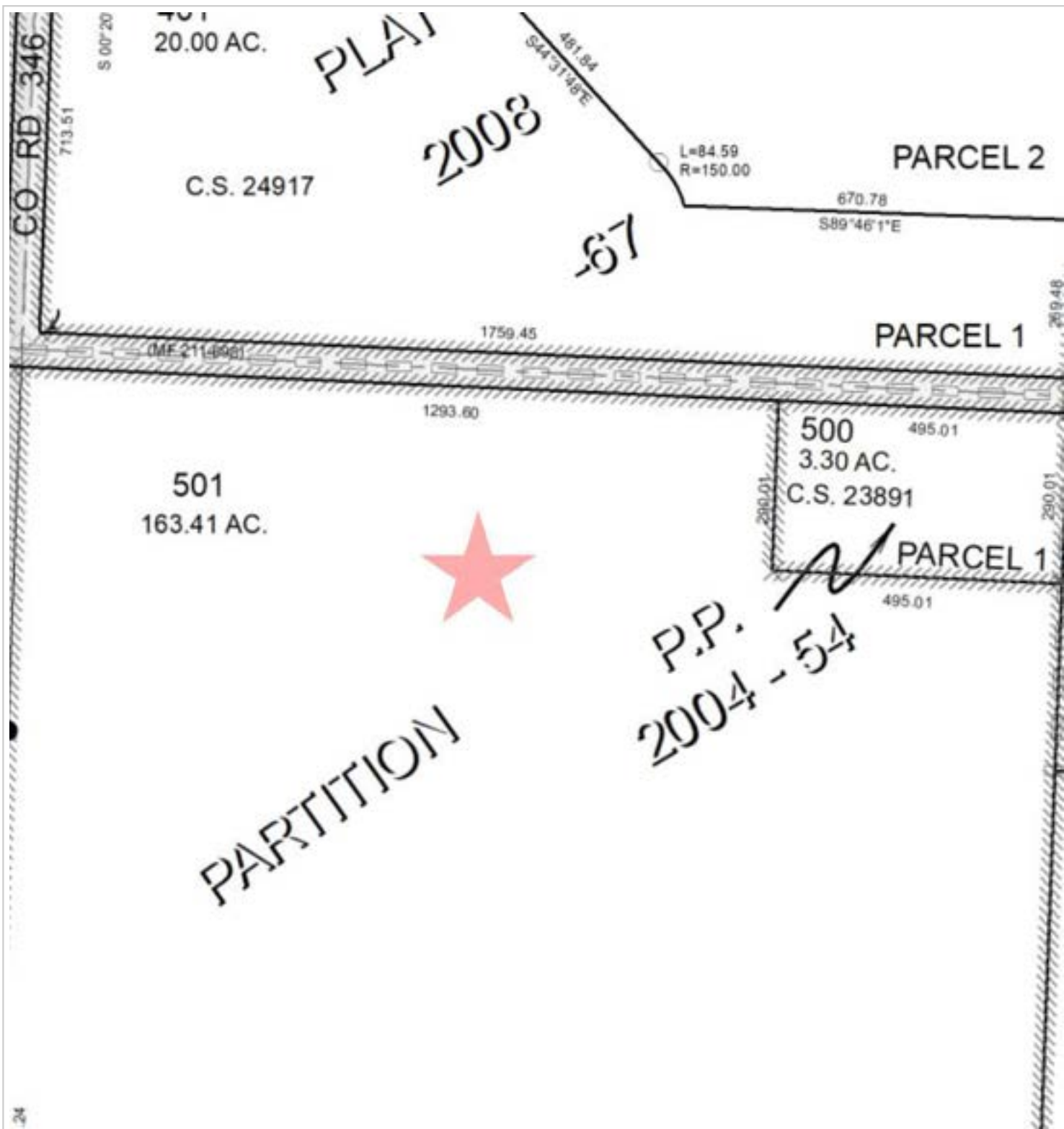
Loan Amount:

Lender:

Loan Type:

Interest Type:

Title Co:



**Fidelity National Title**

Parcel ID: 0897334

Site Address:

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.





Parcel ID: 0897334

**Site Address:**

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.

Aerial Map



**Fidelity National Title**

**Parcel ID: 0897334**

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.



This map illustrates the flood hazard areas in Albany, Oregon, with various zones and streets labeled. The zones are defined as follows:

- Zone-AE FLOODWAY (stream channel & base flood passage):** Indicated by red diagonal hatching, following the Willamette River and its tributaries.
- Zone-AE Base floodplain where base flood elevations exist, 1% Annual Chance:** Shaded in solid green, primarily along the riverbanks.
- Zone-A Base floodplain mapped by approximate methods; Base Flood Elevations are not determined. Referred to A Zone or Approx A Zone Part of Fringe Area- 1% Annual Chance:** Shaded in light green, covering a larger area around the river.
- Zone-X Area of moderate flood hazard between limits of 100 & 500 yr floods:** Shaded in yellow, located in the lower-left portion of the map.
- Zone-X Minimal flood hazard above 500 yr level:** Shaded in light yellow, located in the lower-right portion of the map.

Key streets and landmarks shown include:

- Streets:** WILLAMETTE HWY, ALBANY 1ST AVE, PACIFIC BLVD SE, BROADWAY ST SW, FILM ST SW, MARION ST SE, HILL ST SE, GEARY ST SE, WAVERLY DR SE, COLUMBUS ST, LOCHNER RD SE, COLUMBUS ST SE, BETA DR SW, LOONEY LN, ALLEN LN, WALNUT DR, PIRTE DR, PIRTE DR, TEXAS ST, OAKVILLE RD, OAKVILLE RD, HINCKLEY RD, COUNTRY RD, TANGENT LOOP, TANGENT DR, SEVEN MILE LN, PARKER RD, BLATCHFORD RD, MIDWAY DR, FRY RD, EICHEN RD, GOLF TRAIL RD, SPICER DR, COR COR, KNOX BUTTE RD NE, DRAPEVILLE, BURKHART CREEK, TOUAT CREEK, ASH ST.
- Landmarks:** Riverside, Page, Tangent, Verdure.
- Highways:** HWY 20, HWY 34, HWY 101.



## Fidelity National Title

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.

# LINN County Assessor's Summary Report

## Real Property Assessment Report

FOR ASSESSMENT YEAR 2023

February 28, 2023 9:37:58 am

**Account #** 897334  
**Map #** 11S03W2900 00501  
**Code - Tax #** 00808-897334  
**Legal Descr** PP 2022-028  
 Lot - PARCEL 1  
**Mailing Name** GROSS JUSTIN  
**Agent**  
**In Care Of**  
**Mailing Address** 3483 BUENA VISTA RD S  
 JEFFERSON, OR 97352

**Tax Status** ASSESSABLE  
**Acct Status** ACTIVE  
**Subtype** NORMAL  
**Deed Reference #** 2022-6229  
**Sales Date/Price** 04-04-2022 / \$0  
**Appraiser** BAUER, NATALIE

**Prop Class** 540 **MA** **SA** **NH** **Unit**  
**RMV Class** 400 02 00 003 69986-1

**Situs Address(s)** **Situs City**

Code Area	RMV	MAV	Value Summary AV	RMV Exception	CPR %
00808 Land	446,410			Land	0
Impr.	0			Impr.	0
<b>Code Area Total</b>	446,410	0	19,409		0
<b>Grand Total</b>	446,410	0	19,409		0

Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	TD%	LS	Size	Land Class	Trended RMV
00808	4	<input checked="" type="checkbox"/>			Farm Use Unzoned	100	A	12.71	2	258,610
00808	5	<input checked="" type="checkbox"/>			Farm Use Unzoned	100	A	2.50	3	50,870
00808	6	<input checked="" type="checkbox"/>			Farm Use Unzoned	100	A	6.73	4	136,930
<b>Grand Total</b>								21.94		446,410

Code Area	ID#	Yr Built	Stat Class	Description	Improvement Breakdown	TD%	Total Sq. Ft.	Ex%	MS Acct #	Trended RMV
<b>Grand Total</b>								0		0

**Exemptions / Special Assessments / Potential Liability**

<b>NOTATIONS:</b>										
■ POT'L ADD'L TAX LIABILITY ADDED 2009					<b>Amount</b>	0.00	<b>Tax</b>	0.00		

**Comments:** \*\*\*\*\*SPLIT ZONING UGA-UGM AND EFU\*\*\*\*\*

\*\*\*\*\* CAP NOTE - Type J \*\*\*\*\*

EV04-524: SEG'D(NEW ACCT) 105.74AC FROM #128617-TL500. 21.62AC OF 105.74AC IS IN UGB ZONE. RMV REFLECTS VALUE.NO IMPS. 12/13/04 JDR

EV2007-567: RETURNED TO FARM DEFERRAL FOR 2005 THRU 2007 DS 11/29/07

EV07-469: Change code to split code: a portion of 8-08 (21.94ac) to code 8-51.

Corrected soil class (est) per EllaMaps. 3/5/08 jdr

EV09-122: Seg'd 63.34ac from TL600 #128625. 169.08ac remain. RMV/AV/MAV bal. 4/30/09 jdr

EV09-184: CHANGE CODE 8-51 TO 8-08 PER DN2009-3384. 6/24/09 JDR

3/16/11:lla w/acct 129698 and recomputed. all sav. NB

18MX: Split zoning, revalued as farm land until change of use. 6/18-JG

19MX: LLA; SEG 1.28 FROM TL 501 (ACCT 897334) TO TL 601 (ACCT 400107). ALL ACRES SA/NO MAV. 3/19 LV

22: SEG 141.47 ACRES FROM ACCT 897334 (TL 501) TO ACCT 947630 (TL 503). ALL ACRES MOVED ARE EFU ZONED ACRES. THIS TAXLOT NO LONGER SPLIT ZONING. 5/22MC



# STATEMENT OF TAX ACCOUNT

Linn County Courthouse, Room 214

300 4th Ave SW, PO Box 100

Albany, Oregon 97321-8600

(541) 967-3808

28-Feb-2023

GROSS JUSTIN  
3483 BUENA VISTA RD S  
JEFFERSON OR 97352

Tax Account #	897334	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	00808
Situs Address		Interest To	Mar 15, 2023

## Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$281.89	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,037.80	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,019.12	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,975.14	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,941.28	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,884.08	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,729.65	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,704.89	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,655.80	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,579.96	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,519.94	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,475.51	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,407.87	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,369.55	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$841.20	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$963.33	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$825.50	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$803.64	Nov 15, 2005
<b>Total</b>		\$0.00	\$0.00	\$0.00	\$0.00	\$26,016.15	



CS. 27203

PARTITION PLAT NO. 2022-28  
FOR JUSTIN GROSS  
A REPLAT OF PARCEL 1, PARTITION PLAT NO. 2018-46  
A PORTION IN THE ROBERT PENTLAND, D/LC 69,  
LOCATED IN THE EAST HALF OF SEC. 30 AND WEST HALF OF SEC. 29,  
T. 11 S., R. 3 W., W.M.,  
LINN COUNTY, OREGON  
NOTICE OF DECISION N.N.2021.00883  
MARCH 11, 2022

SURVEYOR'S CERTIFICATE:

I, KYLE W. LATIMER, BEING A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED HEREIN PER 1985-92, THE EXISTING BOUNDARY IS WHOLLY IN DISCREPANCY AS FOLLOWS:

PARCEL 1, PARTITION PLAT NO. 2018-46, LINN COUNTY, OREGON

THE ABOVE DESCRIBED "TRACT" OF LAND CONTAINS 153.41 ACRES OF LAND, MORE OR LESS

EASEMENTS OF RECORD:

A TITLE REPORT PREPARED BY TIGOR TITLE ORDER NO. 47187715463, REVEALED THE FOLLOWING EASEMENTS OF RECORD:

1. AN EASEMENT IN FAVOR OF THE CONSUMERS POWER CO. RECORDED ON SEPTEMBER 15, 1978 IN LINN COUNTY DEDD RECORDS VOLUME 217, PAGE 347. (EASEMENT DESCRIPTION TO PLAT)
2. AN EASEMENT IN FAVOR OF THE CLATSOP POWER LINE RECORDED ON NOVEMBER 9, 1967 IN LINN COUNTY DEDD RECORDS BOOK 327, PAGE 276. (EASEMENT DESCRIPTION TO PLAT)
3. AN EASEMENT IN FAVOR OF THE PACIFIC POWER AND LIGHT COMPANY, RECORDED ON JULY 18, 1971 IN LINN COUNTY DEDD RECORDS VOLUME 218, PAGE 30. (EASEMENT DESCRIPTION TO PLAT)

OWNER'S DECLARATION:

KNOW ALL PERSONS THAT JUSTIN GROSS IS THE OWNER OF THE LAND DESCRIBED HEREIN AND HAS CAUSED THE SAME TO BE PARTITIONED INTO PARCELS AS SHOWN.

*[Signature]*  
JUSTIN GROSS

3/31/2022  
DATE

ACKNOWLEDGMENT:

STATE OF OREGON )  
COUNTY OF LINN )

THIS IS TO CERTIFY THAT ON THIS 31<sup>ST</sup> DAY OF March, 2022, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED JUSTIN GROSS, IN THE ABOVE CAPACITY, WHO IS KNOWN TO ME TO BE THE IDENTICAL PERSON NAMED IN AND WHO EXECUTED THE FOREGOING DECLARATION AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES HEREIN STATED.

*[Signature]*  
AMANDA ALBERT  
NOTARY SIGNATURE

*[Signature]*  
AMANDA ALBERT  
NOTARY PUBLIC - OREGON  
(PRINT NAME)

COMMISSION NO. 1004109

MY COMMISSION EXPIRES: September 20<sup>TH</sup>, 2024

ASSESSOR'S STATEMENT:

TAXES ON THE HEREIN DESCRIBED PROPERTY HAVE BEEN PAID AS OF:

THE 4<sup>TH</sup> DAY OF APRIL, 2022.

*[Signature]*  
CHRISTOPHER BROWN  
LINN COUNTY ASSESSOR/CORRECTOR

APPROVALS:

LINN COUNTY NOTICE OF DECISION N.N.2021.00883, THE LINDSEY-SCHIFF, HAVE EXAMINED AND APPROVE THE FOREGOING. THIS PARTITION WAS REQUESTED BY THE DESIGNATED AUTHORITY OF OUR RESPECTIVE OFFICES.

*[Signature]*  
DUSTY CLUG, LINN COUNTY PLANNING  
AND BUILDING DEPARTMENT

4/1/22  
DATE

*[Signature]*  
LINA COUNTY SURVEYOR

4/4/22  
DATE

RECORDER'S STATEMENT:

STATE OF OREGON )  
COUNTY OF LINN )

I HEREBY CERTIFY THAT THE PARTITION PLAT WAS RECEIVED AND ONLY RECORDED BY ME IN THE LINN COUNTY RECORD OF PARTITION PLATS AS

PLAT NO. 2022-28 ON THIS 4<sup>TH</sup> DAY OF April, 2022.

2022, AT 2:21 O'CLOCK PM, I HAVE CAUSED IT TO BE RECORDED IN DEED

RECORDS INDEXED IN NO. 2022-6229

SERIAL DEDD/INDEXED BY: *[Signature]* DEWICK  
LINN COUNTY CLERK

I HEREBY CERTIFY THIS TO BE A TRUE AND ACCURATE COPY OF THE ORIGINAL PLAT  
*[Signature]*  
KYLE W. LATIMER

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*[Signature]*  
KYLE W. LATIMER  
STATE OF OREGON  
#80442  
EXPIRES 12-31-2024  
SHEET 2 OF 2



Udell  
ENGINEERING & LAND  
SURVEYING, LLC  
63 EAST ASH ST.  
LEBANON, OR 97355  
PH (541) 451-5125  
FAX (541) 451-1366  
21 207 GROSS AREA/ACRES

PARTITION PLAT TARGET SHEET

PARTITION PLAT NO.: 2022-28 PARCELS: 2

COUNTY SURVEY NO: 27203

TOWNSHIP/RANGE & SECTION: 11S-03W-29

SURVEYED FOR: Justin Gross

DATE SURVEYED: January 18, 2022

SURVEYOR: Kyle W. Latimer, PLS 80442

COMPANY Udell Engineering & Land Surveying, LLC

DONATION LAND CLAIM NAME: Robert Pentland

DONATION LAND CLAIM NO.: 69

NOTIFICATION NO.: 0714

LINN COUNTY, OREGON 2022-06229  
PLAT-PART  
Cnt=1 Stn=10130 COUNTER 04/04/2022 02:21:23 PM  
\$60.00 \$60.00 \$19.00 \$139.00



00434436202200062290010018

I, Steve Druckenmiller, County Clerk for Linn  
County, Oregon, certify that the instrument  
identified herein was recorded in the Clerk  
records

Steve Druckenmiller - County Clerk





# Wetland Map



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NOTICE OFFER IS SUBJECT TO ERRORS, OMISSIONS, PRIOR SALE, CHANGE OR WITHDRAWAL WITHOUT NOTICE, AND APPROVAL OF PURCHASE BY OWNER. INFORMATION REGARDING 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.

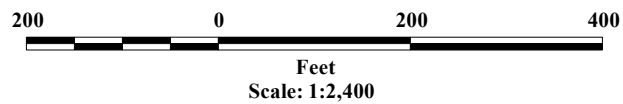


Tax lot and study area boundary



Wetland

Linn County Tax Lot 11S03W29 00501  
Albany, OR 97322



**FIGURE 5A: 2019 AERIAL**

Scale: 1" = 200'

Source: Albany 3" orthophoto

Flown: March 17, 2019

Drafted: 6/1/2022





# Oregon

Kate Brown, Governor

## Department of State Lands

775 Summer Street NE, Suite 100

Salem, OR 97301-1279

(503) 986-5200

FAX (503) 378-4844

[www.oregon.gov/dsl](http://www.oregon.gov/dsl)

### State Land Board

December 1, 2022

Justin Gross  
3483 Buena Vista Road South  
Jefferson, OR 97352

Kate Brown  
Governor

Re: WD # 2022-0375 **Approved**  
Wetland Delineation Report for Ellingson Road Parcel  
Linn County; T11S R3W S29 TL501  
Albany Local Wetlands Inventory, Wetland OAK-38Af

Shemia Fagan  
Secretary of State

Tobias Read  
State Treasurer

Dear Justin Gross:

The Department of State Lands has reviewed the wetland delineation report prepared by Geo Resources LLC for the site referenced above. Based upon the information presented in the report and additional information submitted upon request, we concur with the wetland and waterway boundaries as mapped in revised Figure 6A of the report. Please replace all copies of the preliminary wetland map with this final Department-approved map.

Within the study area, one wetland (Wetland A including wetlands below ordinary high water, totaling 0.72 acres) and one waterway (Intermittent Tributary) was identified. The wetland and waterway are subject to the permit requirements of the state Removal-Fill Law. Under current regulations, a state permit is required for cumulative fill or annual excavation of 50 cubic yards or more in wetlands or below the ordinary high-water line (OHWL) of the waterway (or the 2-year recurrence interval flood elevation if OHWL cannot be determined).

This concurrence is for purposes of the state Removal-Fill Law only. We recommend that you attach a copy of this concurrence letter to any subsequent state permit application to speed application review. Federal, other state agencies or local permit requirements may apply as well. The U.S. Army Corps of Engineers will determine jurisdiction under the Clean Water Act, which may require submittal of a complete Wetland Delineation Report.

Please be advised that state law establishes a preference for avoidance of wetland impacts. Because measures to avoid and minimize wetland impacts may include reconfiguring parcel layout and size or development design, we recommend that you work with Department staff on appropriate site design before completing the city or county land use approval process.

This concurrence is based on information provided to the agency. The jurisdictional determination is valid for five years from the date of this letter unless new information necessitates a revision. Circumstances under which the Department may change a determination are found in OAR 141-090-0045 (available on our web site or upon request). In addition, laws enacted by the legislature and/or rules adopted by the Department may result in a change in jurisdiction; individuals and applicants are subject to the regulations that are in effect at the time of the removal-fill activity or complete permit application. The applicant, landowner, or agent may submit a request for reconsideration of this determination in writing within six months of the date of this letter.

Thank you for having the site evaluated. If you have any questions, please contact the Jurisdiction Coordinator for Linn County, Lynne McAllister, at (503) 986-5300.

Sincerely,

A handwritten signature in black ink, appearing to read "Peter Ryan", with a stylized flourish at the end.

Peter Ryan, SPWS  
Aquatic Resource Specialist

Enclosures

ec: Allen Martin, Geo Resources LLC  
Albany Planning Department (Maps enclosed for updating LWI)  
Benny Dean Jr., Corps of Engineers  
Charles Redon, DSL



RECEIVED

JUL 05 2022

RECEIVED \$ 500.<sup>00</sup>  
DEPARTMENT OF STATE LANDS

CK#2057

## WETLAND DELINEATION / DETERMINATION REPORT COVER FORM

A complete report and signed report cover form, along with applicable review fee, are required before a report review timeline can be initiated by the Department of State Lands. All applicants will receive an emailed confirmation that includes the report's unique file number and other information.

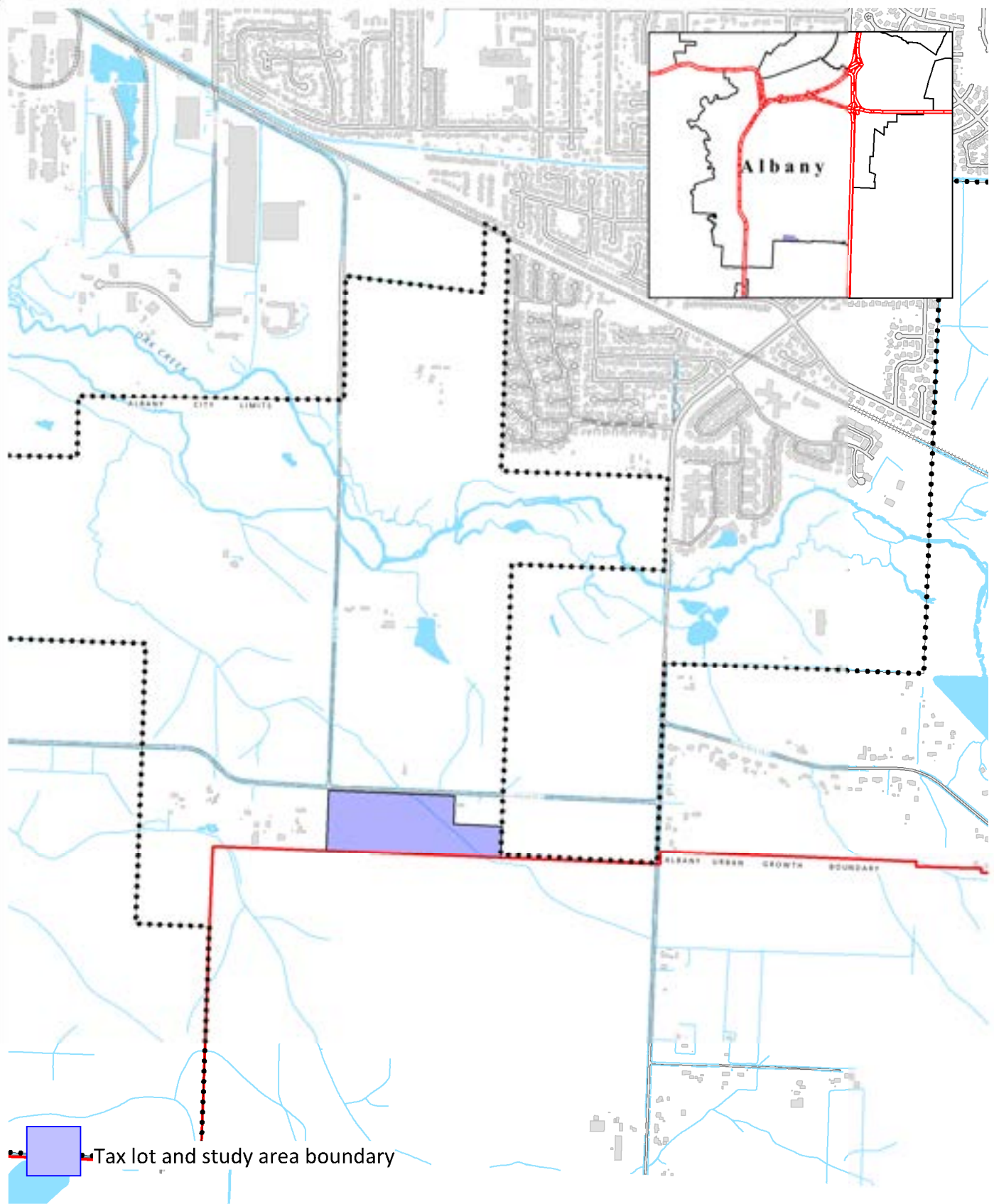
## Ways to submit report

- ◆ Under 50MB - A single unlocked PDF can be emailed to: [wetland.delineation@dsl.or.gov](mailto:wetland.delineation@dsl.or.gov)
- ◆ 50MB or larger - A single unlocked PDF can be uploaded to DSL's Box.com website. After upload notify DSL by email at: [wetland.delineation@dsl.or.gov](mailto:wetland.delineation@dsl.or.gov)
- ◆ OR a hard copy of the unbound report and signed cover form can be mailed to: Oregon Department of State Lands, 775 Summer Street NE, Suite 100, Salem, OR 97301-1279

## Ways to pay review fee

- ◆ By credit card on DSL's equipment portal after receiving the unique file number from DSL's emailed confirmation.
- ◆ By check payable to the Oregon Department of State Lands attached to the unbound mailed hardcopy OR attached to the complete signed cover form if report submitted electronically.

<b>Contact and Authorization Information</b>	
<input checked="" type="checkbox"/> Applicant <input checked="" type="checkbox"/> Owner Name, Firm and Address Justin Gross 3483 Buena Vista Rd. S. Jefferson, OR 97352	Business phone # (541) 974-7786 Mobile phone # (optional) E-mail: grossjustin25@yahoo.com
<input type="checkbox"/> Authorized Legal Agent, Name and Address (if different)	Business phone # Mobile phone # (optional) E-mail
I either own the property described below or I have legal authority to allow access to the property. I authorize the Department to access the property for the purpose of confirming the information in the report, after prior notification to the primary contact.	
Typed/Printed Name: <u>Justin Gross</u> Signature: <u>[Signature]</u> Date: <u>6/29/22</u> Special instructions regarding site access: _____	
<b>Project and Site Information</b>	
Project Name: Ellington Road Parcel  Proposed Use: residential homes  Project Street Address (or other descriptive location): South side of Ellington Road SE between SE Columbus Road and Lochner Road SE.  City: Albany County: Linn	Latitude: 44.58729° Longitude: -123.08928° decimal degree - centroid of site or start & end points of linear project  Tax Map # 113W29 Tax Lot(s) 501 Tax Map # Tax Lot(s) Township 11S Range 03W Section 29 QQ CC Use separate sheet for additional tax and location information Waterway: unnamed 1st order trib. River Mile
<b>Wetland Delineation Information</b>	
Wetland Consultant Name, Firm and Address Allen Martin, Geo Resources LLC PO Box 71852 Springfield, OR 97475	Phone # (541) 946-1013 Mobile phone # (if applicable) E-mail: <a href="mailto:georesources@comcast.net">georesources@comcast.net</a>
The information and conclusions on this form and in the attached report are true and correct to the best of my knowledge.	
Consultant Signature: <u>Allen Martin</u> Date: <u>6/30/22</u>	
Primary Contact for report review and site access is <input checked="" type="checkbox"/> Consultant <input type="checkbox"/> Applicant/Owner <input type="checkbox"/> Authorized Agent	
Wetland/Waters Present? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Study Area size: 21.94 Total Wetland Acreage: 0.7200	
<b>Check Applicable Boxes Below</b>	
<input type="checkbox"/> R-F permit application submitted <input type="checkbox"/> Mitigation bank site <input type="checkbox"/> EFSC/ODOE Proj. Mgr. _____ <input type="checkbox"/> Wetland restoration/enhancement project (not mitigation) <input type="checkbox"/> Previous delineation/application on parcel If known, previous DSL # _____	<input checked="" type="checkbox"/> Fee payment submitted \$ 500 <input type="checkbox"/> Resubmittal of rejected report (\$100) <input type="checkbox"/> Request for Reissuance. See eligibility criteria. (no fee) DSL # _____ Expiration date _____ <input checked="" type="checkbox"/> LWI shows wetlands or waters on parcel Wetland ID code OAK-38A1
<b>For Office Use Only</b>	
DSL Reviewer: <u>LM</u> Fee Paid Date: <u>7 / 5 / 22</u> DSL WD # <u>2022-0375</u> Date Delineation Received: <u>7 / 5 / 22</u> DSL App # _____	



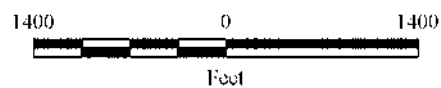
Linn County Tax Lot 11S03W29 00501  
Albany, OR 97322

**FIGURE 1: LOCATION MAP**

Scale: 1" = 1,400'

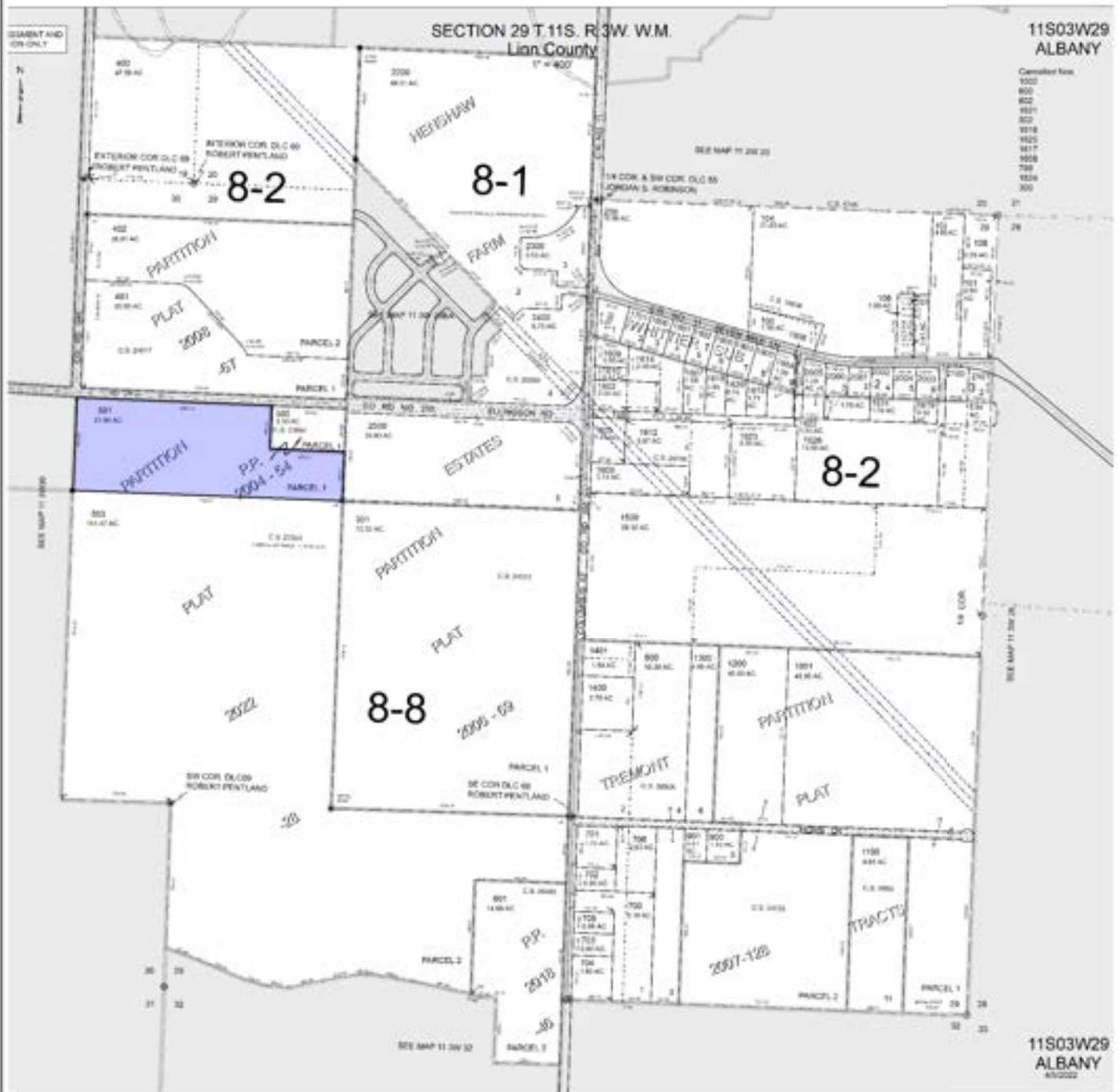
Source: Albany GIS database layers

Drafted: 6/1/2022



Geo Resources, LLC





Tax lot and study area boundary

Linn County Tax Lot 11S03W29 00501  
Albany, OR 97322

1000 0 1000 2000  
Feet

Geo Resources, LLC

FIGURE 2: TAX LOT MAP

Scale: 1" = 1,000'

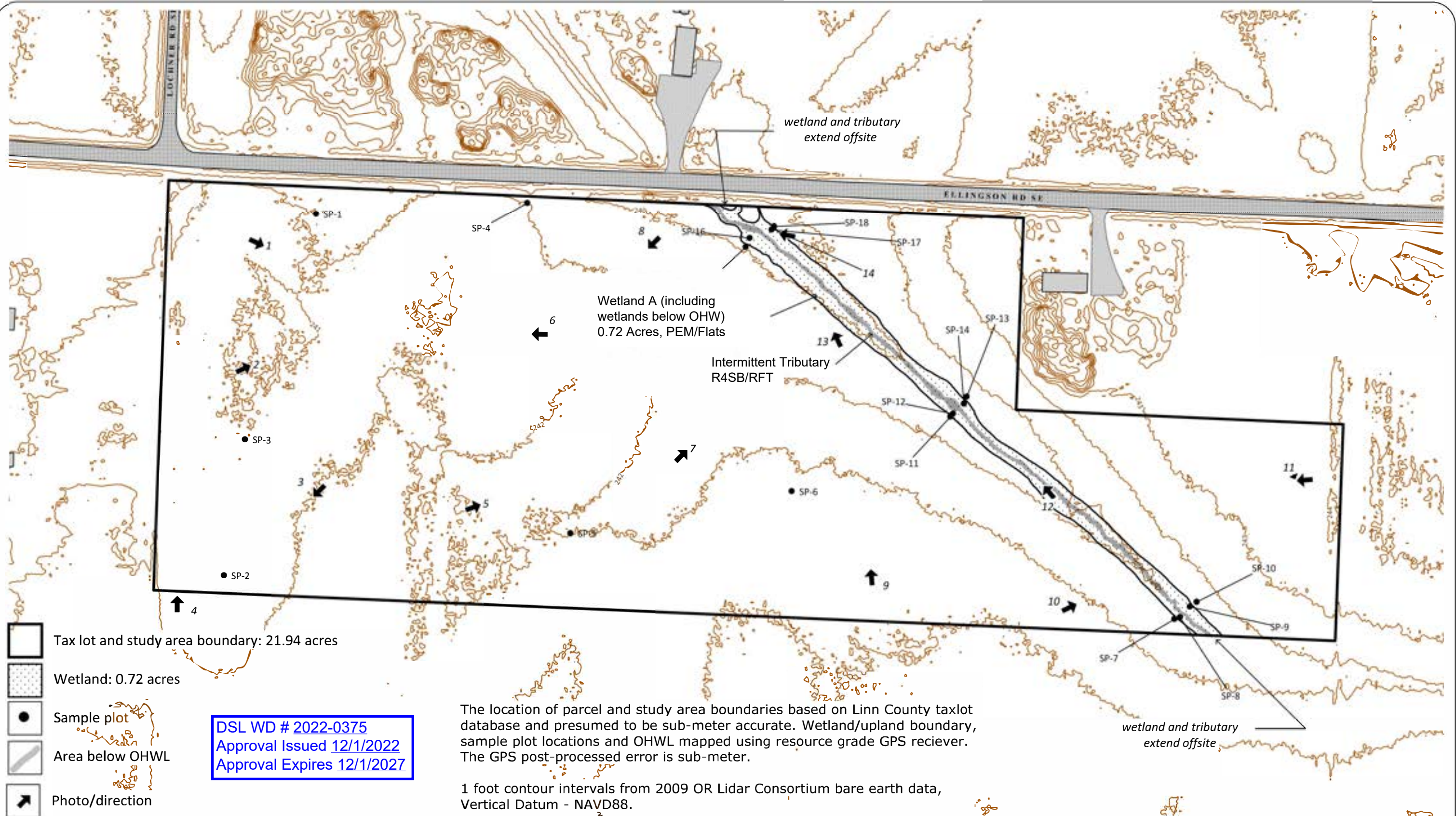
Source: Linn County Tax Assessor

Drafted: 6/3/2022

Revised: 10/4/2022

NORTH





Linn County Tax Lot 11S03W29 00501  
Albany, OR 97322

**FIGURE 6A: WETLAND MAP**

Scale: 1" = 140'

Source: Linn County GIS tax lot database  
Drafted: 6/1/2022  
Revised: 10/4/2022

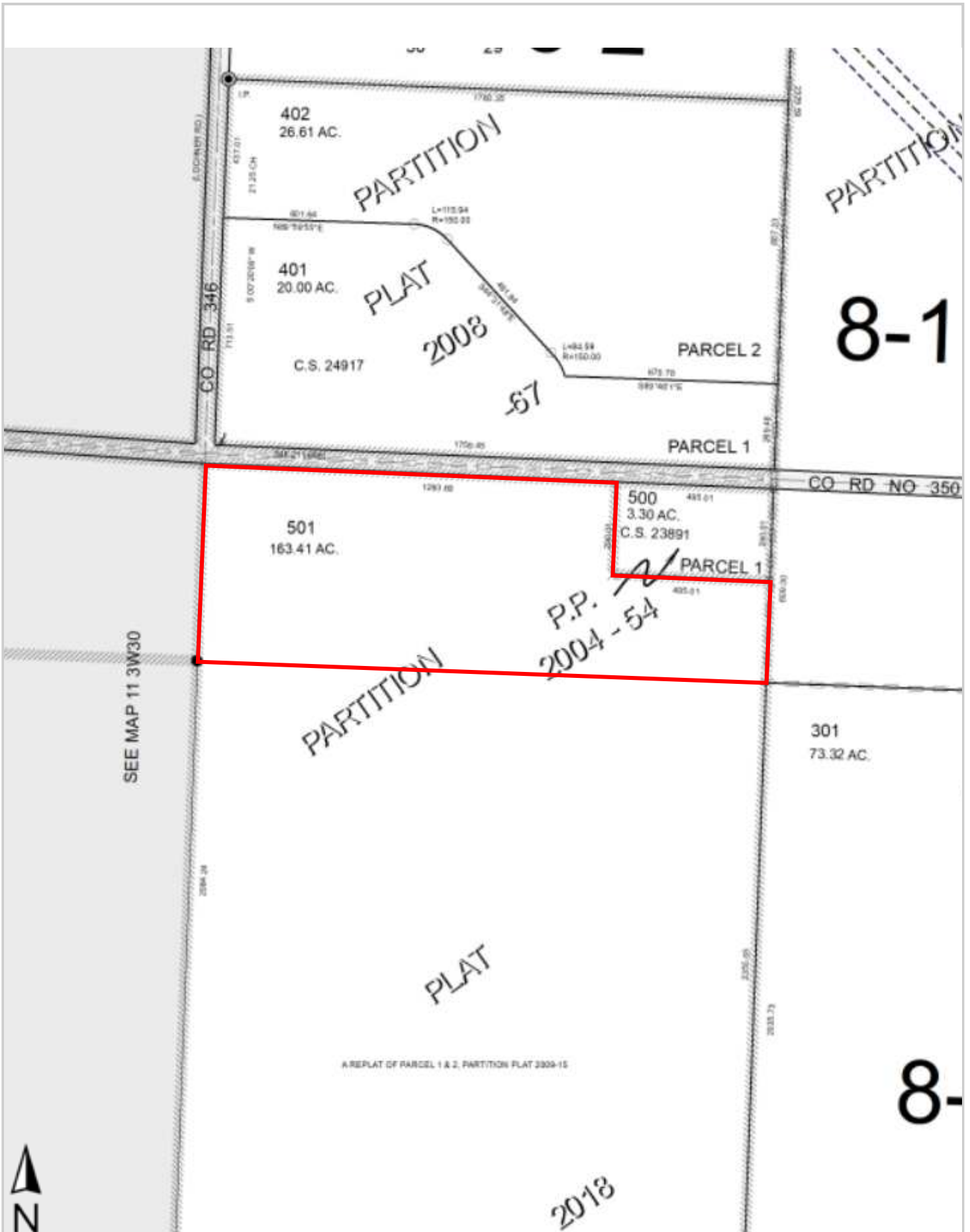


# Builder's Book



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NOTICE OFFER IS SUBJECT TO ERRORS, OMISSIONS, PRIOR SALE, CHANGE OR WITHDRAWAL WITHOUT NOTICE, AND APPROVAL OF PURCHASE BY OWNER. INFORMATION REGARDING 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.



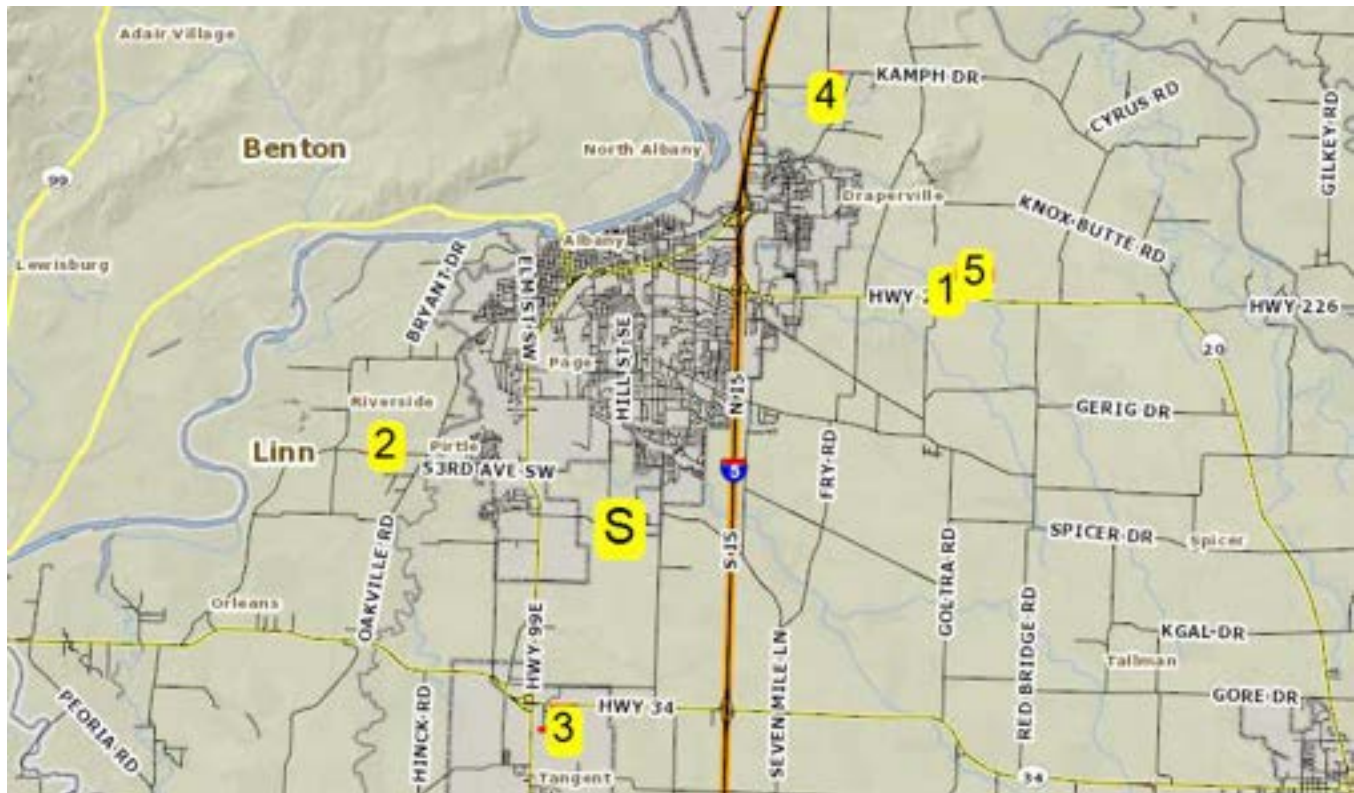


**Comparables Search Criteria**

Query Distance 3.50 miles  
 Sale Past Days 365  
 Match Land Use Yes  
 Year Built Difference 15

**Subject Property**

ParcelID 0897334  
 Tax Account 11S03W2900501  
 Site Address OR 97389  
 Year Built  
 Total SqFt  
 Fin SqFt  
 Beds  
 Bathrooms

**Comparables Identification Map****Averages**

<b>Sale Price</b>	\$1,000,000.00	<b>Loan Amt</b>	\$1,200,000.00	<b>SqFt</b>
<b>Assessed Total Value</b>	\$308,818.60	<b>Market Total Value</b>	\$798,388.00	<b>Price/SqFt</b>

<b>Comp #</b>	1	<b>Dist From Subject</b>	4.66 Miles
<b>Parcel #</b>	0111340	<b>Tax Account</b>	11S03W1100200
<b>Site Address</b>		<b>Acres</b>	19.09 Acres
	OR 97321	<b>Assessed Total Value</b>	\$12,257.00
<b>Year Built</b>		<b>Market Total Value</b>	\$91,710.00
<b>Rec. Date</b>	01/07/2022	<b>Sale Price</b>	\$1,200,000.00
<b>Bedrooms</b>		<b>Bathrooms</b>	
<b>Total Rooms</b>		<b>Total SqFt</b>	
<b>Owner</b>	Miller, Zachary	<b>Fin SqFt</b>	

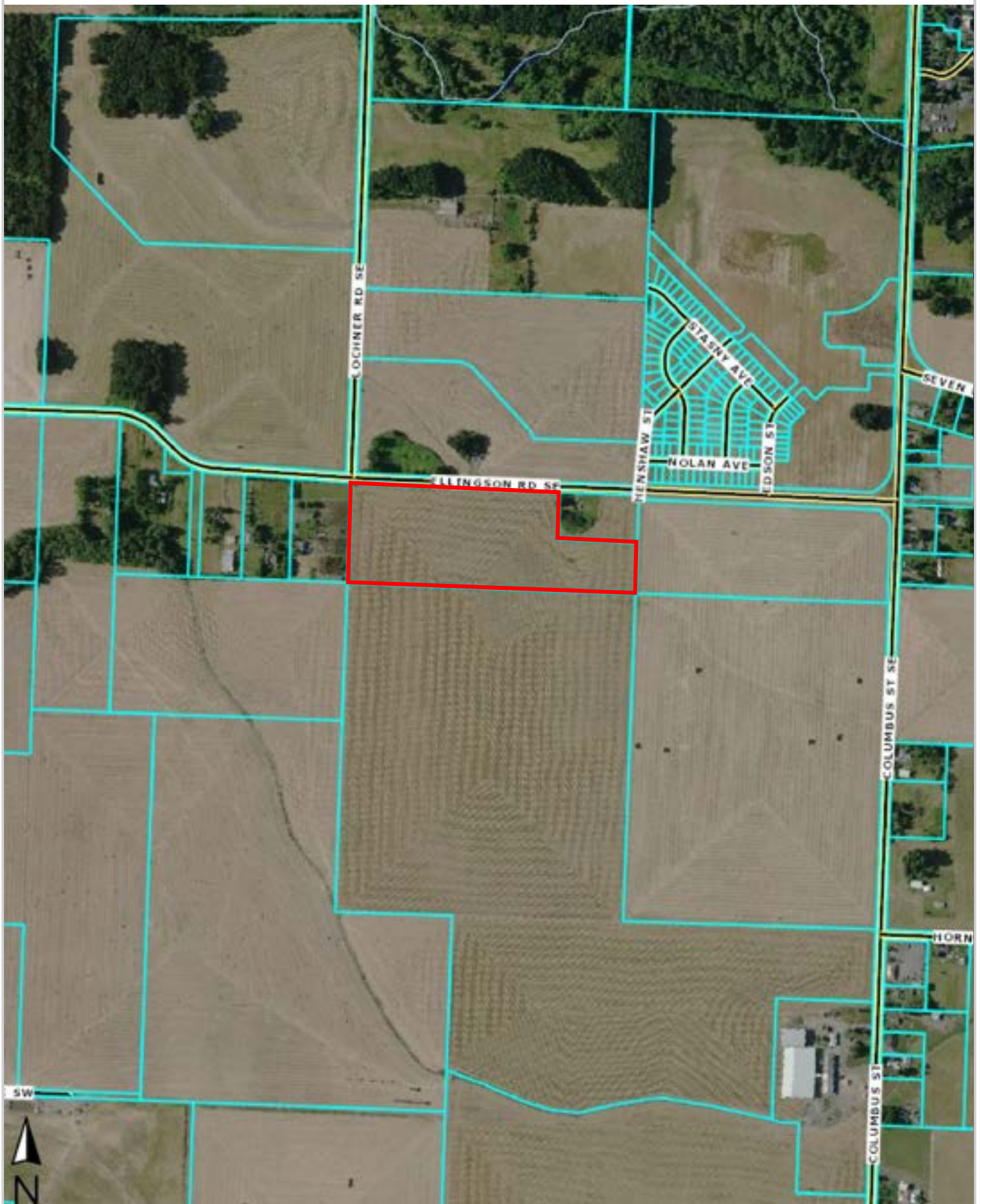
<b>Comp #</b>	2	<b>Dist From Subject</b>	2.73 Miles
<b>Parcel #</b>	0149670	<b>Tax Account</b>	11S04W2300100
<b>Site Address</b>	35350 Oakville Rd SW Albany OR 97321	<b>Acres</b>	37.75 Acres
		<b>Assessed Total Value</b>	\$28,730.00
<b>Year Built</b>		<b>Market Total Value</b>	\$300,080.00
<b>Rec. Date</b>	05/12/2022	<b>Sale Price</b>	\$1,200,000.00
<b>Bedrooms</b>		<b>Bathrooms</b>	
<b>Total Rooms</b>		<b>Total SqFt</b>	
<b>Owner</b>	Grandslam Agriculture LLC	<b>Fin SqFt</b>	

<b>Comp #</b>	3	<b>Dist From Subject</b>	2.16 Miles
<b>Parcel #</b>	0867246	<b>Tax Account</b>	12S03W0602130
<b>Site Address</b>	Tangent OR 97389	<b>Acres</b>	41.20 Acres
		<b>Assessed Total Value</b>	\$1,422,387.00
<b>Year Built</b>		<b>Market Total Value</b>	\$2,961,210.00
<b>Rec. Date</b>	12/28/2021	<b>Sale Price</b>	\$1,000,000.00
<b>Bedrooms</b>		<b>Bathrooms</b>	
<b>Total Rooms</b>		<b>Total SqFt</b>	
<b>Owner</b>	Kb Tangent Logistics Center LLC	<b>Fin SqFt</b>	

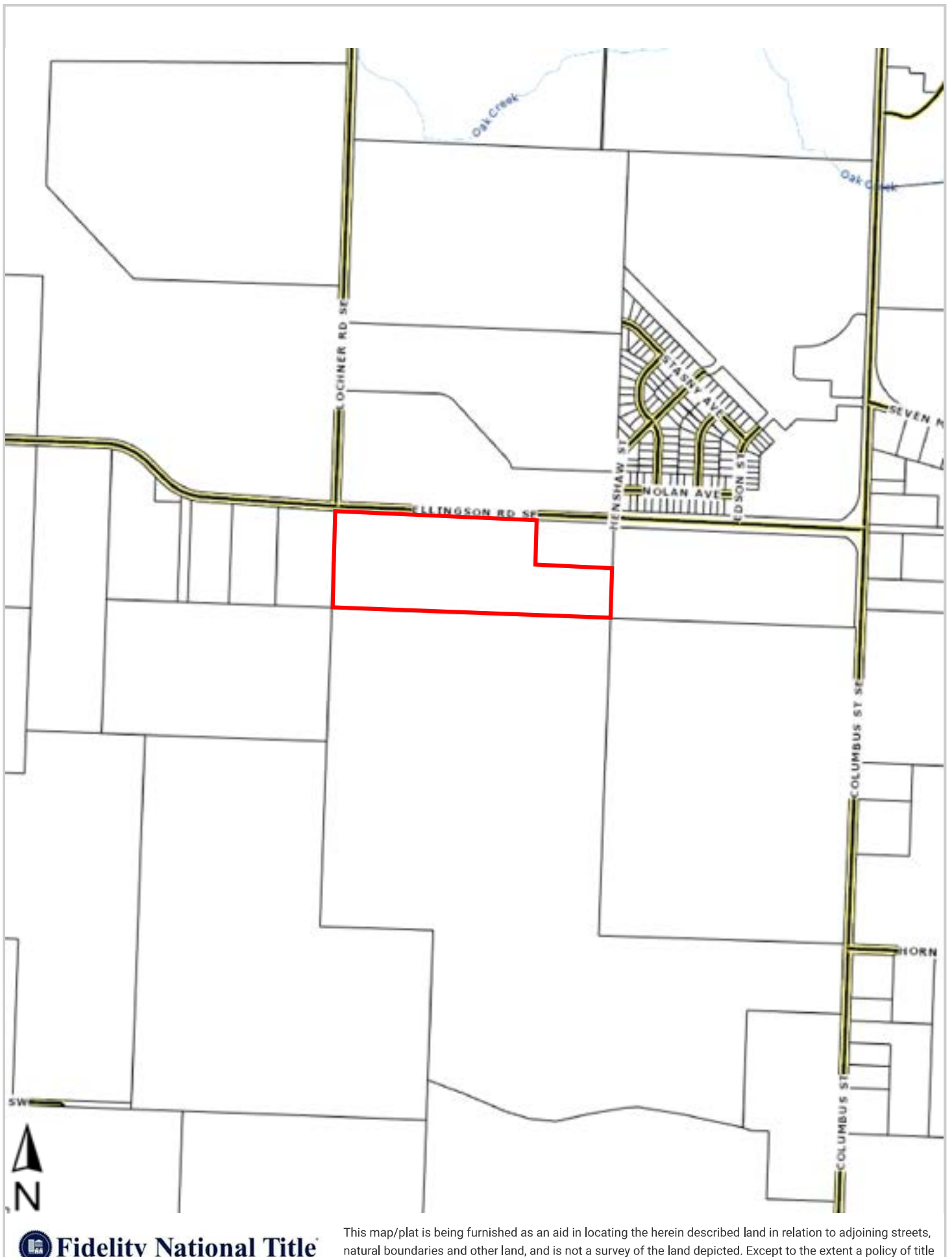
<b>Comp #</b>	4	<b>Dist From Subject</b>	5.67 Miles
<b>Parcel #</b>	0046223	<b>Tax Account</b>	10S03W2700800
<b>Site Address</b>	OR 97321	<b>Acres</b>	43.06 Acres
		<b>Assessed Total Value</b>	\$39,598.00
<b>Year Built</b>		<b>Market Total Value</b>	\$319,480.00
<b>Rec. Date</b>	05/23/2022	<b>Sale Price</b>	\$400,000.00
<b>Bedrooms</b>		<b>Bathrooms</b>	
<b>Total Rooms</b>		<b>Total SqFt</b>	
<b>Owner</b>	Neuschwander, Lorelee	<b>Fin SqFt</b>	

<b>Comp #</b>	5	<b>Dist From Subject</b>	4.98 Miles
<b>Parcel #</b>	0111522	<b>Tax Account</b>	11S03W1200500
<b>Site Address</b>	OR 97321	<b>Acres</b>	43.63 Acres
		<b>Assessed Total Value</b>	\$41,121.00
<b>Year Built</b>		<b>Market Total Value</b>	\$319,460.00
<b>Rec. Date</b>	01/07/2022	<b>Sale Price</b>	\$1,200,000.00
<b>Bedrooms</b>		<b>Bathrooms</b>	
<b>Total Rooms</b>		<b>Total SqFt</b>	
<b>Owner</b>	Miller, Zachary	<b>Fin SqFt</b>	



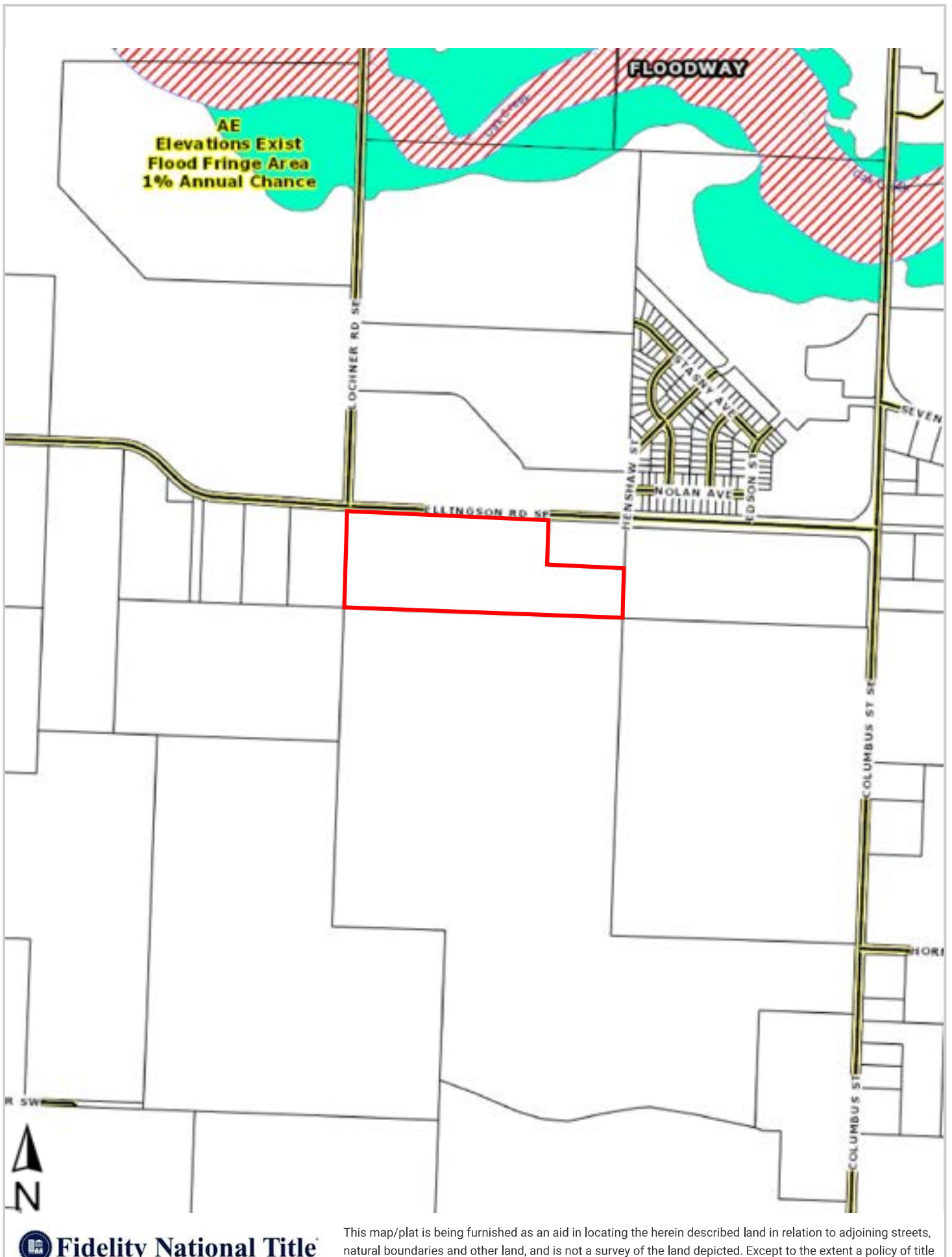


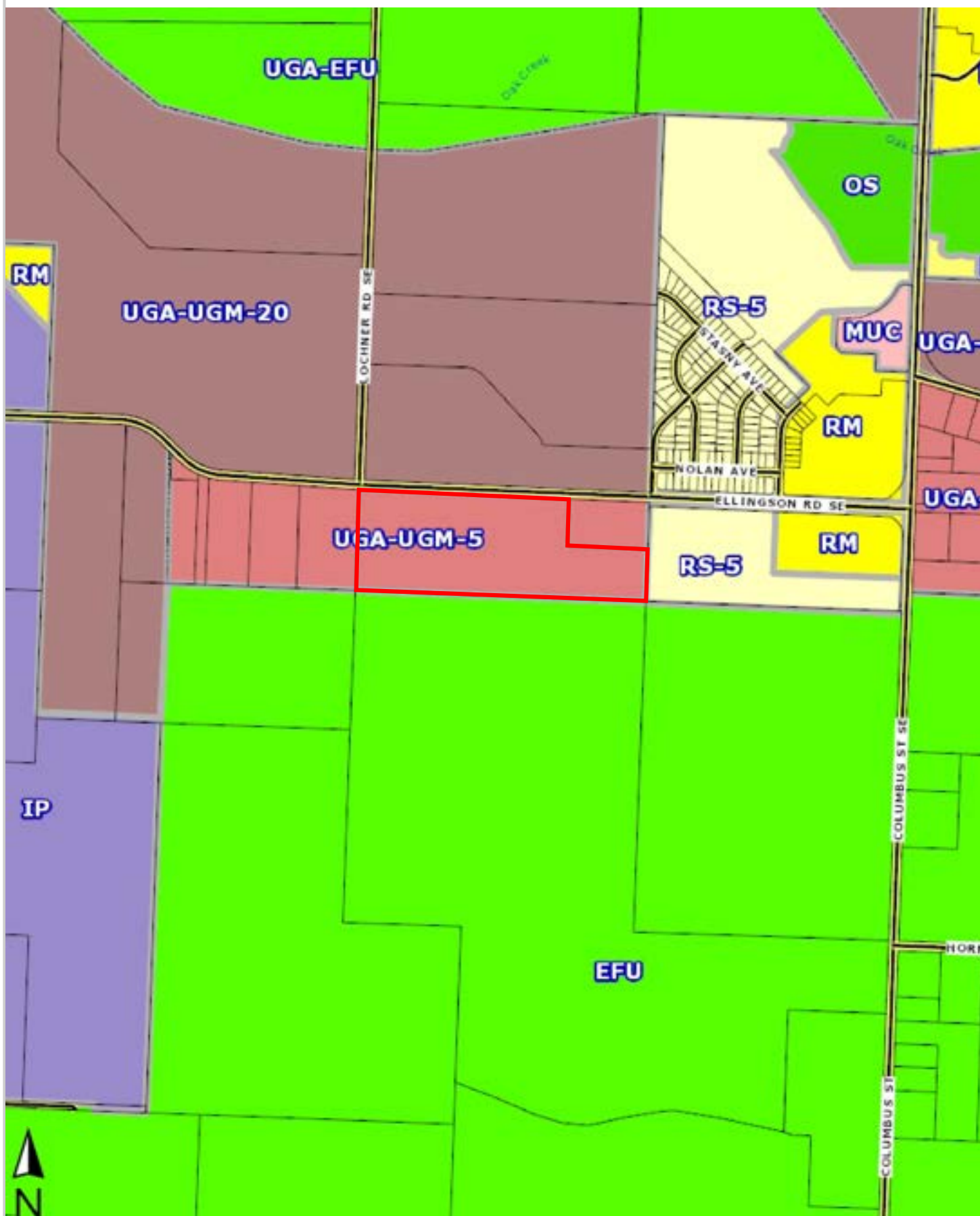




**Fidelity National Title**

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title

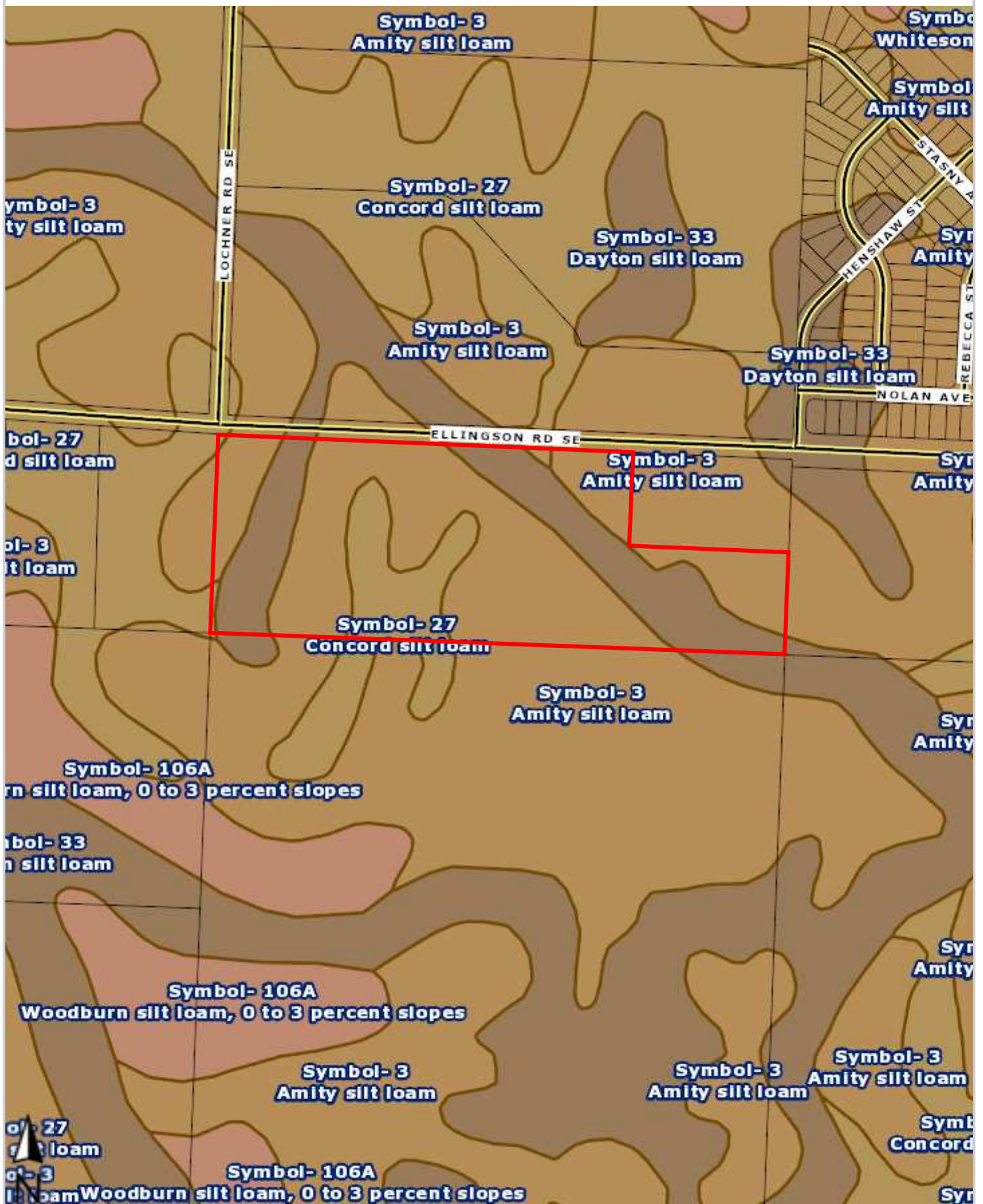




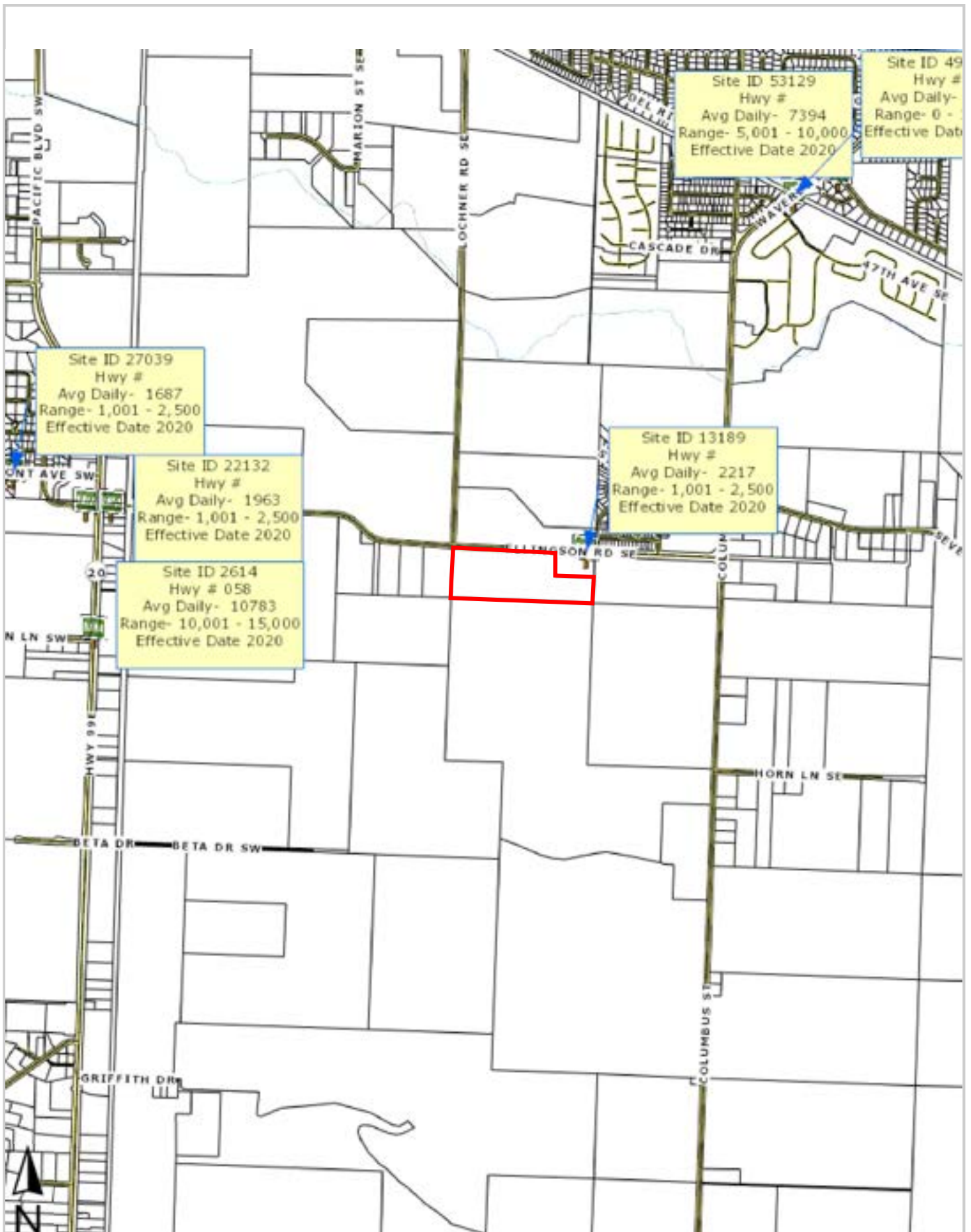




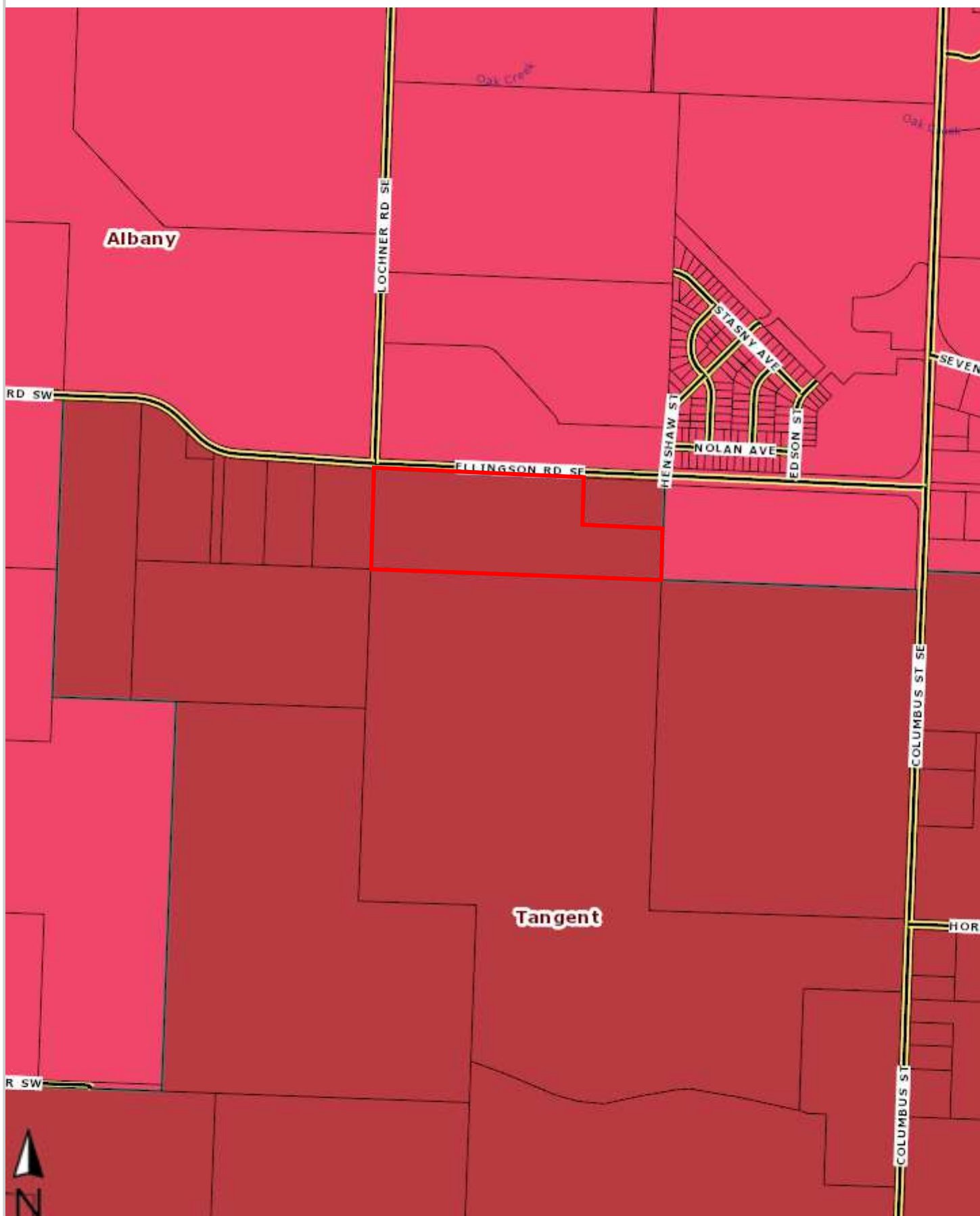












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