



15 Oregon Ave., Bend, OR 97703
PHONE (541)389-7711 FAX (541)389-0506

Date: July 6, 2022
Order No. 552612AM
Reference: 171229BC02100
Bend, OR 97701

We have enclosed our Development Report pertaining to order number 552612AM.

Thank you for the opportunity to serve you. Your business is appreciated!

If you have any questions or need further assistance, please do not hesitate to contact your Title Officer listed below.

Sincerely,

Curtis Holbert

curtis.holbert@amerititle.com
Title Officer

NOTICE: Please be aware that, due to the conflict between federal and state laws concerning the legality of 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.



AmeriTitle, LLC
15 Oregon Ave., Bend, OR 97703
PHONE (541)389-7711 FAX (541)389-0506

July 6, 2022
File Number: 552612AM
Report No.: 1
Title Officer: Curtis Holbert
Email: curtis.holbert@amerititle.com

DEVELOPMENT REPORT

Property Address: 171229BC02100, Bend, OR 97701

Legal description attached hereto and made a part hereof marked Exhibit "A"

and dated as of 23rd day of June, 2022 at 7:30 a.m., title is [vested in](#):

Hotel Management, LLC

The estate or interest in the land described or referred to in this Development Report and covered herein is:

FEE SIMPLE

Except for the items properly cleared through closing, Schedule B of the proposed policy or policies will not insure against loss or damage which may arise by reason of the following:

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. 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.
4. Any encroachment (of existing improvements located on the subject Land onto adjoining Land or of existing improvements located on adjoining Land onto the subject Land) encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the subject Land.
5. Any lien, or right to a lien, for services, labor, material, equipment rental, or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the Public Records.

EXCEPTIONS 1 THROUGH 5 ABOVE APPLY TO STANDARD COVERAGE POLICIES AND MAY BE MODIFIED OR ELIMINATED ON AN EXTENDED COVERAGE POLICY.

SPECIAL EXCEPTIONS:

Tax Information:

Taxes assessed under Code No. 1-001 Account No. 273227 [Map](#) No. 171229BC 02100

NOTE: The 2021-2022 [Taxes](#): \$6,759.50, are Paid

6. The 2022-2023 Taxes: A lien not yet due or payable.
7. City liens, if any, of the City of Bend.
8. Access and utility easement as shown on the official [plat](#) of said land.
9. All lots are subject to the City of Bend Solar Ordinance as shown on the official [plat](#) of said land.
10. No vehicle access strip along Mt. Washington Drive as shown on the official [plat](#) of said land.
11. Stormwater Management Facilities Maintenance Agreement, including the terms and provisions thereof,
Recorded: February 24, 2015
Instrument No.: [2015-06123](#)
12. Public Facility Improvement Agreement, including the terms and provisions thereof,
Recorded: February 24, 2015
Instrument No.: [2015-06124](#)
13. Public utility easement as shown on the official [plat](#) of said land.

14. Covenants, conditions and restrictions, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

Recorded: October 27, 2015

Instrument No.: [2015-44077](#)

Said Covenants, Conditions and Restrictions set forth above contain, among other things, levies and assessments of Compass Corner Homeowners' Association.

Amended by instrument,

Recorded: October 19, 2018

Instrument No.: [2018-42341](#)

15. Easement or easements, including the terms and provisions thereof, as contained in instrument,

Recorded: October 27, 2015

Instrument No.: [2015-44077](#)

16. Bylaws, including the terms and provisions thereof and the right to levy certain charges and assessments against the subject property,

Recorded: October 27, 2015

Instrument No.: [2015-44077](#)

17. Restrictions as disclosed in document,

Recorded: May 1, 2018

Instrument No.: [2018-17355](#)

INFORMATIONAL NOTES:

NOTE: Any map or sketch enclosed as an attachment herewith is furnished for information purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the company assumes no liability for any loss occurring by reason of reliance thereon.

NOTE: Your application for a report was placed by reference to only a street address or tax identification number. Based on our records, we believe that the legal description in this report covers the parcel(s) of Land that you requested. If the legal description is incorrect, the parties to the transaction must notify the Company and/or the settlement company in order to prevent errors and to be certain that the correct parcel(s) of Land will appear on any documents to be recorded in connection with this transaction.

NOTE: Due to current conflicts or potential conflicts between state and federal law, which conflicts may extend to local law, regarding marijuana, if the transaction to be insured involves property which is currently used or is to be used in connection with a marijuana enterprise, including but not limited to the cultivation, storage, distribution, transport, manufacture, or sale of marijuana and/or products containing marijuana, the Company declines to close or insure the transaction, and this Development Report shall automatically be considered null and void and of no force and effect.

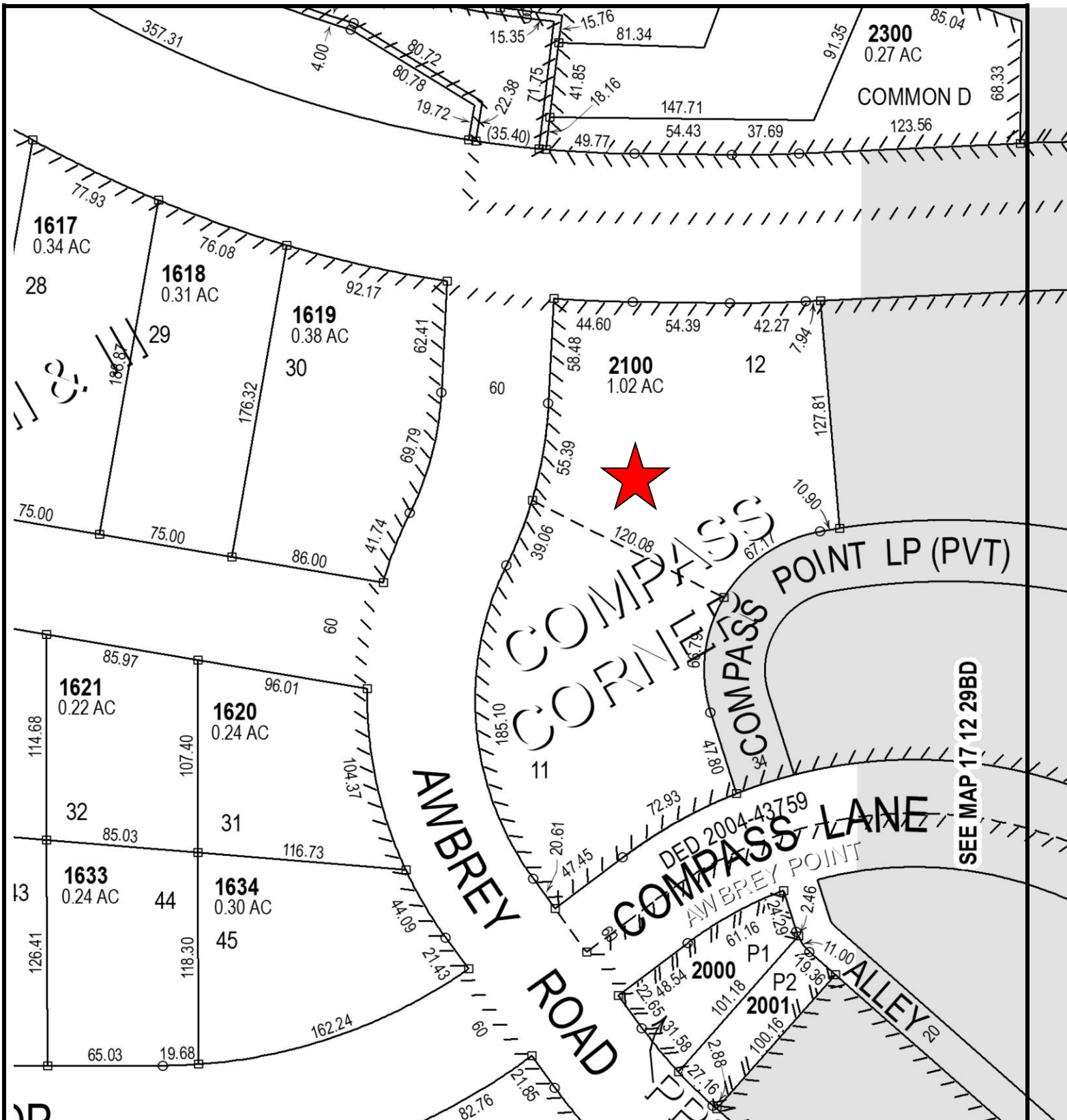
THIS DEVELOPMENT REPORT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACTIONAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

End of Report

"Superior Service with Commitment and Respect for Customers and Employees"

EXHIBIT "A"
LEGAL DESCRIPTION

Lots 11 and 12, Compass Corner, recorded July 23, 2015, in Cabinet I, Page 96, Deschutes County, Oregon.



171229BC02100
Bend, OR 97701

THIS MAP IS FURNISHED AS AN
ACCOMMODATION STRICTLY FOR THE
PURPOSES OF GENERALLY LOCATING
THE LAND. IT DOES NOT REPRESENT A
SURVEY OF THE LAND OR IMPLY ANY
REPRESENTATIONS AS TO THE SIZE,
AREA OR ANY OTHER FACTS RELATED TO
THE LAND SHOWN THEREOF