

Subject Property:



Site Address
530 S 1ST AVE
HILLSBORO, OR 97123-4402



Mail Address
516 S 1ST AVE
HILLSBORO, OR 97123-4402



Prepared For:

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Document Contents



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Provided By

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PROPERTY OVERVIEW

530 S 1ST AVE, HILLSBORO, OR 97123-4402

Owner and Geographic Information



Primary Owner:

530 SOUTH 1ST LLC

Site Address:

530 S 1ST AVE, HILLSBORO, OR 97123-4402

APN:

1S206BB-08301 01

Housing Tract Number:

Legal Description:

Lot Code:

4-6

District:

51

Subdivision:

SIMMONS ADD TO HILLSBORO

Sec / Township / Range:

SEC 06 TWN 01S RNG 02W

Legal Brief Description:

LOT:4-6 DIST:51 SEC/TWN/RNG/MER:SEC 06 TWN 01S RNG 02W SIMMONS ADD TO HILLSBORO, LOT PTS 4-6

City / Muni / Twp:

HILLSBORO

Secondary Owner:

Mail Address:

516 S 1ST AVE, HILLSBORO, OR 97123-4402

Lot Number:

4-6

Page / Grid:

Property Details



Bedrooms:

0



Bathrooms:

0



Total Rooms:



Zoning:



Year Built:



Garage:



Fireplace:



Pool:

Square Feet:

5,400

Lot Size:

9,600 SF

Number of Units:

0

Use Code:

Auto repair (& related), Garage

Sale Information



Transfer Date:

07/06/2022

Transfer Value:

\$323,143.00

Cost/Sq Feet:

\$59.00

Seller:

PAGE, KATHLEEN A; PAGE LIVING TRUST,

Document#:

2022-044088

Assessment and Taxes



Assessed Value:

\$176,740.00

Land Value:

\$0.00

Improvement Value:

\$0.00

Market Improvement Value:

\$495,310.00

Market Value:

\$581,490.00

Percent Improvement:

0.00%

Tax Amount:

\$2,977.64

Tax Status:

Market Land Value:

\$86,180.00

Homeowner Exemption:

Tax Rate Area:

7.42

Tax Account ID:

R1322973

Tax Year:

2023

PROPERTY HISTORY**530 S 1ST AVE, HILLSBORO, OR 97123-4402****Mortgage Record - 07/06/2022**

Recording Date:	07/06/2022	Document#:	2022-044089
Loan Amount:	\$323,143.00	Loan Type:	Purchase Money Mortgage
TD Due Date:		Type of Financing:	
Lender Name:	THE PAGE LIVING TRUST	Borrowers Name:	530 SOUTH 1ST LLC
Lender Type:			
Vesting:			
Legal Description:	Lot Number:	4-6	
	Block:	3	
	Subdivision:	SIMMONS ADDITION	
	Sec / Twntship / Range:	NW4 S06T01SR02W WM	
	City / Muni / Twp:	HILLSBORO	

Prior Transfer - 07/06/2022

Recording Date:	07/06/2022	Document#:	2022-044088
Price:	\$323,143.00	Document Type:	Warranty Deed
First TD:		Type of Sale:	Full Amount on Deed
First TD Doc:	2022-044089		
Lender Name:			
Buyer Name:	530 SOUTH 1ST LLC	Buyer Vesting:	
Seller Name:	PAGE, KATHLEEN A; PAGE LIVING TRUST		
Legal Description:	Lot Number:	4-6	
	Block:	3	
	Subdivision:	SIMMONS ADDITION	
	Sec / Twntship / Range:	NW4 S06T01SR02W WM	
	City / Muni / Twp:	HILLSBORO	

Prior Transfer - 08/28/2013

Recording Date:	08/28/2013	Document#:	2013-078847
Price:	\$0.00	Document Type:	Warranty Deed
First TD:		Type of Sale:	Price as "0", "None", "No Consideration"
Lender Name:			
Buyer Name:	PAGE, KATHLEEN; HOWARTH, TIMOTHY	Buyer Vesting:	
Seller Name:	MCKINNEY, WALTER V		
Legal Description:	Lot Number:	4-6	
	Block:	3	
	Subdivision:	SIMMONS ADDITION	
	Sec / Twntship / Range:	NW4 S06T01SR02W WM	
	City / Muni / Twp:	HILLSBORO	

PROPERTY HISTORY**530 S 1ST AVE, HILLSBORO, OR 97123-4402****Prior Transfer - 12/30/2011**

Recording Date:	12/30/2011	Document#:	2011-093491
Price:	\$0.00	Document Type:	Contract of Sale
First TD:		Type of Sale:	Price as "0", "None", "No Consideration"
Lender Name:			
Buyer Name:	PAGE, KATHLEEN A	Buyer Vesting:	
Seller Name:	PAGE, SCOTT E		
Legal Description:	Lot Number:	4-6	
	Block:	3	
	Subdivision:	SIMMONS ADDITION TO HILLSBORO	
	Sec / Twnship / Range:	NW4 S06T01SR02W WM	

Mortgage Record - 06/05/2007

Recording Date:	06/05/2007	Document#:	
Loan Amount:	\$382,500.00	Loan Type:	Seller take-back
TD Due Date:		Type of Financing:	
Lender Name:	SCOTT E PAGE	Borrowers Name:	BRYANT, MICHAEL K
Lender Type:			
Vesting:			
Legal Description:	Lot Number:	4-6	
	Block:	3	
	Subdivision:	SIMMONS ADDITION TO HILLSBORO	
	City / Muni / Twp:	HILLSBORO	

Prior Transfer - 06/05/2007

Recording Date:	06/05/2007	Document#:	2007-062275
Price:	\$425,000.00	Document Type:	Contract of Sale
First TD:		Type of Sale:	Full Amount on Deed
Lender Name:			
Buyer Name:	BRYANT, MICHAEL K	Buyer Vesting:	
Seller Name:	PAGE, SCOTT E; PAGE, KATHLEEN A		
Legal Description:	Lot Number:	4-6	
	Block:	3	
	Subdivision:	SIMMONS ADDITION TO HILLSBORO	
	City / Muni / Twp:	HILLSBORO	

PROPERTY HISTORY

530 S 1ST AVE, HILLSBORO, OR 97123-4402

Mortgage Record - 08/08/2002

Recording Date:	08/08/2002	Document#:	2002-091267
Loan Amount:	\$1,078,000.00	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type of Financing:	
Lender Name:	PACIFIC CONTINENTAL BANK		
Lender Type:		Borrowers Name:	OLDHAM REAL ESTATE INVESTMENTS LLC
Vesting:			
Legal Description:	Lot Number:	4-6	
	Block:	17	
	Subdivision:	SIMMONS ADDITION TO HILLSBORO	
Rate Change Frequency:	Monthly		

Prior Transfer - 08/08/2002

Recording Date:	08/08/2002	Document#:	2002-091266
Price:	\$485,000.00	Document Type:	Warranty Deed
First TD:		Type of Sale:	Full Amount on Deed
First TD Doc:	2002-091267		
Lender Name:			
Buyer Name:	OLDHAM REAL ESTATE INVESTMENTS LLC	Buyer Vesting:	
Seller Name:	MCTAGGART, INGRID M		
Legal Description:	Lot Number:	4-6	
	Block:	17	
	Subdivision:	SIMMONS ADDITION TO HILLSBORO	
Rate Change Frequency:	Monthly		

Prior Transfer - 11/07/1996

Recording Date:	11/07/1996	Document#:	96100336
Price:	\$0.00	Document Type:	Intra-family Transfer or Dissolution
First TD:		Type of Sale:	Price as "0", "None", "No Consideration"
Lender Name:			
Buyer Name:	MCKINNEY, WALTER V; WALTER MCKINNEY FAMILY TRUST	Buyer Vesting:	FM
Seller Name:	MCKINNEY, WALTER V		
Legal Description:	Lot Number:	4-6	
	Block:	3	
	Subdivision:	SIMMONS ADDITION TO HILLSBORO	
	Sec / Twnship / Range:	NW4 S06T01SR02W WM	

NEIGHBORHOOD OVERVIEW - NEARBY NEIGHBORS

530 S 1ST AVE, HILLSBORO, OR 97123-4402

530 SOUTH 1ST LLC

530 S 1ST AVE, HILLSBORO, OR 97123

APN: 1S206BB-08301 01

Bedrooms: 0

Bathrooms:

Square Feet: 5,400

Lot Size: 9,600 SF

Year Built:

Garage:

NEW NARRATIVE

144 SE WALNUT ST, HILLSBORO, OR 97123

APN: 1S206BB-08200

Bedrooms: 0

Bathrooms:

Square Feet: 1,916

Lot Size: 6,534 SF

Year Built:

Garage:

OREGON BUDDHIST VIHARA INC

150 SE WALNUT ST, HILLSBORO, OR 97123

APN: 1S206BB-08100 01

Bedrooms: 0

Bathrooms:

Square Feet: 3,391

Lot Size: 7,841 SF

Year Built:

Garage:

LEON, PASCAL DICARLO & LUMBRERAS, NOE

519 SE 2ND AVE, HILLSBORO, OR 97123

APN: 1S206BB-08500

Bedrooms: 2

Bathrooms: 1

Square Feet: 864

Lot Size:

Year Built: 1940

Garage: G

DALLAS, JOAN J TRUST

531 S 1ST AVE, HILLSBORO, OR 97123

APN: 1S206BB-08800

Bedrooms: 0

Bathrooms:

Square Feet: 1,664

Lot Size: 14,230 SF

Year Built:

Garage:

REALATIVITY LLC

472 S 1ST AVE, HILLSBORO, OR 97123

APN: 1S206BB-06100 01

Bedrooms: 0

Bathrooms:

Square Feet: 4,192

Lot Size: 16,752 SF

Year Built: 2007

Garage:

KASER, ROBERT DEAN SR & JANE KAY KASER TRUST

517 S 1ST AVE, HILLSBORO, OR 97123

APN: 1S206BB-08600 01

Bedrooms: 0

Bathrooms:

Square Feet: 3,000

Lot Size: 9,512 SF

Year Built: 1972

Garage:

PACIFIC INDUSTRIAL PROPERTIES LLC

448 S 1ST AVE STE A, HILLSBORO, OR 97123

APN: 1S206BB-06001

Bedrooms: 0

Bathrooms:

Square Feet: 3,100

Lot Size: 5,227 SF

Year Built: 1978

Garage:

SOUTH FIRST INVESTORS LLC

552 S 1ST AVE, HILLSBORO, OR 97123

APN: 1S206BC-00200 01

Bedrooms: 0

Bathrooms:

Square Feet: 10,499

Lot Size: 14,810 SF

Year Built: 1980

Garage:

NEW NARRATIVE

510 S 1ST AVE, HILLSBORO, OR 97123

APN: 1S206BB-08201

Bedrooms: 0

Bathrooms:

Square Feet: 2,492

Lot Size: 10,890 SF

Year Built:

Garage:

RAMOS, JAIRO CORDOVA

527 SE 2ND AVE, HILLSBORO, OR 97123

APN: 1S206BB-08400

Bedrooms: 0

Bathrooms:

Square Feet: 2,520

Lot Size: 12,197 SF

Year Built: 1987

Garage:

LIFEWORKS NW

509 SE 2ND AVE, HILLSBORO, OR 97123

APN: 1S206BB-08000 01

Bedrooms: 4

Bathrooms: 1

Square Feet: 2,027

Lot Size:

Year Built: 1900

Garage: G

CARDENAS, JESUS ALEJANDRO

521 S 1ST AVE, HILLSBORO, OR 97123

APN: 1S206BB-08700

Bedrooms: 0

Bathrooms:

Square Feet: 950

Lot Size: 9,940 SF

Year Built:

Garage:

PACIFIC INDUSTRIAL PROPERTIES LLC

133 SE WALNUT ST, HILLSBORO, OR 97123

APN: 1S206BB-06200

Bedrooms: 0

Bathrooms:

Square Feet:

Lot Size: 5,663 SF

Year Built:

Garage:

VAN NGUYEN, TRI; LE, SAU THI

610 S 1ST AVE, HILLSBORO, OR 97123

APN: 1S206BC-00400 01

Bedrooms: 0

Bathrooms:

Square Feet: 2,560

Lot Size: 7,405 SF

Year Built:

Garage:

MCDONALD, MARTY

475 S 1ST AVE, HILLSBORO, OR 97123

APN: 1S206BB-04500

Bedrooms: 0

Bathrooms:

Square Feet: 2,948

Lot Size: 14,810 SF

Year Built: 1925

Garage:

PUBLIC SCHOOL REPORT

530 S 1ST AVE, HILLSBORO, OR 97123-4402

Public School Statistics

LINCOLN STREET ELEMENTARY SCHOOL

.76 from subject property

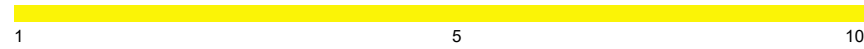
801 NE LINCOLN ST
HILLSBORO, OR 97124
(503) 844-1160

- Grade KG - Grade 6
- Student Teacher Ratio: 1:18.7
- Full Time Equivalent Administrators : 28.20

Grade Membership

<u>KDGN</u>	<u>GR - 1</u>	<u>GR - 2</u>	<u>GR - 3</u>	<u>GR - 4</u>	<u>GR - 5</u>	<u>GR - 6</u>	<u>Total</u>
85	76	66	89	67	72	72	527

API Score



W VERNE MCKINNEY ELEMENTARY SCHOOL

.95 from subject property

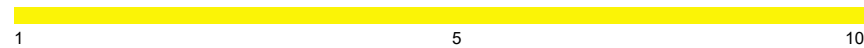
535 NW DARNIELLE ST
HILLSBORO, OR 97124-2214
(503) 844-1660

- Grade KG - Grade 6
- Student Teacher Ratio: 1:20.0
- Full Time Equivalent Administrators : 24.70

Grade Membership

<u>KDGN</u>	<u>GR - 1</u>	<u>GR - 2</u>	<u>GR - 3</u>	<u>GR - 4</u>	<u>GR - 5</u>	<u>GR - 6</u>	<u>Total</u>
73	62	68	79	83	63	66	494

API Score



SOUTH MEADOWS MIDDLE SCHOOL

.68 from subject property

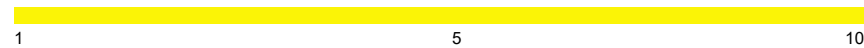
645 NE LINCOLN ST
HILLSBORO, OR 97124-3236
(503) 844-1220

- Grade 7 - Grade 8
- Student Teacher Ratio: 1:20.6
- Full Time Equivalent Administrators : 36.60

Grade Membership

<u>GR - 6</u>	<u>GR - 7</u>	<u>GR - 8</u>	<u>Total</u>
3	376	375	754

API Score



GLENCOE HIGH SCHOOL

1.73 from subject property

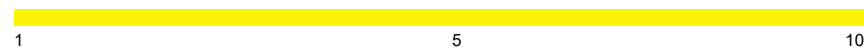
2700 NW GLENCOE RD
HILLSBORO, OR 97124-1518
(503) 844-1900

- Grade 9 - Grade 12
- Student Teacher Ratio: 1:22.7
- Full Time Equivalent Administrators : 70.45

Grade Membership

<u>GR - 9</u>	<u>GR - 10</u>	<u>GR - 11</u>	<u>GR - 12</u>	<u>Total</u>
476	396	375	354	1,601

API Score



PRIVATE SCHOOL REPORT

530 S 1ST AVE, HILLSBORO, OR 97123-4402

Private School Statistics

ST MATTHEW SCHOOL

.09 from subject property

221 SE WALNUT STREET
HILLSBORO, OR 97123-4424
(503) 648-2512

- Kindergarten - Grade 8
- Student Teacher Ratio: N/A
- Full Time Equivalent Administrators : N/A

- Gender: Coed
- Roman Catholic

Grade Membership

<u>KDGN</u>	<u>GR - 1</u>	<u>GR - 2</u>	<u>GR - 3</u>	<u>GR - 4</u>	<u>GR - 5</u>	<u>GR - 6</u>	<u>GR - 7</u>	<u>GR - 8</u>	<u>Total</u>
26	30	27	30	30	24	29	27	29	252

RENAISSANCE ALTERNATIVE SCHOOL

.38 from subject property

125 SE 3RD AVENUE
HILLSBORO, OR 97123-4018
(503) 844-4902

- Grade 11 - Grade 12
- Student Teacher Ratio: 1:11.8
- Full Time Equivalent Administrators : 2.8

- Gender: Coed
- Nonsectarian

Grade Membership

<u>GR - 11</u>	<u>GR - 12</u>	<u>Total</u>
3	30	33

HERITAGE CHRISTIAN SCHOOL

1.26 from subject property

1679 SE ENTERPRISE CIRCLE
HILLSBORO, OR 97123-5064
(503) 640-1027

- Grade 6 - Grade 12
- Student Teacher Ratio: 1:10.4
- Full Time Equivalent Administrators : 13.3

- Gender: Coed
- Christian (no specific denomination)

Grade Membership

<u>GR - 6</u>	<u>GR - 7</u>	<u>GR - 8</u>	<u>GR - 9</u>	<u>GR - 10</u>	<u>GR - 11</u>	<u>GR - 12</u>	<u>Total</u>
11	22	25	21	25	17	17	138

STEPPING STONES FULL YEAR PRESCHOOL-KINDERGARTEN

1.48 from subject property

428 NW 334TH AVENUE
HILLSBORO, OR 97124-3608
(503) 648-3566

- Prekindergarten - Kindergarten
- Student Teacher Ratio: 1:10.0
- Full Time Equivalent Administrators : 1

- Gender: Coed
- Nonsectarian

Grade Membership

<u>PK</u>	<u>KDGN</u>	<u>Total</u>
10	10	20

THE HAPPY CHILDRENS MONTESSORI

1.95 from subject property

172 NE 32ND AVENUE
HILLSBORO, OR 97124-6736
(503) 693-6531

- Prekindergarten - Kindergarten
- Student Teacher Ratio: 1:10.0
- Full Time Equivalent Administrators : 0.6

- Gender: Coed
- Christian (no specific denomination)

Grade Membership

<u>PK</u>	<u>KDGN</u>	<u>Total</u>
9	6	15

SWALLOWTAIL SCHOOL

2.45 from subject property

PO BOX 3753
HILLSBORO, OR 97123-1948
(503) 846-0336

- Kindergarten - Grade 8
- Student Teacher Ratio: 1:8.8
- Full Time Equivalent Administrators : 6

- Gender: Coed
- Nonsectarian

Grade Membership

<u>KDGN</u>	<u>GR - 1</u>	<u>GR - 2</u>	<u>GR - 3</u>	<u>GR - 4</u>	<u>GR - 5</u>	<u>GR - 6</u>	<u>GR - 7</u>	<u>GR - 8</u>	<u>Total</u>
9	1	13	7	4	6	3	4	6	53

PRIVATE SCHOOL REPORT

530 S 1ST AVE, HILLSBORO, OR 97123-4402

Private School Statistics

KINDERCARE LEARNING CENTER

2.66 from subject property

4600 NE CORNELL ROAD
HILLSBORO, OR 97124-6047
(503) 648-2443

- Prekindergarten - Kindergarten
- Student Teacher Ratio: 1:11.0
- Full Time Equivalent Administrators : 1

- Gender: Coed
- Nonsectarian

Grade Membership

<u>PK</u>	<u>KDGN</u>	<u>Total</u>
25	11	36

FAITH BIBLE HIGH SCHOOL

2.72 from subject property

4435 SE TV HIGHWAY
HILLSBORO, OR 97123-7954
(503) 681-8254

- Grade 9 - Grade 12
- Student Teacher Ratio: 1:12.6
- Full Time Equivalent Administrators : 11.3

- Gender: Coed
- Christian (no specific denomination)

Grade Membership

<u>GR - 9</u>	<u>GR - 10</u>	<u>GR - 11</u>	<u>GR - 12</u>	<u>Total</u>
39	33	37	33	142



NEIGHBORHOOD DEMOGRAPHICS

530 S 1ST AVE, HILLSBORO, OR 97123-4402

Population Demographics

Area	2000	2009	2014	Growth Rate	Growth Centile
ZIP 97123-4402	36,047	44,735	49,592	2.4%	95.0%
National	281,421,906	309,731,508	324,062,684	1.0%	

Household Demographics

Area	2000	2009	2014	Household Growth Rate	Average Household Size
ZIP 97123-4402	11,802	14,549	16,199	2.3%	3.0
National	105,480,101	116,523,156	122,109,448	1.1%	2.6

Family Demographics

Area	2000	2009	Family Growth Rate
ZIP 97123-4402	8,893	10,755	2.1%
National	71,787,347	77,956,117	0.9%

Age Distribution Demographics

Area	0-4	5-9	10-14	15-19	20-24	25-44	45-64	65-84	85+
ZIP 97123-4402	9.0%	8.1%	7.6%	7.1%	6.2%	30.8%	23.0%	7.1%	1.2%
National	6.8%	6.7%	6.6%	7.1%	6.9%	27.0%	26.0%	10.9%	1.9%

Median Age Demographics

Area	2009	Male Ratio	Female Ratio
ZIP 97123-4402	32.9	51.3%	48.7%
National	36.9	49.2%	50.8%

Household Income Demographics

Area	% < \$25K	% \$25K-50K	% \$50K-100K	% \$100K-150K	% >\$150K
ZIP 97123-4402	13.3%	20.4%	41.1%	18.3%	6.9%
National	20.9%	24.4%	35.3%	11.7%	7.6%

Median Household Income Demographics

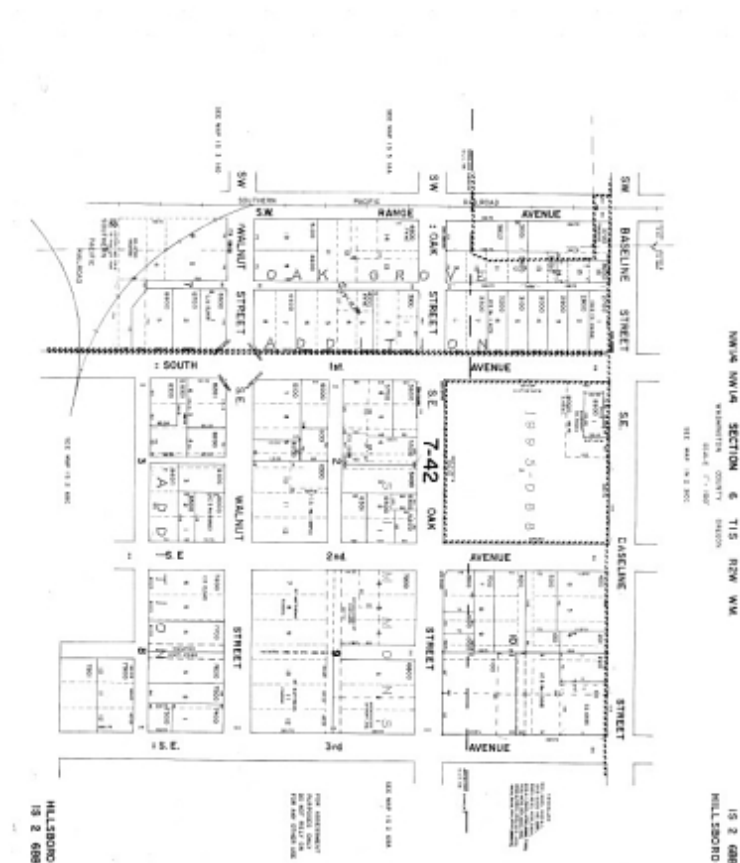
Area	2009	2014	Per Capita Income
ZIP 97123-4402	\$66,345.00	\$69,238.00	\$25,510.00
National	\$54,719.00	\$56,938.00	\$27,277.00

Household Income Percentile Demographics

Area	National	State
ZIP 97123-4402	84.0%	93.0%

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 insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

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