



**Planning Department**  
231 NE Fifth Street ◦ McMinnville, OR 97128  
(503) 434-7311 Office ◦ (503) 474-4955 Fax  
[www.mcminnvilleoregon.gov](http://www.mcminnvilleoregon.gov)

<b>Office Use Only:</b>	
File No.	<u>HL 9-18</u>
Date Received	<u>9-5-18</u>
Fee	<u>∅</u>
Receipt No.	<u>-</u>
Received by	<u>SP</u>

## Certificate of Approval (Demolition, Moving or New Construction)

### Applicant Information

**Applicant is:**  Property Owner    Contract Buyer    Option Holder    Agent    Other \_\_\_\_\_

Applicant Name Harold Washington Phone 503-472-2576

Contact Name \_\_\_\_\_ Phone 971-237-3730  
*(If different than above)*

Address 19191 SW Peavine Rd.

City, State, Zip McMinnville, OR 97128

Contact Email Harold@onlinemac.com

### Property Owner Information

Property Owner Name Same as Above Phone \_\_\_\_\_  
*(If different than above)*

Contact Name \_\_\_\_\_ Phone \_\_\_\_\_

Address \_\_\_\_\_

City, State, Zip \_\_\_\_\_

Contact Email \_\_\_\_\_

### Site Location and Description

*(If metes and bounds description, indicate on separate sheet)*

Property Address 180 NE 7th St. McMinnville OR 97128

Assessor Map No. R4 4420 -AD00 -100 Total Site Area 3642 sq ft

Subdivision Baker and Martin Block 13 Lot 1

Comprehensive Plan Designation \_\_\_\_\_ Zoning Designation C-3 General Commercial

1. What is the classification of the historic building? Unknown C334

2. Architect Name NA Phone \_\_\_\_\_  
(Engineer or Other Designer)

Contact Name \_\_\_\_\_ Phone \_\_\_\_\_

Address \_\_\_\_\_

City, State, Zip \_\_\_\_\_

Contact Email \_\_\_\_\_

3. Contractor Name Washington Roofing Company Phone 503-472-7663

Contact Name Harold Washington, Virginia Carlson Phone \_\_\_\_\_

Address 1700 SW Hwy 18

City, State, Zip McMinnville, OR 97128

Contact Email harold@onlinemac.com

4. The existing use of the property. Vacant-rental

5. The intended use of the property. \_\_\_\_\_

6. What is the reason(s) for the request (e.g., meet building code requirements, redevelopment, etc.).

Redevelopment and safety for the community.

\_\_\_\_\_

\_\_\_\_\_

7. Attach a written narrative that describes:

A. The proposed project in detail (specific structures to be removed, new buildings being constructed, etc.);

B. How the proposed project meets the applicable Comprehensive Plan policies;

C. The reasonableness of the proposed project and a description of the economic use of the historic resource, and how those factors relate to the alternative action (preservation of the historic resource);

D. The current value and significance of the historic resource, and how those factors relate to the proposed project;

E. The physical condition of the historic resource, and how the condition relates to the proposed project;

F. Whether the historic resource constitutes a hazard to the safety of the public or its occupants;

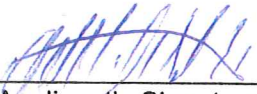
G. Whether the historic resource is a deterrent to an improvement project of substantial benefit to the City which overrides the public interest in its preservation; and

H. Whether retention of the historic resource would be in the best interests of a majority of the citizens of the City.

In addition to this completed application, the applicant must provide the following:

- A site plan (drawn to scale, with a north arrow, legible, and of a reproducible size), showing the information listed in the information sheet.
- If applicable, architectural drawings, including elevations of the proposed demolition or alteration. The elevations shall include descriptions of the proposed finish material.
- Photographs and/or drawings of the existing structure.

I certify the statements contained herein, along with the evidence submitted, are in all respects true and are correct to the best of my knowledge and belief.

  
\_\_\_\_\_  
Applicant's Signature Harold Washington

9-5-2018  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Property Owner's Signature  
Schoko Properties, Inc.  
Harold Washington

9-5-2018  
\_\_\_\_\_  
Date

RECEIVED

SEP 18 2018

Chuck Darnell  
McMinnville Planning Department, Docket # HL 9-18

COMMUNITY DEVELOPMENT  
CENTER

This narrative pertains to the following property:  
180 NE 7th Street, McMinnville OR 97128 Tax Lot #:R4420AD00100

There is no current economic use of the property as it exists today due to the current deterioration of the building as it stands. This building, originally a family residence, is a house that sits on the corner of 7th and Baker Streets. In the past, it was also multi-business offices i.e.: barber shop, coin dealer, massage therapist's practice, non-profit office and various other business office space. All of the former have vacated due to the condition of the building.

According to current "Setback Requirements" from City of McMinnville Planning Department, a replacement would not be allowed on this property as the current lot does not measure at least 5,000 square feet. The economic costs to repair and preserve the structure are provided on a separate estimate sheet. We propose to remove the existing structure and provide: approved landscaping, additional off street parking and a safer entry/exit for the site address 609 NE Baker Str. directly to the south. There is new construction proposed for 609 NE Baker Str. already in progress. In doing so, this will add to the City's downtown business appeal as well as additional property tax income as it will enhance the new construction site's entrance and exit.

This site and structure has never been listed as a public building, i.e., City Hall or County Offices, Fire Department, Mayor's Residence, Police Department, Post Office or School. Having spoken with the previous owner, Mr. Cohen, he was never informed that this house is listed as a Historical Resource. As per the "Warranty Deed" dating December 20, 1996, of the sale of property from Delford M. Smith to Cohen & Cohen, LLC, there is nothing stating that this site/structure is listed as a Historical Resource. In the title report prepared by Ticor Title for the sale from Cohen & Cohen, LLC to Schoko Properties, LLC, there is no statement declaring that this site/structure is listed as a Historical Resource. As informed by the City Planning Department this resource is NOT listed on the National Registry of Yamhill County. Retention of this resource will be a hardship due to the amount & cost of repairs in order to bring this building up to ADA and City codes for business use. In order to bring it up to code as a residence, the same issue appears as well as the fact that the original family kitchen and bath(s) have been removed. Its physical condition including additions and modifications are a safety hazard as these elements are separating from the original structure.

The interior of this "one and a half story bungalow" has been remodeled and does not correctly display the original historic features that this structure was originally intended for: single family dwelling. The exterior of the building has not been properly maintained and added onto several times to accommodate the previous owners and uses of this house. Its current historical significance has been diminished by the numerous renovations, however, there are still displays of historic architectural features as described on the C334 inventory sheet. For example: The red brick steps to a full-width porch still exists, however there are wooden handrails inside the low railing on either side of the steps. The two boxed pillars are not the original pillars. The original pillars were round, plywood has been added to "box" the pillars in and currently one of the pillars is failing. The beveled siding is still in place, albeit, severely rotting in numerous places. I expect that the roof has been replaced at least one or two times during its life and is not replaced by the original roofing materials. The roof brackets are not technically roof brackets and do not pertain to the roof. They are installed gussets to give support to the roof barge. There are no exposed rafters the dormers have an open soffit. On the east side, an entrance was dug to the basement and a concrete walk installed which is not original or historically correct. The most economical way to preserve this building is by means of photography, measured drawings or removing and saving the woodwork for display that is deemed historical. Due to the fact that this house has never been publicized on the National Registry, or has not been shown on any of the City's tours of homes, I believe that the public's interest will be better served by adding new business(s) to our downtown core as well as those business(s) adding additional employment therefore adding additional productive tax paying citizens and a higher property tax base for the two properties also resulting in additional taxes paid to the City of McMinnville.

I determined that demolition would be the most cost effective solution from previous building projects I have been involved in. This house is not easily repaired due to the unknown amount and cost of retrofitting that will be required to bring all aspects up to current codes. In my 40 years experience as a roofing and general contractor, I have built and remodeled several homes and buildings for local businesses. In that process, I have received two beautification awards from the McMinnville Downtown Assoc. and much experience. In 1999, I purchased a house on Lafayette Avenue, currently where the business, Pacific Reflex Signs is located. That house being 10 - 15 years younger than 180 NE 7th St., was structurally more sound, yet I was granted permission to demolish it and built it into a positive economic value and a producer of higher property tax income for our City. When I remodeled the property at 105 NE Fourth Street, formerly Ticor Title and currently a law office, the main structure, although, built from different materials was better maintained and therefore did not need to be demolished. However, after tearing into the building, it was discovered that more needed to be repaired. I expect this to be a similar situation. This house being stick frame, there will most likely be dry rot not easily seen until the project gets torn apart. There are too many signs that indicate that there are many places where problems exist. There are drainage issues causing mold in the basement, dry rot throughout, electrical code violations, interior and exterior structural separation, and ceiling and interior wall water stains. See attached photos,

To address your specific questions and requirements:

17.65.050(B)(1)

A. We are improving the property values of this property through the demolition of this building and the adjacent ten-plex structure in order to develop the new multi-tenant building and parking lot, which has been submitted for review.

B. This building is not a unique structure and is only listed as a "contributory" resource and the adjacent home is a mirror duplicate and has been preserved as a single family residence as it was originally designed for.

C. This building has been modified into a multi-use building and no longer represents its original historical attraction. Please refer to our narrative.

D. The building has been long over-due for extensive repairs and is not viable for curb appeal. See attached repair and replacement cost estimates and narrative provided.

E. This building is a burden to us as owners and the City both monetarily and with regard to security, safety and economy. We have had to call the police to remove transients numerous times. The adjacent neighbor has tried to sell their home and has lost several offers. Prospective buyers have turned away due to the condition of this property. They have also called the police to remove transients.

The only economic use of this Historical Resource as it exists today is the fact that it creates a minimal amount of tax income. See attached narrative and attached estimates for repair and replacement.

17.65.050(B)(2)

The Historic Resource that you have deemed "Contributory" (not Significant or Distinctive) cannot be reasonably preserved or renovated. We've compiled two qualified budgets, one for repair and one for replacement. The one for replacement is more cost effective.

(B)(3) This Resource is considered Contributory and is not within the downtown core boundary. See attached map and narrative.

(B)(4) For the physical condition of this Historical Resource please refer to attached photo description documenting the existing conditions.

(B)(5) Our insurance company will not insure this building except for liability. See attached PayneWest letter. There are no occupants, the building is vacant. Please refer to the narrative as to why this resource constitutes a hazard.

(B)(6) We do not believe there is any benefit to the City in preserving this Historical Resource. We would consider that the proposed new multi-tenant building is a substantial benefit to the City and its citizens, which will foster civic pride in beauty and noble accomplishments for our future.

(B)(7) The retention of this Historical Resource is a hardship because it is A: not economically feasible to rehabilitate this building, see narrative. B: It is a detraction to the neighborhood.

(B)(8) We believe the original 1980 "Survey and Photo" is the best alternative means to preserve this Historic Resource as this is the most accurate representation captured. Since then there has been numerous alterations. This building is a liability to the City, its Citizens and the McM PD.

This Historical Resource has lost the quality for which it was originally recognized for.

As for the mold situation, approximately 35% of the structure is affected. The majority being in the basement area, the solution of this situation would be to sub-excavate the entire basement

and install new drainage around the perimeter and then waterproof. See attached cost estimate and detailed photos.

If we were forced to maintain this structure, it would be an undue hardship to renovate the existing structure as the cost of renovation would be approximately 60% greater than a complete replacement.

Documentation of the deterioration and structural hazard was determined by myself and my 40 years of experience. See attached narrative. Along with the uninsurable status of this building qualified by PayneWest Insurance. Please review the analysis of costs to repair the Historical Resource. We propose neither repair or replacement as both are an undue hardship.

As stated in the narrative current "Setback Requirements" from the City of McMinnville Planning Department will not be allowed on this property as the current lot does not measure at least 5,000 square feet required for new construction in this area.

In conclusion, we propose neither repair or replacement of this building.

## Landmark Committee's Criteria:

The City's policies (Historic) are to make McMinnville a better place now as well as the future and to remember the past. It is not to stop progress in making our community better.

When moving forward, it is nice to maintain what we have to continue to add value to our community. Do we have a method in which to help home owners maintain these prospective historical resources since they are assets to our community? Too often they have been so modified they no longer maintain the history they once portrayed.

The economic use of this proposed historical resource has not been consistent in the past and does no longer meet any perpetuating history. Therefore, the value of the resource is highly diminished.

The site is not large enough to preserve or accommodate its present zoning. The current physical condition of this resource has deteriorated to almost beyond repair. It has become a structural hazard to fire, life and safety. One of the largest factors, is the amount of mold that has built up in the facility. There has been enough structural change that was not done under permits and in order to begin a renovation process, the main portion of the structure would need to be removed.

There is no benefit in preserving this resource for public interest since it has been allowed to deteriorate to this level and due to the fact that there is no public classification of this building.

Retention of this resource would be cost prohibitive. In estimated costs of this replacement, the amount is in excess of \$300,000.00 if at all possible. The cost of the land, was \$200,000.00 as of January 1, 2018. Total costs of this project would exceed \$500,000.00.

To preserve this resource through photography would be mute because of the fact of so many different additions, renovations and tried improvements, it does not even come close to a historical rendition of the original single family dwelling it was built for.



Proposed project:

- A. To remove existing structure, and replace with an approved parking lot and landscaping.
- B. This will allow for safety and additional parking.
- C. There is no current economic use of this resource due to the lack of ability to use these premises safely. According to current setback requirements a replacement would not be allowed.
- D. There is no current value to this resource because it no longer a credible historical asset.
- E. These premises can no longer be safely occupied. This project will add additional parking for safer entry and exit of the property.
- F. This resource constitutes a hazard as there are many code violations and safety issues.
- G. The proposed parking lot will add value and safety to the proposed commercial building at 609 NE Baker Street and the public that visit it. Retaining this building devalues the surrounding properties.
- H. There is no current or future value for the citizens of our community for the retention of this building.

From: **harold** harold@onlinemac.com  
Subject: Fwd: 180 NE 7th Street - McMinnville  
Date: September 17, 2018 at 6:37 PM  
To: Christine Washington back40@onlinemac.com



Sent from Harold

Begin forwarded message:

From: "Dunckel, Kimberly" <[Kim.Dunckel@ticortitle.com](mailto:Kim.Dunckel@ticortitle.com)>  
Date: September 17, 2018 at 4:15:14 PM PDT  
To: harold <[harold@onlinemac.com](mailto:harold@onlinemac.com)>  
Subject: 180 NE 7th Street - McMinnville

9/17/2018

To whom it may concern:

In reference to the above property address. We produced a preliminary title report that reflected anything recorded of record. During the search we did not find anything that determined that the property was referenced as a historical structure including searching the Yamhill County Assessors website, which would show any special assessments.

I have 14 years total in title and escrow services. My title officer has over 30 years of title experience.

Please feel free to contact me for further questions.

Sincerely,

Kim Dunckel

For assistance on opening SmartMail – Click the Blue Link for Job Aids below.

[Help Viewing SmartMail Messages](#)

**Please note we have moved!**



**TICOR TITLE**  
The RIGHT choice...everytime

**Kim Dunckel**  
Senior Escrow Officer  
McMinnville Branch Manager  
1215 NE Baker Street  
McMinnville, OR 97128  
t: 503-472-6101  
f: 877-334-3008  
[Kim.Dunckel@ticortitle.com](mailto:Kim.Dunckel@ticortitle.com)

[HELP Viewing Encrypted Messages](#)





September 18, 2018

To Whom It May Concern  
Mcminnville, OR 97128

RE: Property located at 180 NE 7<sup>th</sup> St, McMinnville, OR 97128

To whom it may concern:

This letter is to confirm that the building located at 180 NE 7<sup>th</sup> Street, McMinnville, OR 97128, is written with liability coverage only, not structure coverage, through General Star Indemnity Company under policy #IMA323822A. Liability limits are \$1mill per occurrence/\$2mill aggregate. There is no building coverage afforded on this policy due to the non-acceptability of the structure due to underwriting guidelines.

If you have further questions or need additional information, please contact me.

Sincerely,

A handwritten signature in green ink, appearing to read 'N. Obrist', is written over a faint green line that extends to the right.

Nicole N Obrist, CIC, CRIS, CPRIA  
PayneWest Insurance  
503-565-2227

IDAHO | MONTANA | OREGON | WASHINGTON

AN ASSUREX GLOBAL SHAREHOLDER

[PayneWest.com](http://PayneWest.com)

Tax lot 100

Schoko Properties LLC  
180 NE 7<sup>th</sup> Street  
McMinnville, Or 97128

North ↑

Main Floor

2 sinks  
1 Toilet

Upper Floor

2 sinks  
1 Toilet  
1 Bath

Basement

2 sinks  
1 Toilet

Basement 59 Ft

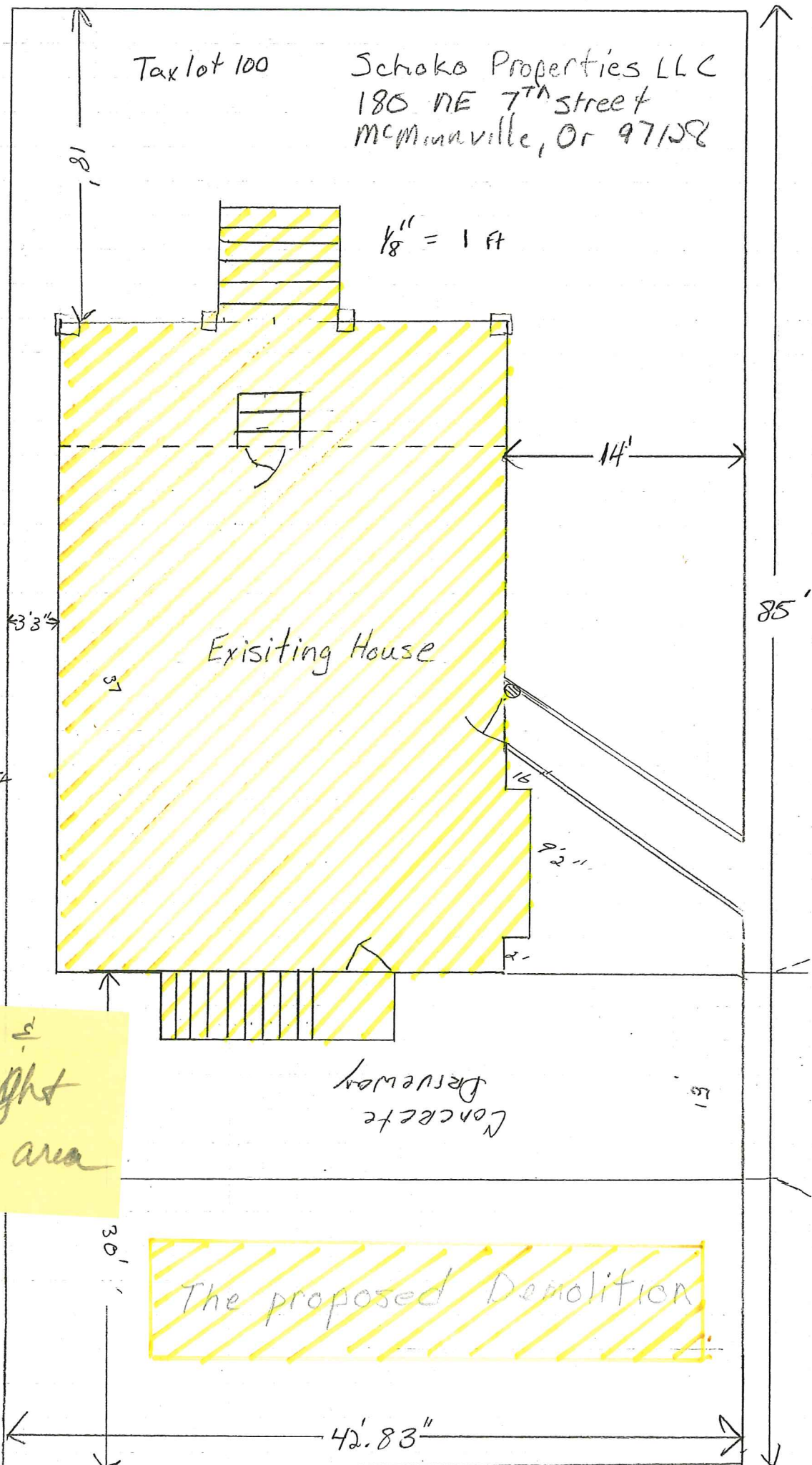
608

Main Floor

696 sq Ft

Upper Floor

copy &  
highlight  
demo area



NE Baker Street

Concrete Driveway

The proposed Demolition

42.83'

18'

14'

85'

33'

30'

1/8" = 1 ft

Existing House

9.2'

16'

2'

15'

Taxlot 100

Schoko Properties LLC  
180 NE 7th Street  
McMinnville, Or 97102



Main Floor  
2 sinks  
1 Toilet

Upper Floor  
2 sinks  
1 Toilet  
1 Bath

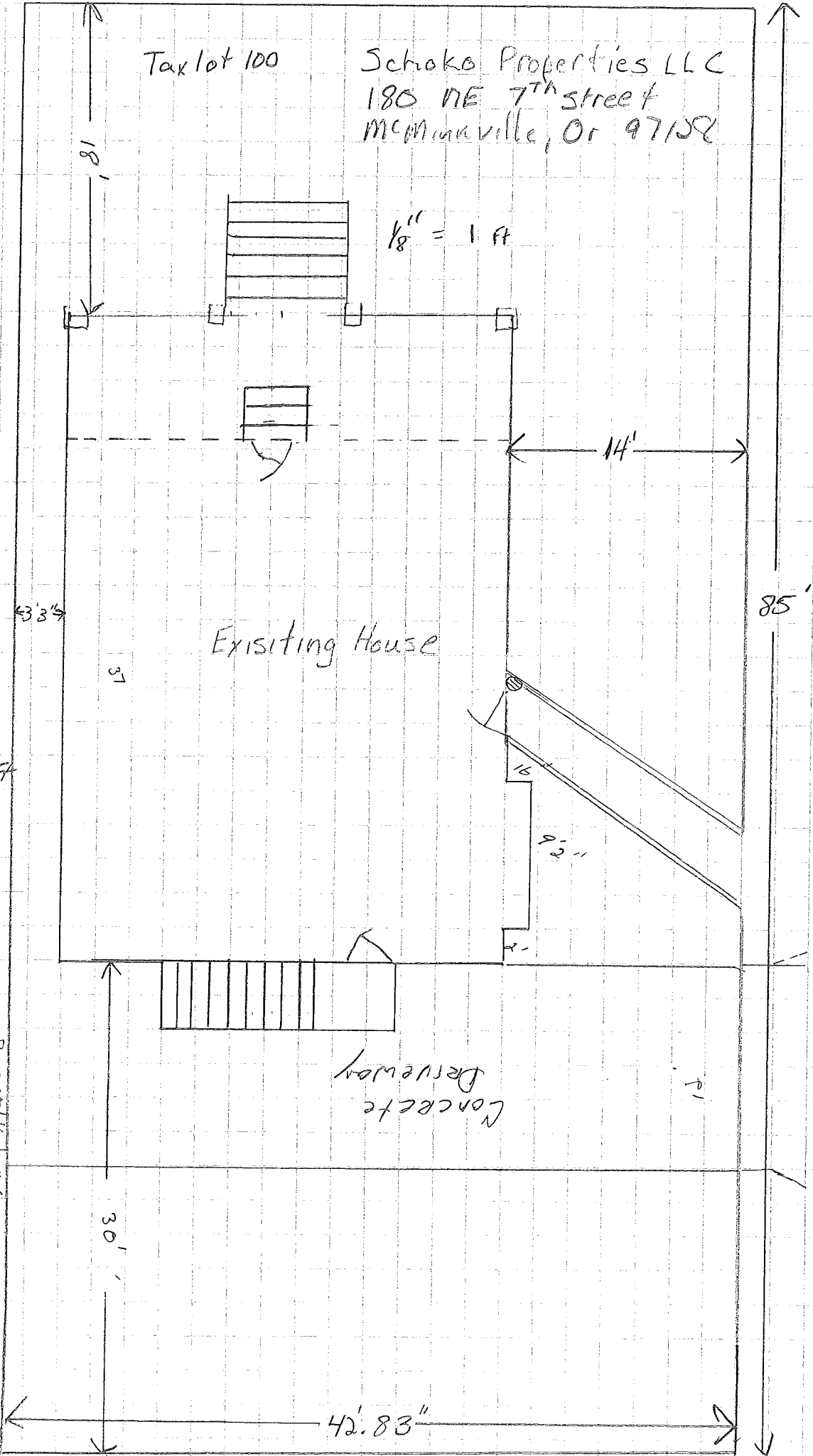
Basement  
2 sinks  
1 Toilet

Basement Sq Ft  
608

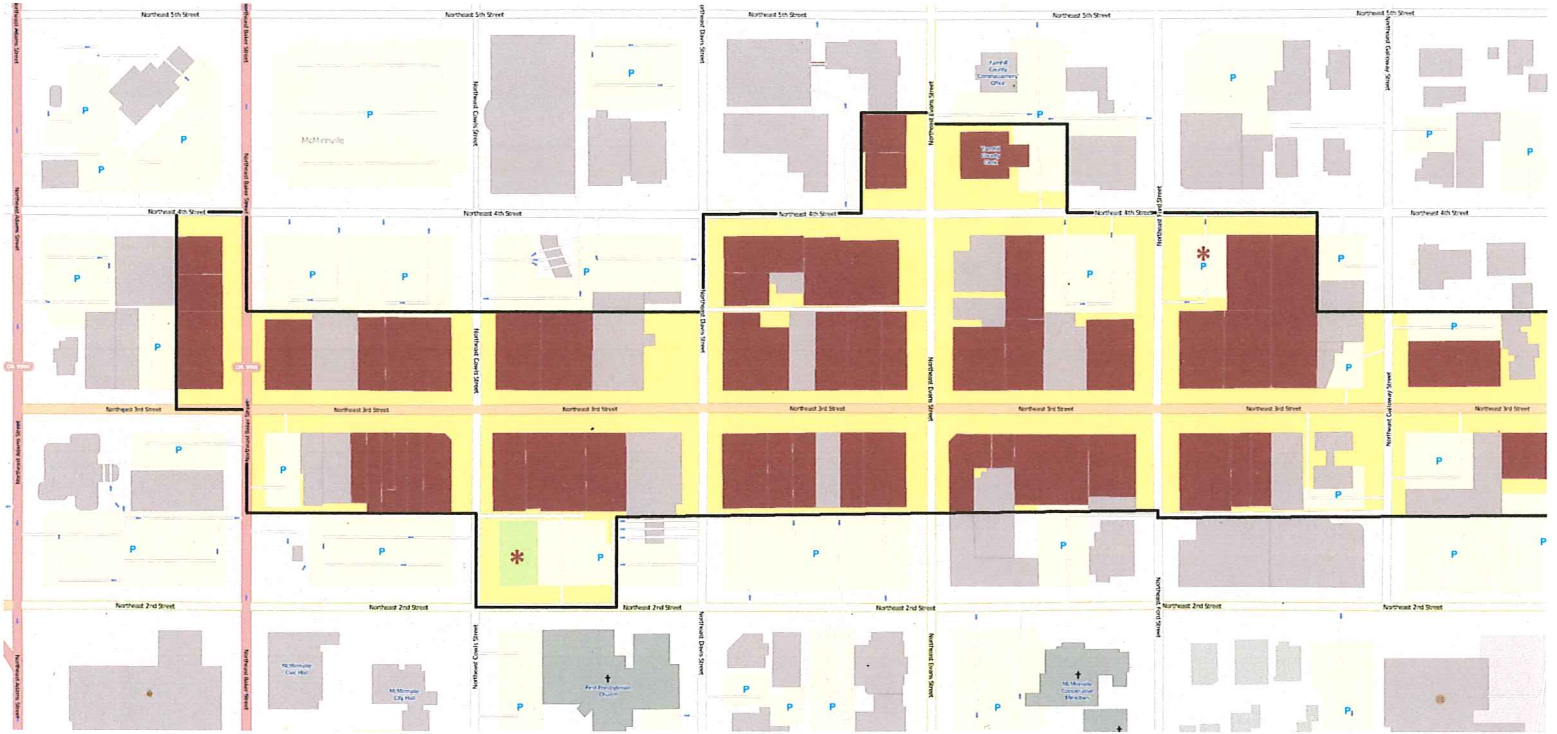
Main Floor  
696 sq Ft

Upper Floor  
650 Sq Ft

Property Line



NE Baker Street





# Washington Roofing Company

1700 SW Hwy 18 • McMinnville OR 97128  
Phone 503.472.ROOF • Fax 503.472.3394  
Licensed & Bonded, CCB#55201  
wrc@onlinemac.com

# CONTRACT

Proposal & Acceptance

September 5, 2018

Schoko Properites  
19191 SW Peavine Rd.  
McMinnville, OR 97128

Harold Washington  
971-237-3730  
Harold@onlinemac.com

Re: 180 NE 7<sup>th</sup> St. McMinnville

- Deposit/ Progress Billings
- 2 Year Workmanship Warranty

- **We are not responsible for interior debris or movement of interior items**
- Repairs done at \$92.00 per man hour, plus material
- **Not responsible for satellite/antenna alignment or tuning**

**INVESTMENT: Budgetary Proposal for 7<sup>th</sup> St. Remodel**

**Approximate Cost \$308,950.00**

<b>Demolition and Disposal of Existing Structure</b>	<b>\$17,800.00 +/-</b>
<b>¾ Minus Rock / Compact and Wet</b>	<b>\$ 4,300.00 +/-</b>
<b>Foundation Wall and Slab</b>	<b>\$23,650.00 +/-</b>
<b>Concrete Walkways</b>	<b>\$ 7,180.00 +/-</b>
<b>Flatwork Concrete</b>	<b>\$ 3,950.00 +/-</b>
<b>Framing (labor included)</b>	<b>\$49,000.00 +/-</b>
<b>Trusses</b>	<b>\$ 6,200.00 +/-</b>
<b>Building Wrap (includes waterproofing)</b>	<b>\$24,600.00 +/-</b>
<b>Plumbing and Fixtures</b>	<b>\$42,000.00 +/-</b>
<b>Roof System</b>	<b>\$ 8,370.00 +/-</b>
<b>Windows (single hung)</b>	<b>\$ 9,300.00 +/-</b>
<b>Dry Wall Repair and or Replacement</b>	<b>\$18,800.00 +/-</b>
<b>Electrical Repairs with Code Compliant Replacement/Repairs</b>	<b>\$28,000.00 +/-</b>
<b>Interior Finishes</b>	<b>\$17,110.00 +/-</b>
<b>HVAC Replacement</b>	<b>\$16,900.00 +/-</b>
<b>Interior/Exterior Painting</b>	<b>\$12,800.00 +/-</b>
<b>Porch Trim and Repairs</b>	<b>\$ 3,500.00 +/-</b>
<b>Trim</b>	<b>\$ 4,900.00 +/-</b>
<b>Interior Door Fixtures and Doors (door knobs only)</b>	<b>\$ 3,090.00 +/-</b>
<b>Landscaping</b>	<b>\$ 7,500.00 +/-</b>

**Notes:**

- Maintain an OSHA compliant worksite
- Budgetary pricing only; does not include unseen structural issues
- Does not include the following:
  - Architectural
  - Engineering
  - Soil Testing
  - Permits
  - System Development Charges
- Defined scope of work for project once due diligence is complete

**WE PROPOSE** all material is guaranteed to be as specified. All work is to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from specifications involving extra costs will be executed only upon written orders and/or verbal consent. This will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents or delays that are beyond our control. The Owner is to carry fire, tornado and other necessary insurance. WRC workers are fully covered by Worker's Compensation Insurance:

Please list bid choice(s) and corresponding price \_\_\_\_\_ Dollars (\$ \_\_\_\_\_).

Payment to be made as follows: **ONE HALF OF BID AMOUNT REQUIRED DOWN AT SIGNING OF CONTRACT, BALANCE DUE UPON COMPLETION OF THE JOB.**

Any account not paid in full within 30 days of completion of work and/or billing will be charged a late charge of 1½% per month (18% per annum) from date of completion of work and/or billing until paid.

**ACCEPTED** the above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of acceptance: \_\_\_\_\_

By: \_\_\_\_\_

By: \_\_\_\_\_

Respectfully submitted,  
WASHINGTON ROOFING COMPANY

By: \_\_\_\_\_  
This contract may be withdrawn by us if not accepted within 15 days. Washington Roofing Company is entitled to recover its reasonable attorney fees and collection costs incurred in enforcing this agreement, even though no lawsuit is filed. If a lawsuit is filed, the court, including any appellate court, shall set the amount of attorney fees.

*Upon acceptance of this contract, your signature will acknowledge receipt of your "Information Notice" & "Consumer Notification"*



## Washington Roofing Company

1700 SW Hwy 18 • McMinnville OR 97128  
Phone 503.472.ROOF • Fax 503.472.3394  
Licensed & Bonded, CCB#55201  
wrc@onlinemac.com

## CONTRACT

Proposal & Acceptance

September 5, 2018

Schoko Properites  
19191 SW Peavine Rd.  
McMinnville, OR 97128

Harold Washington  
971-237-3730  
Harold@onlinemac.com

Re: 180 NE 7<sup>th</sup> St. McMinnville

- Deposit/ Progress Billings
- 2 Year Workmanship Warranty

- **We are not responsible for interior debris or movement of interior items**
- Repairs done at \$92.00 per man hour, plus material
- **Not responsible for satellite/antenna alignment or tuning**

**INVESTMENT: Budgetary Proposal for 7<sup>th</sup> St. Repairs**

**Approximate Cost \$510,000.00 - \$575,000.00**

Shoring - Excavate and expose foundation walls, install shoring	\$16,000.00
Waterproofing - Walls; apply liquid emulsified coating and self-adhering membrane	\$ 6,500.00
Perforated Pipe - install new with fabric and new 1 1/2" round river rock	\$26,000.00
Foundation - Main house foundation repairs (budget could be increased due to unknowns)	\$25,000.00
Concrete - Concrete repairs of flat work and columns at front porch, shore up, remove existing brick at front porch	\$11,000.00
Brick entry - Install new brick to and hand rails to code, remove existing front area deck and install new joist and decking	\$15,500.00
Back Steps - Remove and install new steps per code	\$15,000.00
Siding - Remove and dispose of all siding and window frames	\$ 8,000.00
Siding - Install new Hardie siding and trim, includes wrap	\$41,000.00
Windows - Replace with single hung white frames	\$12,000.00
Subwalls - Repair as necessary, install new shear wall panels to meet code as necessary	\$21,000.00
Paint - Prep exterior building and paint	\$12,800.00
Roof Deck - Remove and dispose of existing roof system, new 1/2" CDX plywood sheathing	\$ 9,500.00
Roof - Install 30 year Architectural Shingles	\$14,500.00
Sump Pump - Install new sump pump and piping to drainage	\$ 3,200.00
Interior - Remove and dispose of existing drywall, lathe and plaster	\$27,000.00
Electrical (excludes fixtures) - Remove and dispose existing electrical. Install new panel, cadet heater, outside lighting, all electrical to meet code	\$48,500.00
Insulation - Install insulation to code	\$18,800.00
Plumbing - Install plumbing and fixtures to code	\$62,000.00
Drywall - Install dry wall	\$24,000.00
Interior Finishes - Remove and install new interior finishes	\$19,500.00
Doors - Remove and install new door and fixtures	\$17,400.00
Interior Paint - Paint using 3 colors	\$ 7,500.00
Flooring - Remove and dispose as necessary, repair and replace as necessary	\$39,500.00
Landscaping - Landscape areas per code	\$ 7,500.00
Concrete Work - Replace current drive and walk way	\$ 8,500.00

Notes:

Repairs are not guaranteed

Maintain an OSHA compliant worksite

Budgetary pricing only; does not include unseen structural issues

Does not include the following:

- Architectural
- Engineering
- Soil Testing
- Permits
- System Development Charges

Defined scope of work for project once due diligence is complete

Approximate administrative costs; \$50,000.00





**CITY OF McMinnville**  
**Yamhill County, Oregon**

**Site Information**

**Site Address**

180 NE 7th Street

**Owner at Time of Survey**

Steve Dodds, David Hall, Bob Stephenson

**Map/Tax Lot**

R4420AD00100

**Current Zoning**

C-3

**Special Tax Assessment**

No

**Downtown Historic District**

No

**Subdivision Name**

Baker & Martin's

**Block**

13

**Lot**

1

**Lot Size**

3,640.55 sqft

**Quadrant**

NE

**Site Number**

5.35

**Aerial Number**

J-10

**Resource Classification**

C

**Resource Number**

334

**Historic Significance**

Secondary Resource No. 83

**Historic Information**

**Date of Construction**

between 1912-28

**Early Additions/ Remodels**

**Builder/Architect**

Unknown

**Historic Name**

**Original Use**

Residence

**Common Name**

**Present Use**

Business/Office

**Condition of Structure**

Excellent

**Comments (at time of Survey)**

**Building Type**

Residential

**Outbuildings**

None

**Building Style**

Bungalow

**Stories**

1.5

**Porch**

**Basement**

**Roof Style**

**Roof Type**

**Moved**

**Demolished**

**Year/Date**

**Permit Number(s)**

**Additions/ Alterations**

**Resource Information**

**Recorded By**

Marietta Rankin

**Date**

5-12-1980

**Sources**

Sanborn, 1912, p. 7; Sanborn, 1929, p. 10

Historic Resource Survey  
City of McMinnville  
Yamhill County, Oregon

Statement of historical significance and description of property:

C334

This one and a half story bungalow is being remodeled into business offices. One enters the north on red brick steps to a full-width porch which is under the extending roof. Two boxed pillars support the porch overhang on either corner and there is a low railing on either side of the entrance.

The front dormer has three windows and shed roof. The back dormer extends and is flush with the first story wall.

Beveled siding has been used with corner boards. There are roof brackets and exposed rafters.

On the east side, there is a rectangular bay with a shed roof. Fenestration is not regular. Cornice moulding is found on the windows.

Historic Resource No. C334



Original 1980 Survey Photo

Historic Resources Survey  
City of McMinnville  
Yamhill County, Oregon



Site No. 5.35 Aerial Map J - 10  
Block 13 Lot 1  
Addition Baker Martin  
Tax Lot 4420AD 100  
Address 180 E. 7th  
Common Name --  
Historic Name --  
Present Owner Steve Dodds, David Hall  
and Bob Stephenson  
Present Use "Baker Street Business Office"  
Original Use Reisdence  
Builder or Architect Unknown  
Outbuildings Unknown  
Date of Construction Between 1912-1928  
-Condition Assessment on Reverse Side-

C334

Statement of historical significance and description of property:

This one and a half story bungalow is being remodeled into business offices. One enters the north on red brick steps to a full-width porch which is unere the extending roof. Two boxed illlars support the porch overhang on either corner and there is a low railing on either side of the entrance.

The front dormer has three windows and shed roof. The back dormer extends and is flush with the first story wall.

Beveled siding has been used with corner boards. There are roof brackets and exposed rafters.

On the East side, there is a rectangular bay with a shed roof. Fenestration is not regular. Cornice molding is found on the windows

Condition of structure:

  X   A Excellent

       B Good

- 1. Slight damage to porch steps.
- 2. Small cracks in walls, chimneys.
- 3. Broken gutters or downspouts.
- 4. In need of paint.

       C Fair

- 1. Holes in walls.
- 2. Open cracks.
- 3. Missing material in small area.
- 4. Rotten sills or frames.
- 5. Deep wear on stairs.
- 6. Poor or no foundation.

       D Poor

- 1. Sagging walls or roof.
- 2. Holes, open cracks, missing material over large areas.
- 3. Unrepaired storm or fire damage.

Recorded by   Marietta Rankin   Date   May 12, 1980  

Sources Consulted:

Sanborn, 1912, p. 7  
" 1928, p. 10

# Property Account Summary

8/24/2018



Click image above for more information

Account Number	149716	Property Address	180 NE 7TH ST , MCMINNVILLE, OR 97128
----------------	--------	------------------	---------------------------------------

## General Information

Alternate Property #	R4420AD 00100
Property Description	Township 4S Range 4W Section 20 Qtr A QQtr D TaxLot 00100 Lot 1 Block 13 SubdivisionName BAKER AND MARTIN'S SUBDIVISION
Property Category	Land &/or Buildings
Status	Active, Locally Assessed
Tax Code Area	40.51
Remarks	

## Tax Rate

Description	Rate
Total Rate	17.0444

## Property Characteristics

Neighborhood	NCO5
Land Class Category	201 Comm Improved
Building Class Category	COM: Commercial Property
Change Property Ratio	Commercial

## Related Properties

Split Code 706951 starting 01/01/1957 until 12/23/1996
--

## Property Values

Value Type	Tax Year 2017	Tax Year 2016	Tax Year 2015	Tax Year 2014	Tax Year 2013
Assessed Value AVR	\$147,166	\$142,880	\$138,720	\$134,681	
Exempt Value EAR	\$95,658				
Taxable Value TVR	\$51,508	\$142,880	\$138,720	\$134,681	
Real Market Land MKLTL	\$102,587	\$102,587	\$102,587	\$102,587	
Real Market Buildings MKITL	\$101,663	\$101,663	\$97,753	\$95,836	
Real Market Total MKTTL	\$204,250	\$204,250	\$200,340	\$198,423	
M5 Market Land MKLND	\$102,587	\$102,587	\$102,587	\$102,587	
M5 Limit SAV M5SAV					
M5 Market Buildings MKIMP	\$101,663	\$101,663	\$97,753	\$95,836	
M50 MAV MAVMK	\$147,166	\$142,880	\$138,720	\$134,681	





RECORDING REQUESTED BY:



105 NE 4th St  
McMinnville, OR 97128

AFTER RECORDING RETURN TO:

Order No.: 471818068006-KD  
Harold Washington  
Schoko Properties, LLC  
19191 SW Peavine Road  
McMinnville, OR 97128

SEND TAX STATEMENTS TO:

Schoko Properties, LLC  
19191 SW Peavine Road  
McMinnville, OR 97128

APN: 149716

Map: R4420AD00100

Yamhill County Official Records	<b>201800306</b>
DMR-DDMR	01/05/2018 03:14:02 PM
Stn=3 SUTTONS	
2Pgs \$10.00 \$11.00 \$5.00 \$20.00	<b>\$46.00</b>
I, Brian Van Bergen, County Clerk for Yamhill County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.	
Brian Van Bergen - County Clerk	

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### STATUTORY WARRANTY DEED

Cohen & Cohen, Limited Liability Company, an Oregon limited liability company, which acquired title as Cohen & Cohen, LLC, an Oregon limited liability company, Grantor, conveys and warrants to Schoko Properties, LLC, an Oregon limited liability company and Urban Mark, LLC, an Oregon limited liability company, each to an undivided 50% interest, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Yamhill, State of Oregon:

PARCEL 1:

A tract of land in Section 20, Township 4 South, Range 4 West of the Willamette Meridian in Yamhill County, Oregon, being more particularly described as follows:

Beginning at the Northeast corner of Block 13 of BAKER and MARTIN'S ADDITION to the City of McMinnville in Yamhill County, Oregon, as the same appears and is designated on the recorded plat of said Addition to said City and running thence West on the Northern boundary line of said Block, a distance of 42.83 feet, more or less to the Northeast corner of that tract conveyed to Alfred W. Olund et ux., by Deed recorded June 3, 1954 in Book 173, Page 414, Deed Records; thence South on the Olund East line, a distance of 75 feet; thence East, a distance of 42.83 feet, more or less, to the Eastern boundary line of said Block; thence North on the Easterly boundary line of said Block, a distance of 75 feet to the Place of Beginning.

PARCEL 2:

A tract of land in Section 20, Township 4 South, Range 4 West of the Willamette Meridian in Yamhill County, Oregon, being more particularly described as follows:

Beginning at a point 15 feet North of the Northeast corner of Lot 8 in Block 13, BAKER and MARTIN'S ADDITION to McMinnville, Yamhill County, Oregon; thence North 10 feet; thence West 42.83 feet to the Southeast corner of the Miller lot; thence South 10 feet; thence East 42.83 feet to the Place of Beginning.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS TWO HUNDRED THOUSAND AND NO/100 DOLLARS (\$200,000.00). (See ORS 93.030).

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.

Ticor title 471818068006

STATUTORY WARRANTY DEED  
(continued)

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

Dated: January 5, 2018

Cohen & Cohen, Limited Liability Company

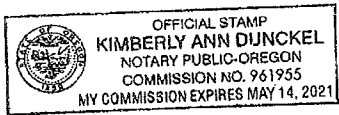
BY: [Signature]  
Neil R. Cohen  
Managing Member

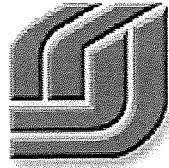
State of Oregon  
County of Washell

This instrument was acknowledged before me on January 5, 2018 by Neil R. Cohen, Managing Member of Cohen & Cohen, Limited Liability Company.

[Signature]  
Notary Public - State of Oregon

My Commission Expires: May 14, 2021





# TICOR TITLE™

## Property Profile Report

*Client Name:*

**Kim Dunckel - Ticor Title**

*Today's Date:*

**08/24/2018**

*Owner Name:*

**Schoko Properties LLC**

**Urban Mark LLC**

*Property Address:*

**180 NE 7th St**

**McMinnville OR 97128 4908**

*Reference Number:*

**149716**

*Account Number:*

**R4420AD00100**

### Eight Ticor Mid-Valley locations to serve you:

220 SW 6th Ave Albany, OR 97321 541.926.2111	400 SW 4th St Ste 100 Corvallis, OR 97330 541.757.1466	289 E Ellendale Ave, Ste 504 Dallas, OR 97338 503.917.6005	52 E Airport Rd Lebanon, OR 97355 541.258.2813	1215 NE Baker St McMinnville, OR 97128 503.472.6101	315 Commercial St SE, Ste 150 Salem, OR 97301 503.585.1881	115 N College St STE 200 Newberg, OR 97132 503.542.1400	206 N 1st St Silverton, OR 97381 503.873.5305
---	--	--	---	---	--	---	--

This title information has been furnished, without charge, in conformance with guidelines approved by the State of Oregon Insurance Commissioner. The Insurance Division cautions that indiscriminate use only benefiting intermediaries will not be permitted. No liability is assumed for any errors in this record.

The information compiled in this report(s) was imported from a vendor-provided database source. Although the information is deemed reliable and every effort has been taken to correct data imperfections, Ticor Title cannot be held responsible for any inaccuracies.

### TITLE AND ESCROW SERVICES

[www.TicorMidValley.com](http://www.TicorMidValley.com)

**For all your customer service needs: [MVCS@TicorTitle.com](mailto:MVCS@TicorTitle.com)**

## Transfer Record(s) Found For: R4420AD00100

Recording Date:	01/05/2018	Sale Price:	\$200,000.00	Loan Amount:	\$199,000.00
Grantee Name:	SCHOKO PROPERTIES LLC	Closing Title Co.:	TICOR TITLE INSURANCE CO.	Mortgage Loan Type:	
Grantor Name:	COHEN & COHEN LLC			Mortgage Rate Type:	
Recorder Document #:	0000000307 0000000306			Lender:	COHEN & COHEN LLC
Document Type:	Warranty Deed			Morgage 2 Loan Amt:	
				Morgage 2 Loan Type:	
				Morgage 2 Rate Type:	
				Morgage 2 Lender:	



**Parcel Information**

**Parcel #:** R4420AD00100  
**Account:** 149716  
**Related:**  
**Site Address:** 180 NE 7th St  
McMinnville OR 97128 - 4908  
**Owner:** Schoko Properties LLC  
**Owner2:** Urban Mark LLC  
**Owner Address:** 19191 SW Peavine Rd  
McMinnville OR 97128 - 8327  
**TwN/Range/Section:** 04S / 04W / 20 / NE  
**Parcel Size:** 0.08 Acres (3,642 SqFt)  
**Plat/Subdivision:** Baker And Martin's Subdivision  
**Lot:** 1  
**Block:** 13  
**Map Page/Grid:** 770-H5  
**Census Tract/Block:** 030801 / 2075  
**Waterfront:**

**Assessment Information**

**Market Value Land:** \$102,587.00  
**Market Value Impr:** \$101,663.00  
**Market Value Total:** \$204,250.00  
**Assessed Value:** \$147,166.00

**Tax Information**

**Levy Code Area:** 40.51  
**Levy Rate:** 17.0444  
**Tax Year:** 2017  
**Annual Tax:** \$877.92

**Exemption Description:**

**Legal**

Township 4S Range 4W Section 20 Qtr A QQtr D TaxLot 00100 Lot 1  
Block 13 SubdivisionName BAKER AND MARTIN'S SUBDIVISION

**Land**

**Cnty Land Use:** 201 - Commercial - Improved (typical of class)  
**Land Use Std:** CMSC - COMMERCIAL MISCELLANEOUS  
**Neighborhood:** NCO5  
**Watershed:** Yamhill River

**Cnty Bldg Use:** 0  
**Zoning:** C-3 - General Commercial  
**Recreation:**  
**School District:** 40

**Improvement**

<b>Year Built:</b> 0	<b>Attic Fin/Unfin:</b> 0 SqFt / 0 SqFt	<b>Fireplace:</b> 0
<b>Bedrooms:</b> 0	<b>Total Baths:</b> 0.00	<b>Full/Half Baths:</b> 0 / 0
<b>Bldg Fin:</b> 0 SqFt	<b>Bsmt Fin/Unfin:</b> 0 SqFt / 0 SqFt	<b>Garage:</b> 0 SqFt
<b>1st Floor:</b> 0 SqFt	<b>2nd Floor:</b> 0 SqFt	

**Transfer Information**

<b>Rec. Date:</b> 1/5/2018	<b>Sale Price:</b> \$200,000.00	<b>Doc Num:</b> 2018-306	<b>Doc Type:</b> Warranty Deed
<b>Owner:</b> SCHOKO PROPERTIES LLC		<b>Grantor:</b> COHEN & COHEN LLC	
<b>Orig. Loan Amt:</b> \$199,000.00		<b>Title Co:</b> TICOR TITLE INSURANCE CO.	
<b>Finance Type:</b>	<b>Loan Type:</b>	<b>Lender:</b> COHEN & COHEN LLC	

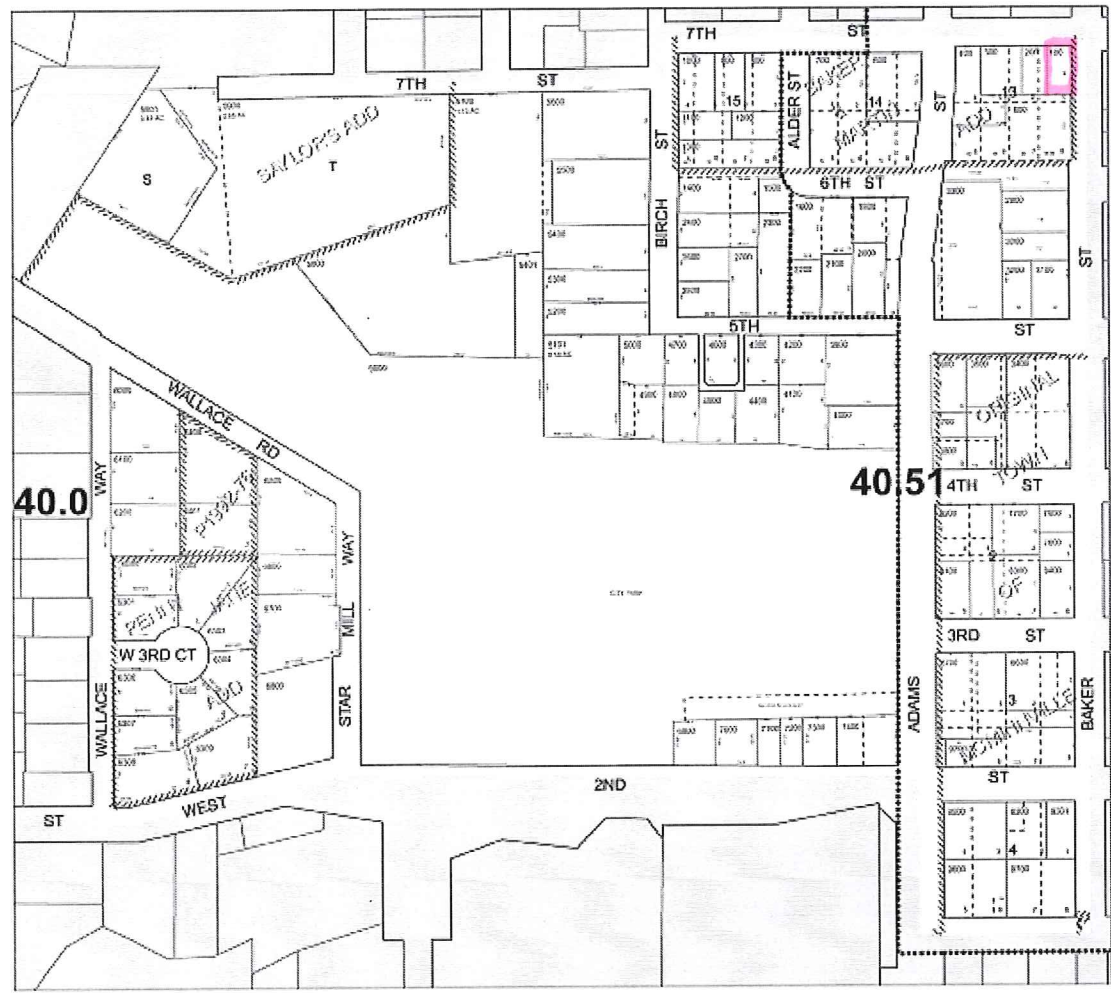
Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

4 4 20AD



ASSESSMENT & TAX  
CARTOGRAPHY

S.E. 1/4 N.E. 1/4 SEC. 20 T.4S. R.4W. W.M.  
YAMHILL COUNTY OREGON  
1" = 100'

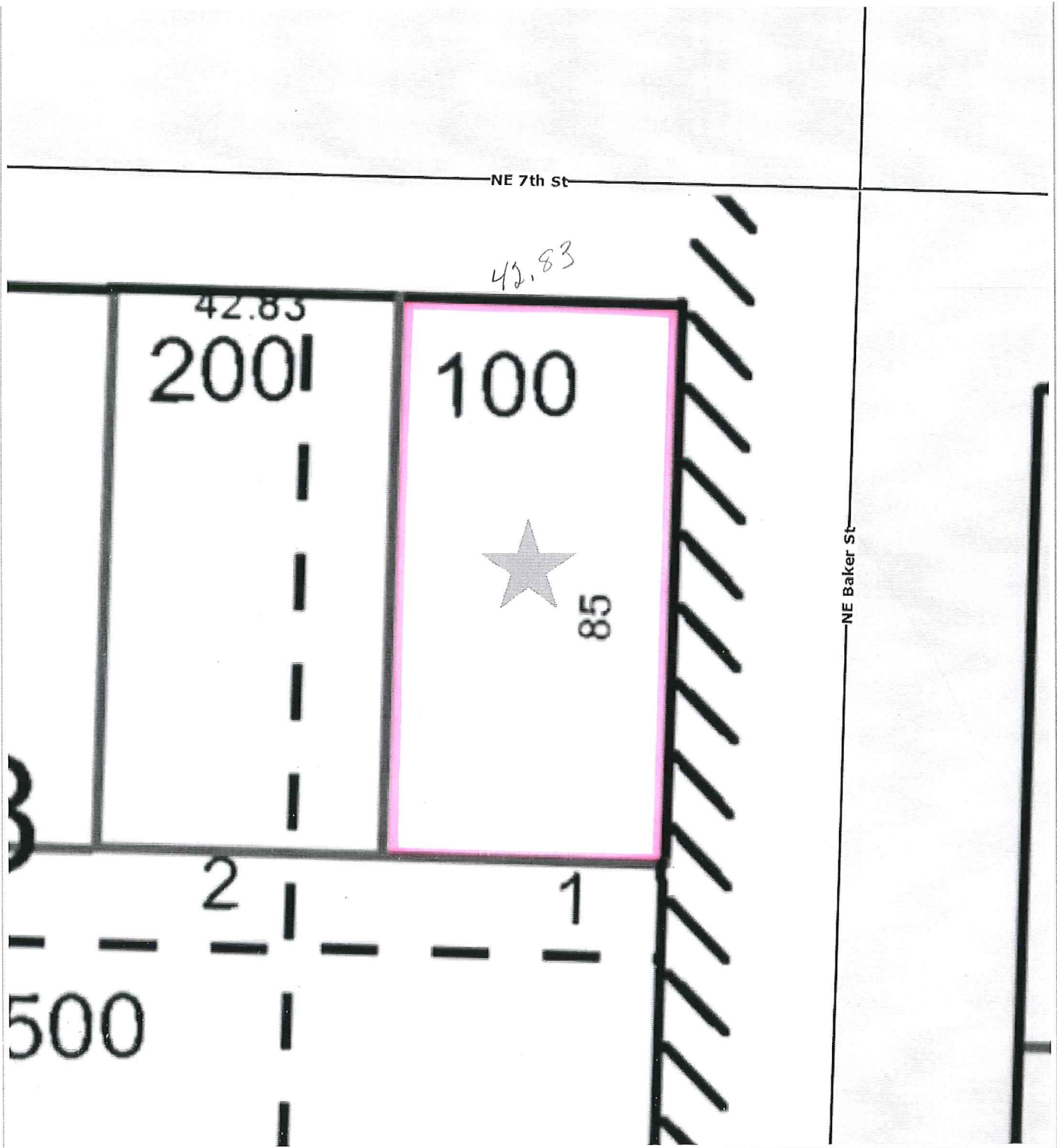


- CANCELLED LOTS
- 9000
  - 9100
  - 9200
  - 9300
  - 9400
  - 9500
  - 9600
  - 9700
  - 9800
  - 9900
  - 10000
  - 10100
  - 10200
  - 10300
  - 10400
  - 10500
  - 10600
  - 10700

DATE PRINTED: 4/8/2017

This plat is for Assessment and Taxation (A&T) purposes only and has no other purpose or is subject to legal interpretation. See www.oregon.gov/oc/assessor/assess.htm for more information.

4 4 20AD



**TICOR TITLE™**

Parcel ID: R4420AD00100

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



**TICOR TITLE™**

**Parcel ID: R4420AD00100**

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





**TICOR TITLE™**

**Parcel ID: R4420AD00100**

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



**Overview #1**

- Extensive rot damage



**Overview #2**

- Extensive rot damage



**Overview #3**

- Blocked with untreated wood
- Extensive rot damage



**Overview #4**

- Extensive rot damage



**Overview #5**

- No landing area for entry or exit



**Overview #6**

- Entrance is blocked from interior
- No exit



**Overview #7**

- **Back entrance is not connected to main structure**



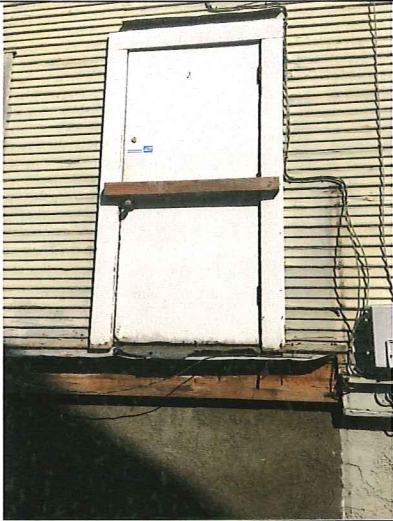
**Overview #8**

- **Overview of side entrance**
- **Electrical not compliant**



**Overview #9**

- **Poor siding installation**
- **Extensive repairs needed**
- **Improper repairs made**



**Overview #10**

- **Doorway not accessible and blocked from interior**



**Overview #11**

- **Extensive rot damage**



**Overview #12**

- **Overview of concrete walk/driveway**



**Overview #13**

- Drainage not connected



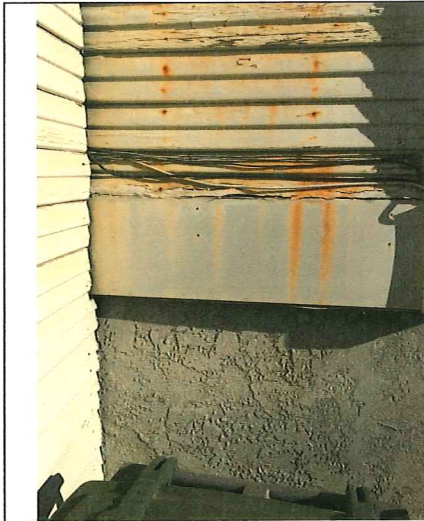
**Overview #14**

- Moisture coming through wall



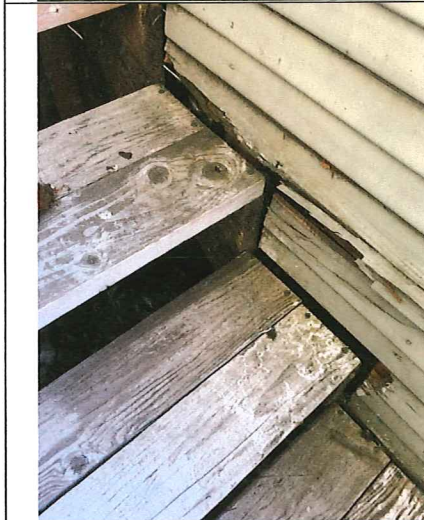
**Overview #15**

- Door is completely rotted



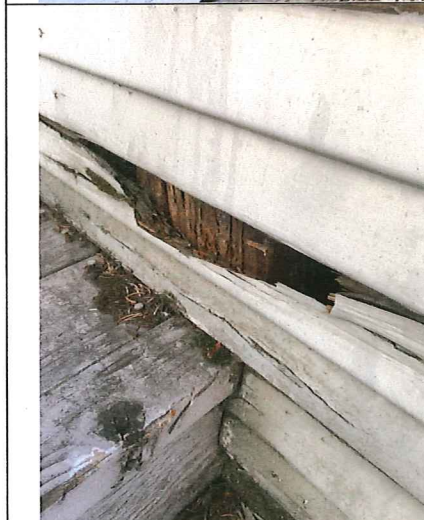
**Overview #16**

- **Improperly installed siding shows no flashing**



**Overview #17**

- **Stairs not connected to structure**



**Overview #18**

- **Extensive rot damage**



**Overview #19**

- **Door installed not to specifications**



**Overview #20**

- **Improper siding repair**



**Overview #21**

- **Stairs not connected to structure**





**Overview #22**

- **No waterproofing of structure is in place**



**Overview #23**

- **Concrete is sunken**



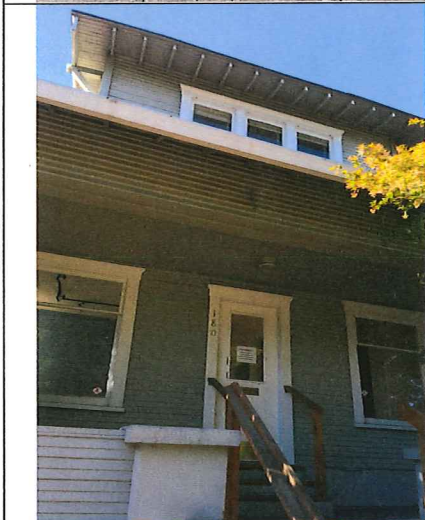
**Overview #24**

- **Extensive rot damage**
- **Front porch not connected to structure**



**Overview #25**

- Overview of concrete walkway



**Overview #26**

- Overview of front entrance
- Rails not connected
- Extensive rot damage



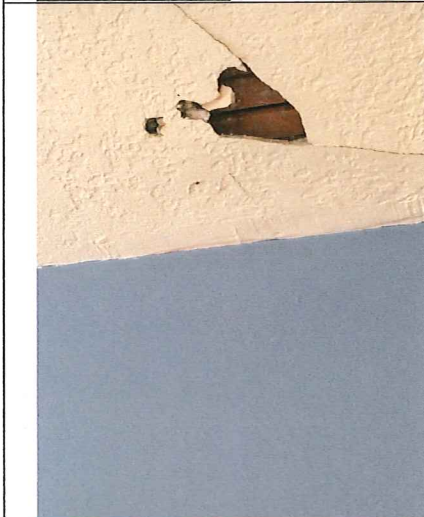
**Overview #27**

- No address displayed



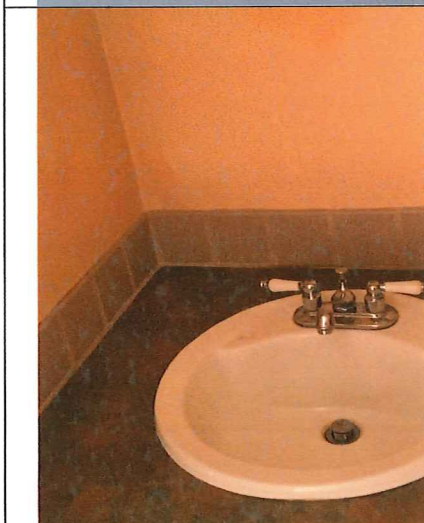
**Overview #28**

- **Missing wall**



**Overview #29**

- **View of existing lath and plaster**



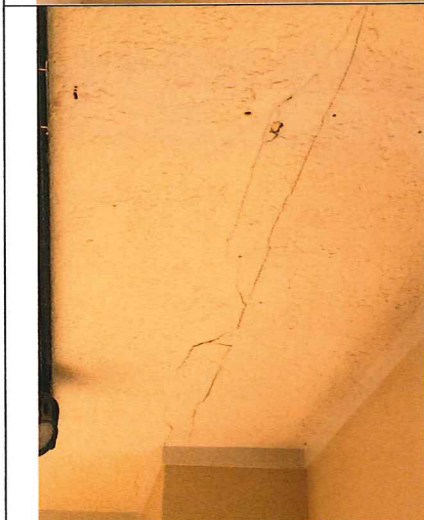
**Overview #30**

- **Fixtures not original**



**Overview #31**

- Not ADA compliant
- Fixtures not original



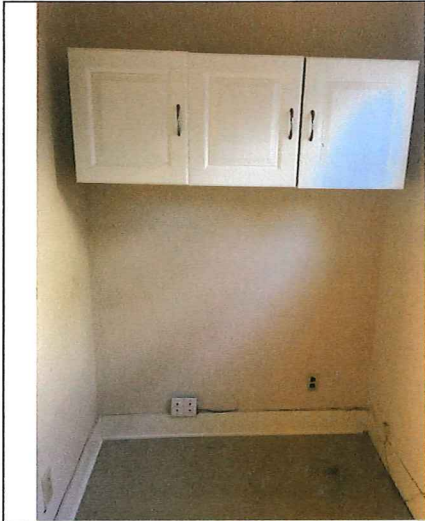
**Overview #32**

- Signs of structural damage



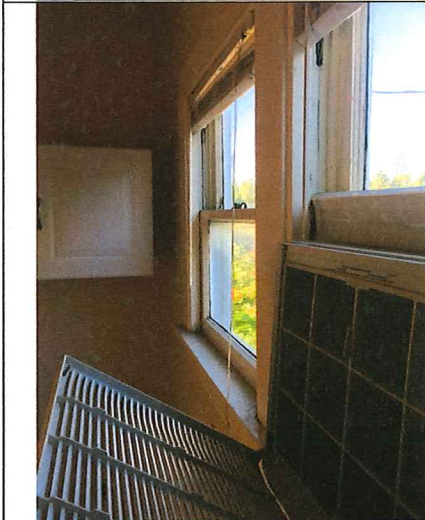
**Overview #33**

- One of many issues that do not meet code



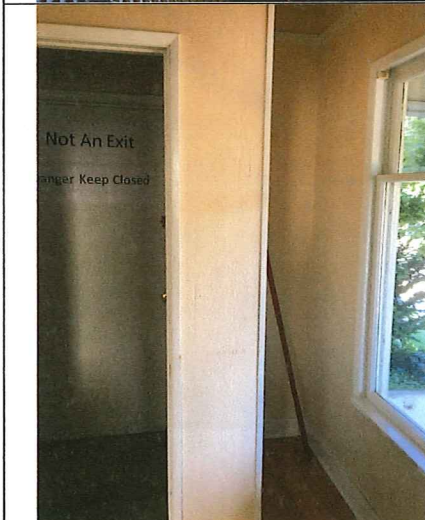
**Overview #34**

- Overview of printer room



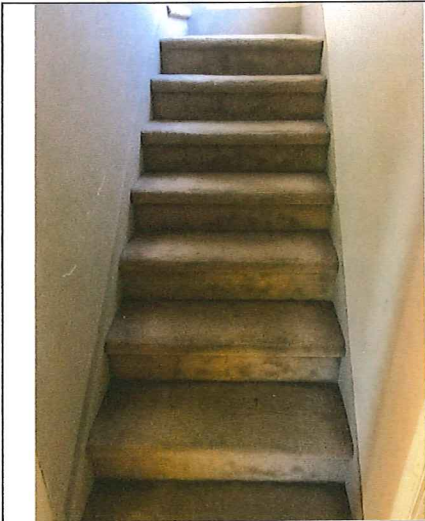
**Overview #35**

- Windows are sealed shut
- Cabinets are not originals



**Overview #36**

- Walls are not original
- Door has no landing



**Overview #37**

- Stairway not to code



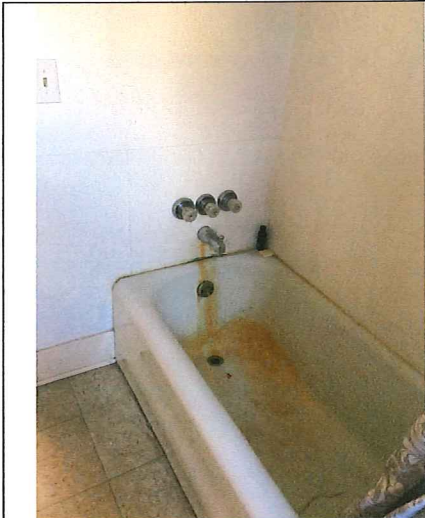
**Overview #38**

- Stairway not to code



**Overview #39**

- Not original cabinets



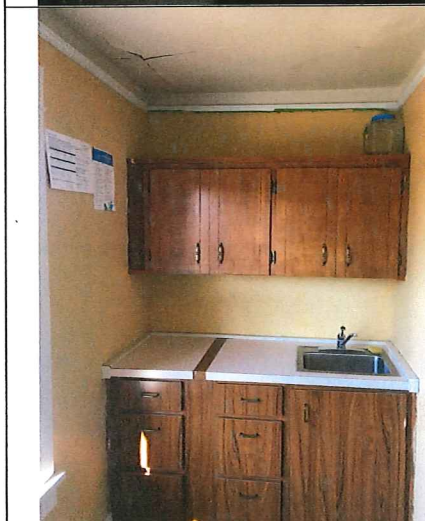
**Overview #40**

- **Not original fixtures**



**Overview #41**

- **Extensive rot damage to all window frames**



**Overview #42**

- **Cabinets or sink not original**
- **Extensive water damage**



**Overview #43**

- Exposed electrical throughout
- Electrical not compliant



**Overview #44**

- Hardwood (fir) flooring



**Overview #45**

- Multiple doors not original





**Overview #46**

- Not ADA compliant
- Cabinets are not original



**Overview #47**

- Front column is not original



**Overview #48**

- Porch wall missing
- Plywood columns not compliant



**Overview #49**

- Door not original



**Overview #50**

- Window not original



**Overview #51**

- Stairway with no destination



**Overview #52**

- Entry to basement
- No basement exit
- T-bar ceiling panels



**Overview #53**

- Non-load bearing wall in basement



**Overview #54**

- Electrical panel will need additional space



**Overview #55**

- **Mold behind wall paper**



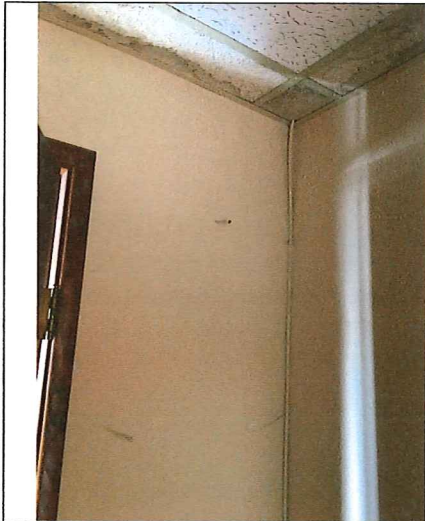
**Overview #56**

- **Water damage behind wall paper**



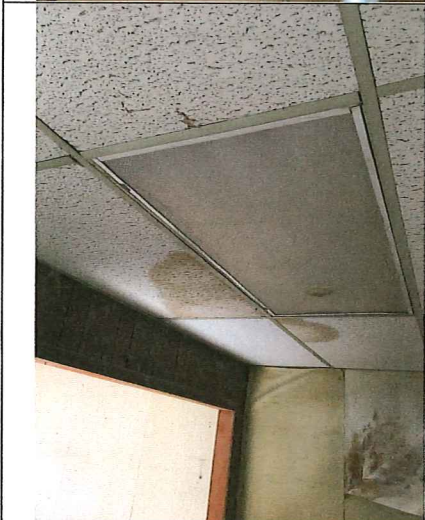
**Overview #57**

- **Closet mold has traveled under carpet**







**Overview #58**

- **Water damage from improper siding installation**



**Overview #59**

- **Mold and water damage due to improper water proofing**

	<p><b><u>Overview #60</u></b></p> <ul style="list-style-type: none"><li>• <b>Chicken wire over gusset at gable board</b></li></ul>
	<p><b><u>Overview #61</u></b></p> <ul style="list-style-type: none"><li>• <b>Mold behind <sup>plastic</sup> <del>plaster</del> wall paper</b></li></ul>
	<p><b><u>Overview #62</u></b></p> <ul style="list-style-type: none"><li>• <b>Mold on dry east wall</b></li></ul>
	<p><b><u>Overview #63</u></b></p> <ul style="list-style-type: none"><li>• <b>Mold covers entire south wall</b></li></ul>



**Overview #64**

- **Mold covers entire south wall**



**Overview #65**

- **Mold on west wall**




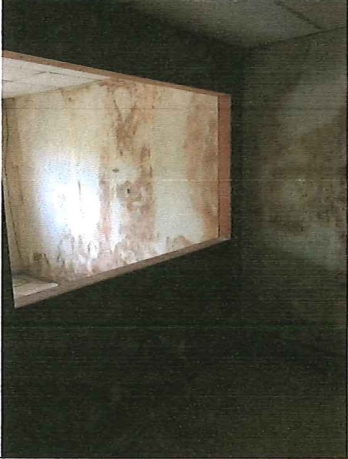


**Overview #66**

- **Mold on west wall**

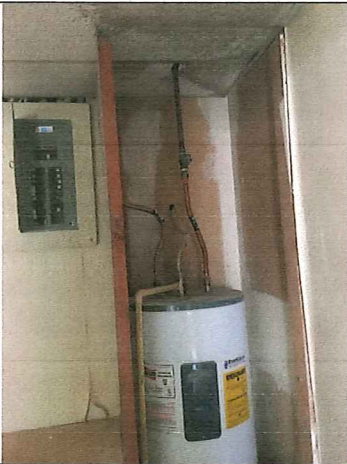


**Overview #67**

- **Mold behind plastic wall paper**

	<p><b><u>Overview #68</u></b></p> <ul style="list-style-type: none"><li>• <b>Mold on inside closet</b></li></ul>
	<p><b><u>Overview #69</u></b></p> <ul style="list-style-type: none"><li>• <b>Mold on south wall</b></li></ul>
	<p><b><u>Overview #70</u></b></p> <ul style="list-style-type: none"><li>• <b>Leak in basement ceiling</b></li></ul>
	<p><b><u>Overview #71</u></b></p> <ul style="list-style-type: none"><li>• <b>Leakage on west ceiling</b></li></ul>





**Overview #72**

- Leakage above hot water heater



**Overview #73**

- Mold on inside wall in middle of house



**Overview #74**

- Mold on south wall



**Overview #75**

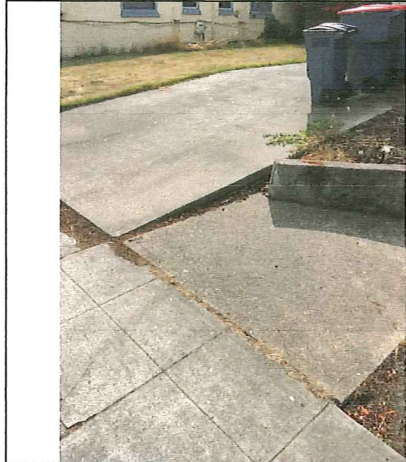
- Dry rot on front porch

	<p><b><u>Overview #76</u></b></p> <ul style="list-style-type: none"><li>• Pillar is not touching concrete post base and is also not level</li></ul>
	<p><b><u>Overview #77</u></b></p> <ul style="list-style-type: none"><li>• Steps are falling away from porch that is also falling away from house</li></ul>
	<p><b><u>Overview #78</u></b></p> <ul style="list-style-type: none"><li>• Chicken wire on gusset holding gable and board</li></ul>
	<p><b><u>Overview #79</u></b></p> <ul style="list-style-type: none"><li>• Chicken wire on gusset holding gable end and board at dormer</li></ul>



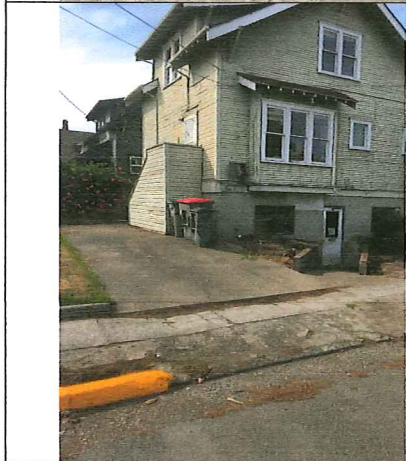
**Overview #80**

- Holes in foundation where windows were installed have no structural support



**Overview #81**

- Driveway is 13' wide and has trip hazards



**Overview #82**

- Access to basement is not original
- Stairs protrude onto concrete driveway