

COMMERCIAL BUILDING/SITE DATA

LOCATION SITE #5 — Davis Property

Location:	Off 101, access from 16th Street, adjacent to Umpqua Shopping Center
Address:	
City, State, Zip:	Reedsport, Oregon 97467
Building/Site Name:	Dave Davis Property

BUILDING/SITE ATTRIBUTES

Gross Lot Size:	3 ¾ acres total. Two parcels
Gross Building Size:	N/A
Net Building Size:	
Year Built:	
Zoning:	3 acres are zoned Commercial (C-2); ¾ acres zoned R-3, Multi-Family Residential
Parking:	Number of Spaces: N/A

CONSTRUCTION

Building Type:	N/A
Construction Material:	
Roof Construction:	
Floor:	
Doors/Entrances:	

UTILITIES

Electrical Service Provider:	Central Lincoln Peoples Utility District
	Voltage: _____ Amperage: _____
Gas Provider:	Natural gas not available in Reedsport. Propane is available.
Water/Sewer Service Provider:	City of Reedsport Water main runs down 16th St. and 10" line cuts through middle of property Line Size: No gravity sewer available. Peak Gallons per Day: At SE corner of property (16th St.), 4" pressure line located
Telecommunications:	Service Provider(s): Verizon Infrastructure Available:

SITE CONTACT

Owner (Name):	Dave Davis, CPA
Broker (Company, Contact, Address):	Pacific West Realty -- Evelyn 1780 Winchester Ave., Reedsport, OR 97467 Phone: 541-271-9378 Fax: 541-271-3149 Website: http://www.pacificwestrealty.net

COMMERCIAL BUILDING/SITE DATA

LOCATION SITE #5 — Davis Property (cont'd)

TERMS

Sales Price:	Total Sale: Contact broker for sale price
Leasing Cost	Cost per square foot:
Lease Term:	
Other:	

UNIQUE FEATURES/ADVANTAGES

Visible from Highway 101. Partially overlooking Schofield Creek.
Site has been recently filled and compacted.

CONSTRAINTS/DISADVANTAGES

Bonneville Power Transmission Lines and right of way cut across the width of property.

INFORMATION AVAILABLE FOR REVIEW

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|---|--|--|
| <input checked="" type="checkbox"/> Location Map | <input type="checkbox"/> Aerial Photo | <input checked="" type="checkbox"/> Zoning Map |
| <input type="checkbox"/> Plot Map - Dimensions | <input type="checkbox"/> Topography Map | |
| <input type="checkbox"/> Infrastructure - Location of Utilities | <input type="checkbox"/> Transportation Access Map | |
| <input type="checkbox"/> Environmental Analysis | <input type="checkbox"/> FEMA Map | |
- Site map and legal description.

Building Data Completed By: Pacific West Realty

Date: July 15, 1999 - Update: February 2004

Data provided is based on recent data made available and believed to be reliable. No warranty can be made to current accuracy.