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## Oregon Notice of American Black Metal Holdings, LLC | TPT Real Estate Holdings

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**From** Scott Chudacoff <schudacoff@mcpfunds.com>

**Date** Mon 12/1/2025 12:21 PM

**To** Unassigned CLEANUP \* DEQ <unassigned.cleanup@DEQ.Oregon.gov>

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This correspondence serves as notice under Section 3.4 of that certain Easement and Equitable Servitudes, dated October 9, 2007, entered into by the City of Oakridge (Grantor) and the Oregon Department of Environmental Quality (Grantee) (the "Department"), that TPT Real Estate Holdings of Oregon LLC, owner of certain real property located at 48513 Highway 58 in Lane County, Oakridge, Oregon, referred to on Lane County Tax Map Oakridge Industrial Park Replat of Parcel 1 of Land Partition Plat #2000-P1426 as Tax Lots 10, 11, and 12 (the "Property") expects to transfer ownership of the Property to Gator 25, LLC on or about December 11, 2025. Simultaneously, American Black Metal Holdings, LLC plans to acquire a controlling interest of TPT Real Estate Holdings of Oregon LLC. We understand based on discussions with the Department that this notice satisfies the 10-day notice of sale requirements under the above-referenced Easement and Equitable Servitudes with respect to the above transactions. A confirmatory communication will be provided to the Department upon Closing. The best contact for correspondence with the soon-to-be owner, Gator 25 LLC, is as follows:

Gator 25 LLC  
902 Carnegie Center Blvd., Suite 520  
Princeton, NJ 08540  
Attention: Asset Management  
Email: [assetmanagement@essentialproperties.com](mailto:assetmanagement@essentialproperties.com)

And

Gator 25 LLC  
902 Carnegie Center Blvd., Suite 520  
Princeton, NJ 08540  
Attention: Kristin Walker, Senior Vice President  
Telephone: (609) 436-5066  
Email: [kwalker@essentialproperties.com](mailto:kwalker@essentialproperties.com)

### Scott Chudacoff

Vice President



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