

168 Sunnyview Drive

Buildable Lot in Renowned Ashland Neighborhood



Ashland, Jackson County, Oregon

Chris Martin - Ashley Lacer - Alex Larson - Shannon Forrest

541.660.5111

Team@MOPG.com



LANDLEADER

MOPG

by John L. Scott

Remarks

Perched in Ashland's sought-after Eastfield neighborhood, this ready-to-build homesite offers a rare opportunity to step directly into one of the area's most desirable settings. Positioned along Sunnyview Drive, the property enjoys a peaceful, residential feel with immediate access to the natural beauty that defines Ashland's west hills.

Just moments away, Hald/Strawberry Park and its network of walking and hiking trails create a seamless connection between neighborhood living and the outdoors—an everyday extension of your backyard. The surrounding area is known for its quiet atmosphere, scenic views, and established homes, offering both privacy and a strong sense of place. Eastfield offers a quiet, dead-end street for peaceful living and the community also enjoys a tennis court for its residents' use.

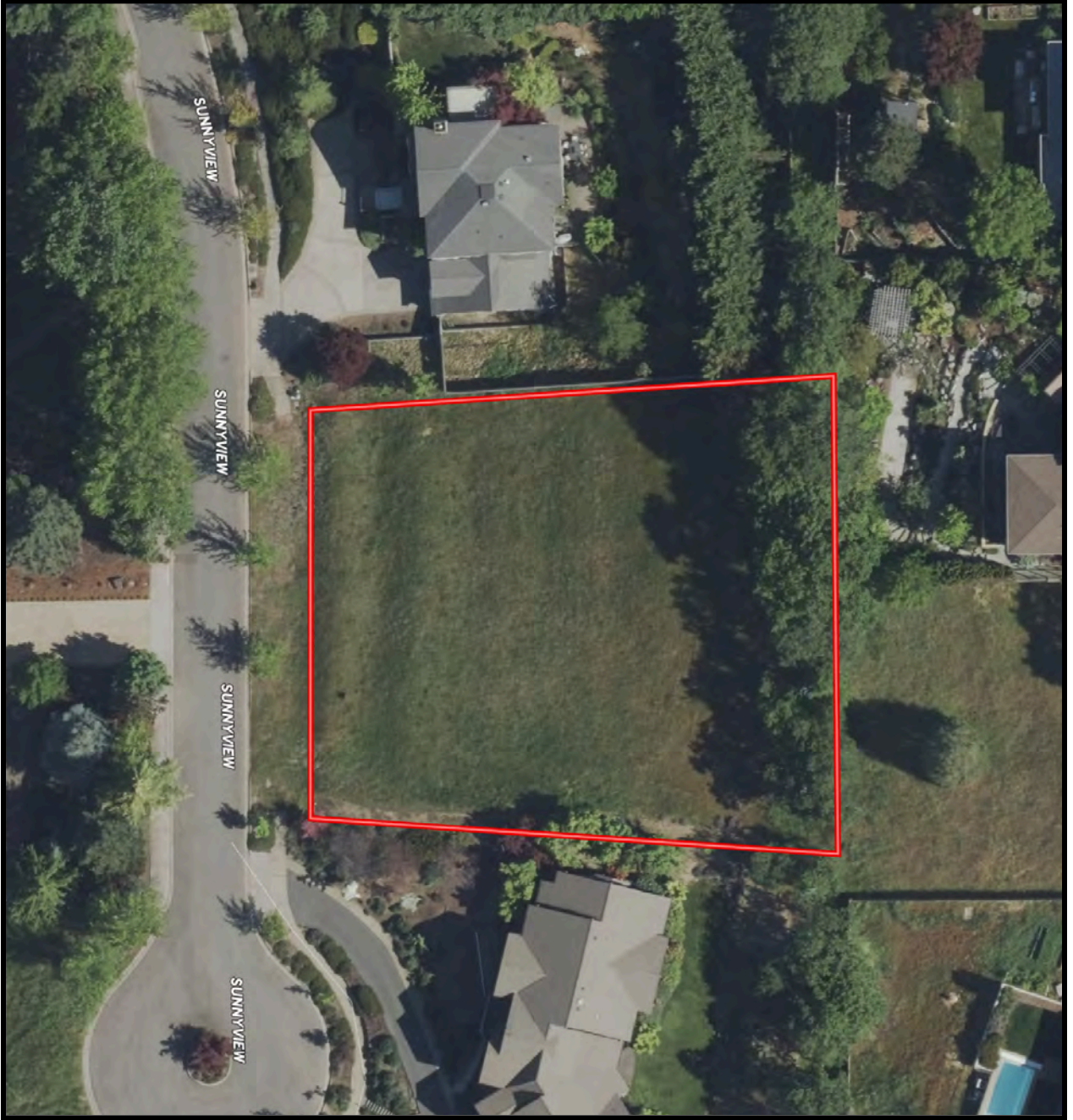
This lot has been thoughtfully prepared for construction, with geotechnical work completed and building plans already approved by the City of Ashland. Utilities—including water, sewer, power, and more—are available at the street, allowing for a streamlined path from purchase to breaking ground.

Whether you're envisioning a full-time residence or a refined retreat, this is a chance to build with clarity and confidence in a location that consistently stands out for its balance of nature, access, and long-term desirability.

Local Community

Living in Ashland means being part of a community that blends small-town charm with a depth of culture that's rare for its size. From the renowned Oregon Shakespeare Festival to a thriving local arts scene, the town offers year-round performances, galleries, and events. Residents enjoy walkable access to independent shops, award-winning restaurants, and the expansive Lithia Park, all set against a backdrop of mountains and seasonal beauty. It's a place where outdoor recreation—hiking, biking, and exploring nearby rivers and lakes—pairs seamlessly with a vibrant cultural calendar, creating a lifestyle that feels both active and enriched.

Aerial Map



Property Identification

The property has a physical address of 168 Sunnyview Drive, Ashland, Oregon 97520. It is made up of 1 parcel and 1 tax lot as shown in the table below.

Property Identification						
Township	Range	Section	Tax Lot	Account #	Acres	Zoning
39S	1E	8AB	700	10944482	<u>0.51</u>	RR0-0.5
				Total	0.51	

Property Details

Access:	Access is public, paved Sunnyview Drive
Present Land Use:	Vacant residential lot
2025 Taxes:	\$4,428.76
Zoning:	Ashland RR-0.5 (Rural Residential)
Elevations:	+/- 2,320" above sea level
Topography:	Gently sloping
Live Water:	None
Domestic Water:	None at this time - located at the road
Sanitation:	None at this time - located at the road
Electric/Power:	None at this time - located at the road
Homesite:	Homesite entitlement - Building plans are also city-approved
Notes:	Full geotechnical survey completed Community tennis court

Locational Attributes

Ashland sits at the southern edge of Oregon, just minutes north of the California border along Interstate 5. This corridor connects the region directly to Medford and Grants Pass to the north and to Redding and the greater Sacramento Valley to the south. From Ashland, Highway 66 climbs east toward Klamath Falls and Upper Klamath Lake, while Highway 99 and Interstate 5 provide quick access to the Rogue Valley International–Medford Airport. The Oregon coast is reachable via Highway 199 through Grants Pass, and Crater Lake National Park lies within a scenic drive to the northeast.

This strategic positioning places Ashland at a natural crossroads between Oregon and California — close enough to major West Coast markets for accessibility, yet far enough removed to retain its small-town character and mountain setting.

Ashland and the surrounding border region are known for their outdoor lifestyle and cultural depth. The area is framed by the Siskiyou Mountains to the south and the Cascade Range to the east, creating a dramatic landscape of forested peaks, open meadows, and year-round creeks. Emigrant Lake, Howard Prairie Lake, Hyatt Lake, and Fish Lake provide boating and fishing opportunities, while the Rogue and Applegate Rivers draw anglers and whitewater enthusiasts from across the West Coast. The Pacific Crest Trail crosses the nearby high country, and thousands of acres of public land — including the Cascade–Siskiyou National Monument — offer hiking, horseback riding, hunting, and backcountry exploration.

Ashland itself is widely recognized for the Oregon Shakespeare Festival, Southern Oregon University, and a vibrant downtown filled with local restaurants, galleries, and boutique shops. Lithia Park, with its miles of trails and natural springs, anchors the community's connection to the outdoors. The region enjoys a Mediterranean climate with warm, dry summers, colorful autumns, and generally mild winters at valley elevations, while nearby higher elevations offer snow sports at Mt. Ashland Ski Area.

Historically, timber, cattle, and orchard crops shaped the economy of the Rogue Valley and surrounding Siskiyou region. Pear orchards were once a dominant agricultural driver, and forestry remains an important part of the broader regional identity. Over the past two decades, viticulture has expanded significantly, with the Rogue Valley and Applegate Valley American Viticultural Areas gaining recognition for their ability to produce a wide range of high-quality varietals. Today, vineyards, small farms, and ranches share the landscape with conserved forestland and recreation-based tourism.

The Ashland region offers a rare combination of accessibility, natural beauty, economic diversity, and cultural vibrancy — a place where mountain landscapes, working lands, and community life intersect.

Climate

From a climate perspective, Southern Oregon offers the most diverse growing conditions in Oregon and arguably in the United States. According to Dr. Greg Jones, a local expert climatologist, the maritime air masses that originate over the Pacific are cooled by the ocean currents offshore and moderate the climate of the region. The Rogue Valley has the higher elevations and, along with their general north-south tending valleys, proximity to the ocean, and intervening topographical barriers, creates a climate transect of wetter and cooler conditions in the western parts of the region to the warmer and drier eastern areas.

Winter temperatures below freezing and summer temperatures above 90°F are common. July average maximum temperatures range from the low 80s to the lower 90s and January average minimum temperatures stay around the low 30s. There is an average of 36 inches of rain and an average of 5 inches of snow per year. On average, there are also 194 sunny days per year in Josephine County.

Sources: Greg Jones, <https://www.linfield.edu/wine/greg-jones.html> and Sperling's Best Places.

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Exhibit A

(Property Research Report)



FIRST AMERICAN TITLE

Property Research Report

SUBJECT PROPERTY

168 Sunnyview St

Parcel #: 10944482

Map & Taxlot #: 391E08AB00700

County: Jackson

OWNER

Dunbar, Douglas S Et Al

DATE PREPARED

Date: 02/09/2026

PREPARED BY

nromano@firstam.com



First American Title

Customer Service Department

541.776.4555

cservice@firstam.com

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First American Title

Customer Service Department
541.776.4555
cservice@firstam.com
Date: 02/09/2026

OWNERSHIP INFORMATION

Owner: Dunbar, Douglas S Et Al
CoOwner:
Site: 168 Sunnyview St Ashland OR 97520
Mail: 61409 Skene Trl Bend OR 97702

Parcel #: 10944482
Ref Parcel #: 391E08AB00700
TRS: 39S / 01E / 08 / NE
County: Jackson

PROPERTY DESCRIPTION

Map Grid:
Census Tract: 002100 Block: 1033
Neighborhood:
School Dist: 5 Ashland
Impr Type:
Subdiv/Plat: Eastfield
Land Use: 100 - Residential - Vacant
Std Land Use: 8010 - Recreational-Vacant Land
Zoning: Ashland-RR-.5 - Residential - Rural
Lat/Lon: 42.199102 / -122.727167
Watershed: Bear Creek
Legal:

ASSESSMENT AND TAXATION

Market Land: \$275,000.00
Market Impr: \$0.00
Market Total: \$275,000.00 (2025)
% Improved: 0.00%
Assessed Total: \$275,000.00 (2025)
Levy Code: 0501
Tax: \$3,707.37 (2024)
Millage Rate: 15.9690
Exemption: \$0.00
Exemption Type:

MAIN PROPERTY CHARACTERISTICS

Bedrooms: 0	Total SqFt: 0 SqFt	Year Built: 0
Baths, Total: 0	First Floor: 0 SqFt	Eff Year Built:
Baths, Full: 0	Second Floor: 0 SqFt	Lot Size Ac: 0.51 Acres
Baths, Half: 0	Basement Fin: 0 SqFt	Lot Size SF: 22,215 SqFt
Total Units: 0	Basement Unfin: 0 SqFt	Lot Width: 0
# Stories:	Basement Total: 0 SqFt	Lot Depth: 0
# Fireplaces: 0	Attic Fin: 0 SqFt	Roof Material:
Cooling: No	Attic Unfin: 0 SqFt	Roof Shape:
Heating:	Attic Total: 0 SqFt	Ext Walls:
Building Style:	Garage: 0 SqFt	Const Type:

SALES AND LOAN INFORMATION

Owner	Date	Doc #	Sale Price	Deed Type	Loan Amt	Loan Type
DOUGLAS S DUNBAR	05/15/2024	9269	\$449,000.00	Warranty Deed		Conv/Unk
CLIFFORD TSCHETTER	11/14/2001	54321	\$214,000.00	Warranty Deed		Conv/Unk

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Aerial Map



First American Title

Parcel ID: 10944482

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STATEMENT OF TAX ACCOUNT
JACKSON COUNTY TAX COLLECTOR
JACKSON COUNTY COURTHOUSE
MEDFORD, OR 97501
(541) 774-6541

9-Feb-2026

Tax Account #	10944482	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	0501
Situs Address	168 SUNNYVIEW ST ASHLAND OR	Interest To	Feb 15, 2026

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2025	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,428.76	Nov 15, 2025
2024	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,707.37	Nov 15, 2024
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,687.01	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,536.77	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,382.33	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,259.36	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,105.78	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,960.14	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,931.26	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,828.87	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,605.80	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,488.91	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,349.58	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,295.25	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,217.83	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,137.30	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,049.94	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,902.57	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,835.77	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,614.65	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,473.12	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,438.00	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,394.18	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,318.74	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,215.72	Nov 15, 2001
Total		\$0.00	\$0.00	\$0.00	\$0.00		



After recording return to:
Douglas S. Dunbar and Gretchen M.
Horton-Dunbar
61409 Skene Trail
Bend, OR. 97702

Until a change is requested all tax
statements shall be sent to the
following address:
Douglas S. Dunbar and Gretchen M.
Horton-Dunbar
61409 Skene Trail
Bend, OR. 97702

File No.: 7161-4156050 (LT)
Date: April 15, 2024

THIS SPACE RE

Jackson County Official Records **2024-009269**
R-WD
Stn=16 MORGANSS **05/15/2024 08:45:02 AM**
\$15.00 \$10.00 \$13.00 \$11.00 \$60.00 **\$109.00**

I, Christine Walker, County Clerk for Jackson County, Oregon, certify
that the instrument identified herein was recorded in the Clerk
records.
Christine Walker - County Clerk

STATUTORY WARRANTY DEED

Clifford Tschetter, as Trustee of the Clifford Tschetter Revocable Trust, as amended and restated in 2001 and Ruth Lynn Craig, not as tenants in common but with rights of survivorship, Grantor, conveys and warrants to Douglas S. Dunbar and Gretchen M. Horton-Dunbar, as tenants by the entirety, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

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

Lot 2 in EASTFIELD SUBDIVISION, a planned community, in the City of Ashland, Jackson County, State of Oregon, according to the Official Plat thereof, recorded in Volume 26, Page 48, Plat Records.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$449,000.00**. (Here comply with requirements of ORS 93.030)

APN: 1-094448-2

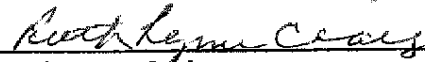
Statutory Warranty Deed
- continued


File No.: 7161-4156050 (LT)

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 3 day of May, 2024.

Clifford Tschetter, as Trustee of the Clifford Tschetter Revocable Trust, as amended and restated in 2001


Ruth Lynn Craig


Clifford Tschetter, Trustee

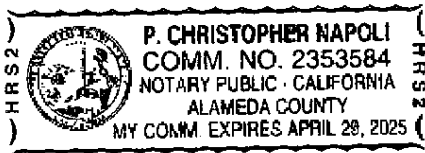
APN: 1-094448-2

Statutory Warranty Deed
- continued

File No.: 7161-4156050 (LT)

STATE OF California)
County of Alameda)ss.

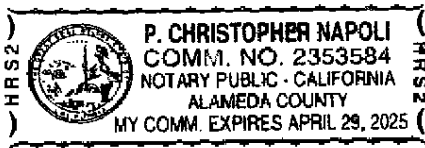
This instrument was acknowledged before me on this 3 day of May, 2024
by Clifford Tschetter as Trustee of Clifford Tschetter, as Trustee of the Clifford Tschetter
Revocable Trust, as amended and restated in 2001, on behalf of the Trust.



[Signature]
Notary Public for Alameda
My commission expires: April 29, 2025

STATE OF California)
County of Alameda)ss.

This instrument was acknowledged before me on this 3 day of May, 2024
by **Ruth Lynn Craig**.



[Signature]
Notary Public for Alameda
My commission expires: April 29, 2025 Alameda
county

Exhibit B

(Geotech Survey)



YOUR PROFESSIONAL ENGINEERING TEAM SINCE 1957

P 541-772-7115 F 541-779-4079 1120 EAST JACKSON PO BOX 490 MEDFORD, OR 97501
EMAIL: info@marquess.com WEB: www.marquess.com

March 5, 2025

D. Scott Dunbar
61409 Skene Trail
Bend, Oregon 97702

**RE: GEOTECHNICAL INVESTIGATION REPORT
168 SUNNYVIEW DRIVE
ASHLAND, OREGON
MAI JOB NO. 25-1025**

Dear Mr. Dunbar:

We are pleased to present our geotechnical investigation report for your proposed residence at 168 Sunnyview Drive in Ashland, Oregon. The purpose of this investigation was to determine the prevailing subsurface conditions at the site and develop earthwork and foundation engineering recommendations for the building design. The location of the proposed residence is shown on the attached Site Plan, Drawing 1.

The residence will be a one-story structure over a full, daylight basement. Due to the sloping terrain, building retaining walls on the order of 8' high will be required. We anticipate that a slab-on-grade floor will be utilized in the lower level of the residence.

This report has been prepared for the specific use of D. Scott Dunbar and his designers in accordance with generally accepted soil and foundation engineering principles and practices. No other warranty, either expressed or implied, is made. In the event that any substantial changes in the nature, design, or location of the structure are planned, the conclusions and recommendations of this report shall not be considered valid unless such changes are reviewed and the conclusions of this report are modified or verified in writing.

It should be recognized that changes in the site conditions may occur with the passage of time due to environmental processes or man-made changes. Furthermore, building code or state of the practice changes may require modifications in the recommendations presented herein. Accordingly, the recommendations of this report should not be relied on beyond a period of three years without being reviewed by a geotechnical engineer.

Method of Investigation

Two exploratory test pits were excavated on February 21, 2025, at the proposed building site with a mini-trackhoe provided by Knute Parent. The locations of the test pits are approximately shown on Drawing 1. A key describing the soil classification system and soil consistency terms

used in this report is presented on Drawing 2. Logs of the exploratory test pits are presented on Drawing 4.

Samples of the soil materials from the exploration were returned to our laboratory for classification and testing. The results of moisture content, free swell, and percent finer than No. 200 sieve are shown on the test pit logs. The laboratory test procedures followed during this investigation are summarized on Drawing 3.

Site Conditions

A. Surface

The building site lies on a steeply sloping, west-facing hillside. The property is undeveloped and bounded by Piedmont Terrace on the west and by existing residential properties on the east, south, and north. Vegetation at the site consists mostly of thick grassy weeds.

There has been previous grading at the site including about a 5'-high cut at the toe of the slope and a lower cut/fill of some sort easterly of the 5'-high cut. The 5'-high cut appears to have been made as part of the original development of the street.

We did not observe any signs of hillside instability.

B. Subsurface

The test pits encountered two layers of earth materials including sands and granitic bedrock.

Sands. Clayey sands and silty sands were encountered to a depth of 7.5' deep in Pit 1 and to a depth of 8' deep in Pit 2. The sands were loose to medium dense to depths of about 4' to 5' deep and became firmer with increasing depth. The sands were generally brown in color and varied to gray-brown to dark brown.

Granitic Bedrock. Decomposed granitic rock was encountered beneath the sands in both test pits.

The attached pit logs and related information depict subsurface conditions only at the approximate locations shown on Drawing 1 and on the date excavated. Subsurface conditions at other locations may differ from conditions occurring at these locations. Also, the passage of time may result in a change of soil conditions at these locations due to environmental changes.

C. Groundwater

Free groundwater was observed in the test pits at shallow depths (2' deep at Pit 1 and 2.5' deep at Pit 2) during excavation. These groundwater occurrences are believed to be due to recent rainfall because we did not observe groundwater seepages at greater depths. Fluctuations in the groundwater level at the site may occur, however, because of variations in rainfall, temperature,

runoff, irrigation, and other factors not evident at the time our observations were made and reported herein.

D. Geology

The geologic map of the area (Beaulieu and Hughes, 1977, Land Use Geology of Central Jackson County, Oregon: DOGAMI Bulletin 94) indicates the site is underlain by diorite and granodiorite (KJd) intrusive rocks believed to be of Cretaceous to Jurassic in age. The nearest known active fault (fault displaying movement within the last 10,000 years) system is the Sky Lakes Fault Zone that lies over 30 miles east of the site.

Conclusions and Recommendations

From a soil and foundation engineering standpoint, it is our opinion that the proposed development can be constructed as proposed provided the recommendations contained in this report are incorporated into the design and construction of the project.

Site Conditions. The building site is a steeply-sloping, west-facing hillside covered with 7.5' to 8' of sandy soil underlain by granitic rock. Shallow groundwater was encountered, but it is believed to be seasonal. The sandy soils are loose to medium dense near the ground surface and generally become more dense and stronger with increasing depth.

The sandy soils do not appear to pose an expansive soils problem, but they do pose a differential settlement problem. This is partly because the required earthwork for the basement level of the residence will need deep cuts (into the granitic rock, which is very stable) at the rear of the residence and very shallow cuts (into the looser soils, which are prone to settlement) at the front of the residence.

Foundations. To mitigate the potential for differential settlement across the residence, we recommend removing "weak" soils from beneath footings and replacing the removed materials with well-compacted structural fill. Provided the supporting subgrade soils are strengthened in this manner, the proposed building may be supported on conventional footing foundations.

Slab Underdrainage. Since the lower level slab will be well below existing final grade, we recommend a slab underdrain be constructed beneath the slab.

Hard Rock Excavation. We did not encounter hard rock excavation in our test pit excavations, but we only penetrated 1' into the granitic rock. Still, we do not believe that hard rock excavation equipment, such as hoerams, will be required on this project to a depth of 12' deep below existing site grade.

The recommendations presented in the remainder of the report are contingent on our review of the development plans and observation of the earthwork and subsurface conditions.

A. **Earthwork**

1. Areas to be developed should be cleared of weeds and any obstructions. Holes resulting from removing underground obstructions in areas to be improved should be cleared out and backfilled in accordance with the recommendations presented below.
2. Footing Excavations. All wall footings at the rear of the building should be dug down to granitic rock to enable these footings to bear on rock. Granitic rock is anticipated in this area at depths of about 7.5' to 8' deep. In these areas where granitic rock is the supporting earth material, the footings may bear directly on granitic rock, or on structural fill underlain by granitic rock.

All footings at the front of the residence will need to be dug down to remove all "weak" soil. At this time, this removal depth is estimated to be on the order of 2' deep beneath the footings. However, please note that this estimated depth is subject to change during construction and the excavation/removal depth could be increased. In addition, we recommend that all footing bottoms (except those in undisturbed granitic rock) be tamped thoroughly with a jumping jack wacker prior to placement of structural fill.

The above footing overexcavations/removals will also need to be extended laterally in all directions for a distance of 2' and these lateral excavations will also need to be backfilled with structural fill.

The building footings that lie between the granitic rock-supported rear foundation and the front "weak" soils area will very likely also require some removal and replacement with structural fill.

Building Slab Excavations. The lower level slab subgrade should be dug out to a minimum depth of 12" below the bottom of the slab and then checked for stability. If the subgrade is not firm enough, as defined by rutting or pumping observed under the tires of a proofrolling truck, then the subgrade should be dug out and replaced with structural fill or hardened by compaction.

After the footing and slab excavations are completed, we should be called out to observe the subgrade conditions and approve the excavations for placement of structural fill. After observation and recompaction of the subgrades, the excavations may be backfilled with structural fill.

3. In general, sandy subgrade soils should be recompacted prior to placing fill. If the soils are firm and undisturbed by the excavation work, the soil engineer may (but is not likely to) waive the requirement for recompaction of subgrade. The recompaction should consist of moisture conditioning the soils to approximately three percent above optimum and compacting them to at least 95 percent relative

compaction as determined by ASTM Test Method D698. Compaction should be performed using heavy equipment such as a self-propelled vibratory compactor.

Subgrades should be proofrolled, where possible, under our observation with heavy equipment such as a fully-loaded ten-yard dump truck.

4. In order to achieve satisfactory compaction in the subgrade and fill soils, it may be necessary to adjust the soil moisture content at the time of construction. Soils which are too dry will require the addition of water while scarification and aeration will be required for soils which are too wet.
5. Finished cuts and finished compacted fillslopes should be no steeper than 2 horizontal to 1 vertical and the finished slopes should be planted for erosion protection.
6. High quality structural fill materials, such as ¾"-0 or 4"-0 crushed rock suitable for use on City streets, should be used beneath footings and slabs. On-site soil should not be re-used as structural fill.
7. Structural fill should be compacted to at least 95 percent relative compaction as determined by ASTM Test Method D698 Method A. Fill material should be spread and compacted in lifts not exceeding eight inches in uncompacted thickness. The compaction of the fill, thickness of lifts, and control of the moisture content should be monitored and tested by our field representative.
8. Utility trenches should be backfilled with compacted fill placed in lifts not exceeding eight inches in uncompacted thickness, except thicker lifts may be used with the approval of the soil engineer provided satisfactory compaction is achieved. The trench backfill should be compacted to at least 95 percent relative compaction. Jetting of backfill to obtain compaction should not be permitted.
9. Grading and earthwork should be monitored and tested by our representative for conformance with the project plans/specifications and our recommendations. This work includes site preparation, site excavation, selection of satisfactory fill materials, and placement and compaction of the subgrades and fills. Sufficient notification prior to commencement of earthwork is essential to make certain that the work will be properly observed.

B. Foundations

1. Footings may bear directly on granitic rock and may also bear on structural fill underlain by firm soil or granitic rock. All footing excavations, except cleanly excavated granitic rock subgrades, should be thoroughly tamped with a jumping jack wacker prior to placement of structural fill. The structural fill beneath

footings should extend laterally at least 2' beyond all sides of the footings as described above under Item A-Earthwork.

2. Footings should bear at least twelve inches below adjacent finished grade. Footings located adjacent to utility trenches should have their bearing surfaces below an imaginary 1.5:1 (horizontal to vertical) plane projected upward from the edge of the bottom of the trench.
3. Footings can be designed for an allowable bearing pressure of 2000 psf for dead plus live loads. This pressure may be increased by one-third for short term loading. All footings should be provided with sufficient reinforcement to provide structural continuity.
4. Lateral loads can be resisted by friction between the foundation bottoms and the supporting subgrade. A friction coefficient of 0.35 can be used. In addition, a passive pressure equal to an equivalent fluid pressure of 250 pcf can be taken against the sides of footings poured neat or against compacted fill.
5. Foundation settlements are expected to be within tolerable limits for the proposed construction. Post-construction differential movements of the foundations are expected to be less than $\frac{3}{4}$ inches.

C. Slabs On Grade

1. All lower level slabs should be underlain by at least 1' of structural fill or special drainage materials (see below) and all overly weak subgrade soil should be removed and replaced with structural fill.
2. The lower level slab will be established at a much lower elevation than the ground surface on the east side of the residence. Since the slab will be below-grade, we recommend a slab underdrainage system be installed. The slab should be underlain by at least 12" of mechanically tamped, free-draining $\frac{3}{4}$ " crushed rock (no fines, no round rock) over compacted structural fill (where necessary) over subgrade soils or granitic rock. Three-inch diameter, perforated, rigid PVC pipes should be placed vertically about 1" above the bottom of the free-draining rock and spaced horizontally on about 10' to 12' wide spacings and gridded in an X-Y pattern across the slab starting 5' from the retaining wall foundations. The pipes should be interconnected and set to drain to a suitable drainage facility downslope of the house. A true vapor barrier and waterproofing barrier should also be incorporated into the design.
3. Slabs should be reinforced in accordance with the anticipated use and loading.

D. Retaining Walls

1. Retaining walls will be required along the east, north, and south sides of the residence. Retaining walls should be supported on foundations designed in accordance with the recommendations presented above under Item A-Earthwork and Item B-Foundations. Unrestrained walls with level to gently sloping (less than 25 percent slopes) backfill surfaces should be designed to resist an equivalent fluid pressure of at least 40 pcf. Where restrained, walls should be designed for an equivalent fluid pressure of 60 pcf with similar backfill surfaces. Where backslopes are steeper than 25 percent, but less than 50 percent, the above earth pressures should be increased by 20 pcf. These pressures do not account for any surcharge loadings or saturated backfills. Surcharge loadings and saturated backfills should be evaluated on a case-by-case basis.
2. The preceding pressures assume that sufficient drainage is provided behind the walls to prevent the build-up of hydrostatic pressures from surface or subsurface water infiltration. Adequate drainage may be provided by means of ¾" drain rock material enclosed in a filter fabric and a 4" diameter rigid perforated pipe placed at the base of the wall. The drainrock should extend up the walls to within one foot of the finished grade. The drain pipes should be tied into closed pipes that discharge downslope of the structure.
3. The backfill placed behind retaining walls should be fully granular and compacted to at least 95 percent relative compaction using light compaction equipment. All building walls should be waterproofed and the waterproofing should be protected with protection boards.

E. Site Drainage

1. Positive surface gradients of at least five percent on porous surfaces and two percent on paved or hardscaped surfaces should be maintained away from the building so that surface water does not collect in the vicinity of the foundations. Water from roof downspouts should be collected into closed pipes that discharge the water in an approved manner downslope of the building.
2. A foundation drain should be placed adjacent to the perimeter building footings (where retaining wall backdrains are not required) to control moisture beneath the foundations. The perimeter drain should be set as low as practical to obtain maximum drainage control.

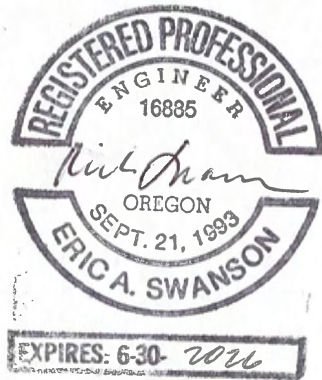
F. Plan Review and Construction Observation

1. We recommend that we review the final development plans for the project. We should also be retained to provide soil engineering monitoring and testing services during the grading, foundation installation, and subdrainage installation. This will

D. Scott Dunbar
March 5, 2025
Page 8 of 8

provide us the opportunity for correlation of the soil conditions found in our investigation with those actually encountered in the field, and thus permit any necessary modifications in our recommendations resulting from changes in anticipated conditions.

Please contact this office if you have any questions regarding this report.



Very truly yours,

MARQUESS & ASSOCIATES, INC.

A handwritten signature in cursive script that reads "Rick Swanson".

Rick Swanson, P.E., G.E.
Civil Engineer 16885

RS/rs

Distribution: Addressee
Brandon Olin, by email
Mark Lackey, by email

Attachments: Site Plan, Drawing 1
Key to Boring and Pit Logs, Drawing 2
Laboratory Testing Procedures, Drawing 3
Logs of Pits 1 and 2, Drawing 4

PRIMARY DIVISIONS			GROUP SYMBOL	SECONDARY DIVISIONS
COARSE GRAINED SOILS MORE THAN HALF OF MATERIAL IS LARGER THAN No. 200 SIEVE SIZE	GRAVELS MORE THAN HALF OF COARSE FRACTION IS LARGER THAN No. 4 SIEVE	CLEAN GRAVELS (LESS THAN 5% FINES)	GW	Well graded gravels, gravel-sand mixtures, little or no fines.
			GP	Poorly graded gravels, or gravel-sand mixtures, little or no fines.
		GRAVEL WITH FINES	GM	Silty gravels, gravel-sand-silt mixtures, non-plastic fines.
			GC	Clayey gravels, gravel-sand-clay mixtures, plastic fines.
	SANDS MORE THAN HALF OF COARSE FRACTION IS SMALLER THAN No. 4 SIEVE	CLEAN SANDS (LESS THAN 5% FINES)	SW	Well graded sands, gravelly sands, little or no fines.
			SP	Poorly graded sands or gravelly sands, little or no fines.
		SANDS WITH FINES	SM	Silty sands, sand-silt mixtures, non-plastic fines
			SC	Clayey sands, sand-clay mixtures, plastic fines.
FINE GRAINED SOILS MORE THAN HALF OF MATERIAL IS SMALLER THAN No. 200 SIEVE SIZE	SILTS AND CLAYS LIQUID LIMIT IS LESS THAN 50%		ML	Inorganic silts and very fine sands, rock flour, silty or clayey fine sands or clayey silts with slight plasticity.
	SILTS AND CLAYS LIQUID LIMIT IS GREATER THAN 50%		CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays.
			OL	Organic silts and organic silty clays of low plasticity.
	SILTS AND CLAYS LIQUID LIMIT IS GREATER THAN 50%		MH	Inorganic silts, micaceous or diatomaceous fine sandy or silty soils, elastic silts.
			CH	Inorganic clays of high plasticity, fat clays.
			OH	Organic clays of medium to high plasticity, organic silts.
HIGHLY ORGANIC SOILS			Pt	Peat and other highly organic soils.

UNIFIED SOIL CLASSIFICATION SYSTEM (ASTM D-2487)

U.S. STANDARD SERIES SIEVE		CLEAR SQUARE SIEVE OPENINGS					
200	40	10	4	3/4" 3" 12"			
SILTS AND CLAYS	SAND			GRAVEL		COBBLES	BOULDERS
	FINE	MEDIUM	COARSE	FINE	COARSE		

GRAIN SIZES

SANDS & GRAVELS	BLOWS/FOOT [†]
VERY LOOSE	0 - 4
LOOSE	4 - 10
MEDIUM DENSE	10 - 30
DENSE	30 - 50
VERY DENSE	OVER 50

SILTS & CLAYS	STRENGTH [‡]	BLOWS/FOOT [†]
VERY SOFT	0 - 1/4	0 - 2
SOFT	1/4 - 1/2	2 - 4
FIRM	1/2 - 1	4 - 8
STIFF	1 - 2	8 - 16
VERY STIFF	2 - 4	16 - 32
HARD	OVER 4	OVER 32

RELATIVE DENSITY

CONSISTENCY

[†] Number of blows of 140 pound hammer falling 30 inches to drive a 2 inch O.D. (1-3/8 inch I.D.) split spoon (ASTM D-1586).

[‡] Unconfined compressive strength in tons/sq. ft. as determined by laboratory testing or approximated by the standard penetration test (ASTM D-1586), pocket penetrometer, torvane, or visual observation.



P 541-772-7115
F 541-779-4079
1120 EAST JACKSON
PO BOX 490
MEDFORD, OR 97501
EMAIL: info@marquess.com
WEB: www.marquess.com

YOUR PROFESSIONAL ENGINEERING TEAM SINCE 1957
STRUCTURAL | MECHANICAL | ELECTRICAL
CIVIL | GEOTECHNICAL | SURVEY | CONSTRUCTION TESTING

KEY TO BORING AND PIT LOGS

Ashland Residence

168 Sunnyview Drive

Ashland

Oregon

MAI JOB NO. 25-1025

DRAWN RS

ISSUE DATE Mar 2025

CHECKED RS

DRAWING

2

OF 4 DWGS

LABORATORY TESTING PROCEDURES

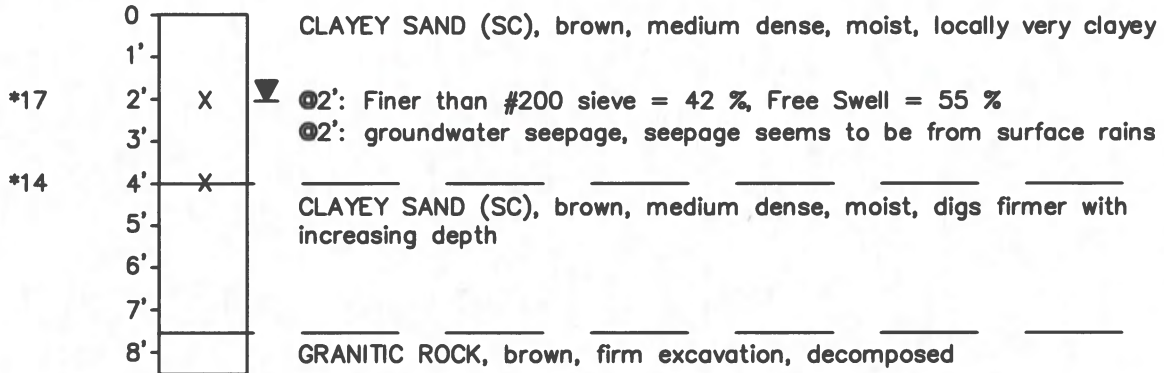
The laboratory testing program was directed toward a quantitative and qualitative evaluation of the physical and mechanical properties of the soils underlying the site.

The natural water content was determined on four samples of the materials recovered from the pits in general accordance with the ASTM Test Method D2216. These water contents are recorded on the logs at the appropriate sample depths.

The percent soil fraction passing the #200 sieve was determined on three samples of the subsurface soils in general accordance with the ASTM Test Method D1140 to aid in the classification of the soils. The results of these tests are shown on the logs at the appropriate sample depths.

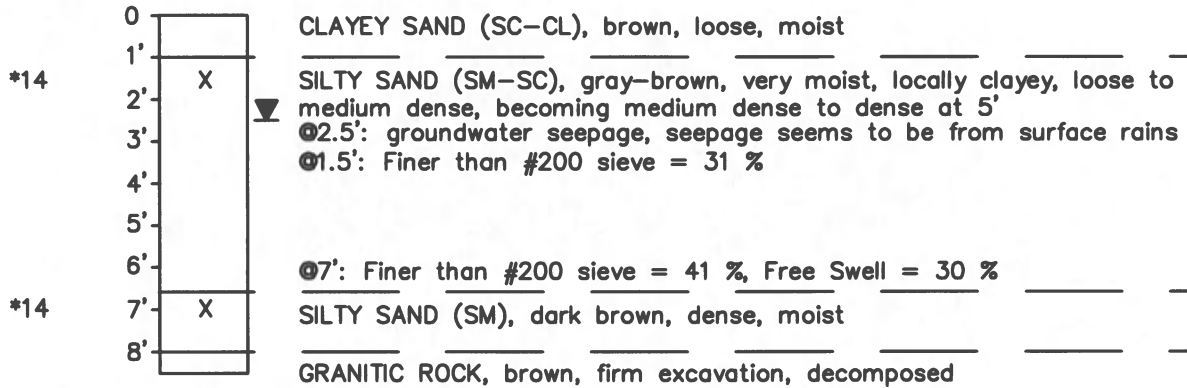
Free swell tests were performed on two samples of the soil materials to evaluate the swelling potential of the materials. The tests were performed by pouring ten mL of the dry material into a 100 mL graduated cylinder containing about 40 mL of distilled water. The mixture was stirred repeatedly and allowed to equilibrate for 24 hours, then distilled water was added up to the 100 mL mark. The graduated cylinder was left undisturbed to equilibrate. The free-swell volume was then noted. The percent free swell was calculated by dividing the free-swell volume by ten and multiplying by 100 percent. The results of these tests are presented on the logs.

TEST PIT 1



Bottom of test pit = 8.5'

TEST PIT 2



Bottom of test pit = 8.5'

*moisture content in percent



P 541-772-7115
F 541-779-4079

1120 EAST JACKSON
PO BOX 490
MIDFORD, OR 97501

EMAIL: info@marquess.com
WEB: www.marquess.com

YOUR PROFESSIONAL ENGINEERING TEAM SINCE 1957

STRUCTURAL | MECHANICAL | ELECTRICAL
CIVIL | GEOTECHNICAL | SURVEY | CONSTRUCTION TESTING

**Log of Pits 1 and 2
Ashland Residence
168 Sunnyview Drive**

Ashland

Oregon

MAI JOB NO. 25-1025

DRAWN RS

ISSUE DATE Mar 2025

CHECKED RS

DRAWING

4

OF 4 DWGS

Exhibit C

(Topographic Survey)

TOPOGRAPHIC MAP FOR SCOTT DUNBAR

SITE:
168 SUNNYVIEW STREET
ASHLAND, OR

DATE: 05-31-2024
SCALE: 1" = 20'
CONTOUR INTERVAL = 1'

LEGEND

	COMMUNICATION PEDESTAL
	CURB INLET
	DROP INLET
	ELECTRIC JUNCTION BOX
	ELECTRIC BOX
	FIRE HYDRANT
	SEWER MANHOLE
	WATER METER
	WATER VALVE
	FOUND PROPERTY CORNER
	BOUNDARY LINE (SEE NOTE 2)
	15' P.U.E. AND ROAD SLOPE EASEMENT PER SURVEY NUMBER 16735
	FENCE (6' WOOD)
	UNDERGROUND COMMUNICATION
	UNDERGROUND ELECTRIC
	UNDERGROUND GAS
	UNDERGROUND SEWER
	UNDERGROUND STORM
	UNDERGROUND WATER
	TREE DRIP LINE

PROJECT NOTES:

- VERTICAL DATUM IS CITY OF ASHLAND NGVD29(56) AND IS BASED ON CITY OF ASHLAND BENCHMARK 120, BEING A BRASS CAP IN THE NW CURB AT THE INTERSECTION OF NUTLEY ST. AND WINBURN ST. HAVING A RECORD ELEVATION OF 1915.132'.
- BOUNDARY LINES SHOWN ARE BETWEEN FOUND MONUMENTS AND RECORD DATA PER SURVEY NUMBER 16735 AND ARE SUBJECT TO CHANGE SHOULD A FULLY RESOLVED BOUNDARY SURVEY BE PERFORMED. THE FOUND 5/8" REBAR NEAR THE NORTHWEST CORNER IS A 1.66' WITNESS CORNER. THE FOUND 5/8" REBAR NEAR THE SOUTHEAST CORNER IS A 2.60' WITNESS CORNER. NO REBAR WAS FOUND AT THE SOUTHWEST CORNER.
- UTILITIES SHOWN HEREON ARE FROM FIELD SURVEY TIES OF LOCATE PAINT PER O.U.N.C. TICKET #24139102. NO ATTEMPT WAS MADE TO LOCATE HIDDEN UTILITIES. PER SAID LOCATE PAINT, NO UTILITIES WERE SHOWN AS CROSSING THE SUBJECT PROPERTY ALONG THE WEST LINE THROUGH THE EXISTING P.U.E.
- EASEMENTS SHOWN ARE PER SURVEY NUMBER 16735. NO OTHER EASEMENT RESEARCH WAS PERFORMED.
- CONTOURS ARE 1' INTERVALS.

REGISTERED
**PROFESSIONAL
LAND SURVEYOR**

Philip J. Drossos
OREGON
JULY 12, 2016
PHILIP J. DROSSOS
No. 90718

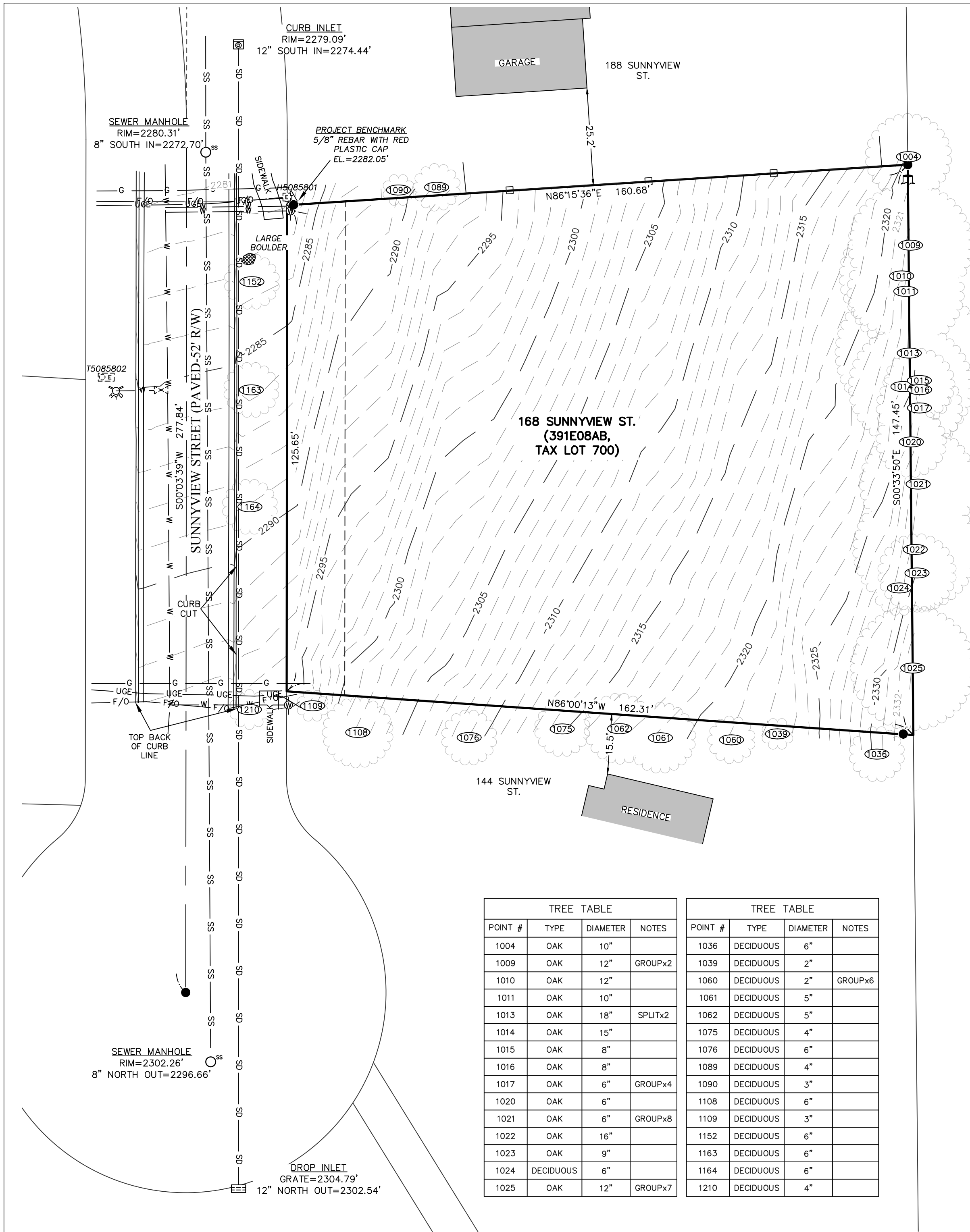
Renewal 12-31-25

TERRASURVEY, INC.
PROFESSIONAL LAND SURVEYORS

270 FOURTH STREET
ASHLAND, OREGON 97520

(541) 482-6474
terrain@bisp.net

JOB NO. 1840-24



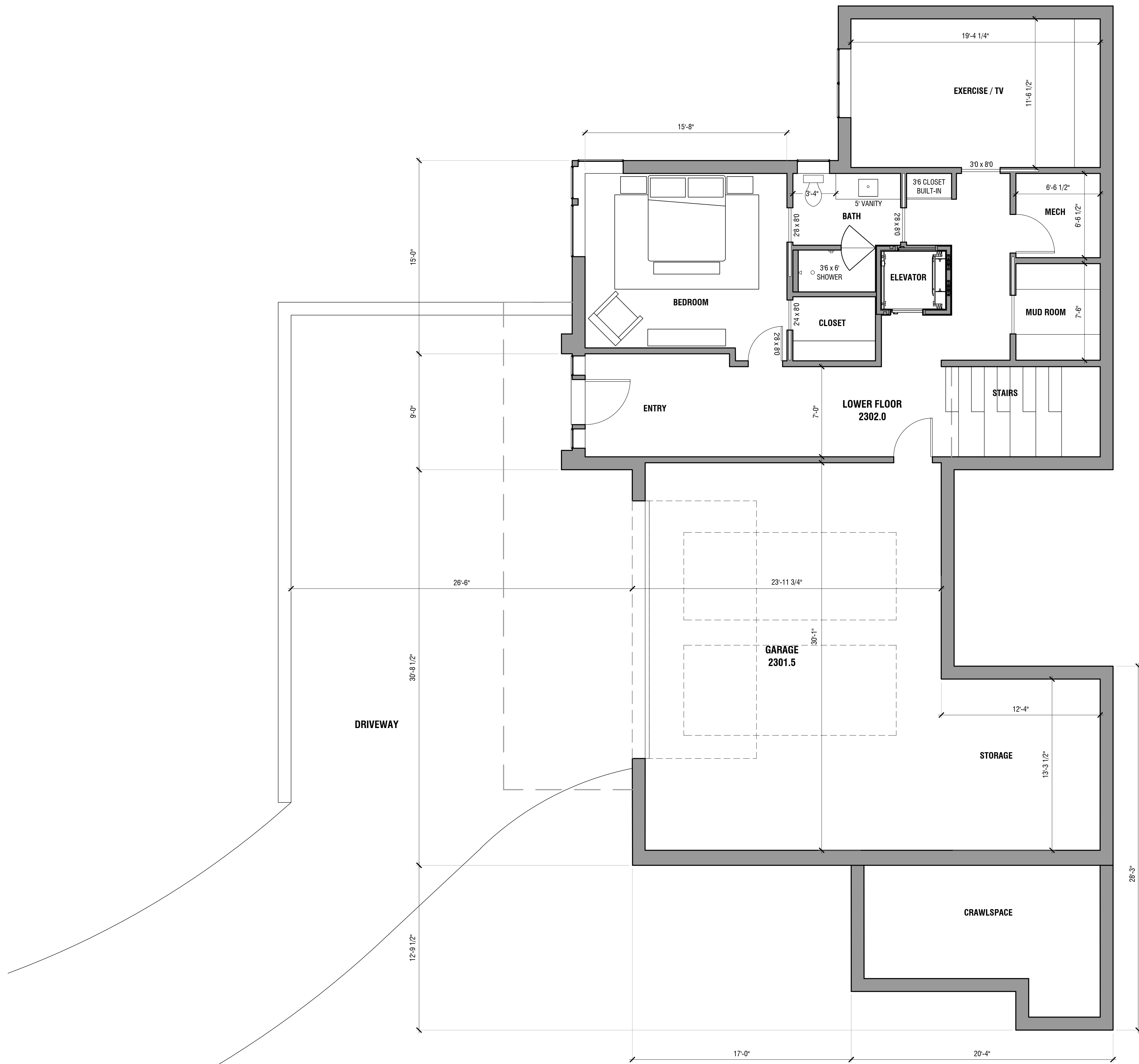
TREE TABLE			
POINT #	TYPE	DIAMETER	NOTES
1004	OAK	10"	
1009	OAK	12"	GROUPx2
1010	OAK	12"	
1011	OAK	10"	
1013	OAK	18"	SPLITx2
1014	OAK	15"	
1015	OAK	8"	
1016	OAK	8"	
1017	OAK	6"	GROUPx4
1020	OAK	6"	
1021	OAK	6"	GROUPx8
1022	OAK	16"	
1023	OAK	9"	
1024	DECIDUOUS	6"	
1025	OAK	12"	GROUPx7

TREE TABLE			
POINT #	TYPE	DIAMETER	NOTES
1036	DECIDUOUS	6"	
1039	DECIDUOUS	2"	
1060	DECIDUOUS	2"	GROUPx6
1061	DECIDUOUS	5"	
1062	DECIDUOUS	5"	
1075	DECIDUOUS	4"	
1076	DECIDUOUS	6"	
1089	DECIDUOUS	4"	
1090	DECIDUOUS	3"	
1108	DECIDUOUS	6"	
1109	DECIDUOUS	3"	
1152	DECIDUOUS	6"	
1163	DECIDUOUS	6"	
1164	DECIDUOUS	6"	
1210	DECIDUOUS	4"	

Exhibit D

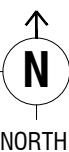
(Floor plans & Renderings)

ASHLAND RESIDENCE

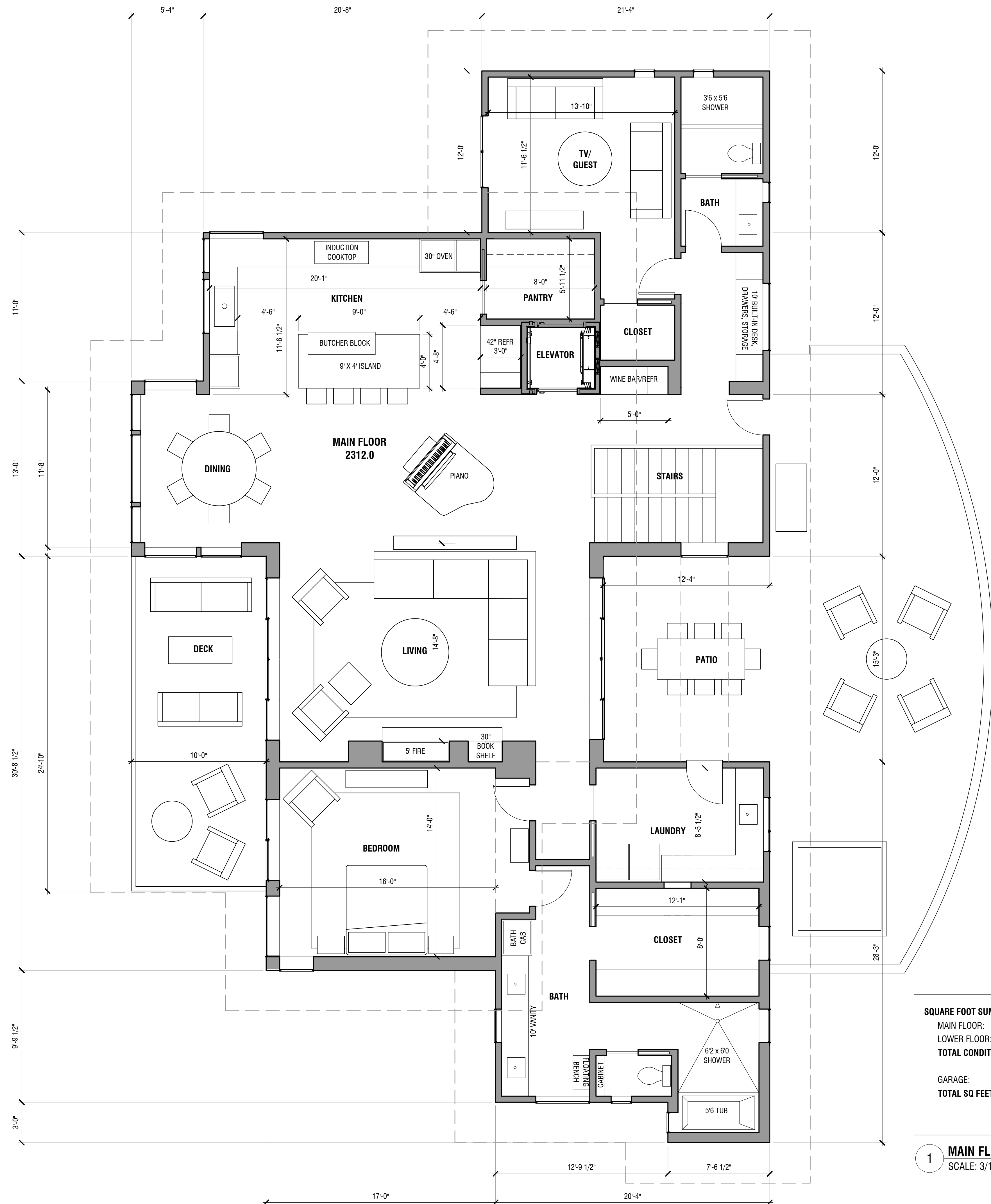


SQUARE FOOT SUMMARY		LOT COVERAGE / IMPERVIOUS SURFACE SUMMARY	
MAIN FLOOR:	2513	HOUSE FOOTPRINT	2444 SF
LOWER FLOOR:	1251	BACK PATIO	320 SF
TOTAL CONDITIONED:	3764	DRIVEWAY	1636 SF
		TOTAL:	4400 SF
GARAGE:	970	LOT AREA	22,000 SF
TOTAL SQ FEET:	4734	TOTAL COVERAGE:	(20%)

1 LOWER FLOOR PLAN
SCALE: 3/16" = 1'-0"

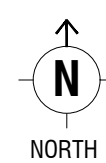


NORTH



SQUARE FOOT SUMMARY		LOT COVERAGE / IMPERVIOUS SURFACE SUMMARY	
MAIN FLOOR:	2513	HOUSE FOOTPRINT	2444 SF
LOWER FLOOR:	1251	BACK PATIO	320 SF
TOTAL CONDITIONED:	3764	DRIVEWAY	1636 SF
		TOTAL:	4400 SF
GARAGE:	970	LOT AREA	22,000 SF
TOTAL SQ FEET:	4734	TOTAL COVERAGE:	(20%)

1 MAIN FLOOR PLAN
SCALE: 3/16" = 1'-0"





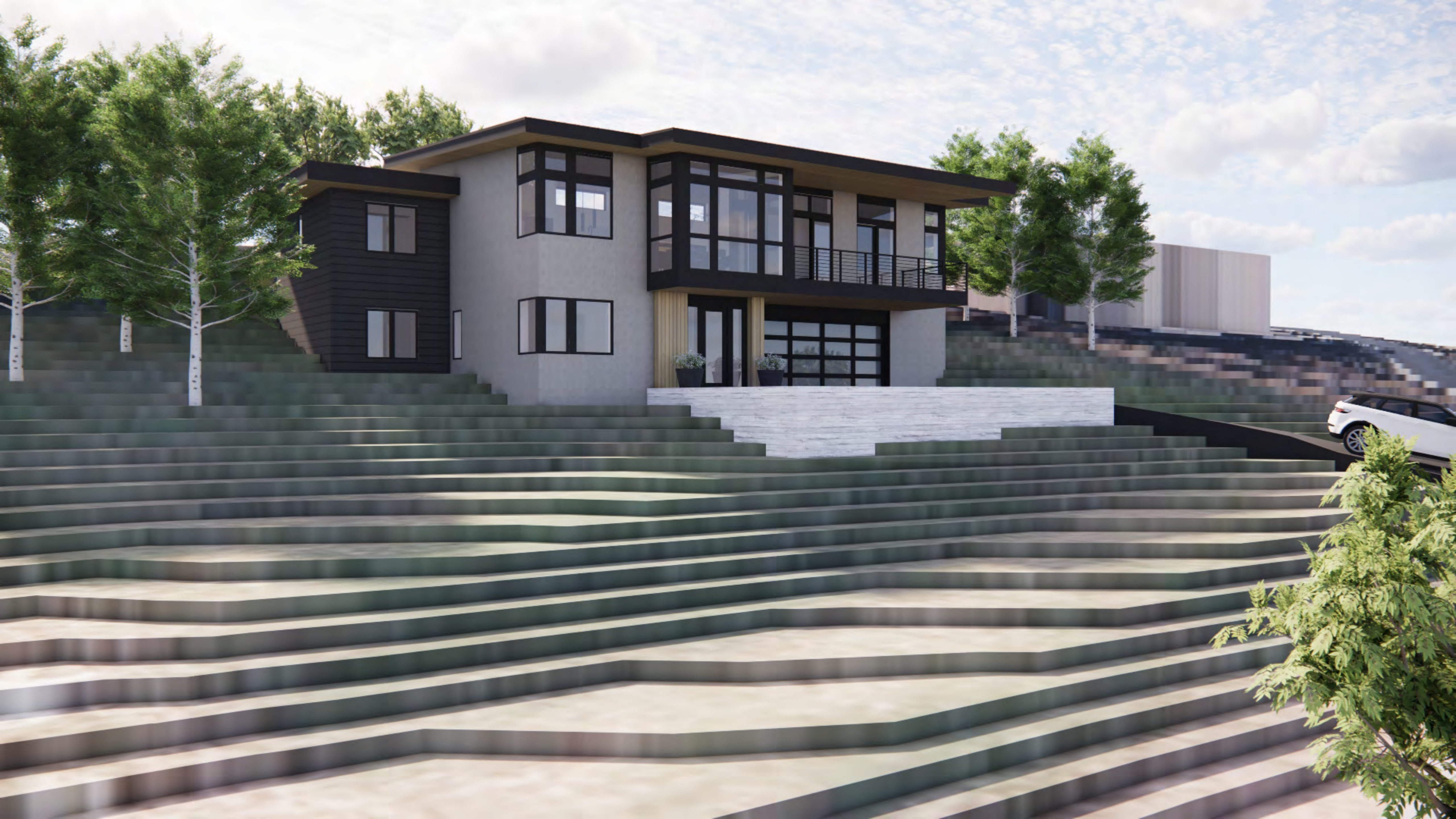


















Exhibit E

(Preliminary Title Report)



First American Title™

First American Title Insurance Company

1225 Crater Lake Avenue, Suite 101
Medford, OR 97504
Phn - (541)779-7250
Fax - (866)400-2250

Order No.: 7161-4361264
March 18, 2026

FOR QUESTIONS REGARDING YOUR CLOSING, PLEASE CONTACT:

LISA TATE, Escrow Officer/Closer
Phone: (541)779-7250x5435 - Fax: (866)839-7125- Email:LTate@firstam.com
First American Title Insurance Company
1225 Crater Lake Avenue, Suite 101, Medford, OR 97504

FOR ALL QUESTIONS REGARDING THIS PRELIMINARY REPORT, PLEASE CONTACT:

Regina Cranston, Title Officer
Phone: (541)779-7250 - Email: rcranston@firstam.com

Preliminary Title Report

This report is for the exclusive use of the parties herein shown and is preliminary to the issuance of a title insurance policy and shall become void unless a policy is issued, and the full premium paid.

Please be advised that any provision contained in this document, or in a document that is attached, linked or referenced in this document, that under applicable law illegally discriminates against a class of individuals based upon personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or any other legally protected class, is illegal and unenforceable by law.

Situs Address as disclosed on Jackson County Tax Roll:

168 Sunnyview Street, Ashland, OR 97520

2021 ALTA Owners Standard Coverage	Liability \$	449,000.00	Premium \$	936.00 STR
2021 ALTA Owners Extended Coverage	Liability \$		Premium \$	
2021 ALTA Lenders Standard Coverage	Liability \$		Premium \$	
2021 ALTA Lenders Extended Coverage	Liability \$	1,000.00	Premium \$	TBD
Endorsement 9.10, 22 & 8.1			Premium \$	100.00
Govt Service Charge			Cost \$	30.00
Other : PUD Endorsement (OTIRO 205.1-06)			Cost \$	50.00

Proposed Insured Lender: Lender To Be Determined

Proposed Borrower: TBD

We are prepared to issue Title Insurance Policy or Policies of First American Title Insurance Company, a Nebraska Corporation in the form and amount shown above, insuring title to the following described land:

The land referred to in this report is described in Exhibit A attached hereto.

and as of March 13, 2026 at 8:00 a.m., [title to the fee simple estate is vested in:](#)

Douglas S. Dunbar and Gretchen M. Horton-Dunbar, as tenants by the entirety

Subject to the exceptions, exclusions, and stipulations which are ordinarily part of such Policy form and the following:

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.
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 (of existing improvements located on the subject land onto adjoining land or of existing improvements located on adjoining land onto the subject land), encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the subject 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.

The exceptions to coverage 1-5 inclusive as set forth above will remain on any subsequently issued Standard Coverage Title Insurance Policy.

In order to remove these exceptions to coverage in the issuance of an Extended Coverage Policy the following items are required to be furnished to the Company; additional exceptions to coverage may be added upon review of such information:

- A. Survey or alternative acceptable to the company
 - B. Affidavit regarding possession
 - C. Proof that there is no new construction or remodeling of any improvement located on the premises. In the event of new construction or remodeling the following is required:
 - i. Satisfactory evidence that no construction liens will be filed; or
 - ii. Adequate security to protect against actual or potential construction liens;
 - iii. Payment of additional premiums as required by the Industry Rate Filing approved by the Insurance Division of the State of Oregon
6. Water rights, claims or title to water, whether or not shown by the public record.
 7. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records.
 8. City liens, if any, of the City of Ashland.
 9. Easements for public utilities and road slopes, 15.0 feet wide, adjacent to the public street, as set forth on the recorded plat and declaration.

10. Covenants, conditions, restrictions and/or easements; but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, family status, or national origin to the extent such covenants, conditions or restrictions violate Title 42, Section 3604(c), of the United States Codes:
Recording Information: December 05, 2000 as Document No. [00-48997](#), re-recorded November 14, 2001 as Document No. [01-54320](#)
11. Regulations and Assessments of Eastfield Subdivision Homeowner's Association, as set forth in Declaration recorded December 05, 2000 as Document No. [00-48997](#) and re-recorded November 14, 2001 as Document No. [01-54320](#).
12. This transaction may be subject to the FinCEN Residential Real Estate Reporting Rule ("RRE Rule") issued pursuant to the Bank Secrecy Act, effective March 1, 2026. Information necessary to comply with the RRE Rule must be obtained and provided to the Reporting Person, as defined in the RRE Rule, prior to closing.

- END OF EXCEPTIONS -

NOTE: We find no matters of public record against TBD that will take priority over any trust deed, mortgage or other security instrument given to purchase the subject real property as established by ORS 18.165.

NOTE: Taxes for the year 2025-2026 PAID IN FULL

Tax Amount:	\$4,428.76
Map No.:	391E08AB 700
Property ID:	1-094448-2
Tax Code No.:	0501

NOTE: According to the public records, there has been no conveyance of the land within a period of 24 months prior to the date of this report, except as follows:

A document recorded May 15, 2024 as Document No. [2024-009269](#) of Official Records.

From: Clifford Tschetter, as Trustee of the Clifford Tschetter Revocable Trust,
as amended and restated in 2001 and Ruth Lynn Craig
To: Douglas S. Dunbar and Gretchen M. Horton-Dunbar

NOTE: We find no outstanding voluntary liens of record affecting subject property. An inquiry should be made concerning the existence of any unrecorded lien or other indebtedness which could give rise to any security interest in the subject property.

**THANK YOU FOR CHOOSING FIRST AMERICAN TITLE!
WE KNOW YOU HAVE A CHOICE!**

REGINA CRANSTON
TITLE OFFICER
rcranston@firstam.com

Recording Information

For county recording requirements and fees visit

<https://jacksoncountyor.gov/departments/clerk/recording/index.php>

NOTE: Non-standard Document Fee of \$20.00, if applicable, will be imposed by the county clerk for documents presented for recording that fail to meet the requirements established by ORS 205.27

You can also calculate fees by using our Title Fee Calculator at <https://facc.firstam.com/>.

cc: Lender To Be Determined

cc: Chris Martin, John L Scott Real Estate
871 Medford Center, Medford, OR 97504

Exhibit "A"

Real property in the County of Jackson, State of Oregon, described as follows:

LOT 2 IN EASTFIELD SUBDIVISION, A PLANNED COMMUNITY, IN THE CITY OF ASHLAND, JACKSON COUNTY, STATE OF OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED IN [VOLUME 26, PAGE 48](#), OF PLAT RECORDS.



First American Title Insurance Company

SCHEDULE OF EXCLUSIONS FROM COVERAGE

ALTA LOAN POLICY (07/01/21)

The following matters are excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
 - i. the occupancy, use, or enjoyment of the Land;
 - ii. the character, dimensions, or location of any improvement erected on the Land;
 - iii. the subdivision of land; or
 - iv. environmental remediation or protection.
- b. any governmental forfeiture, police, regulatory, or national security power.
- c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.
Exclusion 1 does not modify or limit the coverage provided under Covered Risk 5 or 6.
2. Any power of eminent domain. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 7.
3. Any defect, lien, encumbrance, adverse claim, or other matter:
 - a. created, suffered, assumed, or agreed to by the Insured Claimant;
 - b. not Known to the Company, not recorded in the Public Records at the Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - c. resulting in no loss or damage to the Insured Claimant;
 - d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
 - e. resulting in loss or damage that would not have been sustained if consideration sufficient to qualify the Insured named in Schedule A as a bona fide purchaser or encumbrancer had been given for the Insured Mortgage at the Date of Policy.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business law.
5. Invalidity or unenforceability of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury law or Consumer Protection Law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transaction creating the lien of the Insured Mortgage is a:
 - a. fraudulent conveyance or fraudulent transfer;
 - b. voidable transfer under the Uniform Voidable Transactions Act; or
 - c. preferential transfer:
 - i. to the extent the Insured Mortgage is not a transfer made as a contemporaneous exchange for new value; or
 - ii. for any other reason not stated in Covered Risk 13.b.
7. Any claim of a PACA-PSA Trust. Exclusion 7 does not modify or limit the coverage provided under Covered Risk 8.
8. Any lien on the Title for real estate taxes or assessments imposed by a governmental authority and created or attaching between the Date of Policy and the date of recording of the Insured Mortgage in the Public Records. Exclusion 8 does not modify or limit the coverage provided under Covered Risk 2.b. or 11.b.
9. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

ALTA OWNER'S POLICY (07/01/21)

The following matters are excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
 - i. the occupancy, use, or enjoyment of the Land;
 - ii. the character, dimensions, or location of any improvement on the Land;
 - iii. the subdivision of land; or
 - iv. environmental remediation or protection.
- b. any governmental forfeiture, police, regulatory, or national security power.
- c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.
Exclusion 1 does not modify or limit the coverage provided under Covered Risk 5 or 6.
2. Any power of eminent domain. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 7.
3. Any defect, lien, encumbrance, adverse claim, or other matter:
 - a. created, suffered, assumed, or agreed to by the Insured Claimant;
 - b. not Known to the Company, not recorded in the Public Records at the Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - c. resulting in no loss or damage to the Insured Claimant;
 - d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 9 or 10); or
 - e. resulting in loss or damage that would not have been sustained if consideration sufficient to qualify the Insured named in Schedule A as a bona fide purchaser had been given for the Title at the Date of Policy.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transaction vesting the Title as shown in Schedule A is a:
 - a. fraudulent conveyance or fraudulent transfer;
 - b. voidable transfer under the Uniform Voidable Transactions Act; or
 - c. preferential transfer:
 - i. to the extent the instrument of transfer vesting the Title as shown in Schedule A is not a transfer made as a contemporaneous exchange for new value; or
 - ii. for any other reason not stated in Covered Risk 9.b.
5. Any claim of a PACA-PSA Trust. Exclusion 5 does not modify or limit the coverage provided under Covered Risk 8.
6. Any lien on the Title for real estate taxes or assessments imposed or collected by a governmental authority that becomes due and payable after the Date of Policy. Exclusion 6 does not modify or limit the coverage provided under Covered Risk 2.b.
7. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

SCHEDULE OF STANDARD 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.
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 (of existing improvements located on the subject land onto adjoining land or of existing improvements located on adjoining land onto the subject land), encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the subject 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.

NOTE: A SPECIMEN COPY OF THE POLICY FORM (OR FORMS) WILL BE FURNISHED UPON REQUEST

Rev. 07-01-21



Privacy Notice

Last Updated and Effective Date: December 1, 2025

First American Financial Corporation and its subsidiaries and affiliates (collectively, "First American," "we," "us," or "our") describe in our full privacy notice ("Notice"), which can be found at <https://www.firstam.com/privacy-policy/>, how we collect, use, store, sell or share your personal information when: (1) you access or use our websites, mobile applications, web-based applications, or other digital platforms where the Notice is posted ("Sites"); (2) you use our products and services ("Services"); (3) you communicate with us in any manner, including by e-mail, in-person, telephone, or other communication method ("Communications"); (4) we obtain your information from third parties, including service providers, business partners, and governmental departments and agencies ("Third Parties"); and (5) you interact with us to conduct business dealings, such as the personal information we obtain from business partners and service providers and contractors who provide us certain business services ("B2B"). This shortened form of the Notice describes some of the terms contained in the full Privacy Notice. Personal information is sometimes also referred to as personal data, personally identifiable information or other like terms to mean any information that directly or indirectly identifies you or is reasonably capable of being associated with you or your household. However, certain types of information are not personal information and thus, not within the scope of our Notice, such as: (1) publicly available information; and (2) de-identified and aggregated data that is not capable of identifying you. If we use de-identified or aggregated data, we commit to maintain and use the information in a non-identifiable form and not attempt to reidentify the information, unless required or permitted by law.

This Notice applies wherever it is posted. To the extent a First American subsidiary or affiliate has different privacy practices, such entity shall have their own privacy statement posted as applicable.

Please note that this Notice does **not** apply to any information we collect from job candidates and employees. Our employee and job candidate privacy notice can be found [here](#).

What Type Of Personal Information Do We Collect About You? We collect a variety of categories of personal information about you. To learn more about the categories of personal information we collect, please visit <https://www.firstam.com/privacy-policy/>.

How Do We Collect Your Personal Information? We collect your personal information: (1) directly from you; (2) automatically when you interact with us; and (3) from other parties, including business parties and affiliates.

How Do We Use Your Personal Information? We may use your personal information in a variety of ways, including but not limited to providing the services you have requested, fulfilling your transactions, complying with relevant laws and our policies, and handling a claim. To learn more about how we may use your personal information, please visit <https://www.firstam.com/privacy-policy/>.

How Do We Disclose Your Personal Information? We may disclose your personal information, including to subsidiaries, affiliates, and to unaffiliated parties, such as service providers and contractors: (1) with your consent; (2) in a business transfer; and (3) for legal process and protection. Although we do not "sell" your information in the traditional sense, the definition of "sale" is broad under the CCPA that some disclosures of your information to third parties may be considered a "sale" or "sharing" for targeted advertising. To learn more about how we disclose your personal information, please visit <https://www.firstam.com/privacy-policy/>.

How Do We Store and Protect Your Personal Information? The security of your personal information is important to us. We take all commercially reasonable steps to make sure your personal information is protected. We use our best efforts to maintain commercially reasonable technical, organizational, and physical safeguards, consistent with applicable law, to protect your personal information.

How Long Do We Keep Your Personal Information? We keep your personal information for as long as necessary in accordance with the purpose for which it was collected, our business needs, and our legal and regulatory obligations.



Your Choices We provide you the ability to exercise certain controls and choices regarding our collection, use, storage, and disclosure of your personal information. You can learn more about your choices by visiting <https://www.firstam.com/privacy-policy/>.

International Jurisdictions: Our Services are offered in the United States of America (US), and are subject to US federal, state, and local law. If you are accessing the Services from another country, please be advised that you may be transferring your information to us in the US, and you consent to that transfer and use of your information in accordance with the Notice. You also agree to abide by the applicable laws of applicable US federal, state, and local laws concerning your use of the Services, and your agreements with us.

Changes to Our Notice: We may change the Notice from time to time. Any and all changes to the Notice will be reflected on this page and in the full Notice, and where appropriate provided in person or by another electronic method.

YOUR CONTINUED USE, ACCESS, OR INTERACTION WITH OUR SERVICES OR YOUR CONTINUED COMMUNICATIONS WITH US AFTER THIS NOTICE HAS BEEN PROVIDED TO YOU WILL REPRESENT THAT YOU HAVE READ AND UNDERSTOOD THE NOTICE.

For California Residents If you are a California resident, you may have certain rights under California law, including but not limited to the California Consumer Privacy Act of 2018, as amended by the California Privacy Rights Act and its implementing regulations. To learn more, please visit <https://www.firstam.com/privacy-policy/>.

Contact Us: dataprivacy@firstam.com or toll free at 1-866-718-0097.

Exhibit F

(Seller Property Disclosure Statement)

VACANT LAND DISCLOSURE ADDENDUM

1 Property Address or Tax ID # 168 Sunnyview Dr, Ashland, OR 97520
2 _____ (the "Property")

3 This is a Vacant Land Disclosure Addendum ("Land Disclosure Addendum") made by the Seller concerning the Property. This is not a warranty of any
4 kind by Seller or any agent of Seller and is not a substitute for any inspections or warranties that Buyer may wish to obtain.

5 A real estate agent is not bound by and has no liability with respect to any representation, misrepresentation, omission, error, or inaccuracy contained
6 in another party's disclosure statement or any amendments to another party's disclosure statement.

INSTRUCTIONS TO SELLER

7 Complete the following form. Answer all the questions. If a question is not applicable to this Property, mark "N/A."

8 Use Section 7 (Documents and Explanations) to explain or reference any attached reports or documentation for any item that may require additional
9 information. Clearly identify the question(s) by section, letter, or number when providing explanation(s).

10 Date and initial each page of this Land Disclosure Addendum and each attachment. Seller(s) authorize(s) all real estate agents to provide a copy of
11 this Land Disclosure Addendum to other real estate agents and prospective buyers of the Property.

DISCLOSURE STATEMENT**1. TITLE**

13 A. Is this Property a legal lot of record? Yes No Unknown

14 (1) Is this Property subject to any of the following? Yes No Unknown

15 (If Yes, select all that apply) first right of refusal option lease or rental agreement

16 other listing life estate Timber Contracts

17 B. Are there any of the following? Yes No Unknown

18 (If Yes, select all that apply) encroachments written or oral boundary or fencing agreements

19 boundary disputes recent boundary changes

20 C. Are there any of the following? Yes No Unknown

21 (If Yes, select all that apply) rights of way easements (other than normal utility easements)

22 access limitations written or oral agreements concerning the use or access to/from this property

23 (1) Is there a written or oral agreement for joint maintenance of an easement? Yes No Unknown N/A

24 D. Are there any past, pending, proposed sale, transfer, or reservation of development, water or
25 drainage rights? Yes No Unknown

26 E. Are there any past, pending, proposed sale, transfer, or reservation of oil, gas, mineral rights,
27 or timber rights? Yes No Unknown

28 F. Are you aware of any governmental study, survey, or notice that would affect this Property? Yes No

29 G. Are there any pending or existing assessments against this Property (other than real property
30 taxes not yet due for the current year)? Yes No Unknown

31 H. What is the current zoning for the Property? RL-0.5

32 I. What is the current use of the Property? VACANT LAND, ZONED RESIDENTIAL

33 J. Are you aware of any pending land use changes? Yes No

34 K. Is there a land survey for this Property? Yes No Unknown

35 Survey Number, if known _____

Buyer Initials _____ / _____ / _____ / _____

Seller Initials DD / gl / _____ / _____

LINES WITH THIS SYMBOL ← REQUIRE A SIGNATURE AND DATE

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VACANT LAND DISCLOSURE ADDENDUM

Property Address or Tax ID # 168 Sunnyview Dr, Ashland, OR 97520 (the "Property")

- 36 L. Are there any conservation easements or agreements? Yes No Unknown
- 37 **2. GENERAL INFORMATION**
- 38 A. Have there been any settling, soil problems, standing water, flooding, or drainage problems
- 39 in this Property? Yes No Unknown
- 40 B. Does the Property contain soil used to fill, build up, or level areas of the ground ("fill dirt")? Yes No Unknown
- 41 (1) Does the fill dirt contain foreign materials (for example, wood, rock, debris)? Yes No Unknown N/A
- 42 (2) Was the fill dirt compacted? Yes No Unknown N/A
- 43 C. Has this Property been identified as a "wetland", antiquities, dune area, or other similar
- 44 designation? Yes No Unknown
- 45 D. Is the Property in a designated flood or slide zone? Yes No Unknown
- 46 FEMA Map #, if known _____
- 47 E. Has there been major damage to this Property from fire, wind, flood, earth movement,
- 48 or landslide? Yes No Unknown
- 49 F. Are you aware of any above-ground or underground tanks used for any purpose (for example,
- 50 chemical, septic, abandoned tanks, etc.) currently or previously in use on the Property? Yes No
- 51 G. Are you aware of any hazardous material, toxic waste, or trash dumping on this Property? Yes No
- 52 H. Are there any structural improvements or personal property located on the Property that are
- 53 included in this transaction? Yes No Unknown
- 54 (1) List all items: _____ N/A
- 55 (2) Are there any defects or problems with any of these items? Yes No Unknown N/A
- 56 a. Describe all problems and defects: _____ N/A
- 57 I. Has this Property been used for the manufacture or distribution of illegal substances,
- 58 excluding marijuana? Yes No Unknown
- 59 J. Has this Property been used to legally grow marijuana for either medicinal or recreational use
- 60 as permitted under Oregon laws? Yes No Unknown
- 61 **3. WATER**
- 62 A. Is there currently a domestic water supply for this Property? Yes No Unknown
- 63 (1) What is the source? N/A
- 64 (select all that apply) public utility community water system private well
- 65 other (specify) _____
- 66 (2) If No, is a permit required? Yes No N/A
- 67 a. Has it been applied for? Yes No N/A
- 68 B. Is the Property currently supplied from a well? Yes No Unknown
- 69 (1) Is there more than one well serving the Property? Yes No Unknown N/A
- 70 (2) Is (are) the well(s) located on the Property? Yes No Unknown N/A

Buyer Initials _____ / _____ / _____ / _____

Seller Initials DSD / fluc / _____ / _____**LINES WITH THIS SYMBOL ← REQUIRE A SIGNATURE AND DATE**

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VACANT LAND DISCLOSURE ADDENDUM

Property Address or Tax ID # 168 Sunnyview Dr, Ashland, OR 97520 (the "Property")

- 71 (3) Is (are) the well(s) shared? ...
72 a. Is there an oral or written agreement for a shared well? ...
73 b. Is there an easement, recorded or unrecorded, for access to and maintenance of a
74 shared well? ...
75 (4) Is a copy of the well log(s) available? ...
76 (5) Well depth(s) is estimated to be ... feet? ...
77 (6) Well(s) supply approximately ... gallons per minute (GPM) of water. ...
78 a. This figure is taken from well log a flow test of the well performed
79 when
80 and by whom
81 (7) Is there a holding tank in addition to the pressure tank for the water system? ...
82 a. What is the capacity of the tank? ... gallons.
83 (8) Well is ... year old. Pump type: submersible jet.
84 a. What is the pump make?
85 b. Who installed the pump and when?
86 c. When was the date of last service?
87 d. Who conducted the last service?
88 (9) Are there any known problems with the water system?
89 (10) Have there been any repairs to the water system?
90 (11) Have any of the following water quality tests been performed?
91 (select all that apply) coliform bacteria nitrates arsenic or other
92 a. The test(s) were performed when
93 and by whom
94 (If more than one test has been performed, indicate the date and company in Section 7.)
95 C. Is there a water treatment system?
96 (1) The water treatment system is (select one) owned or leased.
97 (2) Why was the water treatment system installed?
98
99 (3) Is the water treatment system in good working order?
100 D. Are there any abandoned wells on the Property?
101 E. Is there a capped well on the Property?
102 (1) Is the well intended to supply water for human consumption?
103 (2) Is there power to the well?
104 F. Do you have other pertinent information regarding the water supply?
105 G. Are there any irrigation wells?
106 (1) How many?

Buyer Initials / / /

Seller Initials DSO / Gher /



VACANT LAND DISCLOSURE ADDENDUM

Property Address or Tax ID # 168 Sunnyview Dr, Ashland, OR 97520 (the "Property")

- 107 H. Are there water appropriation rights for this Property?
108 (1) Have the water rights been certified by the State of Oregon?
109 (2) To what body of water do the water rights pertain?
110 (3) Have the water rights been used beneficially during the last five years?
111 I. Are any man-made ponds or bodies of water on this Property?
112 (1) Is there a permit?

4. SEWAGE

- 114 A. Is sanitary sewer currently available to this Property?
115 (1) Where is the sewer line located? STREET
116 (2) If No, will such service be available in the future?
117 B. Are you aware of any sanitary sewer proposed for this Property?
118 C. Is there a septic system on this Property?
119 (1) What type of system?
120 (select one) standard cap fill sand filtration
121 other (describe)
122 (2) Who last inspected the septic system?
123 (attach copies of the inspection report and invoice)
124 (3) When was the septic system last pumped, and who conducted the service?
125
126 (4) Are there any known problems or repairs?
127 D. If a septic system will need to be installed, is there a current governmental approval for
128 such a system?
129 (1) What type of system is approved?
130 (select one) standard cap fill sand filtration
131 other (describe)
132 (2) Date of approval:
133 E. Is there an abandoned septic system on the Property?
134 (1) Where is it located?

Buyer may wish to have the sewage system inspected

5. DEED RESTRICTIONS, ASSOCIATIONS, COMMON FACILITIES, ETC.

- 137 A. Is this Property subject to any recorded Covenants, Conditions, and Restrictions (CC&Rs)?
138 B. Is there a Home or Unit Owners' Association?
139 (1) Who is the contact person? MIKE READ, PRES SHAKAZULU1969@GMAIL.COM

Buyer Initials

Seller Initials DSP / [Signature]

VACANT LAND DISCLOSURE ADDENDUM

Property Address or Tax ID # 168 Sunnyview Dr, Ashland, OR 97520 (the "Property")

- 140 (2) Contact information: SHAKAZULU1969@GMAIL.COM / N/A
- 141 (3) Dues: \$ 70000 per month year N/A
- 142 (4) Assessments _____ N/A

- 143 C. Is this Property in an area with a neighborhood group or community organization? Yes No Unknown
- 144 (1) Contact information: _____ N/A

- 145 D. Are there any features of this Property shared in common with adjoining landowners, such as
- 146 a wall, fence, roof, road, or driveway for which use or maintenance responsibility may affect
- 147 this Property? FENCES Yes No Unknown

- 148 E. Are there any "common areas" (facilities such as a pool, recreation building, tennis court,
- 149 walkway, etc.)? TENNIS COURT / WALKWAYS Yes No Unknown

6. OTHER CONDITIONS

- 151 A. Are there any known disputes, irregularities, or other unsettled issues? Yes No Unknown
- 152 B. Are you aware of any other material fact or condition affecting this Property? Yes No

7. DOCUMENTS AND EXPLANATIONS: (Explain or reference any attached reports or documentation for any item that may require additional information. Clearly identify the question[s] by section, letter, or number when providing explanations.)

155 _____

156 _____

157 _____

158 _____

159 _____

160 _____

161 _____ (attach an Addendum if necessary)

SIGNATURES AND ACKNOWLEDGMENTS

162 Seller represents to Buyer the answers in this Land Disclosure Addendum, together with all included documents and information, if any, are complete
163 and correct to the best of Seller's actual knowledge, without further investigation or testing.

164 Seller Douglas S. Dunbar Date/Time 3/12/2026 10 AM ←

165 Print Douglas S. Dunbar

166 Seller Gretchen M. Horton-Dunbar Date/Time 3/12/2026 10.30am ←

167 Print Gretchen M. Horton-Dunbar

168 Seller _____ Date/Time _____ ←

169 Print _____

170 Seller _____ Date/Time _____ ←

171 Print _____

172 Unless previously waived by Buyer in writing, Seller will deliver a copy of the completed Land Disclosure Addendum to any Buyer making a written
173 offer to purchase the Property. Buyer will have the absolute right to revoke their offer, for any reason or no reason, by giving written notice to Seller
174 within five (5) business days following the date of Seller's delivery of the Land Disclosure Addendum to Buyer (the "Revocation Period"). Unless

Buyer Initials _____ / _____ / _____ / _____

VACANT LAND DISCLOSURE ADDENDUMProperty Address or Tax ID # 168 Sunnyview Dr, Ashland, OR 97520

(the "Property")

175 previously waived in writing, if Buyer's right of revocation is not timely exercised in writing by midnight at the end of the last day of the Revocation
176 Period, it will automatically expire. In all events, the right of revocation will expire upon closing of the transaction.

177 **8. ACKNOWLEDGMENT:** The undersigned Buyers acknowledge that they (a) understand that all representations in this Land Disclosure Addendum
178 are not warranties and are advised to conduct complete and thorough due diligence of the Property; and (b) have received a copy of this Land
179 Disclosure Addendum for their own files.

180 Buyer _____ Date/Time _____ ←

181 Print _____

182 Buyer _____ Date/Time _____ ←

183 Print _____

184 Buyer _____ Date/Time _____ ←

185 Print _____

186 Buyer _____ Date/Time _____ ←

187 Print _____

188 Buyer's Agent _____ Date/Time _____ ←

189 Print _____

Seller Initials D&D / ____ / ____ / ____

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