

CITY COUNCIL MEETING AGENDA

October 9, 2025

6:00 PM

Central Point City Hall, Council Chambers

140 S 3rd St, Central Point, OR

www.centralpointoregon.gov



10. Meeting Called to Order

20. Pledge of Allegiance

30. Roll Call

40. Public Comments

The City Council sets aside 20 minutes for in-person public comments on non-agenda items. Comments are limited to three (3) minutes per individual, five (5) minutes per group or organization. Please complete a public comment form before speaking.

The City Council encourages written comments. Please submit your comments by regular mail to City Council, 140 S Third St, or by email to meetings@centralpointoregon.gov. Comments must be received by noon on the date of the meeting to be noted in the record. Please include the date of the Council meeting with your comments.

50. Public Agency Comments

60. Consent Agenda

A. Approval of September 25, 2025, Meeting Minutes

70. Items Removed from the Consent Agenda

80. Ordinances and Resolutions

- A. Ordinance Adding Ch 15.18 - Excavation & Grading
Matt Samitore, Parks and Public Works Director
- B. Alder Street Right-of-Way Vacation
Stephanie Powers, Planning Director
- C. Ordinance Amending 8.04.060 Ice and Snow Removal
Sydney Dreyer, City Attorney
- D. Resolution Approving Sale Agreement-Old Corp Yard
Chris Clayton, City Manager

90. Business

- A. Crater High School Homecoming Parade
Matt Samitore, Parks and Public Works Director
- B. October 7, 2025 Planning Commission Report

100. Mayor's Report

110. City Manager's Report

120. Council Reports

130. Department Reports

140. Executive Session

The City Council will adjourn to executive session under the provisions of ORS 192.660. Under the provisions of the Oregon Public Meetings Law, the proceedings of an executive session are not for publication or broadcast.

150. Adjournment

Individuals wishing to attend a meeting via Zoom or needing special accommodations such as sign language, foreign language interpreters, or equipment for deaf and hard of hearing people must request such services at least 72 hours before the City Council meeting. To make your request, please contact the City Recorder at 541-423-1015 (voice) or by e-mail to meetings@centralpointoregon.gov.

Si necesita traductor en español o servicios de discapacidades (ADA) para asistir a una junta pública de la ciudad por favor llame con 72 hora de anticipación al 541-664-3321 ext. 201.

CITY COUNCIL MEETING MINUTES

September 25, 2025

6:00 PM

Central Point City Hall, Council Chambers

140 S 3rd St, Central Point, OR

www.centralpointoregon.gov



1 Meeting Called to Order

2 Pledge of Allegiance

3 Roll Call

The following members were present: Mayor Taneea Browning, At Large Rob Hernandez, Ward II Kelley Johnson, Ward I Neil Olsen, Ward IV Brian Whitaker, Board Member Michael Quilty

The following staff were also present: City Manager Chris Clayton, City Attorney Sydnee Dreyer, Parks and Public Works Director/Assistant City Manager Matt Samitore, Planning Director Stephanie Powers, Police Chief Scott Logue, and City Recorder Rachel Neuenschwander

4 Recognition

A. Proclamation Honoring the Life and Service of Council Member Mike Parsons

Mayor Browning read a proclamation honoring the life and service of Council Member Mike Parsons, recognizing his dedication to public service, his contributions to various boards and committees, and his commitment to the Central Point community.

City Manager Chris Clayton shared personal memories of Council Member Mike Parsons, particularly highlighting their time together at the 2018 League of Oregon Cities conference and Parsons' passion for community justice initiatives.

5 Public Comments

6 Public Agency Comments

7 Consent Agenda

A. Approval of August 28, 2025 Meeting Minutes

Motion: Approve

Moved By: Rob Hernandez **Seconded by:** Kelley Johnson

Roll Call: Members Tanea Browning, Rob Hernandez, Kelley Johnson, Neil Olsen, Brian Whitaker, Michael Quilty voted yes. None voted no.

8 Items Removed from the Consent Agenda

9 Public Hearing

A. Alder Street Right-of-Way Vacation

Planning Director Powers presented a proposal to vacate a 10-foot wide strip of public right-of-way along Alder Street between South Front Street and South First Street. The vacation would return the land to adjacent property owners to facilitate development. The area is behind an existing sidewalk with no utilities or easements in the proposed vacation area. The Planning Commission had previously recommended approval.

Mayor Browning opened the public hearing; no public comments were received and the public hearing was closed.

Motion: Approve

Moved By: Kelley Johnson **Seconded by:** Brian Whitaker

Roll Call: Members Tanea Browning, Rob Hernandez, Kelley Johnson, Neil Olsen, Brian Whitaker, Michael Quilty voted yes. None voted no.

Kelley Johnson moved to forward the ordinance vacating a

portion of Alder Street Public Right-of-Way between South Front Street and South First Street to a second reading.

10 Ordinances and Resolutions

A. Ordinance Amending 8.04.060 Ice and Snow Removal

City Attorney Sydnee Dreyer presented updates to the city's ice and snow removal code, which had outdated language requiring property owners to clear sidewalks within two hours of daylight after snowfall. The new language provides more practical timing requirements triggered by the end of a snow event, establishes standards for snow removal, prohibits pushing snow into streets, and includes provisions for assisting elderly or disabled residents.

Motion: Approve

Moved By: Rob Hernandez

Seconded by: Michael Quilty

Roll Call: Members Tanea Browning, Rob Hernandez, Kelley Johnson, Neil Olsen, Brian Whitaker, Michael Quilty voted yes. None voted no.

Rob Hernandez moved to forward the Ordinance amending Central Point Municipal Code 8.04.060 - Ice and Snow Removal to a second reading.

B. Resolution Authorizing Purchase Agreement with ODOT

Parks and Public Works Director Matt Samitore presented a resolution to approve the purchase of ODOT property along Bear Creek. The property would be added to the Bear Creek Greenway, supporting the community center development, Beebe Road alignment, and improving fire response capabilities. The property has been maintained by the city for 20 years despite not owning it.

Motion: Approve

Moved By: Neil Olsen

Seconded by: Kelley Johnson

Roll Call: Members Tanea Browning, Rob Hernandez, Kelley Johnson, Neil Olsen, Brian Whitaker, Michael Quilty voted yes. None voted no.

Neil Olsen moved to approve Resolution No. 1848, a Resolution

approving that Bid Form and Sales Agreement with Oregon Department of Transportation and authorizing City Manager to execute same.

C. Resolution Identifying LOC Voting Delegate

City Manager Chris Clayton presented a resolution designating the Mayor as the city's voting delegate at the League of Oregon Cities annual business meeting, with the City Manager as alternate.

Motion: Approve

Moved By: Kelley Johnson

Seconded by: Brian Whitaker

Roll Call: Members Tanea Browning, Rob Hernandez, Kelley Johnson, Neil Olsen, Brian Whitaker, Michael Quilty voted yes. None voted no.

Kelley Johnson moved to approve Resolution No. 1849, a Resolution identifying a voting delegate and one alternate voting delegate to represent the City at the League of Oregon Cities 2025 Annual Business Meeting.

D. Resolution Revising Parks CIP

City Manager Chris Clayton presented a resolution to revise the Parks Capital Improvement Plan to add the Central Point Little League field project, which would allow the use of System Development Charge (SDC) funds for the project. City Attorney Sydnee Dreyer advised that while it is unusual to use SDC fees for property outside citys, the statute does not prohibit using SDC funds as long as the project increases capacity and there is a nexus between development and the expanded capacity.

Motion: Approve

Moved By: Rob Hernandez

Seconded by: Brian Whitaker

Roll Call: Members Tanea Browning, Rob Hernandez, Kelley Johnson, Neil Olsen, Brian Whitaker, Michael Quilty voted yes. None voted no.

Rob Hernandez moved to approve Resolution No. 1850, a Resolution revising the Parks and Recreation Capital Improvements Plan.

11 Business

A. Update on Annexations

City Attorney Sydnee Dreyer provided an update on potential island annexations. Three properties have already consented to voluntary annexation (shown in light green on the presented map), and these will be considered by the Planning Commission in December 2025 with Council review in January 2026.

Additional properties surrounded by city limits (shown in purple on the map) could be considered for involuntary island annexation in February or March 2026. Properties in orange were determined ineligible for island annexation as they have more than 25% of their boundaries touching right-of-way.

Council requested that staff provide estimated financial impacts to property owners when the involuntary annexations are formally considered.

B. Planning Commission Report

Planning Director Powers reported that the Planning Commission met on September 2nd, approving the Alder Street right-of-way vacation and electing new officers. Alicia Van Riggs will serve as chairperson and Tom Van Voorhees as vice chairperson.

12 Mayor's Report

Mayor reported attending several events including: Youth Council discussion at the high school (with approximately 35 student attendees), library meeting about the plaza, La Clinica Community Pharmacy grand opening, groundbreaking for the pollinator garden at Flanagan Park, ribbon cutting at Urban Glow on Front Street, Cherish the Child luncheon, jail tour, and the Rogue Valley mayor's meeting.

13 City Manager's Report

City Manager Chris Clayton reported on: the City Manager's monthly meeting in Medford, transportation package voting expected next week, library interest in the plaza project, the upcoming Ferment and Fire ribbon cutting, La Clinica pharmacy ribbon cutting, community center court

striping plans, ongoing audit process, potential old public works yard sale, and reflections on the jail tour.

14 Council Reports

Councilors reported on attending various meetings and events including: RV COG board meeting, Rogue Valley Area Commission on Transportation (RVACT) meeting, jail tour, planning commission meeting, Jackson County Fair Board meeting, and other activities.

15 Department Reports

- Planning Director Stephanie Powers reported on upcoming Planning Commission meetings and development projects.
- Parks and Public Works Director Matt Samitore provided updates on the community center construction and upcoming events.
- Police Chief Scott Logue reported on the ECSO radio infrastructure project progress and staffing updates.

16 Executive Session

No Executive Session

17 Adjournment

Neil Olsen moved to adjourn all said aye and the meeting was adjourned at 7:25 pm.

The foregoing minutes of the September 25, 2025, Council meeting were approved by the City Council at its meeting of _____, 2025.

Dated:

Mayor Tanea W. Browning

ATTEST:

City Recorder



DEPARTMENT: Administration

MEETING DATE: October 9, 2025

STAFF CONTACT: Matt Samitore, Parks and Public Works Director

SUBJECT: Ordinance Adding Ch 15.18 - Excavation & Grading

SUMMARY AND BACKGROUND:

Currently, city code does not contain standards for excavation and grading permits. To ensure that there are clear and objective standards as to when such a permit is required, and what standards must be met, staff recommends adding a new Chapter 15.18 regulating excavation and grading permits. The goal is to regulate excavation and grading activities to protect public health and safety, ensure consistency with adopted standards, and to reduce or prevent impacts to property, infrastructure and natural resources.

PREVIOUSLY DISCUSSED/DECIDED:

FINANCIAL ANALYSIS:

When adopting the next City of Central Point Fee Schedule Update, an appropriate Grading Permit Fee will be created/implemented.

LEGAL ANALYSIS:

COUNCIL GOALS/STRATEGIC PLAN ANALYSIS:

GOAL 4 - Manage growth to provide places that are timeless and loved by the community.

STRATEGY 3 – Provide a professional land development review process that is efficient, collaborative, and solution-oriented.

ATTACHMENTS/EXHIBITS:

1. Ord - Excavation and Grading Requirements

STAFF RECOMMENDATION:

Make a motion to forward ordinance to second reading.

RECOMMENDED MOTION:

I move to forward the Ordinance amending in part Central Point Municipal Code Title 15
- to add a new Chapter 15.18 Excavation and Grading, to a second reading.

ORDINANCE NO. _____

**AN ORDINANCE AMENDING IN PART CENTRAL POINT MUNICIPAL CODE TITLE 15 – TO
ADD A NEW CHAPTER 15.18 EXCAVATION AND GRADING**

Recitals:

- A.** Pursuant to CPMC 1.01.040, the city council, may from time to time revise its municipal code which shall become part of the overall document and citation.
- B.** It is in the public interest to regulate excavation and grading activities in order to protect public health and safety, ensure consistency with adopted standards, and prevent adverse impacts to property, infrastructure and natural resources.
- C.** The purpose of this code amendment is to provide clear and objective standards for when a grading permit is required, application requirements and the approval criteria.
- D.** Words ~~lined through~~ are to be deleted and words **in bold** are added.

THE PEOPLE OF THE CITY OF CENTRAL POINT DO ORDAIN AS FOLLOWS:

SECTION 1. Title 15 is hereby amended to add a new Chapter 15.18 – Excavation and Grading to read as follows:

**Chapter 15.18
EXCAVATION AND GRADING**

Sections:

[15.16.010 Purpose.](#)

[15.16.020 Excavation and Grading Permit—Applicability and Review.](#)

[15.16.030 Submittal Requirements.](#)

[15.16.040 Approval Criteria](#)

15.18.010 Purpose

The purpose of this chapter is to regulate excavation and grading activities in order to protect public health and safety, ensure consistency with adopted standards and regulations, and prevent adverse impacts to property, infrastructure, and natural resources.

**15.16.020 Excavation and Grading Permit—Applicability and
Review**

A. Applicability. An excavation and grading permit shall be required prior to any grading or excavation activity when any of the following conditions apply:

1. Depth or Volume of Excavation/Fill

- a. Excavation exceeds two (2) feet in depth at any point;
- b. Fill exceeds one (1) foot in depth at any point;
- c. Fill exceeds fifty (50) cubic yards on any lot;

2. Structural Support

- a. Fill is placed for the purpose of supporting a building, structure, or other load-bearing improvement.

3. Location and Environmental Sensitivity

- a. Fill, excavation or grading occurs within a floodplain, wetland, or riparian area, or alters a drainage course;

4. Public Health and Safety

- a. The grading occurs in an area identified as containing or potentially containing contaminated soils or shallow wells (e.g. Eastside Transit Oriented Development (TOD) Overlay area).
- b. The grading, by reason of slope, soil conditions, or location, may create a hazard to public health, safety or property.

5. Engineered Plans and Land Use Approvals

- a. An engineered grading plan has been submitted in conjunction with a land use application (e.g. tentative plan, site plan), and grading activities are proposed prior to or outside of the capital improvement plan (CIP) approval process administered by Public Works;
- b. Grading is required by a condition of land use approval.

B. Review and Approval. Applications shall be reviewed and approved by the City of Central Point Public Works, Planning and Building Departments. When a permit is required, no grading or excavation shall occur prior to issuance. The permit shall not be issued until a grading plan, prepared pursuant to Section 15.18.040, has been reviewed and approved. Additional supporting data, including soils engineering and/or engineering geology reports may also be required. The plans and specifications shall be signed and prepared by a registered engineer.

15.18.030 Submittal Requirements

An application for an excavation and grading permit shall be submitted on a form provided by the City and accompanied by the required fee, a grading and drainage

plan, and supporting specifications prepared in accordance with this section. The proposed excavation and grading plan shall include the following information:

- A. The general location of the work to be shown on a vicinity map.**
- B. The name and address of the owner/developer and the person who prepared the plans. The legal description for the property shall also be included.**
- C. Property limits and accurate contours of the existing terrain, utilizing contours at two-foot (2') intervals for slopes of less than fifteen percent (15%) and ten-foot (10') intervals for slopes exceeding fifteen percent (15%) and the location of existing drainage and direction of flow.**
- D. The plan shall also indicate, when applicable, all existing wetlands, existing natural streams, intermittent and permanent; areas of high, moderate and slight stability hazard; excessively steep slopes (15% to 35% & 35% and greater); flood-prone areas and designated flood plains, showing elevations of the 100-year flood and poorly drained areas; and areas previously used as a land fill.**
- E. Street improvements and existing and proposed public storm water facilities.**
- F. Finished contours to be achieved by the grading along with the proposed drainage channels and related construction. Areas of cut and fill shall be identified in a manner to be easily identifiable.**
- G. For excavation and grading plans concerning land development, the proposed lot configurations with finished elevations at all corners are to be shown. Proposed contours will indicate necessary grading for street improvements, delineating edge of earth work for sidewalk construction.**
- H. Detailed plans of all subsurface and surface drainage devices, walls, cribbing, dams, and other protective devices to be constructed with, or as part of the proposed work.**
- I. Location of any existing or proposed buildings or structures, including retaining walls, on the property where the work is to be performed, and the location of any proposed or existing buildings or structures, including retaining walls, on land adjacent to the project which are within 15 feet of any area affected by the proposed grading operations.**
- J. Specifications shall contain information covering construction and material requirements; describing, but not limited to, soil compaction requirements, measures to mitigate soil erosion along with the background computations made for**

the sizing of drainage facilities. The specifications shall describe the maintenance responsibilities of all private storm water systems.

K. Plans for depositing the excavated soil at a particular on-site location or transporting it from the site.

Section 15.18.040 – Approval Criteria. An excavation and grading permit shall only be approved when the applicant demonstrates compliance with the following criteria:

1. Compliance with Applicable Codes and Standards

The proposed excavation and grading activities shall comply with:

1. Public Works Standards, including requirements for stormwater facilities and erosion control;

2. Oregon Drainage Law, including prevention of increased runoff or adverse impacts on downstream or adjacent properties; and

3. All other applicable local, state, and federal regulations, including but not limited to requirements for wetlands, riparian corridors, floodplain protection, and remediation of contaminated soils as required by the Oregon Department of Environmental Quality (DEQ).

2. Storm Drainage and Finished Grades

1. Finished grades shall direct stormwater runoff to approved storm drainage facilities or natural drainageways in a manner consistent with Public Works Standards.

2. No grading shall result in ponding, erosion, or diversion of stormwater onto adjoining properties.

3. Consistency with Approved Plans and Approvals

The excavation and grading plan shall conform to all applicable land use approvals and conditions of approval, including but not limited to tentative land divisions, site plan and architectural review approvals, conditional use permits, and subdivision plats.

4. Engineering Certification

Where required by the City, soils engineering, geotechnical, or civil engineering reports and stamped drawings shall demonstrate that the proposed grading, fills, and slopes are stable, safe, and suitable for the intended development.

5. Payment of Applicable Fee.

A fee for excavation and grading permits shall be collected when the excavation and grading plan is submitted for review. The fee shall be in accordance with the fee schedule established and amended from time to time by city council resolution.

SECTION 2. Codification. Provisions of this Ordinance shall be incorporated in the City Code and the word "ordinance" may be changed to "code", "article", "section", "chapter" or another word, and the sections of this Ordinance may be renumbered, or re-lettered, provided however that any Whereas clauses and boilerplate provisions (i.e. Recitals A-D) need not be codified and the City Recorder is authorized to correct any cross-references and any typographical errors.

SECTION 3. Effective Date. The Central Point City Charter states that an ordinance enacted by the Council shall take effect on the thirtieth day after its enactment. The effective date of this ordinance will be the thirtieth day after the second reading.

PASSED by the Council and signed by me in authentication of its passage this ____ day of _____ 2025.

Mayor Taneea Browning

ATTEST:

City Recorder



DEPARTMENT: Planning **MEETING DATE:** October 9, 2025

STAFF CONTACT: Stephanie Powers, Planning Director

SUBJECT: Alder Street Right-of-Way Vacation

SUMMARY AND BACKGROUND:

On June 12, 2025, the City Council adopted Resolution No. 1827 initiating proceedings to vacate a 10-foot by 200.74-foot section of public right-of-way along the north side of Alder Street between South Front Street and South First Street. The purpose of the vacation is to return unused right-of-way to the adjoining properties because there is no current or planned public need, such as street expansion or utility extension. A similar vacation was previously approved on the south side of Alder Street, which was incorporated into the Grange Co-op retail and garden center. Approval of the current request would create a consistent street section along this block of Alder Street.

The vacation benefits both the former Yellow Basket property at 163 South Front Street and the Jackson Soil and Water Conservation District office at 89 Alder Street. The request originated through discussions with the new Yellow Basket owners regarding redevelopment of the site, which occupies a prominent corner at South Front and Alder Streets. Along this frontage, a 10-foot-wide strip of right-of-way exists behind the sidewalk that is not needed for public purposes. Vacating this strip will return the land to private ownership, supporting redevelopment opportunities while maintaining adequate right-of-way for transportation and utility needs.

The Planning Commission conducted a public hearing on September 2, 2025, and, after reviewing the applicable criteria under ORS 271.080–271.130 and CPMC 17.05.500, unanimously adopted Resolution No. 935 recommending City Council approval of the Alder Street right-of-way vacation (Attachment 1).

At its September 25, 2025 meeting, the City Council conducted a duly noticed public hearing and forwarded the ordinance approving the right-of-way vacation to a second reading (Attachment 2).

PREVIOUSLY DISCUSSED/DECIDED:

On June 12, 2025, the City Council unanimously adopted Resolution No. 1827 initiating the Alder Street right-of-way vacation process.

FINANCIAL ANALYSIS:

The proposed right-of-way vacation does not create a direct financial impact to the City. Staff time associated with processing the request and conducting the public hearings is considered an in-kind contribution of existing resources. If approved, the City will incur minimal recording costs related to the quitclaim deed. No additional costs or revenues are anticipated.

LEGAL ANALYSIS:

Pursuant to ORS 271.080–271.130 and CPMC 17.05.500, right-of-way vacations initiated by the City Council are processed as legislative actions requiring public hearings before both the Planning Commission and the City Council. In order to approve a vacation, the governing body must determine that all statutory and local requirements have been satisfied.

The Alder Street right-of-way vacation has been evaluated against the applicable criteria and found to comply as follows:

1. **Public Notice.** Notice of the proposed vacation was provided in accordance with ORS 271.110 and CPMC 17.05.500. Mailed notice was sent to affected property owners on August 13, 2025, notices were posted at each end of the area on August 21, 2025, and publication occurred in the newspaper on August 24 and August 29, 2025. All notice requirements have been met.

Conclusion: Consistent.

2. **Agency and Utility Coordination.** The proposed vacation was referred to affected public agencies and utility providers, including Public Works, Rogue Valley Sewer Services (RVSS), Pacific Power, and Avista. No objections were received. Easements will be retained if necessary to ensure continued provision of utility services.

Conclusion: Consistent.

3. **Written Objections.** No written objections were received as of the date of this report. Under ORS 271.080, a vacation cannot be granted if a majority of affected property owners file objections. Since no such majority objection exists, the statutory requirement is satisfied.

Conclusion: Consistent.

4. **Public Interest.** The subject strip of right-of-way is not needed for transportation, utility, or access purposes. Adequate right-of-way will remain to serve vehicular, bicycle, and pedestrian circulation, with utility easements retained as needed. Vacating the strip will create a uniform street section consistent with prior City actions on the south side of Alder Street, while returning surplus land to private ownership. This action will support reinvestment on adjoining properties,

including redevelopment of the former Yellow Basket site, which is anticipated to provide community and economic benefits.

Conclusion: Consistent.

Based on these findings, the proposed Alder Street right-of-way vacation complies with all applicable statutory and local requirements and may be approved by the City Council.

COUNCIL GOALS/STRATEGIC PLAN ANALYSIS:

Responsible Governance

Goal 2 — Invite Public Trust.

Comment: The Alder Street right-of-way vacation demonstrates responsible management of City assets by returning surplus right-of-way not needed for public purposes to private ownership while maintaining transparency through the statutory hearing process.

Vibrant Economy

Goal 2 — Build upon past success to further the purpose of promoting downtown revitalization and renewal.

Goal 4 — Attract unique and quality businesses to the City of Central Point.

Comment: The proposed right-of-way vacation along a portion of Alder Street supports redevelopment of the former Yellow Basket property at a prominent corridor location, encouraging reinvestment, business activity, and community gathering opportunities. This is consistent with the City Council's goals to support a thriving economy in the downtown and to attract unique and quality businesses and services.

ATTACHMENTS/EXHIBITS:

1. Plannning Commission Resolution No. 935
2. City Council Ordinance (First Reading)
3. Vacation Quit Claim Deed Yellow Basket
4. Vacation Quit Claim Deed Jackson County Soil

STAFF RECOMMENDATION:

Move to approve the ordinance vacating a portion of Alder Street Public Right-of-Way between South Front Street and South First Street.

RECOMMENDED MOTION:

I move to approve Ordinance No. _____, an ordinance vacating a portion of Alder Street Public Right-of-Way between South Front Street and South First Street to a second reading.

PLANNING COMMISSION RESOLUTION NO. 935

**A RESOLUTION OF THE PLANNING COMMISSION RECOMMENDING CITY
COUNCIL APPROVAL OF THE CITY-INITIATED VACATION OF A PORTION OF
ALDER STREET PUBLIC RIGHT-OF-WAY BETWEEN SOUTH FRONT STREET AND
SOUTH FIRST STREET**

(File No. VAC-25001)

WHEREAS, the City of Central Point initiated a request to vacate a 10-foot by 200.74-foot section of undeveloped public right-of-way along the north side of Alder Street between South Front Street and South First Street, as described in the legal description and survey map attached hereto as Attachment A; and

WHEREAS, the subject right-of-way is located adjacent to the former Yellow Basket property (163 South Front Street) and the Jackson Soil and Water Conservation District office (89 Alder Street), identified on the Jackson County Assessor's Map as 37S2W10AA, Tax Lots 4400 and 4500; and

WHEREAS, pursuant to ORS 271.080–271.130 and CPMC 17.05.500, the proposed vacation has been processed as a legislative action requiring public hearings before both the Planning Commission and the City Council; and

WHEREAS, notice of the proposed vacation was provided consistent with statutory and local requirements, including mailed notice to affected property owners, posting of notices at each end of the affected right-of-way, and publication in a newspaper of general circulation; and

WHEREAS, affected public agencies and utility providers, including the City of Central Point Public Works Department, Rogue Valley Sewer Services, Pacific Power, and Avista, were notified of the proposed vacation and raised no objections; and

WHEREAS, at the time of the Planning Commission hearing, no written objections had been received from a majority of property owners within the affected area; and

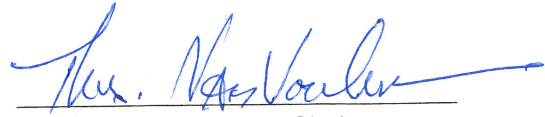
WHEREAS, the Planning Commission, having considered the staff report, findings of fact, conclusions of law, and testimony presented at the public hearing, finds that the proposed right-of-way vacation is consistent with the public interest, will not adversely affect public transportation or utility needs, and is consistent with prior City actions along Alder Street.

NOW, THEREFORE, BE IT RESOLVED:

Section 1. The Planning Commission hereby recommends that the City Council approve the vacation of a portion of Alder Street right-of-way as legally described and depicted in Attachment A.

Section 2. This recommendation is based upon the Staff Report dated September 2, 2025, the Planning Department Findings therein, and all attachments thereto, which are incorporated herein by reference.

PASSED by the Planning Commission and signed by me in authentication of its passage this 2nd day of September, 2025.


Planning Commission Chair

ATTEST:


City Representative

Located within Donation Land Claim No. 553 in the Northeast One-quarter of the Northeast One-quarter of Section 10, Township 37 South Range 2 West, of the Willamette Meridian in the city of Central Point, Jackson County, Oregon.

PREPARED FOR:
CITY OF CENTRAL POINT
140 South Third Street
Central Point, OR 97502

[illegible]

The property and right of choice being depicted herein are based in fact and are not for sale. The property and right of choice are not to be construed or intended for their true location.

Contents: Content without Material. It is not to be construed or intended for their true location.

All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted, in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the publisher.

1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2

[illegible][illegible]

Renewal Date 12/31/26

Carl Z. Neethling

OREGON
JULY 9, 2001
CAEL E. NEATHAMER
56545

PREPARED BY: Neathamer Surveying, Inc.
3126 State St, Suite 203
P.O. Box 1584
Medford, Oregon 97501
Phone (541) 732-2869
FAX (541) 732-1382

PLOT DATE: April 18, 2025
PROJECT NUMBER: 09002-T-70
Sheet 1 of 1 © L

ORDINANCE NO. _____

AN ORDINANCE VACATING A PORTION OF ALDER STREET PUBLIC RIGHT-OF-WAY BETWEEN SOUTH FRONT STREET AND SOUTH FIRST STREET

Recitals:

A. On June 12, 2025, the City Council adopted Resolution No. 1827 initiating proceedings to vacate a 10-foot by 200.74-foot section of undeveloped public right-of-way along the north side of Alder Street between South Front Street and South First Street, as described in the legal description and survey map attached hereto as Exhibit A.

B. The subject right-of-way is located adjacent to the former Yellow Basket property (163 South Front Street) and the Jackson Soil and Water Conservation District office (89 Alder Street), identified on the Jackson County Assessor's Map as 37S2W10AA, Tax Lots 4400 and 4500.

C. The Planning Commission conducted a duly noticed public hearing on September 2, 2025, and by Resolution No. 935 recommended approval of the proposed vacation.

D. Pursuant to ORS 271.080–271.130 and CPMC 17.05.500, notice of the proposed vacation was provided to affected property owners, posted on the site, and published in a newspaper of general circulation prior to the public hearings.

E. Affected public agencies and utility providers, including the City of Central Point Public Works Department, Rogue Valley Sewer Services, Pacific Power, and Avista, were notified of the proposal and raised no objections, with necessary easements to be retained as needed.

F. The City Council conducted a duly noticed public hearing on September 11, 2025, to consider the proposed vacation, the Planning Commission's recommendation, staff analysis, and any public or agency testimony received.

G. At the time of the public hearings, no written objections were received from a majority of affected property owners within the notice area.

H. The City Council finds that the subject right-of-way is not needed for current or future transportation or utility purposes, that adequate right-of-way will remain to serve the public, and that vacating the unused strip will support reinvestment on the adjoining properties and create a consistent street section along Alder Street.

Pg. 1 Ordinance No. _____; (Council Meeting 9/25/2025)

I. Based on the foregoing, the City Council finds that the proposed vacation will not adversely affect the public interest and meets the requirements of ORS 271.120 and CPMC 17.05.500.

THE PEOPLE OF THE CITY OF CENTRAL POINT DO ORDAIN AS FOLLOWS:

Section 1. Vacation. The portion of Alder Street public right-of-way described and depicted in Exhibit A is hereby vacated.

Section 2. Deed. The vacated property shall be conveyed to the abutting property owners by quit claim deed.

Section 3. Recording. A certified copy of this Ordinance, together with the attached legal description and survey map, shall be filed and recorded with the Jackson County Clerk in accordance with ORS 271.150.

Section 4. Effective Date. This Ordinance shall take effect 30 days following its passage by the City Council and approval by the Mayor.

Passed by the Council and signed by me in authentication of its passage
this _____ day of _____, 2025

Mayor Tanee W. Browning

ATTEST:

City Recorder

EXHIBIT "A"

ALDER STREET (WESTERLY OF ALLEY) RIGHT-OF-WAY VACATION DESCRIPTION SHEET

That certain real property being a 10.00-foot-wide strip of land within the northerly right-of-way of Alder Street, located between the alley and Front Street and adjacent to the southerly boundary of Lot 13, Block 16 per the plat entitled "TOWN OF CENTRAL POINT", recorded on June 4, 1887, and accepted as an annex to the original plat entitled "TOWN OF CENTRAL POINT", recorded February 29, 1887, in Volume 2 of Plats at Page 56 of the Records of Jackson County, Oregon (originally recorded in Volume 13 at Pages 431 and 432 of the Deed Records of Jackson County, Oregon), located within Donation Land Claim 53, in the Northeast One-quarter of the Northeast One-quarter of Section 10, Township 37 South, Range 2 West of the Willamette Meridian, in the City of Central Point, Jackson County, Oregon. The exterior boundary of said vacation is more particularly described as follows:

Beginning at the southwest corner of said Lot 13, being a point at the intersection of the northerly right-of-way of said Alder Street and the easterly right-of-way of said Front Street; thence North $54^{\circ}36'06''$ East, along said southerly boundary of Lot 13, being common with said northerly right-of-way of Alder Street, 100.37 feet to intersect with the westerly right-of-way of an alley per said plat; thence South $35^{\circ}25'40''$ East, along a projected line of said alley right-of-way, 10.00 feet; thence South $54^{\circ}36'06''$ West, parallel to and 10.00 feet southerly from, when measured at right angles to said Lot 13 and northerly right-of-way of Alder Street, 100.37 feet to intersect a projected line of aforesaid easterly right-of-way of Front Street; thence North $35^{\circ}25'47''$ West, along last said projected line, 10.00 feet to the Point of Beginning.

Containing 1,004 square feet (more or less).

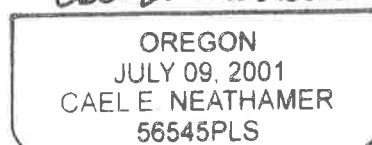
BASIS OF BEARINGS: Geodetic North referenced to the NAD83 2011 (Epoch 2010.00) datum, projected onto the Oregon Coordinate Reference System, Grants Pass-Ashland zone (references: OAR 734-005-0005, 734-005-0010 and 734-005-0015(3)(p)). Note that the grid bearings listed herein do not equal geodetic bearings due to meridian convergence.

Prepared by:
Neathamer Surveying, Inc.
3126 State Street, Suite 203
PO Box 1584
Medford, Oregon 97501
Phone: (541) 732-2869
Project Number: 09002-T-70

Date: May 29, 2025



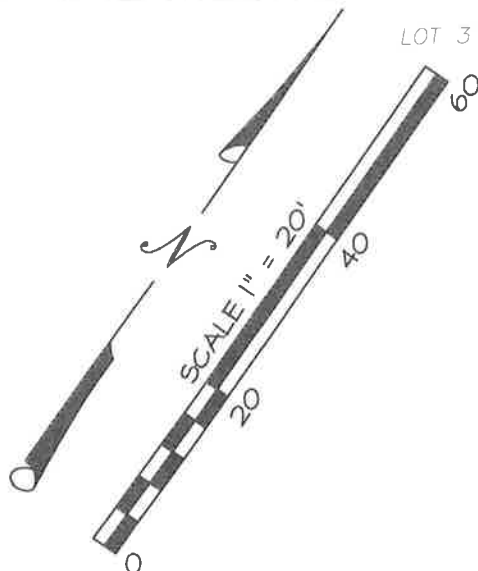
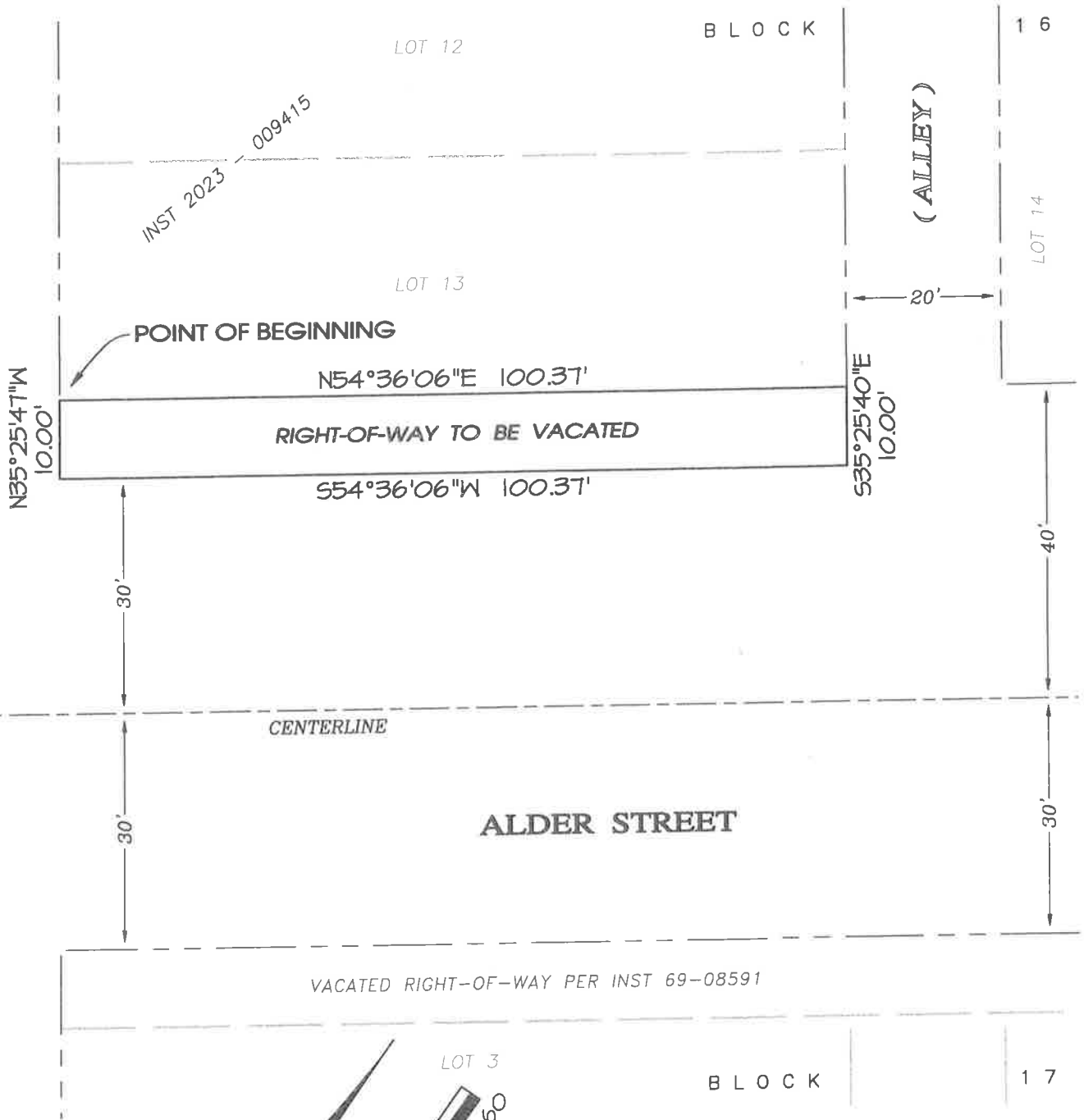
Cael E. Neathamer



EXPIRATION DATE: DEC. 31, *2026*

EXHIBIT "B"

FRONT STREET



REGISTERED
PROFESSIONAL
LAND SURVEYOR

Carl E. Neathamer

OREGON
JULY 9, 2001
CAEL E. NEATHAMER
56545

Renewal Date 12/31/26

EXHIBIT "A"

ALDER STREET (EASTERLY OF ALLEY) RIGHT-OF-WAY VACATION DESCRIPTION SHEET

That certain real property being a 10.00-foot-wide strip of land within the northerly right-of-way of Alder Street, located between the alley and First Street and adjacent to the southerly boundary of Lots 14, 15, and 16, Block 16 per the plat entitled "TOWN OF CENTRAL POINT", recorded on June 4, 1887, and accepted as an annex to the original plat entitled "TOWN OF CENTRAL POINT", recorded February 29, 1887, in Volume 2 of Plats at Page 56 of the Records of Jackson County, Oregon (originally recorded in Volume 13 at Pages 431 and 432 of the Deed Records of Jackson County, Oregon), located within Donation Land Claim 53, in the Northeast One-quarter of the Northeast One-quarter of Section 10, Township 37 South, Range 2 West of the Willamette Meridian, in the City of Central Point, Jackson County, Oregon. The exterior boundary of said vacation is more particularly described as follows:

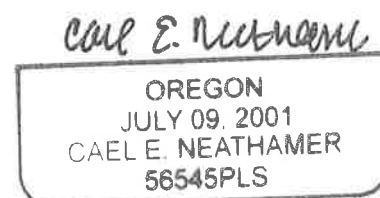
Beginning at the southeasterly corner of said Lot 16, being a point at the intersection of the northerly right-of-way of said Alder Street and the westerly right-of-way of said First Street; thence South $35^{\circ}25'34''$ East, along a projected line of said westerly right-of-way of First Street, 10.00 feet; thence South $54^{\circ}36'06''$ West, parallel to and 10.00 feet southerly from, when measured at right angles to said northerly right-of-way of Alder Street, being common with the southerly boundaries of said Lots 14, 15, and 16, 100.37 feet to intersect a projected line of an alley per said plat; thence North $35^{\circ}25'40''$ West, along last said projected line, 10.00 feet to the southwesterly corner of said Lot 14; thence North $54^{\circ}36'06''$ East, along aforesaid southerly boundaries of Lots 14, 15, and 16, 100.37 feet to the Point of Beginning.

Containing 1,004 square feet (more or less).

BASIS OF BEARINGS: Geodetic North referenced to the NAD83 2011 (Epoch 2010.00) datum, projected onto the Oregon Coordinate Reference System, Grants Pass-Ashland zone (references: OAR 734-005-0005, 734-005-0010 and 734-005-0015(3)(p)). Note that the grid bearings listed herein do not equal geodetic bearings due to meridian convergence.

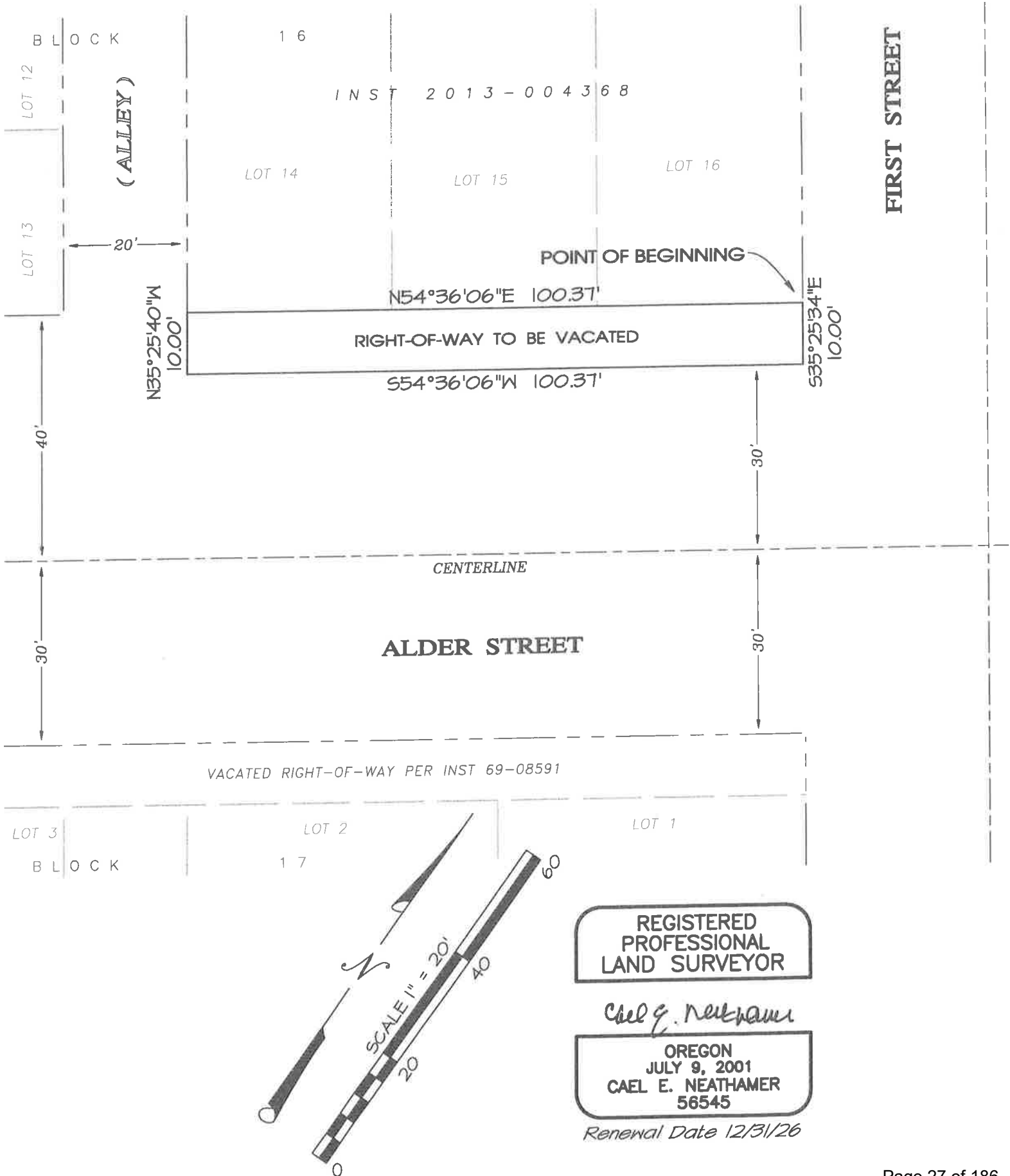
Prepared by:
Neathamer Surveying, Inc.
3126 State Street, Suite 203
PO Box 1584
Medford, Oregon 97501
Phone: (541) 732-2869
Project Number: 09002-T-70

Date: May 29, 2025



EXPIRATION DATE: DEC. 31, 2026

EXHIBIT "B"



After recording return to:

City of Central Point
140 S. Third Street
Central Point, OR 97502

**Until a change is requested,
all tax statements shall be sent
to the following address:**

Haus One, LLC
21 Winburn Way
Ashland, OR 97520

Grantor:

City of Central Point

Grantee:

Haus One, LLC

VACATION QUIT CLAIM DEED

City of Central Point, an Oregon municipal corporation, Grantor, does hereby release and quitclaim to Haus One, LLC, an Oregon limited liability company, Grantee, all right, title and interest in and to the real property described below, which real property was vacated, closed and abandoned by Ordinance No. _____ passed and approved by the City Council of the City of Central Point, Oregon on October 9, 2025.

See Exhibit A attached hereto.

There is no monetary consideration involved in this transfer. The true consideration for this conveyance is other consideration, consisting of Grantor's reservation of certain easements pertaining to the subject real property.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER

424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009,
AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this day of _____, 2025.

CITY OF CENTRAL POINT

By:

STATE OF OREGON)
) ss.
County of Jackson)

On this ___ day of _____, 2025, personally appeared before me , representative of
City of Central Point, a municipal corporation, and acknowledged said instrument to be
his/her voluntary act and deed.

Notary Public for Oregon
My Commission Expires:_____

After recording return to:

City of Central Point
140 S. Third Street
Central Point, OR 97502

**Until a change is requested,
all tax statements shall be sent
to the following address:**

Jackson Soil and Water Conservation District
573 Parsons Drive
Medford, OR 97501

Grantor:

City of Central Point

Grantee:

Jackson Soil and Water Conservation District

VACATION QUIT CLAIM DEED

City of Central Point, an Oregon municipal corporation, Grantor, does hereby release and quitclaim to Jackson Soil and Water Conservation District, a special district of the state of Oregon, Grantee, all right, title and interest in and to the real property described below, which real property was vacated, closed and abandoned by Ordinance No. _____ passed and approved by the City Council of the City of Central Point, Oregon on October 9, 2025.

See Exhibit A attached hereto.

There is no monetary consideration involved in this transfer. The true consideration for this conveyance is other consideration, consisting of Grantor's reservation of certain easements pertaining to the subject real property.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER

424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009,
AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this day of _____, 2025.

CITY OF CENTRAL POINT

By:

STATE OF OREGON)
) ss.
County of Jackson)

On this ___ day of _____, 2025, personally appeared before me , representative of
City of Central Point, a municipal corporation, and acknowledged said instrument to be
his/her voluntary act and deed.

Notary Public for Oregon
My Commission Expires:_____



DEPARTMENT: Administration

MEETING DATE: October 9, 2025

STAFF CONTACT: Sydnee Dreyer, City Attorney

SUBJECT: Ordinance Amending 8.04.060 Ice and Snow Removal

SUMMARY AND BACKGROUND:

Following major snow storms last winter, Council directed staff to bring back an ordinance providing greater flexibility regarding removal of snow and ice. In particular, current code language requires that snow and ice be removed from sidewalks within the first 2 hours of daylight after snow has fallen. However, in the event of multiple-day snow storms, and/or physical limitations of the homeowner or occupant, this standard has proved difficult to enforce.

In an effort to provide a clear standard for snow/ice removal, and allow flexibility for certain individuals and circumstances, the draft ordinance requires a standard for clearing after the snowfall or freezing event has subsided. In addition, the ordinance requires city staff to adopt an implementation plan that will allow the city to address requests for assistance. The ordinance also provides the city manager with the discretion to determine that the ordinance will not be enforced, for example in emergency situations in which it would be impractical to enforce. Lastly, the draft ordinance would also establish a violation if a person clears the snow and ice onto a public street, transit stop, sidewalk or other public property.

The Council considered the first reading of the Ordinance on September 25, 2025 and forwarded the draft ordinance to a second reading.

PREVIOUSLY DISCUSSED/DECIDED:

First Reading - September 25, 2025.

FINANCIAL ANALYSIS:

LEGAL ANALYSIS:

COUNCIL GOALS/STRATEGIC PLAN ANALYSIS:

Community Investment.

GOAL 1 - Build a strong city that is fiscally sustainable and provides enhanced services and small-town nuance.

Community Engagement.

GOAL 1 - Build strong relationships between government and its citizens.

STRATEGY 5 – Maintain a safe community that is known for its compassionate outreach to citizens. Develop strategies to work with vulnerable populations compassionately.

ATTACHMENTS/EXHIBITS:

1. Ordinance Amending 8.04.060 Snow Removal

STAFF RECOMMENDATION:

Make a motion to approve the Ordinance.

RECOMMENDED MOTION:

I move to approve Ordinance No. _____, an Ordinance amending Central Point Municipal Code 8.04.060 - Ice and Snow Removal.

ORDINANCE NO. _____

AN ORDINANCE AMENDING CENTRAL POINT MUNICIPAL CODE 8.04.060 – ICE AND SNOW
REMOVAL

RECITALS:

- A. Pursuant to CPMC 1.01.040, the city council may from time to time revise its municipal code which shall become part of the overall document and citation.
- B. Currently City Code provides that within 2-hours of daylight, after snow has fallen or ice has accumulated, the person owning or controlling the premises abutting the public sidewalk shall remove the snow or ice.
- C. The Council finds that during winter storms it may be impractical or unsafe for owners to remove such snow or ice, and it is difficult for staff to enforce these provisions in severe winter events.
- D. Council finds that while unabated accumulation of snow and ice may threaten public health and safety, additional flexibility is advised to address situations and weather on a case by case basis.
- E. Words ~~lined through~~ are to be deleted and words **in bold** are added.

THE PEOPLE OF THE CITY OF CENTRAL POINT DO ORDAIN AS FOLLOWS:

SECTION 1. CPMC 8.04.060 is hereby amended in its entirety to read as follows:

8.04.060 Ice and Snow Removal and Deposits

~~No person owning or controlling premises, improved or unimproved, abutting upon a public sidewalk within the city shall:~~

~~A. Permit snow to remain on the sidewalk for a period longer than the first two hours of daylight after the snow has fallen;~~

~~B. Permit the sidewalk to be covered with ice. It shall be the duty of the person within the first two hours of daylight after the ice has formed to remove ice accumulating on the sidewalk or to properly cover it with sand, ashes or other suitable material to assure safe travel. (Ord. 817 §3, 1966).~~

A. It shall be the duty of the owner, occupant or other person or entity in charge of any occupied property which abuts upon a public sidewalk within the city to remove or cause to be removed snow or ice from the entire width of the sidewalk, including any adjacent curb-cut, up to a maximum width of 36-inches, and if the same cannot be entirely removed, shall apply sand or other proper substance so that the sidewalk is safe for public travel.

B. Snow or ice below three (3) inches shall be removed within 24-hours, and snow or ice over three (3) inches shall be removed within 36-hours of the cessation of such snow fall or freezing (Snowfall as measured by the National Oceanic and Atmospheric Administration at the Medford International Airport).

C. Any person who violates subsections A and B may be assessed a civil penalty of \$50 for sidewalks less than 200 linear feet in length, or \$100 for sidewalks more than 200 linear feet in length.

D. Notwithstanding the assessment of a penalty under subsection C, the city may remove snow or ice which has not been removed pursuant to subsections A and B, and recover abatement costs against the property owner or other person or entity in charge of maintenance of the property in addition to issuance of penalties under subsection C.

E. No person shall plow, shovel or blow any snow or ice from private property onto a public street, crosswalk, transit stop, sidewalk or any public property.

F. Any person convicted of violating subsection E shall be subject to punishment under the general penalty ordinance. Each day of such violation constitutes a new offense. Notwithstanding subsection E, the City may remove any snow or ice which has been moved into the public right-of-way pursuant to subsection E, and recover abatement costs against the owner or other person or entity in charge of maintenance of the property, in addition to the general penalty under this subsection F.

G. Certain individuals may establish an exemption from the requirements of subsections A and B if the individual is disabled, over the age of sixty-five, or otherwise physically incapable of complying with the requirements of subsections A and B. City staff shall adopt an implementation plan to develop mechanisms to facilitate assistance for persons who qualify for the exemption.

H. The City Manager is authorized, in the city manager's discretion, based on weather conditions, to extend the timeframes required for compliance with this ordinance, reduce the required width of sidewalk from which snow and ice must be removed, and/or suspend enforcement of the ordinance.

I. In enforcing this ordinance, enforcement efforts should initially target locations and situations that pose a safety hazard or impair access to transit or essential service (e.g. schools, hospitals, medical facilities, groceries) as determined in the city's sole discretion.

SECTION 2. Codification. Provisions of this Ordinance shall be incorporated in the City Code and the word "ordinance" may be changed to "code", "article", "section", "chapter" or another word, and the sections of this Ordinance may be renumbered, or re-lettered, provided however that any Whereas clauses and boilerplate provisions (i.e. Recitals A-E) need not be codified and the City Recorder is authorized to correct any cross-references and any typographical errors.

SECTION 3. Effective Date. The Central Point City Charter states that an ordinance enacted by the Council shall take effect on the thirtieth day after its enactment. The effective date of this ordinance will be the thirtieth day after the second reading.

PASSED by the Council and signed by me in authentication of its passage this ____ day of _____ 2025.

Mayor Tanea Browning

ATTEST:

City Recorder



DEPARTMENT: Administration

MEETING DATE: October 9, 2025

STAFF CONTACT: Chris Clayton, City Manager

SUBJECT: Resolution Approving Sale Agreement-Old Corp Yard

SUMMARY AND BACKGROUND:

The City of Central Point owns real property located on 399 South Fifth Street, commonly referred to as Map No. 372W11BB, Tax Lots 6300 and 8200 which is the location of the former Public Works Corporation Yard (the "Property"). The Property had been leased to Pathways for the last several years. Pathways provided written notice to terminate the lease and has exited the Subject Property. RVCOG reached out to the City to purchase the Property for its Meals on Wheels program and other related uses. The City Council determined that the Property is not needed for municipal public use and that is in the public interest to sell the Property to RVCOG as authorized by CPMC 2.40.120.1 per Resolution No. 1847 and directed staff to negotiate the sale agreement for the appraised value.

Staff has negotiated a Real Estate Purchase and Sale Agreement with RVCOG, based upon the appraised value of the Property for \$1,050,000.00. The Agreement provides RVCOG 90-days from the date of execution to complete its due diligence, in order to allow RVCOG sufficient time to obtain a Phase 1 Environmental Review.

PREVIOUSLY DISCUSSED/DECIDED:

August 28, 2025 Council Meeting.

FINANCIAL ANALYSIS:

LEGAL ANALYSIS:

Council is authorized to negotiate a direct sale of surplus property as provided in CPMC 2.40.120.1.

COUNCIL GOALS/STRATEGIC PLAN ANALYSIS:

Community Investment.

Goal 2. STRATEGY 1 – Develop and maintain positive partnerships with public and private entities and the community to understand community needs, and leverage resources to develop and deliver opportunities for personal, professional, and/or vocational development. (Recreation Programs, Maker Space, Artisan Corridor, Volunteerism, Community Events, etc.) (Nurturing individuals skills and personal growth is an essential element to Central Point's vitality. While this is an organic process that

must be desired by individuals in the population, the City can make investments that consider and further the goal of providing an environment that is supportive of this objective.)

Responsible Governance.

Goal 1. STRATEGY 2 – Work with partner agencies and stakeholders to eliminate redundancy and maximize efficiency in all areas.

ATTACHMENTS/EXHIBITS:

1. PSA - RVCOG PW Facility 9.25.25
2. Exh A Promissory Note Secured - RVCOG
3. Exh B Trust Deed RVCOG PW Facility
4. Reso Approving Sale of Property
5. APPRAISAL_399 S Fifth Street
6. 2025-07-01_5th St-Old PW Topo_CN signed

STAFF RECOMMENDATION:

Make a motion to approve the Resolution.

RECOMMENDED MOTION:

I move to approve Resolution No. _____, a Resolution approving that Real Estate Purchase and Sale Agreement with Rogue Valley Council of Governments for real property located at 399 South Fifth Street (MAP NO. 372W11BB TAX LOTS 6300 & 8200) and authorizing the City Manager to execute the agreement.

REAL ESTATE PURCHASE AND SALE AGREEMENT

DATE: _____, 2025 (date of last signature)

BETWEEN: **City of Central Point, Oregon** (“Seller”)
An Oregon municipal corporation
140 South Third Street
Central Point, Oregon 97502-2216

AND: Rogue Valley Council of Governments (“Purchaser”)
P.O. Box 3275
Central Point, Oregon 97502

RECITALS

A. Seller is the owner of certain real property located at 399 S. 5th Street, Central Point, Jackson County, Oregon, Oregon, and commonly known as Map No. 37-2W-11BB Tax Lots 8200 and 6300 as well as an alleyway to be vacated by the City of Central Point (“the subject property”). The subject property is a total of approximately 1.48 acres in size (Tax Lot 6300 -.71 acres; Tax Lot 8200 -.67 acres; and the alleyway -.10 acres), is zoned civic and is improved with a 4,000 s.f. commercial shop (including a pump house), a 1440 s.f. commercial shop, a 3,040 s.f. office/yard building, covered parking and car wash station, storage, water tank and other miscellaneous improvements.

B. Seller desires to sell the subject property to Purchaser and Purchaser desires to purchase the subject property from Seller subject to the terms of this Agreement.

AGREEMENT

In consideration of the mutual promises, covenants and undertakings of the parties herein contained, the parties hereby agree as follows:

1. Recitals. The parties acknowledge and agree that the Recitals set forth above are incorporated herein and deemed a material part of this Agreement.

2. Purchase Price. Seller agrees to sell and convey all of Seller's right, title and interest in the subject property to Purchaser and Purchaser agrees to buy the subject property from Seller for the sum of **One Million Fifty Thousand and No/100 Dollars (\$1,050,000.00)** ("the Purchase Price").

2.1 The Purchase Price shall be paid as follows:

2.1.1 At closing, by execution of a Promissory Note in the amount of **One Million Fifty Thousand and No/100 Dollars (\$1,050,000.00)**, to be executed by Purchaser to Seller, said Note to be secured by a Trust Deed to be recorded against the Property. The Note shall be payable in equal annual installments of **One Hundred One Thousand One Hundred Fifty-Nine and 40/100 Dollars (\$101,159.40)** including interest for a term of Fifteen (15) years, with the first annual installment commencing on December 1, 2026 and continuing at annual intervals thereafter on the same day of each successive year. Interest: 5.0% per year. The Note and Deed of Trust shall be in a form as substantially as set forth in the attached Exhibits A and B which are incorporated herein by reference.

3. Title. Seller warrants and represents that Seller is the fee simple owner of the subject property and that Seller has the right and authority to convey the subject property to Purchaser free and clear of any other claims of title and subject only to encumbrances of record and such recurring assessments and liens for real property taxes, irrigation districts or other governmental or quasi-governmental entities. Seller shall convey title to the subject property by Statutory Warranty Deed, properly executed and notarized conveying title to Purchaser. Seller, at Seller's sole expense, shall provide Purchaser with a standard owner's title insurance policy in the amount of the Purchase Price from Ticor Title Insurance located at 1555 East McAndrews Road, Suite #100, Medford, Oregon, 97504 ("the Escrow Agent"). Purchaser, at Purchaser's sole expense, shall have the right to instruct the Escrow Agent to issue additional title insurance endorsements desired by Purchaser. Upon complete execution of this Agreement, Seller, at Seller's sole expense, shall order a preliminary title report ("Title Report") from the Escrow Agent with a copy of the Title Report being delivered to Purchaser. Purchaser shall have 15 business days from the date of Purchaser's receipt of the Title Report in order to notify Seller in writing of any exceptions unacceptable to Purchaser ("Objection Notice"). Seller shall notify Purchaser of its intent to remove or not to remove the exceptions stated in the Objection Notice within 10 business days of Seller's receipt of the Objection Notice. Purchaser shall have no obligation to close if the parties are unable to resolve title issues concerning the subject property. Purchaser's failure to issue Seller the Objection Notice within the time allowed will be deemed as Purchaser's acceptance of the exceptions to title set forth in the Title Report.

4. Due Diligence Contingency. Purchaser's purchase of the subject property is contingent upon Purchaser's inspection, review and approval of the physical condition of the subject property, including, but not limited to, title matters, the physical and environmental condition of the subject property, an appraisal, governmental regulations affecting the subject property, and all matters that bind the subject property or will affect its use ("the Due Diligence Contingency"). Purchaser shall provide Seller prior written notice of any intended physical testing to be conducted on the subject property. In the event of physical testing conducted on the subject property, Purchaser, at Purchaser's sole expense, shall cause the subject property to be restored to its original condition unless such requirement is waived in writing by Seller. Purchaser shall give written notice to Seller no later than 5:00 p.m. on the 90th day following the date of this Agreement of Purchaser's intent to remove or not to remove the Due Diligence Contingency. In the event no written notice is given to Seller within the Due Diligence Period to remove the Due Diligence Contingency, the Due Diligence Contingency shall be deemed waived by Purchaser. In the event Purchaser elects not to remove the Due Diligence

Contingency in accordance with this Section, this Agreement shall be deemed terminated without further notice to the parties.

5. City Council Contingency. The sale of the subject property is contingent upon the Central Point City Council's approval of this transaction. In the event the City Council Contingency is not met prior to Closing, this Agreement shall be deemed terminated.

6. Conditions of Access. Purchaser and its agents must have full access for the purpose of conducting Purchaser's inspections and satisfying other contingencies described herein. Purchaser agrees to indemnify and hold Seller harmless from all loss, damage, or liability caused as a result of Purchaser or Purchaser's agents' access to the Property under this Section 6, which obligations shall survive any termination of this Agreement or Purchaser's completion of the purchase of the Property. Purchaser shall not conduct any invasive testing of the Property (e.g., Phase II environmental testing) without Seller's prior written consent, which shall not be unreasonably withheld, conditioned, or delayed.

7. As Is. Except as otherwise stated herein, the parties hereby acknowledge and agree that this is an "AS IS" transaction and, except as otherwise expressly stated herein, Seller makes no representations or warranties as to the condition of subject property, or its fitness for a particular purpose.

8. Due Performance. Due performance of the terms, conditions, and agreements of this Agreement to be performed by a party and the accuracy of the representations and warranties of each as of the Closing Date is a condition to closing by the other party. Such performance shall include, without limitation, execution and delivery in proper form of all of the documents required hereunder to be delivered on the Closing Date and the rendering of all other performances and undertakings contemplated hereunder.

9. Closing Date. Closing shall occur no more than thirty (30) days following the completion of the Due Diligence period ("Closing Date") at the offices of the Escrow Agent. The terms *closed*, *closing* or *closing date* mean when the deed is recorded, and funds are available to Seller.

10. Casualty and Condemnation.

10.1 Casualty or Condemnation. In the event of threatened or actual condemnation of a material portion of the subject property prior to the Closing Date, at Purchaser's option, Purchaser may elect to proceed with the purchase of the subject property or may terminate this Agreement by written notice to Seller provided within ten (10) days after Purchaser's receipt of written notice of the occurrence of such threatened or actual condemnation. In the event Purchaser elects to terminate this Agreement, and neither party shall have any further rights, liabilities or obligations hereunder.

10.2 Election to Close. If Purchaser elects to proceed with the purchase of the subject property despite a condemnation action, then upon Closing, all condemnation proceeds shall be paid towards payment of the Purchase Price. The Purchase Price shall not be reduced, Purchaser shall have no claim against Seller relating to such condemnation other than any claim

relating to the delivery of any condemnation proceeds and Purchaser shall acquire the subject property at Closing in its then condition.

10.3 Risk of Loss. Except as otherwise provided herein, the risk of loss prior to Closing rests with Seller.

11. Closing Provisions.

11.1 Closing. This purchase and sale transaction shall be closed on the Closing Date, unless otherwise extended pursuant to mutual agreement of the parties, at the offices of the Escrow Agent.

11.2 Funds and Documents.

11.2.1 Purchaser's Funds and Documents. On or before the Closing Date, Purchaser shall cause to be delivered to the Escrow Agent, for delivery to Seller on the Closing Date, each of the following:

(a) All funds required of Purchaser by reason of the prorations and adjustments described herein and the obligations of Purchaser for costs and expenses as set forth herein.

(b) All documents required pursuant to this Agreement, properly executed by Purchaser.

11.2.2 Seller's Documents. On or before the Closing Date, Seller shall cause to be delivered to the Escrow Agent, for delivery to Purchaser on the Closing Date, each of the following:

(a) Any funds necessary to satisfy Seller's obligations arising from the prorations and adjustments described herein and for costs and expenses as set forth herein, if any.

(b) All documents required pursuant to this Agreement, properly executed by Seller.

11.3 Adjustments and Prorations on Closing. Seller and Purchaser understand that certain items will need to be prorated among the parties at Closing including, but not limited to real property taxes, if any. Real estate taxes payable for the current year, if any, shall be prorated on the Closing Date between the Seller and the Purchaser.

11.4 Costs of Closing.

11.4.1 Seller's Costs and Expenses. At Closing, Seller shall pay (i) one-half of the Escrow Agent's fee; (ii) the premium for an Owner's standard title insurance policy in the amount of the Purchase Price; (iii) all recording and miscellaneous charges customarily attributable to a Seller in similar transactions; and (iv) attorney fees incurred by Seller with respect to negotiating this Agreement, if any.

11.4.2 Purchaser's Costs and Expenses. At Closing, Purchaser shall pay (i) one-half of the Escrow Agent's Fee; (ii) any premium for additional title insurance endorsements desired by Purchaser over and above those provided by a standard title insurance policy (iii)

all recording and miscellaneous charges customarily attributable to purchasers in similar transactions; and (iv) all attorneys' fees incurred by Purchaser with respect to negotiating this Agreement, if any.

12. Remedies.

12.1 Seller's Breach. If Seller breaches this Agreement or fails to close the sale contemplated hereby through no fault of Purchaser, Purchaser shall be entitled to DAMAGES, SPECIFIC PERFORMANCE OR OTHER INJUNCTIVE OR EQUITABLE RELIEF.

12.2 Purchaser's Breach. If Purchaser breaches this Agreement and fails to close the sale contemplated hereby through no fault of Seller, Seller shall be entitled to DAMAGES, SPECIFIC PERFORMANCE OR OTHER INJUNCTIVE OR EQUITABLE RELIEF.

13. Brokerage Fees. No real estate brokerage fee or commission is owing in conjunction with this transaction.

14. Seller's Additional Conditions. Purchaser acknowledges that the subject property is currently developed with a water tower and associated pump station which is anticipated to eventually be decommissioned by the City. A survey map has been prepared depicting the water tower, pump station and utility easements to be reserved by City as depicted at Exhibit C attached hereto and incorporated herein by reference. To ensure the City has access for maintenance and eventual removal of the water reservoir and pump station, City will record, as a condition of closing, access and maintenance easements for the benefit of the City which shall run with the subject property.

15. Alley Vacation Contingency. The parties acknowledge and agree that this transaction is contingent upon the Seller, acting in its municipal capacity, vacating that 20-foot wide alley bisecting the subject property at Seller's sole cost.

16. Miscellaneous Provisions.

16.1 Assignment. The parties' rights and obligations under this Agreement shall not be assigned to any third party without the other party's prior written consent.

16.2 Possession. Purchaser shall be entitled to possession of the subject property on the Closing Date.

16.3 Attorneys' Fees. In any proceeding brought to enforce this Agreement or to determine the rights of the parties under this Agreement, the prevailing party shall be entitled to collect, in addition to any judgment awarded by a court, its reasonable attorney fees incurred, and all costs and expenses incurred in connection with such a lawsuit, including attorney fees, expenses of litigation, and costs of appeal. For purposes of this Agreement, the prevailing party shall be that party in whose favor final judgment is rendered or who prevails, if both parties are awarded judgment. The term "proceeding" shall mean and include arbitration, administrative, bankruptcy, and judicial proceedings including appeals.

16.4 Notices. Notices under this Agreement shall be in writing and shall be effective when actually delivered by hand delivery, electronic correspondence or United States mail directed to the other party at the address set forth below, or to such other address as the party may indicate by written notice to the other:

Seller:

City of Central Point
c/o Chris Clayton
140 South Third Street
Central Point, Oregon 97502-2216
chris.clayton@centralpointoregon.gov

and

Sydnee B. Dreyer
O'Connor West, LLC
670 G Street
Jacksonville, Oregon 97530
sbd@pacificland.law

Purchaser:

Rogue Valley Council of Governments
c/o Ann Marie Alfrey
P.O. Box 3275
Central Point, Oregon 97502

and

Douglas M. McGeary
Attorney at Law
2 N. Oakdale Ave.
Medford, OR 97501
doug@douglasmmcgeary.com

16.5 Amendment. This Agreement may be amended only by written instrument executed by Seller and Purchaser.

16.6 Representations and Warranties. All representations and warranties made herein shall survive Closing.

16.7 Entire Understanding. This Agreement, and the documents incorporated herein, consists of the entire Agreement between the parties with relation to the conveyance of the subject property.

16.8 Time of Essence. Time is of the essence of this Agreement.

16.9 Applicable law. This Agreement shall be governed by and construed in accordance with the laws of the State of Oregon.

16.10 Counterparts. This Agreement may be executed by the parties in separate counterparts. For the purposes of this Agreement, a facsimile or electronic copy of a signature shall have the same force and effect as an original signature.

16.11 Statutory Disclaimer.

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS THAT, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND THAT LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, IN ALL ZONES. 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. 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 VERIFY THE EXISTENCE OF FIRE PROTECTION FOR STRUCTURES 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.

Remainder of page intentionally blank

IN WITNESS WHEREOF, the parties have executed this Agreement on the dates set forth below.

SELLER:

CITY OF CENTRAL POINT

Date: _____, 2025

PURCHASER:

ROGUE VALLEY COUNCIL OF
GOVERNMENTS

Date: _____, 2025

By: Chris Clayton, City Manager

By: Ann Marie Alfrey, Executive Director

Exhibit A
PROMISSORY NOTE
Secured

\$1,050,000.00

_____, 2025
Central Point, Oregon

For value received, the undersigned (“**Borrower**”), promises to pay to the order of City of Central Point, a municipal corporation, 140 S. Third Street, Central Point, OR 97502 or at another place that the holder of this Note may designate (“**Lender**”), the principal sum of ONE MILLION FIFTY THOUSAND AND NO/100 DOLLARS (\$1,050,000.00), or as much as may be advanced under this Note, together with interest, payable in the manner and on the terms set forth in this Note. This loan is a purchase money loan, secured by the Property (as defined below) by a first position deed of trust as set forth below dated the same day as this Note and is contemplated in that certain Real Estate Purchase and Sale Agreement dated effective as of _____, 2025, as hereafter amended, with Borrower as Purchaser and Lender as Seller (the “**Purchase and Sale Agreement**”). Capitalized terms used in this Note that are not otherwise defined have the meanings assigned to them in the Purchase and Sale Agreement.

1. *Interest Rate.* Interest will accrue on the principal at a rate of 5.0% per annum and the payments will be amortized over 15 years, with the first monthly interest and principal payment starting as of December 1, 2026, as so amortized.

2. *Payments.* Borrower will make annual installments of principal and interest of not less than **\$101,159.40** each, as set forth in the attached amortization schedule (amortized over 15 years from December 1, 2026), attached as Exhibit A. The first such interest and principal installment must be paid on or before December 1, 2026, and subsequent installments must be paid on the same day of the year thereafter until the entire Note is paid in full. Each payment will be applied first to any expenditures incurred by Lender under this Note pursuant to Section 7, second to any late charges that have accrued under this Note; third, to the interest on the principal as of the date of payment; and fourth, the balance to the principal. Checks will constitute payment only when collected.

3. *Prepayments.* Borrower has the right to prepay this Note, in whole or in part, in cash at any time with no prepayment penalty. No Prepayment Fee will be required to be paid in connection with payment of fire, casualty, or condemnation proceeds to the Lender in accordance with the provisions of the Trust Deed.

4. *Default and Acceleration.* Lender may declare the principal of this Note, together with interest, to be due and payable in the event (a) that Borrower defaults in the performance of, or compliance with, any of the terms and provisions of this Note or the Trust Deed given as security, after not less than 5 days’ written notice to Borrower specifying with reasonable particularity the nonperformance or noncompliance and Borrower’s failure to correct the default within that time period; or (b) in the event of the bankruptcy or insolvency of any party having liability on this Note, or any assignment for the benefit of creditors, or the commencement of an action for the appointment of a receiver for the properties of any such party or other action or proceedings under the federal bankruptcy laws that is not dismissed within 75 days after the date of filing. Any forbearance or failure to exercise this right will not constitute a waiver of Lender’s right to exercise the right with respect to the default and any subsequent default.

5. *Default Interest Rate.* In the event of a default, Lender will have the right, in addition to any other remedy set forth in this Note, to increase the interest rate set forth in this Note by an additional five percent per annum, until the default is cured or until the Note is paid in full.

6. *Late-Payment Charge.* Borrower will pay to Lender a late charge ("**Late Charge**") of two and one-half percent (2.5%) of any annual installment not received by Lender within 10 days after the payment is due. Any unpaid Late Charge will become part of the indebtedness due under this Note and will be added to any subsequent payments due under the Note. Lender's acceptance of any Late Charge will not be deemed a cure of any default under the Note and such acceptance will not constitute a waiver of any of Lender's rights under the Note or the Security Instrument securing this Note. The Late Charge will be in addition to all other rights and remedies available to Lender on the occurrence of a default under the Note. Lender's failure to collect the Late Charge will not constitute a waiver of Lender's right to require payment of the Late Charge for past or future defaults.

7. *Attorneys' Fees; Costs.* If the holder of this Note takes any action, judicial or otherwise, to enforce this Note, the holder of this Note will be entitled to recover from Borrower all expenses that the holder of this Note may reasonably incur in taking such action, including, but not limited to, costs and expenses provided by statute or otherwise, as well as reasonable attorney fees determined by the court, whether incurred in a suit or action or on appeal from a judgment or decree, in connection with any bankruptcy proceeding, or in connection with a nonjudicial action. Upon demand, Borrower will reimburse the holder of this Note for expenses so incurred, together with interest from the date of invoice to Borrower until repaid at the rate specified in section 1.

8. *Governing Law; Severability.* This Note is to be governed by and construed in accordance with the laws of Oregon. If any provision or clause of this Note is construed by a court of competent jurisdiction to be void, invalid, or unenforceable, that construction will not affect other provisions of this Note that can be given effect without the void, invalid, or unenforceable provision, and to this end the provisions of this Note are declared to be severable.

9. *Waiver of Protest.* Borrower and each present or future maker, surety, endorser, and signatory to this Note, in whatever capacity, waives presentment, demand, protest, notice of dishonor, and all suretyship defenses, and agrees that the Lender may exercise its rights under the Note in any order and at any time. Without notice to any such person (except for any notice to borrower specified in this Note and without the need to obtain further consent from any party), and without in any way diminishing the obligations of any person, Lender may (a) deal with any such person with reference to this Note by way of forbearance, extension, modification, compromise, or otherwise; (b) extend, release, surrender, exchange, compromise, discharge, or modify any right or obligation secured by or provided in this Note, the Trust Deed, or any other document securing this Note; and (c) take any other action that the holder may deem reasonably appropriate to protect its interest in the collateral under the Trust Deed.

10. *Time Is of the Essence.* Time is of the essence under this Note.

11. *Limitation of Interest.* In no event will any payment of interest or any other sum payable under this Note exceed the maximum amount permitted by applicable law. If it is established that any payment(s) exceeding lawful limits have been received, the holder and payee of such amount(s) will refund such excess or, at its option, credit the excess amount(s) to the principal. Such payments will not affect the obligation to make other payments required under this Note that do not cause the lawful limits to be exceeded.

12. *Security.* This Note is secured by, among other things, a Deed of Trust dated as of the date of this Note among Borrower, as Trustor, to Ticor Title Insurance, as Trustee, in favor of

Lender, as Beneficiary (“**Security Instrument**”) encumbering the Mortgaged Property. This Note evidences, and the Trust Deed and any of the other documents that provide that they secure this Note secure, the indebtedness described in this Note, any further loans or advances that may be made to or on behalf of Borrower by Lender at any time or times hereafter under the Trust Deed, and any other amounts required to be paid by Borrower under any of the Loan Documents that provide that they secure this Note; and any such loans, advances, or amounts will be added to the indebtedness evidenced by this Note, and will bear interest at the interest rate set forth in this Note.

13. *Bankruptcy.* Borrower agrees that, notwithstanding ORS 73.0602 and ORS 73.0604, any payment under this Note that is avoided in a later bankruptcy proceeding or otherwise will not be deemed a payment, and Borrower’s obligations under the Note will be reinstated or supplemented, or both, to the extent of any payment so avoided. In that event, Borrower will not be discharged even if this Note has been canceled, renounced, or surrendered.

14. *Statute-of-Frauds Notice.* UNDER OREGON LAW, MOST AGREEMENTS, PROMISES, AND COMMITMENTS MADE BY LENDER CONCERNING LOANS AND OTHER CREDIT EXTENSIONS WHICH ARE NOT FOR PERSONAL FAMILY OR HOUSEHOLD PURPOSES OR SECURED SOLELY BY THE BORROWER’S RESIDENCE MUST BE IN WRITING, EXPRESS CONSIDERATION AND BE SIGNED BY LENDER TO BE ENFORCEABLE.

15. *Waiver of Jury Trial.* BORROWER, AFTER CONSULTING OR HAVING HAD THE OPPORTUNITY TO CONSULT WITH COUNSEL, KNOWINGLY, VOLUNTARILY, AND INTENTIONALLY WAIVES ANY RIGHT THEY MAY HAVE TO A TRIAL BY JURY IN ANY LITIGATION BASED UPON OR ARISING OUT OF THIS NOTE OR ANY RELATED INSTRUMENT OR AGREEMENT OR ANY OF THE TRANSACTIONS CONTEMPLATED BY THIS NOTE OR ANY COURSE OF CONDUCT, DEALING, STATEMENTS (WHETHER ORAL OR WRITTEN), OR ACTIONS OF EITHER OF THEM. NEITHER THE BORROWER NOR THE LENDER MAY SEEK TO CONSOLIDATE, BY COUNTERCLAIM OR OTHERWISE, ANY SUCH ACTION IN WHICH A JURY TRIAL HAS BEEN WAIVED WITH ANY OTHER ACTION IN WHICH A JURY TRIAL CANNOT BE OR HAS NOT BEEN WAIVED. THESE PROVISIONS MAY NOT BE DEEMED TO HAVE BEEN MODIFIED IN ANY RESPECT OR RELINQUISHED BY EITHER THE BORROWER OR LENDER EXCEPT BY A WRITTEN INSTRUMENT EXECUTED BY BOTH PARTIES.

The undersigned caused this Note to be duly executed on the day and year first written above.

BORROWER:
Rogue Valley Council of Governments

By: Ann Marie Alfrey, Executive
Director

Exhibit A
Amortization Table

LOAN AMORTIZATION SCHEDULE

ENTER VALUES					LOAN SUMMARY				
Loan amount		\$1,050,000.00			Scheduled payment		\$101,159.40		
Annual interest rate		5.00%			Scheduled number of payments		15		
Loan period in years		15			Actual number of payments		15		
Number of payments per year		1			Total early payments		\$0.00		
Start date of loan		12/1/2026			Total interest		\$467,391.03		
Optional extra payments		\$0.00			LENDER NAME		City of Central Point		
PMT NO	PAYMENT DATE	BEGINNING BALANCE	SCHEDULED PAYMENT	EXTRA PAYMENT	TOTAL PAYMENT	PRINCIPAL	INTEREST	ENDING BALANCE	CUMULATIVE INTEREST
1	12/1/2026	\$1,050,000.00	\$101,159.40	\$0.00	\$101,159.40	\$48,659.40	\$52,500.00	\$1,001,340.60	\$52,500.00
2	12/1/2027	\$1,001,340.60	\$101,159.40	\$0.00	\$101,159.40	\$51,092.37	\$50,067.03	\$950,248.23	\$102,567.03
3	12/1/2028	\$950,248.23	\$101,159.40	\$0.00	\$101,159.40	\$53,646.99	\$47,512.41	\$896,601.24	\$150,079.44
4	12/1/2029	\$896,601.24	\$101,159.40	\$0.00	\$101,159.40	\$56,329.34	\$44,830.06	\$840,271.89	\$194,909.50
5	12/1/2030	\$840,271.89	\$101,159.40	\$0.00	\$101,159.40	\$59,145.81	\$42,013.59	\$781,126.09	\$236,923.10
6	12/1/2031	\$781,126.09	\$101,159.40	\$0.00	\$101,159.40	\$62,103.10	\$39,056.30	\$719,022.99	\$275,979.40
7	12/1/2032	\$719,022.99	\$101,159.40	\$0.00	\$101,159.40	\$65,208.25	\$35,951.15	\$653,814.74	\$311,930.55
8	12/1/2033	\$653,814.74	\$101,159.40	\$0.00	\$101,159.40	\$68,468.67	\$32,690.74	\$585,346.07	\$344,621.29
9	12/1/2034	\$585,346.07	\$101,159.40	\$0.00	\$101,159.40	\$71,892.10	\$29,267.30	\$513,453.97	\$373,888.59
10	12/1/2035	\$513,453.97	\$101,159.40	\$0.00	\$101,159.40	\$75,486.70	\$25,672.70	\$437,967.27	\$399,561.29
11	12/1/2036	\$437,967.27	\$101,159.40	\$0.00	\$101,159.40	\$79,261.04	\$21,898.36	\$358,706.23	\$421,459.65
12	12/1/2037	\$358,706.23	\$101,159.40	\$0.00	\$101,159.40	\$83,224.09	\$17,935.31	\$275,482.14	\$439,394.97
13	12/1/2038	\$275,482.14	\$101,159.40	\$0.00	\$101,159.40	\$87,385.29	\$13,774.11	\$188,096.85	\$453,169.07
14	12/1/2039	\$188,096.85	\$101,159.40	\$0.00	\$101,159.40	\$91,754.56	\$9,404.84	\$96,342.29	\$462,573.92
15	12/1/2040	\$96,342.29	\$101,159.40	\$0.00	\$96,342.29	\$91,525.17	\$4,817.11	\$0.00	\$467,391.03

Exhibit B
TRUST DEED

GRANTOR:

City of Central Point, Oregon
140 S. 3rd Street
Central Point, OR 97502

BENEFICIARY:

Rogue Valley Council of Governments
P.O. Box 3275
Central Point, OR 97502

AFTER RECORDING RETURN TO:

Rogue Valley Council of Governments
P.O. Box 3275
Central Point, OR 97502

TRUST DEED

THIS TRUST DEED, made effective as of the ____ day of _____, 2025, between **THE ROGUE VALLEY COUNCIL OF GOVERNMENTS** (referred to herein as “Grantor”), **TICOR TITLE INSURANCE** (“Trustee”), and **THE CITY OF CENTRAL POINT, OREGON** (referred to herein as “Beneficiary”),

WITNESSETH:

Grantor irrevocably grants, bargains, sells and conveys to Trustee, in trust, with power of sale, the real property and any and all improvements thereon, whether now or hereafter existing, located in Jackson County, Oregon and legally described on attached Exhibit “A”, which is hereby incorporated by reference, together with all and singular the tenements, hereditaments and appurtenances and all other rights thereunto belonging or in anyway now or hereafter appertaining, and the rents, issues and profits thereof and all fixtures now or hereafter attached to or used in connection with the real property (all of such being herein referred to collectively as “the Property”).

FOR THE PURPOSE OF SECURING PERFORMANCE of each agreement of Grantor herein contained and payment of the principal sum of **\$1,050,000.00** according to the terms of a promissory note of even date herewith, payable to Beneficiary or order and made by Grantor, the final payment of which, if not sooner paid, to be due and payable on or before _____, 2041 (“Date of Maturity”).

The Date of Maturity is the latest date on which the note becomes due and payable. Should Grantor sell, convey, or assign all (or any part) of the Property or all (or any part) of Grantor’s interest in it prior to the Date of Maturity, then all obligations secured by this instrument,

irrespective of the Maturity Date, shall become immediately due and payable on the date of such sale, conveyance, or assignment.

To protect the security of this trust deed, Grantor agrees:

1. To protect, preserve and maintain the Property in good condition and repair; not to remove or demolish any building or improvement thereon; not to commit or permit any waste of the Property.

2. To complete or restore promptly and in good and habitable condition any building or improvement which may be constructed, damaged or destroyed thereon, and pay when due all costs incurred therefor.

3. To comply with all state laws, county ordinances, regulations, covenants, conditions and restrictions affecting the Property.

4. To provide and continuously maintain insurance on the buildings now or hereafter erected on the Property against loss or damage by fire, in an amount not less than FULL INSURABLE VALUE.

5. To keep the Property free from construction liens and to pay all taxes, assessments and other charges that may be levied or assessed upon or against the Property before any part of such taxes, assessments and other charges become past due or delinquent and promptly deliver receipts therefor to Beneficiary; should Grantor fail to make payment of any taxes, assessments, insurance premiums, liens or other charges payable by Grantor, either by direct payment or by providing Beneficiary with funds with which to make such payment, Beneficiary may, at Beneficiary's option, make payment thereof, and the amount so paid, with interest at the rate of nine percent (9%) per annum from date of expenditure until paid in full, together with the obligations described in paragraphs 6 and 7 of this trust deed, shall be added to and become a part of the debt secured by this trust deed, without waiver of any rights arising from breach of any of the covenants hereof and for such payments, with interest as aforesaid, the Property hereinbefore described, as well as the Grantor, shall be bound to the same extent that they are bound for the payment of the obligation herein described, and all such payments shall be immediately due and payable without notice, and the nonpayment thereof shall, at the option of Beneficiary, render all sums secured by this trust deed immediately due and payable and constitute a breach of this trust deed.

6. To pay all costs, fees and expenses of this trust including the cost of title search as well as other costs and expenses of the Trustee incurred in connection with or in enforcing this obligation and the Trustee's and attorney's fees actually incurred.

7. To appear in and defend any action or proceeding purporting to affect the security rights or powers of Beneficiary or Trustee; and in any suit, action or proceeding in which the Beneficiary or Trustee may appear, including any suit for the foreclosure of this deed or any suit or action related to this instrument, including but not limited to its validity and/or enforceability, to pay all costs and expenses, including evidence of title and Beneficiary's or Trustee's attorney fees; the amount of attorney fees mentioned in this paragraph 7 in all cases shall be fixed by the trial court and in the event of an appeal from any judgment or decree of the trial court, Grantor further agrees to pay such sum as the appellate court shall adjudge reasonable as Beneficiary's or Trustee's attorney fees on such appeal.

It is mutually agreed that:

8. At any time and from time to time upon written request of Beneficiary, payment of its fees and presentation of this deed and the note for endorsement (in case of full reconveyance, for cancellation), without affecting the liability of any person for the payment of the indebtedness,

Trustee may (a) join in any subordination or other agreement affecting this deed or the lien or charge thereof; or (b) reconvey, without warranty, all or any part of the Property. The grantee in any reconveyance may be described as the "person or persons legally entitled thereto" and the recitals therein of any matters or facts shall be conclusive proof of the truthfulness thereof. Trustee's fees for any of the services mention in this paragraph shall be not less than \$5.

9. Upon any default by Grantor hereunder, Beneficiary may at any time without notice, either in person, by agent or by a receiver to be appointed by a court, and without regard to the adequacy of any security for the indebtedness hereby secured, enter upon and take possession of the Property or any part thereof, in its own name sue or otherwise collect the rents, issues and profits, including those past due and unpaid, and apply the same, less costs and expenses of operation and collection, including reasonable attorney's fees upon any indebtedness secured hereby, and in such order as Beneficiary may determine.

10. The entering upon and taking possession of the Property, the collection of such rents, issues and profits, or the proceeds of fire and other insurance policies or compensation or awards for any taking or damage of the Property, and the application or release thereof as aforesaid, shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

11. Upon default by Grantor in payment of any indebtedness secured by or in Grantor's performance of any agreement hereunder, time being of the essence with respect to such payment and/or performance, Beneficiary may declare all sums secured hereby immediately due and payable. In such event Beneficiary may elect to proceed to foreclose this trust deed in equity as a mortgage or direct the Trustee to foreclose this trust deed by advertisement and sale or may direct the Trustee to pursue any other right or remedy, whether at law or in equity, which the Beneficiary may have. In the event Beneficiary elects to foreclose by advertisement and sale, Beneficiary or the Trustee shall execute and cause to be recorded a written notice of default and election to sell the Property to satisfy the obligation secured hereby whereupon the Trustee shall fix the time and place of sale, give notice thereof as then required by law and proceed to foreclose this trust deed in the manner provided in ORS 86.726 to 86.815.

12. After the Trustee has commenced foreclosure by advertisement and sale, and at any time prior to 5 days before the date the Trustee conducts the sale, Grantor or any of other person so privileged by ORS 86.778 may cure the default or defaults. If the default consists of a failure to pay, when due, the sums secured by the trust deed, the default may be cured by paying the entire amount due at the time of the cure other than such portion as would not then be due had no default occurred. Any other default that is capable of being cured may be cured by tendering the performance required under the obligation or trust deed. In any case, in addition to curing the default or defaults, the person effecting the cure shall pay to Beneficiary all costs and expenses actually incurred in enforcing the obligation of the trust deed together with Trustee's and attorney's fees not exceeding the amounts provided by law.

13. Otherwise, the sale shall be held on the date and at the time and place designated in the notice of sale or the time to which the sale may be postponed as provided by law. The Trustee may sell the Property either in one parcel or in separate parcels and shall sell the parcel or parcels at auction to the highest bidder for cash, payable at the time of sale. Trustee shall deliver to the purchaser its deed in form as required by law conveying the property so sold, but without any covenant or warranty, express or implied. The recitals in the deed or any matters of fact shall be conclusive proof of the truthfulness thereof. Any person, excluding the Trustee, but including Grantor and Beneficiary, may purchase at the sale.

14. When Trustee sells pursuant to the powers provided herein, Trustee shall apply the proceeds of sale to payment of (1) the expenses of sale, including the compensation of the Trustee and a reasonable charge by Trustee's attorney, (2) to the obligation secured by the trust deed, (3) to all persons having recorded liens subsequent to the interest of the Trustee in the trust deed as their interests may appear in the order of their priority and (4) the surplus, if any, to Grantor or to any successor in interest entitled to such surplus.

15. Beneficiary may from time to time appoint a successor or successors to any Trustee named herein or to any successor Trustee appointed hereunder. Upon such appointment, and without conveyance to the successor Trustee, the latter shall be vested with all title, powers and duties conferred upon any Trustee herein named or appointed hereunder. Each such appointment and substitution shall be made by written instrument executed by Beneficiary, which, when recorded in the mortgage records of the county or counties in which the Property is situated, shall be conclusive proof of proper appointment of the successor Trustee.

16. Trustee accepts this trust when this deed, duly executed and acknowledged, is made a public record as provided by law. Trustee is not obligated to notify any party hereto of pending sale under any other deed of trust or of any action or proceeding in which Grantor, Beneficiary or Trustee shall be party, unless such action or proceeding is brought by Trustee.

Grantor covenants and agrees to and with Beneficiary and Beneficiary's successor in interest that Grantor is lawfully seized in fee simple of the Property and has a valid, unencumbered title thereof (except for liens and encumbrances already of record), and that Grantor will warrant and forever defend the same against all persons whomsoever.

Grantor warrants that the proceeds of the loan represented by the above-described note and this trust deed are primarily for Grantor's personal, consumer, residential, or household purposes.

This deed applies to, inures to the benefit of and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, personal representatives, successors and assigns. The term "Beneficiary" shall mean the holder and owner, including any pledgee, of the promissory note secured hereby.

IN WITNESS WHEREOF, Grantor has executed this instrument the day and year first above written.

ROGUE VALLEY COUNCIL OF
GOVERNMENTS

By: _____
Its: _____

STATE OF OREGON)
) ss:
County of Jackson)

This instrument was acknowledged before me on _____, 2025 by
_____.

Notary Public for Oregon
My commission expires: _____

EXHIBIT A

Legal Description of Property

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

Need to insert legal

RESOLUTION NO. _____

A RESOLUTION APPROVING THAT REAL ESTATE PURCHASE AND SALE AGREEMENT WITH
ROGUE VALLEY COUNCIL OF GOVERNMENTS FOR REAL PROPERTY LOCATED AT 399 SOUTH
FIFTH STREET (MAP NO. 372W11BB TAX LOTS 6300 & 8200) AND AUTHORIZING THE CITY
MANAGER TO EXECUTE THE AGREEMENT

Recitals:

- A. The City of Central Point owns real property located on 399 South Fifth Street, commonly referred to as Map No. 372W11BB, Tax Lots 6300 and 8200 which is the location of the former Public Works Corporation Yard (the "Subject Property").
- B. The Subject Property had been leased to Pathways for the last several years. Pathways provided written notice to terminate the lease and has exited the Subject Property.
- C. RVCOG reached out to the City to purchase the Subject Property for its Meals on Wheels program and other related uses.
- D. The City Council determined that the Subject Property is not needed for municipal public use and that is in the public interest to sell the Subject Property to RVCOG as authorized by CPMC 2.40.120.1 per Resolution No. 1847 and directed staff to negotiate the sale agreement for the appraised value.
- E. Staff has negotiated a Real Estate Purchase and Sale Agreement with RVCOG, based upon the appraised value of the Property for \$1,050,000.00.

The City of Central Point resolves as follows:

Section 1. The Real Estate Purchase and Sale Agreement with RVCOG in substantially the form attached hereto is hereby approved.

Section 2. The City Manager or his designee is authorized to execute the Real Estate Purchase and Sale Agreement.

Section 3. The City Manager or his designee is authorized to take any other steps necessary to effectuate the terms of this resolution.

Passed by the Council and signed by me in authentication of its passage this _____ day of October, 2025.

Mayor Tanea W. Browning

ATTEST:

City Recorder

**APPRAISAL REPORT
OF
AN OFFICE-WAREHOUSE FACILITY**



**LOCATED AT
399 SOUTH FIFTH STREET
CENTRAL POINT, OREGON 97502**

**PREPARED FOR:

CITY OF CENTRAL POINT
155 SOUTH SECOND STREET
CENTRAL POINT, OREGON 97502**

**PREPARED BY:

COLETTE MEYER, MAI
REAL ESTATE APPRAISER & CONSULTANT
2640 E. BARNETT ROAD, SUITE E - 426
MEDFORD, OREGON 97504
(541) 261-0565**

Colette J. Meyer, MAI
REAL ESTATE APPRAISER & CONSULTANT
2640 E. Barnett Road, Suite E - 426
Medford, Oregon 97504
541-261-0565 voice/text
colettejmeyer@gmail.com

June 11, 2025

City of Central Point
155 S. 2nd Street
Central Point, OR 97502

Re: Office-Warehouse Facility, 399 S. Fifth Street, Central Point, Oregon 97502.

To Whom it May Concern:

Per your request I have completed an Appraisal Report of the above-referenced property. The intended use of this appraisal is for a potential property sale. The intended user is the client. The appraisal was prepared in accordance with the Uniform Standards of Professional Appraisal Practice (USPAP) as established by the Appraisal Foundation and the Appraisal Institute.

The subject is former City of Central Point Public Works shop area and existing City water supply facilities. A water tower with pump station located in central portions of the site is not a part of the subject appraised property. The subject includes two industrial shop buildings built in 1962-69 totaling 5,050 square feet, and a two-story office facility totaling 3,040 square feet built in 2000. The gross building area (GBA) and net rentable area (NRA) totals 8,090 square feet net of the pump station. Site improvements include a shop canopy, parking canopy with car wash basin, 960 square feet of container storage, asphalt paved parking and perimeter chain link fencing with security gates. The subject is fully leased to two non-profit tenants: Pathways Enterprises is vacating the premises in July 2025 and Access, Inc., is on a month-to-month basis. The two-parcel assemblage with vacated alleyway totals 1.48 acres and is zoned Civic by the City of Central Point. The site area net of the water tower and pumphouse is estimated to total 1.37 acres.

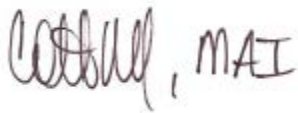
The appraisal is based on the extraordinary assumption the water tank and pump station are not a part of the subject appraised property; these improvements will remain on site until 2035, at which time the city will pay for its demolition. The city intends to determine an appropriate lease rate for use of the water tank and pump station outside the scope of this appraisal. The appraisal assumes any functional inutility created by the water tank and pump station in central portions of the subject will be offset by lease income. An above-ground gas pump on site is slated for removal and also not a part of the subject appraised property.

Page 2 – 388 S. Fifth Street, Central Point, Oregon

Based upon the studies and examinations made, the opinion of Market Value of the Fee Simple Interest of the subject in As-Is condition as of **June 2, 2025**, was **\$1,050,000**.

The following report includes the property description, market data and value analyses which form the basis of the opinions stated herein.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read "Colette Meyer, MAI". The signature is written in a cursive, flowing style.

Colette Meyer, MAI
Oregon State Certified General Appraiser
License No. C000767, expiring 11/30/2025

TABLE OF CONTENTS

Summary of Important Facts and Conclusions.....	1
Type of Appraisal.....	2
Intended Use and User of Appraisal.....	2
Definition of Market Value	2
Real Estate Taxes	3
Property and Ownership History.....	3
Scope of Work	4
City and Area Analysis	7
Neighborhood Description	15
Site Description	20
Subject Photographs	25
Description of Improvements.....	60
Highest and Best Use.....	73
Cost Approach.....	76
Sales Comparison Approach.....	87
Income Approach	97
Reconciliation of Value Indications.....	111
Estimated Marketing and Exposure Time.....	112
Certification of Appraisal.....	113
Assumptions and Limiting Conditions.....	115
Qualifications	116
Oregon State Certified Appraiser License	118

Exhibits

City and Area Map	6
Neighborhood Map.....	14
Plat Map	19
Flood Map	24
Site Plan.....	56

Addenda

Subject Property Data/Assessment Information

SUMMARY OF IMPORTANT FACTS AND CONCLUSIONS

RIGHTS APPRAISED:	Fee Simple Interest	
SUBJECT PROPERTY:	399 S. Fifth Street, Central Point, Oregon 97502	
OWNER OF RECORD:	City of Central Point	
LAND AREA:	1.48 acres, or 64,469 square feet; the net usable area not including water tower/pump house area is 1.37 acres, or 59,465 square feet.	
ZONING:	Civic, by the City of Central Point.	
CURRENT USE:	Industrial shop facility with city water tower and pump station (not a part of appraised property).	
HIGHEST AND BEST USE:	Office-warehouse facility.	
ASSESSOR'S PARCEL NO.:	37-2W-11BB, Tax Lots 6300 & 8200	
IMPROVEMENT DESCRIPTION:	Two single-story shop buildings built in 1962-69 totaling 5,050 square feet and a two-story office facility totaling 3,040 square feet built in 2000. The gross building area (GBA) and net rentable area (NRA) totals 8,090 square feet net of the pump house. Site improvements include a shop canopy, parking canopy with car wash basin, 960 square feet of container storage, asphalt paving and perimeter chain link fencing with security gates.	
DATE OF VALUE:	June 2, 2025	
VALUATION METHODS:	Cost Approach	\$1,090,000
	Sales Comparison Approach	\$1,050,000
	Income Approach	\$1,030,000
MARKET VALUE OPINION:	\$1,050,000	

TYPE OF APPRAISAL

The purpose of this appraisal is to develop an opinion of the As-Is Market Value of the Fee Simple Interest of the subject.

This Appraisal Report conforms to the current edition of the Uniform Standards of Professional Appraisal Practice (USPAP), as established by the Appraisal Foundation and the Appraisal Institute.

INTENDED USE AND USER OF APPRAISAL

The intended use of this appraisal is for a potential property sale. The intended user is the client. There are no other known intended users of this appraisal report.

PROPERTY RIGHTS APPRAISED

The property rights appraised are the fee simple interest of the subject property.

FEE SIMPLE INTEREST¹

Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.

DEFINITION OF MARKET VALUE²

“Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition are the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- (1) Buyer and seller are typically motivated;
- (2) Both parties are well informed or well advised, and acting in what they consider their own best interests;
- (3) A reasonable time is allowed for exposure in the open market;
- (4) Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and

¹ *The Dictionary of Real Estate Appraisal*, 6th Edition, Appraisal Institute, 2015.

² Source: USPAP 2024-25.

- (5) The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.”

LEGAL AND TAX DATA

Owner of Record: City of Central Point

Legal Description: Reference is made to the legal description for the subject in the addenda of this report.

Real Estate Tax Data: Year – 2024-25

Assessor’s Parcel No.: 37-2W-11BB, Tax Lots 6300 & 8200

Tax Code Area: 06-07

Taxes¹:

Site	Tax Lot	Real Market Value (RMV):			AV	Property Taxes
		Land	Imp.	Total		
N/S Yard+Canopy	6300	\$102,380	\$121,810	\$224,190	\$0	\$0.00
S/S Improvements	8200	\$96,550	\$723,740	\$820,290	\$0	\$0.00
Total		\$198,930.00	\$845,550.00	\$1,044,480.00	\$0.00	\$0.00

¹The subject is currently exempt from taxation due to city ownership and non-profit use.

PROPERTY AND OWNERSHIP HISTORY

The subject has been under the ownership of the City of Central Point for many decades. According to county records, there have been no transactions involving the subject during the five years prior to the date of this report.

The subject site was the original location of two wells serving as the City’s primary water source. In the mid 1950’s, the city transitioned to the Medford Water Commission. A 1,000,000 gallon water tower was completed in 1962 according to Jackson County assessment records, and the two shop buildings with pump house were completed between 1962-69. The industrial facility previously served as City of Central Point Public Works shop area used for materials storage, vehicles and operations. An office building was added in 2000, and a parking canopy with car wash station in 2003. The city vacated the facility 2.5 years ago and the site was leased to the non-profit Pathways Enterprises, who are vacating the premises in July 2025. The non-profit

Access also leases the south side industrial facility for food pantry use; their lease is currently on a month-to-month basis. The water tank remains in use currently serving the city's water supply. The city intends to operate the water tower at the subject until 2035, at which point they will remove it.

PENDING SALE

The subject is not currently pending sale, nor is it listed for sale.

PERSONAL PROPERTY

No personal property was included in the value conclusion of this report.

EXTRAORDINARY ASSUMPTIONS

The appraisal is based on the extraordinary assumption the water tank and pump station are not a part of the subject appraised property; these improvements will remain on site until 2035, at which time the city will pay for its demolition. The city intends to determine an appropriate lease rate for use of the water tank and pump station outside the scope of this appraisal. The appraisal assumes any functional inutility created by the water tank and pump station in central portions of the subject will be offset by lease income. An above-ground gas pump on site is slated for removal and is also not a part of the subject appraised property.

HYPOTHETICAL CONDITIONS

No hypothetical conditions were employed in this appraisal report.

SCOPE OF WORK

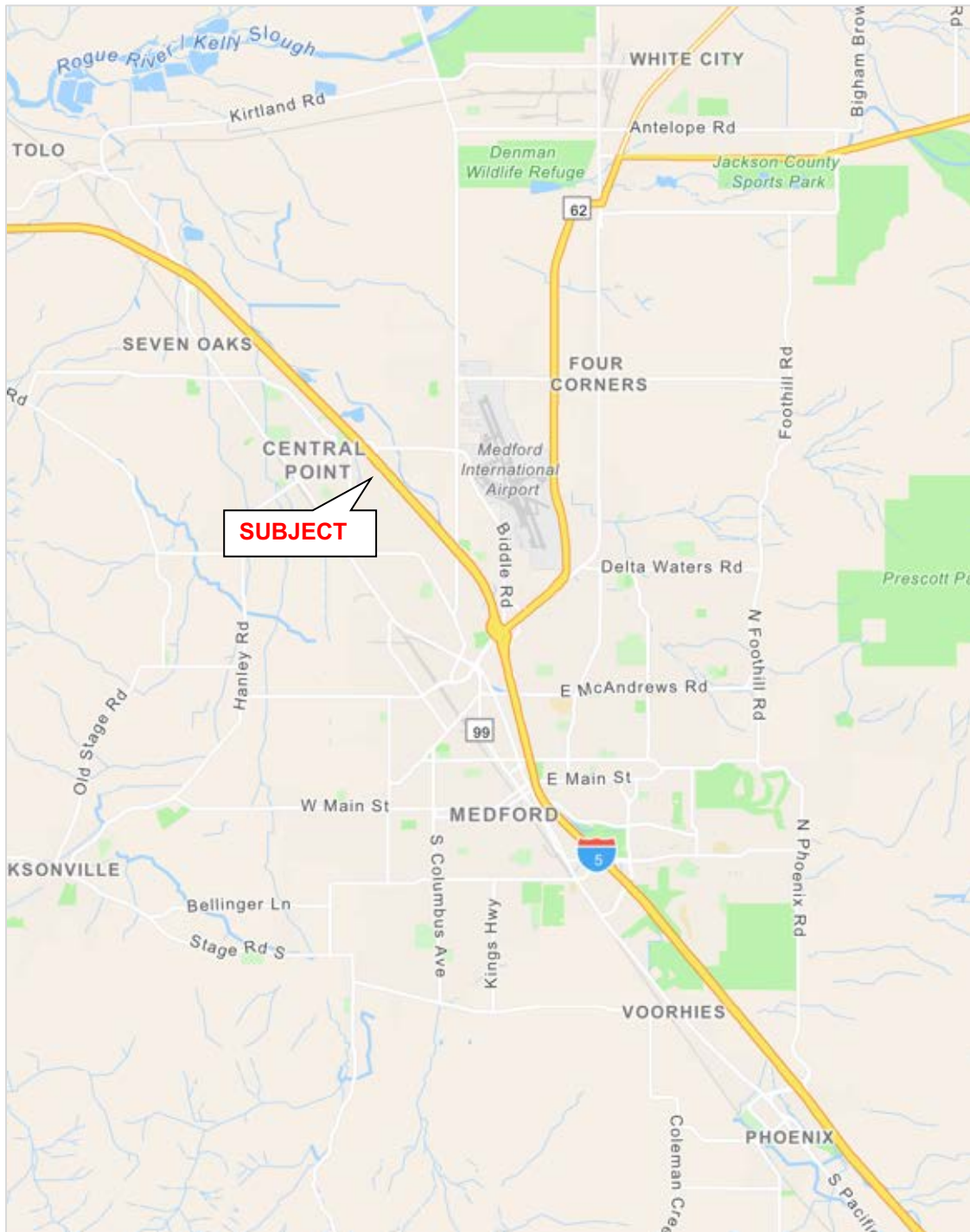
In preparing this appraisal, the appraiser:

- Inspected the subject property in May and June, 2025, most recently on June 2, 2025;
- Reviewed the subject's market area, including supply and demand patterns in the neighborhood such as population, employment, new development, sale prices, listings;
- Gathered information on comparable sales and leases;

- Confirmed all comparable sales and leases with at least one party to the transaction;
- Analyzed the data and applied the approaches to value.

All three approaches to value were applied: the Cost Approach, the Sales Comparison Approach and the Income Approach.

CITY AND AREA MAP



CITY AND AREA ANALYSIS

The subject is in the city of Central Point, Jackson County, Oregon. The following focuses on current market conditions and trends as they relate to real estate values in the subject's larger Medford-Jackson County Metropolitan Statistical Area (MSA).

LOCATION

Central Point is a bedroom community located approximately two miles north of Medford on Interstate 5 (I-5). Medford, the county seat of Jackson County, is located approximately midway between Portland, 273 miles north, and San Francisco, 390 miles south. It lies approximately 100 miles inland from the Pacific Ocean. It is the industrial, trade and service center of southern Oregon and adjoining northern California counties. Medford's primary retail market area population is estimated to be over 250,000.

POPULATION

According to the Population Research Center of Portland State University, as of July 1, 2024, the estimated population of the city of Central Point was 19,363, Medford was 88,352, and the greater Jackson County area was 220,999. Since the 2020 population of 19,045, Central Point has increased by 1.7 percent.

ECONOMY

According to the May 20, 2025 *Rogue Valley Labor Trends Report*, as of April 2025 the local unemployment rate was 4.6 percent, a decline from 5.9 percent the prior month. Employment within the Medford-Ashland MSA increased by 1,172 jobs over the prior month, but decreased by 620 jobs over the previous year. The largest employment sectors in Jackson County include health care & social assistance, retail trade, accommodation & food services, and manufacturing. Reference is made to the current employment report by industry in the Medford-Ashland MSA in the following table.



State of Oregon

Employment Department

Workforce & Economic Research Division

QualityInfo.org

May 20, 2025

Medford-Ashland MSA (Jackson County) Current Labor Force and Industry Employment

	--Change From--				
	April 2025	March 2025	April 2024	March 2025	April 2024
Labor Force Status					
Civilian labor force	105,644	105,821	106,100	-177	-456
Unemployed	4,876	6,225	4,712	-1,349	164
Unemployment rate	4.6%	5.9%	4.4%	-1.3	0.2
Unemployment rate (seasonally adjusted)					
Employed	100,768	99,596	101,388	1,172	-620
Nonfarm Payroll Employment					
Total nonfarm employment	90,270	89,790	90,130	480	140
Total private	78,150	77,740	77,860	410	290
Mining, logging, and construction	5,820	5,710	5,840	110	-20
Mining and logging	450	440	470	10	-20
Construction	5,370	5,270	5,370	100	0
Manufacturing	6,710	6,690	6,840	20	-130
Trade, transportation, and utilities	18,990	19,040	19,070	-50	-80
Wholesale trade	2,500	2,520	2,620	-20	-120
Retail trade	13,060	13,060	12,980	0	80
Transportation, warehousing, and utilities	3,430	3,460	3,470	-30	-40
Information	870	870	900	0	-30
Financial activities	3,640	3,630	3,750	10	-110
Professional and business services	8,270	8,250	8,280	20	-10
Private education and health services	20,410	20,370	19,560	40	850
Health care and social assistance	19,660	19,630	18,450	30	1,210
Leisure and hospitality	10,720	10,470	10,940	250	-220
Accommodation and food services	9,080	8,830	9,190	250	-110
Other services	2,720	2,710	2,680	10	40
Government	12,120	12,050	12,270	70	-150
Federal government	1,930	1,930	1,930	0	0
State government	1,330	1,330	1,250	0	80
State education	0	0	0	0	0
Local government	8,860	8,790	9,090	70	-230
Local education	5,610	5,550	5,890	60	-280

Source: State of Oregon Employment Department

AVAILABILITY OF CREDIT

Residential loan rates for a 30-year fixed rate mortgage currently average around 7 percent. Residential loan to value ratios typically range from 75 to 90 percent. Amortization periods are generally 15 to 30 years with a fixed rate over the term of the mortgage. Loan fees are typically one to two percent of the loan amount. Typical commercial mortgage interest rates range from approximately 6 to 7 percent. Loan to value ratios typically range from 60 to 75 percent. Amortization periods are generally 20

to 25 years with five- or ten-year calls. Loan fees are typically one to two percent of the loan amount. The table below summarizes current consumer rates.

Consumer Rates						6/02/25
	YIELD/RATE %		52 WEEK		CHG IN PCT PTS	
	LAST	WK AGO	HIGH	LOW	52-WK	3-YR
Federal-Funds Rate Target	4.25 - 4.50	4.25 - 4.50	5.25 - 5.50	4.25 - 4.50	-1.00	--
WSJ Prime Rate*	7.50	7.50	8.50	7.50	-1.00	3.50
Money Market, Annual Yield	0.45	0.44	0.56	0.40	-0.06	0.37
Secured Overnight Financing Rate (SOFR)	4.35	4.31	5.40	4.26	-0.98	3.58
Five-Year CD, Annual Yield	1.73	1.69	1.73	1.62	0.06	0.79
30-Year Mortgage, Fixed	6.95	7.00	7.50	6.68	-0.45	1.40
15-Year Mortgage, Fixed	6.24	6.27	6.92	6.02	-0.63	1.51
Jumbo Mortgage, Fixed	7.07	7.04	7.60	6.75	-0.40	1.47
Five-Year Adj Mortgage (ARM)	6.23	6.23	6.69	5.88	-0.46	2.30
New-Car Loan, 48-Month	6.81	7.19	7.94	7.18	-1.09	2.34

* Base rate posted by at least 70% of the nation's largest banks.

Source: Wall Street Journal

After a series of rate cuts totaling one percentage point between September and December 2024, the Federal Reserve Bank is currently maintaining a wait-and-see approach on interest rates as it digests the effects of changes to trade policy and tariffs that have led to increased economic uncertainty and potential rising inflation. At the Fed's May 6-7 meeting the interest rate was left unchanged. According to the U.S. Bureau of Labor Statistics, the national CPI increased 2.3 percent over the previous 12 months as of April 2025. The Fed's target rate for inflation is 2 percent.

TARIFFS

The global trade environment recently experienced a dramatic escalation in tariff wars, primarily driven by aggressive U.S. tariff policies under President Trump and subsequent retaliatory measures from major trading partners, especially China, the European Union, and Canada. U.S. imposed tariffs ranged from 10 to 50 percent, and up to 145 percent on China. On April 9, 2025, the U.S. president imposed a 90-day pause on all-new reciprocal tariffs except China. On May 12, 2025, the U.S. and China agreed

to a 90-day suspension and significant reduction of most tariffs imposed on each other in recent weeks. As of the date of this report, June 11, 2025, the U.S. president announced a trade agreement has been reached with China.

Lumber and other building materials had previously been excluded from the new tariffs. This includes plywood, MDF and other engineered woods. Additionally, certain metals and minerals, including copper, zinc, and others, are also exempt along with pharmaceuticals.

For now, the U.S. economy remains resilient but with signs of slowing growth. Real GDP decreased by 0.3 percent in 1st Qtr. 2025, however the labor market showed unexpected strength with a stable 4.2 percent unemployment rate in April, at or near maximum employment, and the annual CPI in April was the lower than expected.

On May 7, 2025, Fed Chairman Jerome Powell stated, “Despite heightened uncertainty, the U.S. economy is still in a solid position.” Adding, “As economic conditions evolve, we will continue to determine the appropriate stance of monetary policy based on the incoming data, the outlook, and the balance of risks.”

HOUSING MARKET TRENDS

The subject’s housing market increased in pricing in 2024 but with a slightly longer marketing time. This follows the pandemic boom of 2020-21, a slowdown in 2022 due to higher interest rates, and a slight price decline in 2023. As of year-to-date 2025 (January 1 to June 1), the average sale price decreased 0.32 percent and with a longer marketing time. The table on the next page summarizes average annual home sale prices for all residential units in Jackson County in recent decades.

Jackson County Residential Real Estate Sale Price Trends

Year	No. Sales	Avg. Sales Price	Annual % Price Chg.	Days on Mkt.
2025 YTD ¹	1,063	\$491,067	-0.32% YTD	65
2024	2,669	\$492,624	+2.32%	56
2023	2,536	\$481,465	-1.45%	52
2022	3,456	\$488,545	+5.22%	33
2021	3,951	\$464,303	+18.09%	23
2020	3,822	\$393,184	+11.19%	47
2019	3,833	\$353,614	+3.11%	57
2018	3,741	\$342,944	+6.41%	50
2017	3,788	\$322,285	+6.74%	45
2016	3,859	\$301,936	+6.78%	52
2015	3,587	\$282,752	+8.44%	64
2014	2,991	\$260,742	+6.85%	68
2013	2,456	\$244,020	+16.0%	65
2012	2,715	\$210,307	+5.5%	81
2011	2,357	\$199,318	-7.8%	101
2010	2,308	\$216,098	-6.5%	104
2009	2,331	\$231,061	-20.8%	102
2008	1,848	\$291,729	-13.1%	118
2007	2,257	\$329,890	-5.7%	104
2006	2,718	\$349,955	+8.9%	86
2005	4,062	\$321,362	+22.3%	54
2004	4,187	\$262,800	+17.8%	65

¹Year-to-date as of June 1, 2025.

Source: SOMLS/Flex Multiple Listing Service (FlexMLS)

According to Jackson County Residential Statistics by SOMLS, as of the quarter ending May 31, 2025, the average existing home sale price was \$412,500 in Jackson County. Over the previous year, the average sale price increased by 1.7 percent and the supply of available residential inventory increased by 30.5 percent. Within the subject's neighborhood of Central Point, the average home price for an existing residence was \$396,208, approximately 4 percent lower than the county average. Over the previous year, the Central Point average home price increased by 5.7 percent while inventory increased by 28.9 percent. Reference is made to the SOMLS statistics on the next page.

Jackson County Residential Statistics as of May 31, 2025

JACKSON CO EXISTING HOMES - March 1, 2025 through May 31, 2025									
URBAN GROWTH BOUNDARY	ACTIVITY		CUMULATIVE DOM		PRICING				
	Mar 1 - May 31		Mar 1 - May 31		Mar 1 - May 31				
	Sold 2024	Sold 2025	Median 2024	Median 2025	Median 2023	Median 2024	Median 2025	2-year Change	1-year Change
Ashland	84	90	17	28	\$531,000	\$556,500	\$517,925	-2.5%	-6.9%
Talent	14	20	14	7	\$405,000	\$396,000	\$396,250	-2.2%	0.1%
Phoenix	12	5	16	16	\$414,750	\$343,000	\$370,000	-10.8%	7.9%
Jacksonville	16	20	21	17	\$662,500	\$743,750	\$642,500	-3.0%	-13.6%
Medford (97501)	77	76	19	13	\$310,500	\$325,000	\$352,500	13.5%	8.5%
Medford (97504)	145	160	13	24	\$439,500	\$445,185	\$450,000	2.4%	1.1%
Central Point	53	61	15	16	\$360,000	\$375,000	\$396,208	10.1%	5.7%
White City	23	29	16	18	\$305,457	\$322,000	\$330,000	8.0%	2.5%
Eagle Point	31	31	6	21	\$411,500	\$499,900	\$405,000	-1.6%	-19.0%
Shady Cove	18	10	65	72	\$353,500	\$380,000	\$405,000	14.6%	6.6%
Gold Hill & Rogue River	16	14	53	17	\$341,500	\$388,500	\$336,500	-1.5%	-13.4%
TOTALS	490	518	16	20	\$395,000	\$405,750	\$412,500	4.4%	1.7%

JACKSON CO NEW CONSTRUCTION - March 1, 2025 through May 31, 2025									
URBAN GROWTH BOUNDARY	ACTIVITY		CUMULATIVE DOM		PRICING				
	Mar 1 - May 31		Mar 1 - May 31		Mar 1 - May 31				
	Sold 2024	Sold 2025	Median 2024	Median 2025	Median 2023	Median 2024	Median 2025	2-year Change	1-year Change
Ashland	2	2	N/A	N/A	\$389,900	N/A	N/A	N/A	N/A
Talent	5	8	108	282	\$409,000	\$434,900	\$408,500	-0.1%	-6.1%
Phoenix	2	0	N/A	N/A	\$294,662	N/A	N/A	N/A	N/A
Jacksonville	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Medford (97501)	13	11	85	29	\$415,000	\$414,805	\$409,900	-1.2%	-1.2%
Medford (97504)	45	26	63	82	\$568,750	\$477,995	\$509,995	-10.3%	6.7%
Central Point	3	3	108	141	N/A	N/A	N/A	N/A	N/A
White City	19	14	107	45	\$311,200	\$342,500	\$344,334	10.6%	0.5%
Eagle Point	8	9	151	162	\$535,000	\$581,902	\$570,260	6.6%	-2.0%
Shady Cove	1	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Gold Hill & Rogue River	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
TOTALS	100	76	86	98	\$447,609	\$435,030	\$448,995	0.3%	3.2%

JACKSON CO RURAL HOMES - March 1, 2025 through May 31, 2025									
ACREAGE	ACTIVITY		CUMULATIVE DOM		PRICING				
	Mar 1 - May 31		Mar 1 - May 31		Mar 1 - May 31				
	Sold 2024	Sold 2025	Median 2024	Median 2025	Median 2023	Median 2024	Median 2025	2-year Change	1-year Change
Under 5 Acres	62	62	45	11	\$515,000	\$580,000	\$495,500	-3.8%	-14.6%
5 - 10 Acres	26	35	15	96	\$702,500	\$686,725	\$725,000	3.2%	5.6%
Over 10 Acres	24	26	124	126	\$746,800	\$822,750	\$865,000	15.8%	5.1%
TOTALS	112	123	35	33	\$640,000	\$682,500	\$642,600	0.4%	-5.8%

JACKSON CO IN PARK MOBILE HOMES - March 1, 2025 through May 31, 2025									
STYLE	ACTIVITY		CUMULATIVE DOM		PRICING				
	Mar 1 - May 31		Mar 1 - May 31		Mar 1 - May 31				
	Sold 2024	Sold 2025	Median 2024	Median 2025	Median 2023	Median 2024	Median 2025	2-year Change	1-year Change
Single Wide	17	20	60	18	\$55,000	\$45,000	\$44,250	-19.5%	-1.7%
Double Wide	37	43	43	49	\$128,500	\$108,000	\$120,000	-6.6%	11.1%
TOTALS	54	63	49	38	\$95,850	\$89,500	\$108,000	12.7%	20.7%

RESIDENTIAL INVENTORY			
COMMUNITY	Active 05/31/24	Active 05/31/25	Change
Ashland	83	109	31.3%
Talent	19	19	0.0%
Phoenix	14	16	14.3%
Jacksonville	18	27	50.0%
Medford (97501)	62	72	16.1%
Medford (97504)	154	179	16.2%
Central Point	45	58	28.9%
White City	23	23	0.0%
Eagle Point	46	57	23.9%
Shady Cove	19	33	73.7%
Gold Hill & Rogue River	9	20	122.2%
Rural	229	328	43.2%
TOTALS	721	941	30.5%

Existing and New Construction statistics include Single Family Residential, Townhomes, and Condominiums within Urban Growth Boundaries. In Park Mobile Homes are considered personal property and do not include land.

Median prices reflect broad market trends and are not a measure of value for individual properties.

©2025 Southern Oregon MLS, a wholly owned subsidiary of the Rogue Valley Association of REALTORS®, Inc.



Source: SOMLS

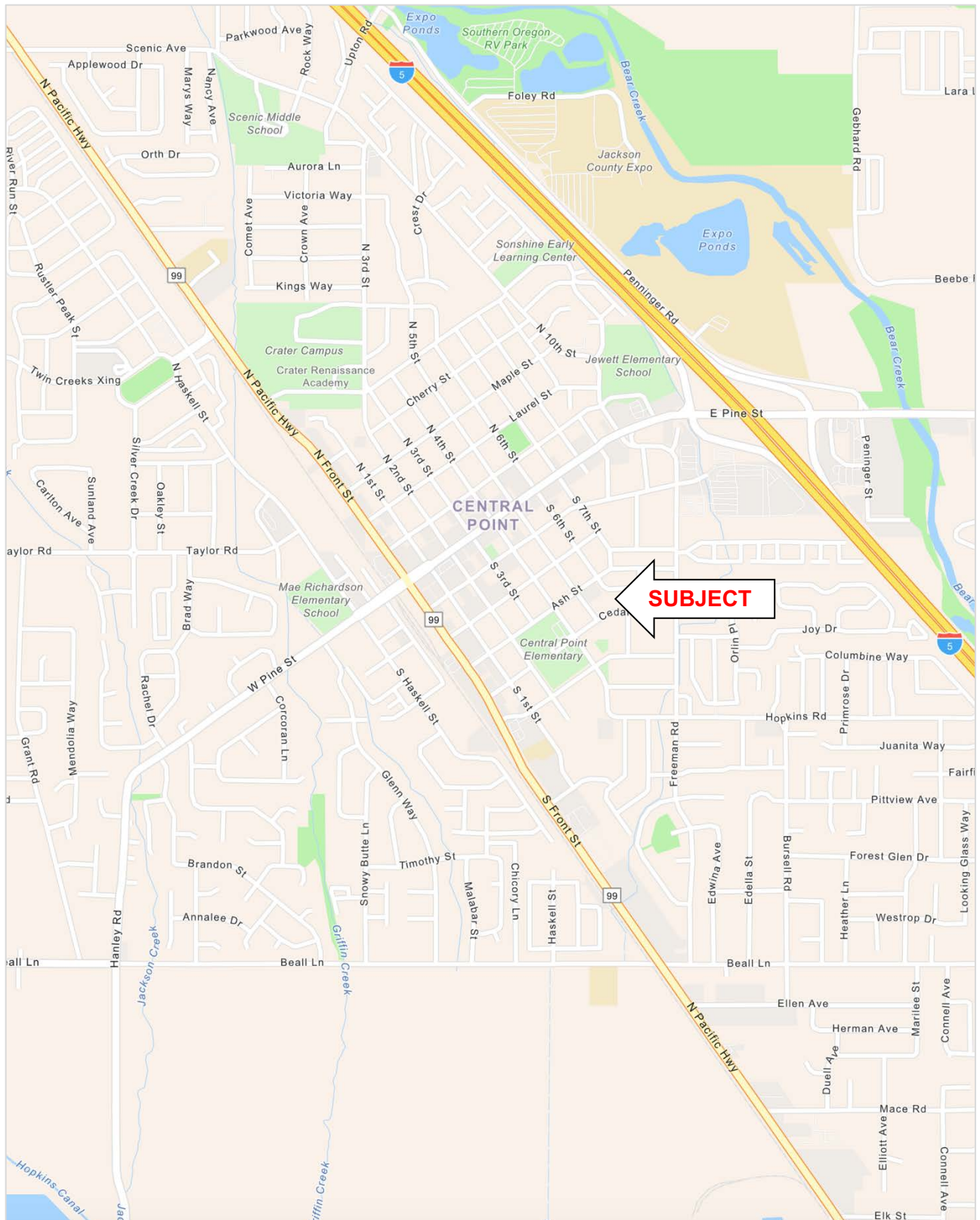
COMMERCIAL MARKET TRENDS

Market fundamentals for commercial property in the subject area have been relatively stable to increasing. Lease and sale activity has slowed since 2023, however vacancy remains low with steady demand. Rental rates and sale prices have been stable to increasing. Current rental rates for office-warehouse space typically range from \$0.70 to \$0.95 per square foot per month on a triple net (NNN) basis, with new facilities from \$1.00 to \$1.25 per square foot, NNN. Most leases include an annual CPI or fixed adjustment to rent. Vacancy rates typically range from 0 to 10 percent. Sale prices for industrial/shop (office-warehouse) facilities have ranged from approximately \$120 to \$200 per square foot. Sale prices have been increasing in recent years. Overall capitalization rates range from approximately 6 to 8.5 percent. There is a scarcity of available supply, and costs for new construction have been increasing in recent years. In conclusion, the subject's commercial market has slowed but is resilient with stable to increasing fundamentals.

CONCLUSION

The subject's Rogue Valley area economy has been resilient despite higher interest rates and rising costs in recent years. The largest employment sectors are health care and retail trade. Various new commercial developments have recently been completed or are under construction. The global trade environment has recently experienced a dramatic escalation in tariff wars with increased U.S. economic uncertainty, although a recently announced trade agreement with China provides some relief.

NEIGHBORHOOD MAP



NEIGHBORHOOD DESCRIPTION

The subject is located in central areas of the city of Central Point, within a residential neighborhood three blocks south of the TOD (transit oriented district) and the downtown central business district (CBD). The general boundaries of the subject neighborhood are Pine Street on the north, Beall Lane on the south, Front Street (Highway 99) on the west and I-5 on the east. The CBD is located on the west side of I-5 along Pine Street. Front Street (State Highway 99) extends north-south on the western boundary of Central Point.

The subject neighborhood is an average quality, mature district south of E. Pine Street and the CBD. The neighborhood is mixed use with single-story homes built in the 1960's-1970s, multifamily residential, parks, and special purpose (schools). Uses near the subject include single family homes of average quality, a community park, multifamily residential and Central Point Elementary School.

Commercial development including office, retail and restaurant is located on the north side of the neighborhood fronting Pine Street. Industrial development in the neighborhood is limited to areas of Highway 99 and smaller facilities near downtown. The newest industrial development has occurred in the east boundary of the city along Pine Street/Biddle Road and Table Rock Road.

The neighborhood is adequately served by transportation systems. Primary north/south thoroughfares include I-5, Tenth Street, Freeman Road, Second Street, Front Street (Highway 99) and Grant Road. The I-5 interchange at Pine Street is a full diamond interchange. Front Street (Highway 99) connects Central Point with Medford to the south. There is a second I-5 interchange where Highway 99 intersects with the freeway approximately two miles north of downtown Central Point at Blackwell Road. Primary east/west streets include Pine Street, Scenic Avenue and Beall Lane. There are numerous secondary streets in the neighborhood. East Pine Street and Front Street are four lane roadways with center turn lanes in some areas. On the east side of I-5 at Hamrick Road, Pine Street turns into Biddle Road. The neighborhood is just west of the Medford-Rogue Valley International Airport.

Central Point is a growing residential and commercial district. It is a bedroom community of Medford located approximately five miles to the south. Numerous shops and businesses are in Central Point including variety stores, hardware, farm supply, sporting goods, clothing stores, several restaurants, two supermarkets, banks, professional services, and offices. The largest

and most significant commercial development near downtown is the Mountain View Plaza shopping center built from 1999-2000 on the southwest corner of I-5 and Pine Street. This center is anchored by a 57,560 square foot Albertson's with an additional 34,000 square feet of retail space. A Furniture Row outlet was completed during 2005 adjacent south of the Albertson's center, and a retail strip center was built in 2021-23 on Freeman Road just west of the center. The Rays Sentry supermarket, located on Pine Street between First and Second Streets, is another large commercial development downtown.

East of I-5, various new developments have been completed over the last decade. A large Costco development was completed in 2018 in east portions of the city south of Biddle Road. Other new facilities in this area include an emergency veterinary clinic, a car wash and tire store. An 85,000 square foot Amazon warehouse was completed in 2024 on a 17-acre site near the Costco facility at 601 Federal Way in eastern portions of Central Point.

Front Street has undergone numerous street improvements in recent years as part of the TOD. This includes a tree-lined center median and decorative, overhead light posts with flower baskets. Tourist oriented commercial developments in this area include Rogue Creamery Cheese and a wine bar.

In recent decades various new commercial development has occurred along Front Street. This includes a Walgreens drug store complete in September 2014 on the northwest corner of Front and Pine Streets; a car wash, O'Reilly's Auto Parts, and a Dairy Queen completed in December 2014. A brewery is currently nearing completion in 2025 in this area. Another prominent development at 870 S. Front Street is a 31,820 square foot, two-story medical facility was built by Providence Medical Group Central Point in 2009.

In addition to residential and retail use, some industrial development is in the neighborhood between Front and Haskell Streets, just south of Pine Street. Within this area are several light industrial and service commercial users, including Grange Co-Op and Quality Fence. Most of this development is smaller, single or two tenant facilities. The supply of industrial and manufacturing employment within the city of Central Point is limited.

Some of the most significant new residential development in the neighborhood has occurred in the Twin Creeks TOD planned development in west portions of Central Point. Twin Creeks is a master planned development with single and multi-family residential units, ground floor retail/office, a retirement center, memory/care assisted living, and open space/parks. It is

the largest master planned residential development recently completed in Central Point. The multi-use, multi-phase development is located just northwest of the downtown core, west of Front Street (Hwy 99). The 230-acre development began in 2001 with initial home construction. The overall design includes 41 acres of parks and open spaces with an additional dozen acres slated for schools and other civic uses. The PUD includes several neighborhood parks with bike and jogging trails. Upon full build-out, a total of 1,500 residential dwellings will be included in the larger community. Central portions of the development include the Twin Creeks Retirement Center with 120 apartment homes for active adults, apartments, and assisted living/memory care.

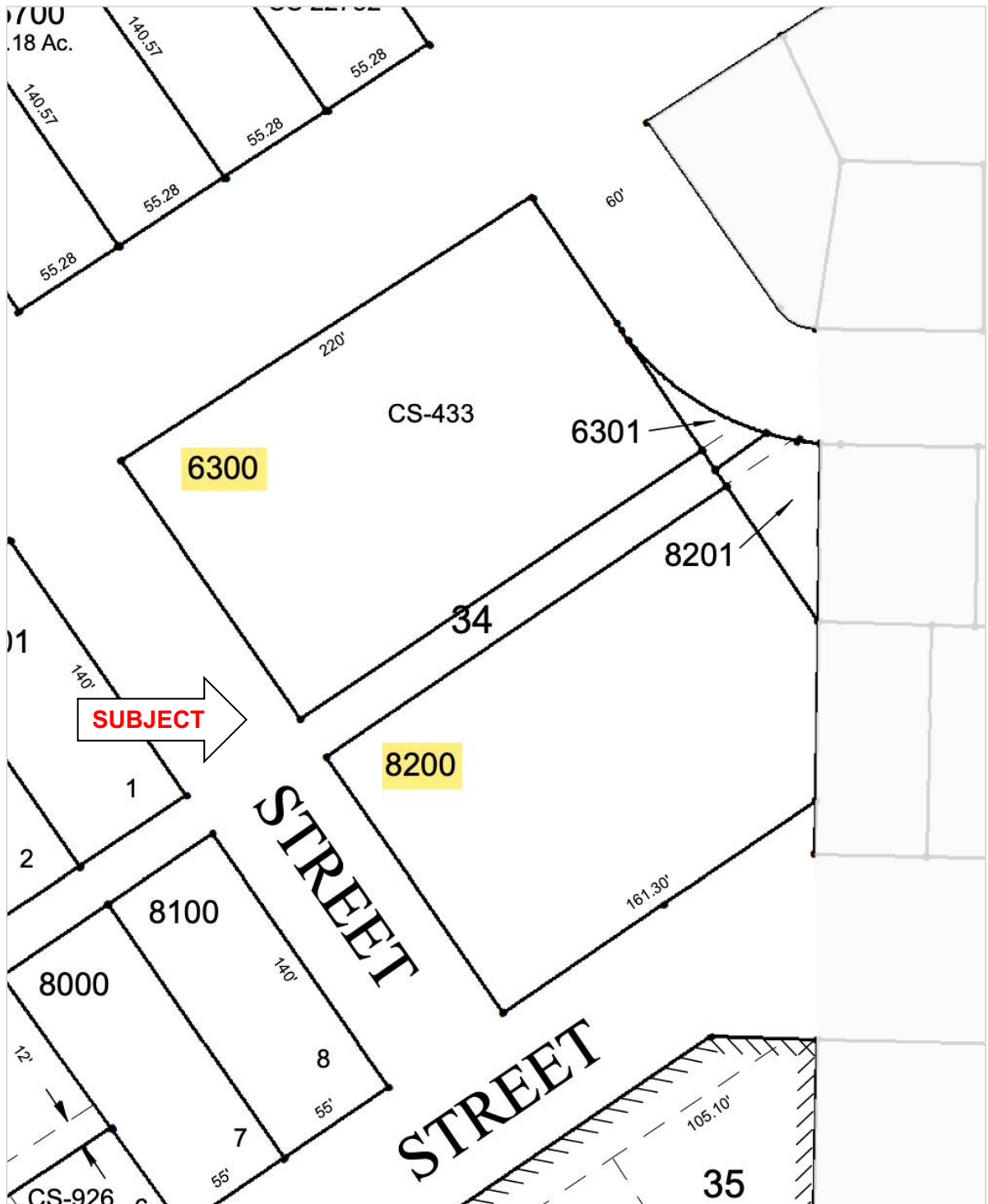
Twin Creeks is a development of W.L. Moore Construction (Brett and Amy Moore). According to Amy Moore of Twin Creeks Real Estate, all remaining single family residential lots are now sold and/or slated for build-to-suits. She stated all other remaining land (MFR/employment zone) has been sold to the Smith family for apartment/commercial construction. The Smith family is completing a total of 435 apartment units in various phases including Smith Crossing, Central Point Station, and Twin Creeks Village. The completed residential units are of good quality and have been well received in the market. The most recent completions include mixed-use developments in Central Point Station with ground level commercial space and upper floor apartments. The ground floor commercial space providing for residential support services include a wine bar, ice cream shop, coffee shop, financial services and medical. Most space has been pre-leased prior to completion without marketing by the developer.

The subject neighborhood is influenced by a small-town atmosphere. Due to its proximity to Medford and major employment centers, Central Point has become a popular bedroom community. Development has increased in recent years as Central Point has had available land. The area is in the path of growth for new development as Medford continues to expand. The subject's neighborhood is an average quality, mature, mixed use district just south of the CBD.

PLAT MAP – Neighborhood Area



PLAT MAP – Subject



Source: Jackson County Assessor

SITE DESCRIPTION

LOCATION: The subject is located at 399 S. Fifth Street, Central Point, Jackson County, Oregon. This location is on the east side of Fifth Street, the south side of Ash Street, the north side of Cedar Street and the west side of Ashley Place.

SIZE AND SHAPE: As shown on the prior plat map, the subject is a slightly irregular to rectangular shaped assemblage of two parcels bisected by a vacated alleyway. According to the Assessor's Plat, Tax Lot 6300 totals 0.71 acres and Tax Lot 8200 totals 0.67 acres. The vacated alleyway is 4,400 square feet, or 0.10 acres (20' X 220'). The total site area including the vacated alley totals 1.48 acres, or 64,469 square feet. Site dimensions are approximately 300+/- feet wide and 161 to 220+/- feet deep.

NET USABLE AREA: The net usable area of the subject site is estimated to total 1.37 acres, or 59,465 square feet. This excludes site area attributed to the water tower and pump house that are not a part of the subject appraised property. The water tower area is estimated at 4,654 square feet based on a radius of 38.5 feet ($38.5^2 \times 3.14$), and the pump house area totals 350 square feet (14' X 25') within the southeast corner of the north shop building.

TOPOGRAPHY AND SOIL: The subject site has basically level topography and is at surrounding street grade. No soils report was available for this appraisal. However, the soil quality as evidenced by the condition of existing and surrounding structures appears adequate for low-rise construction with standard perimeter concrete foundation design. Value estimates are predicated upon the soil being of adequate quality to support building improvements.

ACCESS and SITE IDENTITY: Vehicular access to the subject is good from Fifth Street and Cedar Street. There are currently two curb cuts on both streets providing ingress and egress. Site identity is good from all four surrounding streets.

STREETS: Fifth Street, Ash Street, Cedar Street and Ashley Place are all classified as local streets at the subject frontage. Each street has two lanes of traffic (one in each direction) of asphalt paving with concrete curbs, gutters and sidewalks at the subject frontage. Reference is made to the Transportation Systems Plan map on the next page.

City of Central Point
Transportation System Plan, 2008-2030

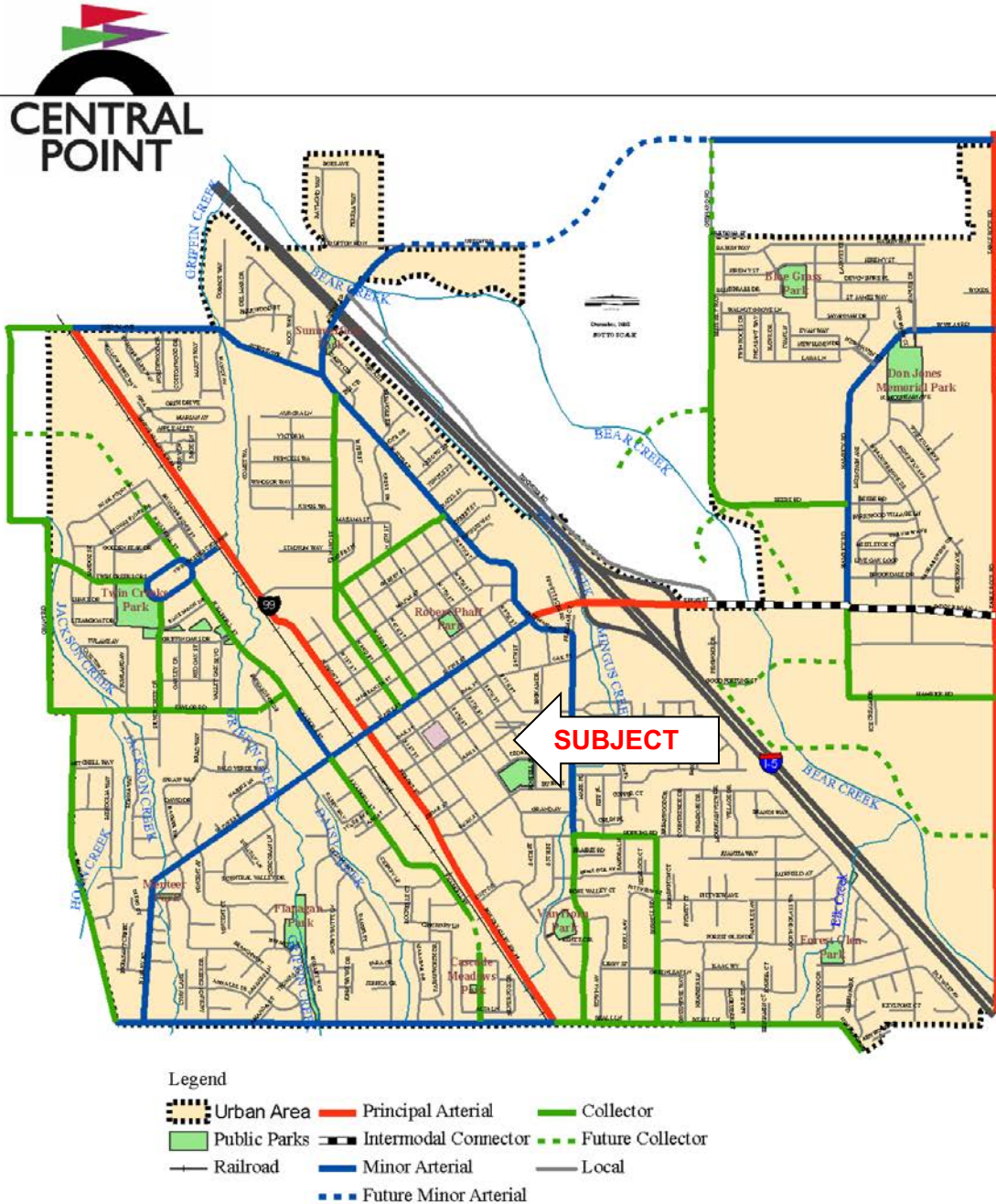


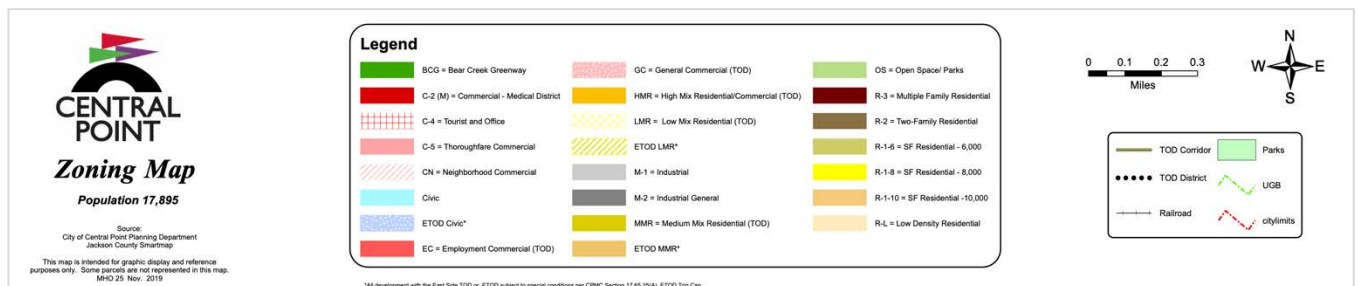
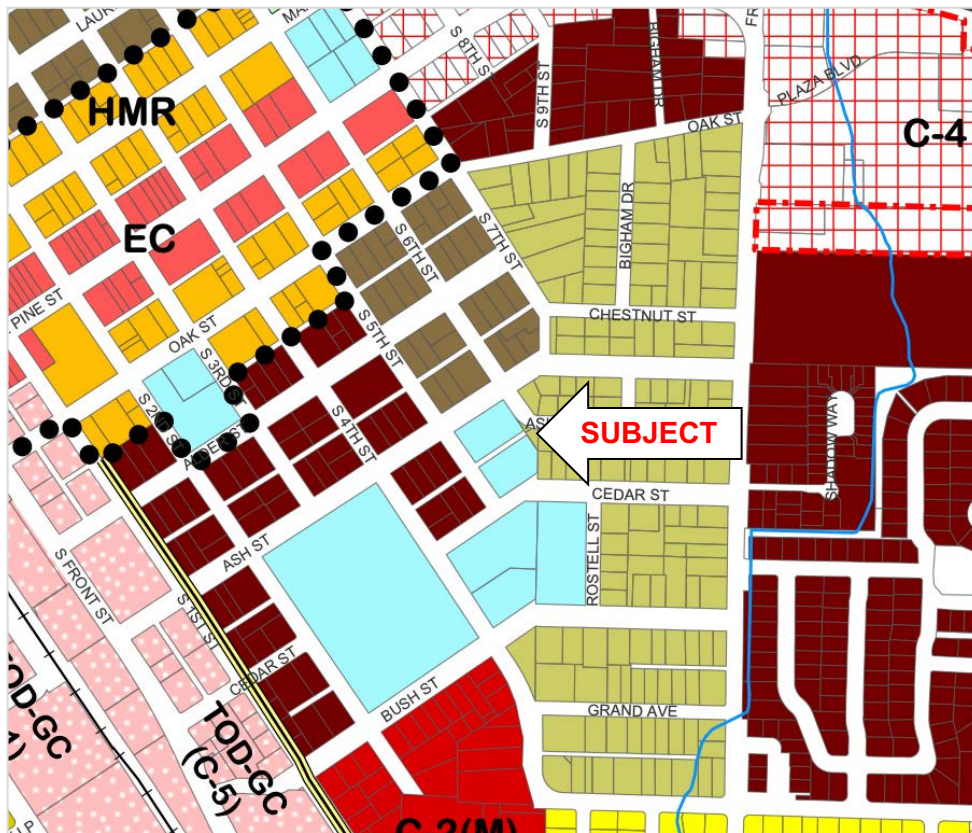
Figure 7.1
Functional Classification &
Street Network Map
2008-2030

PUBLIC UTILITIES: All normal public utilities are available at the subject as follows:

Electricity	- Pacific Power and Light Company
Telephone	- Lumens
Natural Gas	- Avista
Trash Disposal	- Rogue Disposal and Recycling Inc.
Water	- Medford Water Commission
Sanitary Sewage	- Rogue Valley Sewer

ZONING: The subject property is zoned Civic District by the City of Central Point, as shown in the zoning map below.

Zoning Map



According to the Central Point Municipal Code, the Civic District is established to provide a dedicated zoning category for public and quasi-public land uses, as outlined in the city's Comprehensive Plan. The primary goal is to ensure that essential civic uses -- such as public schools, government buildings, hospitals, cemeteries, churches, and fraternal organizations -- have appropriate locations for current and future development within the community. The Civic District is designed to accommodate a variety of necessary civic uses that serve the community. These uses are generally compatible with adjacent residential neighborhoods. The following summarizes the allowed uses:

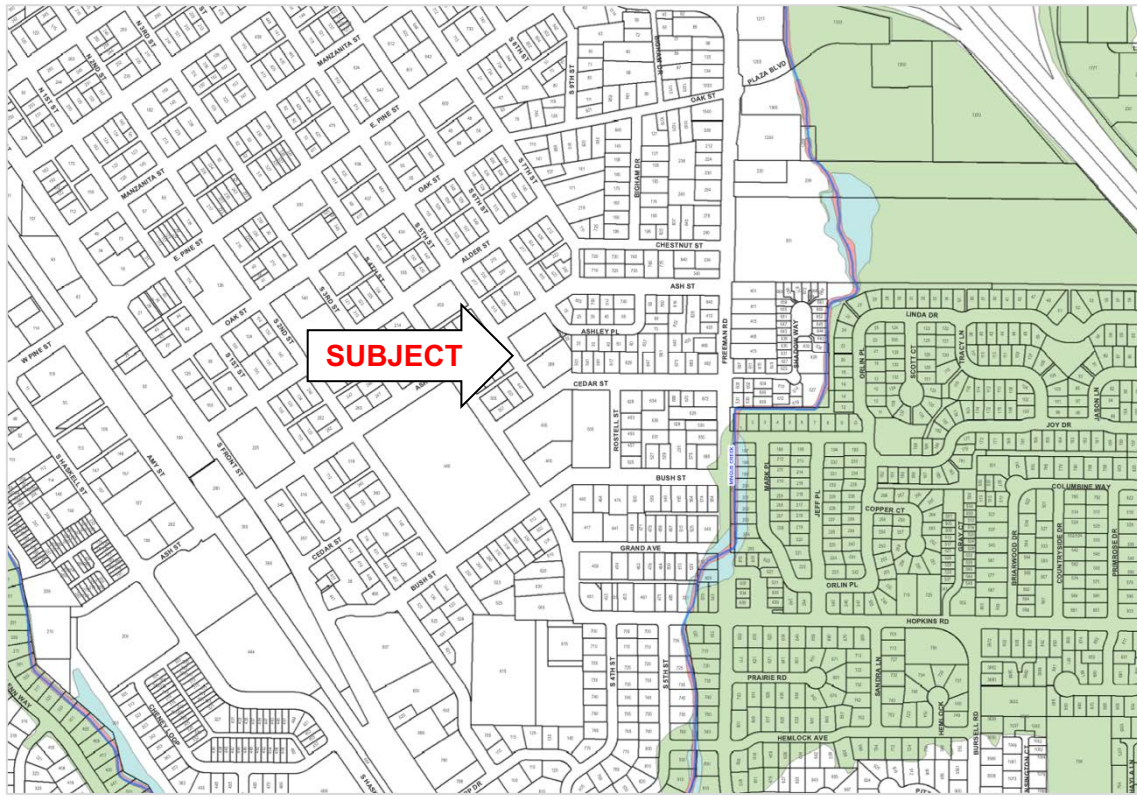
- **Permitted Uses (P):**
 - Community services
 - Public facilities (e.g., city and county offices, post offices)
 - Parks and open space
 - Elementary and middle schools
 - Utilities
 - Religious assembly
- **Conditional Uses (C):**
 - Nonprofit and fraternal organizations
 - Hospitals
 - High schools and colleges

According to the city's Comprehensive Plan map, the subject is designated for low density residential. According to Matt Samitore of the City of Central Point, the subject zoning will remain Civic District.

EASEMENTS OF RECORD: A preliminary title report for the subject property was not available for review. A physical inspection of the subject indicated no easements considered detrimental to the property. However, should any easements or encroachments be discovered, the appraiser reserves the right to re-evaluate the subject.

FLOOD PLAIN: According to the City of Central Point's FEMA flood insurance rate map updated in 2020, the subject is located outside the flood zone. Reference is made to the flood map on the next page.

FLOOD MAP



Source: City of Central Point

ENVIRONMENTAL HAZARDS: An Environmental Site Assessment for the subject property was not available to the appraiser. This report assumes there are no hazardous substances affecting the property. However, the appraiser reserves the right to re-evaluate the subject property if hazardous waste contamination is subsequently found to be present on or in the subject property.

COMMENTS: The subject is a 1.37 usable acre, Civic zoned site located in a mature residential neighborhood south of downtown Central Point.

Reference is made to the subject photographs on the next pages, followed by the description of improvements.

SUBJECT PHOTOGRAPHS – June 2, 2025



Views of main entry to office building





View of rear elevation of office building



View of side elevation of office building from Cedar Street



Interior view of office main entry and first floor conference room





Views of first floor private offices in office building





Interior view of women's restroom on first floor of office



Interior view of men's restroom on first floor of office



Interior view of locker room between men's and women's restrooms



View of first floor laundry facilities in office building

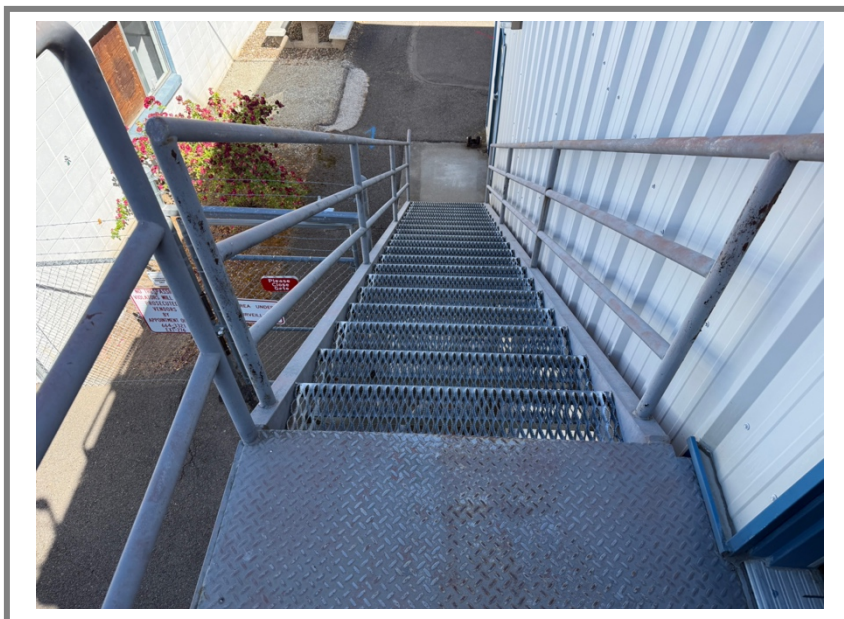


Views of second floor open office areas





View of second floor office employee breakroom



View of one of two exterior stairs



Front elevation of shop buildings from Fifth and Cedar Streets



Front elevation of north side shop building (Pathways)



Side elevation of south side shop building (Access)



Rear elevation of south side shop building (Access)



Rear elevation of north side shop building (Pathways)



Side elevation of north side shop building (Pathways)



Views of canopy area on east side of north side shop building





View toward side elevation and pump house room of north side shop building



View of walkway between shop buildings



Interior views of 14' X 25' pump house in north shop building
(not a part of appraised property SF)

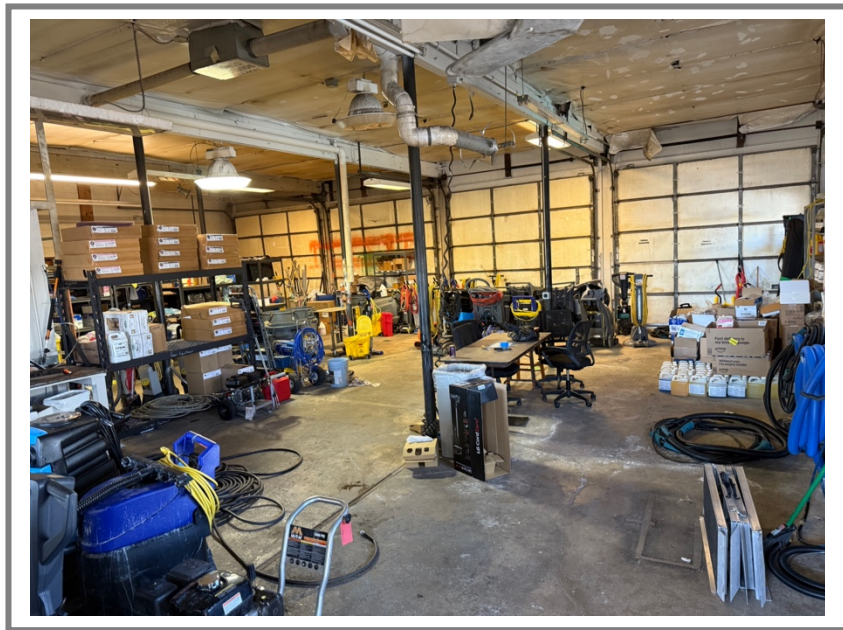




View of private office in north side shop building



View of middle warehouse area in north side shop building



Views of north side warehouse area in north side shop building





View of suspended heat system in north side shop building



View of ceiling in north side shop building



View of north side shop restroom



View north side shop mechanical and mezzanine area



Interior views of south side shop building





Interior views of south side shop building





Views of container storage on east boundary of property





Views of parking canopy on north boundary of property





Views of parking canopy structure





Views of car wash station with drain and grease catch on east side of canopy





View of above-ground gas pump on east side of property (not a part of subject)



View south across parking lot toward water tower



View of parking spaces next to water tower



View of parking spaces next to office building



View of south side entry gate from Cedar Street



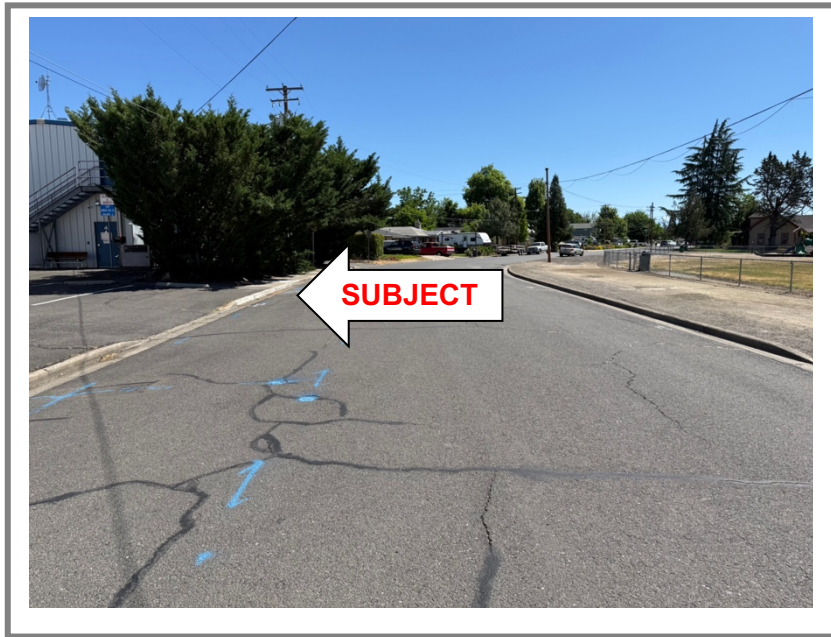
View of west side entry gate from Fifth Street



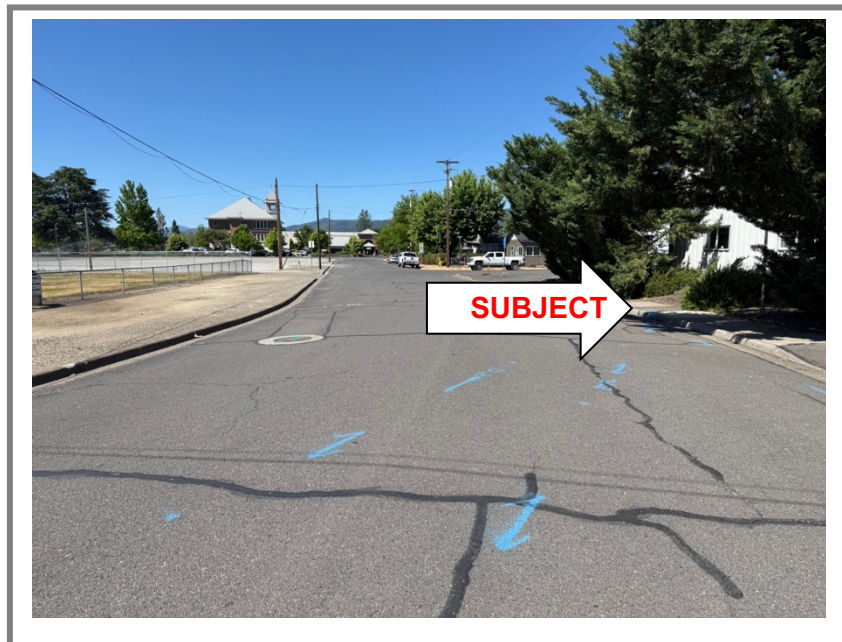
View north on Fifth Street at subject frontage



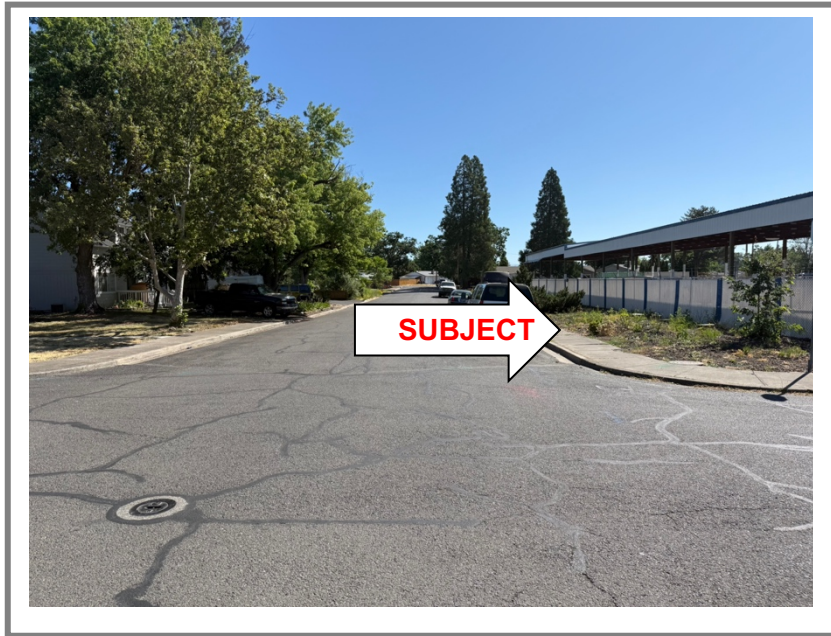
View south on Fifth Street at subject frontage



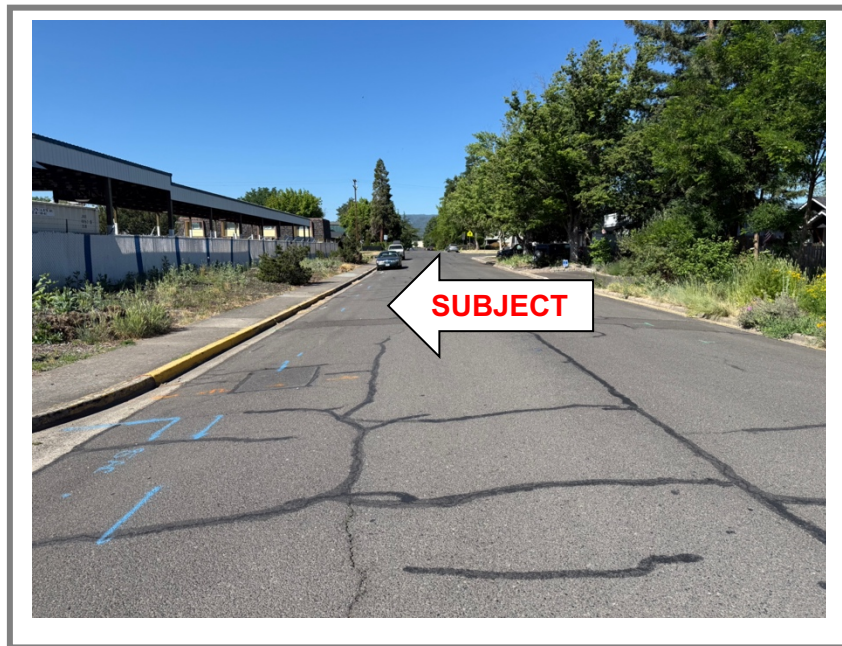
View east on Cedar Street at subject frontage



View west on Cedar Street at subject frontage



View east on Ash Street at subject frontage



View west on Ash Street at subject frontage

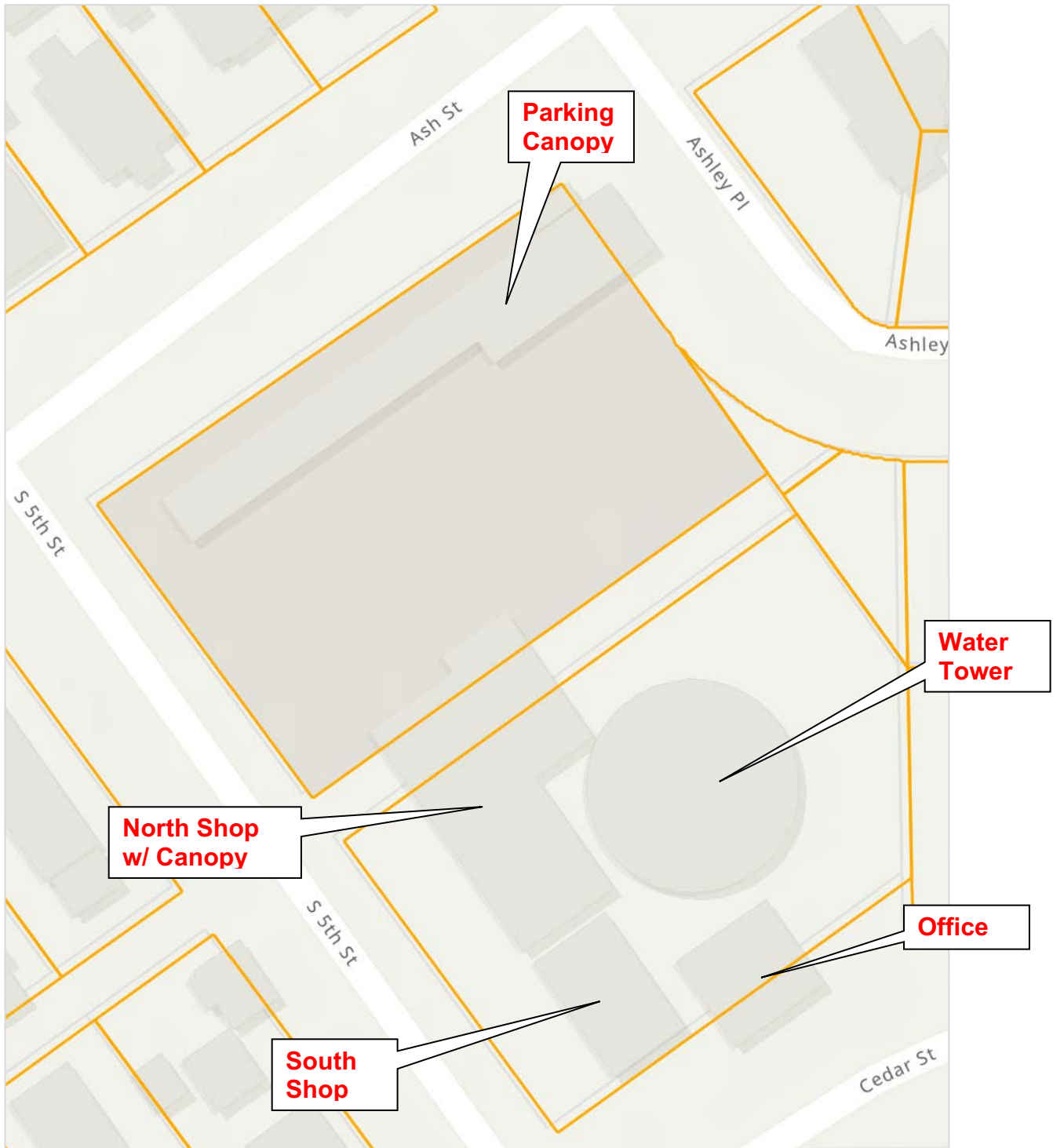


View north on Ashley Place at subject frontage



View south on Ashley Place at subject frontage

SITE PLAN



Source: Jackson County GIS



COUNTY PARCEL MAPS AERIAL OF SUBJECT SITE



Source: Jackson County GIS

AERIAL OF SUBJECT SITE



Source: Google Earth

DESCRIPTION OF IMPROVEMENTS

The subject improvements include a multi-tenant, three-building office-warehouse facility. A water tower with pump station located in central portions of the site is not a part of the subject appraised property. The subject includes two single story industrial shop buildings built in 1962-69 of concrete block construction, and one two-story office facility of metal frame construction built in 2000. The gross building area (GBA) and net rentable area (NRA) totals 8,090 square feet according to the Jackson County assessor's office and the appraiser's physical inspection, summarized as follows:

Gross Building Area:	Sq. Ft.	
North Side Shop	3,960	
Less Pump House	(350)	
Subtotal - North Shop	3,610	
South Side Shop	1,440	
Total Shop Area	5,050	(62%)
Office Building	3,040	(38%)
Total GBA:	8,090	

The office building interior includes two private offices, a conference room, men's and women's restrooms, a locker room, storage room and laundry area on the first floor; and two open office areas on the second floor. The north side shop building includes the 14' X 25' pump house (not a part of subject appraised property), a private office, a restroom, laundry area, storage room, two warehouse spaces with grade level loading doors and mezzanine storage. The south side shop includes open warehouse space with grade level doors. The clear height ranges from 16 feet in the warehouse and 8 feet in the office. The office building includes forced air heat and air conditioning. The north shop includes suspended heat in the warehouse. The south shop includes ventilation. Site improvements include a shop canopy (1,296 SF), parking

canopy with car wash basin (5,078 SF), 960 square feet of container storage, asphalt paved parking and perimeter chain link fencing with two security gates.

The site coverage ratio is 25.9 percent (15,424 SF of building area/canopy/container space divided by 59,465 SF usable site area). Reference is made to the site plans on the prior pages, and the building floor plans at the end of this section.

Basic building details are as follows:

YEAR BUILT – 1962-69, shop buildings; 2000, office.

FOUNDATION – Reinforced concrete with spread perimeter footings.

WALL STRUCTURE – Metal frame and siding, office building; concrete block, shop buildings.

ROOF STRUCTURE and COVER – Gable style roof of metal frame construction with metal covering, office building; flat of metal frame construction with membrane covering, shops.

INSULATION – Insulation throughout.

INTERIOR FLOORS – Carpet, tile, hardwood and vinyl, office building; concrete in shops.

INTERIOR WALLS – Painted sheetrock and exposed frame, office building; painted concrete block, shops.

INTERIOR CEILINGS – Painted sheetrock in office; exposed frame with insulation, shops.

WINDOWS – Windows are operable, clear glass set in aluminum frame.

DOORS – The office and shop entry doors are steel man doors of metal surrounds. Interior doors are of wood in wood frame. The north shop includes six grade level loading doors and the south side shop includes four grade level loading doors. They are manual, roll-up of metal construction.

HEATING, VENTILATING and AIR CONDITIONING – The office space HVAC is a package system providing for gas fired heat and electric air conditioning. The north shop warehouse area includes a gas fired, suspended heat system with electric, wall mounted heat and air conditioning in the private office. The south shop does not include HVAC.

PLUMBING – The office includes men's and women's restrooms on the first floor and a laundry center with washer-dryer hookups. The women's restroom includes one toilet, shower stall and sink including a china lav set in a Formica countertop. The men's restroom includes one toilet, two urinals, a shower stall and two sinks. A storage room on the first floor of the office

includes a utility sink. The second floor of the office has an employee breakroom with kitchenette including a double basin, stainless steel sink and dishwasher. The north side shop includes a restroom with utility sink, one toilet, one urinal and a shower stall. There is a utility sink in the middle warehouse space of the north shop next to built-in cabinetry and a laundry center.

LIGHTING – Combination of incandescent and fluorescent fixtures throughout.

ELECTRICAL – Electrical power is three-phase, 220 service.

MEZZANINE – Mezzanine storage is located above a storage room and the restroom within the north side shop building, accessible by ladder.

SITE IMPROVEMENTS – A 6 foot tall chain link fence with two security gates is located on the perimeter of the facility. A 24' X 54' covered canopy is located on the east side of the north shop building (1,296 SF).

CONTAINER STORAGE - There is 960 square feet of container storage located on the east boundary of the property including one 8' X 20' at the wash bay, two 8' X 20' next to the parking canopy, and one 8' X 20' plus one 8' X 40' near the office.

PARKING CANOPY & CAR WASH STATION – A 22-32' X 200' covered parking canopy (5,078 SF) is located on the north boundary of the property, including 18 covered parking spaces plus a car wash basin with utility sink, concrete paving and grease interceptor connected to the sewer drain. It was built in 2003. The structure is of 8" X 8" wood posts set in 7' of concrete with pre-fabricated metal frame girder trusses of metal covering with a 1.2/12 pitch. The ceiling height is 14' with a roof height ranging from 16'6" to 19'9". The concrete slab car wash station on the east side of the canopy is 30' X 35' or 1,050 square feet within the canopy area.

PARKING – The subject includes open asphalt paved parking areas. There are approximately 23 open, designated parking spaces adjacent to the office, water tower and north side shop building. Additional covered parking providing for 18 spaces is located within the parking canopy.

GAS PUMPS - An above-ground gas pump located on the east boundary of the site is slated for removal and not a part of the subject appraised property. According to the City of Central Point, there are no known underground storage tanks previously used for gasoline storage on site.

STORAGE TANKS – According to Jackson County assessment records, the subject previously included three 1,000 gallon underground storage tanks. Per the assessment records,

the three pumps were abandoned and slated for removal. According to the City of Central Point, the underground tanks were attributed to the prior well water operations located on site in the 1950s and have since been removed and paved over.

OVERALL CONSTRUCTION QUALITY – Average.

OVERALL CONDITION OF IMPROVEMENTS – Average. The subject has been adequately maintained over the years. The office building is in good condition, with no areas of deferred maintenance observed. The north side shop building includes various areas of curable physical deterioration, typical for its age, such as broken windows and some tears in the ceiling insulation membrane. The south side shop has been renovated but includes a boarded window. It is not known when the shop building roofs were last replaced. According to the city, the north shop building experienced a leak in recent years which was repaired.

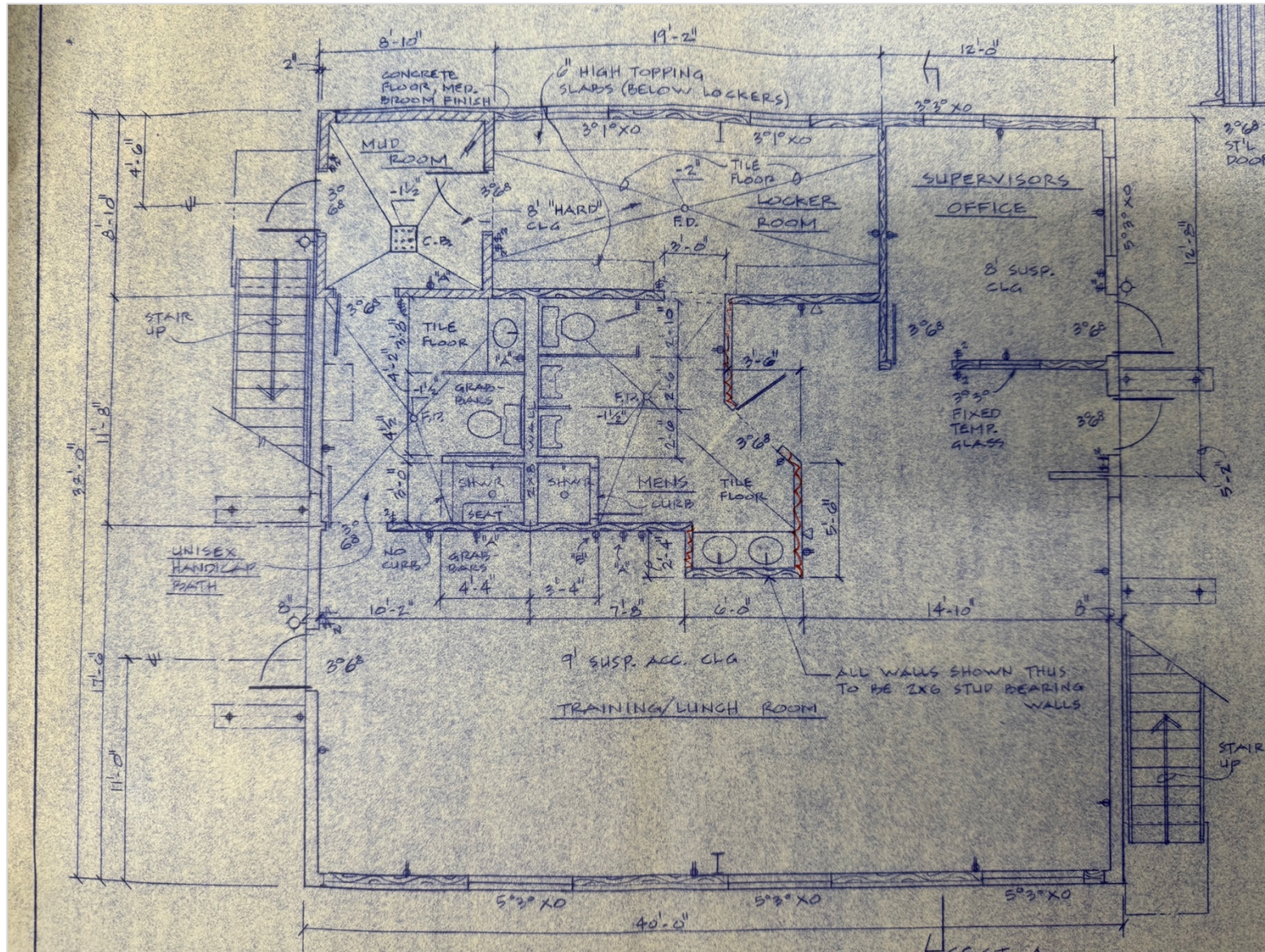
ACTUAL AND EFFECTIVE AGE – The subject shop buildings were constructed in 1962-69 and have an actual age of approximately 60 years. They are in average condition with an estimated effective age of 45 years. The office building was construction in 2000 and has an actual age of 25 years. It is in average-good condition with an estimated effective age of 20 years. The blended effective age for the subject is estimated to be 36 years (38% office buildout at 20 years + 62% shop space at 45 years).

ECONOMIC LIFE - The typical economic life of similar class C-S (concrete block-metal frame) office and industrial facilities is approximately 45-55 years, or 50 years, according to the national cost guide Marshall & Swift. Based on the estimated blended effective age of 36 years, the remaining economic life is 14 years.

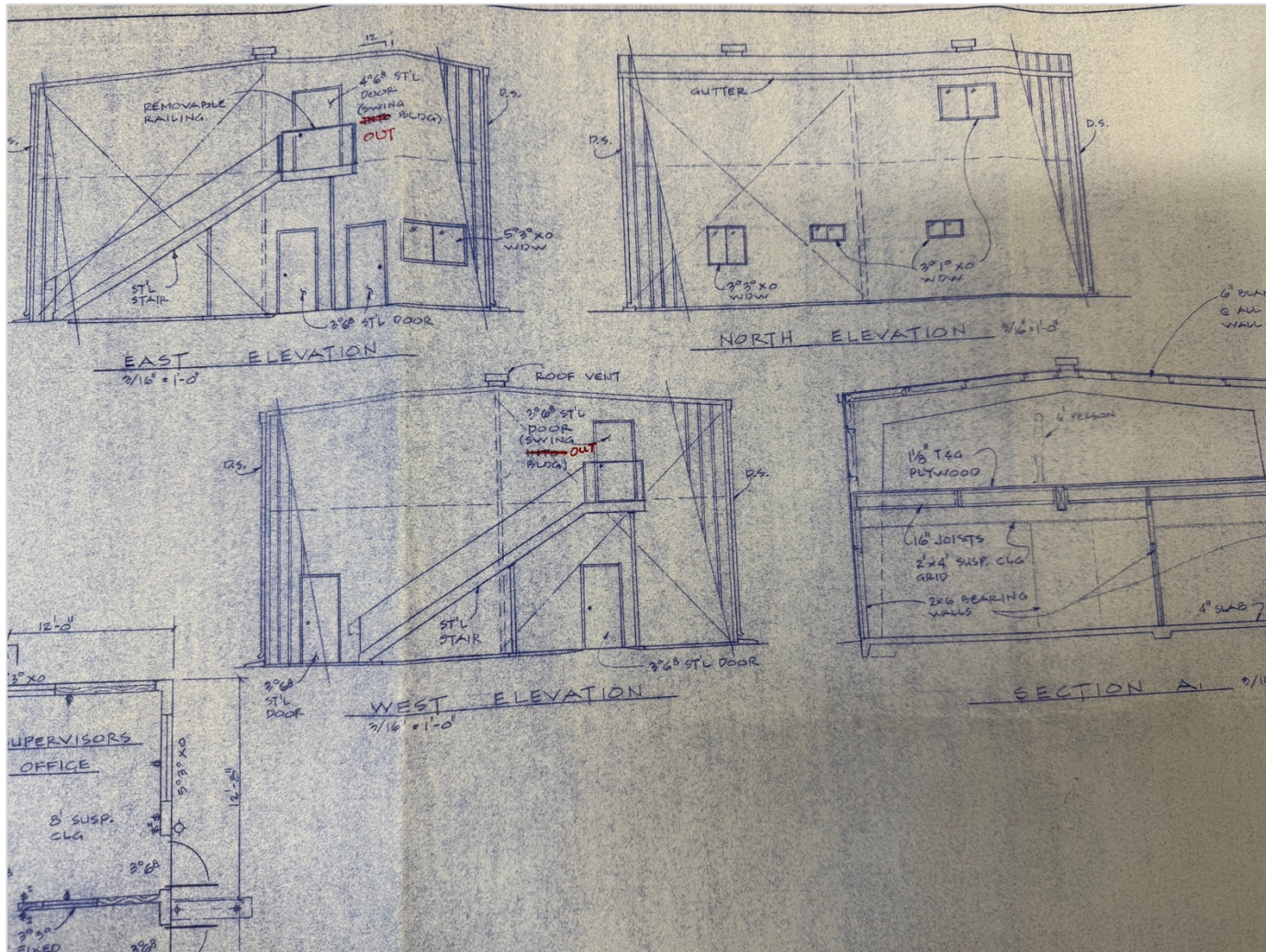
FUNCTIONAL UTILITY - The office and shop buildings with covered parking include average to good functional utility for its intended industrial shop/civic use in the market area. The appraisal assumes any functional inutility attributed to the water tank and pump station in central portions of the site will be offset by the lease income.

REMARKS: The subject is an average quality, class C & S (concrete block & metal) office-shop facility in average condition. Reference is made to the available floor plans on the next pages.

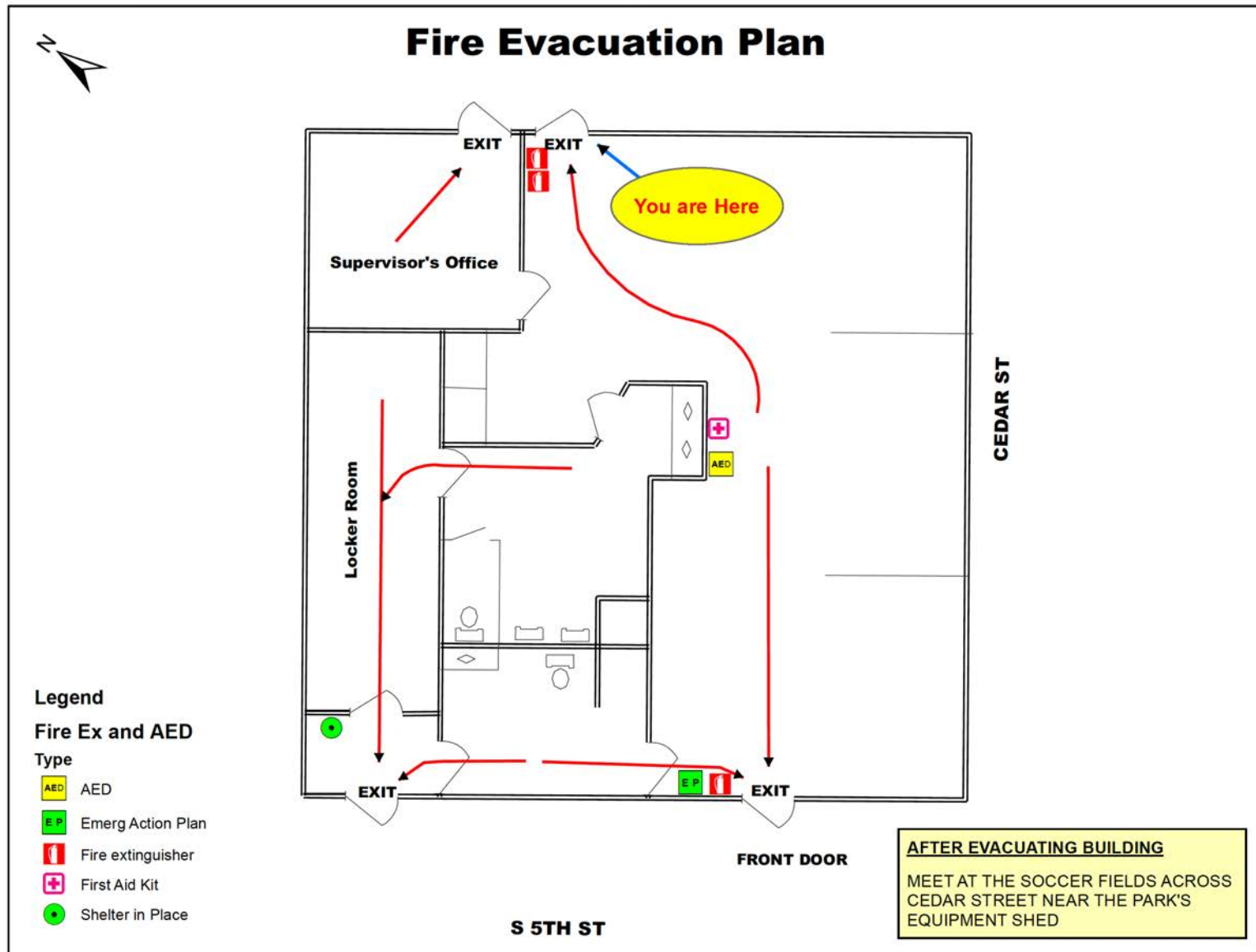
OFFICE BUILDING 1ST FLOOR PLAN



OFFICE BUILDING ELEVATION PLANS



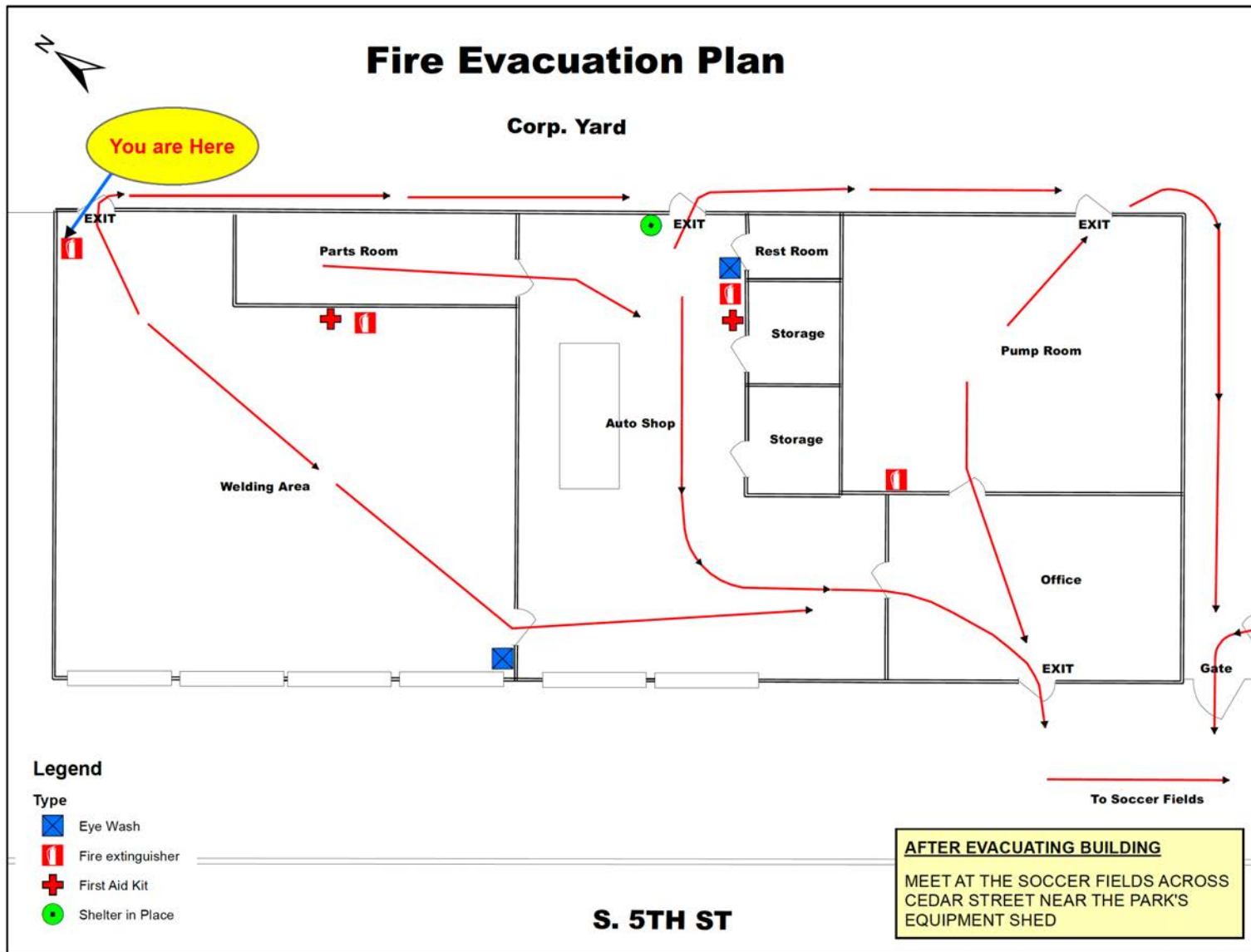
FLOOR PLAN – OFFICE 1ST FLOOR



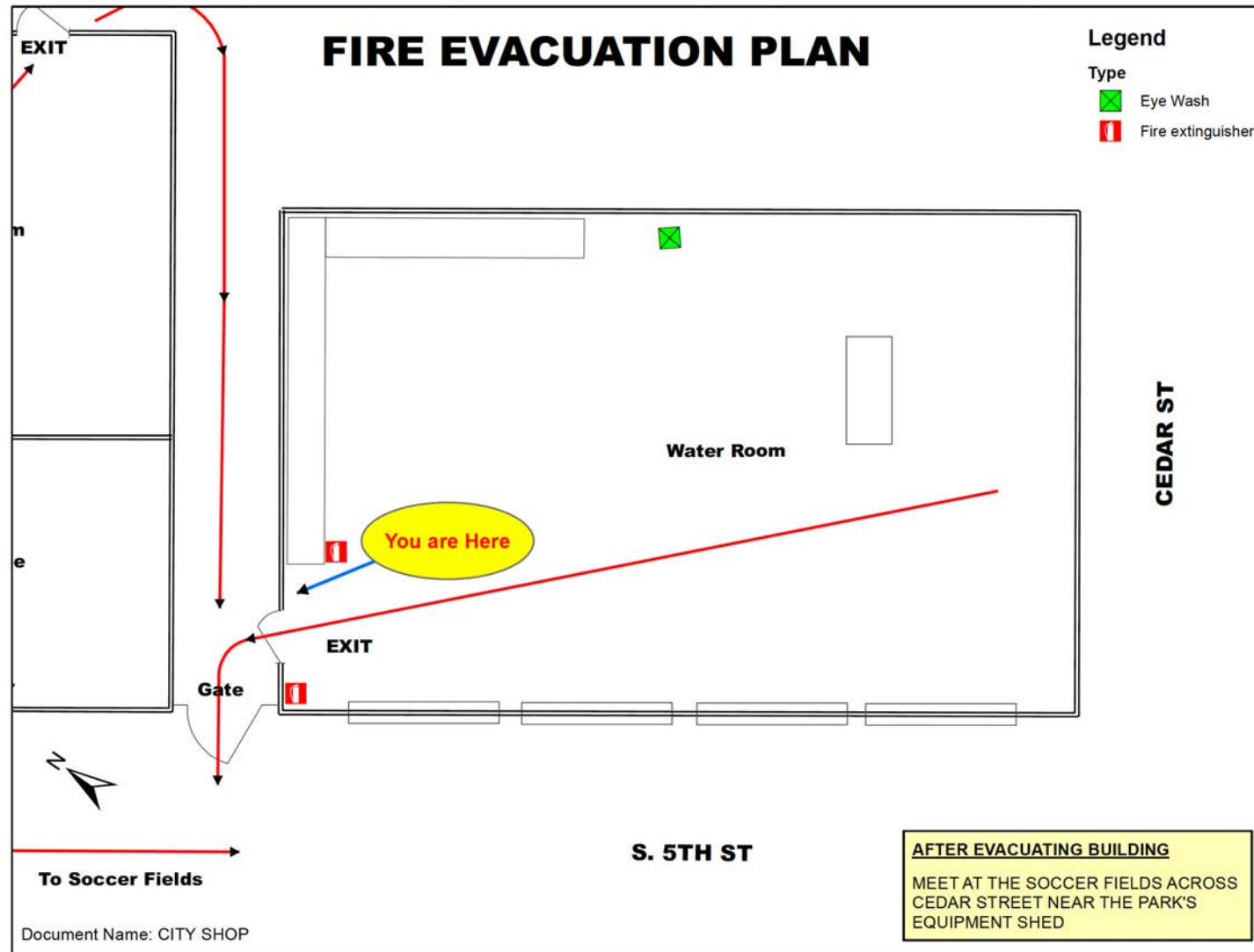
FLOOR PLAN – OFFICE 2nd FLOOR



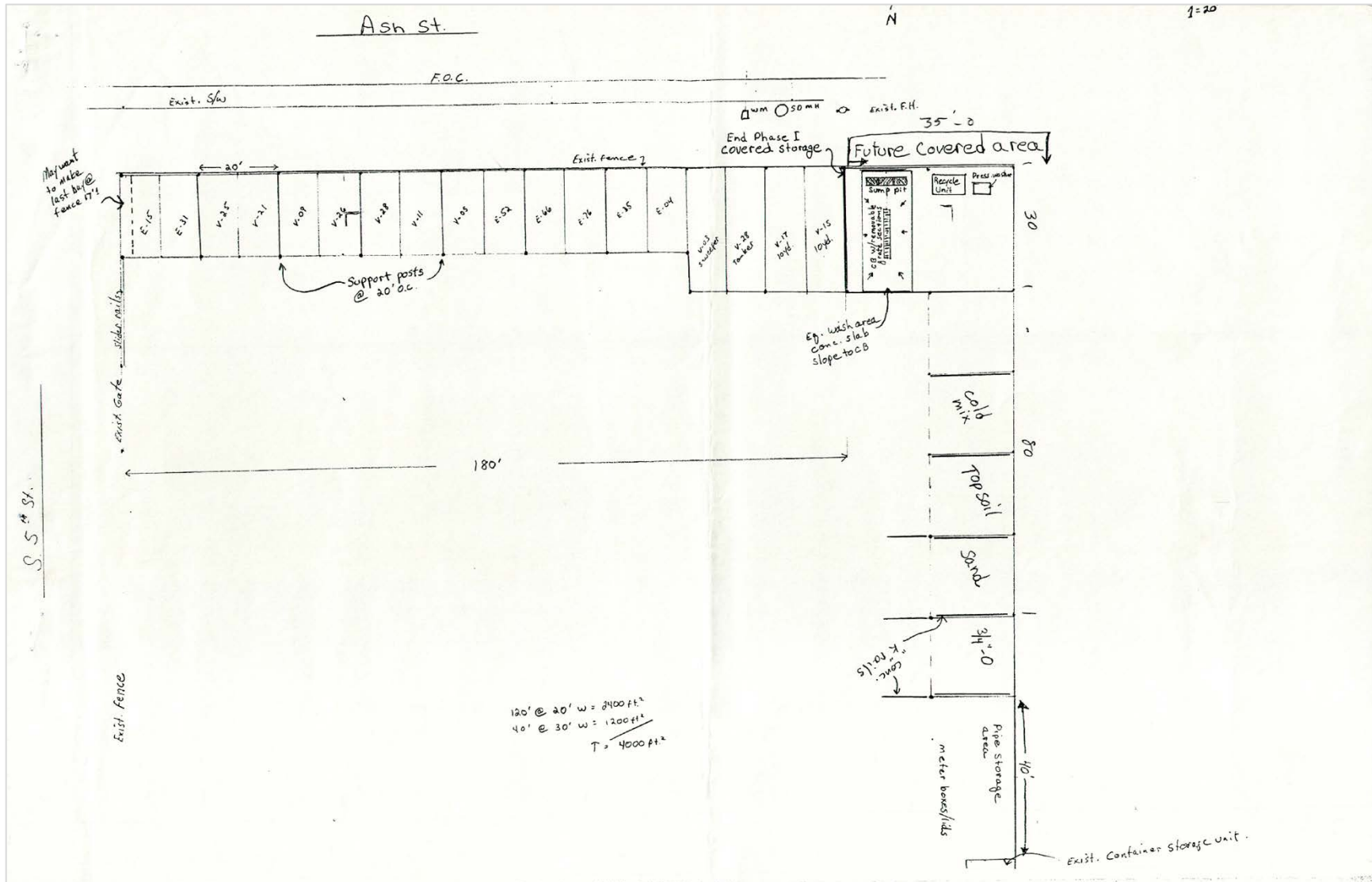
FLOOR PLAN – NORTH SIDE SHOP



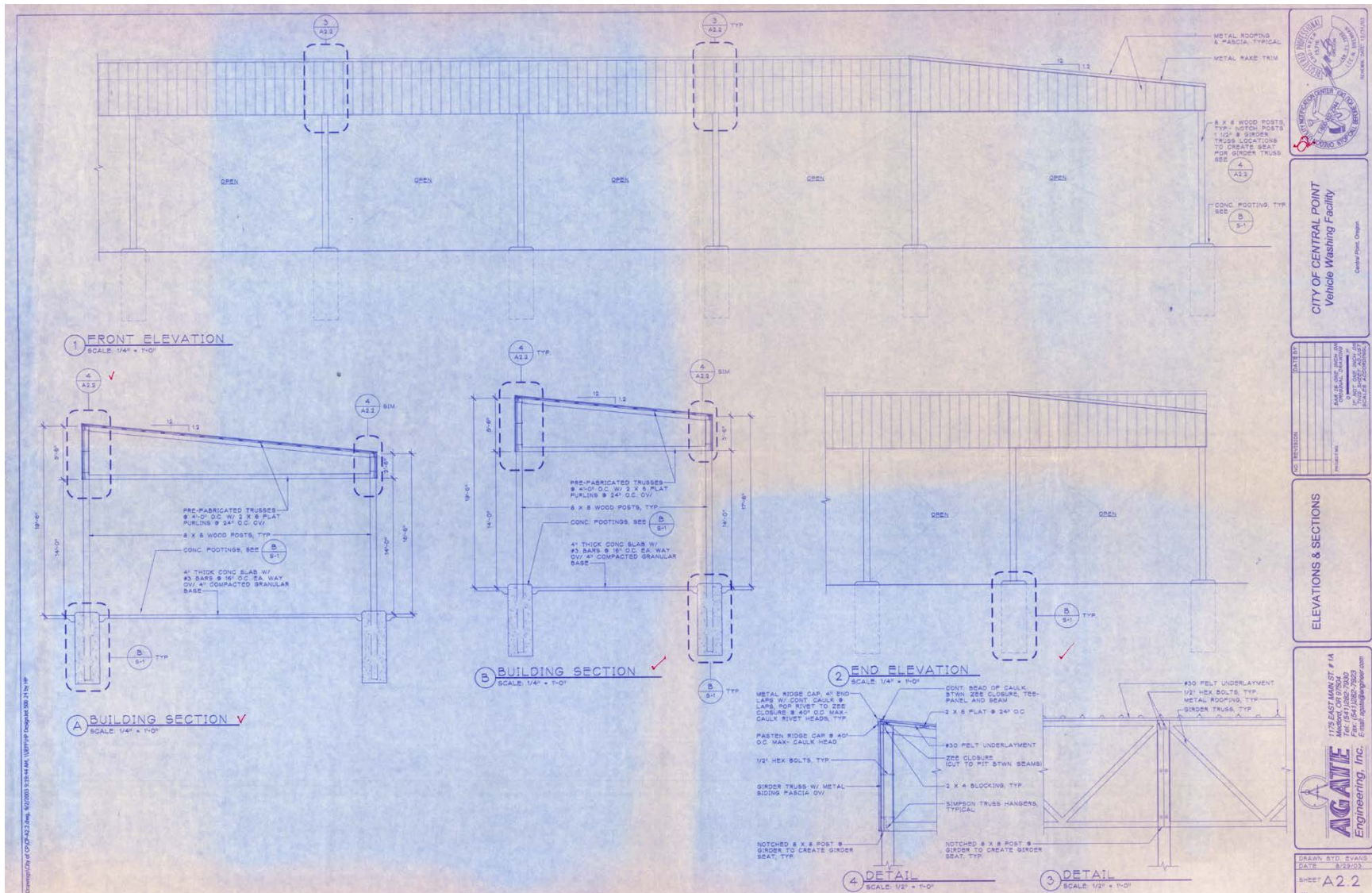
FLOOR PLAN – SOUTH SIDE SHOP



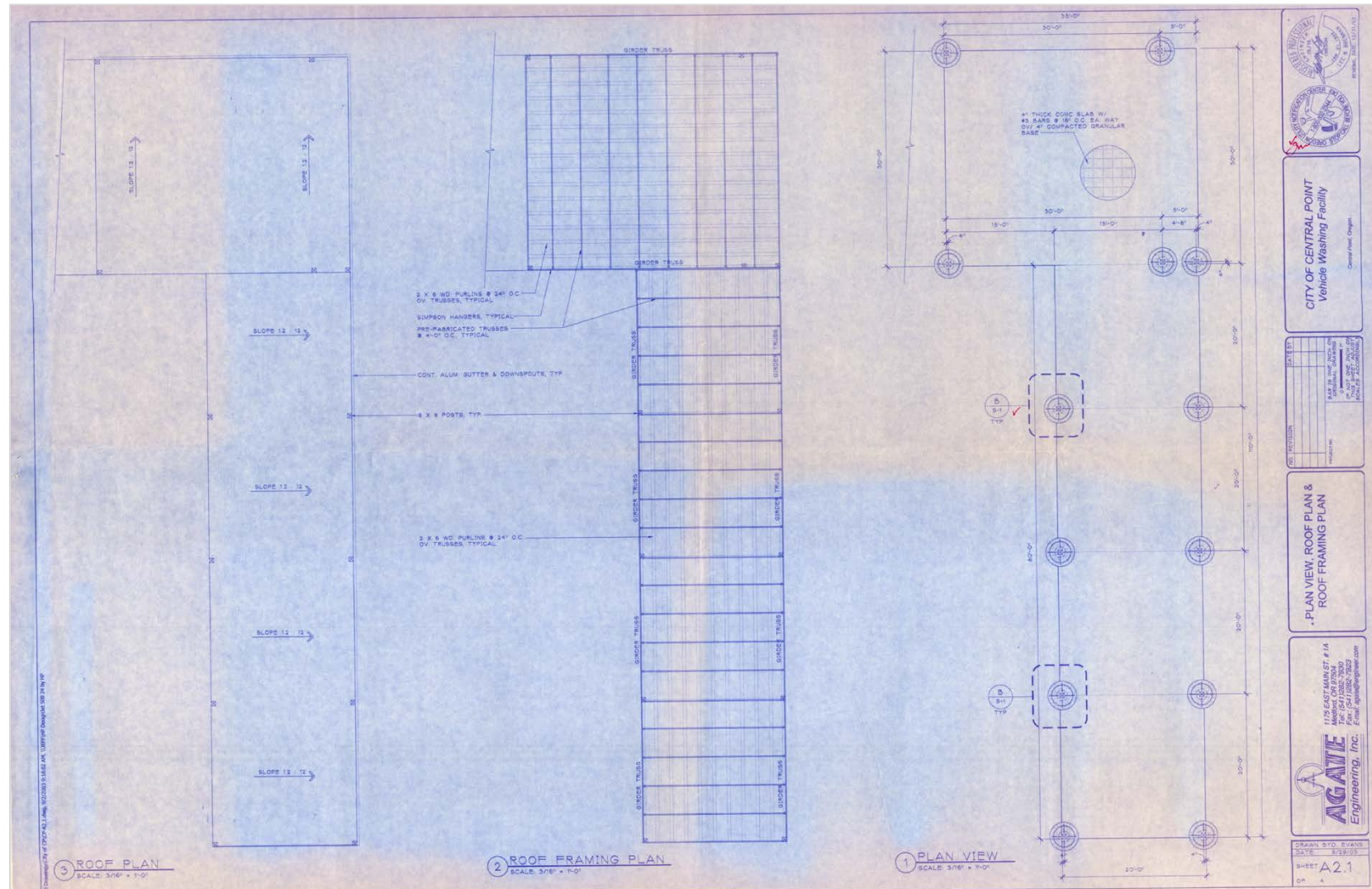
PARKING CANOPY SITE PLAN



PARKING CANOPY ELEVATION PLANS



PARKING CANOPY ROOF PLAN



HIGHEST AND BEST USE

Highest and best use is defined by *The Dictionary of Real Estate Appraisal*, 7th Edition, published 2022 by the Appraisal Institute, as: “The reasonably probable use of property that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity”. The following analysis determines how the land should be used and what type of improvements should be constructed based on its highest and best use.

AS-VACANT ANALYSIS

The subject’s Civic zoning is established to provide a dedicated zoning category for public and quasi-public land uses. The primary goal is to ensure that essential civic uses -- such as public schools, government buildings, hospitals, cemeteries, churches, and fraternal organizations -- have appropriate locations for current and future development within the community. The Civic District is designed to accommodate a variety of necessary civic uses that serve the community. These uses are generally compatible with adjacent residential neighborhoods. Outright permitted uses include community services, religious assembly, elementary and middle schools, and parks and open space. Conditional uses include nonprofit and fraternal, hospital, public facilities, high school and colleges, and utilities. Conditional uses limiting sales oriented space to a maximum of 400 square feet include concessions and drive-thru facilities; additionally, mobile food vendors and pods are only allowed subject to the requirements in Chapter 5.44, Mobile Food Businesses.

As was described in the neighborhood section, the subject is located in an average quality, mixed-use area just south of the downtown district. The primary development in the neighborhood is mature residential consisting of homes built in the 1950s-1970s. Special purpose uses include an elementary school and public park. In recent years some new development and revitalization efforts have been occurring. A multifamily residential property is currently under renovation adjacent west of the subject. Based on development trends, the impact of zoning on the subject property is minimal. No change in zoning is probable or anticipated according to the City of Central Point.

Regarding physical characteristics, the subject is the assemblage of two tax lots and vacated alleyway totaling 1.48 acres. Net of the water tower and pump house area the useable site area totals 1.37 acres. There are multiple curb cuts on Fifth Street and one on Cedar Street allowing for vehicular ingress and egress. The site has good exposure from the surrounding streets, which are local streets of low traffic counts. It is a three-corner assemblage slightly irregular in shape. It has flat topography and is outside the flood zone. The assemblage of the subject totaling 1.37 acres allows for increased development potential. Based on its limited exposure/traffic counts in a residential neighborhood, the most likely uses include community services, nonprofit, school, or religious. These types of uses are common for interior sites in the neighborhood.

There is a scarcity of Civic zoned land sales in the Central Point market area in recent years, due to a lack of sites offered for sale. Sales of commercial/industrial zoned land in the Central Point market area have been relatively stable in price trends. There is a scarcity of development land available in downtown Central Point due to the built out nature of the neighborhood.

CONCLUSION – AS IF VACANT:

Based on land development trends for sites with similar zoning and physical characteristics as the subject and analysis of current supply/demand trends, the highest and best use of the subject site as if vacant is for civic related development.

AS-IMPROVED ANALYSIS

The subject improvements are an average quality, shop/office facility built in the 1960s (shop space at 62%) and 2000 (office building at 38%). The improvements are in average condition with an estimated blended effective age of 36 years. The improvements conform to the existing zoning codes, and are an allowable use within the residential oriented neighborhood. The subject has good linkages in central areas of Central Point, with low traffic counts/exposure from surrounding local streets. The subject has historically been primarily owner occupied by the city, and is currently leased to non-profit/community service organizations. The primary tenant, Pathways Enterprises, is vacating the facility in July 2025; Access is on a month-to-month basis. The interior configuration and size of the subject facility is conducive to owner

occupancy. Market fundamentals (i.e., supply and demand trends) have been stable to increasing. There is a scarcity of similar shop/office space currently available in the market area directly competitive to the subject, particularly for an owner occupant. In conclusion, market fundamentals support the existing shop/office development of the subject property.

In the context of this appraisal, the highest and best use of the property is continued present use as a shop/office facility for civic use. The value of the site based on its current zoning and its physical attributes does not exceed the value of the property as it is improved. The value of the property as improved is indicated by the cost approach as \$1,090,000, the sales comparison approach as \$1,050,000 and by the income capitalization approach as \$1,030,000. The land value of the subject based on market comparison is estimated to be \$535,000. This is less than the valuation approaches applied as improved. The cost, sales comparison and income approaches analyze the current use of the property as legally permissible and consider whether the property should be renovated, converted or retained without change.

Based on this review and in the context of this appraisal, continued use of the subject as a civic oriented shop/office facility is concluded the highest and best use as improved. The most likely buyer of the subject is an owner occupant.

THE COST APPROACH

This method of valuation is based upon the assumption that no rational person would pay more for a property than the cost of purchasing a site and constructing, without undue delay, improvements of equal desirability and utility. Application of the cost approach involves estimating a replacement cost new for all improvements, deducting any accrued depreciation present, and adding land value to arrive at a value estimate.

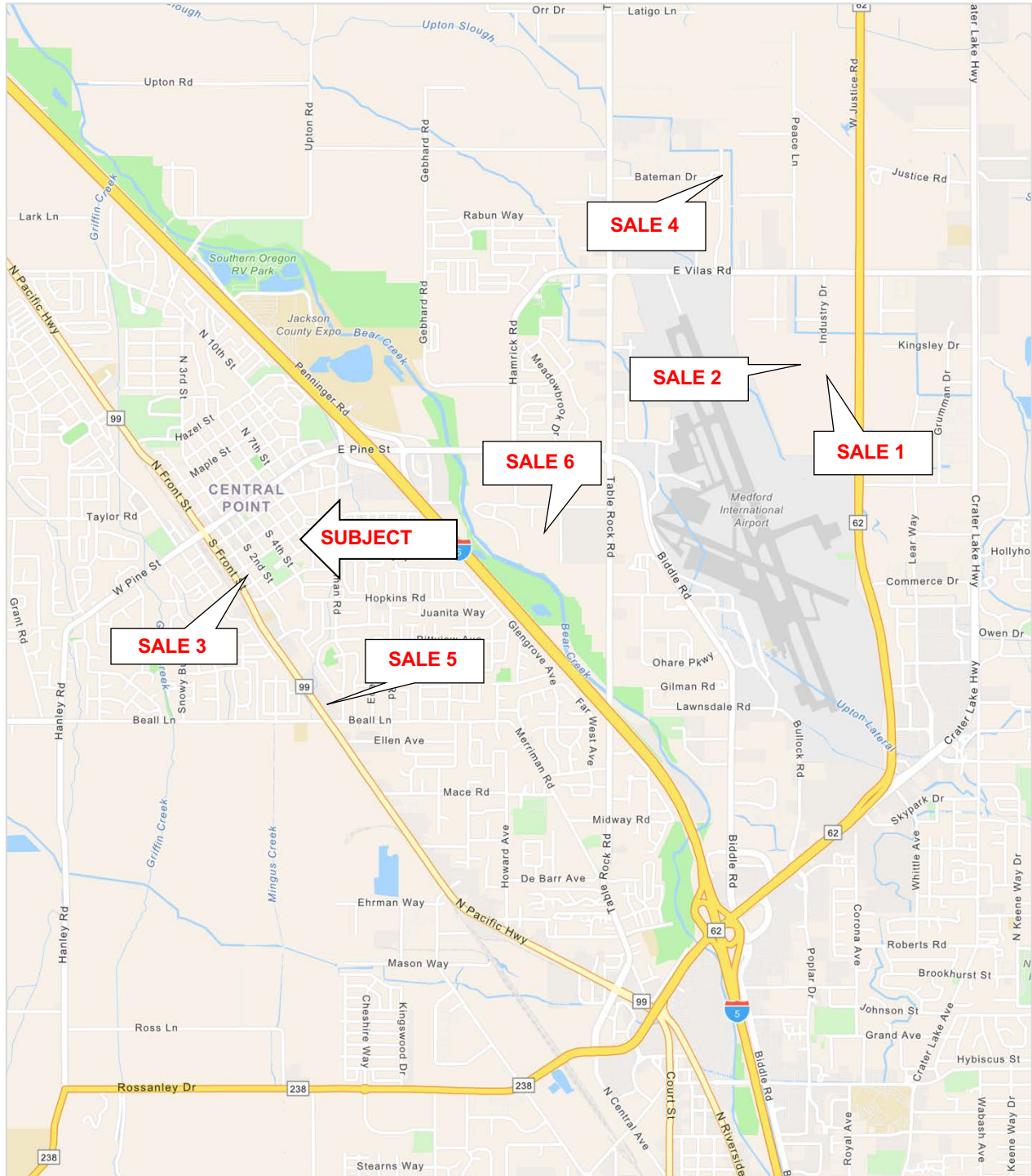
SITE VALUATION:

A search for comparable land sales was made in order to help estimate the value of the subject site. These sales had to meet certain criteria which included similar zoning, usability and developer appeal. In recent years there has been an extreme scarcity of Civic zoned land sales in the subject market, due to a scarcity available for sale. The sales search was therefore expanded to include industrial and commercial zoned land sales including sites offering a similar shop/office utility as the subject. This was the best data set available for comparison, and concluded adequate. All sales represent cash or financing terms adjusted to equal cash transactions. All public utilities were available or in use at the sites.

The most common unit of comparison for commercial land is price per square foot or price per acre. All of the comparable sales have been analyzed on the price per square foot basis. This is the method most used by market participants in the subject neighborhood. The primary differences between the subject and the comparable sales include market conditions (date of sale), location, size, and land use potential (highest and best use characteristics).

The comparable land sales available for comparison to the subject are summarized on the next pages, followed by the comparative analysis.

LAND SALE COMPARABLES MAP



LAND SALES SUMMARY

Sale No.	Location/Map & Tax Lot	Sale Date/ Recording	Sale Price	Size-AC Size-SF	Price/SF	Zone	Remarks
1	4677 Industry Drive Medford, OR 37-1W-06, 2500 Verification: Bernie Young, listing agent, John L. Scott Realty	12/18/2024 2024-5295	\$4,682,700	10.0 435,600	\$10.75	I-G	Flat, rectangular lot in Industry Drive Subdivision. Proposed for Medford Water Commission operations center.
2	4688 Industry Drive Medford, OR 37-1W-06, 2502 Verification: Bernie Young, seller's representative	9/25/2024 2024-20122	\$3,674,380	9.0 392,040	\$9.37	I-G	Flat, rectangular lot adjacent south of Vilas Industrial Park and west of Highway 62 Bypass.
3	E/S N. Front Street, N. of Cedar Central Point, OR 37-2W-11BB, 7201 Verification: Benjamin Ditzler, listing agent, eXp Realty.	8/12/2024 2024-16977	\$65,000	0.14 6,098	\$10.66	GC	Flat, small, rectangular lot on interior fronting Hwy 99, west of subject. Alley access at rear for ingress/egress. Next to 7-Eleven.
4	5408 Bierson Way Medford, OR 36-2W-36D, 123 Verification: Brian Murphy, buyer.	5/9/2024 2024-9068	\$350,000	0.71 30,927	\$11.32	I-L	Flat, rectangular lot in Bierson Industrial Park just east of Central Point.
5	880 S. Front Street Central Point, OR 37-2W-11CB, 600 & 700 Verification: Jeremy Leever, listing agent, Pulver & Leever Real Estate	11/20/2023 2023-24120	\$427,000	0.98 42,689	\$10.00	GC	Flat, two-parcel assemblage, rectangular fronting Hwy 99 next to Providence.
6	325 Ice Cream Drive Central Point, OR 37-2W-12B, 203 Verification: Bernie Young, listing agent, John L. Scott Realty	4/27/2023 2023-8372	\$1,600,000	3.73 162,479	\$9.85	M-1	Flat lot on corner of Hamrick Road & Ice Cream Drive behind Costco.

Sales Comparison Approach Analysis

The comparable land sales range in price from \$9.37 to \$11.32 per square foot. Excluding the high and low indications, the sales range from \$9.85 to \$10.75 per square foot.

The sales include a variety of industrial and general commercial parcels in the market area ranging in size from 0.14 to 10.0 acres. Over the time period of the sales from April 2023 to December 2024, market conditions for industrial/commercial land have been relatively stable. There were no recent closed sales available for comparison in 2025. While not included for direct comparison, it is noted several lots are currently pending sale at 430, 440 & 450 Federal Way in Central Point, in a commercial subdivision known as Federal Way Business Park behind Costco near the Amazon Center. The list prices of \$250,000 per lot, or \$12.75 per square foot, are consistent with closed sales of other lots in the subdivision in prior years. No adjustments are therefore made to the comparable sales for market conditions.

The land sales are located in Central Point and north Medford. Most are located in business parks or front major arterials superior to the subject. There were no sales of land located in residential neighborhoods truly similar to the subject available for comparison. The data set was the best available and concluded adequate for comparison.

A difference between the subject's Central Point location and the Medford comparables is real estate tax districts. Central Point has a higher tax rate (approximately \$17 per \$1,000 versus \$15 per \$1,000 in Medford), primarily due to an assessment for Jackson County Fire District #3.

Most of the sales include streets developed to urban standards at the property frontage, similar to the subject. The sales bracket the subject in size, physical features and zoning allowing for a similar shop/office utility.

The land sales include a variety of industrial and commercial zonings from M-1, Industrial District and GC, General Commercial in Central Point; to I-G, General Industrial in Medford. These zonings are rated superior to the subject's Civic zoning as they allow for a wider range of development.

Sales 1 and 2 are the most recent sales, closing in late 2024, located in the Vilas Industrial Park of north Medford. The sale prices of \$9.37 and \$10.75 per square foot require upward adjustment for significantly larger size of 9 to 10 acres. They are superior in location/tax rate and zoning, requiring downward adjustments.

Sale 3 at \$10.66 per square foot is within the subject's immediate neighborhood. It is approximately five blocks west of the subject on Front Street, just north of Cedar Street. It is a very small lot superior in size and retail exposure/frontage on Highway 99 and zoning, requiring downward adjustments.

Sale 4 at \$11.32 per square foot is a 0.71-acre lot in the Bierson Industrial Park, just east of Central Point. The lot is located on the interior of the park with limited exposure. The park is east of Table Rock Road at Bateman Drive. As compared to the subject it is superior in smaller size and tax rate, requiring downward adjustments.

Sale 5 at \$10.00 per square foot is located at 880 S. Front Street in Central Point. This is the two-parcel assemblage totaling 0.98 acres adjacent south of the Providence medical center. Prior to sale it had been used as an RV park with gravel and some asphalt paving. The RV park improvements have since been removed. It was purchased by the battery store owner adjacent south. Sale 5 is superior to the subject in retail exposure/frontage on Highway 99 and zoning, requiring a downward adjustment.

Sale 6 at \$9.85 per square foot is located in the Federal Way Business Park in Central Point. This park is located on the southwest quadrant of Table Rock Road and Biddle Road. The largest development in the park is Costco located adjacent east of the sale. Ice Cream Drive is a local street but has good exposure from Costco. Sale 6 is inferior to the subject in larger size. It is superior in exposure and zoning, requiring a net downward adjustment.

The table on the next page summarizes a qualitative analysis of the sales as they relate to the subject property based on market conditions, size, zoning/end-use, location, access/exposure, and physical characteristics.

Land Sale Comparative Qualitative Analysis

ADJ. FACTOR	1	2	3	4	5	6
Property Rights Conveyed	Similar	Similar	Similar	Similar	Similar	Similar
Financing Terms	Similar	Similar	Similar	Similar	Similar	Similar
Conditions of Sale	Similar	Similar	Similar	Similar	Similar	Similar
Market Conditions	Similar	Similar	Similar	Similar	Similar	Similar
Location/ Neighborhood Quality	Superior	Superior	Similar	Superior	Similar	Similar
Exposure/ Traffic Count	Similar	Similar	Superior	Similar	Superior	Superior
Corner Frontage	Inferior	Inferior	Inferior	Inferior	Inferior	Inferior
Access	Similar	Similar	Similar	Similar	Similar	Similar
Size/ Land Area	Inferior (Larger)	Inferior (Larger)	Superior (Smaller)	Similar	Similar	Inferior (Larger)
Zoning/ End Use	Superior	Superior	Superior	Superior	Superior	Superior
Physical Characteristics	Similar	Similar	Similar	Similar	Similar	Similar
Price/SF Overall Comparison	\$10.75 Superior High Indicator	\$9.37 Superior High Indicator	\$10.66 Superior High Indicator	\$11.32 Superior High Indicator	\$10.00 Superior High Indicator	\$9.85 Superior High Indicator

As summarized above, all of the land sales were rated overall superior to the subject. They require downward adjustments, and indicate a value less than \$9.37 per square foot is achievable for the subject.

Of the data set, Sales 3, 5 and 6 located in Central Point are rated most reliable. They range in pricing from \$9.85 to \$10.66 per square foot. Based on the elements of

comparison a value below this range is estimated for the subject. All of the sale are superior in zoning and development potential as compared to the subject's civic zoning.

Land Value Conclusion

Based on the previous comparative analysis, the market value of the subject is estimated to be:

$$59,465 \text{ Square Feet} \times \$9.00/\text{SF} = \$535,185$$

Rounded = \$535,000

REPLACEMENT COST OF IMPROVEMENTS:

The estimated replacement cost of all improvements new today is presented in the following summary of the cost approach. The unit cost estimates are self-explanatory. They are based on a combination of the Marshall Valuation Service cost data, and knowledge of costs experienced with similar commercial projects.

Marshall & Swift

According to the national cost guide Marshall & Swift, the estimated costs for the subject's building components are as follows:

North Shop Warehouse – According to Marshall & Swift Section 14, Page 26, the cost for an average quality Class C warehouse similar to the North Shop building is \$73.00 with height, local and current cost multipliers, or \$263,530 (3,610 SF X \$73/SF). The cost of a canopy is \$50 per square foot according to the cost guide, or \$64,800 (1,296 SF X \$50/SF). The total costs to the North Shop amount to \$328,330, or \$90.95 per square foot GBA.

South Shop Warehouse – According to Marshall & Swift Section 14, Page 26, the cost for a low cost/average quality Class C warehouse similar to the South Shop building is \$62.00 with height, local and current cost multipliers, or \$89,280 (1,440 SF X \$62/SF).

Office Building – According to Marshall & Swift Section 15, Page 17, the cost of an average quality Class S two-story office facility is \$191 per square foot with height, perimeter, local and current cost multipliers, or \$580,640 (3,040 SF X \$191/SF).

The Marshall & Swift costs include all direct costs and indirect costs associated with average architect & engineering fees, plan check & building permits, and contractor's overhead & profit. They do not include site improvements, the parking canopy with car

wash basin, the container storage, extraordinary offsite costs such as city systems development fees (SDCs), or miscellaneous costs related to finance or marketing.

The Marshall & Swift cost estimate including additional costs attributed to site improvements and SDCs based on the cost guide and market extraction as summarized as follows:

Marshall & Swift Cost Estimate

Item	Area		Cost	/Unit	Total
North Side Shop Building w/ Canopy	3,610	SF	\$91	/SF	\$328,330
South Side Shop Building	1,440	SF	\$62	/SF	\$89,280
Office Building	3,040	SF	\$191	/SF	\$580,640
Parking Canopy	5,078	SF	\$60	/SF	\$304,680
Car Wash Basin (30' X 35')	1,050	SF	\$89	/SF	\$93,450
8' X 20' Container Storage	4	UN	\$5,000	/UN	\$20,000
8' X 40' Container Storage	1	UN	\$7,000	/UN	\$7,000
Asphalt Paving	52,895	SF	\$6	/SF	\$317,370
Landscaping	5,000	SF	\$20	/SF	\$100,000
Chain Link Fencing/Gates	832	LF	\$30	/LF	\$24,960
Storm Drainage	500	LF	\$80	/LF	\$40,000
SDC Charges	8,090	SF	\$8	/SF	\$64,720
TOTAL					\$1,970,430
Per SF GBA:					\$243.56

Cost Comparables

Specific cost comparable information was available on several commercial developments in the subject market. This includes confidential construction cost budgets for properties appraised or reviewed by the appraiser under construction or proposed for completion in 2024-25 in the Medford MSA market area. This data set includes several office-warehouse and service commercial/retail facilities ranging in size from approximately 5,000 to 20,000 square feet. The total budgeted direct and indirect costs for the developments most similar to the subject, not including land or developer's profit, range from approximately \$225 to \$300 per square foot. Construction costs have increased significantly in the subject market in recent years.

Several local contractors have been interviewed in 2025 regarding cost trends and tariff implications. Most builders feel costs for wood frame construction will remain relatively steady with normal increases for the next several months as wood materials are currently exempted from the tariffs. The primary exception is HVAC equipment, but contractors reported even this category should not increase significantly. Steel frame materials are subject to tariffs, and it has been reported commercial contractors specializing in this construction type have experienced requests for projects to be placed on hold in recent weeks. Some commercial builders in the market area are including a tariff contingency in current cost budgets for materials such as steel frame construction.

Direct and Indirect Cost Conclusions

Based on the available cost data, the subject's building improvement direct and indirect costs are estimated at \$245 per square foot. This is consistent with the Marshall & Swift cost guide and bracketed by the local cost comparables.

Developer's Profit

New construction projects are driven by the expectation of profit. No developer would begin a project such as the subject without the expectation of a return on the investment. Therefore, developer's profit is a legitimate item to be included in a cost breakdown. The amount of profit varies greatly. It is not always present. It depends upon a developer's ability to accurately estimate market forces and the ability to control construction costs. Typically, a minimum profit of 10 to 15 percent is needed before a developer will even consider a project. No prudent developer would begin a project where the expectation of profit was lower than the rate that could obtain from a secure investment such as a certificate of deposit. For facilities proposed for owner occupancy or civic use there is often no developer's profit. Based on the subject's civic zoning, no developer's profit is applied in this analysis.

Depreciation

Depreciation is the loss in value from replacement costs new today that results from any cause. There are three types of depreciation: physical deterioration, functional obsolescence and external obsolescence.

Physical: The subject improvements are in average condition, with an estimated effective age of 20 years (office facility) and 45 years (shop buildings). The blended effective age for the subject is estimated to be 36 years (38% office buildout at 20 years + 62% shop space at 45 years). Based on the age-life method and an estimated economic life of 50 years, physical depreciation of 72 percent is estimated for the subject.

Functional: The office and shop buildings with covered parking include average to good functional utility for its intended civic use in the market area. The appraisal assumes functional inutility attributed to the water tank and pump station in central portions of the site will be offset by the lease income. No adjustment is therefore applied for functional obsolescence.

External or Economic: The subject's industrial market is currently experiencing stable conditions. A deduction for external obsolescence is not applied within the cost approach.

Cost Approach to Value Conclusion

Reference is made to the cost approach summary for the subject on the next page.

SUMMARY OF THE COST APPROACH

399 S. Fifth Street

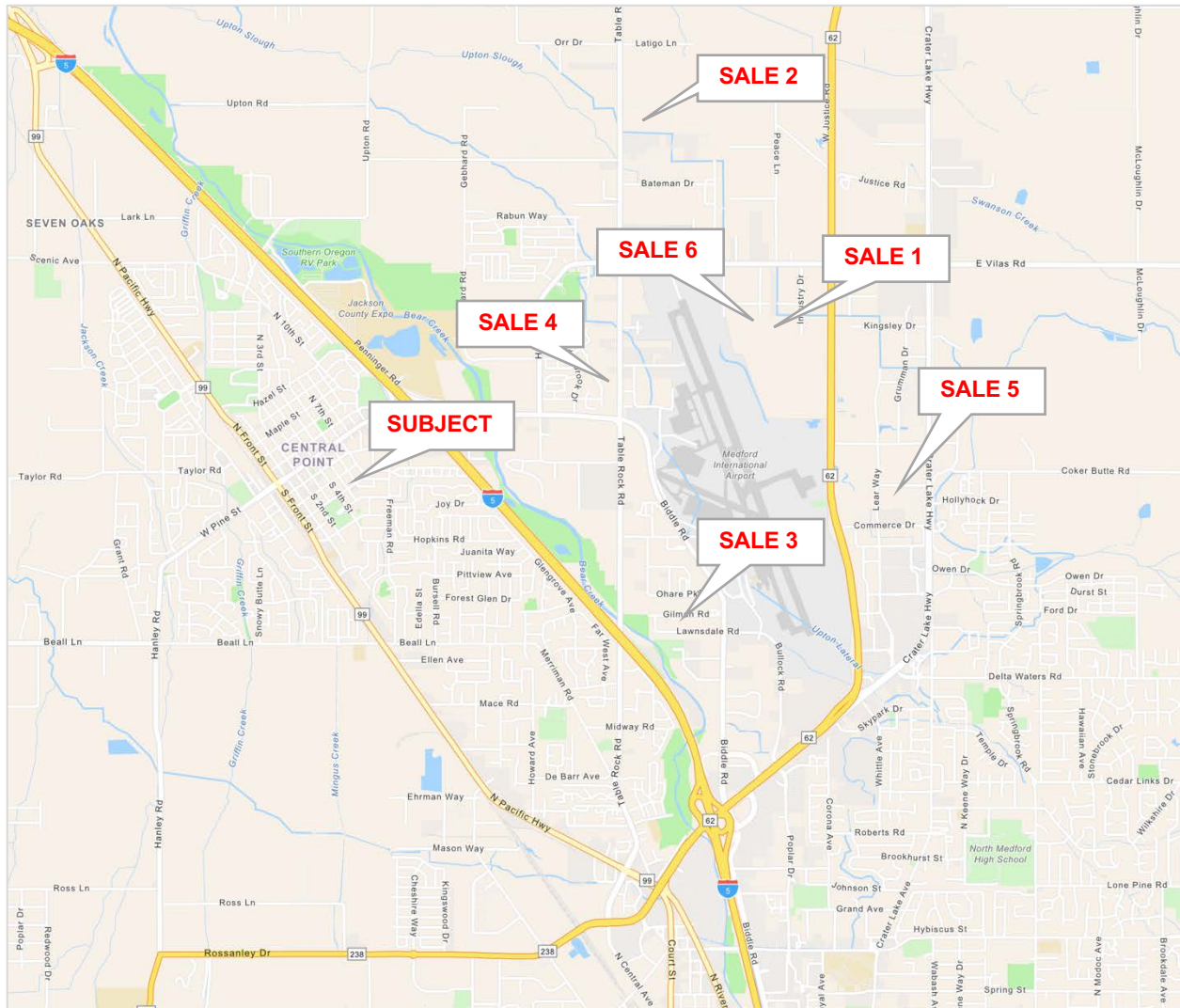
	SIZE/SF:	COST/SF:	TOTAL COST
TOTAL DIRECT & INDIRECT COSTS:	8,090	\$245.00	\$1,982,050
ENTREPRENEURIAL INCENTIVE @	0.0%		\$0
REPLACEMENT COST NEW:			\$1,982,050
Per Square Foot:			\$245.00
LESS DEPRECIATION:			
Physical	72.0%		\$1,427,076
Functional	0.0%		0
External	0.0%		0
TOTAL DEPRECIATION			\$1,427,076
DEPRECIATED VALUE OF THE IMPROVEMENTS:			\$554,974
LAND VALUE			\$535,000
TOTAL VALUE BY THE COST APPROACH			\$1,089,974
ROUNDED:			\$1,090,000
Per SF:			\$135

SALES COMPARISON APPROACH

The Sales Comparison Approach to value is based upon the assumption that a prudent buyer would not pay more for a property than the cost of acquiring an equally desirable substitute on the open market without undue delay. The approach itself is predicated upon prices paid for other comparable buildings. The differences between the comparable sales and the subject are analyzed in order to help estimate the value of the subject.

A survey was made for sales of similar office-warehouse facilities in the market area. The most helpful sales for estimating the value of the subject are summarized on the following pages. The unit of comparison most used for analyzing commercial building sales is price per square foot of gross building area, including land value.

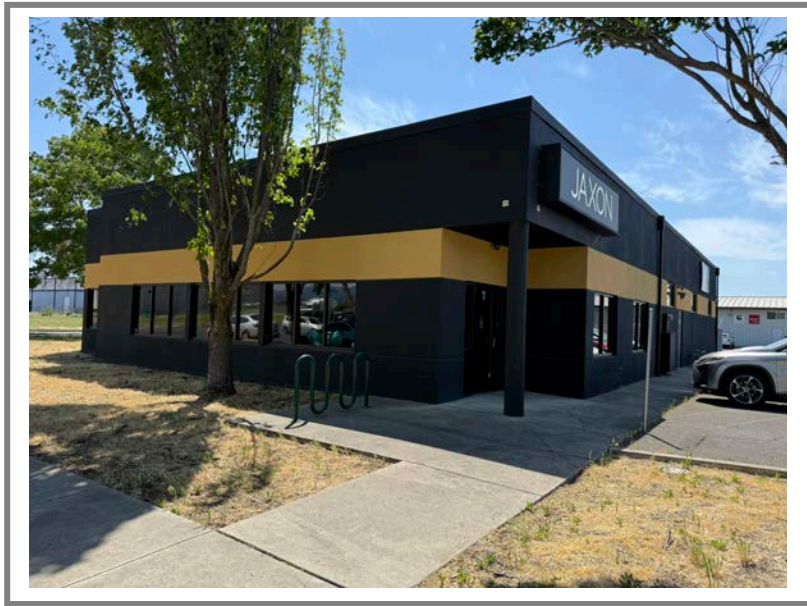
IMPROVED SALE COMPARABLES MAP



OFFICE-WAREHOUSE IMPROVED SALES SUMMARY

No.	Identification	Sale Date/ Recording	DOM	Improvement Size/ % Office	Construction Type	Year Built	Site Size/ Coverage	Sale Price	Price/SF GBA	OAR
1	4731 Industry Drive Medford, OR 37-1W-06BA, 1205	5/2/2025 2025-9459	59	6,118 SF 25%	Steel Frame/ Stucco	2002	21,780 SF 28%	\$925,000	\$151.19	Vacant
Single tenant office-warehouse with upgraded 3-phase, 600 amp electrical in 2017 for former cannabis business. Vacant at sale. Building has office, conference room, restrooms, kitchen, built in cabinetry, finished concrete floors in warehouse with one roll up loading door. Sold by Kimmel Foundation to Net Zero Properties LLC. Verification: Eli Buma, listing agent, Merit Commercial Real Estate. Prior Sales: \$830,000 on 12-28-20 and \$505,000 on 11-5-24 (foreclosure).										
2	5520 Table Rock Road Central Point, OR 37-2W-36A, 503	4/23/2025 2025-8276	109	4,823 SF 25%	Steel Frame/ Metal	1979	43,560 SF 11%	\$775,000	\$160.69	Vacant
Single tenant office-warehouse with 3 grade level loading doors, multiple offices and kitchen, fully paved and fenced yard with 18 powered truck stalls at rear. Purchased by Pathways Enterprises from 5520 Table Rock LLC. Verification: Scott King, Listing Agent, Merit Commercial.										
3	887 Gilman Road Medford, OR 37-2W-12D, 2200	12/30/2024 2024-26826	0	6,756 SF 40%	Concrete Block	2004	20,473 SF 33%	\$1,169,000	\$173.03	Vacant
First floor showroom, office, restrooms, kitchen and warehouse with two roll up doors. Second floor includes an apartment. Concrete paved site with perimeter fencing. Verification: Jake Rockwell, listing agent, eXp Realty.										
4	4399 Table Rock Road Central Point, OR 37-2W-01CA, 301	1/24/2025 2025-1878	299	4,000 SF 25%	Steel Frame/ Metal	2013	66,211 SF 6%	\$1,240,000; \$730,000 Adj	\$310.00 \$182.50 Adj.	8.37%
Single tenant office, showroom and warehouse facility with one private office, two restrooms, three grade level loading doors, 3-phase electric, storage shed, paving and perimeter fencing with gates. Vacant at sale. OAR is based on current asking rent of \$10,000/month NNN for entire site. Property had estimated surplus land of 1.06 acres or \$510,000 value. Bought by TR-Block LLC from Ciullo LLC. Verification: Joni Wilson, listing agent, 5 Star Real Estate.										
5	3855 Crater Lake Hwy. Medford, OR 37-1W-07A, 1001-1002	10/10/2024 2024-20986	88	7,500 SF 30%	Steel Frame/ Metal	1980	43,560 SF 17%	\$960,000	\$128.00	Vacant
Single tenant office-warehouse with 3-phase electric, four grade level doors, skylights, 5 offices (2 upstairs w/ kitchenette/restroom), ground floor lobby with additional kitchen and two restrooms. Gravel yard. Bought by Christian Massey Construction from TVO, LLC. Verification: Sheana Wilkinson, Listing Agent, Top Agents Real Estate.										
6	822 Enterprise Dr. Medford, OR 37-1W-06BA, 1218	3/13/2023 23-5989	23	14,175 SF 20%	Metal	2005	37,758 SF 37%	\$1,650,000	\$116.40	6.0%
Five-tenant office-warehouse facility fully leased at sale. Tenant suites ranged from 2,400 to 3,000 SF with rents from \$0.29-\$0.67/SF NNN. Each space has small office and warehouse with suspended heat, grade level loading, mezzanine storage and one restroom. Site is asphalt paved with 25 parking spaces. OAR based on current rent of \$0.67/SF/Month NNN. Verification: Jeremy Leever, listing agent, Pulver & Leever Real Estate.										

IMPROVED SALE PHOTOGRAPHS



Sale 1 – 4731 Industry Drive, Medford



Sale 2 – 5520 Table Rock Road, Central Point



Sale 3 – 887 Gilman Road, Medford



Sale 4 – 4399 Table Rock Road, Central Point



Sale 5 – 3855 Crater Lake Highway, Medford



Sale 6 – 822 Enterprise Drive, Medford

Sales Comparison Approach Analysis

The sale prices range from \$116.40 to \$182.50 per square foot. The improved sale comparables represent a range of office-warehouse facilities in the subject's market area. None included a parking canopy with car wash basin or container storage. The data set was the best available and concluded adequate.

Due to a scarcity of comparable sales in the subject's market area of Central Point, the search was expanded to include the larger market area. The Medford comparable sales are superior to Central Point in property tax rate.

The buildings range in size from 4,000 to 14,175 square feet. Most are smaller than the subject. All but one are of steel frame construction; one is of concrete block. All included grade level loading. The office build outs range from 20 to 40 percent, and the facilities were built from 1979 to 2013. The site coverage ratios range from 6 to 37 percent. The low end of this range, Sale 4, at 6 percent included surplus land for future expansion. The sale price was adjusted downward for the estimated value of the surplus land; the net area to the economic site results in a coverage ratio of 20 percent. Overall, the sales bracket the subject in physical features.

The sales occurred over the period of time from March 2023 to May 2025. Over the time period of the comparable sales, the subject's market conditions have been stable to increasing. Sale 1 was a paired sale demonstrating increasing conditions. It previously sold for \$830,000 on December 28, 2020 and resold on November 5, 2024 for \$505,000 based on a deed in lieu of foreclosure. The 2020 sale price of \$830,000 demonstrates price appreciation of 11.4 percent over the 52-month period to the May 2025 sale for \$925,000. This equals 0.22 percent per month or 2.63 percent annually. For this analysis, the sales are adjusted for market conditions at 0.20 percent per month, as follows:

Market Conditions Adjustment

Sale No.	Sale Date	Sale Price/SF	Months Since Sale	Monthly Adjustment	Total Adjustment	Adjusted Price/SF
1	5/2/25	\$151.19	1	0.20%	0.20%	\$151.49
2	4/23/25	\$160.69	2	0.20%	0.40%	\$161.33
3	12/30/24	\$173.03	5	0.20%	1.00%	\$174.76
4	1/24/25	\$182.50	4	0.20%	0.80%	\$183.96
5	10/10/24	\$128.00	8	0.20%	1.60%	\$130.05
6	3/13/23	\$116.40	27	0.20%	5.40%	\$122.69

The table on the next page summarizes a qualitative analysis of the sales as they relate to the subject property based on market conditions, size, zoning/end-use, location, and related factors.

Qualitative Improved Sale Comparative Summary

ADJ. FACTOR	Subject	1	2	3	4	5	6
Sale Price/SF	--	\$151.19	\$160.69	\$173.03	\$182.50	\$128.00	\$116.40
Property Rights Conv.	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Leased Fee
Financing Terms	Cash/Equiv.	Similar	Similar	Similar	Similar	Similar	Similar
Conditions of Sale	--	Similar	Similar	Similar	Similar	Similar	Similar
Expenditures After Sale	Shop Repairs	None Superior	None Superior	None Superior	None Superior	None Superior	None Superior
Sale Date		5/2/2025	4/23/2025	12/30/2024	1/24/2025	10/10/2024	3/13/2023
Market Conditions Adj. Price/SF		\$151.49	\$161.33	\$174.76	\$183.96	\$130.05	\$122.69
Location	Central Point	Medford Superior	Central Point Similar	Medford Superior	Central Point Similar	Medford Superior	Medford Superior
Access/Exposure	Average	Similar	Superior	Similar	Superior	Superior	Similar
Year Built/ Effective Age/ Condition	1962-2000 20-45 yr EA; 36 yr blended	2002 20 yr EA Superior	1979 30 yr EA Superior	2004 15 yr EA Superior	2013 10 yr EA Superior	1980 30 yr EA Superior	2005 15 yr EA Superior
Quality/Appeal	Average	Superior	Similar	Superior	Superior	Similar	Superior
Building Area/GBA	8,090 SF	6,118 SF Superior (Smaller)	4,823 SF Superior (Smaller)	6,756 SF Superior (Smaller)	4,000 SF Superior (Smaller)	7,500 SF Similar	14,175 SF Inferior (Larger)
Interior Finish/ Office Build Out	38%	25% Inferior	25% Inferior	40% Similar	25% Inferior	30% Inferior	20% Inferior
Site Amenities	Canopy/Wash Container Storage	Inferior	Truck Stalls Similar-Inf	Inferior	Inferior	Inferior	Inferior
Site Coverage Ratio	25.9%	28% Similar	11% Superior	33% Inferior	20% Similar	17% Superior	37% Inferior
Site Improvements/ Parking	Asphalt Paving/ Fencing	Similar	Similar	Similar	Similar	Gravel Inferior	Open Inferior
Zoning/End Use	Civic	I-L Superior	I-L Superior	I-G Superior	M1 Superior	I-G Superior	I-L Superior
Sale Price/SF Overall Comparison	--	\$151.49 Superior High Indicator	\$161.33 Superior High Indicator	\$174.76 Superior High Indicator	\$183.96 Superior High Indicator	\$130.05 Similar Mid Indicator	\$122.69 Inferior Low Indicator

As summarized in the prior table, Sales 1 through 4 from \$151.49 to \$183.96 per square foot were rated overall superior to the subject. They require downward adjustments, and indicate a value less than \$151 per square foot is achievable for the subject. Sale 5 at \$130.05 per square foot was rated similar, and sets an achievable value range for the subject. Sale 6 at \$122.69 per square foot was rated overall inferior to the subject. It requires an upward adjustment, and indicates a value greater than \$123 per square foot for the subject. Overall, the sales indicate a value less than \$151 and greater than \$123 per square foot for the subject, with the most similar at \$130 per square foot.

Of the data set, Sales 2, 5 and 6 from \$122.69 to \$161.33 per square foot are rated most reliable, and are given emphasis. These sales are most similar in effective age, physical features and/or overall appeal. Based on the elements of comparison, a value near the low-mid range of this range is estimated for the subject.

SALES COMPARISON APPROACH CONCLUSION

Based on the previous comparative analysis, the market value of the subject by the sales comparison approach is estimated to be:

$$8,090 \text{ Square Feet} \times \$130.00/\text{SF} = \$1,051,700$$

$$\text{Rounded} = \mathbf{\$1,050,000}$$

THE INCOME APPROACH

The Income Approach focuses on a property's capacity to earn money. Income producing properties are generally purchased for investment purposes and investors demand profit. A property's capacity to earn income of both quality and duration is critical to its value.

The underlying concept of the Income Approach is that the higher the earnings, the higher the value. While there are many different techniques that can be used to derive a value for a specific property, all of them ultimately convert an estimate of income into an indication of present value.

SUBJECT TENANCY

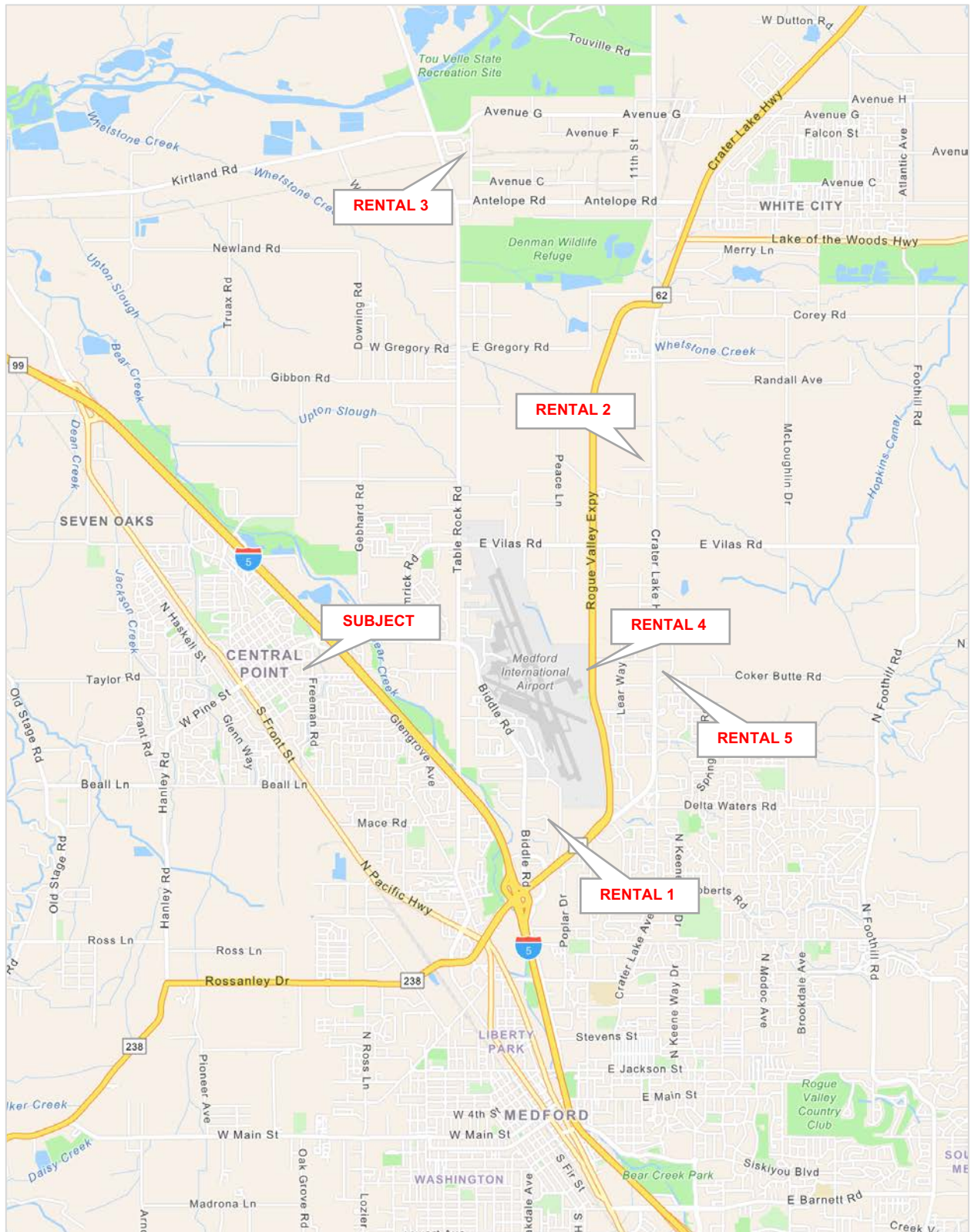
The subject is currently leased to two non-profit tenants, as follows:

1. **Pathway Enterprises** leases most of the subject property except for the water tower, pumphouse and the South Shop building. The lease began on December 16, 2022 for a two year term with two successive renewal option terms of two years. Per the lease agreement, the leased premises is identified as: "Approximately 1.9 acres containing the following improvements: 1273 s.f. of downstairs office space; 1368 s.f. of upstairs office space; 156 square feet for fleet office; 1388 s.f. for fleet shop; 1564 s.f. for fabrication shop; and 216 s.f. tool room located at 399 South Fifth Street, Central Point Oregon." The rentable area per the lease is 5,965 square feet. The base rent totals \$3,500 per month. The lease type is gross with the tenant paying for utilities and the landlord paying for all other expenses. The base rent equals \$0.59 per square foot of leasable area per the agreement. The permitted use per the lease is for the purpose of operating an employment and training center as long as the tenant remains a viable, active, non-profit corporation. Pathways has given notice to the landlord they intend to vacate the facility in July 2025.
2. **Access** leases approximately 1,288 square feet of shop space per the agreement identified in this appraisal as the South Shop. The lease began December 19, 2022 for a one year term with the option to renew for one successive term of one year. The base rent is \$0.00 per month. The tenant is permitted to use the facility for operating a food pantry, as long as it remains a viable, active, non-profit. Access remains in occupancy the subject facility on a month-to-month basis.

RENTAL SURVEY

For purposes of this analysis, income was estimated based upon the rental survey summarized on the next pages.

RENT COMPARABLES MAP



OFFICE-WAREHOUSE COMPARABLE RENTALS

No.	Identification	Date	Term	Year Built	Tenant Size/ % Office	Rent/ SF /Month	Remarks
1	1160 Fisher Avenue Medford, OR Verification: Mason McKinney, listing agent, ReMax	5/2025	3 years	1979	6,794 SF 14%	\$0.95 NNN	Concrete tilt up facility, 5 dock high loading doors. 0.75 acre site fenced and paved. East of Biddle Road near airport.
2	5885 Crater Lake Highway Central Point, OR Verification: Bob Methvin, listing agent, Windermere	8/2024	5 years	1994	11,800 SF 20%	\$0.70 NNN	Steel frame facility in industrial center, 23' ceiling height, grade level roll up doors, 800 amp 3 phase electric, \$0.15 CAM.
3	182 Salmon Way White City, OR Verification: Eli Buma, listing agent, Merit Commercial	2/2024	3 years	2020	11,970 SF 20%	\$0.65 NNN	Newer steel frame facility in Kirtland Industrial Park. Three grade level doors, 0.87 acre site, perimeter fencing and paving.
4	3719 International Way Medford, OR Verification: Taylor Dunn, listing agent, Pulver & Leever	12/2023	5 years	2003	6,731 SF 30%	\$0.75 NNN	Flex space in multi-tenant park, concrete block construction with paved parking.
5	4041 Crater Lake Avenue, # C Medford, OR Verification: Bob Methvin, listing agent, Windermere	10/2023	5 years	1999	2,900 SF 40%	\$0.52 NNN	Light industrial, office, retail space in multi-tenant strip center. One 12' roll up door. CAM charges \$0.11/SF/month.

COMPARABLE RENTAL PHOTOGRAPHS



Rental 1 – 1160 Fisher Avenue, Medford



Rental 2 – 5885 Crater Lake Highway, Central Point



Rental 3 – 182 Salmon Way, White City



Rental 4 – 3719 International Way, Medford



Rental 5 – 4041 Crater Lake Avenue #C, Medford

Rental Data Discussion – Office Warehouse

The comparable rentals represent a range of office-warehouse facilities in the market area. Due to a scarcity of recent leases of similar facilities in the subject's neighborhood of Central Point, the search was expanded to include the larger market area including north Medford and White City.

The comparable rentals show rates from \$0.52 to \$0.95 per square foot per month. Most ranged between \$0.65 and \$0.75 per square foot. All leases are on a triple net basis (NNN), whereby the tenant reimburses the landlord for all expenses but management and reserves. In the following income and expense analysis, the subject rent is projected on a NNN lease basis, consistent with market trends. Based on current expenses reported in the subject market, the monthly NNN expenses attributed to the tenant are estimated to range from \$0.11 to \$0.15 per square foot.

The rent comparable data occurred between October 2023 and May 2025. Over the time period of the rentals, market conditions have been relatively stable in the subject area. Most leases include annual escalations to rent, typically CPI or fixed adjustments of 3 percent.

The tenant suites range in size from 2,900 to 11,970 square feet and were built between 1979 and 2020. The leased space included an office-warehouse configuration with office building outs ranging from 14 to 40 percent. Most included grade level loading doors similar to the subject. Rental 1, the most recent, included five dock high loading doors not truly similar to the subject. The site coverage ratios ranged from 20 to 35 percent. Overall, the data set brackets the subject in physical features although several are newer than the subject shop buildings and are superior in effective age. There were no recent comparable leases of 1960s built shops truly similar to the subject; the data set was the best available and concluded adequate. The rental data are compared to the subject's blended effective age of 36 years for the combined office-warehouse facility.

None of the office-warehouse rent comparables included a parking canopy with car wash station or container storage. The achievable rent for this component of the subject will be estimated separately at the end of this analysis.

The table on the next page summarizes a qualitative analysis of the rentals as they compare to the subject office-warehouse property based on market conditions (lease date), age/condition, size, location, and related factors.

Rent Comparative Analysis

ADJ. FACTOR	1	2	3	4	5
Market Conditions	Similar	Similar	Similar	Similar	Similar
Lease Type	NNN Similar	NNN Similar	NNN Similar	NNN Similar	NNN Similar
Year Built/ Condition	1979 Similar	1994 Similar	2020 Superior	2003 Superior	1999 Similar
Rentable Area (SF)	6,794 SF Similar	11,800 SF Similar	11,970 SF Similar	6,731 SF Similar	2,900 SF Superior (Smaller)
Location Quality	Medford Superior	Central Point Similar	White City Inferior	Medford Superior	Medford Superior
Access/ Exposure/ Traffic Count	Similar	Superior	Inferior	Similar	Superior
Quality/ Appeal	Superior	Similar- Superior	Similar- Superior	Superior	Inferior
Interior Finish/Office	14% Inferior	20% Inferior	20% Inferior	30% Inferior	40% Similar
Loading	Superior	Similar	Similar	Similar	Inferior
Site Area/ Covered Parking	Open Parking Inferior	Open Parking Inferior	Open Parking Inferior	Open Parking Inferior	Open Parking Inferior
Rent/SF Overall Comparison	\$0.95 Superior High Indicator	\$0.70 Similar Mid Indicator	\$0.65 Inferior Low Indicator	\$0.75 Similar Mid Indicator	\$0.52 Inferior Low Indicator

As summarized above, Rental 1 at \$0.95 per square foot was rated superior to the subject. It requires a downward adjustment, and indicates a rate less than \$0.95 per square foot is achievable for the subject. Rentals 2 and 4 from \$0.70 to \$0.75 per square foot were rated overall similar, and are concluded good indicators of achievable rent for the subject. Rentals 3 and 5 from \$0.52 to \$0.65 per square foot were rated inferior to

the subject. They require upward adjustments, and indicate a rent greater than \$0.65 per square foot is achievable for the subject. Overall, the rent comparables indicate a rate greater than \$0.65 and less than \$0.95 per square foot for the subject's office-warehouse space.

Of the data set, Rentals 2, 3 and 4 from \$0.65 to \$0.75 per square foot are rated most reliable. A market rent within this range is estimated for the subject.

Office Warehouse Market Rent Conclusion: Based on the previous comparative analysis, a market rent of \$0.75 per square foot per month is concluded achievable for the subject office-warehouse facility (8,090 SF). Market rent to this component is therefore estimated at \$6,068 per month (8,090 SF X \$0.75/SF).

Storage Container Rent Comparison: The subject includes 960 square feet of container storage located on the east boundary of the property including four 8' X 20' units and one 8' X 40' unit. Self-storage rents for 8 X 20 size units in traditional storage facilities in the market area range from \$125 to \$160 per month. According to Central Point Mini Storage at 920 S. Front Street, current rents are \$125 per month for an 8 X 20 unit and \$240 per month for an 8 X 40 unit. For this analysis, storage rent is estimated at \$125 per month for the four 8 X 20 units and \$240 for the 8 X 40. This totals \$500 and \$240 per month.

Car Wash Station: The subject includes a 30' X 35' concrete car wash station (1,050 SF) in the parking canopy. There were no recent comparable leases of similar car wash stations within an office-warehouse facility truly similar to the subject. Rent comparables for traditional drive-thru car wash facilities in the market area range from approximately \$0.75 to \$3.50 per square foot of gross building area, NNN. This data set is not truly similar to the subject, and requires downward adjustments as compared to the subject's open, non-drive thru configuration. It sets the upper end of the market range based on superior physical features. For this analysis, the car wash basin rent is estimated at \$0.50 per square foot, NNN, of the open car wash area, or \$525 per month (1,050 SF X \$0.50/SF).

Market Rent Conclusion

Based on the previous rental analysis, the market rent estimated for the subject totals \$7,333 per month or \$87,990 annually.

Vacancy

Vacancy rates for similar office-warehouse space in the subject market typically range from 0 to 10 percent. There is a scarcity of available supply, particularly for an owner occupant. For purposes of this stabilized analysis, a vacancy and collection factor of 5 percent of gross income has been projected for the subject property. Effective gross income is therefore estimated at \$83,591 (\$87,990 - \$4,400).

ESTIMATED EXPENSES

With a net lease, the expenses absorbed by the landlord include professional management and periodic expenses for repair or replacement of capital items (i.e., reserves for replacement). The tenant pays for janitorial and utilities, and reimburses the landlord for real estate taxes, insurance and common area maintenance.

Management

A management fee of 5 percent of effective gross income is projected. This is the amount for which professional management can be contracted in this market area if desired. This amounts to \$4,180 for the subject.

Reserves

Reserves for replacement are monies typically set aside for the repair of major items such as roofs, exterior repairs, HVAC repairs, and plumbing system maintenance. The allowance is usually expressed either as a percentage of effective gross income or as a dollar per square foot factor. After years of calculating sinking fund factors to estimate replacement costs, the reserves expense is projected to average from 2 to 4 percent of effective gross income. Building reserves have been estimated at 3 percent of effective gross income. A reserve allowance of \$2,508 is therefore estimated for the subject.

Estimated Annual Net Income for Capitalization:

The preceding analysis results in an estimated net annual income for capitalization purposes of \$76,903. Annual net income amounts to \$9.51 per square foot GBA.

Capitalization Rate Selection

In developing an opinion of the capitalization rate, also known as overall rate (OAR), comparable sales, investor surveys and the band of investment technique were reviewed.

Comparable Sales

One of the best methods of deriving overall capitalization rates (OARs) is to extract them from comparable sales. Income and expenses from comparable sales are analyzed in order to estimate their net income. Each sale's net income before debt service is divided by its sales price to derive an overall capitalization rate.

Most of the previous improved sales were vacant at the date of sale and/or acquired for owner occupancy, with insufficient income to demonstrate a capitalization rate. Two of the sales, No.'s 4 and 6, demonstrated cap rates of 6.0 and 8.37 percent. The upper end of the range, Sale 4 at 8.37 percent, is the projected OAR based on the current asking rent. The building was listed for lease by the buyer after sale, and has been on the market for 32 days. This OAR requires a downward adjustment for asking conditions; a lower rental rate would result in a lower cap rate. Sale 6 at 6.0 percent is the most dated transaction in March 2023, and is therefore less reliable. This is a five-tenant facility fully leased at the date of sale with small tenant suites, not truly similar to the subject. The average rent of \$0.67 is on the low end of the market range. An upward adjustment to the Sale 6 OAR is appropriate. Overall, the two improved sales demonstrate an OAR for the subject greater than 6.0 percent and less than 8.37 percent.

Sales of various other commercial property types in the subject market including office, retail and restaurant facilities have demonstrated OARs from approximately 6 to 8.5 percent in recent years, consistent with the previous improved sale range. Most OAR sales have ranged between 7.0 and 7.5 percent.

Investor Surveys

National investor surveys in 2025 show average cap rates of 5.6 percent for industrial and 8.02-8.14 percent for office property types, as shown in the table below.

OAR National Investor Survey - 2025

Class A Asset Types							
FINANCIAL METRICS	INDUSTRIAL	MULTIFAMILY		OFFICE		RETAIL	
	Warehouse/ Logistics	CBD	Suburban	CBD	Suburban	Grocery Anchor Strip	Unanchored Strip
Going-In Cap Rate							
Average	5.60%	5.31%	5.45%	8.02%	8.14%	6.63%	7.29%
Change from Mid 2024 (BPS)	-0.02%	-0.09%	-0.09%	0.26%	0.23%	-0.03%	-0.05%
Discount Rate							
Average	6.93%	6.88%	7.02%	9.25%	9.42%	7.90%	8.58%
Change from Mid 2024 (BPS)	0.04%	-0.03%	-0.05%	0.27%	0.20%	-0.04%	-0.09%
Reversion Rate (BPS over Going-In Cap)							
Average	44	41	42	47	48	52	49
Market Rent Growth Rate							
Average	2.79%	2.64%	2.71%	1.20%	1.49%	2.83%	2.70%
Expense Growth Rate							
Average	2.98%	3.02%	3.02%	2.95%	2.96%	2.98%	2.98%

Source: Newmark Valuation & Advisory's *North American Market Survey 2025*

The above national survey data has limited direct application for the subject property. It useful for macro market trends.

Band of Investment

To analyze the capitalization rate from a financial position, the Band of Investment Technique is used. Available financing information based on conventional financing indicates the following terms:

Band of Investment Assumptions	
Loan Amortization Period	25 years
Interest Rate	7.0%
Loan-to-Value Ratio	70%
Mortgage Constant	8.58%

Equity dividend rates vary depending upon motivations of buyers and financing terms. The previous terms and an appropriate equity dividend rate are used in the Band of Investment calculated below.

Band of Investment Calculation					
Mortgage Component	70%	x	8.58%	=	6.00%
Equity Component	30%	x	5.00%	=	1.50%
Indicated Capitalization Rate					7.50%

Capitalization Rate Conclusion

OAR sales in the subject market range from 6 to 8.5 percent, with most between 7.0 to 7.5 percent. National industrial and office survey data averaging from 5.6 to 8.14 percent has limited direct application for the subject property; however, it helps establish general macro trends for this type of property. The band of investment technique at 7.5 percent has limitations as it is difficult to confirm expected equity rates of return and long-term interest rates. Overall, primary emphasis is given to the market extraction method to estimate a capitalization rate for the subject, with supporting emphasis place on the national investor survey and band of investment technique. Based upon the capitalization rates extracted from comparable investments, an overall rate of 7.5 percent is estimated for the subject. This is on the upper end of the typical range and is viewed appropriate to reflect the effective age of the subject.

Direct Capitalization Conclusion

The capitalized value of the estimated net operating income equals \$1,025,377, rounded to \$1,030,000 (\$76,903 NOI / 7.5%). The table on the following page summarizes the direct capitalization method and the Income Approach value conclusion.

INCOME & EXPENSE ANALYSIS

399 S. Fifth Street

POTENTIAL INCOME:				
Office-Warehouse	8,090	X	\$0.75	\$6,068
Storage Containers 8 X 20	4	X	\$125.00	\$500
Storage Container 8 X 40	1	X	\$240.00	\$240
Car Wash Station	1,050	X	\$0.50	\$525
MONTHLY RENTAL INCOME				\$7,333
			X	12
TOTAL ANNUAL RENTAL INCOME				\$87,990
LESS VACANCY @	5.00%			-\$4,400
EFFECTIVE GROSS INCOME				\$83,591
LESS EXPENSES:				
Management @	5.00%		\$4,180	
Reserves @	3.00%		\$2,508	
TOTAL EXPENSES				\$6,687
NET OPERATING INCOME		=		\$76,903
CAPITALIZATION RATE	7.50%			\$1,025,377
INCOME APPROACH VALUE CONCLUSION			Rounded	\$1,030,000

The above income approach conclusion for the subject equals \$127.32 per square foot GBA.

RECONCILIATION AND FINAL VALUE OPINION

The approaches to value provided the following value estimates for the subject property:

Cost Approach	\$1,090,000
Sales Comparison Approach	\$1,050,000
Income Approach	\$1,030,000

The three valuation approaches provide a range of values for the subject within 6 percent. The cost approach is the high indicator, reflecting recent rising costs in the subject market. It is concluded a less reliable value indicator for the subject property. This is primarily due to the construction of the subject improvements in 1962-2000, with an estimated effective age of 38 years. Accurately calculating physical depreciation is very subjective. The sales comparison approach was the mid indicator and rated reliable. There was an adequate supply of office-warehouse building sales in the market area. The income approach was the low indicator and included a scarcity of recent lease comparable data truly similar to the subject. Based on the quality of the market data sets and the likely buyer of the subject being an owner occupant, most emphasis was placed on the sales comparison approach to determine final value of the subject.

FEE SIMPLE INTEREST VALUE CONCLUSION

Based upon the previous analysis, the opinion of stabilized market value of the fee simple interest of the subject property as of June 2, 2025, was \$1,050,000.

Per current federal appraisal guidelines and appraisal practices, deductions or discounts are typically made from the stabilized value to reach "as is" market value when: (1) a net leasehold position exists in the subject property, (2) the subject will incur absorption costs to reach stabilized occupancy, or (3) the property exhibits significant deferred maintenance items. In the case of the subject property, none of the items have impact. The subject's north shop building has some minor areas of deferred maintenance including torn ceiling insulation and broken windows considered typical wear and tear for its age. The south shop is in better condition but does include one broken window. The comparables were previously adjusted for the subject's condition in the comparative

analyses. The subject is not known to include any significant deferred maintenance items and the shop roofs were recently repaired. No deductions are therefore applied to the stabilized value for significant deferred maintenance items. Additionally, the highest and best use of the subject is estimated for owner occupancy, therefore no deduction is made for absorption costs to reach stabilized occupancy.

“AS IS” MARKET VALUE CONCLUSION

Based upon the previous analysis, the opinion of As-Is market value of the fee simple interest of the subject property as of **June 2, 2025**, was **\$1,050,000**.

ESTIMATED MARKETING AND EXPOSURE TIME³

Marketing time is defined as “an opinion of the amount of time to sell a property interest at the concluded market value or at a benchmark price during the period immediately after the effective date of an appraisal. Marketing time differs from exposure time, which precedes the effective date of an appraisal.”

Under current and projected market conditions for the year, the subject should experience a normal marketing period due to the stable to increasing market conditions. The sale comparables presented in the valuation section of this report indicated marketing times from 0 to 299 days, with most between 23 and 109 days. Based on this analysis, the marketing period of the subject is estimated to be up to 12 months. The likely buyer of the subject is an owner-occupant and/or investor.

Exposure time is defined as “the time a property remains on the market. An opinion, based on supporting market data, of the length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.” Based on a review of comparable sales, SOMLS data, public records, and interviews with real estate brokers and developers, the estimated exposure time for the subject is up to 12 months.

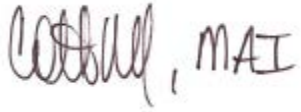
³ Source: *The Dictionary of Real Estate Appraisal*, 7th Edition, 2022.

CERTIFICATION OF APPRAISAL

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have performed services, as an appraiser or other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. This report is revised from an appraisal report previously prepared dated January 10, 2025.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*.
- I have made a personal inspection of the property that is the subject of this report.
- No one provided significant real property appraisal assistance to the person signing this certification.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.

- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- As of the date of this report, I have completed the Continuing Education Program for Designated Members of the Appraisal Institute.

A handwritten signature in dark ink, appearing to read "Colette Meyer, MAI". The signature is stylized and cursive.

Colette Meyer, MAI
Oregon State Certified General Appraiser
License No. C000767, expiring 11/30/2025
June 11, 2025

ASSUMPTIONS AND LIMITING CONDITIONS

This appraisal is subject to the following assumptions and conditions:

1. It is assumed that the property is in compliance with all applicable federal, state and local laws, ordinances, regulations, building standards, use restrictions and zoning unless the lack of compliance is stated in the appraisal report. Determining and reporting on such compliance were not part of the scope of work for this assignment.
2. It is assumed that all water, sewer facilities and utilities (whether existing or proposed) are or will be in good working order, are safe for use, and are or will be sufficient to serve the current or proposed uses of the subject property or any structures or other improvements. Determining and reporting on such matters were not a part of the scope of work for this assignment.
3. Unless otherwise stated in this report, the past or current existence of hazardous materials or environmental contamination on, below or near the subject property was not overserved or known by the appraiser. The appraiser, however, is not qualified to detect such substances or to make determinations about their presence. The presence of substances such as asbestos, urea-formaldehyde foam insulation and other potentially hazardous materials or environmental contamination may affect the value of the property. Unless otherwise stated, the value estimated is predicated on the assumption that there is no such material on, below or affecting the property that would cause a loss in value. No responsibility is assumed for such conditions or for any expertise or engineering assistance required to discover them. The intended user is urged to retain an expert in this field, if desired.

Possession of this report or a copy thereof does not carry with it the right of publication nor may it be used for any purpose by any other than the client without the previous written consent of the appraiser and then only with proper qualifications.

Neither all nor any part of the contents of this report shall be conveyed to the public through advertising, public relations, news, sales, or other media without the written consent and approval of the author, particularly as to valuation conclusions, and the identity of the appraiser.

The appraiser shall not be required to give testimony or appear in court by reason of this appraisal with reference to the property described herein unless prior arrangements have been made.

COLETTE J. MEYER, MAI QUALIFICATIONS

Colette Meyer is a professional commercial real estate appraiser and consultant. She conducts real estate appraisals plus market, economic feasibility, and highest and best use studies. She has been appraising commercial real estate since 1990. She was awarded the State Certified General Appraiser's License from the State of Oregon's Appraiser Certification and Licensure Board on September 16, 2003 (License No. C000767, expiring 11/30/2025).

Ms. Meyer was awarded the MAI designation by the Appraisal Institute on May 2, 2013.

Ms. Meyer earned a Bachelor of Science from the University of Oregon in June 1990. Her major area of study was Finance. Her secondary area of study within the Business School was Real Estate Finance, and her minor was in Geography. She received Dean's List honors. Some additional real estate appraisal courses, seminars and examinations that she has completed are as follows:

Appraisal Institute

- Foundations of Real Estate Appraisal
- Uniform Standards of Professional Appraisal Practice
- Business Practices and Ethics
- Basic Income Capitalization
- Advanced Income Capitalization
- Advanced Sales Comparison and Cost Approaches
- Highest & Best Use and Market Analysis
- Report Writing and Valuation Analysis
- Advanced Applications
- Comprehensive Examination
- Experience Credits
- Demonstration Narrative Appraisal Report
- Condemnation Appraising, Basic and Advanced Principles
- Small Hotel/Motel Valuation
- Apartment Appraisal Concept and Applications
- Subdivision Valuation
- Case Studies in Appraising Green Commercial Buildings

Ms. Meyer's appraisal experience includes a wide variety of commercial, industrial and multi-family properties in southern Oregon and throughout the nation. From 1990 to 1999, she worked as a licensed appraiser and appraiser assistant with Brown, Chudleigh, Schuler, & Associates in Medford, Oregon. From 1999 to 2004, Ms. Meyer served as an independent contractor, assisting and completing valuations with Evan Archerd, MAI of Ashland, Oregon, William Miller, MAI and Steve Graham of Medford, Oregon, and Paul Zacha, MAI of Grants Pass, Oregon. Since 2004, she has served as the sole proprietor of Meyer Appraisal & Consulting, currently doing business as Colette Meyer, MAI. Her appraisal experience includes professional office buildings, regional and community shopping centers, restaurants, subdivision analysis, industrial buildings, service stations, and apartment complexes. Ms. Meyer has also conducted condemnation appraisals of both partial and complete takings. Her appraisal experience includes the following properties:

Rogue Valley Mall, Medford, Oregon
Pioneer Place Retail Center and Pioneer Place Office Tower, Portland, Oregon
Kruse Way Office Buildings, Lake Oswego, Oregon
One Maritime Plaza Office Tower, San Francisco, California
Flex Industrial Buildings, San Jose, California
TIAA Apartment Complex Portfolio, Los Angeles, California
Low Income Housing Tax Credit (LIHTC) Apartment Portfolio, Nationwide

Clients include Evergreen Federal Bank, People's Bank of Commerce, Washington Federal Bank, Key Bank, Banner Bank, Evolve Bank, Oregon Pacific Bank, U.S. Bank, City of Medford Urban Renewal Agency, City of Phoenix Urban Renewal Agency, City of Central Point, City of Grants Pass, Rogue Valley Transit District, attorneys and private individuals.

Ms. Meyer is also active in community service. She has previously served as a mentor with the HATS (Help a Teen Succeed) program of Rogue Valley Youth for Christ, a resident visitor with Three Fountains Nursing Home, and a STARS mentor with the State of Oregon Department of Human Services. She currently serves on the board of directors for Southern Oregon Humane Society.



ADDENDA

Account Sequence

Map TL Sequence

Assessment Year2025

Print Window

Close Window

Assessment Info for Account 1-014606-2 Map 372W11BB Taxlot 6300

Report For Assessment Purposes Only Created June 02, 2025

Account Info

Account1-014606-2

Map372W11BB 6300

Taxlot

OwnerCENTRAL POINT CITY OF

Situs Address

ASH ST CENTRAL POINT R

Mailing Address

CENTRAL POINT CITY OF FINANCE DIRECTOR

PO BOX 3576

CENTRAL POINT OR, 97502-0022

Associated Taxlots1 Acct

S-07R1-014627-5 372W11BB 8200 ACTIVE

Appraiser167

Tax Year 2024 Info

Pay Taxes Online

Tax ReportDetails

TAX StatementDetails

Tax HistoryDetails

Tax DetailsDetails

Tax RatesDetails

Land Info

Tax Code6-07

Acreage0.71

Zoning

See Zoning link above

Land Class

UNK 0.71 Ac

Property Class981

Unit ID167328-2

Maintenance Area3

Neighborhood000

Study Area00

Account StatusACTIVE

Tax StatusAssessable

Sub TypeNORMAL

Sales Data (AS 400)

Value Summary Detail (For Assessment Year 2024) (2025 values are unavailable)

Market Value Summary (For Assessment Year 2024) (2025 values are unavailable)

Code Area	Type	Acreage	RMV	MS	MAV	AV
6-07	LAND	0.71	\$ 0	\$ 0	\$ 0	\$ 0
6-07	IMPR	0.00	\$ 0	\$ 0	\$ 0	\$ 0
Total:			\$ 0	\$ 0	\$ 0	\$ 0

Improvements

Building #	Code Area	Year Built	Eff Year Built	Stat Class	Description	Type	SqFt	% Complete	
1	6-07	0		650	MISC COMMERCIAL	COMML IMP	4500	100 %	Details
2	6-07			651	Yard Improvements	COMML IMP	19000	100 %	Details

Photos and Scanned Documents

SCANNED ASSESSOR DOCUMENTS

(See new portal)

(See new portal)

Portal

Improvement Comments

Building #1 Comments

COMMERCIAL ROOF COVER - 100% Exempt for owned by the City of Central Point. #167 >>>

Building #2 Comments

YARD IMPROVEMENTS - 100% Exempt for owned by the City of Central Point. #167 >>>

Account Comments

07/23/97: ACREAGE ADDED PER DRAFTING.

07/19/00: >>> 6/2/23 Update Land & Imp values for exemption review. RMV only. #167 >>>7/12/23 updated exemption #208

Exemptions / Special Assessments / Notations / Potential Liability

Notations

Description	Tax Amount	Year Added	Value Amount
ADD/ REMOVE EXEMPTION		2023	
LITERARY, CHARITABLE, SCIENTIFIC EXEMPTION		2023	

Location Map



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

Account Sequence

Map TL Sequence

Assessment Year2025

Print Window

Close Window

Assessment Info for Account 1-014627-5 Map 372W11BB Taxlot 8200
Report For Assessment Purposes Only Created June 02, 2025

Account Info

Tax Year 2024 Info

Land Info

Account1-014627-5

Map372W11BB 8200

Taxlot

OwnerCENTRAL POINT CITY OF

Situs Address

399 FIFTH ST S CENTRAL POINT R

Mailing Address

CENTRAL POINT CITY OF FINANCE DIRECTOR
PO BOX 3576

CENTRAL POINT OR, 97502-0022

Associated Taxlots1 Acct

5-07 R1-014606-2 372W11BB 6300 ACTIVE

Appraiser167

Pay Taxes Online

Tax ReportDetails

TAX StatementDetails

Tax HistoryDetails

Tax DetailsDetails

Tax RatesDetails

Tax Code6-07

Acresage0.67

Zoning

See Zoning link above

Land Class

UNK 0.67 Ac

Property Class982

Unit ID167328-2

Maintenance Area3

Neighborhood000

Study Area00

Account StatusACTIVE

Tax StatusAssessable

Sub TypeNORMAL

Sales Data (AS 400)

Value Summary Detail (For Assessment Year 2024) (2025 values are unavailable)

Market Value Summary (For Assessment Year 2024) (2025 values are unavailable)

Code Area	Type	Acresage	RMV	MS	MAV	AV
6-07	LAND	0.67	\$ 0	\$ 0	\$ 0	\$ 0
6-07	IMPR	0.00	\$ 0	\$ 0	\$ 0	\$ 0
Total:			\$ 0	\$ 0	\$ 0	\$ 0

Improvements

Building #	Code Area	Year Built	Eff Year Built	Stat Class	Description	Type	SqFt	% Complete	
1	6-07	0		560	COMMERCIAL SHOP	COMML IMP	4000	100 %	Details
2	6-07			560	COMMERCIAL SHOP	COMML IMP	1440	100 %	Details
3	6-07			544	Office, Yard Building	COMML IMP	3040	100 %	Details
4	6-07			650	MISC COMMERCIAL	COMML IMP	0	100 %	Details
5	6-07			651	Yard Improvements	COMML IMP	15000	100 %	Details

Photos and Scanned Documents

Type	Item Number	Image Files	
ACCOUNT PHOTO	1	1	PDF
ACCOUNT PHOTO	2	1	PDF
ACCOUNT PHOTO	3	1	PDF
ACCOUNT PHOTO	4	1	PDF
SCANNED ASSESSOR DOCUMENTS	(See new portal)	(See new portal)	Portal

Improvement Comments

Building #1 Comments
COMMERCIAL BUILDING - 6/2/23 40x100 Conc block service garage. 100% Exempt for use by Pathways Enterprises. #167 >>>
Building #2 Comments
COMMERCIAL BUILDING - 6/2/23 30X48 Conc block service garage. 100% Exempt for owned by City of Central Point. #167 >>>
Building #3 Comments
COMMERCIAL BUILDING - 6/2/23 2 Story metal office building. 100% Exempt for use by Pathways Enterprises. #167 >>>
Building #4 Comments
100,000 Gallon Water Storage Tank - 6/2/23 100% Exempt for owned by the City of Central Point. #167 >>>
Building #5 Comments
YARD IMPROVEMENTS - 6/2/23 58% Exempt for use by Pathways Enterprises. Remaining 42% Exempt for owned by the City of Central Point. #167 >>>

Account Comments

07/23/97: ACREAGE ADDED PER DRAFTING.>>3/9/06: NCIV for 1-1-2006, continue review to 2007. #63>>3/26/07: Yard imps, due to the TL's exempt status per ORS 307.090 no physical inspection was made. #63>>>
04/29/16: RT review; nc;dba37>>> 6/2/23 Update Land & Imp values for exemption review. RMV only. #167 >>>7/10/23 Added partial exemption #208

Exemptions / Special Assessments / Notations / Potential Liability

Notations

Description	Tax Amount	Year Added	Value Amount
ADD/ REMOVE EXEMPTION		2023	
LITERARY, CHARITABLE, SCIENTIFIC EXEMPTION		2023	

Location Map

TOPOGRAPHIC MAP OF SURVEY

Block 34, City of Central Point, within Government Lot 1, in the Northwest One-quarter of the Northwest One-quarter of Section 11, Township 37 South Range 2 West, of the Willamette Meridian, in the city of Central Point, Jackson County, Oregon.

PREPARED FOR:

CITY OF CENTRAL POINT
140 South Third Street
Central Point, OR 97502

LEGEND:

- G— Indicates a utility marked gas line.
- G— Indicates a utility marked gas meter.
- SS— Indicates a utility marked sanitary sewer line.
- SS— Indicates an existing sanitary sewer manhole.
- SD— Indicates a utility marked storm drain line.
- SD— Indicates an existing storm drain manhole.
- E— Indicates an existing electric meter box.
- E— Indicates an existing electric line.
- E— Indicates an existing telephone box.
- W— Indicates a utility marked water line.
- W— Indicates an existing water meter.
- W— Indicates an existing water valve.
- W— Indicates an existing fire hydrant.
- W— Indicates a deciduous tree with drip-line diameter drawn to scale.
- W— Indicates a non-deciduous tree with drip-line diameter drawn to scale.
- W— Indicates the elevation of the top of a valve nut for a water valve.
- W— Indicates centerline of an existing fence line as noted herein.

ABBREVIATIONS:

- CLF= Indicates a chain link fence.
- EOP= Indicates the edge of a paved surface.
- IRB= Indicates an existing irrigation box.
- SDCB= Indicates an existing storm sewer catch basin.
- SDCI= Indicates an existing storm sewer curb inlet.
- SDCO= Indicates an existing storm sewer cleanout.
- SDMH= Indicates an existing storm sewer manhole.
- SSCO= Indicates an existing sanitary sewer cleanout.
- SSMH= Indicates an existing sanitary sewer manhole.
- WV= Indicates an existing water valve.
- N, NE, SW Indicates a general direction: northerly, northeasterly, southwesterly, etcetera.

BASIS OF BEARINGS:

Basis of bearings is Geodetic North referenced to the NAD83 2011 (Epoch 2010.000) datum. Refer to Survey Reference Notes for a complete description.

PREPARED BY: Neathamer Surveying, Inc.
3126 State St, Suite 203
P.O. Box 1584
Medford, Oregon 97501
Phone (541) 732-2869
Fax (541) 732-1382

PLOT DATE: July 1, 2025 PROJECT NUMBER: 09002-T-71

Sheet 1 of 1

SURVEY REFERENCE NOTES:

Equipment and software utilized: Trimble SX10 robotic total station and scanner; Trimble R10 GNSS equipment; Trimble TSC7 data collectors with Trimble Access Software; Trimble Business Center and Trimble TerraModel.

Linear unit (horizontal): International Foot (ft).
Linear unit (vertical): International Foot (ft).
Vertical datum: North American Vertical Datum of 1988 (NAVD88)
Geodetic Information:
Datum: North American Datum (NAD) of 1983 (2011) epoch 2010.00
System: Oregon Coordinate Reference System
Zone: Grants Pass-Ashland
Projection: Transverse Mercator
Latitude of grid origin: 41°45'00" N
Longitude of central meridian: 123°20'00" W
Northing at grid origin: 0.000 m
Easting at central meridian: 50,000,000 m (164,041,945 ft)
Scale factor on central meridian: 1.000 043 (exact)

All bearings and distances shown hereon are projected (grid) values based on the projection definition herein and above. This projection was utilized in order to minimize the difference between projected (grid) distances and horizontal (ground) distances at the topographic surface within the design area of this coordinate system.

The basis of bearings for this survey is Geodetic North. Note that the grid bearings shown or implied hereon do not equal Geodetic North due to meridian convergence.

Orthometric heights (elevations) are referenced to the NAVD88 datum (North American Vertical Datum of 1988).

This survey was conducted utilizing the GNSS (Global Navigation Satellite System) referenced to the NRS5 (National Spatial Reference System). Submitted GPS static data to OPUS (Online Positioning User System) and received solution sets. From which, derived said NRS5 coordinate values and NAVD88 orthometric heights, thence projected said coordinates onto the OCRS (Oregon Coordinate Reference System), Grants Pass-Ashland zone.

Established primary control and located found monuments via redundant ties utilizing said TSC7, R10, ORGN in conjunction with RTK methods. From which, utilized terrestrial methods with said TSC7 and SX10 in conjunction with terrestrial methods, to establish all remaining control, monument ties and to capture topographic data.

GENERAL SURVEY NOTES:

All existing underground utilities, as depicted hereon, were located within the tolerance zone, as marked on the ground by affected agencies and utility companies. Oregon Administrative Rules Chapter 452, Division 1, Definitions, 452-001-0010 (25), states: "tolerance zone" means the area within 24 inches surrounding the outside dimensions of all sides of an underground facility.

Contours: 0.5-foot contour interval; 1-foot index contour interval.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

CAEL E. NEATHAMER

OREGON
JULY 9, 2001
CAEL E. NEATHAMER
56545

Renewal Date 12/31/26



DEPARTMENT: Public Works

MEETING DATE: October 9, 2025

STAFF CONTACT: Matt Samitore, Parks and Public Works Director

SUBJECT: Crater High School Homecoming Parade

SUMMARY AND BACKGROUND:

Background

- In preparing for the School District's annual Homecoming Parade, City staff processed a special event application (submitted 06/2025) and coordinated interdepartmentally.
- During that review, **confusion arose regarding closure/use of Pine Street** as part of the parade route.
- Closing Pine Street is a significant event in terms of impact and cost.

The Public Works Director, Police Chief and City Manager were made aware several weeks ago and immediately identified concerns regarding safe and responsible closure of Pine Street

Current Status (as of October 1, 2025)

- **Meeting held:** The School District's representatives met with **Chief Logue** on the morning of **October 1**.
- **Outcome:** By mutual agreement, the parade will **use an amended route that does not include Pine Street for 2025**.
- **Support affirmed:** The City reiterated full support for the Homecoming Parade and related activities.
- **Next year:** Staff committed to a corrected, streamlined process and earlier, clearer communications for the 2026 event cycle.

What Went Wrong (Plain English)

- Internal communications lead to **mixed signals** being communicated about Pine Street's availability and associated safety/traffic control implications.
- Staff acknowledges the confusion created for the School District and has apologized to School Administration.

Safety & Operations

- The amended 2025 route, **excluding Pine Street**, reduces traffic control complexity and **improves safety margins** for participants and spectators.
- Police, Public Works (signage/barricades), and the applicant are aligned on operational details for this year's event.

Public Outreach

- Direct coordination with the School District is ongoing.
- The City will post route and closure information through normal channels once finalized (website, social media, and—if warranted—temporary signage).

PREVIOUSLY DISCUSSED/DECIDED:

FINANCIAL ANALYSIS:

- **Minimal and budgeted.** Standard staff time for traffic control planning and limited Police overtime are expected.
- Avoiding Pine Street this year will **reduce** staffing and deployment costs.

LEGAL ANALYSIS:

- Special Event permitting is administered under existing City code and departmental procedures.
- No Council action is required to implement the 2025 amended route.

COUNCIL GOALS/STRATEGIC PLAN ANALYSIS:

ATTACHMENTS/EXHIBITS:

None

STAFF RECOMMENDATION:

RECOMMENDED MOTION:

- **None.** This report is for information only. Staff will implement the 2025 operational plan as described and bring back any recommended code or policy tweaks if the after-action review suggests them.