



Oregon Department of State Lands
1645 NE Forbes Rd., Suite 112
Bend, OR 97701
Telephone: 541-388-6112
Fax: 541-388-6480

Agency #63360

APPLICATION TO PURCHASE, EXCHANGE OR CLEAR TITLE TO HISTORICALLY
FILLED LANDS AND NEW LANDS, REQUEST FOR OWNERSHIP
DETERMINATION

Please print clearly.

JUN 01 2021

Applicant Name(s): Fortuna Cannery, LLC

Phone: 360-737-0442

RECEIVED \$ 250.⁰⁰
DEPARTMENT OF STATE LANDS
CK# 147

Address: Attn: Rick Takach

Fax: 360-64-4557

15605 SE Mill Plain Blvd., Unit E

E-mail: rtakach@vestahospitality.com

City: Vancouver

State: WA

Zip Code: 98684

I (we) hereby make application to purchase, exchange or clear title to the following described land:

	County	Section	Township	Range	Tax Lot	Acres
	Clatsop	7	8 North	9 West	401, 402	0.585
(Attach additional sheets if necessary)				Total Acres		

Adjacent Waterway: Columbia River

The lands described above are (check all that apply):

Historical Filled Landsⁱ ☒

New Landsⁱⁱ ☐

Not Sure ☐

☒ I am willing to provide a quit-claim deed to the State of Oregon for the submerged and/or submersible lands adjacent to this parcel as required.

☒ I am requesting that the Department investigate the ownership of the above described land, and complete a Strength of Claim checklist (per OAR 141-068-0050). I have included a \$250 non-refundable fee for the completion of the checklist.

☐ I have included an assessor's tax map of the property I wish to purchase, exchange or clear title to; along with the \$500 non-refundable application fee. The Department of State Lands (DSL) reserves the right to reject this application at any time before completion of the sale.

Applicant's Signature

Date

5/27/2021

Note: Please read Oregon Administrative Rules Chapter 141, Division 68 before completing and submitting this application.

Send completed application and fee to:

Oregon Department of State Lands
CSFP-Real Property
1645 NE Forbes Rd., Suite 112
Bend, OR 97701

ⁱ "Historically Filled Lands" as defined in ORS 274.905, means those lands protruding above the line of ordinary high water, whether or not connected with the adjoining or opposite upland or riparian lands on the same side of the body of water that were created upon submersible or submerged lands by artificial fill or deposit before May 28, 1963. Historically filled lands does not include bridges, wharves and similar structures constructed upon submersible or submerged lands by other than artificial fill or deposit.

ⁱⁱ "New Lands" as defined in ORS 274.905 means those lands protruding above the line of ordinary high water, whether or not connected with the adjoining or opposite upland or riparian land on the same side of the body of water, that were created upon submersible or submerged lands by artificial fill or deposit on or after May 28, 1963 and not including bridges, wharves and similar structures constructed upon submersible or submerged lands by other than artificial fill or deposit.

Appraisal Report

DISCLAIMER OF LIABILITY:

The information and data included on Clatsop County servers have been compiled by County staff from a variety of sources, and are subject to change without notice. Clatsop County makes no warranties or representations whatsoever regarding the quality, content, completeness, or adequacy of such information and data. In any situation where the official printed publications of Clatsop County differ from the text contained in this system, the official printed documents take precedence.

Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
53636	200	1	UH5	0109	80907CA00401

Owner(s): **State of Oregon Div of State Lands
Fortuna Cannery LLC**

Situs Address:

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Commercial	River Frontage	FF River	0.00	\$29,714	\$0	\$29,714
	Commercial	Submerged Land	Acre	1.71	\$739	\$0	\$739
	Commercial	Commercial Use	Sq Ft	0.08	\$63,255	\$1,199	\$64,454

Land Components

Category	Description
Off-Site Improvement	Sidewalk
Neighborhood	Urban
Off-Site Improvement	Asphalt-Concrete Street
Off-Site Improvement	Curb-Gutters
Off-Site Improvement	Public Access
On-Site Utilities	Electricity
On-Site Utilities	Gas
On-Site Utilities	Public Sewer
On-Site Utilities	Public Water

RMV Summary (Before Index)

Program Type	Land	RMV before index
	Land Class	
Commercial	River Frontage	\$29,714
Commercial	Submerged Lands	\$739
Commercial	Commercial Use	\$64,454
Total:		<u>\$94,907</u>

Current RMV

Land	
Indexed RMV	Cumulative Index
<u>\$94,907</u>	<u>1.00</u>

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2019	\$90,204	\$0	\$90,204	\$24,819	\$0	\$24,819	\$481.81
2020	\$94,907	\$0	\$94,907	\$25,563	\$0	\$25,563	\$496.53

Appraisal Report

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Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
53635	201	1	UH5	0109	80907CA00402

Owner(s): **Fortuna Cannery LLC**
State of Oregon Div of State Lands

Situs Address: **10 Basin St**
Astoria,

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Commercial	Submerged Land	Acre	4.20	\$1,814	\$0	\$1,814
	Commercial	Commercial Use	Sq Ft	0.65	\$522,233	\$9,901	\$532,134
	Commercial	River Frontage	FF River	0.00	\$34,712	\$0	\$34,712

Land Components

Category	Description
Off-Site Improvement	Sidewalk
Neighborhood	Urban
Off-Site Improvement	Asphalt-Concrete Street
Off-Site Improvement	Curb-Gutters
Off-Site Improvement	Public Access
On-Site Utilities	Electricity
On-Site Utilities	Gas
On-Site Utilities	Public Sewer
On-Site Utilities	Public Water

Commercial Valuation

Description

Improvement 1

Appraisal Year	Stat Class	Year Built	Sq. Ft. Area	No. of Stories	Occupancy Type	Construction Class	Construction Quality
2020	413	2005	41317	5	Hotel, Limited Service	D	Excellent Minus

Valuation

Cost Approach

Section1

Total Sqft Area	Condition	#Stories/ Section	#Stories/ Building	Average Perimeter or # of Units	Effective Age	Override	Base Date	Section Value
41317	Average	5	5	503	15	No	202001	4994459.00

Occupancy

Use Code: 595 Name: Hotel, Limited Service Height: 9 Rank: 35 Use as % of Total: 100 Class: D

Components

Use Code: 612	System: HVAC (Heating)	Description: Warmed and Cooled Air
SQFT: 0	Rank: 35 %: 15	Depreciation: 0 Other: 1.00
Use Code: 602	System: HVAC (Heating)	Description: Electric Wall
SQFT: 0	Rank: 35 %: 15	Depreciation: 0 Other: 1.00
Use Code: 610	System: HVAC (Heating)	Description: Wall Furnace
SQFT: 0	Rank: 35 %: 70	Depreciation: 0 Other: 1.00
Use Code: 681	System: Sprinklers	Description: Sprinklers
SQFT: 41317	Rank: 35 %: 0	Depreciation: 0 Other: 0
Use Code: 651	System: Elevators	Description: Passenger #
SQFT: 1	Rank: 35 %: -1	Depreciation: 0 Other: 4.00

Additions

Basement

Other

Description: Yard Costs	Section:	Page:	Quantity: 1	Unit Cost: 75000.00000	Base Cost: 75000.00
LCM: 1.0000 CMM: 1.0000 Replacement Cost: 75000.00	%Good: 80.00 Complete %: 100.0	DRC: 60000.00	Publication Date:		
Description: Tool Shed	Section: 17	Page: 12	Quantity: 228	Unit Cost: 36.6300000	Base Cost: 8351.64
LCM: 1.0100 CMM: 1.0000 Replacement Cost: 8435.16	%Good: 90.00 Complete %: 100.0	DRC: 7591.64	Publication Date: 5/1/2019		
Description: 24 x 36 Carport for Gillnet Boat	Section: 12	Page: 35	Quantity: 864	Unit Cost: 30.0200000	Base Cost: 25937.28
LCM: 1.0100 CMM: 1.1500 Replacement Cost: 30126.15	%Good: 80.00 Complete %: 100.0	DRC: 24100.92	Publication Date: 8/1/2019		
Description: Dock	Section: 67	Page: 6	Quantity: 41888	Unit Cost: 81.5000000	Base Cost: 3414784.00
LCM: 1.0500 CMM: 1.0300 Replacement Cost: 3692102.57	%Good: 25.00 Complete %: 100.0	DRC: 923025.64	Publication Date: 1/1/2020		

Value for this Estimate: \$6,009,178

Income Approach

Occupancy Type	Sqft Area/ # of Units	Assigned M Rent	Potential Gross Annual Inc.	Assigned Vac. Rate	Assigned Exp. Ratio	Net Operating Income	Capital-ization Rate	Total Value	less Land Value	less Personal Property	Value to Impr.
Motel	46	150.00	2518500.00								
Motel	46	150.00	2518500.00								
Motel	46	150.00	2518500.00								
Motel	46	150.00	2518500.00								
Motel	46	150.00	2518500.00								
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Income Approach

[illegible]

Occupancy Type	Sqft Area/ # of Units	Assigned M Rent	Potential Gross Annual Inc.	Assigned Vac. Rate	Assigned Exp. Ratio	Net Operating Income	Capital-ization Rate	Total Value	less Land Value	less Personal Property	Value to Impr.
Hotel	46	290.00	4869100.00								
Hotel	46	290.00	4869100.00								
Totals:	2944	10720.00	179988800.00	0.300000	0.660000	1158846	0.0900000	12876064.00	663567.00	280000.00	11932497.00

[illegible]

Market Approach

[illegible]

Market Approach

[illegible]

Market Approach

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Market Approach

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Market Approach

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Market Approach

[illegible]

Market Approach

[illegible]

Market Approach

[illegible]

Market Approach

[illegible]

Market Approach

[illegible]

Market Approach

Occupancy Type	Sqft Area/ # of Units	Potential Gross Annual Inc.	Assigned Vac. Rate	Effective Gross Annual Inc.	Market Value Per SQFT/Unit	Total Market Value	Pot- Gross Income Mult.	Effect. Gross Income Mult.	Total Value	less Land Value	less Personal Property	Value to Impr.
Hotel	46	4869100.00										
Totals:	23552	1439910400.00	0.300000	1414		0	0	0	0	663567.00	280000.00	-943567.00

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	
	Residence	Carport	Garage	Other Improvements	Total		Land Class	RMV before index
413	\$6,302,760	\$0	\$0	\$0	\$6,302,760	Commercial	Submerged Lands	\$1,814
						Commercial	Commercial Use	\$532,134
						Commercial	River Frontage	\$34,712
							Total:	\$568,660

Single Line Backdate	Single Line Backdate Value	Improvement(s) Valuation Approach	Improvement type	% Complete	RMV before index
		Income	Commercial	1.000000	2497.00000000
					\$11,932,497

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
530036		53635			1.00	\$568,660	1.00
				\$11,932,497			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2019	\$497,052	\$7,683,898	\$8,180,950	\$93,388	\$4,961,979	\$5,055,367	\$98,134.24
2020	\$568,660	\$11,932,497	\$12,501,157	\$96,189	\$5,110,838	\$5,207,027	\$101,148.06

Recent Transactions

Instrument ID	Sales Date	Consideration	Sales Data Code		Multiple Accounts	Account ID	TaxMapKey
201907030	09/16/2019	\$12,698,553	33	Yes	Primary	53635	80907CA00402
					Additional	53636	80907CA00401