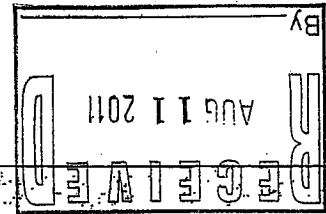


CITY OF FLORENCE
LAND USE APPLICATION
Community Development Department
250 Highway 101, Florence, OR 97439
(541) 997-8237 voice (541) 997-4106 fax



TYPE OF REQUEST

- Minor Design Review (DR)
(less than 10,000 sq ft)
- Major Design Review (DR)
(more than 10,000 sq ft)
- Modification to approved plan
- Planned Unit Development (PUD)
- Conditional Use Permit (CUP)
- Subdivision (SUB)
- Zone Change (ZC)
- Comprehensive Plan
Amendment (CPA)
- Administrative Review (AR)

APPLICANT INFORMATION

Name: FLORENCE DIALYSIS LLC Phone: [REDACTED]
E-Mail Address: [REDACTED] Cell Phone: _____
Address: 3355 RIVER BEND DR SUITE 200 SPRINGFIELD, OR 97477
Signature: [REDACTED] Date: [REDACTED]
Applicant's Representative (if any) _____

PROPERTY OWNER INFORMATION

Name: FLORENCE DIALYSIS LLC Phone: _____
E-Mail Address: SAME AS ABOVE Cell Phone: _____
Address: _____
Signature: [REDACTED] Date: [REDACTED]
Applicant's Representative (if any) _____
If applicant and property owner are not the same, either sign or submit a letter of authorization to allow the applicant to act as agent for the property owner.

PROPERTY DESCRIPTION

Property Address: LOT # 39 PACIFIC VIEW BUSINESS PARK
General Location (Example: southwest corner of Second St and Hwy 101) _____
KINGWOOD ST. FLORENCE, OR.
Map and Tax Lot Number: TAX LOT 1400 Lot Size 1.47 ACRES
TAX MAP 18-12-22-42
Zoning Designation: COMMERCIAL, INDUSTRIAL, MEDICAL, DENTAL

CONTINUED ON NEXT PAGE

Florence Dialysis LLC Project Description

The physician owners of Florence Dialysis LLC plan to construct a dialysis facility of approximately 6000 square feet on Lot #39 of the Pacific View Business Park located on Kingwood St. The building will initially provide 8 dialysis stations and one isolation station, along with all the necessary space for support staff including nurses, technicians, dietitian, social worker, management, and physicians who will make regular visits to the facility. This service will be considered outpatient, ambulatory treatment and the initial facility will be able to serve a maximum of 27 patient a day and 54 patients a week. We anticipate that the facility will serve kidney failure patients up the coast to Newport and down to Coos Bay where the next facilities are located.

Services provided will include hemodialysis and peritoneal dialysis with related evaluations and treatment. These services are needed by individuals who have advanced kidney failure and will be unable to survive without undergoing three times a week treatment. Hemodialysis involves creating an access to the patient's vascular system and then passing the patient's blood through a dialysis machine three times a week. Each treatment will last approximately three to five hours with the majority of treatments taking about three and a half hours. Dialysis is generally considered a safe, low risk medical procedure, but in the event of medical emergency, the facility is only about a two minute drive from Peace Harbor Hospital. Peritoneal dialysis is a home treatment option using an abdominal catheter to pass fluid into and out of the abdominal cavity. These fluid exchanges are done approximately 4 times a day. When the fluid is removed it contains large amounts of body waste products and achieves the same result as hemodialysis. The facility will provide space and staff for training and monitoring peritoneal dialysis patients.

The building site is approximately 1.47 acres and the site plan was developed to include the possibility of expansion in the future if the patient population in the Florence area exceeds current capacity. It is our intention that this be a high quality facility located and designed to allow for future expansion so that it can meet the community needs for an extended period of time.

We anticipate that this service will provide approximately 30 jobs of very desirable nature to the community, mostly medical professionals. We anticipate beginning construction of the facility as soon as the Land Use Permit is processed and we have clearance to proceed with the project.

Florence Dialysis, LLC

Business Plan

April 22, 2011

Summary:

Florence Dialysis, LLC is an Oregon Limited Liability Company organized by six physicians whose primary partnership is a medical practice in the Eugene-Springfield area called Eugene-Springfield Nephrology and Associates, PC. They are affiliated with Fresenius Medical Care, the largest dialysis provider in the world, and have recently built this building with the purpose of leasing to Fresenius Medical Care to provide services to the residents in SW Oregon requiring dialysis treatments.

Eugene-Springfield Nephrology Associates, P.C. (founded in 1992), is regarded as the primary nephrology practice in the Southern Willamette Valley and Southern Oregon coast region. Dr(s). Purvis, Kratka, Gutheim, & Zchem have been partners in the practice for the past ten years. In 2007, they hired a fifth physician, Dr. Shalin Sanghvi as volume and demands had increased necessitating the additional clinic hours. Sanghvi became a partner in 2008. In May of 2011, Dr. Pavan Chopra is joining the practice as an employee and after a suitable time will be made partner. The practice specializes in the diagnosis and treatment of kidney disease and hypertension.

The proposed action is to fund the permanent loan of the 6,058 square foot specialty medical clinic building operating located on Lot 39 in the Florence Business Park.

Florence Dialysis, LLC is one of four real estate entities owned by the physicians. They have three other business entities with the sole purpose to develop and manage commercial real estate leased to Fresenius Medical Care. The first entity was founded in 2007. Dr. Purvis, the partner overseeing the real estate developments, has extensive experience investing in and managing residential and commercial properties. They completed the first project in Eugene in March, 2008 (River Avenue Properties) and began construction on Coos Bay (Coos Bay Properties, LLC) in the spring of 2009. Construction was complete August 5, 2009 and the building occupied by the tenant on September 16, 2009. The lease has performed as agreed. The third project was in Springfield (Springfield Dialysis, LLC) and the building was complete the summer of 2010.

Dr(s). Kratka, Purvis, and Gutheim serve as medical directors for Fresenius Medical Care and have been providing dialysis treatments to patients in Coos Bay, Eugene and Springfield. Fresenius Medical Care is the world's leading provider of products and services for patients with chronic kidney failure.

Market:

Fresenius, the sole tenant of the building, is a global health care group (network) with products and services for in-center and in-home dialysis. In addition, Fresenius focuses on hospital management as well as engineering and services for hospitals and other health care facilities. As of December 31, 2009, the North America division treated 132,262 patients (5% increase compared to previous year). With a network of 2,553 dialysis clinics (1,784 are in North America) Fresenius Medical Care treated 195,651 dialysis patients around the world amounting to 29.43 million dialysis treatments during the year. This is a 6% increase year over year in treatments. 2009 financial performance reported net revenue of \$11,247 million (6% increase), operating income (EBIT) of \$1,756 million and net income of \$891 million (9%

increase). Debt/EBITDA Ratio decreased from 2.69 at the end of 2008 to 2.46 at the end of 2009. Standard & Poor's Ratings Services rates Fresenius corporate credit rating a 'BB'; Moody's rates the Company's at 'Ba1'; and, Fitch rates the Company's corporate credit as 'BB'. All three rating company's listed their ratings with a "stable" outlook. [Source: Fresenius website @ www.fresenius.com].

The future of in-center and in-home hemo-dialysis and peritoneal dialysis, primary treatments for renal failure does not appear to be changing in the near term. In-home dialysis is becoming less popular due to challenges faced by care providers and lack of funding for the necessity of having someone prepared to assist in the event treatment complications arise. New technology is not anticipated. The need for dialysis is increasing at an annual rate of 6%. Existing technological advances in the treatment of renal failure have been slowing as existing equipment and supplies are relatively low risk and effective in their application. Research and development of an artificial kidney continues; however, progress is slow.

Fresenius is responsible for upgrading all equipment used in the facility and keeping pace with demand and implementing new technologies as they are the operator of the clinic.

Fresenius operated the prior dialysis center clinic in the community. That facility was outdated and had limited capacity with no opportunity for expansion. The new space provides Fresenius room to expand and additional capacity to meet the growing demand in the community.

Property and Market Assessment:

A detailed self-contained appraisal report of the property will be completed based upon plans and specifications.

The property will be 100% leased to Fresenius Medical Care with a 10 year initial term and three 5-year lease extensions. Lease details can be found in the executed Letter of Intent.

In the event the lease is terminated the building would be easily converted to office space. Given the location in the community it is likely it would convert into medical office space.

Fresenius has prepared a detailed market analysis. It is anticipated that patients will come from the central Oregon Coastal region with only a few anticipated to come from the Coos Bay area.

Financials:

Cash equity was contributed by the six physician members of the LLC.

Net Operating Income is sufficient to service the debt at a ratio of 1.49:1.

Supplemental Environmental Information
(to accompany Form 1940-20, Request for Environmental Information)

(Note: This information is only needed for projects involving construction.)

Federal agencies are required by law to independently assess the expected environmental impacts associated with proposed Federal actions. It is extremely important that the information provided be in sufficient detail to permit Rural Development to perform its evaluation. Failure to provide sufficient data will delay agency review and a decision on the processing of your application.

This information request is designed to obtain an understanding of the area's present environmental condition and the project's elements that will affect the environment. Should you believe that an item does not need to be addressed for your project, consult with the RD office from which you received this form before responding. In all cases when it is believed that an item is not applicable, explain the reasons for this belief.

It is important to understand the comprehensive nature of the information requested. Information must be provided for (a) the site(s) where the project facilities will be construction and the surrounding areas to be directly and indirectly affected by its operation and (b) the areas affected by any primary beneficiaries of the project. The amount of detail should be commensurate with the complexity and size of the project, and the magnitude of the expected impact.

Name of Applicant:	Florence Dialysis, LLC
Name of Project:	Florence Dialysis, LLC
Project Location:	Tax Lot 1400, Tax Map 18-12-22-42, Kingwood Street, Florence, OR
1. Primary Beneficiaries. Identify any businesses or major developments that will benefit from the proposal, and those which will expand or locate in the area because of the project.	
Fresenius Medical Care will operate a Dialysis Treatment Center on-site. This facility will create new medical professional level jobs in the Florence community.	
2. Area Description.	
A. Describe the size, terrain, and present land uses as well as the adjacent land uses of the areas to be affected. These areas include the site(s) of construction or project activities, adjacent area, and areas affected by the primary beneficiaries.	
See K&A Engineering, Inc. Geotechnical site investigation report.	
B. For each box checked "Yes" in item 3 of Form RD 1940-20, describe the nature of the effect on the resource	
2. This is a commercial building being constructed in the Business Park approved for the City of Florence. The impact of this development is within the local community's long range plan. 7. On site is a moderately dense canopy of Douglas Fir and other tree species that will be removed and/or significantly impacted during construction. 13. Presently the lot is open space; however, City planning and development established the City owned business park specifically for this type of commercial development.	

C. Attach a detailed street map or topographic map showing the location of the project.

attached is a map of the lot and the surrounding area.

D. Attach a plot plan that clearly delineates the location of the project elements.

attached are preliminary site plans and elevations.

E. Provide photos of the site to be developed, including any structures now on the site, and photos of surrounding area. Digital photos sent via e-mail are strongly encouraged

attached/sent

3. Historic/Archaeological Properties

A. Describe any structures that are 50 or more years old on the site and on contiguous parcels. (Be sure to provide photos of these structures.) Discuss any proposed activity that will affect these structures.

No existing structures.

B. Indicate whether the project is located in the vicinity of a historical district.

No, it is not in the vicinity of a historical district.

C. Identify any known historic/archaeological resources within the project area that are either listed on the National Register of Historic Places or considered to be of local and state significant and perhaps eligible for listing in the National Register.

None.

D. If available, attach any historical/archaeological survey that has been conducted for the project area.

- no survey has been done and one is not planned
 survey is pending and should be available
 attached

4. Public Reaction

A. Describe any objections which have been made to the project.

No objections have been made. This project is in alignment with the City of Florence's Business Park. The City of Florence has approved the project in principal and approved of the purchase of the land completed May 9, 2011.

B. If a public hearing has been held, attach a copy of any transcript or resolution. If not, certify that a hearing was not held.

No hearing has been held.

attached

C. Indicate any other evidence of the community's awareness of the project such as through newspaper articles or public information.

None to date. The project is in early phases of development.

5. Mitigation Measures. Describe any measures which will be taken to avoid or mitigate any adverse environmental impacts associated with the project.

Mitigations measures are not anticipated as the City of Florence has not disclosed any requirements during the early stages of the planning process. This project will not have any adverse environmental impacts.

6. Permits

A. Indicate any current zoning restrictions and the project's consistency with local land use plans.

The project is consistent with local land use plan in place for the City of Florence's Business Park. The site and building plans and drawings are being finalized between the Florence Dialysis, LLC and Freserius Medical Care, the tenant. The City has provided preliminary direction regarding said plans. The City of Florence has indicated they will require between 60-120 days to process and approve the plans and building permit application before issuing any permits.

B. Identify any permits which are needed for the project. Identify any city or county planning department that has jurisdiction over your project – i.e., from which a permit must be obtained. Provide the name and phone number of the contact person there.

<u>Permit Type</u>	<u>Agency</u>	<u>Contact Person</u>	<u>Contact Phone</u>

C. Indicate the status of obtaining each such permit and attach any that have been received.

N/A

attached

7. Other Federal Actions. Identify other federal programs or actions which are either related to this project or located in the same geographical area and for which you are filing an application, have recently received approval, or have in the planning stages.

None.

REQUEST FOR ENVIRONMENTAL INFORMATION

Name of Project Florence Dialysis, LLC
Location

- Item 1a.** Has a Federal, State, or Local Environmental Impact Statement or Analysis been prepared for this project?
 Yes No Copy attached as EXHIBIT I-A.
- 1b.** If "No." provide the information requested in Instructions as EXHIBIT I.
- Item 2.** The State Historic Preservation Officer (SHPO) has been provided a detailed project description and has been requested to submit comments to the appropriate Rural Development Office. Yes No Date description submitted to SHPO _____
- Item 3.** Are any of the following land uses or environmental resources either to be affected by the proposal or located within or adjacent to the project site(s)? (Check appropriate box for every item of the following checklist).

	Yes	No	Unknown		Yes	No	Unknown
1. Industrial.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	19. Dunes.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Commercial.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	20. Estuary.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Residential.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	21. Wetlands.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Agricultural.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	22. Floodplain.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Grazing.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	23. Wilderness..... (designated or proposed under the Wilderness Act)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Mining, Quarrying.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	24. Wild or Scenic River..... (proposed or designated under the Wild and Scenic Rivers Act)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Forests.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	25. Historical, Archeological Sites..... (Listed on the National Register of Historic Places or which may be eligible for listing)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. Recreational.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	26. Critical Habitats..... (endangered/threatened species)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Transportation.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	27. Wildlife.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Parks.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	28. Air Quality.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Hospital.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	29. Solid Waste Management.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12. Schools.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	30. Energy Supplies.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
13. Open spaces.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	31. Natural Landmark..... (Listed on National Registry of Natural Landmarks)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
14. Aquifer Recharge Area.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	32. Coastal Barrier Resources System.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
15. Steep Slopes.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>				
16. Wildlife Refuge.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>				
17. Shoreline.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>				
18. Beaches.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>				

Item 4. Are any facilities under your ownership, lease, or supervision to be utilized in the accomplishment of this project, either listed or under consideration for listing on the Environmental Protection Agency's List of Violating Facilities? Yes No

Signed: _____

 (Date) (Applicant)

 (Title)

According to the Paperwork Reduction Act of 1995, an agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless it displays a valid OMB control number. The valid OMB control number for this information collections is 0575-0094. The time required to complete this information collection is estimated to average 6 to 10 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.

PROJECT DESCRIPTION

Sq. ft. of Building: 6058

Number of parking spaces required: _____

Sq. ft. of Addition: _____

Number of spaces provided: _____

Proposal (attach an additional sheet if necessary. Describe the project in detail, what is being proposed, size, objectives, what is desired by the project)

Multiple horizontal lines for writing the proposal details.

OFFICE USE ONLY

Date Submitted: _____

Fee: _____

Received By: _____

Receipt Number: _____

CONTINUED ON NEXT PAGE

OTHER INFORMATION REQUIRED

The Planning Commission will not consider incomplete applications

Please submit the following information with the Land Use Application:

TWO (2) FULL SIZED SETS OF PLANS ARE REQUIRED

SEVEN (7) REDUCED SIZE (8 1/2"X 11", 11"X14", OR 11"X17") ARE ALSO REQUIRED

Site plan, existing and proposed drawn to scale, showing the following:

MOD DR/AR CUP	PUD	ZC/ CPA	SUB	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Existing and proposed site boundaries and proposed lot boundaries
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Existing and proposed structures (may require separate driveways)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Existing and proposed roads, streets, right-of-ways, pedestrian walks (widths and types), names, grades, radii
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Existing and proposed utility services - location of water and sewer lines, drainage routes, manholes, meters, fire hydrants, etc
<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Easements for the utilities
<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Existing and proposed signage
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Areas of scenic value, wildlife habitat, potential hazard areas (floodplains, geologic instability), wetlands, or other areas of special significance.
<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Off street parking and loading spaces, showing ingress and egress or traffic (dimensions, striping, covered, not covered)
<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Site topography

Landscape plan drawn to scale showing the following:

MOD/DR/ AR/CUP	PUD	
<input type="checkbox"/>	<input type="checkbox"/>	Existing trees and shrubbery, identify those species to be retained and those proposed to be removed (trunk diameter, species)
<input type="checkbox"/>	<input type="checkbox"/>	Fences, hedges, or other buffers (height, material species)
<input type="checkbox"/>	<input type="checkbox"/>	Location and design of irrigation system
<input type="checkbox"/>	<input type="checkbox"/>	Landscape areas, existing and proposed landscape
<input type="checkbox"/>	<input type="checkbox"/>	Numbers, types and spacing of species and material
<input type="checkbox"/>	<input type="checkbox"/>	Open space areas (public easement or common open space)

Architectural drawings or sketched drawn to scale showing the following:

MOD/DR AR/CUP	PUD	
<input type="checkbox"/>	<input type="checkbox"/>	Floor plan
<input type="checkbox"/>	<input type="checkbox"/>	Elevations- building heights indicated, north, south, east, and west views to be included
<input type="checkbox"/>	<input type="checkbox"/>	Exterior building materials, styles, and colors (roofing, trim, wall)

CONTINUED ON NEXT PAGE



PRELIMINARY TITLE REPORT
AMENDED

APPROVAL AND RECEIPT OF A COPY
 OF THIS TITLE REPORT AND PLAT
 MAP ARE HEREBY ACKNOWLEDGED
 REVIEWED & ACCEPTED

CASCADE ESCROW
 ATTN: MELISSA MITCHELL
 811 WILLAMETTE STREET
 EUGENE, OR 97401

March 9, 2011
 Report No: 0270371
 Your No: EU11-0423
 Seller: CITY OF FLORENCE
 Buyer: FLORENCE DIALYSIS, LLC

<u>PRELIMINARY REPORT FOR:</u>	
Owner's Standard Policy	\$130,000.00
<u>PREMIUMS:</u>	
Owner's Standard Premium	\$394.00
Government Service Fee	\$35.00

We are prepared to issue 2006 (6/17/06) ALTA title insurance policy(ies) of CHICAGO TITLE INSURANCE COMPANY, in the usual form insuring the title to the land described as follows:

Beginning at the Southwest corner of Lot 39, INDUSTRIAL PARK, as platted and recorded in File 75, Slides 624, 625 and 626, Lane County Oregon Plat Records, Lane County, Oregon, said corner lying in the Eastern right of way line of Kingwood Street; thence along said right of way line along a 1140.00 foot radius curve to the left (chord of which bears North 20° 21' 36" West for 105.00 feet) a distance of 105.04 feet; thence continuing along said right of way line North 23° 00' 00" West for 156.10 feet; thence leaving said right of way line North 84° 12' 50" East for 317.73 feet; thence South 00° 22' 43" West for 227.63 feet; thence South 77° 54' 00" West for 222.02 feet to the point of beginning, in Lane County, Oregon.

Vestee:

CITY OF FLORENCE,
 a Municipal Corporation

DATED AS OF: MARCH 01, 2011 at 8:00 A.M.

Schedule B of the policy(ies) to be issued will contain the following general and special exceptions unless removed prior to issuance:

GENERAL EXCEPTIONS (Standard Coverage Policy 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.

No liability is assumed hereunder until policy has been issued and full policy premium has been paid.

MAIN OFFICE * 811 WILLAMETTE ST. * EUGENE, OREGON 97401 * PH: (541) 687-2233
 FLORENCE * 1901 HWY 101 - S. 2 * FLORENCE, OREGON 97439 * PH: (541) 997-8417
 EUGENE FAX: 485-0307 * E-MAIL: info@cascadetitle.com * FLORENCE FAX: 997-8246

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, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the 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.

SPECIAL EXCEPTIONS:

6. City liens, if any, as levied by the City of Florence, for which no search was made. (The City of Florence charges \$10.00 for a lien search on each tax lot number. Please inform us if one is to be ordered.) (Request letter sent)
7. Easement, including the terms and provisions thereof, granted Central Lincoln People's Utility District, recorded September 12, 1997, Reception No. 9761722, Lane County Official Records.
8. Easements, notes, conditions and restrictions shown, set forth, and/or delineated on the recorded plat.
9. Land Installment Contract, including the terms and provisions thereof, between the City of Florence, an Oregon municipal corporation, vendor, and Roger D. Center and Pixie L. Center, and Gregory D. Saindon and Teresa E. Saindon, vendee, dated April 21, 2010, recorded May 3, 2010, Reception No. 2010-020740, Lane County Deeds and Records.
10. Deed of Trust, including the terms and provisions thereof, executed by Gregory D. Saindon and Teresa E. Saindon, as tenants by the entirety, Grantor, to Cascade Title Company, Trustee, for the benefit of Roger Dale Center and Pixie Lynn Center, Trustees of the Center Family Trust Agreement dated December 2, 1993, Beneficiary, dated April 23, 2010, recorded May 4, 2010, Reception No. 2010-020884, Lane County Deeds and Records, to secure payment of a note in the amount of \$42,000.00.

NOTE: Taxes, Account No. 1621232, Assessor's Map No. 18 12 22 4 2, #1200, Code 97-00, 2010-2011, in the amount of \$2,260.90, PAID IN FULL.

NOTE: A judgment search has been made on the above named Vestee(s), and we find NONE except as set forth above.

NOTE: As of the date hereof, there are no matters against FLORENCE DIALYSIS, LLC, which would appear as exceptions in the policy to issue, except as shown herein.

NOTE: The premium amount has been reduced by application of a reissue rate.

NOTE: This report is being amended to update the buyer information and judgment search.

NOTE: The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than the amount, if any, set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties.

This report is preliminary to the issuance of a policy of title insurance and shall be null and void unless a policy is issued and the full premium paid.

Cascade Title Co.

By: 

ac: Title Officer: KURT BEATY

Cc: ROGER CENTER AND PIXIE CENTER
05625 NORDAHL ROAD
FLORENCE, OR 97439

Cc: TERESA SAINDON AND GREGORY SAINDON
89550 DICK WAY
FLORENCE, OR 97439

Cc: WINDERMERE FLORENCE REAL ESTATE
ATTN: DALE SAARI
EMAIL: WINDERMERE~~COAST~~@QWESTOFFICE.NET

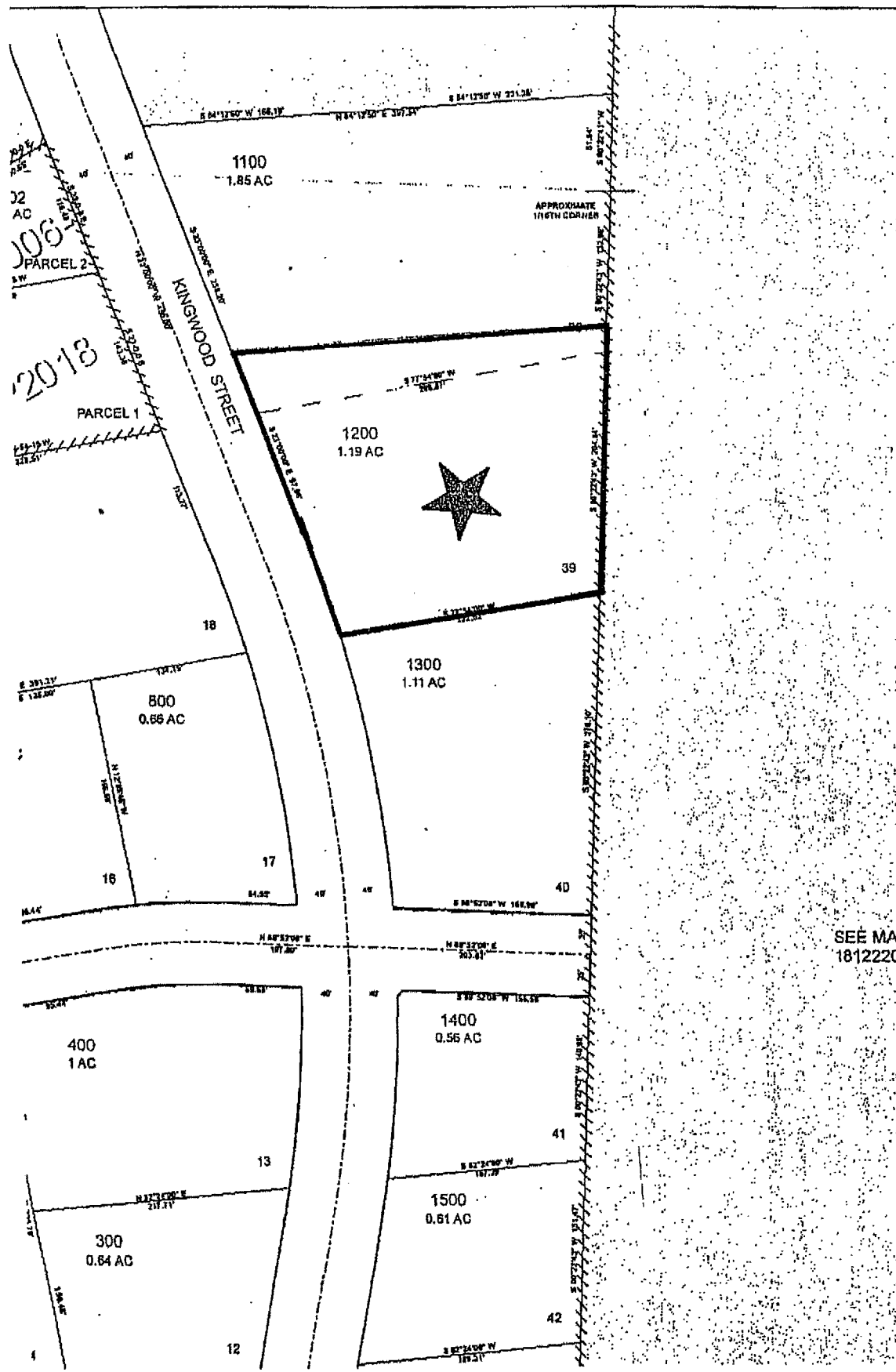
Cc: CAMPBELL COMMERCIAL REAL ESTATE
ATTN: TIM CAMPBELL
EMAIL: TIMC@CAMPBELLRE.COM
EMAIL: CAMPBELCO@AOL.COM

Cc: FLORENCE DIALYSIS, LLC
ATTN: MATTOX L. PURVIS, JR.
880 WEST 38TH AVENUE
EUGENE, OR 97405

18-12-22-42

1/4 SECTION 22 T18S R12W W.M.
Lane County
1" = 100'

THIS MAP IS TO ASSIST LOCATING
PROPERTY. THE COMPANY ASSUMES
NO LIABILITY FOR INACCURACIES.



SEE MAP
18122200

Florence Dialysis LLC

The general function of the facility to be constructed on Lot 39 of the Pacific Crest Business Park will be to provide dialysis services to renal failure patients requiring either hemodialysis or peritoneal dialysis. Since peritoneal dialysis is a primarily a home based therapy this facility will provide education and monitoring services to these patients.

The facility will be open six days a week, Monday through Saturday, when we have enough patients to begin full scale operation. Nurses and technicians generally arrive at the facility at 6:30 AM and finish their work at 10:00 PM, and patients will be arriving and departing throughout the day. Dialysis treatment sessions are usually divided into morning, afternoon, and evening shifts. The facility will not be fully utilized until we have about 40 in center patients which could take up to four years to achieve. Construction will begin as soon as the approval and permits are issued.

Lot 39 is undeveloped land consisting of an understory of evergreen huckleberry, salal, and rhododendron with moderate tree cover consisting primarily of shore pine with some Western Red Cedar and fir trees. North of the subject property is a series of undeveloped lots adjacent to the planned Ling Cod roadway. A power substation is also included north of the property. East of the property is a school and the playing fields are adjacent to the property line. South of the property is an existing dental clinic. Across the street to the west is a mortuary.

In addition to the main building and parking, an enclosure will be needed for disposal containers for normal refuse. Special disposal of medical waste and sharps will be needed as well. Because no other dialysis facility will be located in the near vicinity, a generator will be needed with security enclosure. Because hemodialysis is a water based therapy the facility will require a 2 inch water line. No other special needs are anticipated.

