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Chris Martin - Alex Larson - Ashley Lacer - Shannon Forrest

541.660.5111

[Team@MOPG.com](mailto:Team@MOPG.com)



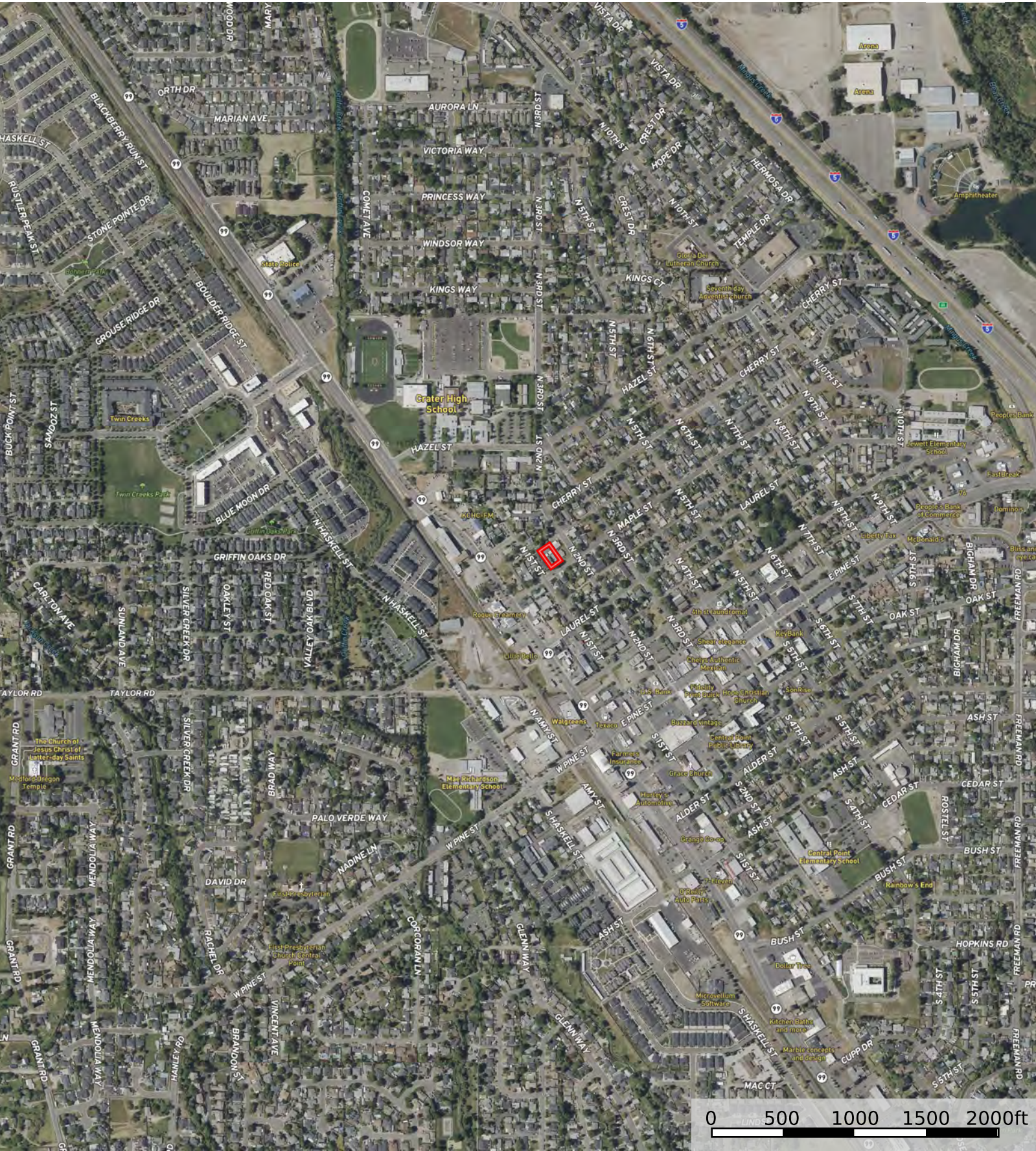
# Mapping

123 Maple St, Central Point  
Oregon, AC +/-



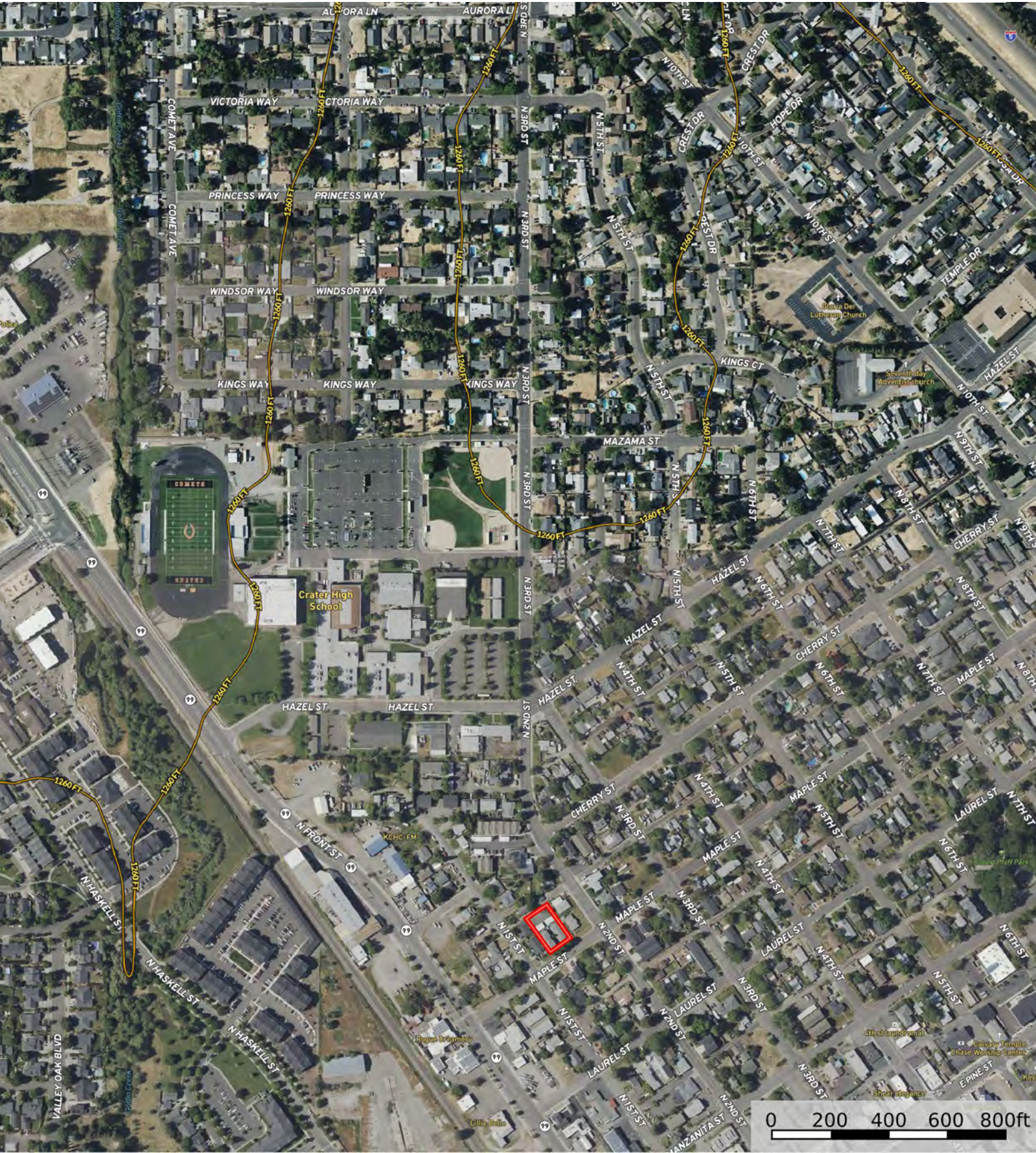
 Boundary

123 Maple St, Central Point  
Oregon, AC +/-



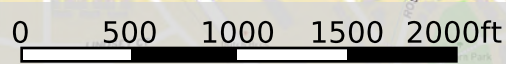
Boundary

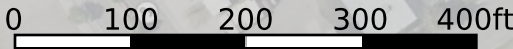
123 Maple St, Central Point  
Oregon, AC +/-



 Boundary

Oregon, AC +/-





# Tax Records

|                                  |                                 |                                     |                                                 |
|----------------------------------|---------------------------------|-------------------------------------|-------------------------------------------------|
| <a href="#">Account Sequence</a> | <a href="#">Map TL Sequence</a> | Assessment Year <span>2026 ▼</span> | <div>Print Window</div> <div>Close Window</div> |
|----------------------------------|---------------------------------|-------------------------------------|-------------------------------------------------|

**Assessment Info for Account 1-014025-4 Map 372W03DD Taxlot 800**  
Report For Assessment Purposes Only Created March 03, 2026

| Account Info                                                                                                     | Tax Year 2025 Info                                                                                                                                                                                                                                     | Land Info                                                                                                                                                                                                  |
|------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Account: 1-014025-4                                                                                              | <div>Pay Taxes Online</div> <div>Tax Report <span>Details</span></div> <div>TAX Statement <span>Details</span></div> <div>Tax History <span>Details</span></div> <div>Tax Details <span>Details</span></div> <div>Tax Rates <span>Details</span></div> | Tax Code: 6-07                                                                                                                                                                                             |
| Map Taxlot: 372W03DD 800                                                                                         |                                                                                                                                                                                                                                                        | Acreage: 0.27                                                                                                                                                                                              |
| Owner: MAPLE GARDENS APARTMENTS LLC                                                                              |                                                                                                                                                                                                                                                        | <a href="#">Zoning</a>                                                                                                                                                                                     |
| Situs Address: 123 MAPLE ST CENTRAL POINT <a href="#">R</a>                                                      |                                                                                                                                                                                                                                                        | <a href="#">Land Class</a>                                                                                                                                                                                 |
| Mailing Address: MAPLE GARDENS APARTMENTS LLC ERNEST M LAURENZI<br>3143 REMINGTON WAY<br>SAN JOSE CA, 95148-3037 |                                                                                                                                                                                                                                                        | <a href="#">CM</a> 0.27 Ac                                                                                                                                                                                 |
| Appraiser: 167                                                                                                   |                                                                                                                                                                                                                                                        | <a href="#">Property Class</a> <span>701</span><br>Unit ID: 164318-1<br>Maintenance Area: 3<br>Neighborhood: 000<br>Study Area: 78<br>Account Status: ACTIVE<br>Tax Status: Assessable<br>Sub Type: NORMAL |

**Sales Data (ORCATS)**

| Last Sale (consideration > 0) | Sale Date    | Instrument Number          | Sales History        |
|-------------------------------|--------------|----------------------------|----------------------|
| \$ 0                          | Apr 02, 2010 | <a href="#">2010-11717</a> | <span>Details</span> |

☒ **Value Summary Detail ( For Assessment Year 2025 )** (2026 values are unavailable)

☐ **Market Value Summary ( For Assessment Year 2025 )** (2026 values are unavailable)

| Code Area                              | Type | Acreage | RMV          | M5           | MAV        | AV         |
|----------------------------------------|------|---------|--------------|--------------|------------|------------|
| 6-07                                   | LAND | 0.27    | \$ 131,250   | \$ 131,250   |            |            |
| 6-07                                   | IMPR | 0.00    | \$ 872,790   | \$ 872,790   |            |            |
| PSO Value History <span>Details</span> |      | Total:  | \$ 1,004,040 | \$ 1,004,040 | \$ 778,920 | \$ 778,920 |

**Improvements**

| Building # | Code Area | Year Built | Eff Year Built | Stat Class          | Description | Type      | SqFt | % Complete |                      |
|------------|-----------|------------|----------------|---------------------|-------------|-----------|------|------------|----------------------|
| 2          | 6-07      | 2004       |                | <a href="#">530</a> | APARTMENTS  | COMML IMP | 6656 | 100 %      | <span>Details</span> |

**Photos and Scanned Documents**

| Type                       | Files            |                                               |
|----------------------------|------------------|-----------------------------------------------|
| ACCOUNT PHOTO              | 12               | <span>PDF</span>                              |
| SCANNED ASSESSOR DOCUMENTS | (See new portal) | <div>(See new portal)</div> <div>Portal</div> |

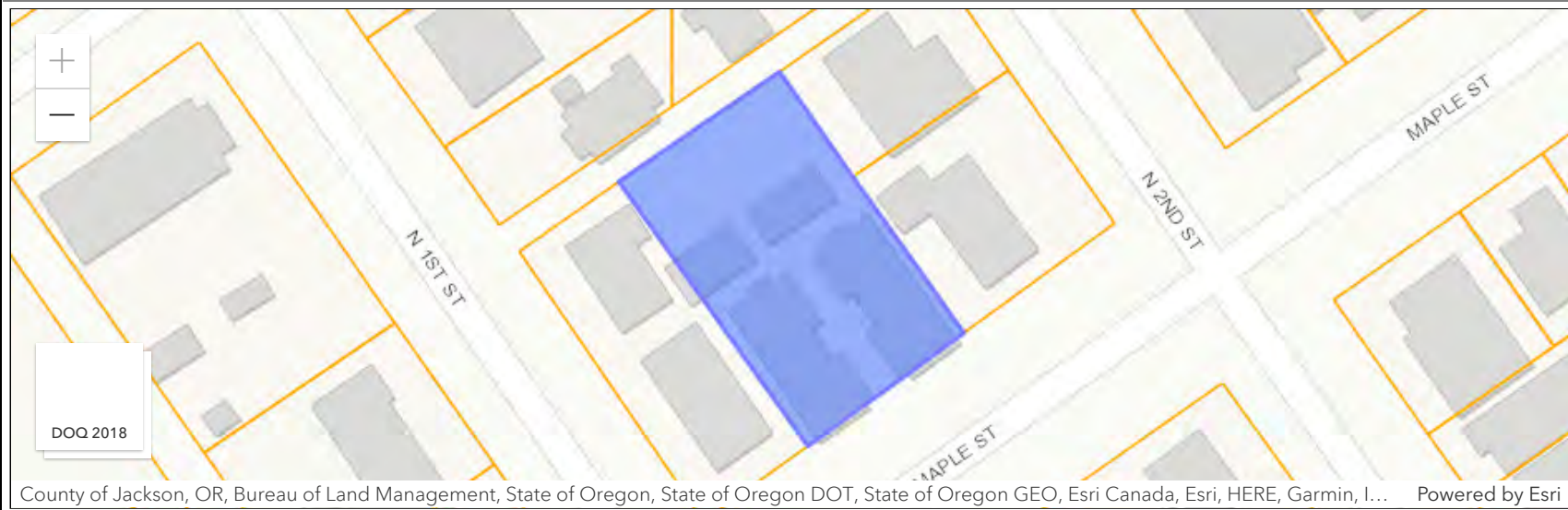
☒ **Improvement Comments**

☐ **Account Comments**

\*\*\* 7/22/10 2010 apartment reappraisal #158 \*\*\* 12/6/19 2020 Apartment Study Review/Reappraisal. RMV only. #167 >>> 11/18/24 Update land value/ multi-family review. RMV only. #167 >>>

**Exemptions / Special Assessments / Notations / Potential Liability**

☐ **Location Map**



**Close Window**

**Print Window**

# Improvement Summary

JACKSON County

For Assessment Year 2026

Account ID

Map

Mailing

10140254  
372W03-DD-00800  
MAPLE GARDENS APARTMENTS LLC  
ERNEST M LAURENZI  
3143 REMINGTON WAY  
SAN JOSE CA 95148-3037

Situs

123 MAPLE ST CENTRAL POINT OR

| Bldg | Code Area | Stat Class | Year Built | Comp % | Description      | Sqft  |
|------|-----------|------------|------------|--------|------------------|-------|
| 2    | 0607      | 530        | 2004       | 100    | 530 - APARTMENTS | 6,656 |

Total RMV

\$872,790

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

3-Mar-2026

MAPLE GARDENS APARTMENTS LLC  
ERNEST M LAURENZI  
3143 REMINGTON WAY  
SAN JOSE CA 95148-3037

|                |                               |             |             |
|----------------|-------------------------------|-------------|-------------|
| Tax Account #  | 10140254                      | Lender Name |             |
| Account Status | A                             | Loan Number |             |
| Roll Type      | Real                          | Property ID | 0607        |
| Situs Address  | 123 MAPLE ST CENTRAL POINT OR | Interest To | Mar 3, 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             | \$13,276.32  | Nov 15, 2025 |
| 2024     | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$12,950.24  | Nov 15, 2024 |
| 2023     | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$12,533.27  | Nov 15, 2023 |
| 2022     | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$12,240.81  | Nov 15, 2022 |
| 2021     | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$11,890.96  | Nov 15, 2021 |
| 2020     | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$11,544.09  | Nov 15, 2020 |
| 2019     | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$11,259.27  | Nov 15, 2019 |
| 2018     | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$10,915.89  | Nov 15, 2018 |
| 2017     | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$10,130.29  | Nov 15, 2017 |
| 2016     | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$8,860.08   | Nov 15, 2016 |
| 2015     | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$8,302.51   | Nov 15, 2015 |
| 2014     | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$8,204.52   | Nov 15, 2014 |
| 2013     | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$9,300.92   | Nov 15, 2013 |
| 2012     | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$8,883.57   | Nov 15, 2012 |
| 2011     | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$9,850.52   | Nov 15, 2011 |
| 2010     | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$9,569.33   | Nov 15, 2010 |
| 2009     | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$9,439.28   | Nov 15, 2009 |
| 2008     | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$9,238.32   | Nov 15, 2008 |
| 2007     | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$9,068.43   | Nov 15, 2007 |
| 2006     | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$8,778.47   | Nov 15, 2006 |
| 2005     | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$8,529.45   | Nov 15, 2005 |
| 2004     | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$1,124.06   | Nov 15, 2004 |
| 2003     | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$1,108.55   | Nov 15, 2003 |
| 2002     | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$1,225.32   | Nov 15, 2002 |
| 2001     | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$1,018.38   | Nov 15, 2001 |
| 2000     | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$902.89     | Nov 15, 2000 |
| 1999     | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$765.63     | Nov 15, 1999 |
| 1998     | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$740.74     | Nov 15, 1998 |
| 1997     | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$719.73     | Dec 15, 1997 |
| 1996     | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$802.65     | Nov 15, 1996 |
| Total    |           | \$0.00    | \$0.00      | \$0.00       | \$0.00             |              |              |



# FIRST AMERICAN TITLE

# Property Research Report

**SUBJECT PROPERTY**

123 Maple St

**Parcel #:** 10140254

**Map & Taxlot #:** 372W03DD00800

**County:** Jackson

**OWNER**

Maple Gardens Apartments LLC

Ernest, M Laurenzi

**DATE PREPARED**

Date: 03/03/2026

**PREPARED BY**

gparilla@firstam.com



*First American Title*

Customer Service Department

541.776.4555

[cservice@firstam.com](mailto:cservice@firstam.com)

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**First American Title**

Customer Service Department  
541.776.4555  
cservice@firstam.com  
Date: 03/03/2026

### OWNERSHIP INFORMATION

Owner: Maple Gardens Apartments LLC  
CoOwner: Ernest, M Laurenzi  
Site: 123 Maple St Central Point OR 97502  
Mail: 3143 Remington Way San Jose CA 95148

Parcel #: 10140254  
Ref Parcel #: 372W03DD00800  
TRS: 37S / 02W / 03 / SE  
County: Jackson

### PROPERTY DESCRIPTION

Map Grid:  
Census Tract: 001002 Block: 3015  
Neighborhood:  
School Dist: 6 Central Point  
Impr Type:  
Subdiv/Plat:  
Land Use: 701 - Multi-family - Improved (typical of class)  
Std Land Use: 1110 - Multi-Family Dwellings (Generic, 2+)  
Zoning: Central Point-MMR - Medium Mix Residential  
Lat/Lon: 42.377313 / -122.919369  
Watershed: Bear Creek  
Legal:

### ASSESSMENT AND TAXATION

Market Land: \$141,130.00  
Market Impr: \$938,480.00  
Market Total: \$1,079,610.00 (2025)  
% Improved: 0.00%  
Assessed Total: \$778,920.00 (2025)  
Levy Code: 0607  
Tax: \$12,950.24 (2024)  
Millage Rate: 0.0170  
Exemption: \$0.00  
Exemption Type:

### MAIN PROPERTY CHARACTERISTICS

|                 |                        |                                    |
|-----------------|------------------------|------------------------------------|
| Bedrooms: 0     | Total SqFt: 6,656 SqFt | Year Built: 2004                   |
| Baths, Total: 0 | First Floor: 0 SqFt    | Eff Year Built:                    |
| Baths, Full: 0  | Second Floor: 0 SqFt   | Lot Size Ac: 0.27 Acres            |
| Baths, Half: 0  | Basement Fin: 0 SqFt   | Lot Size SF: 11,761 SqFt           |
| Total Units: 1  | Basement Unfin: 0 SqFt | Lot Width: 0                       |
| # Stories:      | Basement Total: 0 SqFt | Lot Depth: 0                       |
| # Fireplaces: 0 | Attic Fin: 0 SqFt      | Roof Material: Composition Shingle |
| Cooling: No     | Attic Unfin: 0 SqFt    | Roof Shape:                        |
| Heating:        | Attic Total: 0 SqFt    | Ext Walls: 17 - Wood               |
| Building Style: | Garage: 0 SqFt         | Const Type:                        |

### IMPROVEMENT: 129753 - 530 - COMMERCIAL APARTMENTS

|                        |                      |
|------------------------|----------------------|
| Year Built: 2004       | Total SqFt: 0        |
| Bedrooms: 0            | Finished SqFt: 6,656 |
| Bath Total: 0          | 1st Floor SqFt: 0    |
| Garage SqFt: 0         | 2nd Floor SqFt: 0    |
| Basement Unfin SqFt: 0 | Attic Fin SqFt: 0    |
| Basement Fin SqFt: 0   | Attic Unin SqFt: 0   |
| Floor Dsc:             |                      |

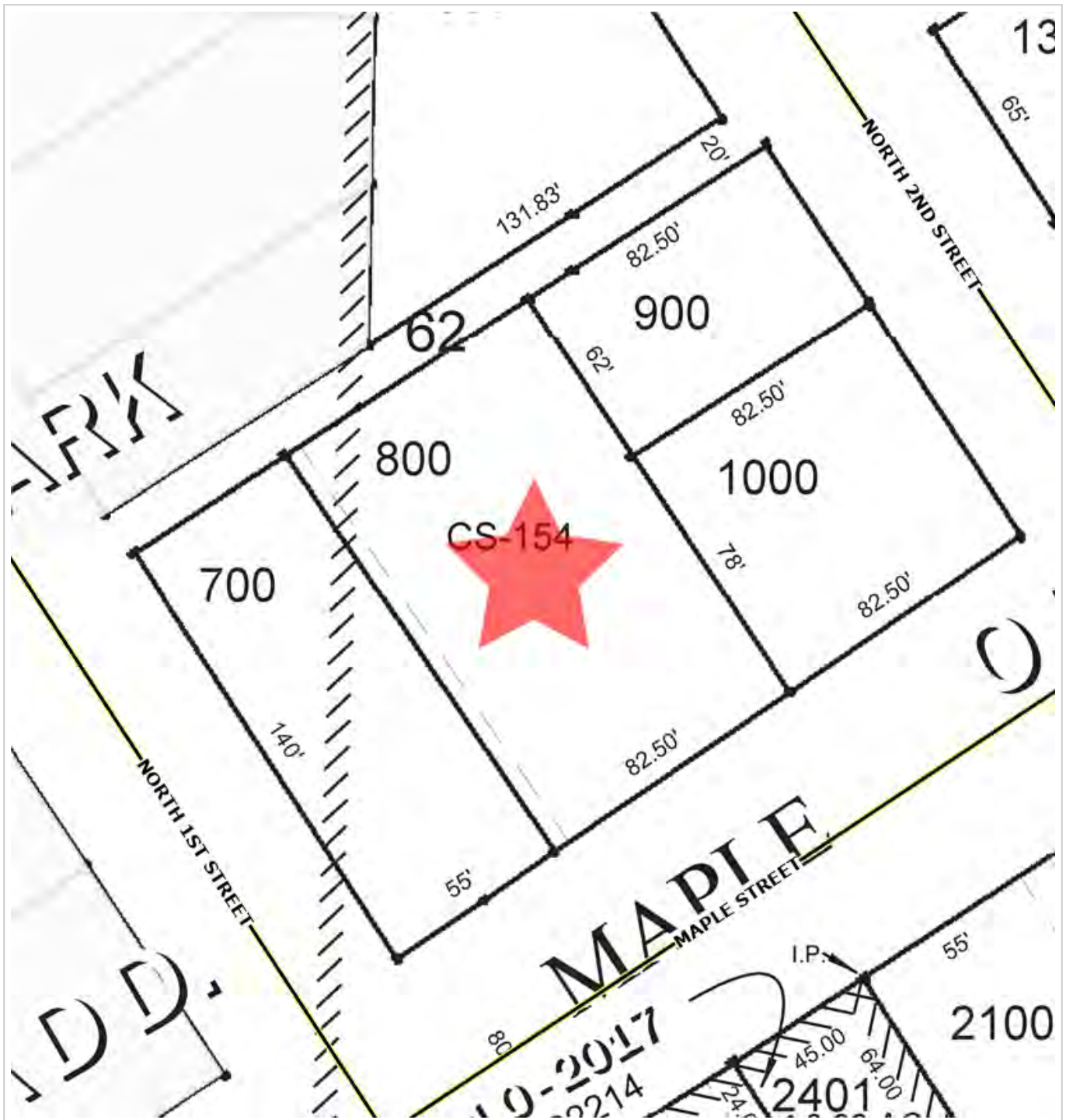
### PARCEL ID: 10140254

Condition:  
Unfinished SqFt: 0  
Carport SqFt: 0  
Heat Type:  
Ext. Wall:  
Foundation:

## SALES AND LOAN INFORMATION

| Owner                        | Date       | Doc # | Sale Price   | Deed Type             | Loan Amt     | Loan Type         |
|------------------------------|------------|-------|--------------|-----------------------|--------------|-------------------|
| MAPLE GARDENS APARTMENTS LLC | 04/13/2010 | 11717 |              | Warranty Deed         |              | Conv/Unk          |
| ERNEST M LAURENZI            | 12/05/2008 | 43591 | \$277,200.00 | Bargain and Sale Deed |              | Conv/Unk          |
| ERNEST M LAURENZI            | 08/20/2004 | 48813 | \$750,000.00 | Warranty Deed         |              | Conv/Unk          |
| MARK D SKILLMAN              | 02/20/2004 | 8850  |              | Bargain and Sale Deed | \$512,000.00 | Credit Line/HELOC |
| SKILLMAN BROTHERS INC        | 02/09/2004 | 6364  | \$135,000.00 | Warranty Deed         |              | Conv/Unk          |
| MICHAEL L BARNES             | 07/31/2000 | 31477 | \$72,000.00  | Warranty Deed         | \$71,889.00  | FHA               |

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.



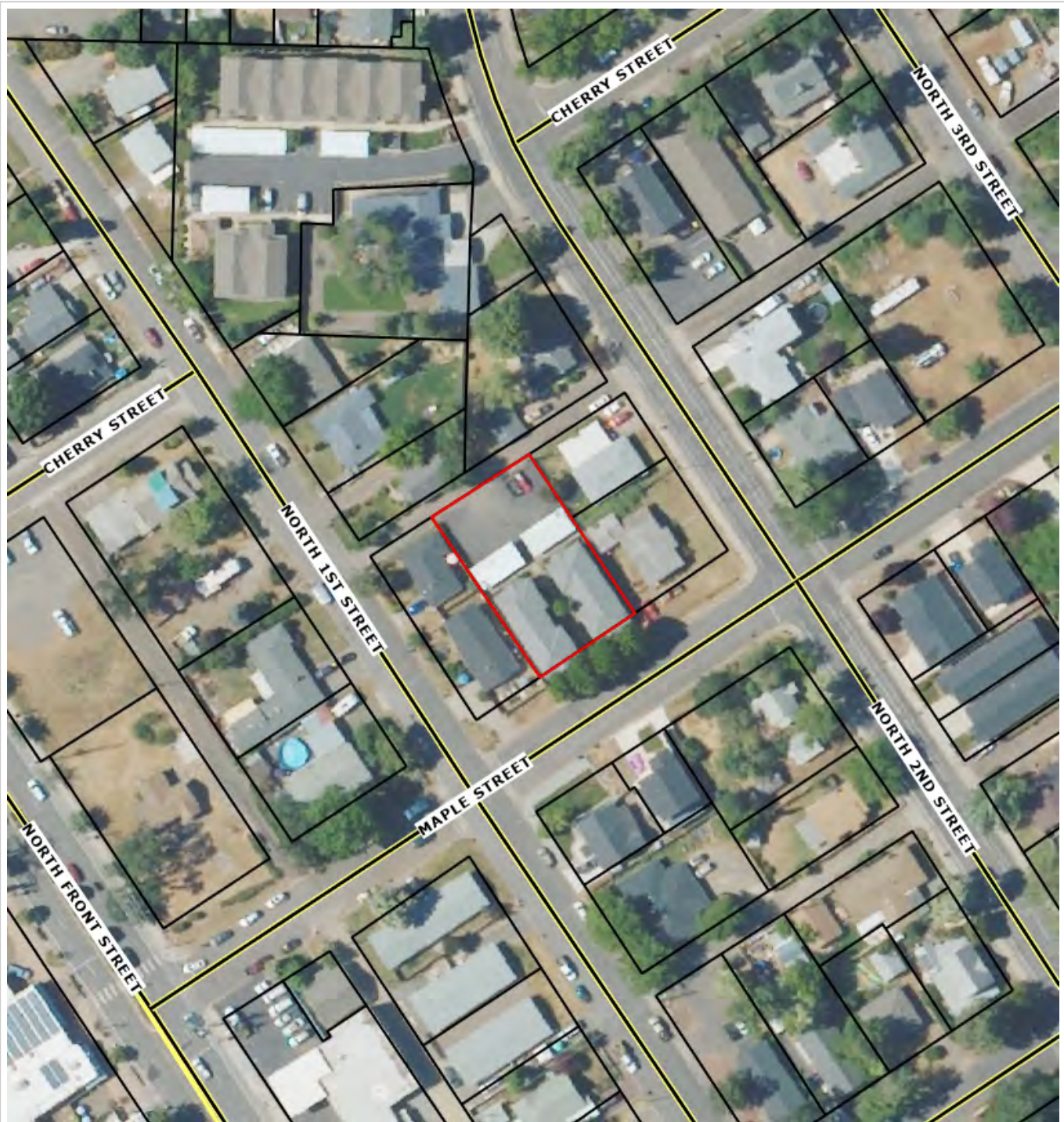
**First American Title**

Parcel ID: 10140254

Site Address: 123 Maple St

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

Aerial Map



*First American Title*

**Parcel ID: 10140254**

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

Recording Requested By:

Ernest M. Laurenzi  
3143 Remington Way  
San Jose, California 95148

When Recorded Mail To:

Paraclete Estate Planning  
10 Crater Lake Avenue  
Medford, OR 97504

Mail Tax Statements To:

Ernest M. Laurenzi  
3143 Remington Way  
San Jose, California 95148

Jackson County Official Records **2010-011717**

R-WD

Cnt=1 ALONZOKM

**04/13/2010 01:39:06 PM**

\$10.00 \$10.00 \$5.00 \$11.00 \$15.00 **Total:\$51.00**



01421955201000117170020023

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

(This Space for Recorder's Use)

**WARRANTY DEED**

ERNEST M. LAURENZI, hereinafter referred to as "Grantor", conveys and warrants unto MAPLE GARDENS APARTMENTS LLC, an Oregon Limited Liability Company, hereinafter referred to as "Grantee", all of his interest in that real property situated in Jackson County, State of Oregon and described as:

**SEE "EXHIBIT A" ATTACHED HERETO AND  
INCORPORATED HEREIN BY REFERENCE**

There is no monetary consideration for this transfer as it is for estate planning purposes only.

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. 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.

DATED: 4/2/2010

ERNEST M. LAURENZI

**ACKNOWLEDGMENT**

STATE OF ~~CALIFORNIA~~ <sup>Oregon</sup> )  
 ) ss.  
County of Jackson )

This instrument was acknowledged before me on 4/2/2010 by ERNEST M. LAURENZI.

WITNESS my hand and official seal

Notary Public in and for this state

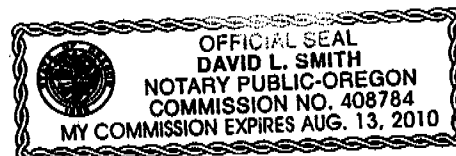


EXHIBIT A

**LEGAL DESCRIPTION:**

Commencing at the most Southerly corner of Block 62 of the City of Central Point, Jackson County, Oregon; thence Northeasterly, along the Southerly line of said Block 62, a distance of 55.0 feet to the true point of beginning; thence Northwesterly, parallel with the Easterly line of said Block, a distance of 140.0 feet to the Southerly line of an alley; thence Northeasterly, parallel with the Southerly line of said Block 62, a distance of 82.5 feet to the Northwesterly corner of tract described in Volume 281, Page 68, Jackson County, Oregon, Deed Records; thence Southeasterly, along the Westerly line of said tract, a distance of 140.0 feet to the Southerly line of said Block; thence Southwesterly, along said line, a distance of 82.5 feet to the true point of beginning.

(Code 6-02, Acc. No. 1-014025-4, Map 372WO3DD, Tax Lot 800)

# 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.: 7161-4411060

August 17, 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:**

**Lacey King**, Title Officer

Phone: (541)779-7250 - Email: lrking@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:

123 Maple Street, Central Point, OR 97502

|                                     |              |              |            |          |
|-------------------------------------|--------------|--------------|------------|----------|
| 2021 ALTA Owners Standard Coverage  | Liability \$ | 1,250,000.00 | Premium \$ | 2,475.00 |
| 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                |              |              | Premium \$ | 100.00   |
| Govt Service Charge                 |              |              | Cost \$    | 60.00    |
| Other                               |              |              | Cost \$    |          |

**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 August 11, 2026 at 8:00 a.m., [title to the fee simple estate is vested in:](#)

## Maple Gardens Apartments LLC, an Oregon Limited Liability Company

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. City liens, if any, of the City of Central Point.

10. The premises herein described are within and subject to the statutory powers of the Rogue Valley Sewer Services.
11. With respect to Maple Gardens Apartments LLC, an Oregon Limited Liability Company:
  - a. A copy of its operating agreement or similar document and any amendments thereto;
  - b. A official copy of its articles of organization or similar incorporation document and any corrections, amendments or restatements thereto;
  - c. Evidence that the limited liability company is properly formed and is in good standing in the state of its domicile;
  - d. Other requirements which the Company may impose following its review of the material required herein and other information which the Company may require.
12. This report has been submitted to our underwriter for review and approval. We will inform you of any further exceptions and/or requirements.
13. Unrecorded leases or periodic tenancies, if any.

- 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:   | \$13,276.32  |
| Map No.:      | 372W03DD 800 |
| Property ID:  | 1-014025-4   |
| Tax Code No.: | 0607         |

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.

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

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

**LACEY KING**  
TITLE OFFICER  
lrking@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:

COMMENCING AT THE MOST SOUTHERLY CORNER OF BLOCK 62 OF THE CITY OF CENTRAL POINT, JACKSON COUNTY, OREGON; THENCE NORTHEASTERLY, ALONG THE SOUTHERLY LINE OF SAID BLOCK 62, A DISTANCE OF 55.0 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTHWESTERLY, PARALLEL WITH THE EASTERLY LINE OF SAID BLOCK, A DISTANCE OF 140.0 FEET TO THE SOUTHERLY LINE OF AN ALLEY; THENCE NORTHEASTERLY, PARALLEL WITH THE SOUTHERLY LINE OF SAID BLOCK 62, A DISTANCE OF 82.5 FEET TO THE NORTHWESTERLY CORNER OF TRACT DESCRIBED IN VOLUME 281, PAGE 68, JACKSON COUNTY, OREGON, DEED RECORDS; THENCE SOUTHEASTERLY, ALONG THE WESTERLY LINE OF SAID TRACT, A DISTANCE OF 140.0 FEET TO THE SOUTHERLY LINE OF SAID BLOCK; THENCE SOUTHWESTERLY, ALONG SAID LINE, A DISTANCE OF 82.5 FEET TO THE TRUE POINT OF BEGINNING.

NOTE: THIS LEGAL DESCRIPTION WAS CREATED PRIOR TO JANUARY 01, 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.

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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/>.

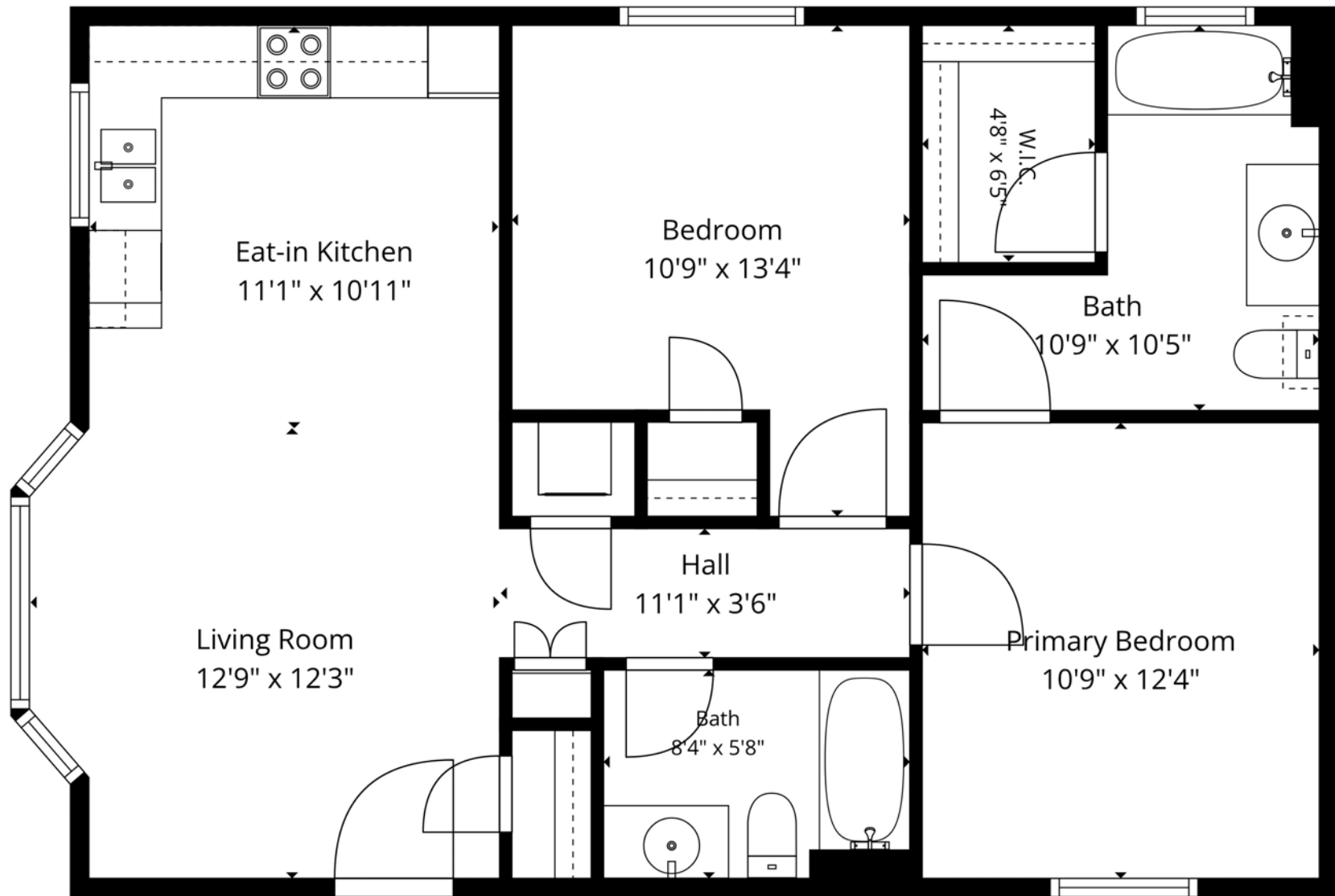
**Contact Us**: [dataprivacy@firstam.com](mailto:dataprivacy@firstam.com) or toll free at 1-866-718-0097.

TOWNSHIP 37 RANGE 2W SECTION 3DD

THIS MAP IS FOR LOCATION PURPOSES ONLY  
NO LIABILITY IS ASSUMED FOR VARIATIONS  
DISCLOSED BY SURVEY OR COUNTY RECORDS  
**FIRST AMERICAN TITLE**

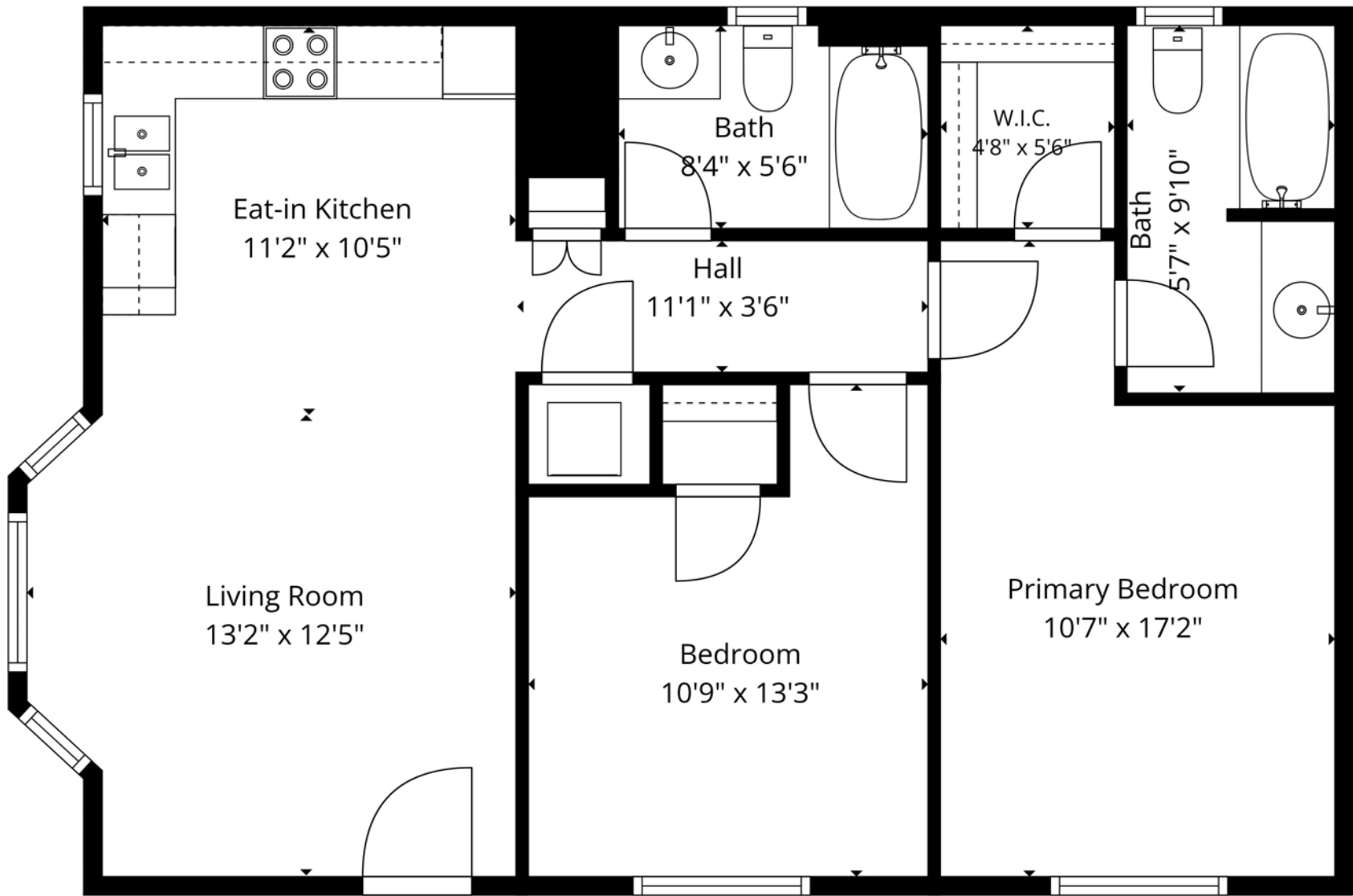


# Floor Plans



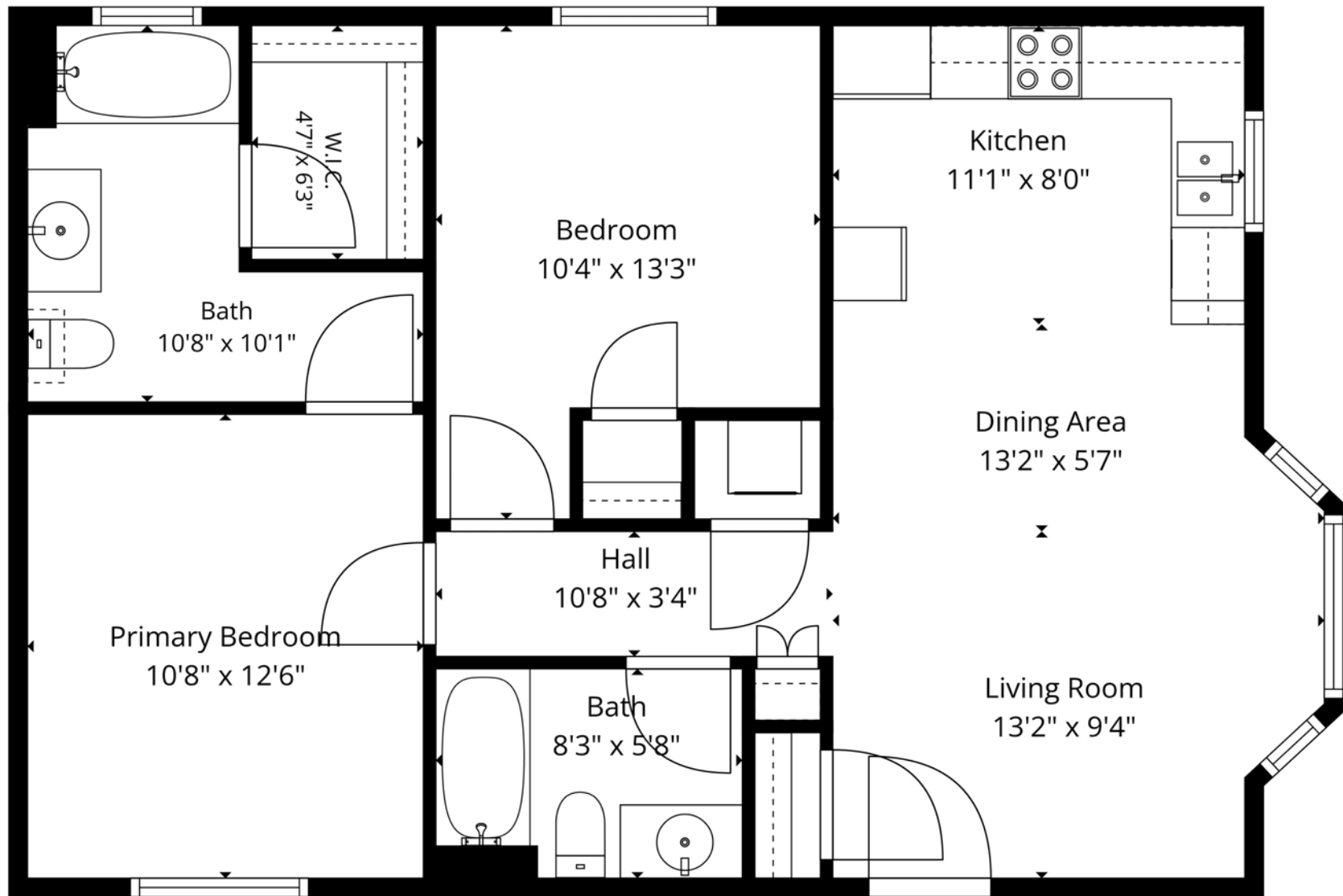
**TOTAL: 842 sq. ft**  
1st floor: 842 sq. ft

Floor Plans Created By Whetstone Creative Agency. Measurements Deemed Highly Reliable But Not Guaranteed.



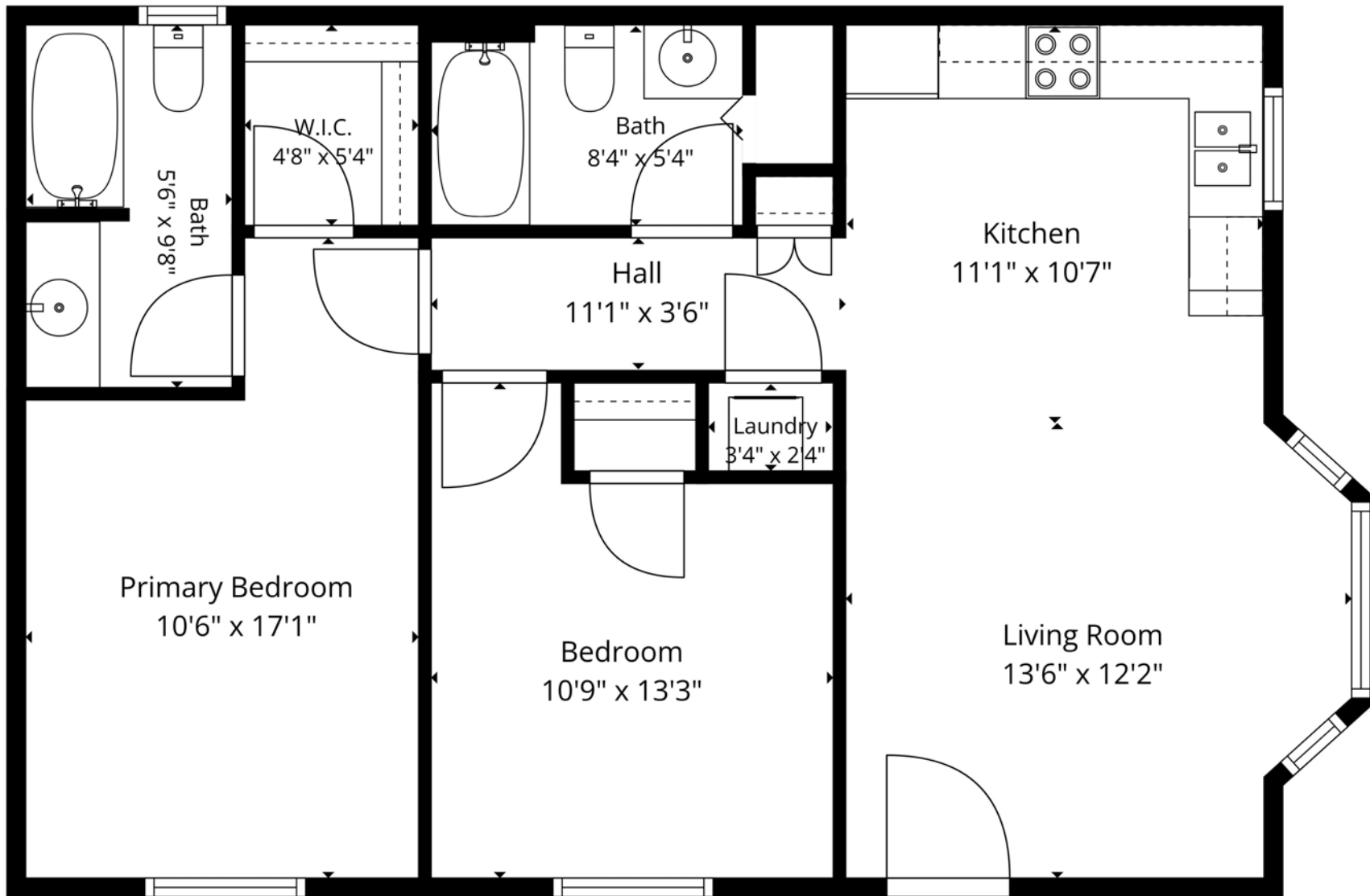
**TOTAL: 834 sq. ft**  
1st floor: 834 sq. ft

Floor Plans Created By Whetstone Creative Agency. Measurements Deemed Highly Reliable But Not Guaranteed.



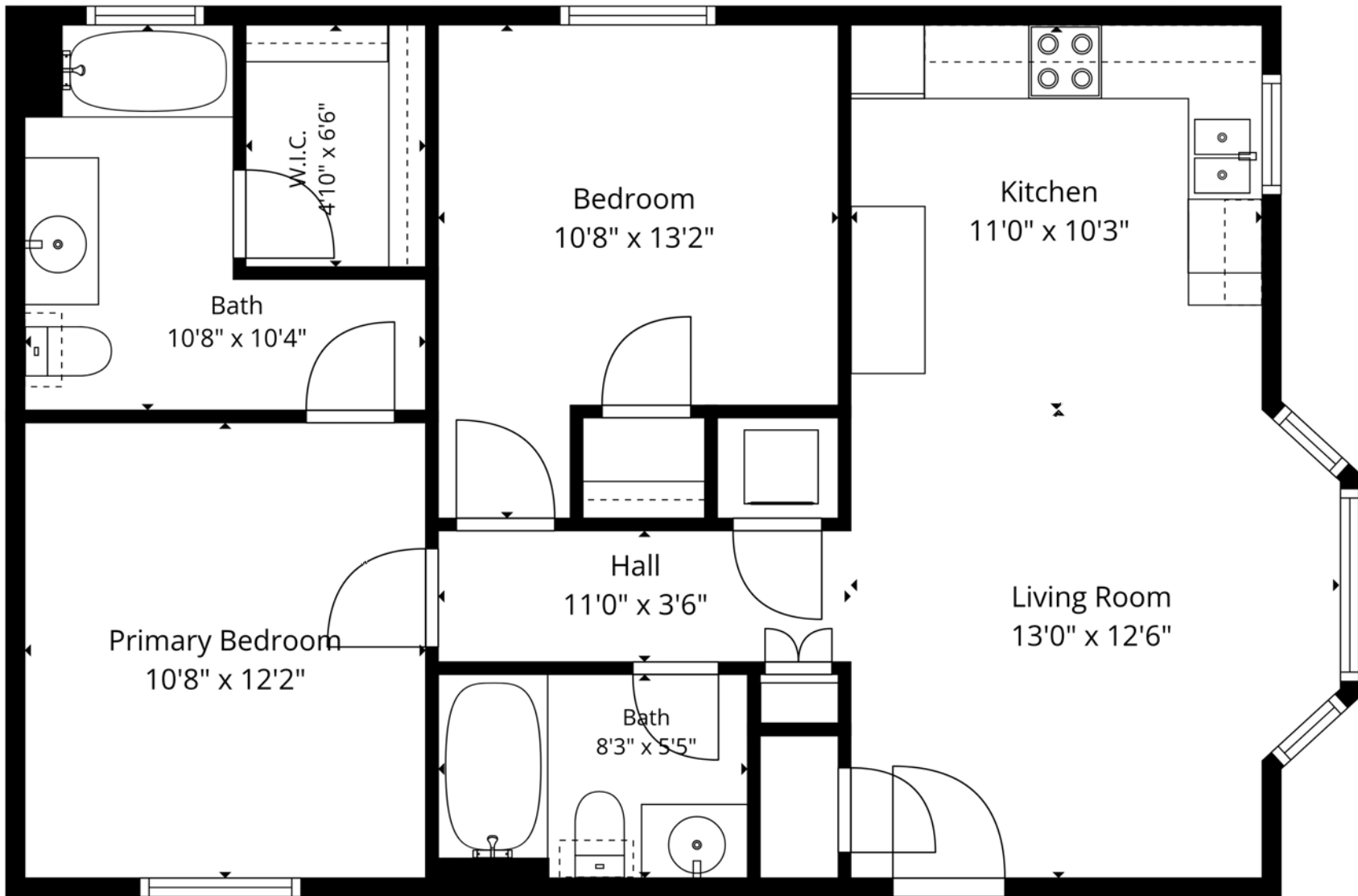
**TOTAL: 822 sq. ft**  
1st floor: 822 sq. ft

Floor Plans Created By Whetstone Creative Agency. Measurements Deemed Highly Reliable But Not Guaranteed.



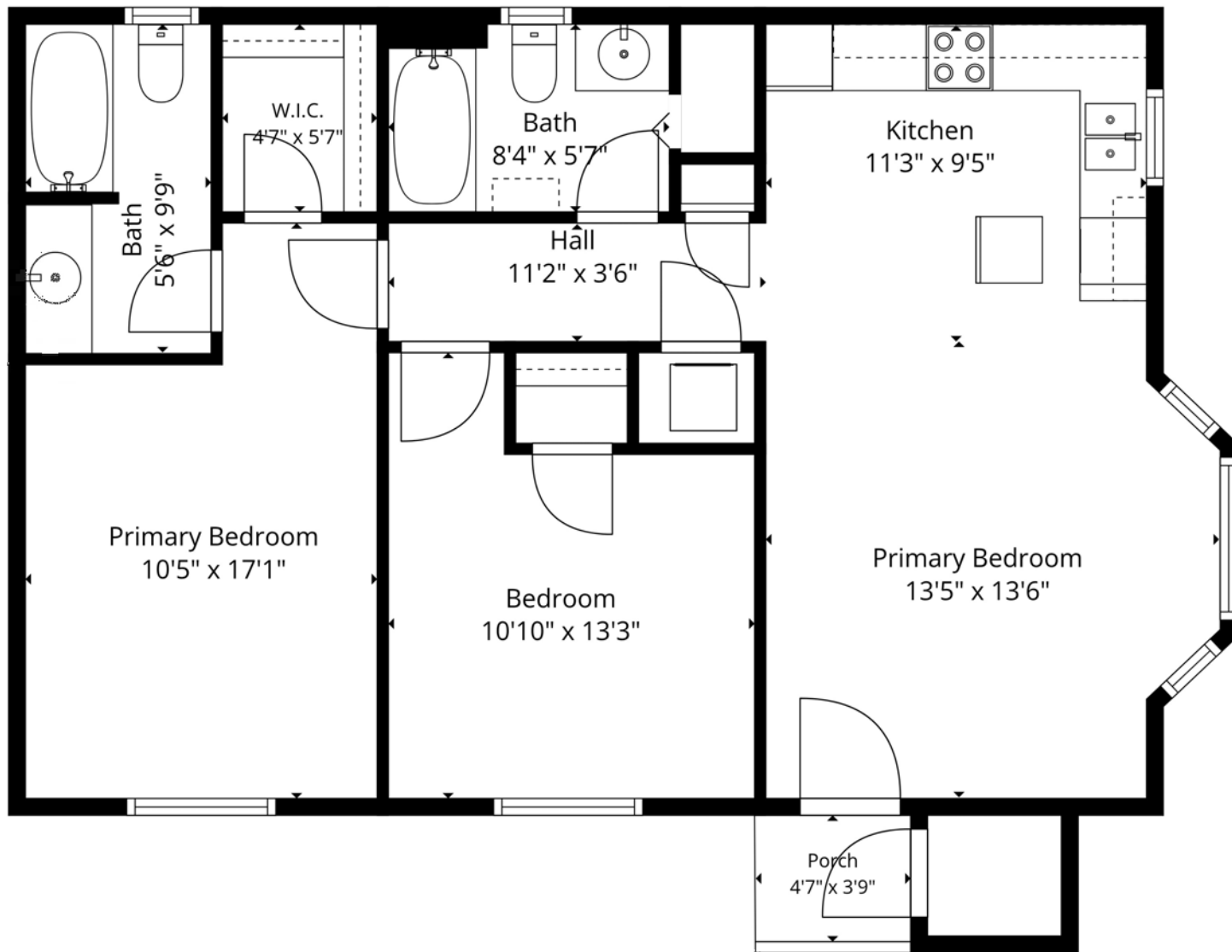
**TOTAL: 828 sq. ft**  
1st floor: 828 sq. ft

Floor Plans Created By Whetstone Creative Agency. Measurements Deemed Highly Reliable But Not Guaranteed.



**TOTAL: 826 sq. ft**  
1st floor: 826 sq. ft

Floor Plans Created By Whetstone Creative Agency. Measurements Deemed Highly Reliable But Not Guaranteed.

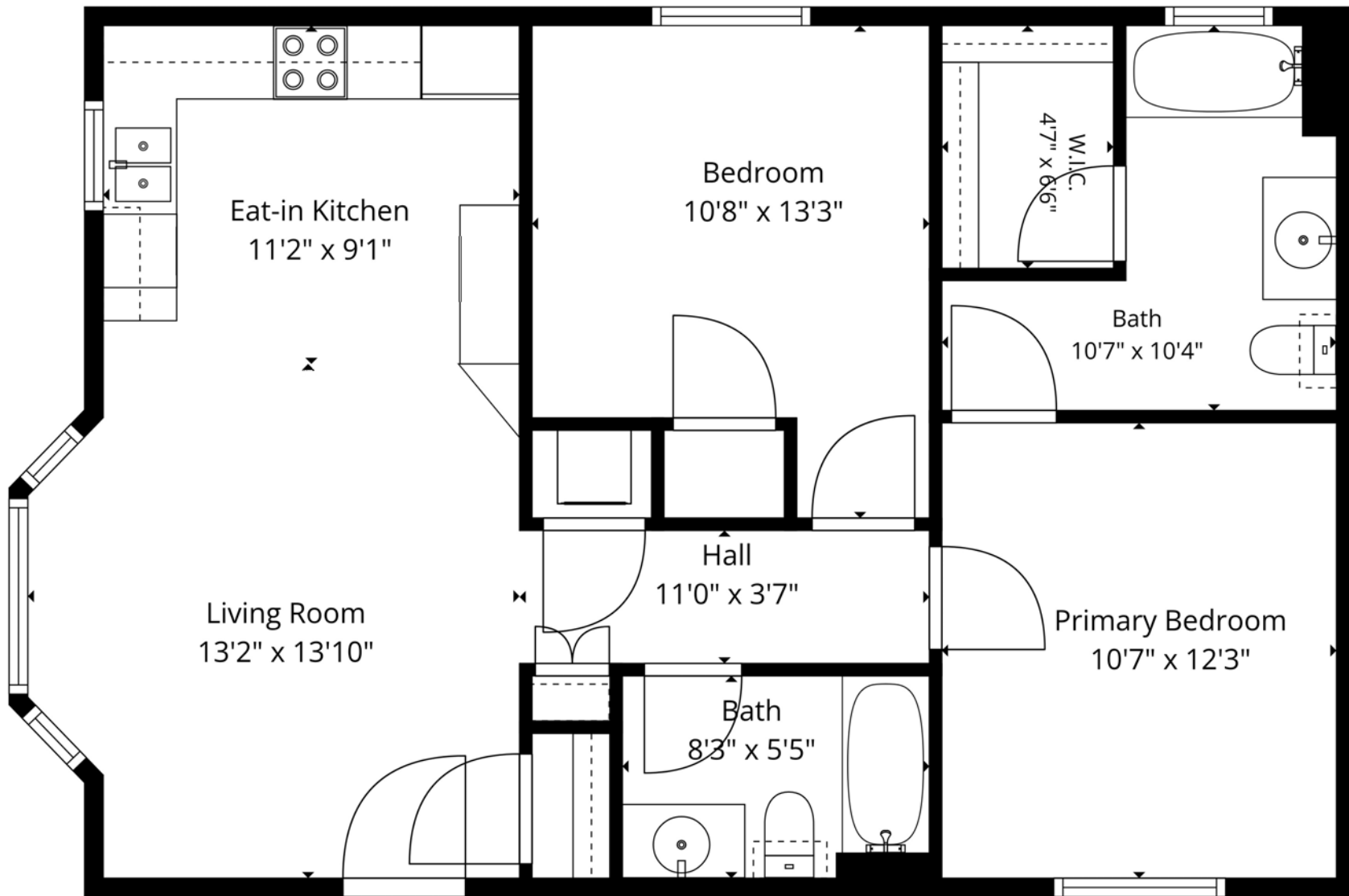


**TOTAL: 837 sq. ft**

1st floor: 837 sq. ft

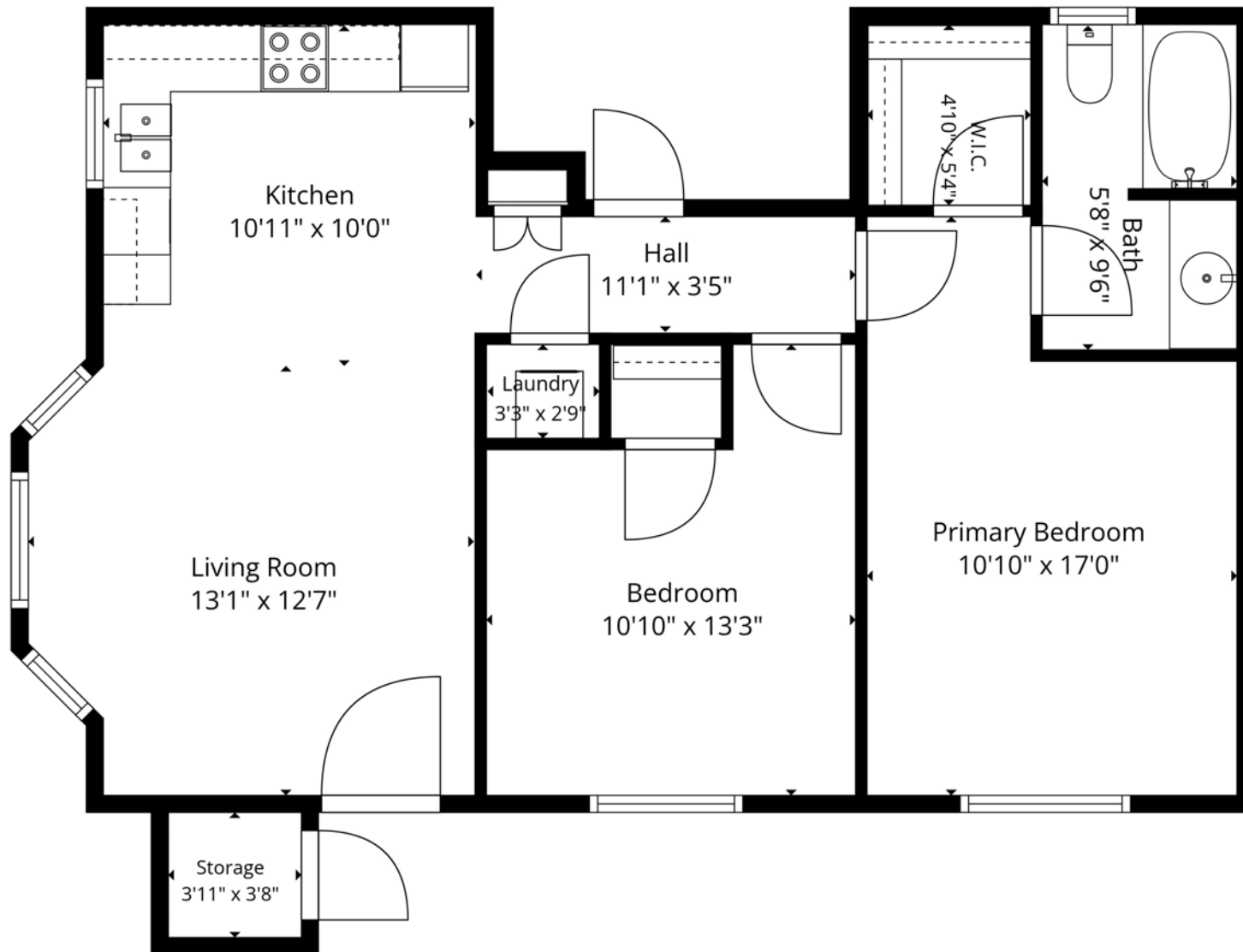
EXCLUDED AREAS: UNDEFINED: 20 sq. ft, PORCH: 17 sq. ft

Floor Plans Created By Whetstone Creative Agency. Measurements Deemed Highly Reliable But Not Guaranteed.



**TOTAL: 829 sq. ft**  
1st floor: 829 sq. ft

Floor Plans Created By Whetstone Creative Agency. Measurements Deemed Highly Reliable But Not Guaranteed.



**TOTAL: 771 sq. ft**  
1st floor: 771 sq. ft  
EXCLUDED AREAS: STORAGE: 20 sq. ft

Floor Plans Created By Whetstone Creative Agency. Measurements Deemed Highly Reliable But Not Guaranteed.

# PLANT MATERIALS LEGEND W/ ALTERNATES

TREES: 2" CALIF. # 12" ABOVE GROUND  
A. TILIA AMERICANA 'REDMOND' AMERICAN LINDEN  
B. CORNUS KOUSA 'MILKY WAY' KOREAN DOGWOOD

SHRUBS: 1 GAL. # 4" O/C MAX.  
C. RHAPHIOLEPIS INDICA 'BALLERINA' INDIA HAWTHORNE  
ALT: ACANTHUS MOLLIS 'BEARS BREACH'  
D. EUONYMUS F. 'SILVERQUEEN' VARGATED EUONYMUS  
ALT: CHOISYA TERNATA 'MEXICAN ORANGE'  
E. ARCTOSTAPHYLOS DENSIFLORA 'HOWARD McMINN' MANZANITA  
ALT: NANDINA DOMESTICA 'COMPACTA'  
F. ABELLIA 'GAUCHER' ED GAUCHER  
ALT: NANDINA D. MEYERS RED  
G. ESCALLONIA S. 'NEWPORT DWARF'  
ALT: PITTOSPORUM TOBIRA 'WHEELER'S DWARF'

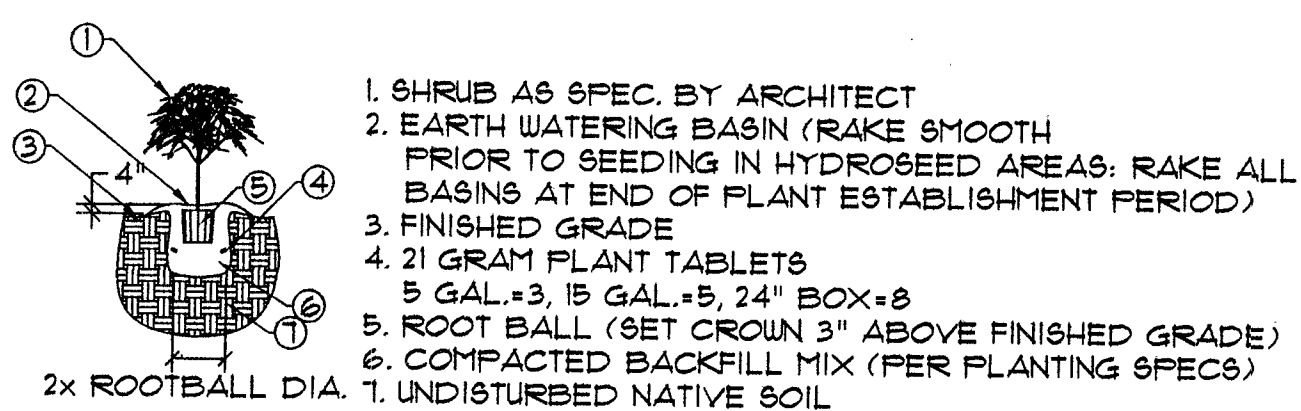
GROUND COVER  
H. TURF - PERINIAL RYE GRASS BLEND, 'MAGNUM'  
J. ARCTOSTAPHYLOS UVA-URSI 'BEARBERRY' MANZANITA  
4" POTS - 18" O/C  
ALT: RAUOLIA AUSTRALIS COMPOSITAE

## IRRIGATION NOTES

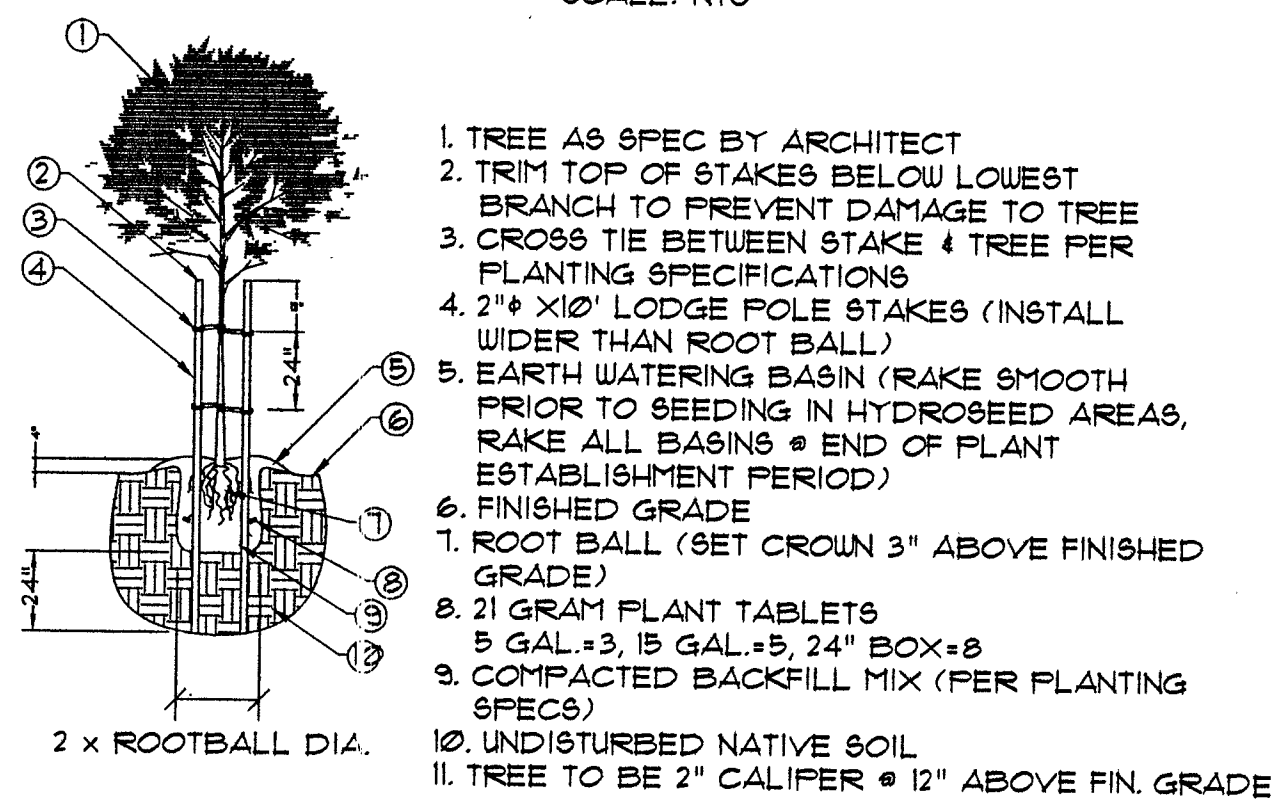
1. LANDSCAPE CONTRACTOR TO PROVIDE SHOP DRAWINGS OF IRRIGATION SYSTEM LAYOUT AND COMPONENTS, INCLUDING INSTALLATION DETAILS.
2. ALL TREES TO BE DRIP IRRIGATED W/3 EMITTERS
3. ALL SHRUBS TO BE DRIP IRRIGATED W/2 EMITTERS
4. ALL TURF TO BE WATERED W/ ADJUSTABLE POP-UP SPRINKLER HEADS.

## PLANTING NOTES

1. PROVIDE TOP SOIL TWO TIMES THE DIAMETER OF ROOT BALL # 18" DEEP # EA. PLANT. PROVIDE 6" DEEP TOPSOIL # GROUND COVER # TURF.
2. PROVIDE 4" DEEP UNSETTLED MULCH # ALL PLANTED AREA NOT IN GROUND COVER.
3. PROVIDE ROOT BARRIER # ALL TREES LOCATED CLOSER THAN 6" TO PAVING OR CONCRETE



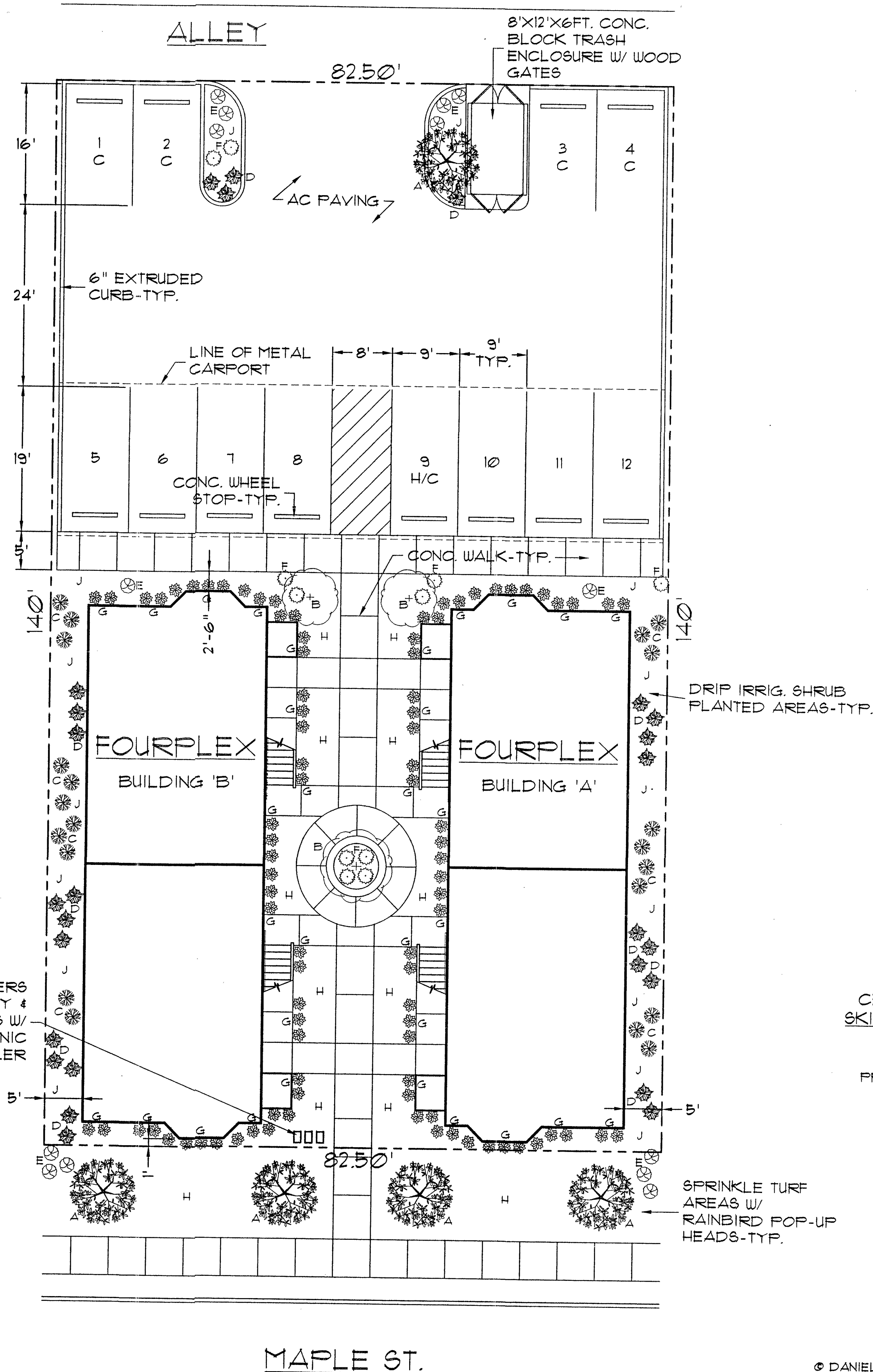
SHRUB PLANTING DETAIL  
SCALE: NTS



TREE PLANTING DETAIL  
SCALE: NTS

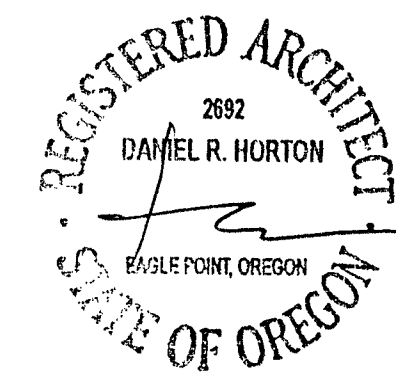
## SITE TABULATIONS:

ZONING: TOD-HMR  
BUILDING FOOTPRINT  
INCL. ALL COVERED AREAS: 3,632#  
LOT AREA: 11,550#  
LOT COVERAGE: 31%  
BUILDING HEIGHT: 23FT. TO HIGHEST RIDGE  
GROSS FLOOR AREA: 11,448#  
PARKING: 1 1/2 SPACES X 8 UNITS = 12 (8 COVERED)



NEW FOURPLEX:  
MAPLE ST.  
CENTRAL POINT, OR.  
SKILLMAN PROPERTIES  
ASHLAND, OR.

PROJECT NUMBER: 03-201



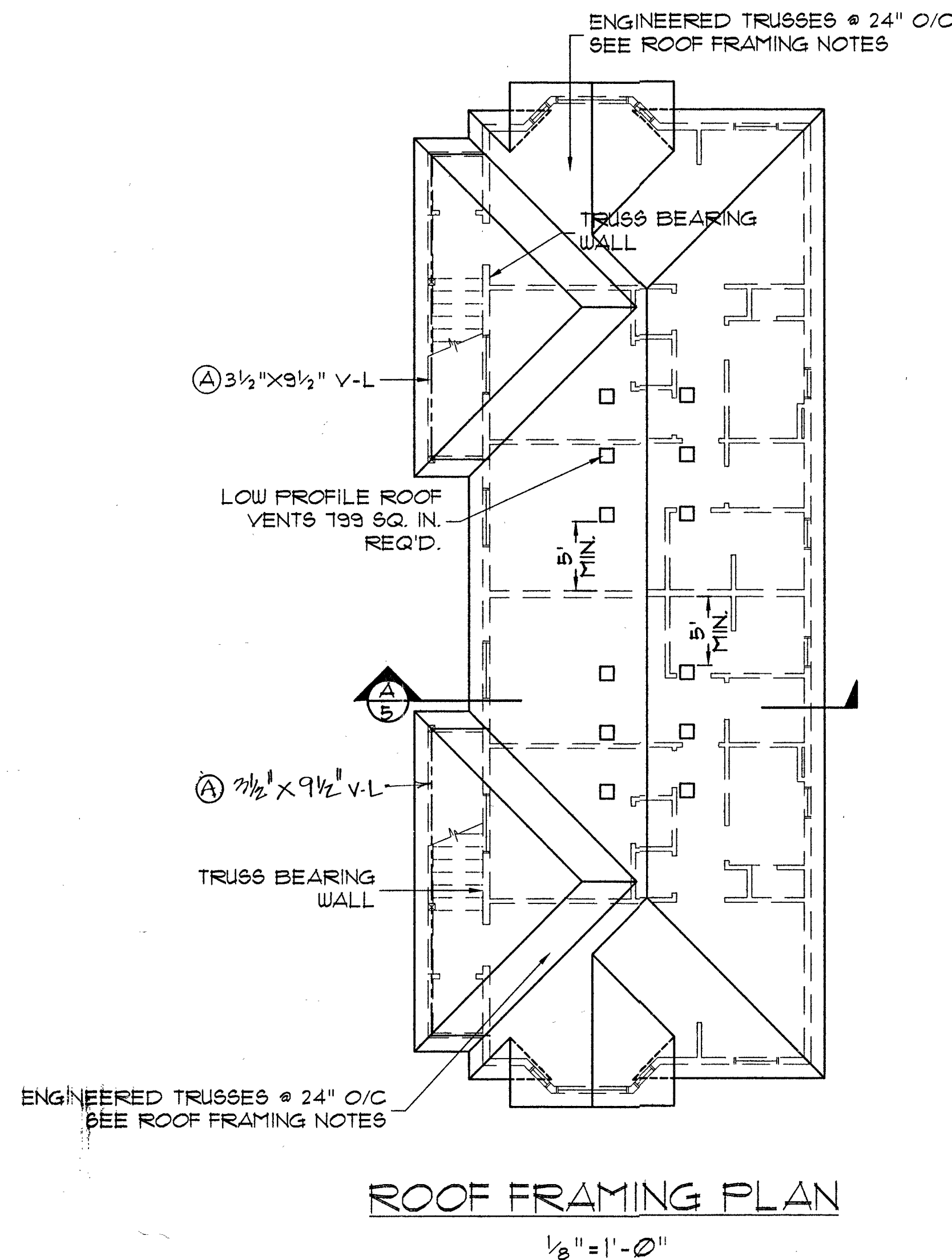
© DANIEL R. HORTON - ARCHITECT 2003  
163 W. MAIN, P.O. BOX 682  
EAGLE POINT, OR. 97524  
PHONE/FAX 541-830-1014

The Drawings, Specifications, and other Documents prepared by the Architect for this project are to be used solely with respect to this project. The Architect shall retain ownership and all common law, statutory and other reserved rights to the Documents, including Copyright.

DATE:  
15 DECEMBER 2003

DRAWING NUMBER:  
1 OF 5

NORTH  
SITE/LANDSCAPING PLAN  
1" = 10'

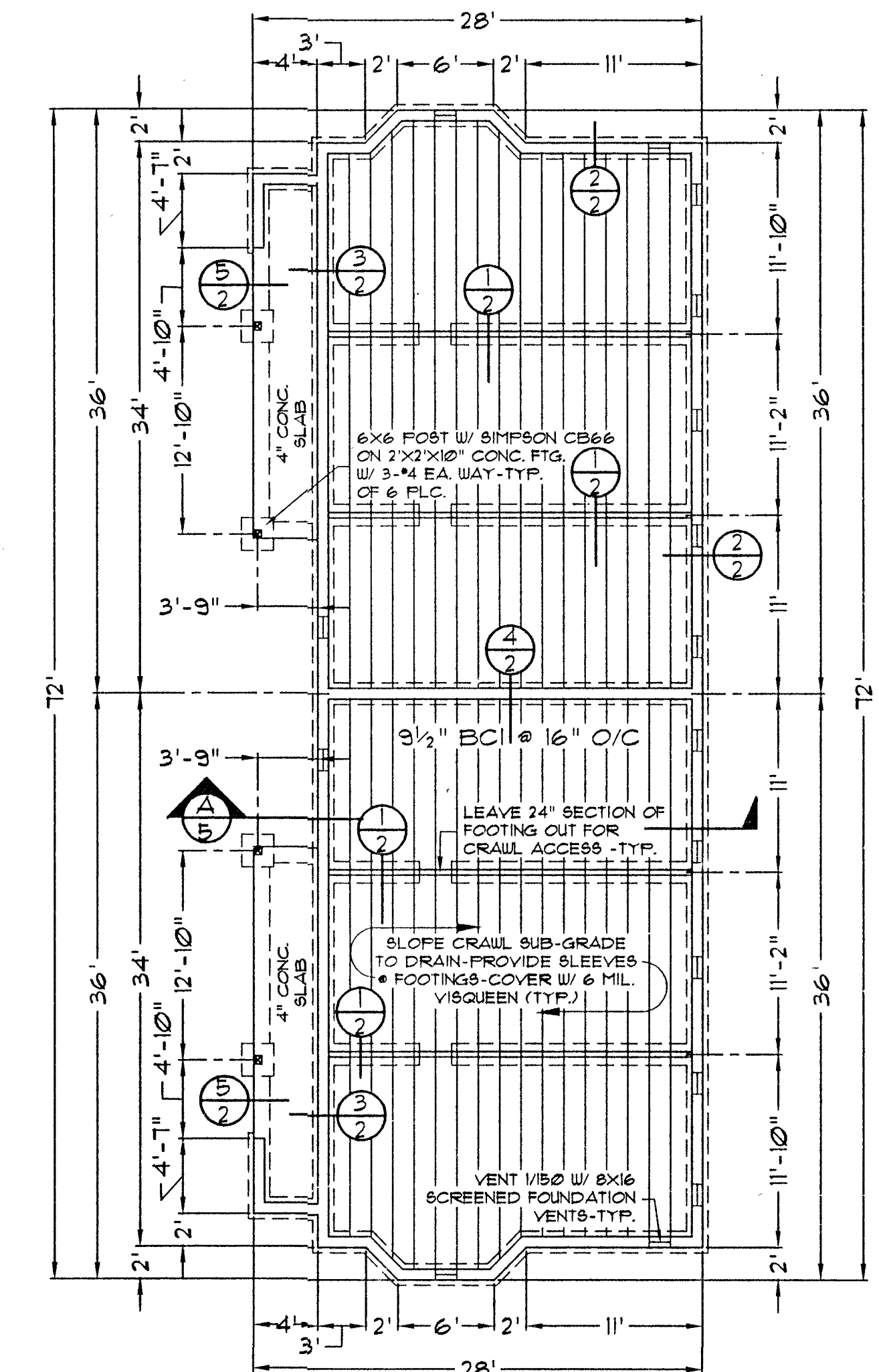


#### ROOF FRAMING NOTES

- 1) PROVIDE SHOP DRAWINGS OF TRUSS LAYOUT, DESIGN, AND LATERAL BRACING BEARING THE SEAL OF A REGISTERED PROFESSIONAL ENGINEER.
- 2) TRUSS MANUFACTURER TO FIELD VERIFY ALL CONDITIONS BEFORE CONSTRUCTING TRUSSES.
- 3) GLULAM BEAMS MAY BE USED IN LIEU OF SAWN LUMBER AS FOLLOWS:  
FOR: 6x8 USE: 3 1/2"x10 1/2" OR 5 1/2"x8" GLULAM 24F.  
FOR: 6x10 USE: 3 1/2"x10 1/2" OR 5 1/2"x8" GLULAM 24F.  
FOR: 6x12 USE: 3 1/2"x13 1/2" OR 5 1/2"x10 1/2" GLULAM 24F.
- 4) STICK FRAMING MAY BE USED IN LIEU OF TRUSSES AS FOLLOWS:  
a) RAFTERS: 2x6 @ 24" O.C. - BRACE TO TOP OF WALLS OR HEADERS SO THAT NO SPAN EXCEEDS 10'-0".  
b) RIDGE BEAM: 2x8.  
c) HIP/VALLEY BEAM: (2) 2x8'S - BRACE SO THAT NO SPAN EXCEEDS 10'-0".  
d) CEILING JOISTS: 2x6 @ 24" O.C. - BRACE TO RAFTERS SO THAT NO SPAN EXCEEDS 10'-0".
- 5) HEADER SCHEDULE: EXTERIOR WALLS AT TRUSSED ROOF  
OPENING SIZE: MIN. HEADER SIZE:  
3FT.-----4x6  
4FT.-----4x6  
5FT.-----4x8  
6FT.-----4x10  
7FT.-----4x12  
8FT.-----4x12  
9FT.-----4x14 OR 6x10  
10FT.-----4x14 OR 6x10  
11FT.-----6x12  
12FT.-----6x12
- 6) LUMBER TO BE SELECT STRUCTURAL DOUGLAS FIR

#### FOUNDATION / SLAB NOTES

- 1) ALL FOOTINGS TO BEAR ON SOLID, UNDISTURBED, NON-EXPANSIVE SOIL OR COMPACTED STRUCTURAL FILL. VERIFY W/ ARCHITECT.
- 2) CONCRETE SLABS TO BE PLACED OVER 2" SAND, 6" OF 3/4" MINUS CRUSHED ROCK AND STRUCTURAL FILL AS REQUIRED. ALL COMPACTED TO 95% DENSITY.
- 3) CONCRETE TO DEVELOP FULL STRENGTH OF 3000 PSI IN 28 DAYS. ALL EXTERIOR EXPOSED SLAB WORK TO BE AIR ENTRAINED.
- 4) REINFORCING BARS TO BE DEFORMED CONFORMING TO ASTM SPEC. A-625 WELDED WIRE FABRIC TO CONFORM TO ASTM SPEC. 105.
- 5) VERIFY LOCATIONS OF UTILITY SERVICE ENTRANCES. PROVIDE SLEEVES AND BLOCK OUTS AS REQUIRED FOR ELECTRICAL, TELEPHONE, TV, GAS, WATER, SEWER, FURNACE, DRYER AND RANGE VENTS, ETC. SEE FLOOR PLAN, MECH. AND ELEC. PLANS FOR DET.
- 6) REINFORCING BARS IN FOOTINGS TO HAVE MIN. 3" CONCRETE COVERAGE.
- 7) ALL MUD SILLS TO HAVE MIN. (2) ANCHOR BOLTS PER BOARD AND BE NO MORE THAN 12" FROM THE END OF BOARDS.
- 8) GROUT ALL CELLS OF CONCRETE MASONRY. GROUT TO ATTAIN 2000 PSI MINIMUM AT FULL STRENGTH. (CONCRETE MASONRY IS OPTIONAL TO CONCRETE STEM WALLS.)



#### FOUNDATION & FLOOR FRAMING PLAN

1/8" = 1'-0"

NEW FOURPLEX  
MAPLE ST.  
CENTRAL POINT, OR.  
SKILLMAN PROPERTIES  
ASHLAND, OR

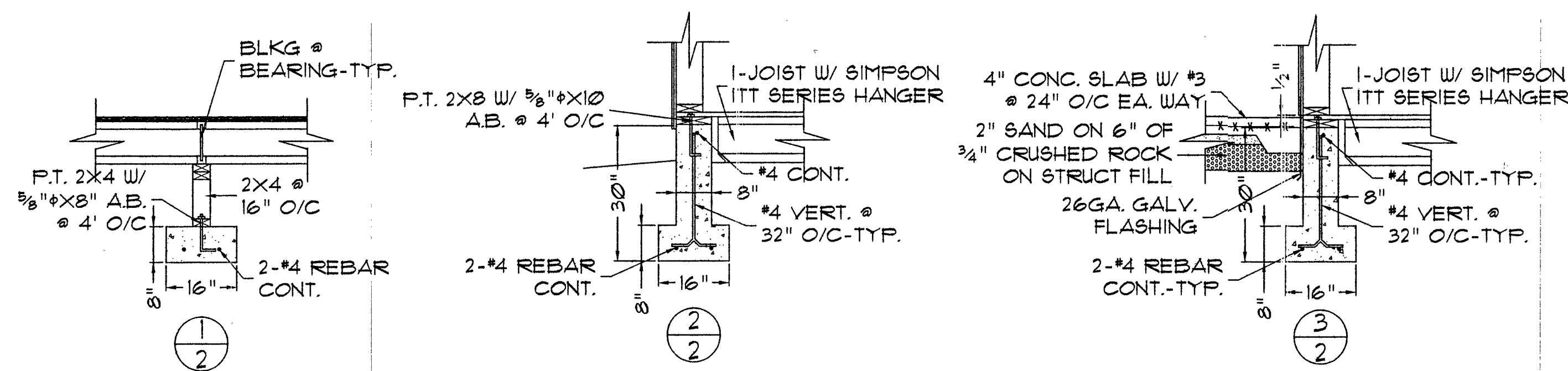
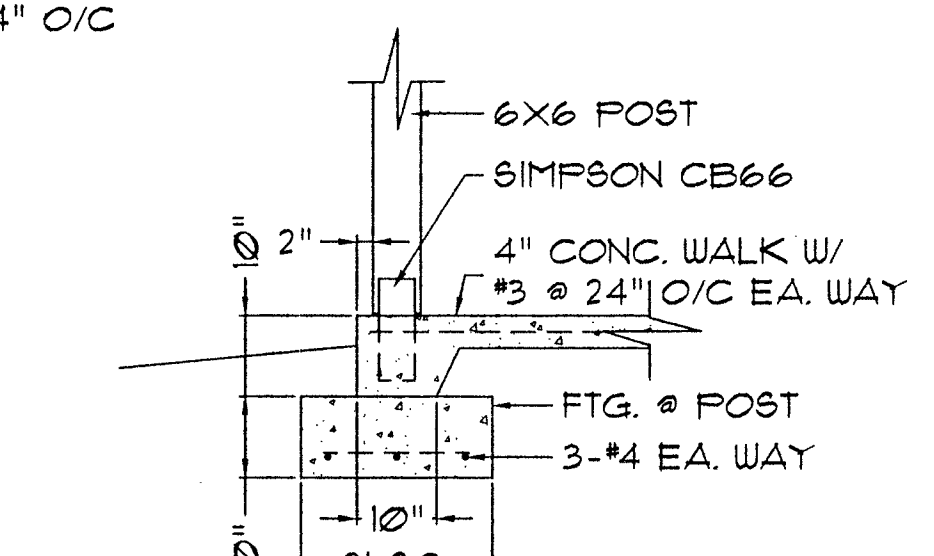
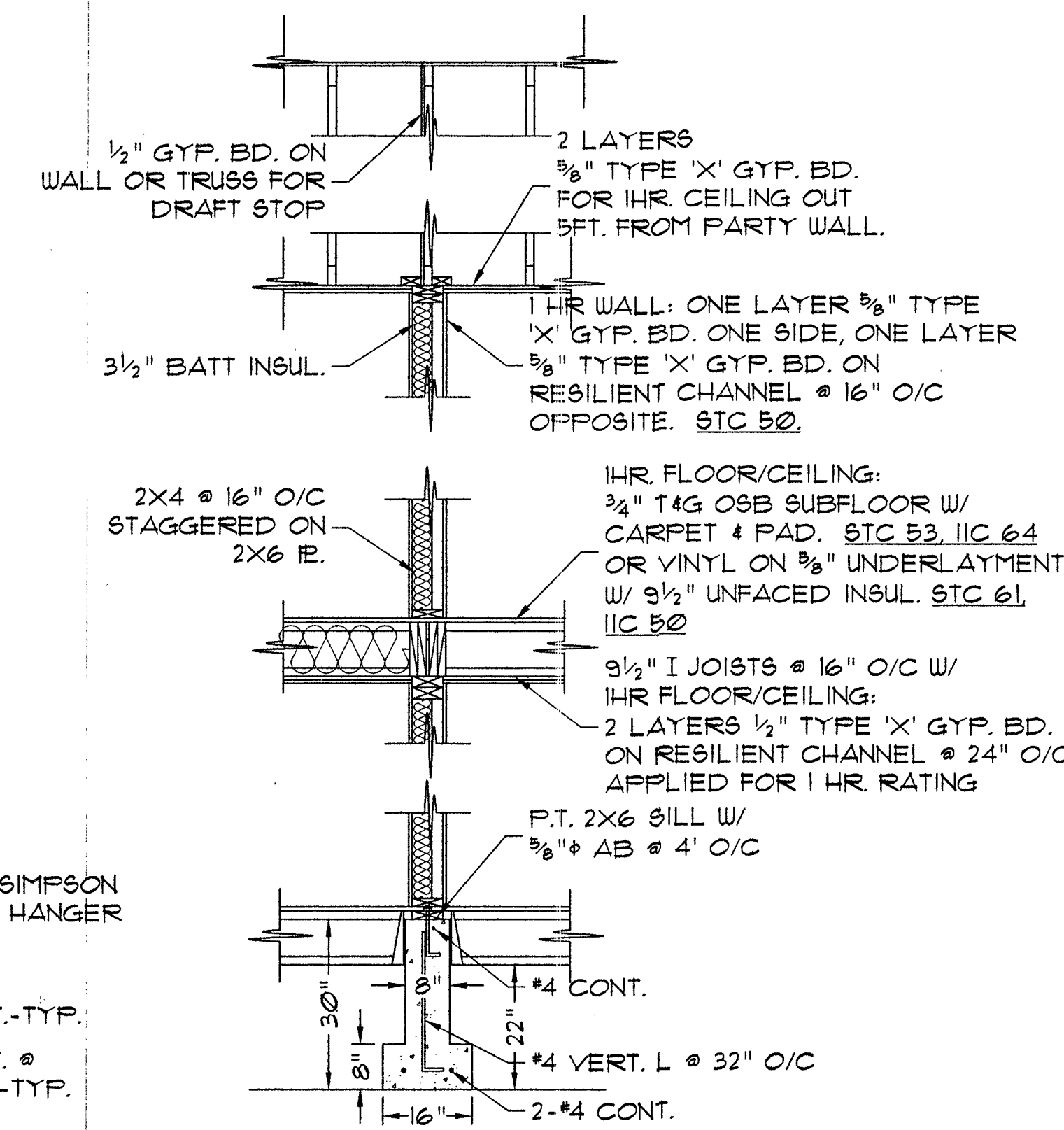
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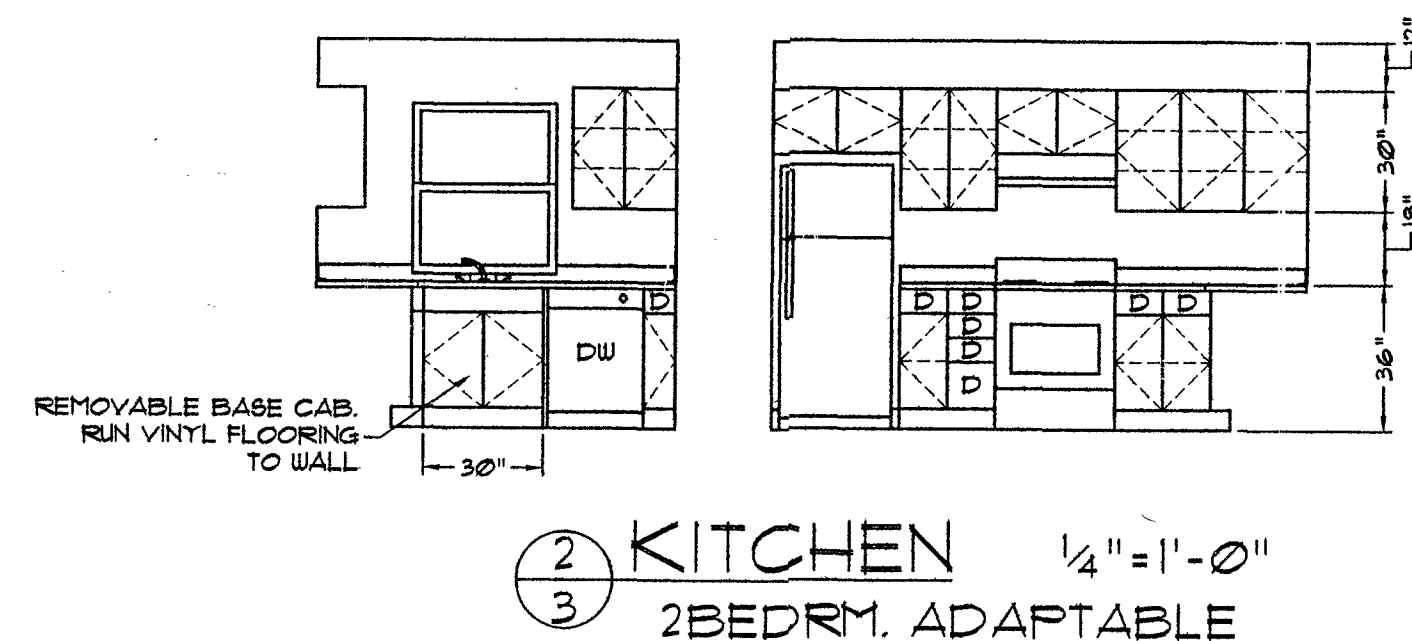
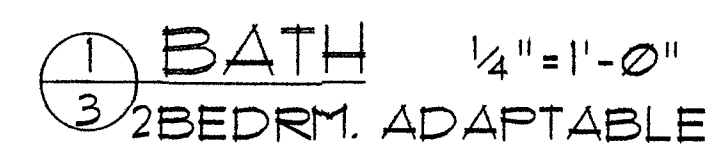


**DRH**  
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- ## GENERAL NOTES
- 1.) EXTERIOR WALLS:  $2 \times 6 @ 16" O.C.$
  - 2.) INTERIOR PARTITIONS:  $2 \times 4 @ 16" O.C.$   
- UNLESS NOTED OTHERWISE.
  - 3.) PROVIDE  $3/4"$  BOARD INSULATION IN WALLS, ROOFING BATHS, BEDROOMS, AND UTILITY ROOM.
  - 4.) VENT RANGE HOOD TO OUTSIDE.
  - 5.) VENT EXHAUST FANS TO OUTSIDE W/1" DUCTING.
  - 6.) ALL WINDOWS AND GLASS DOORS TO HAVE  $3/8"$  MIN. THICK INSULATING GLASS.
  - 7.) PROVIDE MOISTURE RESISTANT GYP BOARD ALL INTERIOR WALLS/CORERS.
  - 8.) ALL WORK TO CONFORM TO CURRENT UNIFORM BUILDING/MECHANICAL, ELECTRICAL, AND PLUMBING CODES.

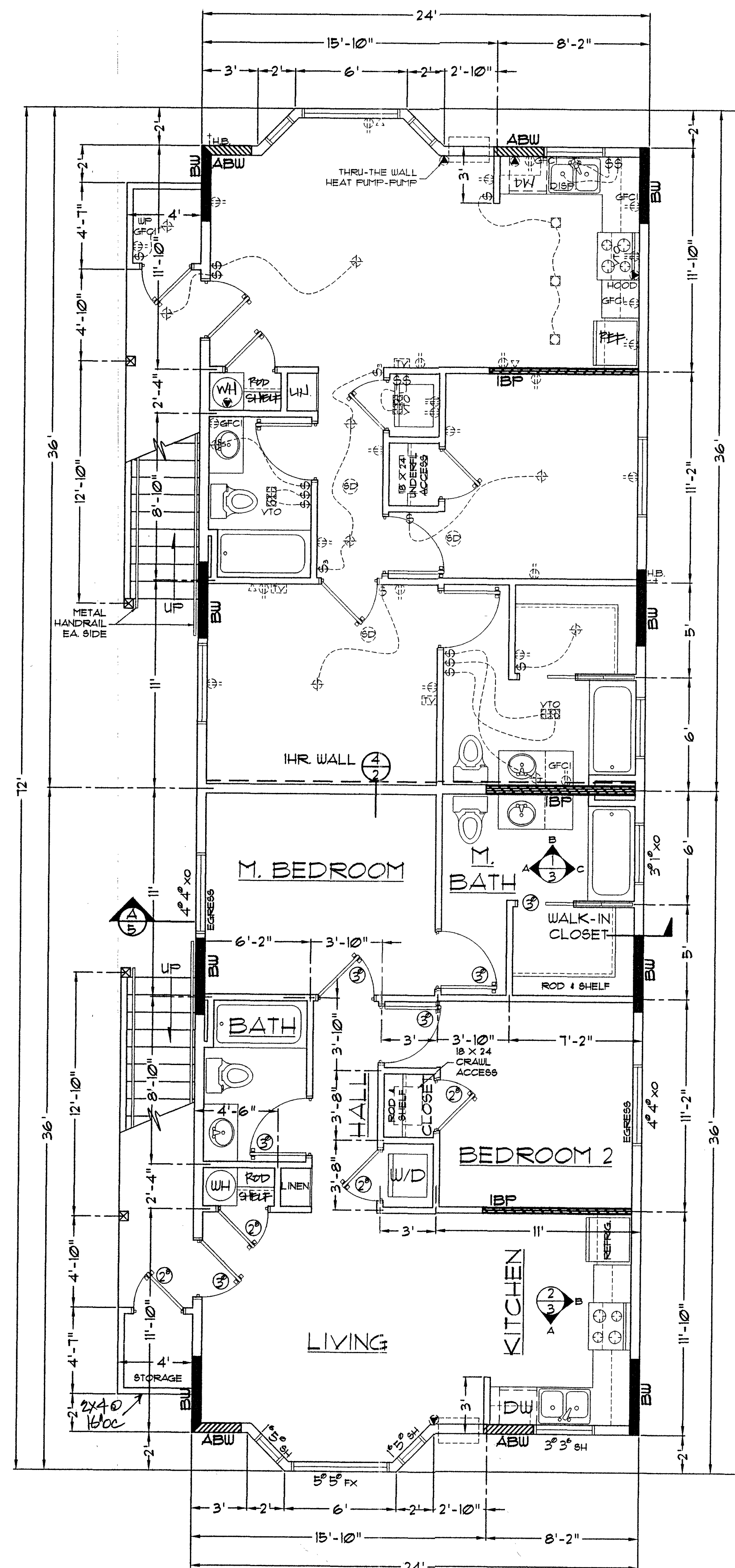
## ENERGY CODE REQUIREMENTS

CONSTRUCTION IS TO MEET OR EXCEED THE  
OREGON RESIDENTIAL ENERGY CODE.  
THE PRESCRIPTIVE COMPLIANCE PATH FOR THIS  
RESIDENCE IS PATH 1

- 1) WINDOW AREA: NO LIMIT
- 2) WINDOW CLASS: 1 (PATIO DOORS):  
U=0.2, "MILIGRAD" OR "INSULATE" VINYL  
FRAME WITH ARGON FILLED INSULATING GLASS  
OR EQUAL.
- 3) 2) DOOR CLASS: OTHER THAN ENTRY:  
U=0.20, SOLID-CORE WOOD WITH  
WEATHER STRIPPING.
- 4) MAIN ENTRY DOOR: U=0.34
- 5) WALL INSULATION: R-21 HIGH DENSITY FACE BATT.
- 6) EXTERIOR WALL INSULATION: R-5 UNFACED BATT.
- 7) FLOOR CEILING INSULATION: R-35 FACED BATT.
- 8) VAULTED CEILING INSULATION: R-30 FACED BATT.
- 9) SKYLIGHT CLASS: U=0.50 AND TOTAL AREA 18  
SQ. FT. OR LESS OF GLAZED FLOOR.
- 10) HEATING SYSTEM: HIGH EFFICIENCY HEATING UNIT  
PER U.S.C. REQUIREMENTS, DUCT INSULATION: R-8.

## SYMBOLS LEGEND

- |                                       |                                          |
|---------------------------------------|------------------------------------------|
| ⊕ SINGLE POLE SWITCH                  | ⊞ LIGHT/FAN ON TIER, VENT TO OUTSIDE     |
| ⊕ THREE-WAY SWITCH                    | ⊞ CEILING MOUNTED LIGHTING FIXTURE       |
| ⊕ TIER SWITCH                         | ⊞ WALL MOUNTED LIGHTING FIXTURE          |
| ⊕ DIMMER SWITCH                       | ⊞ FLOURESCENCE 2' X 4' LIGHT FIXTURE     |
| ⊕ RH/STG/AT SWITCH                    | ⊞ UNDER CABINET FLOURESCENT LIGHT TUBE   |
| ⊕ DUPLEX OUTLET                       | ⊞ RECESSED CAN LIGHT FIXTURE             |
| ⊕ 220 OUTLET                          | ⊞ WALL WASHING LIGHT FIXTURE             |
| ⊕ SPECIAL CONNECTION                  | ⊞ PUSH BUTTON SWITCH                     |
| GFCI GROUND FAULT CIRCUIT INTERRUPTER | ⊞ CHIME                                  |
| ⊕ WATER PROOF DUPLEX                  | ⊞ FROST PROOF HOSE BIBB                  |
| ⊕ TELEVISION JACK                     | ⊞ DOWNPOUT                               |
| ⊕ TELEPHONE JACK                      | ⊞ THERMOSTAT                             |
| ⊕ SMOKE DETECTOR                      |                                          |
| ⊕ PHOTOCELL                           | R/AT RETURN AIR GRILLE (1) HIGH, (1) LOW |



LOWER FLOOR PLAN

$\frac{1}{4}'' = 1' - \emptyset''$  832# PER UNIT

### WALL BRACING LEGEND

- ABW:**
- ALTERNATE BRACED WALL PANEL  
32" MIN. FRAMING WIDTH
- LOWER FLOOR: 1/2" STRUCTURAL PANEL  
BOTH SIDES, NAIL 6d-6" O/C EDGES  
12" O/C FIELD. PROVIDE 3-1/4" ANCHOR  
BOLTS PLACED AT ONE-FIFTH POINTS  
AND HOLD-DOWN DEVICE WITH UPLIFT  
CAPACITY OF 3000lb. AT END STUDS.
- UPPER FLOOR: 1/2" STRUCTURAL PANEL  
ONE SIDE, NAIL 6d-6" O/C EDGES, 12" O/C  
FIELD. PROVIDE 3-1/4" HOLD-DOWN  
• EA. PANEL END STUD INSTALLED  
FER MER
- BW:**
- BRACED WALL PANEL; 48" MIN. LENGTH  
STRUCTURAL PANEL NAILED 6d-6" O/C  
EDGES, 12" O/C FIELD
- IBP:**
- INTERIOR BRACED WALL PANEL; 36" MIN. LENGTH  
1/2" GYP. BD. ONE SIDE NAILED 6d-1" O/C EDGES  
AND FIELD OR 48" MIN. LENGTH WHERE GYP. BD.  
APPLIED BOTH SIDES AND NAILED AS ABOVE.
- OTHER SPECIAL CONDITIONS MAY BE NOTED ON  
PLAN. DOUBLE END STUDS UNDER IBP WHERE  
PARALLEL OR PROVIDE BLOCKING UNDER IBP  
WHERE PERPENDICULAR

ADAPTABILITY NOTES:

LOWER FLOOR UNITS TO BE CONSTRUCTED AS ADAPTABLE.  
DOOR SIZES & OTHER NOTES SHOWN IN ONE UNIT ARE TYPICAL FOR ALL UNITS. INCLUDE PROVISIONS FOR FUTURE INSTALLATION OF GRAB BARS AT BATHROOMS & 3/4 BATHS. COV. CABINETS AT KITCHEN & BATHROOM SINKS. ALL ELECTRICAL & MECHANICAL CONTROLS TO BE MOUNTED NOT MORE THAN 48" ABOVE FLOOR. DUPLEXES NOT LESS THAN 15" ABOVE FLOOR. FRONT ENTRY TO BE ON AN ACCESSIBLE ROUTE. THRESHOLD TO BE 1/2" WITH BEVELED EDGES. COMPLY WITH CH 11 UBC.

NOTE: PENETRATIONS IN IHR PARTY WALL AND FLOOR/CEILING  
TO BE PROTECTED BY AN APPROVED PENETRATION FIRE  
STOP SYSTEM INSTALLED AS TESTED IN ACCORDANCE  
WITH UBC STANDARD 7-5. F RATING AND T RATING  
SHALL BE OF NOT LESS THAN IHR

FOR IHR. PARTY WALL AND IHR. FLOOR/CEILING DETAIL  
SEE  $\begin{pmatrix} 4 \\ 2 \end{pmatrix}$

NEW FOURPLEX  
MAPLE ST.  
CENTRAL POINT, OR.  
SKILLMAN PROPERTIES  
ASHLAND, OR

PROJECT NO: 03-201

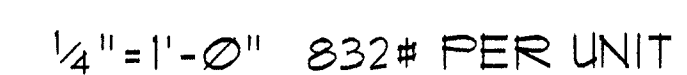
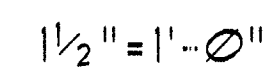
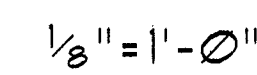


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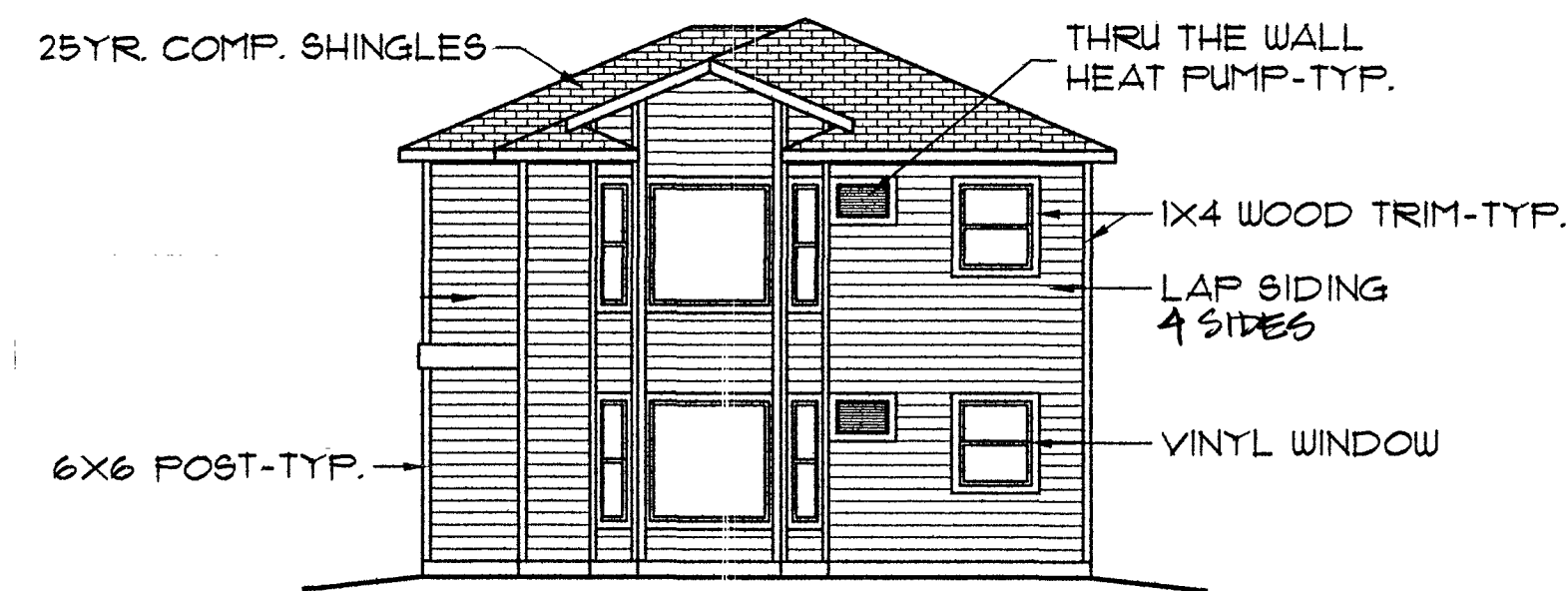
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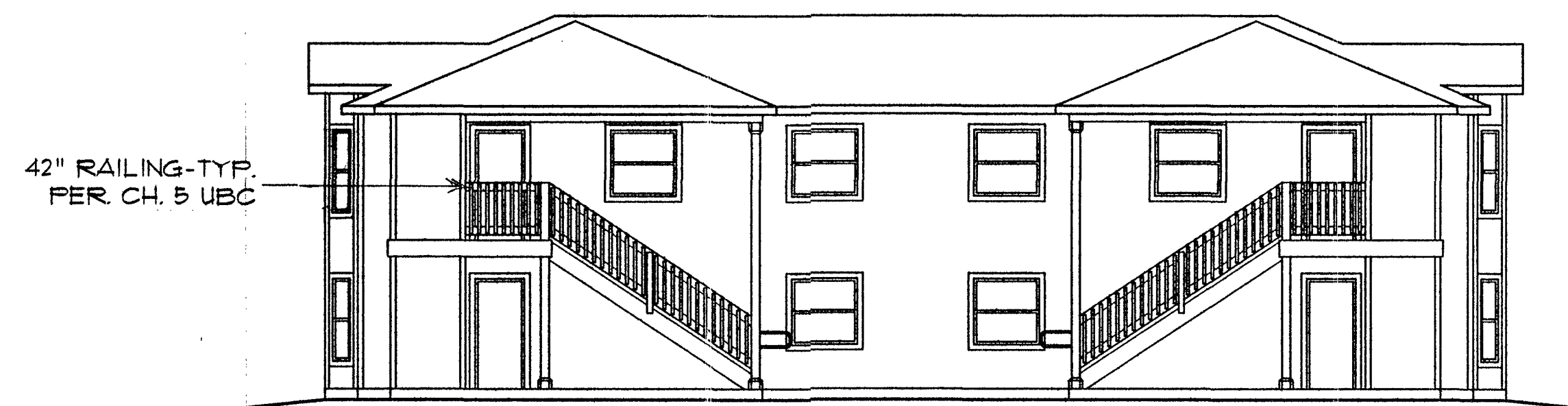
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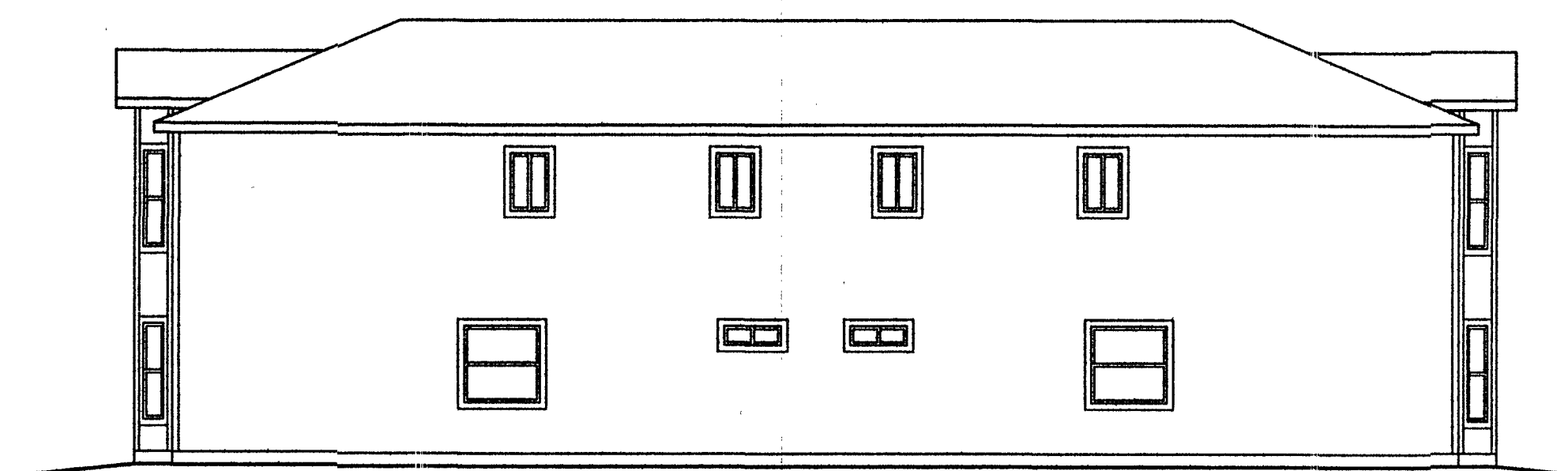
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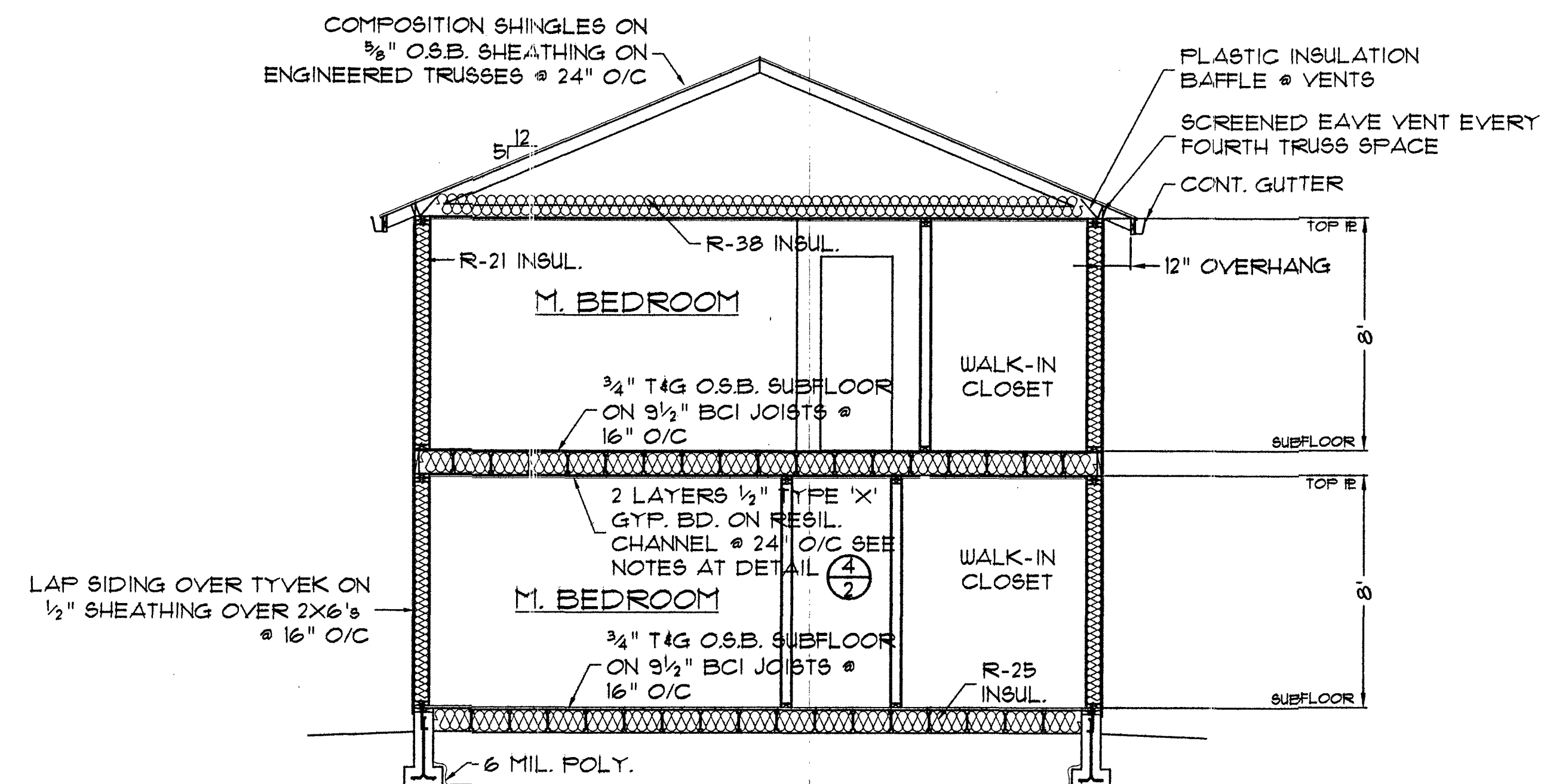
SOUTH ELEV. BLDG. 'A'  
 REVERSE HAND BLDG. 'B'  
 NORTH ELEV. BLDG. 'B'  
 REVERSE HAND BLDG. 'A'  
 1/8" = 1'-0"



WEST ELEV. BLDG. 'A'  
 EAST ELEV. BLDG. 'B'  
 1/8" = 1'-0"



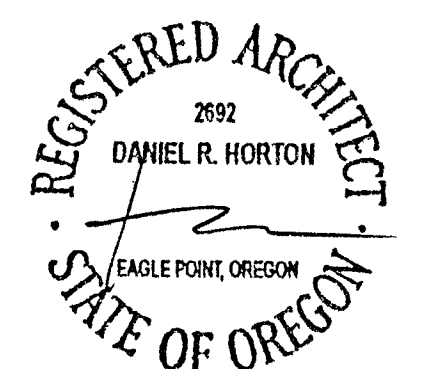
EAST ELEV. BLDG. 'A'  
 WEST ELEV. BLDG. 'B'  
 1/8" = 1'-0"



A CROSS SECTION  
 1/4" = 1'-0"

NEW FOURPLEX  
 MAPLE ST.  
 CENTRAL POINT, OR.  
 SKILLMAN PROPERTIES  
 ASHLAND, OR

PROJECT NO: 03-201



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