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Chris Martin - Alex Larson - Ashley Lacer - Shannon Forrest

541.660.5111

Team@MOPG.com



Mapping

4183 Camino Viejo
Oregon, AC +/-



 Boundary

4183 Camino Viejo
Oregon, AC +/-



 Boundary



 Boundary

|  Boundary 0.81 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
108D	Manita loam, 7 to 20 percent slopes	0.81	100	0	64	4e
TOTALS		0.81(*)	100%	-	64.0	4

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability

								
	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

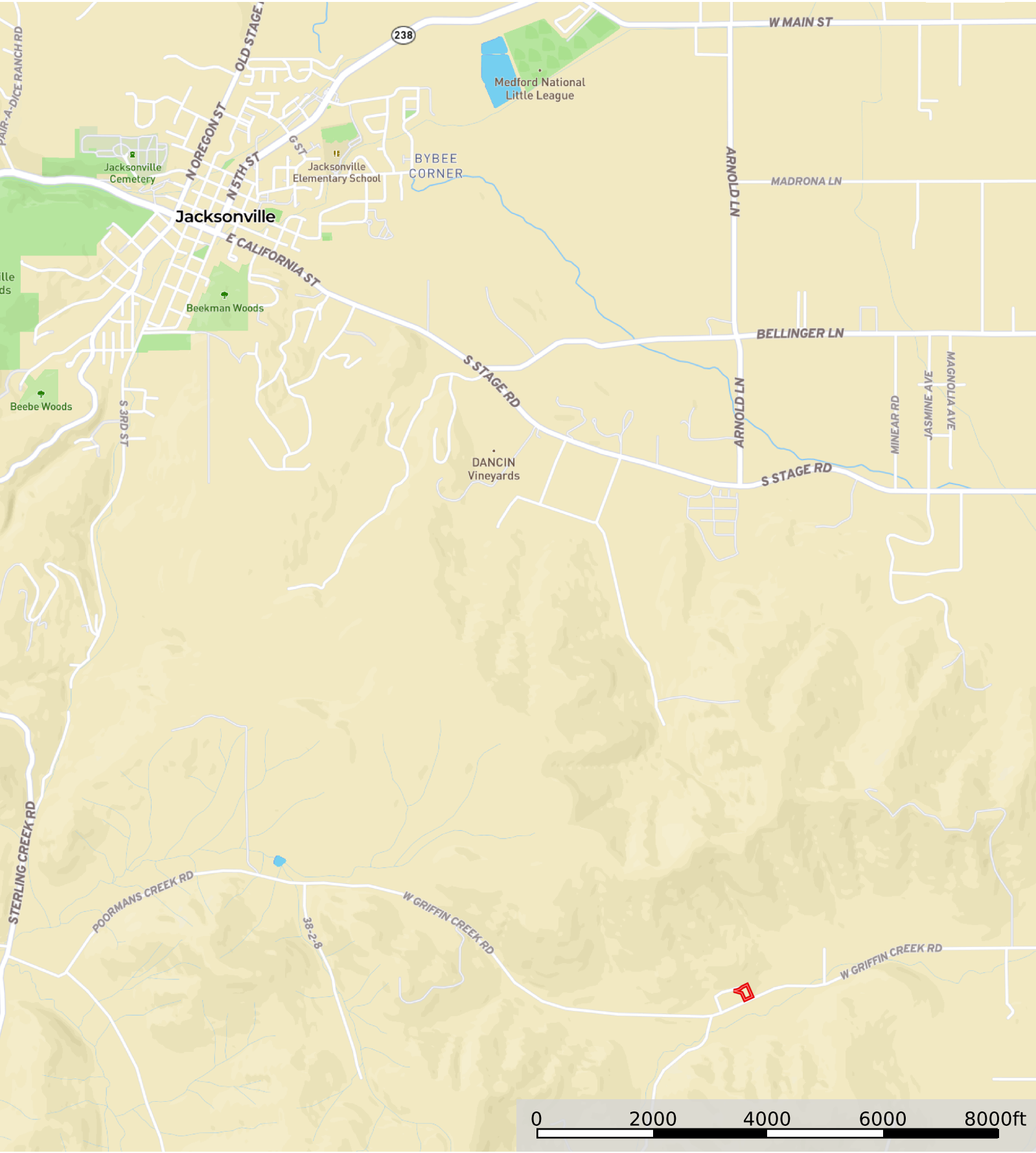
(s) soil limitations within the rooting zone (w) excess of water

4183 Camino Viejo
Oregon, AC +/-



 Boundary

4183 Camino Viejo
Oregon, AC +/-



 Boundary

Tax Records

Account Sequence	Map TL Sequence	Assessment Year 2026	Print Window	Close Window
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Assessment Info for Account 1-065340-8 Map 382W10CB Taxlot 900
Report For Assessment Purposes Only Created July 13, 2026

Account Info		Tax Year 2025 Info		Land Info	
Account	1-065340-8	Pay Taxes Online		Tax Code	49-03
Map	382W10CB 900			Acreage	0.81
Taxlot				Zoning	
Owner	BRASSEUR CAUXBY MATTHIAS	Tax Report	Details	RR-5	
	BRASSEUR KLA LYNÆ	TAX Statement	Details	Land Class	
Situs Address		Tax History	Details	HS 0.00 Ac	
4183 CAMINO VIEJO MEDFORD/COUNTY R		Tax Details	Details	RT 0.81 Ac	
Mailing Address	BRASSEUR CAUXBY MATTHIAS/KLA LYNÆ 4764 ANDREWS RD MEDFORD OR, 97504	Tax Rates	Details	Property Class	400
				Unit ID	288486-1
				Maintenance Area	5
				Neighborhood	402
				Study Area	40
				Account Status	ACTIVE
				Tax Status	Assessable
				Sub Type	NORMAL

Sales Data (ORCATS)

Last Sale (consideration > 0)	Sale Date	Instrument Number	Sales History
\$ 65,000	Nov 01, 2019	2019-33766	Details

☐ Value Summary Detail (For Assessment Year 2026 - Subject To Change)

ID	Value Source	Code Area	SA	Stat Class	Rural Fire Dist.	Size	Size Type
1	HOME SITE	49-03	0		R		
2	RURAL TRACT	49-03	0		R	0.81	A
ID	Value Source	RMV	M5	Exception Value			
1	HOME SITE	\$ 125,540	\$ 125,540	\$ 0			
2	RURAL TRACT	\$ 17,620	\$ 17,620	\$ 0			

☐ Market Value Summary (For Assessment Year 2026 - Subject To Change)

Code Area	Type	Acreage	RMV	M5	MAV	AV
49-03	LAND	0.81	\$ 143,160	\$ 143,160		
PSO Value History Details			Total:	\$ 143,160	\$ 143,160	\$ 55,340
				\$ 55,340	\$ 55,340	

Photos and Scanned Documents

SCANNED ASSESSOR DOCUMENTS

(See new portal) (See new portal) [Portal](#)

☐ Account Comments

08/15/97: LLA MINUS .02 AC>>> 8/21/08: NO LONGER AIC DUE TO OWNERSHIP CHANGE #135 >>> 2025-03-05 Updated MA-SA-NH>>>
9/24/25 NAC. #201 >>

☐ Exemptions / Special Assessments / Notations / Potential Liability

Real Property Special Assessments

Tax Year Applied	Code	Description	Amount	Acres
2026	40	FIRE PATROL TIMBER	\$20.80	0.81

Notations

Description	Tax Amount	Year Added	Value Amount
BOPTA ORDER-REDUCTION 309.120		1987	
STATE FIRE PROTECTION		2006	

☐ Location Map

DOQ 2018

County of Jackson, OR, Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, I... Powered by Esri

[Close Window](#) [Print Window](#)

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

13-Jul-2026

BRASSEUR CAUXBY MATTHIAS/KLA LYNÆ
4764 ANDREWS RD
MEDFORD OR 97504

Tax Account #	10653408	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	4903
Situs Address	4183 CAMINO VIEJO MEDFORD/COUNTY OR 97501	Interest To	Jul 13, 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	\$531.39	Nov 15, 2025
2024	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$521.77	Nov 15, 2024
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$506.04	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$495.46	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$484.02	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$473.81	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$464.23	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$453.54	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$448.16	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$441.40	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$422.00	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$417.87	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$388.84	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$376.34	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$371.38	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$366.09	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$357.71	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$351.10	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$335.05	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$286.76	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$278.32	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$273.26	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$266.26	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$259.12	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$253.69	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$242.04	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$232.10	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$220.82	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$188.04	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$257.96	Nov 15, 1996
Total		\$0.00	\$0.00	\$0.00	\$0.00		



JACKSON COUNTY TAXATION
PO BOX 1569
MEDFORD OR 97501-0242

REAL PROPERTY TAX STATEMENT
JULY 1, 2025 TO JUNE 30, 2026
www.jacksoncountyor.gov/tax
541-774-6541

TAX ACCOUNT: 10653408

10653408

BRASSEUR CAUXBY MATTHIAS/KLA LYNÆ
4764 ANDREWS RD
MEDFORD OR 97504

CODE: 4930 **MAP:** 382W10-CB-00900 **ACRES:** 0.81
SITUS: 4183 CAMINO VIEJO MEDFORD/COUNTY

VALUES:	LAST YEAR	THIS YEAR
REAL MARKET (RMV)		
LAND	109,990	151,500
STRUCTURES	0	0
TOTAL RMV	109,990	151,500

ASSESSED VALUE	52,170	53,730
-----------------------	---------------	---------------

TOTAL PROPERTY TAX:	521.77	531.39
----------------------------	---------------	---------------

EDUCATION SERVICE DISTRICT	18.93
RCC	27.55
MEDFORD SD 549C	237.07
EDUCATION TOTAL:	283.55

JACKSON COUNTY	107.99
4-H EXTENSION SERVICE DISTRI	2.29
VECTOR CONTROL	2.31
RVTD	9.52
RVTD LOCAL LEVY	6.98
JACKSON SOIL & WATER CONS	2.69
JACKSON COUNTY LIBRARY DIS	32.24
GENERAL GOVT TOTAL:	164.02

JACKSON COUNTY BONDS ECSC	3.50
RCC BONDS	0.00
RCC SHARED BONDS	2.35
MEDFORD SD 549C BONDS-2007	57.97
OR FORESTRY FIRE, TIMBER	20.00
BONDS - OTHER TOTAL:	83.82

If you pay the 1/3 or 2/3 option a reminder
statement will be mailed before the next payment is due.

IMPORTANT INFORMATION ON BACK

PAYMENT QUESTIONS (541) 774-6541
VALUE QUESTIONS (541) 774-6059

TOTAL TAXES DUE (Includes discount) **515.45**

Please include this coupon with payment. NO STAPLES, PAPER CLIPS, OR TAPE!

Due November 17th, 2025

3% Discount..... ☐	515.45		
2% Discount..... ☐	347.17	Next Payment	05/15/2026
Trimester Option ☐	177.13	Next Payment	02/17/2026

BRASSEUR CAUXBY MATTHIAS/KLA LYNÆ
4764 ANDREWS RD
MEDFORD OR 97504

☐ Mailing address
change on back



JACKSON COUNTY TAXATION
PO BOX 1569
MEDFORD OR 97501-0242

ACCOUNT NO.

10653408

AMOUNT ENCLOSED

\$

15100106534080000017713000003471700000515455

470319064451

RECORDING REQUESTED BY:



3539 Heathrow Way, Ste 100
Medford, OR 97504

GRANTOR'S NAME:
Winn Investments, LLC

GRANTEE'S NAME:
Cauxby Matthias Brasseur and K'la Lynae Brasseur

AFTER RECORDING RETURN TO:
Order No.: 470319064451-CC
Cauxby Matthias Brasseur and K'la Lynae Brasseur, as tenants by
the entirety
4764 Andrews Road
Medford, OR 97504

SEND TAX STATEMENTS TO:
Cauxby Matthias Brasseur and K'la Lynae Brasseur
4764 Andrews Road
Medford, OR 97504

APN: 1-065340-8
Map: 38-2W-10-CB-00900
4183 Camino Viejo Rd, Medford, OR 97501

Jackson County Official Records **2019-033766**
R-WD
Stn=26 HELMANCD **11/01/2019 12:45:39 PM**
\$10.00 \$10.00 \$11.00 \$11.00 \$60.00 **\$102.00**

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

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Winn Investments, LLC, an Oregon limited liability company who acquired title as Winn Investments, LLC, Grantor, conveys and warrants to Cauxby Matthias Brasseur and K'la Lynae Brasseur, as tenants by the entirety, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Jackson, State of Oregon:

Beginning at the Southeast corner of Lot 5 of EMERALD HEIGHTS - PARK UNIT, according to the official plat thereof, now of record in Jackson County, Oregon; thence North 23° 49' West along the Easterly line of said Lot 5, a distance of 224.37 feet to the Northeast corner of said Lot 5; thence South 64° 07' 10" West along the Northerly line of said Lot 5, a distance of 97.78 feet to a point on the Southerly right of way line of Camino Viejo; thence along said right of way line, along the arc of a 180.00 foot radius curve to the right, being concave to the North and having a long chord which bears South 60° 44' 53" West 108.97 feet, a distance of 110.706 feet (record 110.68 feet); thence continuing along said right of way line South 78° 23' 59" West 47.44 feet to a 5/8" diameter steel pin; thence South 74° 29' 47" East 140.69 feet to a 5/8" diameter steel pin; thence South 24° 56' 31" East 133.90 feet to a point on the Northerly right of way line of West Fork Griffin Creek Road and monumented by a 5/8" diameter steel pin; thence North 65° 14' 00" East 141.14 feet to the true point of beginning.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS SIXTY-FIVE THOUSAND AND NO/100 DOLLARS (\$65,000.00). (See ORS 93.030).

Subject to:

Covenants, Conditions, Restrictions, Reservations, set back lines, Power of Special Districts, and easements of Record, if any.

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.

STATUTORY WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 11-1-19

Winn Investments, LLC an Oregon Limited Liability Company

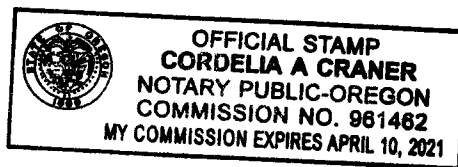
BY: Marianne R. Narusiewicz
Marianne R. Narusiewicz
Personal Representative for the estate of Karl J Winn, deceased, ~~as~~
as Sole Member

State of OREGON
County of JACKSON

This instrument was acknowledged before me on November 1, 2019 by Marianne R. Narusiewicz ~~as~~
~~Manager of Winn Investments, LLC.~~ Personal Representative for the estate of Karl J. Winn,
deceased, as Sole Member

Cordelia A Craner
Cordelia A Craner, Notary Public - State of Oregon

My Commission Expires: April 10, 2021



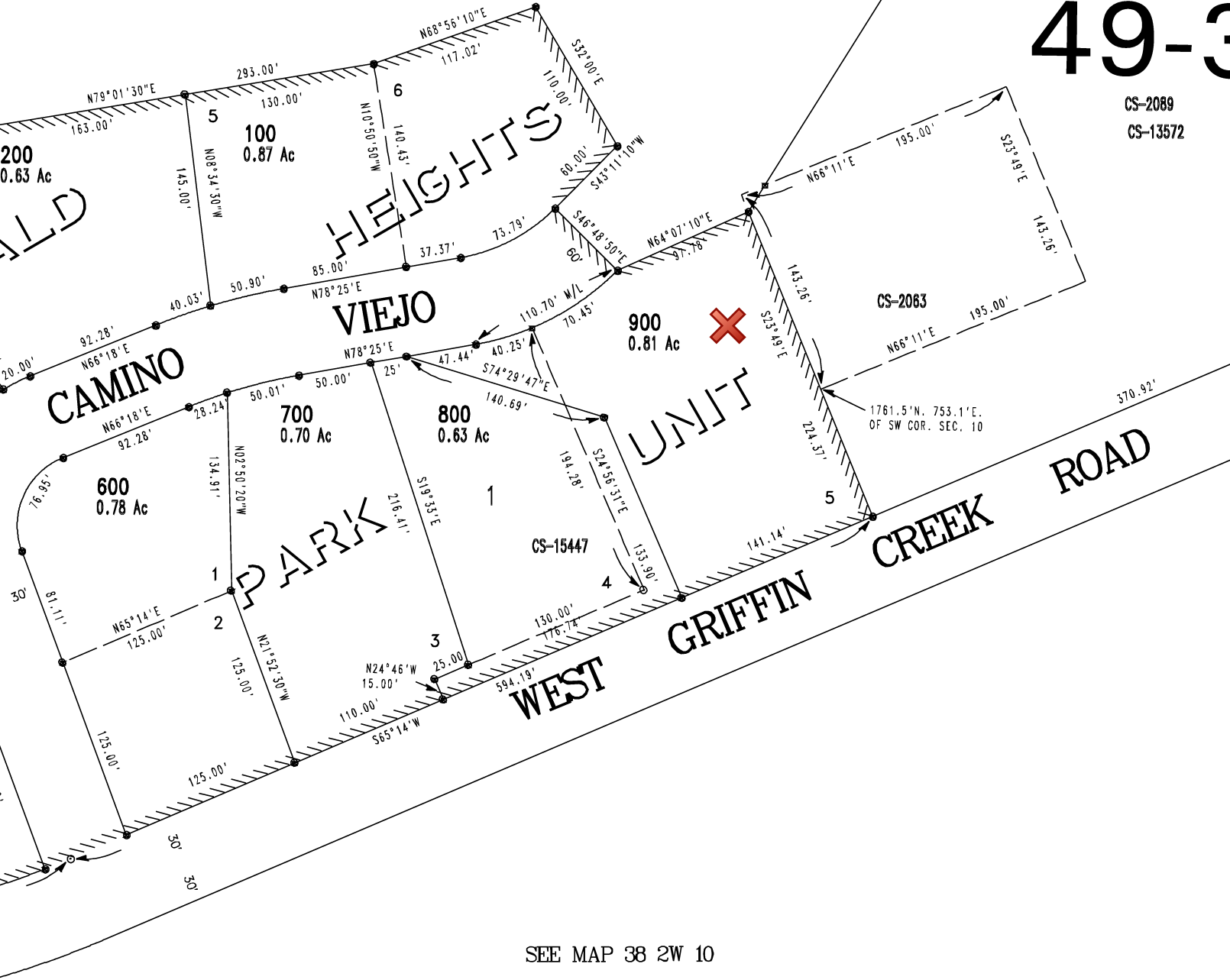
SEE MAP 38 2W 10

1000
3.60 Ac

CS-1571

49-3

CS-2089
CS-13572



SEE MAP 38 2W 10

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.: 7161-4405676
July 30, 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:

Mark Fliegel, Title Officer
Phone: (541)779-7250 - Email: mfliegel@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:

4183 Camino Viejo Road, Medford, OR 97501

2021 ALTA Owners Standard Coverage	Liability \$	TBD	Premium \$	TBD
2021 ALTA Owners Extended Coverage	Liability \$		Premium \$	
2021 ALTA Lenders Standard Coverage	Liability \$		Premium \$	
2021 ALTA Lenders Extended Coverage	Liability \$	TBD	Premium \$	TBD
Endorsement 9.10, 22 & 8.1			Premium \$	100.00
Govt Service Charge			Cost \$	30.00
Other Early issue, upon approval			Cost \$	TBD

Proposed Insured Lender: Lender To Be Determined and ISAOA that are defined as an Insured in the Conditions of the Policy ATIMA

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 July 23, 2026 at 8:00 a.m., [title to the fee simple estate is vested in:](#)

Cauxby Matthias Brasseur and K'la Lynae Brasseur, 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. Taxes for the fiscal year 2026-2027 a lien due, but not yet payable
 9. The premises herein described are within and subject to the statutory powers of the Rogue Valley Sewer Services.

10. Easement, including terms and provisions contained therein:
Recording Information: September 15, 1960 as [Volume 495, Page 375](#)
In Favor of: United States of America
For: Ditches and canals (Specific location not given)
11. Easement, including terms and provisions contained therein:
Recording Information: September 26, 1962 as [Volume 533, Page 461](#) and
September 26, 1962 as [Volume 533, Page 462](#)
In Favor of: Pacific Power and Light Company
For: Transmission and distribution of electricity
Affects: (Specific location not given)
12. The effect of a notice relating to a well and underground water source, including terms and provisions thereof.
Recorded: September 05, 1990 as Document No. [90-22690](#) (Specific location not given)
13. A perpetual easement limited to the maintenance of a required fuelbreak, including the terms and provisions thereof, as more fully set forth in instrument recorded August 12, 1997 as Document No. [97-30134](#), Official Records of Jackson County, Oregon.
14. 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: July 31, 2002 as Document No. [2002-40639](#)
15. If early issue is requested we will need the following to be submitted for approval:
 - A. We need to know who the Contractor/Builder is. (Contractor/Builder must join in the signing of the ALTA affidavit.)
 - B. How bills are being paid.
 - C. We need a letter from the lender regarding the method of disbursement of payments.
 - D. We will require financial statements from the Builder, if the Builder has not been pre-approved.
16. The early issue rate was based on a Completion Notice being filed by the time of closing. Please check with the Title Examiner if there have been any changes.

- 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: \$531.39
Map No.: 382W10CB 900
Property ID: [1-065340-8](#)
Tax Code No.: 49-03

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:

None

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!

MARK FLIEGEL
TITLE OFFICER
mfliegel@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:

Beginning at the Southeast corner of Lot 5 of EMERALD HEIGHTS - PARK UNIT, according to the Official Plat thereof, now of record in Jackson County, Oregon; thence North 23° 49' West along the Easterly line of said Lot 5, a distance of 224.37 feet to the Northeast corner of said Lot 5; thence South 64° 07' 10" West along the Northerly line of said Lot 5, a distance of 97.78 feet to a point on the Southerly right of way line of Camino Viejo; thence along said right of way line, along the arc of a 180.00 foot radius curve to the right, being concave to the North and having a long chord which bears South 60° 44' 53" West 108.97 feet, a distance of 110.706 feet (record 110.68 feet); thence continuing along said right of way line South 78° 23' 59" West 47.44 feet to a 5/8" diameter steel pin; thence South 74° 29' 47" East 140.69 feet to a 5/8" diameter steel pin; thence South 24° 56' 31" East 133.90 feet to a point on the Northerly right of way line of West Fork Griffin Creek Road and monumented by a 5/8" diameter steel pin; thence North 65° 14' 00" East 141.14 feet to the true Point of Beginning.

Note: this legal description was created prior to January 1, 2008.



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.

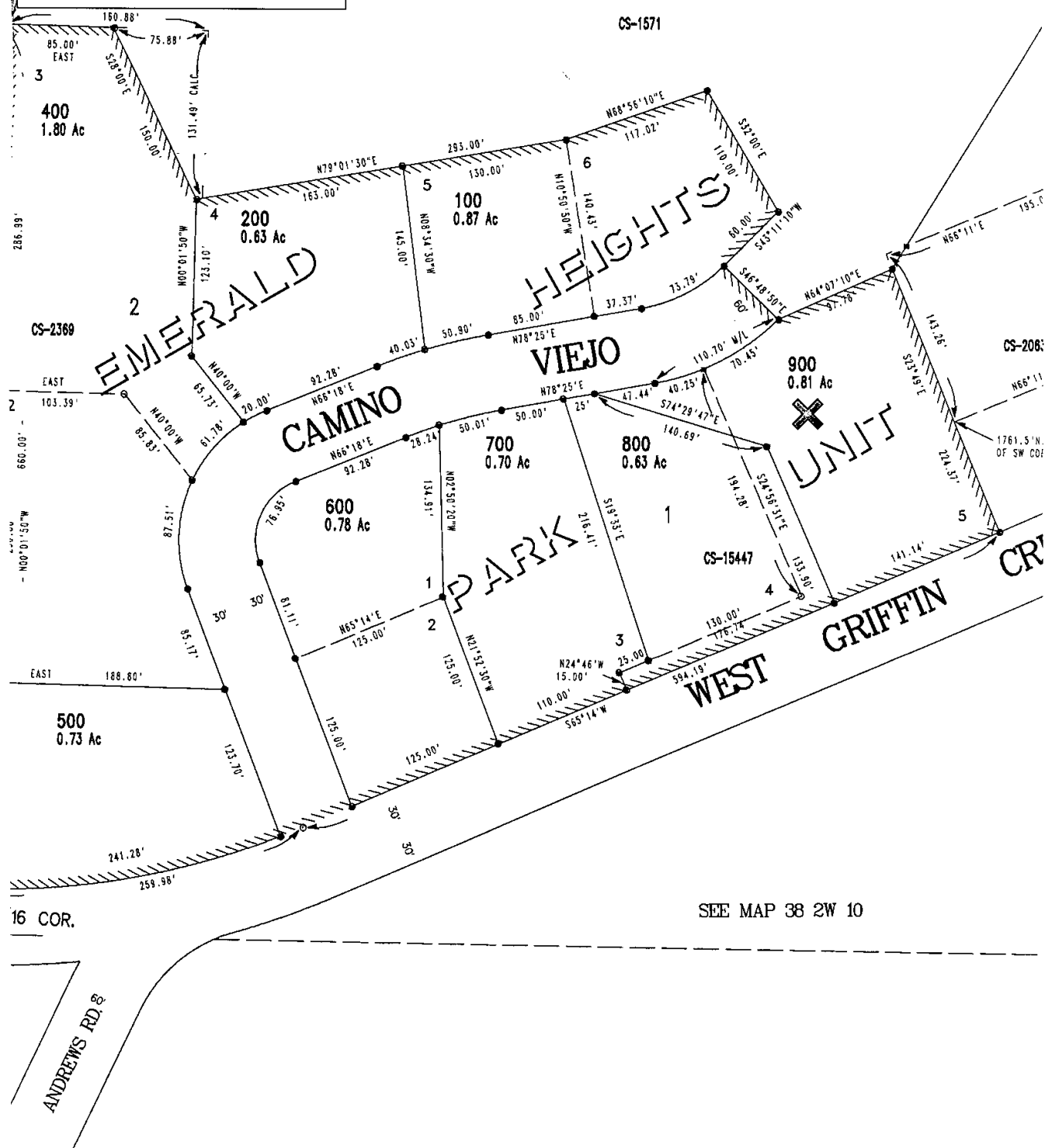
Changes to Our Notice: We may change the Notice from time to time. Any and all changes to the Notice will be reflected on this page and in the full Notice, and where appropriate provided in person or by another electronic method.

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.

N ↑



Well Information

STATE OF OREGON WATER SUPPLY WELL REPORT

(as required by ORS 537.765)

WELL I.D. # L 78190

START CARD #

171860

Instructions for completing this report are on the last page of this form.

(1) LAND OWNER Well Number

Name KEITH GUY

Address PO BOX 1216

City State Zip MEDFORD, OR 97501

(2) TYPE OF WORK

New Well

(3) DRILL METHOD

Rotary air

(4) PROPOSED USE

Domestic

(5) BORE HOLE CONSTRUCTION

Special Construction ☐

Depth of completed well 400

Explosives used ☐ Type

Amount

BORE HOLE

SEAL

Diameter	From	To	Material	From	To	Sacks / Pound
10	0	19	Bentonite dry granular	0	19	750 Pounds
6	19	400				

How was seal placed: Method Other POURED DRY

Backfill placed from ft. To ft. Material

Gravel placed from ft. To ft. Size of gravel

(6) CASING/LINER

	Diameter	From	To	Gauge	Material	Joints
Casing	6	1	19	0.25	Steel	Welded
Liner	4	0	400	0.19	Plastic	Welded

Drive Shoe used Outside Final Location 19

(7) PERFORATIONS/SCREENS

☒ Perforations Method
☐ Screens Type PVC-saw cut

From	To	Slot Size	Number	Diam	Tele-Pipe Size	Casing/Liner
280	400	1	130	0.125		Liner

(8) WELL TESTS: Minimum testing time is 1 hour

Method Air

Yield gal/min	Drawdown	Drill Stem at	Time
1.5		400	1

Temperature of Water 55F degrees Depth Artesian Flow Found

Was a water analysis done? ☐ By whomDid any strata contain water not suitable for intended use: ☐ Too little
☐ Salty ☐ Muddy ☐ Odor ☐ Colored Other

Depth of strata

(9) LOCATION OF WELL (legal description)

County JACKSON

Tax Lot 900

Lot

Township 38.00S Range 2.00W WM Section 10 NW 1/4 SW 1/4

Latitude

Longitude

Street Address / Nearest Address 4183 CAMINO VEIJO MEDFORD, OR 97501

(10) STATIC WATER LEVEL

50 ft. below land surface.

Date 7/27/2005

ft. below land surface.

Date

Artesian pressure lb per square inch.

Date

(11) WATER BEARING ZONES

Depth at which water was first found 95

From	To	Estimated Flow Rate	SWL
95	110	0.5	50
215	217	0.5	50
310	320	0.5	50

(12) WELL LOG Ground Elevation

Material	From	To	SWL
Blue Claystone		0	30
Brown Claystone		30	38
Blue Claystone		38	95
Gray Hard Claystone		95	400

RECEIVED

AUG 29 2005

WATER RESOURCES INC.
SALEM, OREGON

Date started 7/27/2004 Completed 7/27/2004

(unbonded) Water Well Constructor Certification

I certify that the work I performed on the construction, deepening, alteration, or abandonment of this well is in compliance with Oregon water supply well construction standards. Materials used and information reported above are true to the best of my knowledge and belief.

WWC Number

Date 8/25/2005

Signed

(bonded) Water Well Constructor Certification

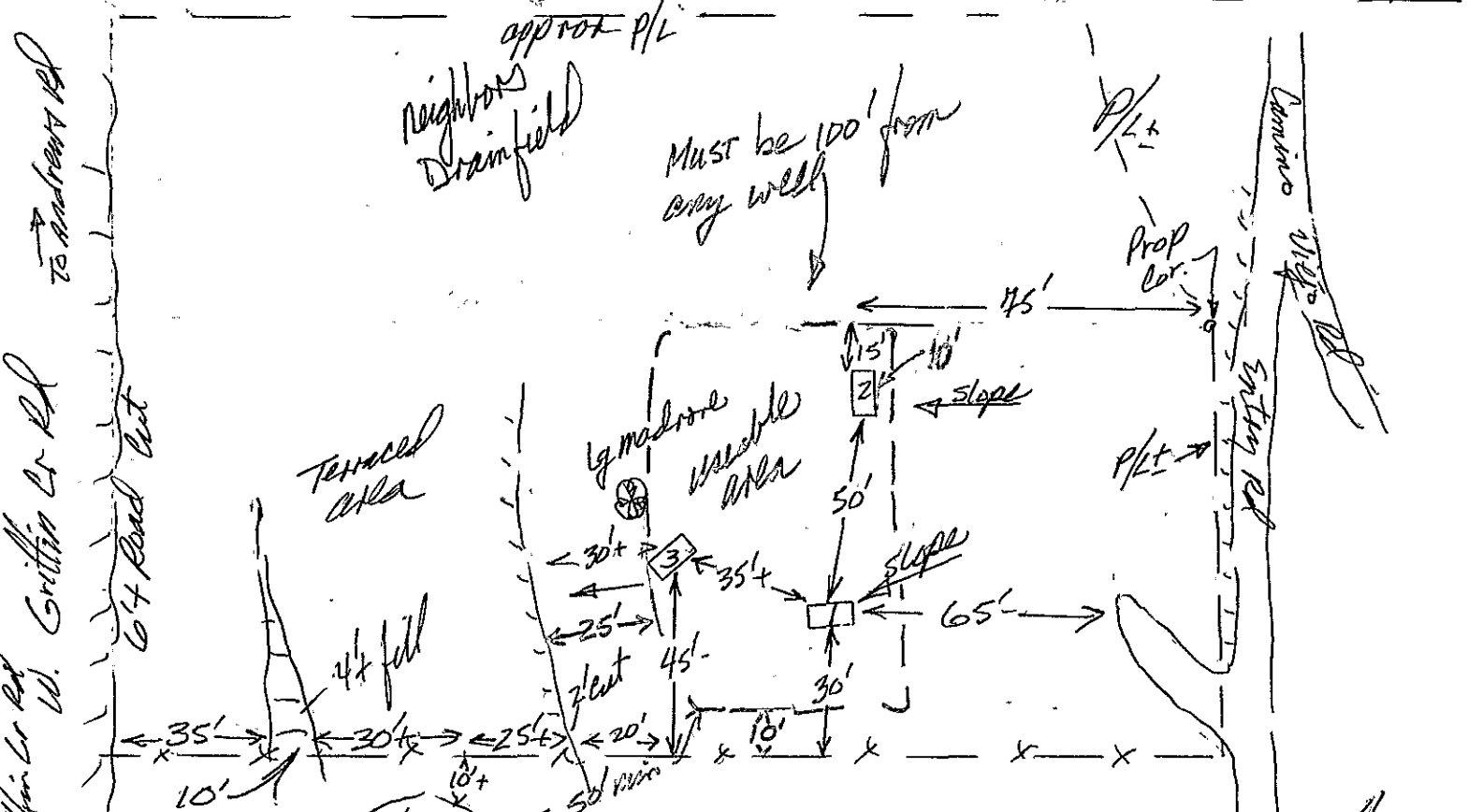
I accept responsibility for the construction, deepening, alteration, or abandonment work performed on this well during the construction dates reported above. All work performed during this time is in compliance with Oregon water supply well construction standards. This report is true to the best of my knowledge and belief.

WWC Number 1661

Date 8/25/2005

Signed

Septic Information



Potential Permit Recommendations: Gallons Per Day (GPD) 450 Lineal Feet Per 150 GPD 50 Total Lineal Feet 150
(See Permit For Specifics) Trench Depth 24 to 36" W/ 12 Rock Cap — Curtain Drain — W/ — Rock
Other Staking Check, Initial Report, Homevisit, etc.

Position: Foot Slope - Side Slope - Top - Fan - Hi Terrace - Lo Terrace - Bottom Flood Plain - Other _____
Relief: Smooth - Concave - Convex - Undulating - Hummocky

PIT #	Depth	Texture	Structure	Pores	Mottling	Soil Color	Water Table at _____ Slope % _____ Up _____ Down _____ Limiting Layer at _____ Lat _____
1	0-12	cd	s Wk Mod St SG Bk Grn Ply Mas	Few Com Mny dis F Med Co con	Faint _____ Dis or Pro	10YR 5/2	
	12-66	Sap	s Wk Mod St SG Bk Pri Ply Mas	Few Com Mny dis F Med Co con	Faint _____ Dis or Pro	5YR 4/3 @ 52"	
			s Wk Mod St SG Bk Pri Ply Mas	Few Com Mny dis F Med Co con	Faint _____ Dis or Pro	5YR 6/5 2" 4"	
			s Wk Mod St SG Bk Pri Ply Mas	Few Com Mny dis F Med Co con	Faint _____ Dis or Pro		2.6 cms

Pit #1 Notes: *H₂O in Bottom Sidewalls damp 52"*

P I T # 2	0-9	CP	s Wk Mod St SG	Few Com Mny dis	Faint	104R ^{5/2} 104R ^{5/36} @ 39"	Water Table
			a Bk Grn Ply Mas	F Med Co con	Dis or Pro		at
	9-20	C	s Wk Mod St SG	Few Com Mny dis	Faint		Slope %
			a Bk Pri Ply Mas	F Med Co con	Dis or Pro		Up 30
	20-52	Sep	s Wk Mod St SG	Few Com Mny dis	Faint		Down 28
			a Bk Pri Ply Mas	F Med Co con	Dis or Pro		Limiting Layer
			s Wk Mod St SG	Few Com Mny dis	Faint		at
			a Bk Pri Ply Mas	F Med Co con	Dis or Pro		

Pit #2 Notes: 104R $\frac{3}{4}$ mirror at 46"

P I T # 3	0-11	CL	s Wk Mod St SG	Few Com Mny dis	Faint <u>✓</u>		Water Table
			a Bk Grn Ply Mas	F Med Co con	Dis or Pro		at _____
	11-22	HCL/OTC	s Wk Mod St SG	Few Com Mny dis	Faint _____		Slope %
			a Bk Pri Ply Mas	F Med Co con	Dis or Pro		Up _____
	22-27	CL	s Wk Mod St SG	Few Com Mny dis	Faint _____		Down <u>28</u>
			a Bk Pri Ply Mas	F Med Co con	Dis or Pro		Limiting Layer
	27-40	Sap	s Wk Mod St SG	Few Com Mny dis	Faint _____		at <u>27</u>
			a Bk Pri Ply Mas	F Med Co con	Dis or Pro		

Pit #3 Notes: 40-69. Weath Fx meta

P I T # 4			s a	Wk Mod St SG Bk Grn Ply Mas	Few Com Mny dis F Med Co con	Faint ____ Dis or Pro		Water Table at ____
			s a	Wk Mod St SG Bk Pri Ply Mas	Few Com Mny dis F Med Co con	Faint ____ Dis or Pro		Slope % Up ____
			s a	Wk Mod St SG Bk Pri Ply Mas	Few Com Mny dis F Med Co con	Faint ____ Dis or Pro		Down ____
			s a	Wk Mod St SG Bk Pri Ply Mas	Few Com Mny dis F Med Co con	Faint ____ Dis or Pro		Limiting Layer at ____

Pit #4 Notes:

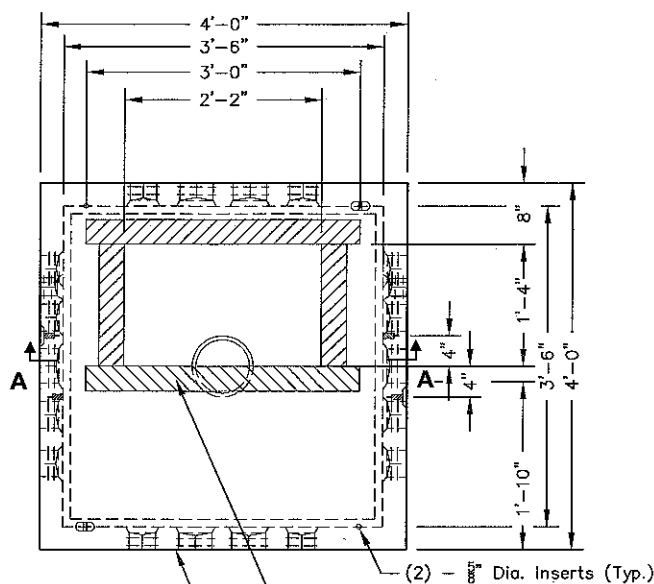
Additional Notes:

SITE SUITABILITY: Sand Filler USEABLE AREA: 75' x 60'
Site Evaluation By: Storley Date On-Site: 7/7/97 Date Completed: 8/22/97

Abbreviations:

Lt. - light	C - clay	W - weathered	Seds - sedimentary	Meta - metamorphic	P - pebbles (2mm-3")
H - heavy	Cy - clayey	Rx - rocks	HW - highly weathered	Fx - fractured	K - cobbles (3"-10")
F - fine	L - loam	Sub - substrata	Si. - silt(y)	V - very	St. - stones (+10")
Co. - coarse	S - sand(y)	Vol - volcanic	DG - decomposing granite	Gr. - gravelly	Rx out - rock outcrop
x-x-x-x fence	P/L - property line	Sap - saprolite	Hd - hard	P F - pressure face	Slcks - slickensides

Homesite Approval

444-TRANS-SECT-PCORP

CABINET
HOLD-DOWN CLEAT
(4) - REQUIRED

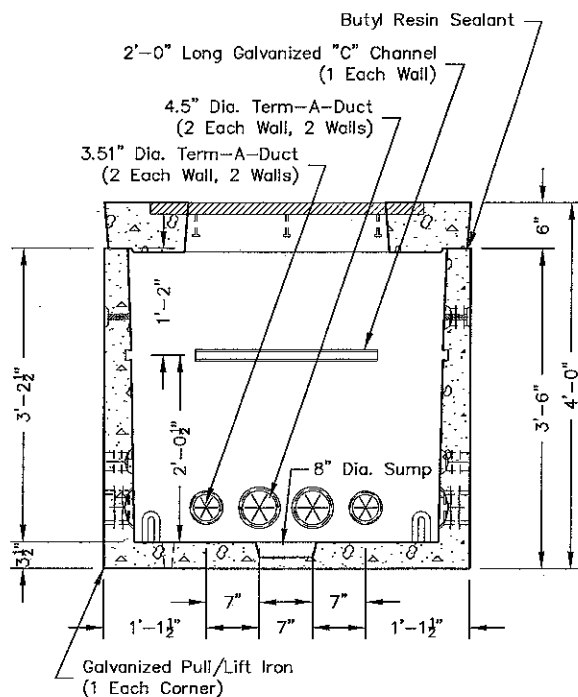
1 1/4" x 2 1/2" Stainless Steel Hold-Down Cleat
1/2" x 2" Galvanized Lag Screw
1/2" Stainless Steel Belleville Washer

16" x 26" Blockout w/(2) - 2" x 4" x 36"
Plastic Boards & (2) - 2" x 4" x 16" Plastic Boards

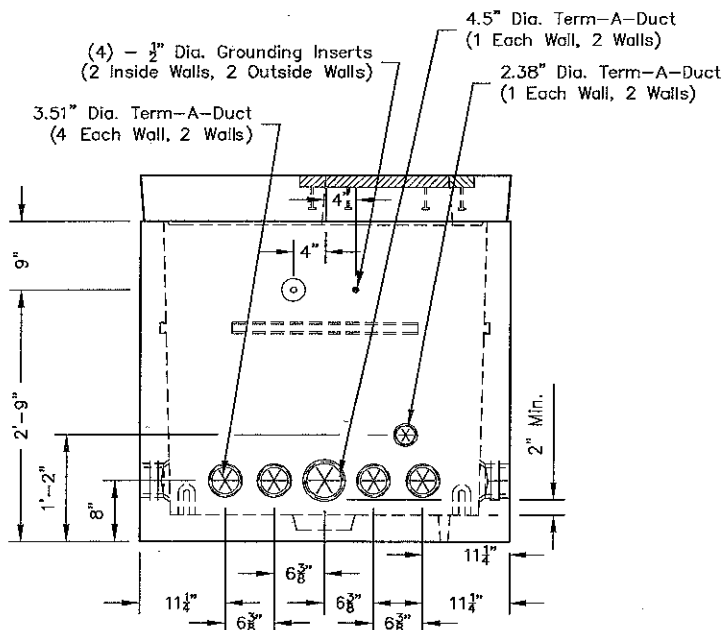
- 444-TRANS-SECT-PCORP

PLAN VIEW

No. 44-1626-PCORP (SINGLE PHASE TRANSFORMER / SECTIONALIZING TOP)
PCORP #7999607



SECTION AA



END VIEW

Scale: $1/2'' = 1'-0''$

PCORP ZG 501 6-13-13



Oldcastle Precast®

PO Box 323, Wilsonville, Oregon 97070-0323
Tel: (503) 682-2844 Fax: (503) 682-2657

444-TRANS-SECT-PCORP

File Name: 020UEE444PCORP2

Issue Date: Revised 7-10-13

oldcastleprecast.com/wilsonville

444-TRANS-SECT-PCORP

4 x 4
PACIFICORP

444-TRANS-SECT-PCORP

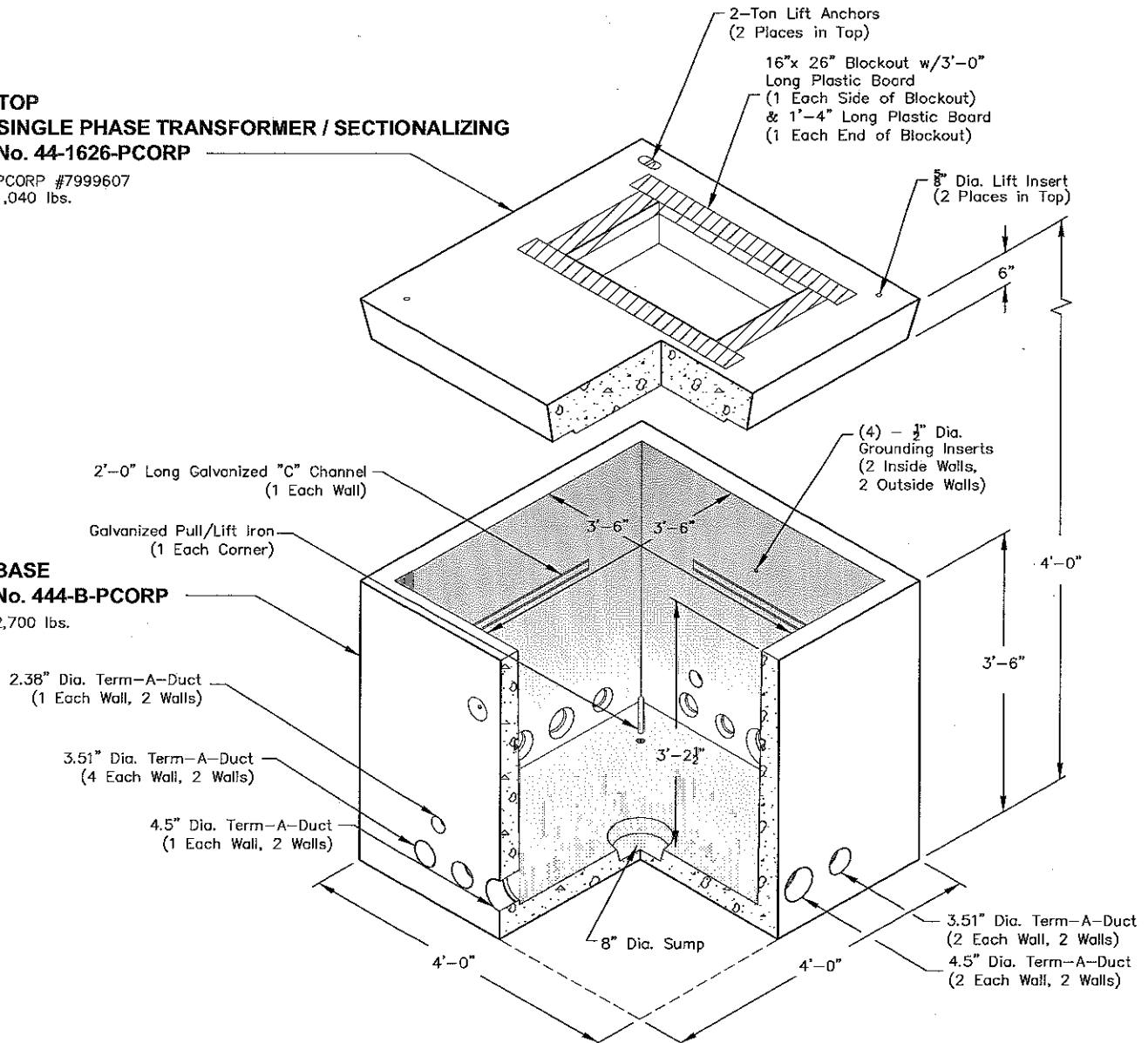
4 x 4, Single Phase Transformer / Sectionalizing Padvault, Stock Item 7999607

TOP SINGLE PHASE TRANSFORMER / SECTIONALIZING No. 44-1626-PCORP

PCORP #7999607
1,040 lbs.

BASE No. 444-B-PCORP

2,700 lbs.



Scale: 1/2" = 1'-0"

PCORP ZG 501 6-13-13



Oldcastle Precast®

PO Box 323, Wilsonville, Oregon 97070-0323
Tel: (503) 682-2844 Fax: (503) 682-2657

444-TRANS-SECT-PCORP

File Name: 020UEE444PCORP1

Issue Date: Revised 7-10-13

oldcastleprecast.com/wilsonville

444-TRANS-SECT-PCORP

**4 x 4
PACIFICORP**

6.4 Vaults for Padmounted Transformers

The customer shall consult the Power Company to obtain requirements for concrete vaults or fiberglass box pads for padmounted equipment.

Pre-cast vaults are preferred. Consult the Power Company for specifications and/or a list of suppliers.

6.4.1 Vaults

The Power Company requires vaults under cable compartments. Consult the Power Company for transformer vault dimensions. The vault lid is typically installed 3" above the finished grade. Vaults shall be located within 15 feet of a graveled or paved surface suitable for incidental heavy truck access.

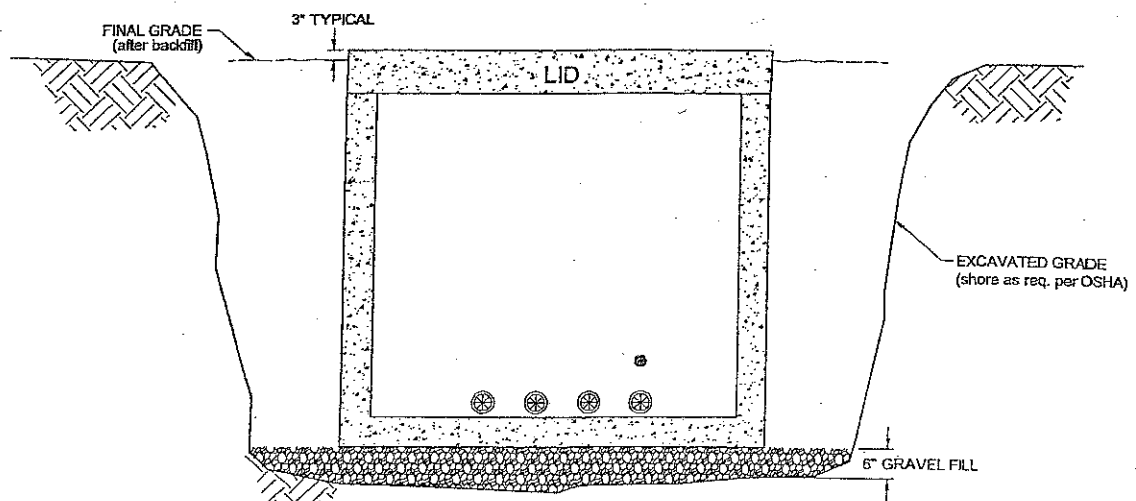
6.4.2 Clearances

Equipment bases must not be placed within 15 feet of any valve or within 25 feet of any pumping or storage facility containing flammable material. Do not place the equipment base within 10 feet of a window or door (see Figure 5.5, Requirement 2.). No walls, fences or other obstructions may be placed within these clearances. For other special applications, the customer must contact the Power Company for a suitable location.

6.4.3 Excavation and Backfill

Excavate the entire area beneath the vault base to allow the depth requirements illustrated below. All soil beneath the vault base shall be compacted and level prior to setting or pouring the base, to prevent settling. Beneath the vault, the customer shall provide 6 inches of 3/4-inch-minus gravel backfill compacted to 90 percent of dry density, placed over undisturbed earth.

Figure 6.4.3 – Vault Depth and Excavation Requirements



ELECTRIC SERVICE REQUIREMENTS AGREEMENT – RESIDENTIAL SHEET 1

Customer name/location: 4183 Camino Viejo Road, Medford

Request # 8214457

Contact person: Cauxby Brasseur

Phone # 541-500-9798

Name of subdivision: Lot #

Subdivision location:
Load Information *(Load sheet may be required.)*

service panel size: 400 amps phases: 1 voltage: 120/240 sq. ft.: 1400 motor/heat pump / AC size:

number of lots: 1 number of phases of development:

 temporary service required: no ☒ yes ☐ (fee of \$ will appear on first monthly bill)

party responsible for temp: voltage requested: how many temps?:

General Information

- Line extension policy explained. ☒
- Customer to call for locates? yes ☒ no ☐ N/A ☐
- Customer will accept \$250 Contract Administration Credit? yes ☐ no ☐ decide later ☒ N/A ☐
- Customer given link to ESR Manual? yes ☒ no ☐
- Route (including poles, trench route and equipment locations) staked out and / or explained. ☒
- Route may be forwarded upon completion of design. ☐ *Read the back of this sheet for additional line extension information.*

Trench and Conduit *(The Customer shall provide a flat pull line (preferred) or poly rope (alternative), 1,000 lb. test minimum, for all conduit installations.)*

- Customer to install: trench ☒ conduit ☒ vault ☐
- Primary/secondary/service trench dimensions 36" deep x 12" wide, per ESR Manual or Power Company rep.
- No. of runs of primary conduit required 1 diameter 3" *(Schedule 40 gray electrical grade PVC, HDPE, or fiberglass or as indicated on Power Company drawings)*
- Number of primary sweeps 90° 1 45° radius 36" fiberglass/steel ☒ PVC ☐ *(factory quality bend)*
- No. of runs of secondary/service conduit required 1 diameter 3" *(Schedule 40 gray electrical-grade PVC, HDPE, or fiberglass or as indicated on Power Company drawings)*
- No. of secondary/service sweeps 90° 1 45° radius 36" fiberglass/steel ☐ PVC ☒ *(factory-quality bend)*

Notes See construction manuals that are attached with this email for specifications on construction.

- Riser location marked on pole ☒ N/A ☐
- Secure 1,000 lb. pull line inside the conduit and cap with 6 feet of extra line at both ends ☒
- Vault spec provided. ☒ Top of vault to be at final grade level? yes ☒ no ☐

Read the back of this sheet for additional information on trenching and conduit installations.
Meter Base or Termination Equipment, Installed by Customer *(Location as agreed upon, no variation without estimator approval.) Regular, safe, level, and unobstructed access to the meter for the purposes of meter reading and maintenance is required by tariff.*

- Underground-fed ☒ Overhead-fed ☐ Treated customer meter pole length *(if required)*: '
- Manual link bypass req'd ☐ safety socket req'd ☐ C.T. enclosure required ☐ dimensions: (per ESR)
- Net metering? yes ☐ no ☒
- Specifications or drawings provided: Page 3

Read the back of this sheet for additional information on metering installations.
Before Service Can Be Provided *(Call us at 800-469-3981 to inform us of your progress on the following.)*

- Tree trimming required, to be done by: Customer ☐ Power Company ☐ N/A ☒
- Required electrical inspection discussed with Customer. *(Customer to contact City, County or State permitting office)* ☒
- Right-of-way required and explained. ☒ N/A ☐ *(additional widths may be required)*
- Contract or Letter of Agreement required and explained. ☒ N/A ☐
- Trench and conduit to be mandrel'd under Power Company supervision and inspected? yes ☒ no ☐ N/A ☐ *(Call 800-469-3981 for trench inspection with minimum 48 hrs notice.)*
- Other information needed from Customer before design can take place:

Read the back of this sheet for additional information on requirements.
Notes: Is this agreement accompanied by a sketch sheet (sheet 2)? yes ☒ no ☐

Changes to this agreement must be communicated and agreed to by the Estimator or Manager. Your estimate is good for 90 days. If you request changes to the estimate or design, or if it must be recreated after cancellation, the Power Company may require a non-refundable re-engineering fee (minimum of \$200), payable in advance.

T. Maier P#37303

Digitally signed by T. Maier P#37303
Date: 2022.06.05 10:30:07 -0700

PacifiCorp representative's signature and P#

Customer's (or representative's) signature

Date

Load Information - The load information you provide is used in sizing the Company facilities to meet your electrical demands. It is imperative that you provide accurate information and notify your estimator of any changes as quickly as possible.

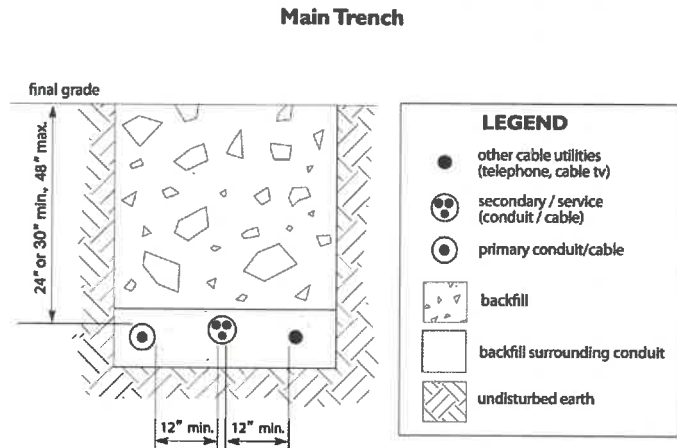
General Information

- Line Extension Policy information can be found online at www.pacificpower.net or www.rockymountainpower.net by navigating as follows: *Business > Rates & Regulation > Choose your State > Approved Tariffs, Rate Schedules or Rules.*
- The Customer shall call 8-1-1 (Call Before You Dig) for underground utility cable locations at least 48 hours (two full working days) prior to any excavation.
- By accepting the \$250 Contract Administration Credit, you waive your right to future refunds (if applicable).
- Contact the Estimator if you wish to relocate the route as designed. Do not relocate the Estimator's stakes.
- The Customer is responsible for following the specifications in this document, as well as those in the Six-State Electric Service Requirements Manual (ESR). The ESR can be found online at www.pacificpower.net/ESR or www.rockymountainpower.net/ESR.

Trench & Conduit

- Electric utilities (cable TV, telephone) shall have at least 12" of horizontal clearance from primary and secondary cables.
- Non-electric utilities (Gas, Water, Sewer, etc.) and privately-owned facilities shall not be installed in the power trench without prior approval by the power company.
- Contact your Estimator if you plan to change the route of the service, install more sweeps, or increase the length.

Note: Ten feet (10') of level ground, free from obstructions, is required in front of equipment pads. Three feet (3') of clearance is required on the remaining three sides.



Conduit/ Cable	Minimum Cover (In.)	Minimum Trench Depth (In.)	Minimum Burial Depth (In.)
Primary	30	36	48
Secondary/Service	24	30	48

Additional General Requirements (See the ESR Manual for all requirements.)

- The height of the meter shall be no greater than 72". The socket's center shall be no less than 48" above the ground.
- In installations with two or more units, each metered service shall be permanently labeled with the Customer's address with a metal or hard plastic engraved label.
- For an overhead service, a 24" minimum tail is required to be left out of the service mast.
- For an overhead service to a meter pole, the pole shall be no less than 5½" in diameter at the top, treated, set at least 60" deep, and the bottom of the weatherhead shall be located within 12" of the top of the pole. Used poles must be approved.
- Poles must be accessible to Power Company power-lift aerial equipment.
- The Electrical Inspector (State, County, or City) is the proper person to answer most questions regarding your wiring and equipment beyond the interconnection with the Power Company's supplied service.

Before Service Can Be Provided

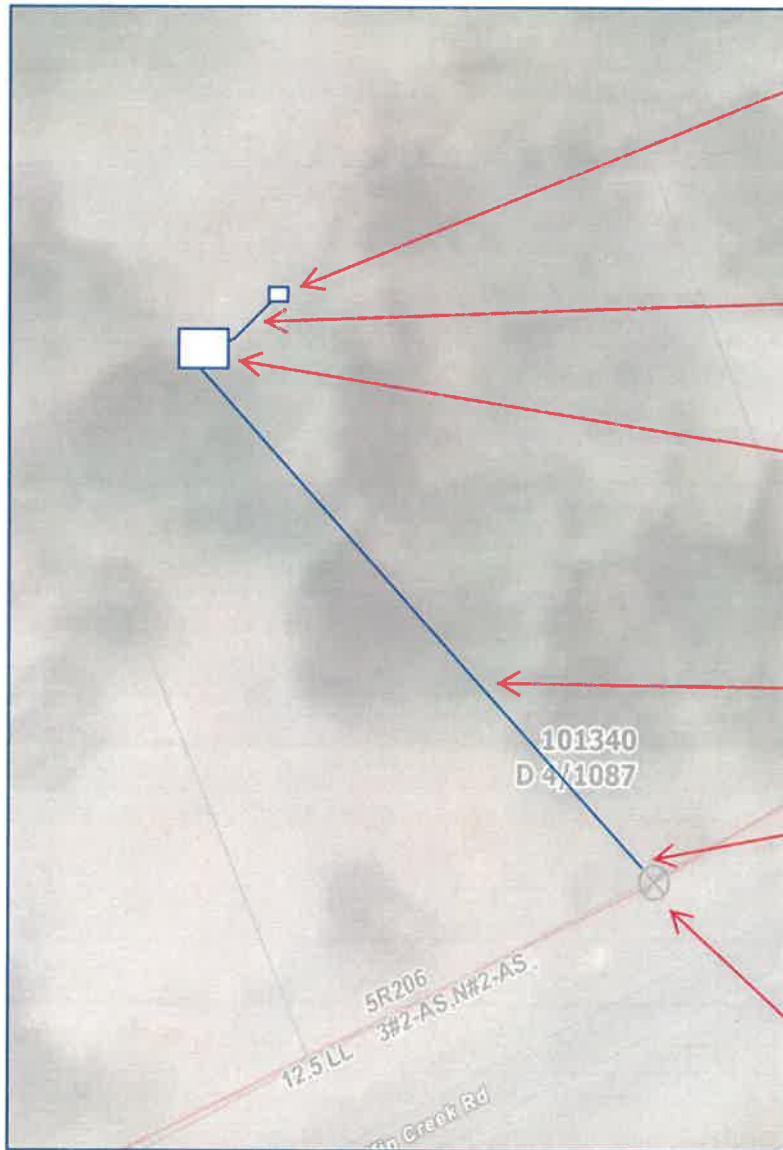
- If overhead primary service is to be installed, trees and limbs shall be cleared 10' from each side of the line.
DO NOT TRIM TREES WITHIN 10' OF EXISTING OVERHEAD PRIMARY LINES. Walk the route with your Estimator to determine acceptable vegetation and appropriate clearances.
- The Power Company will prepare easement documents. The Customer shall return the signed easement and pay any associated costs.
- Underground cable and conduit installations shall not be energized until the proper backfill over the cable or conduit has been inspected by the Power Company representative. The Customer is responsible for providing the select backfill and the final cover of the trench.
- The Power Company's schedule for construction on your project depends on the project's size, the type of material ordered (some materials have long lead delivery dates), the workload of the Power Company in your area, and changes to the initial design. Work shall not be scheduled until you have met all of the requirements detailed on this form and the ESR (www.pacificpower.net/ESR or www.rockymountainpower.net/ESR), and have called in to inform the Power Company.

ELECTRIC SERVICE REQUIREMENTS AGREEMENT SKETCH *SHEET 2*

Refer to Sheet 1 for installation requirements

Customer Name: Cauxby Brasseur
Customer Location: 4183 Camino Viejo Road, Medford

Request 8214457



Customer meter base
400A 120/240V single phase
(1) 3" 90deg 36" PVC sweep
Ref. pages 25-27 "Underground Conduit Systems"

(1) run of 3" PVC conduit
Ref. pages 4-19 for install and material requirements in the
"Underground Conduit Systems"

Customer supplied and installed concrete vault and lid.
4x4 vault #7999607 Old-Castle 444-Trans
Ref. pages 39-41 "Underground Conduit Systems"
Leave lid off vault but keep lid near vault. PPL will install.

(1) run of 3" PVC conduit
Ref. pages 4-19 for install and material requirements in the
"Underground Conduit Systems"

(1) 3" 90deg 36" fiberglass sweep
Ref. page 24 "Underground Conduit Systems"

Pacific Power Pole # 101340

STEPS TO GET POWER:

- 1) ~~Call~~ for PPL inspection after you have an open trench/conduit ready for inspection. Call 800-469-3981, tell them it is for request# 8214457
- 2) ~~After~~ your trench has been inspected by PPL inspector (usually within a few days), he will give you the OK to backfill.
- 3) ~~Once~~ you complete backfill of the trench, after given OK, call 800-469-3981 and inform them you are "backfilled and ready for re-inspection." The inspector will visit your site again.
- 4) ~~At~~ any point in these steps, once the meter base has passed city/county inspection, call 800-469-3981 and let them know your meter base has been "green-tagged and ready for inspection." We will once again send an inspector to verify this.
- 5) ~~Once~~ all these have been inspected and verified with an OK to proceed, and you have returned the contract with payment (if required), the job will get automatically scheduled with the crew.

*****After signing and returning the signed ESRA(s) to Pacific Power, you can start trenching*****

T.Maier P#37303

PacifiCorp

Customer Signature

Date _____

4/29/2019

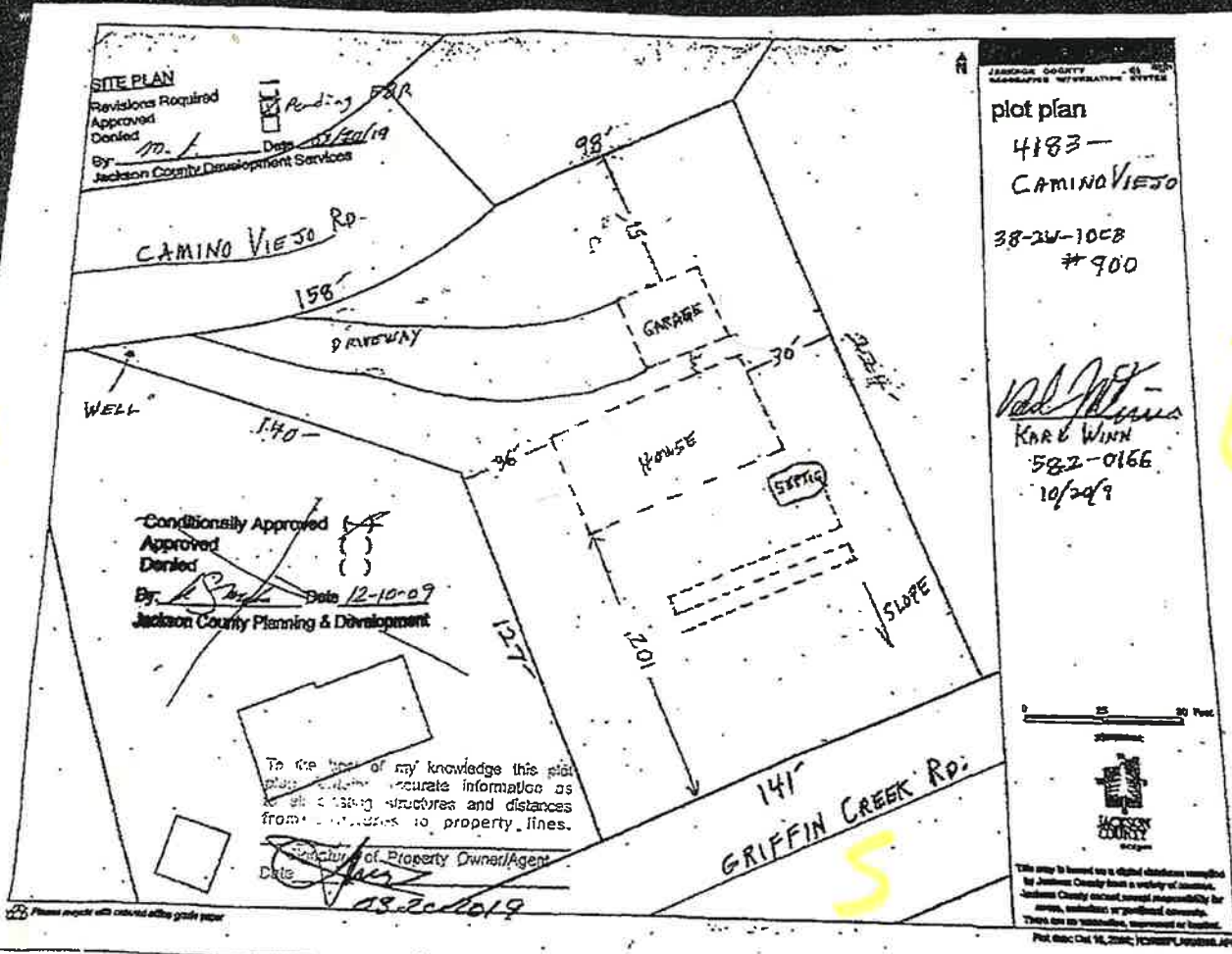
Mail - connie meier - Outlook

Outlook

Download Print Show email

CM

X



MAP OF SURVEY

PROPERTY LINE ADJUSTMENT

LOCATED in Lots 4 & 5 of EMERALD HEIGHTS - PARK UNIT
and in the SW 1/4 of Section 10, T. 38 S., R. 2 W., W.M.,
Jackson County, Oregon

February 27, 1997

SURVEYED FOR: *Lindsay Sorrels*
909 Whitman Street
Medford, Oregon 97501

SURVEYED BY: *Eagle-Eye Surveying Corporation*
23 North Ivy Street
Medford, Oregon 97501
Phone: (541) 776-2313

APPROVAL -96-34-PA

Approved by the Jackson County Department of Planning and Development.

By: *Dody Talbott* Date: *7-22-97*

LEGEND

- Indicates a 5/8" diam. 1. Pin 12, per plat of EMERALD HEIGHTS - PARK UNIT.
- Indicates a 5/8" X 30" steel pin w/ red plastic cap ind. "R. BRAUGHTON" LS 2657 set.
- () Denotes Record data per plat of EMERALD HEIGHTS - PARK UNIT

E.H.P.U. = EMERALD HEIGHTS - PARK UNIT

SCALE: 1" = 50'

BASIS OF BEARINGS: Plat of EMERALD HEIGHTS - PARK UNIT

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Russell D. Braughton
OREGON
JULY 19, 1994
RUSSELL D. BRAUGHTON
2657

Expires 12/31/97

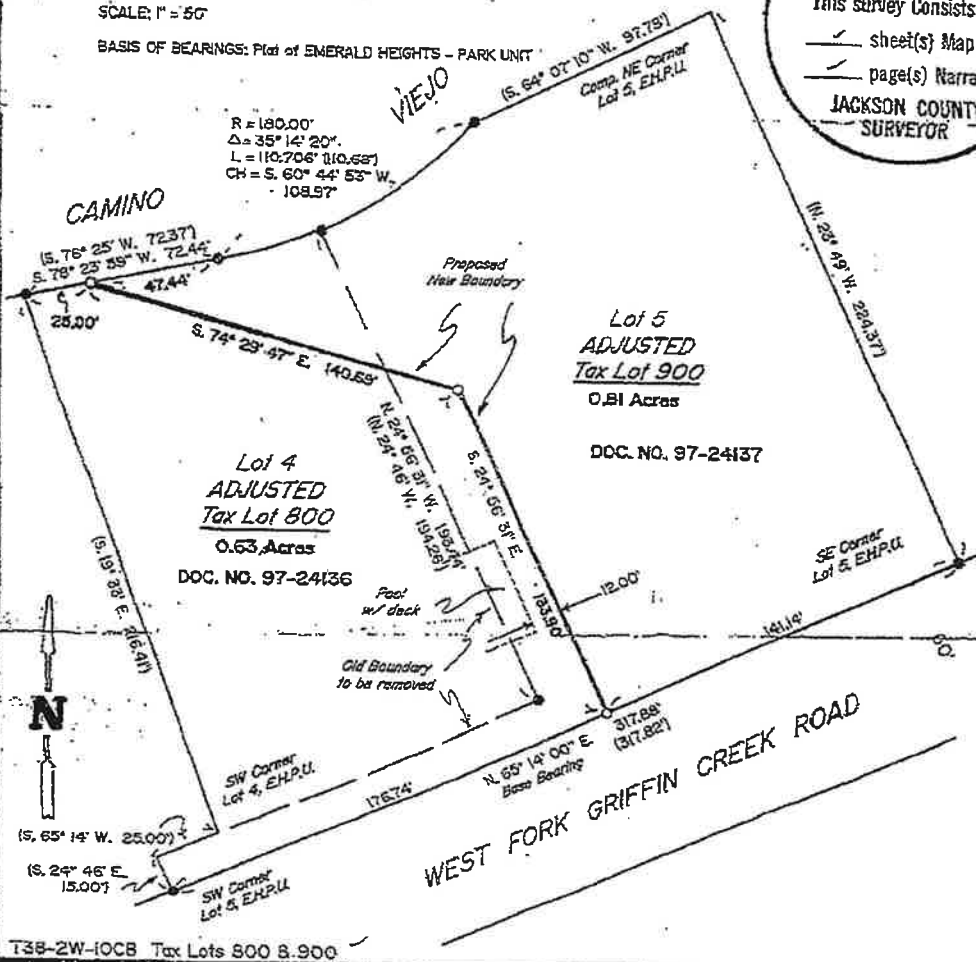
** RECEIVED **

Date: *7/22/97* By: *34*

This survey consists of:

- sheet(s) Map
- page(s) Narrative

JACKSON COUNTY
SURVEYOR



EAGLE-EYE SURVEYING CORPORATION
(formerly Edwards Surveying & Land Planning Inc.)
23 North Ivy Street, Medford
P.O. Box 4397, Medford, Oregon 97501-0170
Tel. (541) 776-2313 Fax. (541) 776-9978

SURVEY NUMBER **15447**

SURVEY NARRATIVE TO COMPLY WITH CHAPTER 209, PARAGRAPH 250,
OREGON REVISED STATUTES

SURVEY FOR: Lindsay Sorrels
908 Whitman Street
Medford, Oregon 97501

LOCATION: Lots 4 & 5 of EMERALD HEIGHTS - PARK UNIT and in
the Southwest 1/4 of Section 10, T. 38 S., R. 2 W.,
W.M., Jackson County, Oregon.

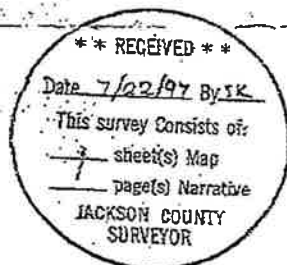
PURPOSE: PROPERTY LINE ADJUSTMENT: County Planning Dept.
File No. 96-84-PA; To locate and monument the
adjusted boundary between tax lots 800 and 900 as
shown on the accompanying map and to prepare new
legal descriptions for said adjusted tracts.

PROCEDURE: Control traverses were run to existing monuments
and the new boundary was monumented as shown. New
legal descriptions were then written using deed
references as identified on the attached map.
Monuments set on this survey consist of 5/8" x 30"
steel pins with red plastic caps mkd. "R. BRAUGHTON
-- LS 2657".

**BASIS OF
BEARINGS:** Plat of EMERALD HEIGHTS - PARK UNIT as shown.

EQUIPMENT: Nikon DTM-A5 Electronic Total Station.

**DATE
COMPLETED:** February 27, 1997



Expires 12/31/97

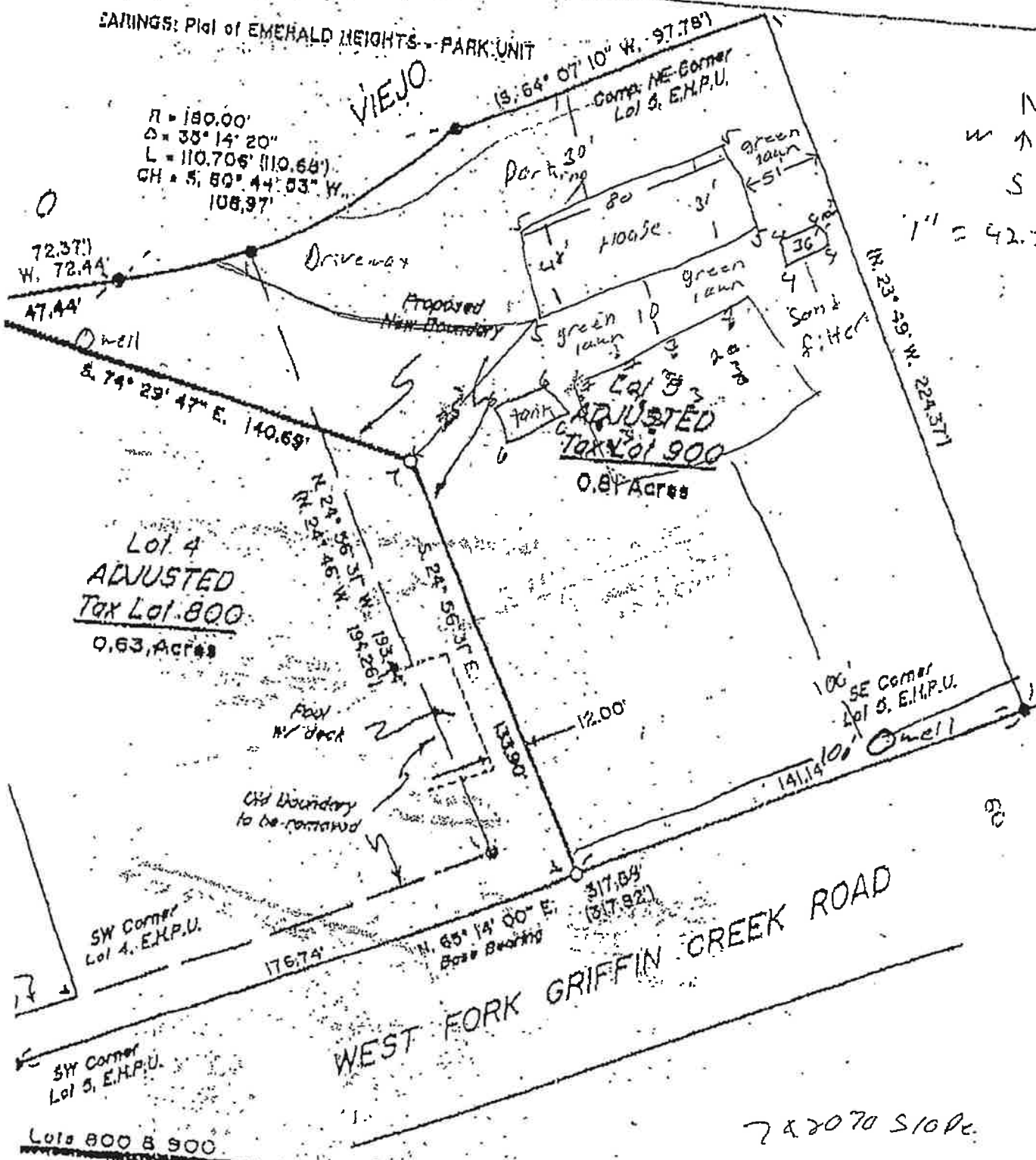
T38-2W-10CB Tax Lots 800 & 900

Fuelbreak Reduction Review

Conditionally Approved ()
 Approved (X) For dwelling.
 Denied ()

By: Kevin Cook Date 4-11-03
 Jackson County Planning & Development

2-03-03



2003-6-28

SUBMITTED BY APPLICANT