



# FIRST AMERICAN TITLE

# Property Research Report

**SUBJECT PROPERTY**

39355 Proctor Blvd

**Parcel #:** 00656515

**Map & Taxlot #:** 24E13AC03900

**County:** Clackamas

**OWNER**

Platinum Facilities Management LLC

**DATE PREPARED**

Date: 01/28/2025

**PREPARED BY**

rrizo@firstam.com



*First American Title*

Customer Service Department

503.219.8746

cs.oregon@firstam.com

©2018 First American Financial Corporation and/or its affiliates.

All rights reserved. | NYSE: FAF | 39203000418

IMPORTANT – READ CAREFULLY: THIS REPORT IS NOT AN INSURED PRODUCT OR SERVICE OR A REPRESENTATION OF THE CONDITION OF TITLE TO REAL PROPERTY. IT IS NOT AN ABSTRACT, LEGAL OPINION, OPINION OF TITLE, TITLE INSURANCE COMMITMENT OR PRELIMINARY REPORT, OR ANY FORM OF TITLE INSURANCE OR GUARANTY. THIS REPORT IS ISSUED EXCLUSIVELY FOR THE BENEFIT OF THE APPLICANT THEREFOR, AND MAY NOT BE USED OR RELIED UPON BY ANY OTHER PERSON. THIS REPORT MAY NOT BE REPRODUCED IN ANY MANNER WITHOUT FIRST AMERICAN'S PRIOR WRITTEN CONSENT. FIRST AMERICAN DOES NOT REPRESENT OR WARRANT THAT THE INFORMATION HEREIN IS COMPLETE OR FREE FROM ERROR, AND THE INFORMATION HEREIN IS PROVIDED WITHOUT ANY WARRANTIES OF ANY KIND, AS-IS, AND WITH ALL FAULTS. AS A MATERIAL PART OF THE CONSIDERATION GIVEN IN EXCHANGE FOR THE ISSUANCE OF THIS REPORT, RECIPIENT AGREES THAT FIRST AMERICAN'S SOLE LIABILITY FOR ANY LOSS OR DAMAGE CAUSED BY AN ERROR OR OMISSION DUE TO INACCURATE INFORMATION OR NEGLIGENCE IN PREPARING THIS REPORT SHALL BE LIMITED TO THE FEE CHARGED FOR THE REPORT, IF ANY. RECIPIENT ACCEPTS THIS REPORT WITH THIS LIMITATION AND AGREES THAT FIRST AMERICAN WOULD NOT HAVE ISSUED THIS REPORT BUT FOR THE LIMITATION OF LIABILITY DESCRIBED ABOVE. FIRST AMERICAN MAKES NO REPRESENTATION OR WARRANTY AS TO THE LEGALITY OR PROPRIETY OF RECIPIENT'S USE OF THE INFORMATION HEREIN.



**First American Title**

Customer Service Department  
503.219.8746  
cs.oregon@firstam.com  
Date: 01/28/2025

### OWNERSHIP INFORMATION

Owner: Platnium Facilities Management LLC  
CoOwner:  
Site: 39355 Proctor Blvd Sandy OR 97055  
Mail: 1742 Pinot Ct Richland WA 99352

Parcel #: 00656515  
Ref Parcel #: 24E13AC03900  
TRS: 02S / 04E / 13 / NE  
County: Clackamas

### PROPERTY DESCRIPTION

Map Grid: 691-A3  
Census Tract: 023404 Block: 3031  
Neighborhood: SAN - Sandy  
School Dist: 46 Oregon Trail  
Impr Type:  
Subdiv/Plat: O Meinigs Add 03  
Land Use: 201 - Commercial land improved  
Std Land Use: 2043 - Commercial Building  
Zoning: Sandy-C1 - Central Business District  
Lat/Lon: 45.397739 / -122.258401  
Watershed: Middle Sandy River  
Legal: 343 O MEINIGS 3RD ADD LTS 5 & 6 BLK 2

### ASSESSMENT AND TAXATION

Market Land: \$233,128.00  
Market Impr: \$217,110.00  
Market Total: \$450,238.00 (2024)  
% Improved: 48.00%  
Assessed Total: \$285,082.00 (2024)  
Levy Code: 046-048  
Tax: \$4,825.42 (2024)  
Millage Rate: 16.9264  
Exemption:  
Exemption Type:

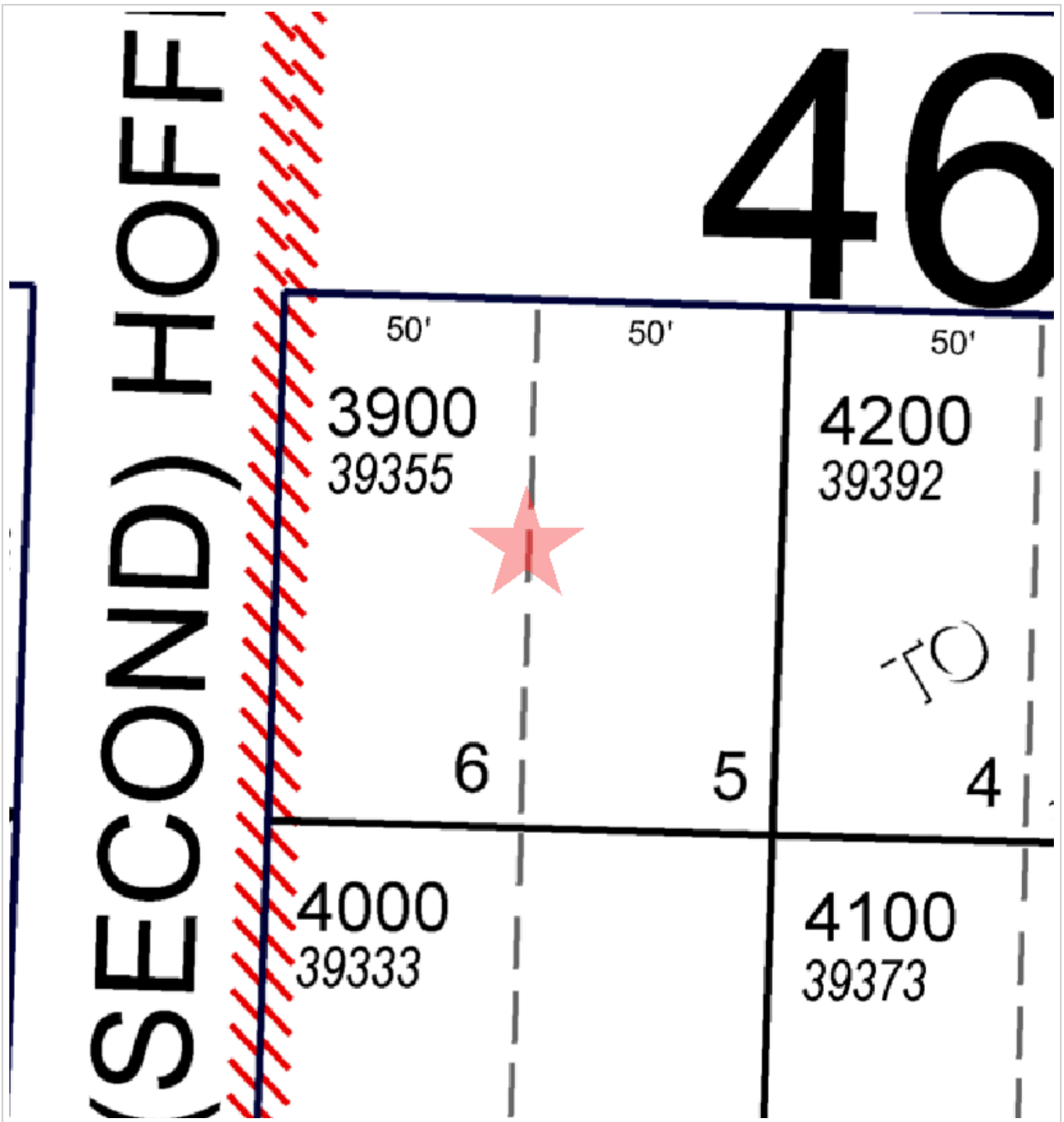
### PROPERTY CHARACTERISTICS

Bedrooms:	Total SqFt:	Year Built: 1979
Baths, Total:	First Floor:	Eff Year Built:
Baths, Full:	Second Floor:	Lot Size Ac: 0.24 Acres
Baths, Half:	Basement Fin:	Lot Size SF: 10,550 SqFt
Total Units:	Basement Unfin:	Lot Width:
# Stories:	Basement Total:	Lot Depth:
# Fireplaces:	Attic Fin:	Roof Material:
Cooling:	Attic Unfin:	Roof Shape:
Heating:	Attic Total:	Ext Walls:
Building Style:	Garage:	Const Type:

### SALES AND LOAN INFORMATION

Owner	Date	Doc #	Sale Price	Deed Type	Loan Amt	Loan Type
PLATNIUM FACILITIES MANAGEMENT	06/29/2022	2022-037645		Stand Alone Mortgage	\$550,000.00	Building or Construction Loan
PLATNIUM FACILITIES MANAGEMENT	06/29/2022	2022-037646		Stand Alone Mortgage	\$80,000.00	New Conventional
PLATINIUM FACILITIES MANAGEMENT LLC	03/01/2017	2017-014327	\$450,000.00	Personal Representatives Deed	\$400,000.00	Seller take-back
Platnium Facilities Management LLC	02/28/2017	2017-014327	\$450,000.00	Deed		Conv/Unk

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.



*First American Title*

Parcel ID: 00656515

Site Address: 39355 Proctor Blvd

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



*First American Title*

**Parcel ID: 00656515**

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.



After recording return to:  
Platinum Facilities Management LLC  
1742 Pinot Ct.  
Richland, WA 99352

Until a change is requested all tax  
statements shall be sent to:  
Platinum Facilities Management LLC  
1742 Pinot Ct.  
Richland, WA 99352

File No.: 7012-2800530 (sb)  
Date: February 28, 2017

THIS SPACE RESERVED FOR RECORDER'S USE	
Clackamas County Official Records Sherry Hall, County Clerk	<b>2017-014327</b>
	03/01/2017 03:43:00 PM
D-D                      Cnt=1 Stn=0 BARBARA	
\$22.00 \$10.00 \$10.00 \$16.00	<b>\$58.00</b>

2800530-GR  
FIRST AMERICAN

### PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE made this **Twenty-eighth day of February, 2017** by and between **Lyle R. Schoppert** the duly appointed, qualified and acting personal representative of the estate of **Irene F. Schoppert**, deceased, hereinafter called the first party and **Platinum Facilities Management LLC**, hereinafter called the second party; WITNESSETH:

For value received and the consideration hereinafter stated, the first party has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the second party and second party's heirs, successors and assigns all the estate, right and interest of the estate of the deceased, whether acquired by operation of the law or otherwise, in that certain real property situated in the County of **Clackamas**, State of Oregon, described as follows, to-wit:

**LEGAL DESCRIPTION:** Real property in the County of Clackamas, State of Oregon, described as follows:

**Lots 5, 6, 7 and 8, Block 2, OTTO MEINIGS 3rd ADDITION TO SANDY, in the County of Clackamas and State of Oregon. EXCEPTING FROM said Lots 7 and 8 that portion conveyed to the State of Oregon by deed recorded March 4, 1931, in Book 211, page 46, Deed Records and by deed recorded May 15, 1931, in Book 211, page 298, Deed Records.**

TO HAVE AND TO HOLD the same unto the second party, and second party's heirs, successors-in-interest and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is **\$450,000.00**.

IN WITNESS WHEREOF, the first party has executed this instrument; if first party is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 28 day of February, 2017.

Lyle R. Schoppert  
**Lyle R. Schoppert, Personal Representative**  
of the Estate of Irene F. Schoppert

STATE OF Oregon )  
)ss.  
County of Clackamas )

This instrument was acknowledged before me on this 28 day of February, 2017 by **Lyle R. Schoppert.**, personal representative of the estate of Irene F. Schoppert

[Signature]  
Notary Public for Oregon

My commission expires: 10/14/17

