

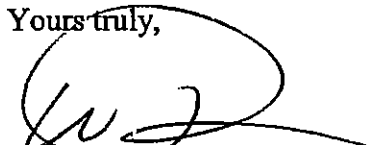
May 20, 2005
Page 2

In addition, upon the closing of that purchase on June 30, 1971, Bowers Distillery, Inc. transferred a portion of the Love Lake Road property in question which is referred to as Tax Lot 403 to Jon and Lynna Gay Bowers as their home site consistent with distributions of property made to the other brothers. Because of the complexities of the land sale contract as described above, and due to erroneously believing that Tax Lot 403 was included in the 1977 deed referred to above, Tax Lot 403 was deeded to Jon and Lynna Gay Bowers under a deed dated November 4, 1980, and recorded November 5, 1980, as Reel 1103R, Reception No. 8056158, Lane County Oregon Records. Notwithstanding the date of the deed, Jon and Lynna Gay Bowers have owned Tax Lot 403 since June 30, 1971.

Subsequent to the deeds to Jon and Lynna Gay Bowers, Bowers Distillery, Inc. sold the balance of the property.

The conclusion of this letter is that, for all purposes, Jon and Lynna Gay Bowers have owned Tax Lots 402 and 403 of the Love Lake Road property in question since June 30, 1971.

Yours truly,



WILLIAM R. POTTER

WRP:mab

N:\A - ElBowers, Jon 13508\Measure 37 Claim 13508-3\History of property 052005.doc

POHLL & ASSOCIATES
1293 Lincoln
Eugene, Oregon 97401

May 3, 2005

Re: 94745 Love Lake Road
Junction City, OR 97448

Dear Mr. & Mrs. Jon D. Bowers,

Upon your request I have completed three appraisals on your property on Love Lake Road, Junction City, Oregon.

The first appraisal was to estimate the Market Value of the entire property which includes a 2,770 square foot dwelling, a detached two-car garage, five outbuildings and 9.25 acres +/- of land including a lake.

The value reported in my appraisal is: \$500,000

(FIVE HUNDRED THOUSAND DOLLARS)

PLEASE NOTE: The other two appraisals are done under hypothetical conditions.

The second appraisal was to estimate the Market Value of the 2,770 square foot dwelling, detached two-car garage, two outbuildings and 1.63 acres +/- of land.

The value reported in my appraisal is: \$470,000

(FOUR HUNDRED SEVENTY THOUSAND DOLLARS)

The third appraisal was to estimate the Market Value of lot numbers 1, 3, 4, 5 (see attached Survey Map and Survey by L. D. Roberts, dated April 20, 2005). Lots 3, 4 and 5 have ownership of the lake (approximately one third to each lot). Lot #1 has no lake ownership but does include a 30 ft. X 90 ft. building and a 58 ft. X 70 ft. barn. Lots #3 and #5 each have existing manufactured homes which were given no value as you requested.+

The value of these tracts of land reported in my appraisal gives a
Market Value of \$150,000 for each parcel: $\$150,000 \times 4 = \$600,000$


(SIX HUNDRED THOUSAND DOLLARS)

The Market Value of the entire property as proposed and divided per L.D.. Roberts Survey would be: \$1,070,000

(ONE MILLION SEVENTY THOUSAND DOLLARS)

At the present time, property can be sold ONLY as a single parcel (zoning is E-30).

Sincerely,


Norman D. Pohll, Lic. #L000211, State of Oregon



**SUMMARY APPRAISAL REPORT OF
THE PROPERTY LOCATED AT**

94745 Love Lake Road

Junction City, OR 97448

as of

4-30-2005

for

Jon D. Bowers
94745 Love Lake Road
Junction City, Oregon
97448

by

Pohl & Associates, Inc.

P.O. Box 2636
Eugene, OR 97402

Pohl & Associates, Inc.
P.O. Box 2636
Eugene, OR 97402
541-342-7752

May 2, 2005

Jon D. Bowers
94745 Love Lake Road
Junction City, Oregon
97448

Property - 94745 Love Lake Road
Junction City, OR 97448
Borrower - Jon D. Bowers etux
File No. - A5040015
Case No. -

Dear Mr. Bowers:

In accordance with your request, I have personally inspected, made a Limited Appraisal Analysis, and prepared a Summary Appraisal Report of the real property located at 94745 Love Lake Road, Junction City, OR.

The purpose of the Summary Appraisal Report is to estimate the market value of the property described in the body of this report.

Enclosed, please find the Summary Appraisal Report which describes certain data gathered during our investigation of the property. The methods of approach and reasoning in the valuation of the various physical and economic factors of the subject property are contained in this report.

An inspection of the property and a study of pertinent factors, including valuation trends and an analysis of neighborhood data, led the appraiser to the conclusion that the market value, as of 4-30-2005 is :

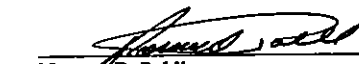
[REDACTED]

The opinion of value expressed in this report is contingent upon the Limiting Conditions attached to this report.

It has been a pleasure to assist you. If I may be of further service to you in the future, please let me know.

Respectfully submitted,

Pohl & Associates, Inc.



Norman D. Pohl
OR License #L000211

2005 USPAP COMPLIANCE ADDENDUM

Borrower or Owner	Jon D. Bowers		
Property Address	94745 Love Lake Road		
City	Junction	County	Lane
State	OR	Zip Code	97448
Lender or Client	Jon D. Bowers		

APPRAISER'S CERTIFICATION:

The following Certification statements are in addition to and may supercede the signed Appraiser's Certification attached to this appraisal report. The signature on the attached Certification is also applicable to the updated Certification included below. This Appraiser's Certification is compliant with the current edition of the Uniform Standards of Professional Appraisal Practice.

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 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 Uniform Standards of Professional Appraisal Practice.

I (We) 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(s) signing this report.

PURPOSE, INTENDED USE, AND INTENDED USER OF THE APPRAISAL:

The purpose of the appraisal is to estimate the market value of the subject property, as defined in this report, as of the effective date of this report. The intended use of the appraisal is to assist the client and any other intended users in the underwriting, approval, and funding of the mortgage loan. The intended users of this report are the stated client and any other institutions involved in the underwriting, approval, and funding of the mortgage loan. No one else, including the purchaser and seller, should rely on the estimate of value or any other conclusions contained in this appraisal report.

ANALYSIS AND REPORT FORM:

The appraisal is based on the information gathered by the appraiser from public records, other identified sources, inspection of the subject property and neighborhood, and selection of comparable sales, listings, and/or rentals within the subject market area.

The original source of the comparables described in the Data Source section of the market grid along with the source of confirmation, if available. The original source is presented first. The sources and data are considered reliable. When conflicting information was provided, the source deemed most reliable has been used. Data believed to be unreliable was not included in the report or used as a basis for the value conclusion. The extent of the analysis applied to this assignment is stated in the Appraiser's Certification included above and attached to this report.

DEFINITION OF INSPECTION

The term "Inspection", as used in this report, is not the same level of inspection that is required for a "Professional Home Inspection". The appraiser does not fully inspect the electrical system, plumbing system, mechanical systems, foundation system, floor structure, or subfloor. The appraiser is not an expert in construction materials and the purpose of the appraisal is to make an economic evaluation of the subject property. If the client needs a more detailed inspection of the property, a home inspection, by a Professional Home Inspector, is suggested.

DIGITAL SIGNATURES

The signature(s) affixed to this report, and certification, were applied by the original appraiser(s) or supervisory appraiser and represent their acknowledgements of the facts, opinions and conclusions found in the report. Each appraiser(s) applied his or her signature electronically using a password encrypted method. Hence these signatures have more safeguards and carry the same validity as the individual's hand applied signature. If the report has a hand-applied signature, this comment does not apply.

OPINION OF MARKET VALUE VS ESTIMATE OF MARKET VALUE

The current Uniform Standards of Professional Practice defines the market value conclusion as an opinion of market value and not an estimate of market value.

2005 USPAP COMPLIANCE ADDENDUM

Borrower or Owner Jon D. Bowers
 Property Address 94745 Love Lake Road
 City Junction City County Lane State OR Zip Code 97448
 Lender or Client Jon D. Bowers

STATEMENT OF THE SUBJECT PROPERTY'S MARKETING PERIOD AND EXPOSURE PERIOD

Based on data analyzed in this report, a reasonable marketing period for the subject property is 0-6 months given the current market conditions.

Based on data analyzed in this report, a reasonable exposure period for the subject property is 0-6 months given the current market conditions.

APPRAISER:

Signature: *Norman D. Pohl*
 Name: Norman D. Pohl
 Date Signed: May 2, 2005
 State Certification #: _____
 or State License #: L000211
 State: OR
 Expiration Date of Certification or License: 11/30/2005

SUPERVISORY APPRAISER (ONLY IF REQUIRED):

Signature: _____
 Name: _____
 Date Signed: _____
 State Certification #: _____
 or State License #: _____
 State: _____
 Expiration Date of Certification or License: _____
 Did Did Not Inspect Property

THIS SUMMARY APPRAISAL IS INTENDED FOR USE BY THE LENDER/CLENT FOR A MORTGAGE FINANCE TRANSACTION ONLY.

Property Address 94745 Love Lake Road City Junction City State OR Zip Code 97448
 County _____
 Legal Description Copy of deed attached hereto
 Assessor's Parcel No. Account Numbers 1180163 & 1348687 Tax Year 04-05 R.E. Taxes \$ 1,926.00 Special Assessments \$ N/A
 Borrower Jon D. Bowers etux Current Owner Jon D. Bowers etux Occupant Owner Tenant Vacant
 Neighborhood or Project Name N/A Project Type: PUD Condominium HOAS N/A Mo. _____
 Sales Price \$ Not sold Date of Sale N/A Description / \$ amount of loan charges/concessions to be paid by seller N/A
 Property rights appraised Fee Simple Leasehold _____ Map Reference 15-04-28-00-00402 & 403 Census Tract 0404

Note: Race and the racial composition of the neighborhood are not appraisal factors.
 Location Urban Suburban Rural _____ Property Values Increasing Stable Declining _____
 Single family housing price (per sq ft) _____ Age (yrs) _____ Condominium housing price (per sq ft) (if applicable) (yrs) _____
 Built up Over 75% 25-75% Under 25% Demand/supply In balance Over supply _____
 Growth rate Rapid Stable Slow _____ Marketing time Under 3 mos. 3-6 mos. Over 6 mos. _____
 Neighborhood boundaries All suburban properties within a fifteen mile radius from towns and cities in Lane County, Oregon. 950k High 120N/A High N/A
 Lane County, Oregon. _____ Predominant _____ Predominant _____
 _____ 245k _____ 47N/A _____ N/A

Dimensions Map attached Site area 9.25 acres +/- Shape Map attached
 Specific zoning classification and description E-30
 Zoning compliance Legal Legal nonconforming (Grandfathered use) Illegal, attach description No zoning _____
 Highest and best use of subject property as improved (or as proposed per plans and specifications): Present use Other use, attach description.
 Utilities Public Other _____ Public Other _____ Off-site improvements Type _____ Public Private _____
 Electricity _____ Water _____ Well/typical _____ Street Asphalt _____
 Gas _____ Sanitary sewer _____ Septic/typical _____ Alley None _____

Are there any apparent adverse site conditions (easements, encroachments, special assessments, slide areas, etc.)? Yes No If Yes, attach description.
 Source(s) used for physical characteristics of property: Interior and exterior inspection Exterior inspection from street Previous appraisal files
 MLS Assessment and tax records Prior inspection Property owner _____ Other (Describe): _____
 No. of Stories Two Type (Det./Att.) Detached Exterior Walls Wooden Roof Surface Comp. Manufactured Housing Yes No
 Does the property generally conform to the neighborhood in terms of style, condition, and construction materials? Yes No If No, attach description.
 Are there any apparent physical deficiencies or conditions that would affect the soundness or structural integrity of the improvements or the livability of the property?
 Yes No If Yes, attach description.
 Are there any apparent adverse environmental conditions (hazardous wastes, toxic substances, etc.) present in the improvements, on the site, or in the immediate vicinity of the subject property? Yes No If Yes, attach description.

I researched the subject market area for comparable listings and sales that are the most similar and proximate to the subject property.
 My research revealed a total of 4 sales ranging in sales price from \$ 450 to \$ 575.
 My research revealed a total of 5 listings ranging in list price from \$ 450 to \$ 575.
 The analysis of the comparable sales below reflects market reaction to significant variations between the sales and the subject property.

FEATURE	SUBJECT	SALE 1	SALE 2	SALE 3
Address	94745 Love Lake Road Junction City	25446 East Hunter Road Elmira, Oregon	30843 Carthey Dr. Harrisburg Drive	24750 Lawrence Road Junction City, Oregon
Proximity to Subject		13 miles	7 miles	15 miles
Sales Price	\$ Not sold	\$ 494,000	\$ 480,000	\$ 450,000
Price/Gross Liv. Area	\$ 0.00	\$ 221.33	\$ 210.16	\$ 162.45
Data & Verification Sources		RMLS/Broker	RMLS/Broker	RMLS/Broker
Value Adjustments	DESCRIPTION	DESCRIPTION + (-) \$ Adjustment	DESCRIPTION + (-) \$ Adjustment	DESCRIPTION + (-) \$ Adjustment
Sales or Financing Concessions		Cash DOM 2	Conventional DOM 108	Conventional DOM 53
Date of Sale/Time		12-14-2004	10-24-2004	9-23-2004
Location	Suburban	Suburban	Suburban	Suburban
Site	9.25 acres +/-	14.5 acres +/-	-15.750 acres +/-	3.540 acres +/-
View	Hills and Valley	Hills and Valley	Hills and Valley	Hills and Valley
Design (Style)	Two story	Two	One	Two
Actual Age (Yrs.)	A75/E28	A13/E13	-3,600 A32/E25	A26/E26
Condition	Average +	Average +	Average +	Average +
Above Grade	Total Bdrms Baths	Total Bdrms Baths	Total Bdrms Baths	Total Bdrms Baths
Room Count	9 4 2.00	7 3 2.00	7 3 2.00	7 3 3.00
Gross Living Area	2,770 Sq. Ft.	2,232 Sq. Ft.	16,140	2,284 Sq. Ft.
Basement & Finished Rooms Below Grade	N/A	N/A	N/A	N/A
Garage/Carport	2 Car Garage	2 Car Garage	4 Car Garage	-8,000 2 Car Garage
Outbuildings	Five	One	17,500 Three	8,750 One
Net Adj. (total)		\$ 14,290	\$ 18,870	\$ -13,600

Adjusted Sales Price of Comparables
 Date of Prior Sale None 36 months None 36 months None 36 months None 36 months
 Price of Prior Sale N/A N/A N/A N/A

Analysis of any current agreement of sale, option, or listing of the subject property and analysis of the prior sales of subject and comparables: The property being appraised is not sold or for sale.
 Summary of sales comparison and value conclusion: The three values indicated by the comparable sales displayed were reconciled into a single value by giving the most weight to the sale most similar to the subject, based upon their gross adjustments, and accordingly, the least weight to the comparable sale that was least similar to the subject. This is not merely a mechanical process, but instead incorporates all the judgement and consideration given during the adjustment phase of the appraisal.

This appraisal is made "as is", subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, or subject to the following repairs, alterations or conditions: See additional comments.
 BASED ON AN EXTERIOR INSPECTION FROM THE STREET OR AN INTERIOR AND EXTERIOR INSPECTION, I ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE REAL PROPERTY THAT IS THE SUBJECT OF THIS REPORT TO BE \$ 500,000, AS OF 4-30-2005

Project Information for PUDs (if applicable) - - Is the developer/builder in control of the homeowners' association (HOA)? Yes No

Provide the following information for PUDs only: developer/builder is in control of the HOA and the su property is an attached dwelling unit:

Total number of phases _____ Total number of units _____ Total number of units sold _____

Total number of units rented _____ Total number of units for sale _____ Data Source(s) _____

PUD Was the project created by the conversion of existing buildings into a PUD? Yes No If yes, date of conversion: _____

Does the project contain any multi-dwelling units? Yes No Data Source: _____

Are the common elements completed? Yes No If No, describe status of completion: _____

Are any common elements leased to or by the homeowners' association? Yes No If yes, attach addendum describing rental terms and options.

Describe common elements and recreational facilities: _____

Project Information for Condominiums (if applicable) - - Is the developer/builder in control of the homeowners' association (HOA)? Yes No

Provide the following information for all Condominium Projects:

Total number of phases _____ Total number of units _____ Total number of units sold _____

Total number of units rented _____ Total number of units for sale _____ Data Source(s) _____

Was the project created by the conversion of existing buildings into a condominium? Yes No If yes, date of conversion: _____

Project Type: Primary Residence Second Home or Recreational Row or Townhouse Garden Midrise Highrise _____

Condition of project, quality of construction, unit mix, etc.: _____

Are the common elements completed? Yes No If No, describe status of completion: _____

Are any common elements leased to or by the homeowners' association? Yes No If yes, attach addendum describing rental terms and options.

Describe common elements and recreational facilities: _____

PURPOSE OF APPRAISAL: The purpose of this appraisal is to estimate the market value of the real property that is the subject of this report based on a quantitative sales comparison analysis for use in a mortgage finance transaction.

DEFINITION OF MARKET VALUE: 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, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is 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 each acting in what he considers his own best interest; (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 (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.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgement.

STATEMENT OF LIMITING CONDITIONS AND APPRAISER'S CERTIFICATION

CONTINGENT AND LIMITING CONDITIONS: The appraiser's certification that appears in the appraisal report is subject to the following conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
2. The appraiser has provided any required sketch in the appraisal report to show approximate dimensions of the improvements and the sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
4. The appraiser has noted in the appraisal report any adverse conditions (such as, but not limited to, needed repairs, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, expressed or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
5. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
6. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.
7. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower, the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the report to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.
8. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed.
9. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.



APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I performed this appraisal by (1) personally inspecting from the street the subject property and neighborhood and each of the comparable sales (unless I have otherwise indicated in this report that I also inspected the interior of the subject property); (2) collecting, confirming, and analyzing data from reliable public and/or private sources; and (3) reporting the results of my inspection and analysis in this summary appraisal report. I further certify that I have adequate information about the physical characteristics of the subject property and the comparable sales to develop this appraisal.
2. I have researched and analyzed the comparable sales and offerings/listings in the subject market area and have reported the comparable sales in this report that are the best available for the subject property. I further certify that adequate comparable market data exists in the general market area to develop a reliable sales comparison analysis for the subject property.
3. I have taken into consideration the factors that have an impact on value in my development of the estimate of market value in the appraisal report. I further certify that I have noted any apparent or known adverse conditions in the subject improvements, on the subject site, or on any site within the immediate vicinity of the subject property of which I am aware, have considered these adverse conditions in my analysis of the property value to the extent that I had market evidence to support them, and have commented about the effect of the adverse conditions on the marketability of the subject property. I have not knowingly withheld any significant information from the appraisal report and I believe, to the best of my knowledge, that all statements and information in the appraisal report are true and correct.
4. I stated in the appraisal report only my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the contingent and limiting conditions specified in this form.
5. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or the estimate of market value in the appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
6. I have no present or contemplated future interest in the subject property, and neither my current or future employment nor my compensation for performing this appraisal is contingent on the appraised value of the property.
7. I was not required to report a predetermined value or direction in value that favors the cause of the client or any related party, the amount of the value estimate, the attainment of a specific result, or the occurrence of a subsequent event in order to receive my compensation and/or employment for performing the appraisal. I did not base the appraisal report on a requested minimum valuation, a specific valuation, or the need to approve a specific mortgage loan.
8. I estimated the market value of the real property that is the subject of this report based on the sales comparison approach to value. I further certify that I considered the cost and income approaches to value, but, through mutual agreement with the client, did not develop them, unless I have noted otherwise in this report.
9. I performed this appraisal as a limited appraisal, subject to the Departure Provision of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place as of the effective date of the appraisal (unless I have otherwise indicated in this report that the appraisal is a complete appraisal, in which case, the Departure Provision does not apply).
10. I acknowledge that an estimate of a reasonable exposure time in the open market is a condition in the definition of market value. The exposure time associated with the estimate of market value for the subject property is consistent with the marketing time noted in the Neighborhood section of this report. The marketing period concluded for the subject property at the estimated market value is also consistent with the marketing time noted in the Neighborhood section.
11. I personally prepared all conclusions and opinions about the real estate that were set forth in the appraisal report. I further certify that no one provided significant professional assistance to me in the development of this appraisal.

SUPERVISORY APPRAISER'S CERTIFICATION: If a supervisory appraiser signed the appraisal report, he or she certifies and agrees that: I directly supervise the appraiser who prepared the appraisal report, have examined the appraisal report for the compliance with the Uniform Standards of Professional Appraisal Practice, agree with the statements and conclusions of the appraiser, agree to be bound by the appraiser's certifications numbered 5 through 7 above, and am taking full responsibility for the appraisal and the appraisal report.

APPRAISER:

Signature: *Norman D. Pohl*
 Name: Norman D. Pohl
 Company Name: Pohl & Associates, Inc.
 Company Address: P.O. Box 2636
Eugene, OR 97402
 Date of Report / Signature: April 28, 2005
 State Certification #: _____
 or State License #: L000211
 State: OR
 Expiration Date of Certification or License: 11/30/2005

SUPERVISORY APPRAISER (ONLY IF REQUIRED):

Signature: _____
 Name: _____
 Company Name: Pohl & Associates, Inc.
 Company Address: P.O. Box 2636
Eugene, OR 97402
 Date of Report / Signature: _____
 State Certification #: _____
 or State License #: _____
 State: _____
 Expiration Date of Certification or License: _____

ADDRESS OF PROPERTY APPRAISED:

94745 Love Lake Road
Junction City, OR 97448
APPRAISED VALUE OF SUBJECT PROPERTY \$ 500,000
EFFECTIVE DATE OF APPRAISAL / INSPECTION 04/22/05

LENDER/CLIENT:

Name: Mr. Jon Bowers
 Company Name: Jon D. Bowers
 Company Address: 94745 Love Lake Road, Junction City, Oregon 97448

SUPERVISORY APPRAISER:

- SUBJECT PROPERTY**
- Did not inspect subject property
 - Did not inspect exterior of subject property from street
 - Did not inspect interior and exterior of subject property
- COMPARABLE SALES**
- Did not inspect exterior of comparable sales from street
 - Did not inspect exterior of comparable sales from street

ADDITIONAL COMMENTS

Borrower or Owner **Jon D. Bowers**
 Property Address **94745 Love Lake Road**
 City **Junction City** County **Lane** State **OR** Zip Code **97448**
 Lender or Client **Jon D. Bowers**

SCOPE OF THE APPRAISAL

That data contained in the attached appraisal report has been compiled by the appraiser from the following sources: Inspection and research of the subject property to identify dimensions, nature of construction, physical condition, and any other physical, functional or external factors. Research of municipal offices and registry of deeds to identify assessments, transfer activity, site parameters, and other pertinent factors. Contact with appropriate real estate brokers, developers, managers, appraisers and other knowledgeable sources to identify relevant market data such as comparables sales, comparable rents, vacancy rents, depreciation rates, operating costs, development costs, and any trends that may influence such as economic or demographic trends.

LEGAL DESCRIPTION

See Deed Attached Addendum

NEIGHBORHOOD BOUNDARIES

All suburban properties with a fifteen mile radius from towns and cities in Lane County, Oregon.

NEIGHBORHOOD MARKETABILITY

Employment in the local area is stable at the present time. There is easy access to employment, schools and shopping from the subjects neighborhood. I have considered relevant competitive listings and/or contract offerings in the performance of this appraisal report and in the trending information reported in this section. If a trend is indicated, I have attached addendum providing relevant data.

MARKET CONDITIONS IN NEIGHBORHOOD

The local Real Estate market is stable, to good. Our market has seen fairly rapid growth and value increases in most areas. Currently we are seeing properties on the market for a shorter period of time price reductions and sales concession are not typical. Interest rates remain good in our market. Average marketing time for sales in suburban and rural areas is 0-6 months.

COMMON ELEMENTS AND RECREATION FACILITIES

N/A

ADDITIONAL FEATURES

Five outbuildings, lake, two story 2,770 square foot dwelling, remodeled, detached two car garage, large wooden deck, property is in good condition and shows pride of ownership.

CONDITION OF IMPROVEMENTS

The house is in good condition for the area and no significant items were observed that would require immediate repair. No unusual functional obsolescence or external inadequacies were observed. The appraiser observed nothing in the neighborhood that might reduce property values.

ADVERSE ENVIRONMENTAL CONDITIONS

None apparent.

COST APPROACH

The replacement cost of the home is based on the Marshall Swift publication of construction prices. The subject is judged to be a average to above quality construction. The land value is based on land sales in the subjects neighborhood and the appraisers knowledge of land prices in the local area.

COMMENTS ON SALES COMPARISON

The three values indicated by the comparable sales displayed were reconciled into a single value by giving the most weight to the comparable sales most similar to the subject, based on their gross adjustments, and accordingly, the least weight to the comparable sales that are least similar to the subject. This is not merely a mechanical process, but instead incorporates all the judgement and consideration given during the adjustment phase of the appraisal.

Adjustments for size difference (gross living area) is based on roughly 25% of the typical sales price per square foot difference of the subject and comparables.

Adjustments for baths is based on the number of fixtures. Number of bedrooms is considered in the overall size adjustments, unless the difference exceeds two.

Condition adjustments are based on maintenance, updating and overall condition of the comparables and the subject property.

Comparable #1, RMLS # 4079285

Comparable #2, RMLS # 4022085

Comparable #3, RMLS # 4042916

ADDITIONAL COMMENTS

Page 2

Borrower or Owner **Jon D. Bowers**Property Address **94745 Love Lake Road**City **Junction City**County **Lane**State **OR**Zip Code **97448**Lender or Client **Jon D. Bowers****CURRENT AGREEMENT OF SALE, OPTION, OR LISTING OF SUBJECT**

N/A

COMMENTS ON INCOME APPROACH

N/A

CONDITIONS OF APPRAISAL**HIGHEST AND BEST USE**

The subject satisfies the four tests considered in testing a properties highest and best use. (1) The site the utilities, features and characteristics necessary to make the improvements physically possible. (2) The subject site is reported by the County to be zoned as to be legally permissible for a single family dwelling. (3) The subject property is believed to be financially feasible based on market appeal and sales data for the market area. (4) The property is felt to be maximally productive as the highest and best use is not seen as changing in the near future.

FINAL RECONCILIATION

Market data derived from sales of similar properties (with adjustments) is the most reliable indicator of value. This estimate is further supported by the cost approach. The income approach is not applicable in this type of property.

This appraisal report has been prepared within FNMA and FHLMC guidelines, which do not require an estimate of remaining physical life. Physical life is the time period during which the house may be expected to remain physically in existence if it receives normal maintenance. Since over 90 % of the houses ever built in the United States are still in existence and houses in Europe have lasted hundreds of years, it is almost impossible to forecast the Estimated Physical Life of a house.

PHOTOGRAPH ADDENDUM

Borrower or Owner	Jon D. Bowers et ux		
Property Address	94745 Love Lake Road		
City	Junction City	County	State OR Zip Code 97448
Lender or Client	Jon D. Bowers		



FRONT VIEW OF SUBJECT PROPERTY



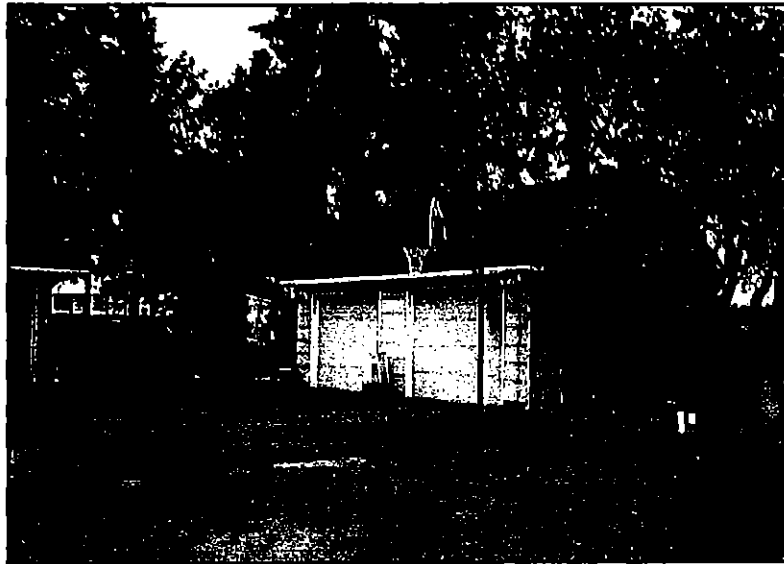
REAR VIEW OF SUBJECT PROPERTY



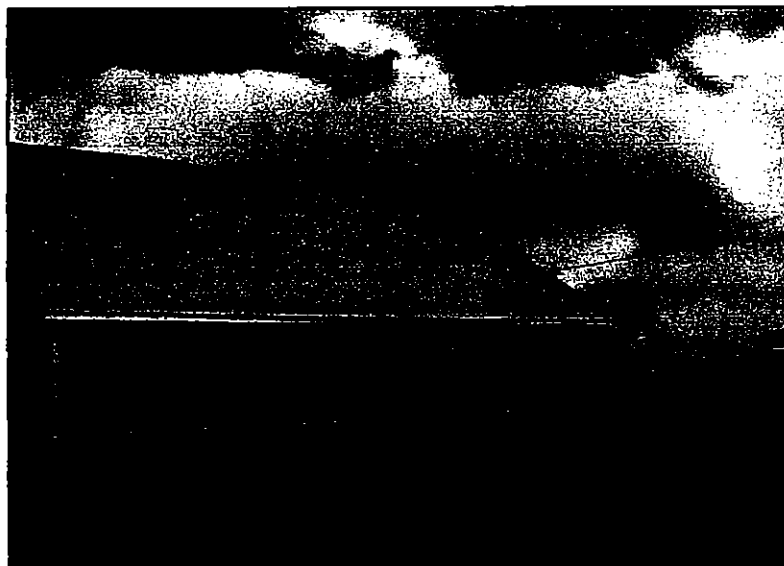
STREET SCENE OF SUBJECT PROPERTY

PHOTOGRAPH ADDENDUM

Borrower or Owner	Jon D. Bowers et ux		
Property Address	94745 Love Lake Road		
City	Junction City	County	State OR Zip Code 97448
Lender or Client	Jon D. Bowers		



DETACHED 2 CAR GARAGE



58' x 70' BARN



30' x 90' SHED & 14' x 16' PUMP HOUSE

PHOTOGRAPH ADDENDUM

Borrower or Owner	Jon D. Bowers et ux		
Property Address	94745 Love Lake Road		
City	Junction City	County	State OR Zip Code 97448
Lender or Client	Jon D. Bowers		



20' x 75' SHED



LAKE ON PROPERTY * PLUS *
MANUFACTURED HOME 27' x 42'
TWO GARAGE

MANUFACTURED HOME IS ON A
WORKSHIP CAUSE

NO VALUE GIVEN IN THE
APPRAISAL OF THE ENTIRE
PROPERTY

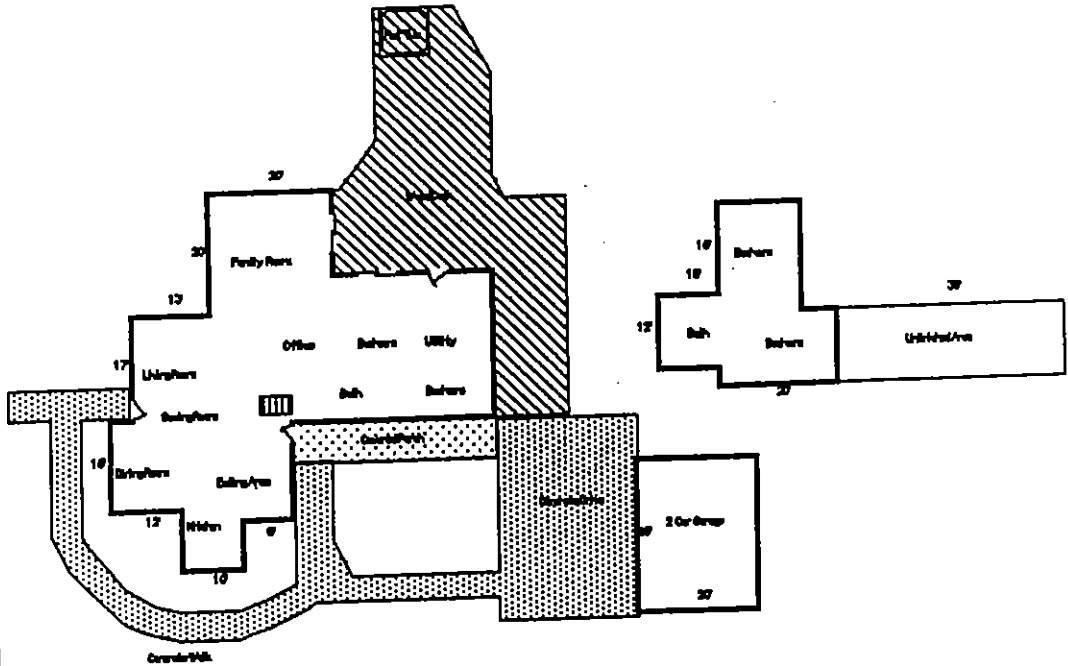


MANUFACTURED HOME 25' X 53'
TWO CAR GARAGE

THIS HOME IS ON PROPERTY
ON A HARDSHIP CASE:

NO VALUE GIVEN IN THE
APPRAISAL OF THE ENTIRE
PROPERTY

IMPROVEMENTS
BRIEF



SCALE: 1 inch = 25 feet

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Area	Name of Area	Size	Totals
GLA1	First Floor	2158.00	2158.00
GLA2	Second Floor	612.00	612.00
GAR	Garage	500.00	500.00
OTH	Unfinished Attic	468.00	468.00
TOTAL LIVABLE (rounded)			2770

LIVING AREA CALCULATIONS

Breakdown			Subtotals
20.00	X	38.00	760.00
26.00	X	24.00	624.00
13.00	X	17.00	221.00
4.00	X	15.00	60.00
13.00	X	15.00	195.00
13.00	X	16.00	208.00
5.00	X	10.00	50.00
5.00	X	8.00	40.00
14.00	X	18.00	252.00
10.00	X	12.00	120.00
14.00	X	12.00	168.00
6.00	X	12.00	72.00
			2770

**MULTI-PURPOSE APPRAISAL ADDENDUM
FOR FEDERALLY REGULATED TRANSACTIONS**

Borrower or Owner Jon D. Bowers et ux
 Property Address 94745 Love Lake Road
 City Junction City County _____ State OR Zip Code 97448
 Lender or Client Jon D. Bowers

This addendum is for use with all appraisal reports to comply with current appraisal standards and requirements of the Federal Deposit Insurance Corporation (FDIC), the Office of the Comptroller of the Currency (OCC), the Resolution Trust Corporation (RTC), the Office of Thrift Supervision (OTS), the National Credit Union Administration (NCUA), and the Federal Reserve.

Instructions: Check only those sections which apply to the subject property being appraised.

APPRAISAL PURPOSE AND FUNCTION

The purpose of this appraisal is to estimate the market value of the subject property as defined within this report. The function of this appraisal is to assist the lender in collateral valuation and/or portfolio management.

EXTENT OF APPRAISAL PROCEDURE

The data contained in the attached appraisal report has been compiled by the appraiser from the following sources:

Inspection and research of the subject property to identify dimensions, nature of construction, physical condition, and any other physical, functional or external factors;

Research of municipal offices and registry of deeds to identify assessments, transfer activity, site parameters, and other pertinent factors;

Contact with appropriate real estate brokers, developers, managers, appraisers, and other knowledgeable sources to identify relevant market data such as comparable sales, comparable rents, vacancy rents, depreciation rates, operating costs, development costs, and any trends that may influence such as economic or demographic trends.

- The estimated reproduction cost is based upon the appraiser's knowledge of the local market, surveys of local developers and contractors, and _____
- All forms of depreciation (physical, functional, and external) are specifically addressed in the attached report or other addenda. Physical depreciation is based on the estimated effective age of the subject property.
- The site value estimate is based on analysis of site sales, and abstraction of site values from sales of improved properties.
- For income producing properties, actual rents, expenses and vacancies have been reported and analyzed for subject and comparable income producing properties. Potential rents, expenses, and vacancies have been projected based on market data derived from prior and current market surveys.
- The subject is a single family residence located in predominantly owner-occupied area. The lack of rental data and the lack of sales of rented dwellings make meaningful rental and gross rent multiplier conclusions impossible, therefore the income approach was not applied.
- All sources and data utilized are considered accurate and reliable. Unreliable data has been disregarded. All sources have been noted where appropriate, and all data has been confirmed whenever possible.

SUBJECT PROPERTY SALES HISTORY

- The subject property has not transferred during the last twelve months.
- The subject property has transferred during the last twelve months.
- Any transfer activity which has occurred during the past twelve months is listed below and is addressed in the attached appraisal report:

Date	Sales Price	Document # / Book and Page	Seller	Buyer

Source: The property has not transferred since purchased by Bowers in 12-1971

FEMA FLOOD HAZARD DATA

Zone	Map/Parcel	Date	Name of Community
"A"	41039C0610 F	6-2-1999	Junction City

- The subject property is located in a FEMA Special Flood Hazard Area.
- The subject property is not located in a FEMA Special Flood Hazard Area.
- The subject property's community does participate in the National Flood Insurance Program.
- The subject property's community does not participate in the National Flood Insurance Program.
- The subject property's community is covered by a Regular Program.
- The subject property's community is covered by an Emergency Program.

SUBJECT PROPERTY OFFERING AND CONTRACT INFORMATION

- The subject property has not been offered for sale during the past 30 days
- The subject property has been offered for sale during the past 30 days for \$ _____
- The subject property is currently for sale for \$ _____
- The subject property is not currently under contract for sale.
- The subject property is currently under contract for sale as described:

Contract Date	Offer Date	Contract Price	Seller	Buyer
			Jon D. Bowers	Jon D. Bowers

- The sales contract and/or escrow instructions were reviewed.
- The contract indicated that personal property was not included in the sale
- The contract indicated that the following personal property was included in the sale:
- _____
- The personal property estimated contributory value is \$ _____
- Personal property was considered in the final estimate of market value and has been addressed in the attached report.
- Financing concessions were not indicated in the contract.
- The following financing concessions were indicated in the contract: _____
- Source: _____
- Offering and/or contract information was considered in the final estimate of market value.
- Offering and/or contract information was not considered in the final estimate of market value.
- Offering and/or contract information was not available to the appraiser. (For additional information, see attached narrative addenda)

 MARKET OVERVIEW

A reasonable marketing period of 0-6 months has been projected based on RMLS

 ADDITIONAL CERTIFICATION

This appraisal conforms to the Uniform Standards of Professional Appraisal Practice (USPAP) adopted by the Appraisal Standards Board of the Appraisal Foundation, except that the Departure Provision does not apply.

Their compensation is not contingent upon the reporting of predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of subsequent event.

This appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.

 ENVIRONMENTAL DISCLAIMER

The value estimated is based on the assumption that the property is not negatively affected by the existence of hazardous substances or detrimental environmental conditions unless otherwise stated in this report. The appraiser is not an expert in the identification of hazardous substances or detrimental environmental conditions. The appraiser's routine inspection and inquiries about the subject property did not develop any information that indicated any apparent significant hazardous substances or detrimental environmental conditions which would affect the property negatively unless otherwise stated in this report. It is possible that tests and inspections made by a qualified hazardous substance and environmental expert would reveal the existence of hazardous substances or detrimental environmental conditions on or around the property that would negatively affect its value.

 ADDITIONAL COMMENTS **APPRAISER'S SIGNATURE & LICENSE/CERTIFICATION**

Appraiser's Signature *Norman D. Pohl* Effective Date _____ Date Prepared May 2, 2005

Appraiser's Name (print) Norman D. Pohl Phone # 541-342-7752

State OR License Certification # 1000211 Tax ID # 93-1100189

 CO-SIGNING APPRAISER'S SIGNATURE & LICENSE/CERTIFICATION

- The co-signing appraiser has inspected the property, both inside and out, and has made an exterior inspection of all comparable sales listed in the report. The report was completed by the appraiser under direct supervision of the co-signing appraiser. The co-signing appraiser accepts responsibility for the report including the value conclusions and the limiting conditions, and conforms that the certifications apply fully to the co-signing appraiser.
- The co-signing appraiser has not inspected the interior of the subject property.
- The co-signing appraiser has not inspected the exterior of the subject property and all comparable sales listed in this report.
- The report was completed by the appraiser under direct supervision of the co-signing appraiser. The co-signing appraiser accepts responsibility this report including the value conclusions and the limiting conditions, and conforms that the certifications, with the exception of physical inspection apply fully to the co-signing appraiser.
- The co-signing appraiser's level of inspection, improvement in the appraisal process, and certification are covered elsewhere in the addenda section of this appraisal.

Co-Signing Appraiser's Signature _____ Effective Date _____ Date Prepared _____

Co-Signing Appraiser's Name (print) _____ Phone # _____

State _____ License Certification # _____ Tax ID # _____

DEFINITION OF MARKET VALUE: 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, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is 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 each acting in what he considers his own best interest; (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 (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.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concessions but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF LIMITING CONDITIONS AND APPRAISER'S CERTIFICATION

CONTINGENT AND LIMITING CONDITIONS: The appraiser's certification that appears in the appraisal report is subject to the following conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
2. The appraiser has provided a sketch in the appraisal report to show approximate dimensions of the improvements and the sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
5. The appraiser has estimated the value of the land in the cost approach at its highest and best use and the improvements at their contributory value. The separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.
6. The appraiser has noted in the appraisal report any adverse conditions (such as, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
7. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
8. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.
9. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.
10. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower, the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

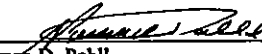
1. I have researched the subject market area and have selected a minimum of three recent sales of properties most similar and proximate to the subject property for consideration in the sales comparison analysis and have made a dollar adjustment when appropriate to reflect the market reaction to those items of significant variation. If a significant item in a comparable property is superior to, or more favorable than, the subject property, I have made a negative adjustment to reduce the adjusted sales price of the comparable and, if a significant item in a comparable property is inferior to, or less favorable than the subject property, I have made a positive adjustment to increase the adjusted sales price of the comparable.
2. I have taken into consideration the factors that have an impact on value in my development of the estimate of market value in the appraisal report. I have not knowingly withheld any significant information from the appraisal report and I believe, to the best of my knowledge, that all statements and information in the appraisal report are true and correct.
3. I stated in the appraisal report only my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the contingent and limiting conditions specified in this form.
4. I have no present or prospective interest in the property that is the subject to this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or the estimate of market value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property.
5. I have no present or contemplated future interest in the subject property, and neither my current or future employment nor my compensation for performing this appraisal is contingent on the appraised value of the property.
6. I was not required to report a predetermined value or direction in value that favors the cause of the client or any related party, the amount of the value estimate, the attainment of a specific result, or the occurrence of a subsequent event in order to receive my compensation and/or employment for performing the appraisal. I did not base the appraisal report on a requested minimum valuation, a specific valuation, or the need to approve a specific mortgage loan.
7. I performed this appraisal in conformity with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place as of the effective date of this appraisal, with the exception of the departure provision of those Standards, which does not apply. I acknowledge that an estimate of a reasonable time for exposure in the open market is a condition in the definition of market value and the estimate I developed is consistent with the marketing time noted in the neighborhood section of this report, unless I have otherwise stated in the reconciliation section.
8. I have personally inspected the interior and exterior areas of the subject property and the exterior of all properties listed as comparables in the appraisal report. I further certify that I have noted any apparent or known adverse conditions in the subject improvements, on the subject site, or on any site within the immediate vicinity of the subject property of which I am aware and have made adjustments for these adverse conditions in my analysis of the property value to the extent that I had market evidence to support them. I have also commented about the effect of the adverse conditions on the marketability of the subject property.
9. I personally prepared all conclusions and opinions about the real estate that were set forth in the appraisal report. If I relied on significant professional assistance from any individual or individuals in the performance of the appraisal or the preparation of the appraisal report, I have named such individual(s) and disclosed the specific tasks performed by them in the reconciliation section of this appraisal report. I certify that any individual so named is qualified to perform the tasks, I have not authorized anyone to make a change to any item in the report; therefore, if an unauthorized change is made to the appraisal report, I will take no responsibility for it.

SUPERVISORY APPRAISER'S CERTIFICATION: If a supervisory appraiser signed the appraisal report, he or she certifies and agrees that: I directly supervise the appraiser who prepared the appraisal report, have reviewed the appraisal report, agree with the statements and conclusions of the appraiser, agree to be bound by the appraiser's certifications numbered 4 through 7 above, and am taking full responsibility for the appraisal and the appraisal report.

ADDRESS OF PROPERTY APPRAISED: 94745 Love Lake Road Junction City, OR 97448

APPRAISER:

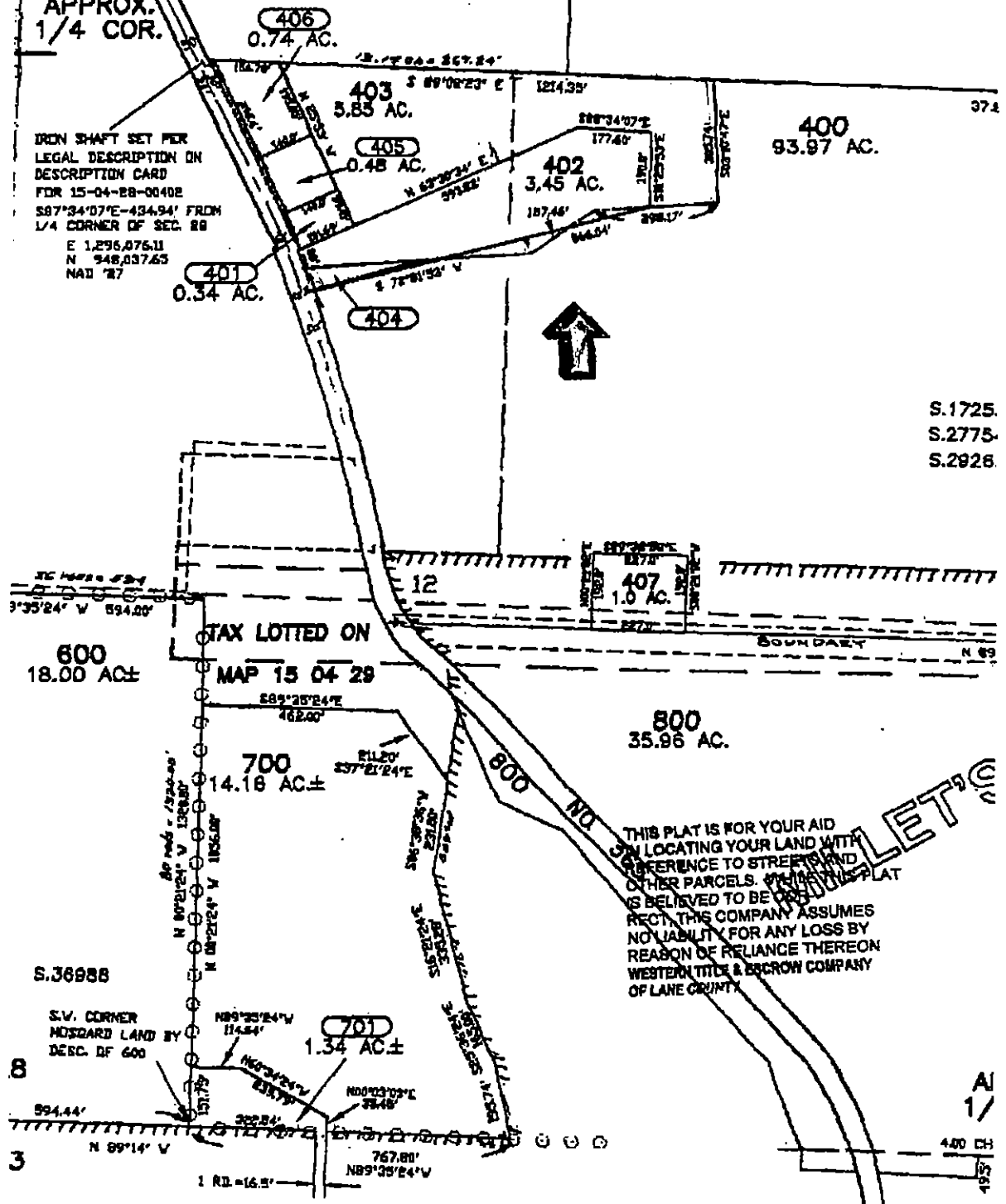
SUPERVISORY APPRAISER (only if required):

Signature: 
 Name: Norman D. Pohl
 Date Signed: May 2, 2005
 State Certification #: _____
 or State License #: L000211
 State: OR
 Expiration Date of Certification or License: 11/30/2005

Signature: _____
 Name: _____
 Date Signed: _____
 State Certification #: _____
 or State License #: _____
 State: _____
 Expiration Date of Certification or License: _____
 Did Did Not Inspect Property

APPROX.
1/4 COR.

IRON SHAFT SET PER
LEGAL DESCRIPTION ON
DESCRIPTION CARD
FOR 15-04-28-00402
S87°34'07"E-434.94' FROM
1/4 CORNER OF SEC. 28
E 1,296.076.11
N 948.037.65
MAD '87



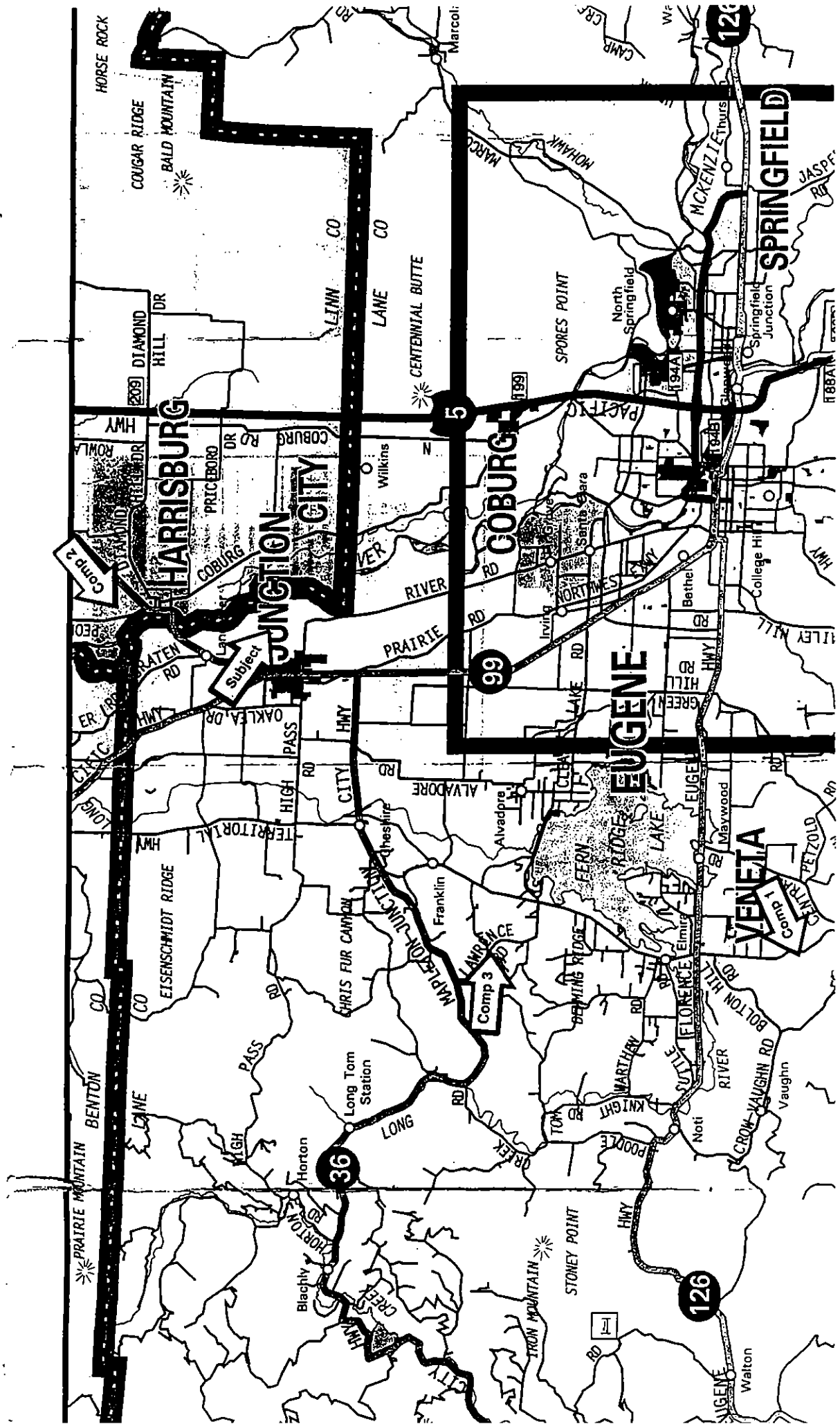
S.1725.
S.2775-
S.2926

THIS PLAT IS FOR YOUR AID
IN LOCATING YOUR LAND WITH
REFERENCE TO STREETS AND
OTHER PARCELS. SINCE THIS PLAT
IS BELIEVED TO BE COR-
RECT, THIS COMPANY ASSUMES
NO LIABILITY FOR ANY LOSS BY
REASON OF RELIANCE THEREON
WESTERN TITLE & ESCROW COMPANY
OF LANE COUNTY

WESTERN TITLE & ESCROW CO.

AJ
1/

400 CH





Appraiser Certification and Licensure Board
State Licensed Appraiser

28 hours of continuing education required for renewal.

License No: L000211
Issue Date: 12/1/2003
Expiration Date: 11/30/2005

Norman D Poff
Norman D Poff & Associates, Inc.
1293 Lincoln Street
Eugene OR 97401

R. A. (Bob) Keith, Administrator

**SUMMARY APPRAISAL REPORT OF
THE PROPERTY LOCATED AT**

94745 Love Lake Road

Junction City, OR 97448

as of

April 30, 2005

for

Jon D. Bowers
94745 Love Lake Road
Junction City, Oregon
97448

by

Pohl & Associates, Inc.

P.O. Box 2636
Eugene, OR 97402

Pohll & Associates, Inc.
P.O. Box 2636
Eugene, OR 97402
541-342-7752

May 2, 2005

Jon D. Bowers
94745 Love Lake Road
Junction City, Oregon
97448

Property - 94745 Love Lake Road
Junction City, OR 97448
Borrower - Jon D. Bowers etux
File No. - A5050001
Case No. -

Dear Mr. Bowers:

In accordance with your request, I have personally inspected, made a Limited Appraisal Analysis, and prepared a Summary Appraisal Report of the real property located at 94745 Love Lake Road, Junction City, OR.

The purpose of the Summary Appraisal Report is to estimate the market value of the property described in the body of this report.

Enclosed, please find the Summary Appraisal Report which describes certain data gathered during our investigation of the property. The methods of approach and reasoning in the valuation of the various physical and economic factors of the subject property are contained in this report.

An inspection of the property and a study of pertinent factors, including valuation trends and an analysis of neighborhood data, led the appraiser to the conclusion that the market value, as of April 30, 2005 is :

[REDACTED]

The opinion of value expressed in this report is contingent upon the Limiting Conditions attached to this report.

It has been a pleasure to assist you. If I may be of further service to you in the future, please let me know.

Respectfully submitted,

Pohll & Associates, Inc.



Norman D. Pohll
OR License #L000211

2005 USPAP COMPLIANCE ADDENDUM

Borrower or Owner	Jon D. Bowers		
Property Address	94745 Love Lake Road		
City	Junction City	County	Lane
		State	OR
		Zip Code	97448
Lender or Client	Jon D. Bowers		

APPRAISER'S CERTIFICATION:

The following Certification statements are in addition to and may supercede the signed Appraiser's Certification attached to this appraisal report. The signature on the attached Certification is also applicable to the updated Certification included below. This Appraiser's Certification is compliant with the current edition of the Uniform Standards of Professional Appraisal Practice.

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 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 Uniform Standards of Professional Appraisal Practice.

I (We) 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(s) signing this report.

PURPOSE, INTENDED USE, AND INTENDED USER OF THE APPRAISAL:

The purpose of the appraisal is to estimate the market value of the subject property, as defined in this report, as of the effective date of this report. The intended use of the appraisal is to assist the client and any other intended users in the underwriting, approval, and funding of the mortgage loan. The intended users of this report are the stated client and any other institutions involved in the underwriting, approval, and funding of the mortgage loan. No one else, including the purchaser and seller, should rely on the estimate of value or any other conclusions contained in this appraisal report.

ANALYSIS AND REPORT FORM:

The appraisal is based on the information gathered by the appraiser from public records, other identified sources, inspection of the subject property and neighborhood, and selection of comparable sales, listings, and/or rentals within the subject market area.

The original source of the comparables described in the Data Source section of the market grid along with the source of confirmation, if available. The original source is presented first. The sources and data are considered reliable. When conflicting information was provided, the source deemed most reliable has been used. Data believed to be unreliable was not included in the report or used as a basis for the value conclusion. The extent of the analysis applied to this assignment is stated in the Appraiser's Certification included above and attached to this report.

DEFINITION OF INSPECTION

The term "Inspection", as used in this report, is not the same level of inspection that is required for a "Professional Home Inspection". The appraiser does not fully inspect the electrical system, plumbing system, mechanical systems, foundation system, floor structure, or subfloor. The appraiser is not an expert in construction materials and the purpose of the appraisal is to make an economic evaluation of the subject property. If the client needs a more detailed inspection of the property, a home inspection, by a Professional Home Inspector, is suggested.

DIGITAL SIGNATURES

The signature(s) affixed to this report, and certification, were applied by the original appraiser(s) or supervisory appraiser and represent their acknowledgements of the facts, opinions and conclusions found in the report. Each appraiser(s) applied his or her signature electronically using a password encrypted method. Hence these signatures have more safeguards and carry the same validity as the individual's hand applied signature. If the report has a hand-applied signature, this comment does not apply.

OPINION OF MARKET VALUE VS ESTIMATE OF MARKET VALUE

The current Uniform Standards of Professional Practice defines the market value conclusion as an opinion of market value and not an estimate of market value.

2005 USPAP COMPLIANCE ADDENDUM


Borrower or Owner Jon D. Bowers
 Property Address 94745 Love Lake Road
 City Junction City County Lane State OR Zip Code 97448
 Lender or Client Jon D. Bowers

STATEMENT OF THE SUBJECT PROPERTY'S MARKETING PERIOD AND EXPOSURE PERIOD

Based on data analyzed in this report, a reasonable marketing period for the subject property is 0-6 months given the current market conditions.

Based on data analyzed in this report, a reasonable exposure period for the subject property is 0-6 months given the current market conditions.

APPRAISER:

Signature: 
 Name: Norman D. Pohll
 Date Signed: May 2, 2005
 State Certification #: _____
 or State License #: L000211
 State: OR
 Expiration Date of Certification or License: 11/30/2005

SUPERVISORY APPRAISER (ONLY IF REQUIRED):

Signature: _____
 Name: _____
 Date Signed: _____
 State Certification #: _____
 or State License #: _____
 State: _____
 Expiration Date of Certification or License: _____
 Did Did Not Inspect Property



THIS SUMMARY APPRAISAL IS INTENDED FOR USE BY THE LENDER/CLIENT FOR A MORTGAGE FINANCE TRANSACTION ONLY.

Property Address **94745 Love Lake Road** City **Junction City** State **OR** Zip Code **97448**

Legal Description **None available** County **Lane**

Assessor's Parcel No **Part of 1180163** Tax Year **N/A** R.E. Taxes \$ **N/A** Special Assessments \$ **N/A**

Borrower **Jon D. Bowers etux** Current Owner **Jon D. Bowers etux** Occupant Owner Tenant Vacant

Neighborhood or Project Name **N/A** Project Type: PUD Condominium HOAS **N/A** RMO.

Sales Price \$ **Not sold** Date of Sale **N/A** Description / \$ amount of loan charges/concessions to be paid by seller **N/A**

Property rights appraised Fee Simple Leasehold Map Reference **15-04-28-00** Census Tract **0404**

Note: Race and the racial composition of the neighborhood are not appraisal factors.

Location	<input type="checkbox"/> Urban	<input checked="" type="checkbox"/> Suburban	<input type="checkbox"/> Rural	Property Values	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining	Single family housing PRICE \$ (000)	Condominium housing PRICE \$ (000) (if applic.)
Built up	<input type="checkbox"/> Over 75%	<input checked="" type="checkbox"/> 25-75%	<input type="checkbox"/> Under 25%	Demand/supply	<input type="checkbox"/> Shortage	<input type="checkbox"/> In balance	<input type="checkbox"/> Over supply	AGE (yrs)	AGE (yrs)
Growth rate	<input type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Slow	Marketing time	<input type="checkbox"/> Under 3 mos.	<input checked="" type="checkbox"/> 3-6 mos.	<input type="checkbox"/> Over 6 mos.	100k Low	New N/A

Neighborhood boundaries **All suburban properties within a fifteen mile radius from towns and cities in Lane Cnty, Oregon.** 950k24 High 120 N/A High N/A

Lane Cnty, Oregon. 245k Predominant 47 N/A Predominant N/A

Dimensions **Map attached from Les Roberts (Surveyor)** Site area **1.63 acres +/-** Shape **See map**

Specific zoning classification and description **E-30**

Zoning compliance Legal Legal nonconforming (Grandfathered use) Illegal, attach description No zoning

Highest and best use of subject property as improved (or as proposed per plans and specifications): Present use Other use, attach description.

Utilities Public Other Public Other Off-site improvements Type Public Private

Electricity Water Well Street **Asphalt**

Cars Sanitary sewer Septic Alley **None**

Are there any apparent adverse site conditions (assessments, encroachments, special assessments, slide areas, etc.)? Yes No If Yes, attach description.

Source(s) used for physical characteristics of property: Interior and exterior inspection Exterior inspection from street Previous appraisal files

MLS Assessment and tax records Prior inspection Property owner Other (Describe):

No. of Stories **Two** Type (Det/Apt) **Detached** Exterior Walls **Wood** Roof Surface **Comp.** Manufactured Housing Yes No

Does the property generally conform to the neighborhood in terms of style, condition, and construction materials? Yes No If No, attach description.

Are there any apparent physical deficiencies or conditions that would affect the soundness or structural integrity of the improvements or the livability of the property? Yes No If Yes, attach description.

Are there any apparent adverse environmental conditions (hazardous wastes, toxic substances, etc.) present in the improvements, on the site, or in the immediate vicinity of the subject property? Yes No If Yes, attach description.

I researched the subject market area for comparable listings and sales that are the most similar and proximate to the subject property.

My research revealed a total of **4** sales ranging in sales price from \$ **450** to \$ **575**.

My research revealed a total of **5** listings ranging in list price from \$ **450** to \$ **575**.

The analysis of the comparable sales below reflects market reaction to significant variations between the sales and the subject property.

FEATURE	SUBJECT	SALE 1	SALE 2	SALE 3
Address	94745 Love Lake Road Junction City	25446 East Hunter Road Elmira, Oregon	30843 Carthey Dr. Harrisburg, Oregon	24750 Lawrence Road Junction City, Oregon
Proximity to Subject		13 miles	7 miles	15 miles
Sales Price	\$ Not sold	\$ 494,000	\$ 480,000	\$ 450,000
Price/Gross Liv. Area	\$ 0.00	\$ 221.33	\$ 210.16	\$ 162.45
Data & Verification Source		RMLS/Broker	RMLS/Broker	RMLS/Broker
Value Adjustments	DESCRIPTION	+ (\$) Adjustment	DESCRIPTION	+ (\$) Adjustment
Sales or Financing		Cash	Conventional	Conventional
Concessions		DOM 2	DOM 108	DOM 53
Date of Sale/Time		12-14-2004	10-24-2004	9-23-2004
Location	Suburban	Suburban	Suburban	Suburban
Site	1.63 acres +/-	14.5 acres +/-	8.07 acres +/-	18.62 acres +/-
View	Hills and Valley	Hills and Valley	Hills and Valley	Hills and Valley
Design (Style)	Two story	Two story	On story	Two story
Actual Age (Yrs.)	A75/E28	A13/E13	A32/E25	A26/E26
Condition	Average +	Average +	Average +	Average +
Above Grade	Total Bdrms Baths	Total Bdrms Baths	Total Bdrms Baths	Total Bdrms Baths
Room Count	9 4 2.00	7 3 2.00	7 3 2.00	7 3 3.00
Gross Living Area	2,770 Sq. Ft.	2,232 Sq. Ft.	2,284 Sq. Ft.	2,770 Sq. Ft.
Basement & Finished	N/A	N/A	N/A	N/A
Rooms Below Grade	N/A	N/A	N/A	N/A
Garage/Carport	2 Car Garage	2 Car Garage	2 Car Garage	2 Car Garage
Outbuildings	Two	One	Three	One
Net Adj. (total)		+ X- \$ -21,570	+ X- \$ -9,240	+ X- \$ -49,470
Adjusted Sales Price of Comparables		Gross 12.7% Net -4.4% \$ 472,430	Gross 8.0% Net -1.9% \$ 470,760	Gross 13.0% Net -11.0% \$ 400,530
Date of Prior Sale	None 36 months			
Price of Prior Sale	\$ N/A			

Analysis of any current agreement of sale, option, or listing of the subject property and analysis of the prior sales of subject and comparables: **The property being appraised is not sold or for sale.**

Summary of sales comparison and value conclusion: **The three values indicated by the comparable sales displayed were reconciled into a single value by giving the most weight to the sale most similar to the subject, based upon their gross adjustments, and accordingly, the least weight to the comparable sale that was least similar to the subject. This is not merely a mechanical process, but instead incorporates all the judgement and consideration given during the adjustment phase of the appraisal.**

"A HYPOTHETICAL CONDITION EXISTS". You request I appraise the dwelling, garage, two outbuildings and 1.63 acres of the total land area of 9.25 acres.

This appraisal is made "as is", subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, or subject to the following repairs, alterations or conditions:

BASED ON AN EXTERIOR INSPECTION FROM THE STREET OR AN INTERIOR AND EXTERIOR INSPECTION, I ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE REAL PROPERTY THAT IS THE SUBJECT OF THIS REPORT TO BE \$ **470,000**, AS OF **April 30, 2005**.



Project Information for PUDs (if applicable) - - Is the developer/builder in control of the homeowners' association (HOA)? Yes No

Provide the following information for PUDs only if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit:

Total number of phases _____ Total number of units _____ Total number of units sold _____
 Total number of units rented _____ Total number of units for sale _____ Data Source(s) _____

Was the project created by the conversion of existing buildings into a PUD? Yes No If yes, date of conversion: _____

Does the project contain any multi-dwelling units? Yes No Data Source: _____

Are the common elements completed? Yes No If No, describe status of completion: _____

Are any common elements leased to or by the homeowners' association? Yes No If yes, attach addendum describing rental terms and options.

Describe common elements and recreational facilities: _____

Project Information for Condominiums (if applicable) - - Is the developer/builder in control of the homeowners' association (HOA)? Yes No

Provide the following information for all Condominium Projects:

Total number of phases _____ Total number of units _____ Total number of units sold _____
 Total number of units rented _____ Total number of units for sale _____ Data Source(s) _____

Was the project created by the conversion of existing buildings into a condominium? Yes No If yes, date of conversion: _____

Project Type: Primary Residence Second Home or Recreational Row or Townhouse Garden Midrise Highrise _____

Condition of project, quality of construction, unit mix, etc.: _____

Are the common elements completed? Yes No If No, describe status of completion: _____

Are any common elements leased to or by the homeowners' association? Yes No If yes, attach addendum describing rental terms and options.

Describe common elements and recreational facilities: _____

PURPOSE OF APPRAISAL: The purpose of this appraisal is to estimate the market value of the real property that is the subject of this report based on a quantitative sales comparison analysis for use in a mortgage finance transaction.

DEFINITION OF MARKET VALUE: 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, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is 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 each acting in what he considers his own best interest; (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 (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.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgement.

STATEMENT OF LIMITING CONDITIONS AND APPRAISER'S CERTIFICATION

CONTINGENT AND LIMITING CONDITIONS: The appraiser's certification that appears in the appraisal report is subject to the following conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
2. The appraiser has provided any required sketch in the appraisal report to show approximate dimensions of the improvements and the sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
4. The appraiser has noted in the appraisal report any adverse conditions (such as, but not limited to, needed repairs, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, expressed or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
5. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
6. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.
7. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower, the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the report to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.
8. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed.
9. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.

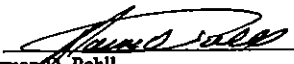


APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I performed this appraisal by (1) personally inspecting from the street the subject property and neighborhood and each of the comparable sales (unless I have otherwise indicated in this report that I also inspected the interior of the subject property); (2) collecting, confirming, and analyzing data from reliable public and/or private sources; and (3) reporting the results of my inspection and analysis in this summary appraisal report. I further certify that I have adequate information about the physical characteristics of the subject property and the comparable sales to develop this appraisal.
2. I have researched and analyzed the comparable sales and offerings/listings in the subject market area and have reported the comparable sales in this report that are the best available for the subject property. I further certify that adequate comparable market data exists in the general market area to develop a reliable sales comparison analysis for the subject property.
3. I have taken into consideration the factors that have an impact on value in my development of the estimate of market value in the appraisal report. I further certify that I have noted any apparent or known adverse conditions in the subject improvements, on the subject site, or on any site within the immediate vicinity of the subject property of which I am aware, have considered these adverse conditions in my analysis of the property value to the extent that I had market evidence to support them, and have commented about the effect of the adverse conditions on the marketability of the subject property. I have not knowingly withheld any significant information from the appraisal report and I believe, to the best of my knowledge, that all statements and information in the appraisal report are true and correct.
4. I stated in the appraisal report only my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the contingent and limiting conditions specified in this form.
5. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or the estimate of market value in the appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
6. I have no present or contemplated future interest in the subject property, and neither my current or future employment nor my compensation for performing this appraisal is contingent on the appraised value of the property.
7. I was not required to report a predetermined value or direction in value that favors the cause of the client or any related party, the amount of the value estimate, the attainment of a specific result, or the occurrence of a subsequent event in order to receive my compensation and/or employment for performing the appraisal. I did not base the appraisal report on a requested minimum valuation, a specific valuation, or the need to approve a specific mortgage loan.
8. I estimated the market value of the real property that is the subject of this report based on the sales comparison approach to value. I further certify that I considered the cost and income approaches to value, but, through mutual agreement with the client, did not develop them, unless I have noted otherwise in this report.
9. I performed this appraisal as a limited appraisal, subject to the Departure Provision of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place as of the effective date of the appraisal (unless I have otherwise indicated in this report that the appraisal is a complete appraisal, in which case, the Departure Provision does not apply).
10. I acknowledge that an estimate of a reasonable exposure time in the open market is a condition in the definition of market value. The exposure time associated with the estimate of market value for the subject property is consistent with the marketing time noted in the Neighborhood section of this report. The marketing period concluded for the subject property at the estimated market value is also consistent with the marketing time noted in the Neighborhood section.
11. I personally prepared all conclusions and opinions about the real estate that were set forth in the appraisal report. I further certify that no one provided significant professional assistance to me in the development of this appraisal.

SUPERVISORY APPRAISER'S CERTIFICATION: If a supervisory appraiser signed the appraisal report, he or she certifies and agrees that: I directly supervise the appraiser who prepared the appraisal report, have examined the appraisal report for the compliance with the Uniform Standards of Professional Appraisal Practice, agree with the statements and conclusions of the appraiser, agree to be bound by the appraiser's certifications numbered 5 through 7 above, and am taking full responsibility for the appraisal and the appraisal report.

APPRAISER:

Signature: 
 Name: Norman D. Pohl
 Company Name: Pohl & Associates, Inc.
 Company Address: P.O. Box 2636
Eugene, OR 97402
 Date of Report / Signature: May 2, 2005
 State Certification #: _____
 or State License #: L000211
 State: OR
 Expiration Date of Certification or License: 11/30/2005

SUPERVISORY APPRAISER (ONLY IF REQUIRED):

Signature: _____
 Name: _____
 Company Name: Pohl & Associates, Inc.
 Company Address: P.O. Box 2636
Eugene, OR 97402
 Date of Report / Signature: _____
 State Certification #: _____
 or State License #: _____
 State: _____
 Expiration Date of Certification or License: _____

ADDRESS OF PROPERTY APPRAISED:

94745 Love Lake Road
Junction City, OR 97448
APPRAISED VALUE OF SUBJECT PROPERTY \$ 470,000
EFFECTIVE DATE OF APPRAISAL / INSPECTION 04/30/05

SUPERVISORY APPRAISER:

- SUBJECT PROPERTY**
- Did not inspect subject property
 - Did inspect exterior of subject property from street
 - Did inspect interior and exterior of subject property
- COMPARABLE SALES**
- Did not inspect exterior of comparable sales from street
 - Did inspect exterior of comparable sales from street

LENDER/CLIENT:

Name: Mr. Jon Bowers
 Company Name: Jon D. Bowers
 Company Address: 94745 Love Lake Road, Junction City, Oregon 97448

ADDITIONAL COMMENTS

Borrower or Owner **Jon D. Bowers**Property Address **94745 Love Lake Road**City **Junction City**County **Lane**State **OR**Zip Code **97448**Lender or Client **Jon D. Bowers****SCOPE OF THE APPRAISAL**

That data contained in the attached appraisal report has been compiled by the appraiser from the following sources: inspection and research of the subject property to identify dimensions, nature of construction, physical condition, and any other physical, functional or external factors. Research of municipal offices and registry of deeds to identify assessments, transfer activity, site parameters, and other pertinent factors. Contact with appropriate real estate brokers, developers, managers, appraisers and other knowledgeable sources to identify relevant market data such as comparables sales, comparable rents, vacancy rents, depreciation rates, operating costs, development costs, and any trends that may influence such as economic or demographic trends.

LEGAL DESCRIPTION

See Deed Attached Addendum

NEIGHBORHOOD BOUNDARIES

All suburban properties with a fifteen mile radius from towns and cities in Lane County, Oregon.

NEIGHBORHOOD MARKETABILITY

Employment in the local area is stable at the present time. There is easy access to employment, schools and shopping from the subjects neighborhood. I have considered relevant competitive listings and/or contract offerings in the performance of this appraisal report and in the trending information reported in this section. If a trend is indicated, I have attached addendum providing relevant data.

MARKET CONDITIONS IN NEIGHBORHOOD

The local Real Estate market is stable, to good. Our market has seen fairly rapid growth and value increases in most areas. Currently we are seeing properties on the market for a shorter period of time price reductions and sales concession are not typical. Interest rates remain good in our market. Average marketing time for sales in suburban and rural areas is 0-6 months.

COMMON ELEMENTS AND RECREATION FACILITIES

N/A

ADDITIONAL FEATURES

Two outbuildings, two story 2,770 square foot dwelling, remodeled, detached two car garage, large wooden deck, property is in good condition and shows pride of ownership.

CONDITION OF IMPROVEMENTS

The house is in good condition for the area and no significant items were observed that would require immediate repair. No unusual functional obsolescence or external inadequacies were observed. The appraiser observed nothing in the neighborhood that might reduce property values.

ADVERSE ENVIRONMENTAL CONDITIONS

None apparent.

COST APPROACH

The replacement cost of the home is based on the Marshall Swift publication of construction prices. The subject is judged to be a average to above quality construction. The land value is based on land sales in the subjects neighborhood and the appraisers knowledge of land prices in the local area.

COMMENTS ON SALES COMPARISON

The three values indicated by the comparable sales displayed were reconciled into a single value by giving the most weight to the comparable sales most similar to the subject, based on their gross adjustments, and accordingly, the least weight to the comparable sales that are least similar to the subject. This is not merely a mechanical process, but instead incorporates all the judgement and consideration given during the adjustment phase of the appraisal.

Adjustments for size difference (gross living area) is based on roughly 25% of the typical sales price per square foot difference of the subject and comparables.

Adjustments for baths is based on the number of fixtures. Number of bedrooms is considered in the overall size adjustments, unless the difference exceeds two.

Condition adjustments are based on maintenance, updating and overall condition of the comparables and the subject property.

Comparable #1, RMLS # 4079285

Comparable #2, RMLS # 4022085

Comparable #3, RMLS # 4042916

ADDITIONAL COMMENTS

Page 2

Borrower or Owner	Jon D. Bowers		
Property Address	94745 Love Lake Road		
City	Junction City	County	Lane
State	OR	Zip Code	97448
Lender or Client	Jon D. Bowers		

CURRENT AGREEMENT OF SALE, OPTION, OR LISTING OF SUBJECT

N/A

COMMENTS ON INCOME APPROACH

N/A

CONDITIONS OF APPRAISAL**HIGHEST AND BEST USE**

The subject satisfies the four tests considered in testing a properties highest and best use. (1) The site the utilities, features and characteristics necessary to make the improvements physically possible. (2) The subject site is reported by the County to be zoned as to be legally permissible for a single family dwelling. (3) The subject property is believed to be financially feasible based on market appeal and sales data for the market area. (4) The property is felt to be maximally productive as the highest and best use is not seen as changing in the near future.

FINAL RECONCILIATION

Market data derived from sales of similar properties (with adjustments) is the most reliable indicator of value. This estimate is further supported by the cost approach. The income approach is not applicable in this type of property.

This appraisal report has been prepared within FNMA and FHLMC guidelines, which do not require an estimate of remaining physical life. Physical life is the time period during which the house may be expected to remain physically in existence if it receives normal maintenance. Since over 90 % of the houses ever built in the United States are still in existence and houses in Europe have lasted hundreds of years, it is almost impossible to forecast the Estimated Physical Life of a house.

PHOTOGRAPH ADDENDUM

Borrower or Owner **Jon D. Bowers et ux**

Property Address **94745 Love Lake Road**

City **Junction City**

County

State **OR**

Zip Code **97448**

Lender or Client **Jon D. Bowers**



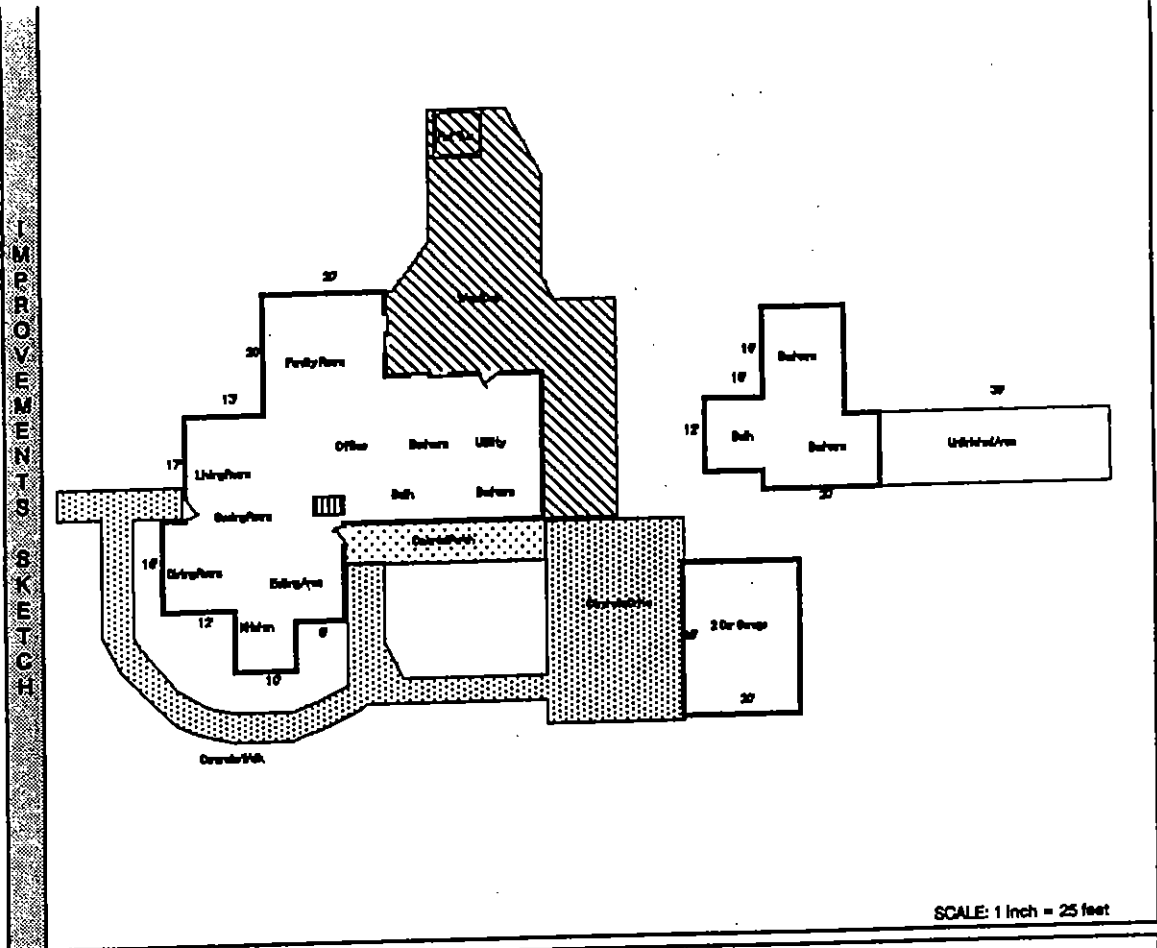
**FRONT VIEW OF
SUBJECT PROPERTY**



**REAR VIEW OF
SUBJECT PROPERTY**



**STREET SCENE OF
SUBJECT PROPERTY**



AREA CALCULATIONS

AREA CALCULATIONS SUMMARY			
Area	Name of Area	Size	Totals
GLA1	First Floor	2158.00	2158.00
GLA2	Second Floor	612.00	612.00
GAR	Garage	500.00	500.00
OTH	Unfinished Attic	468.00	468.00

LIVING AREA CALCULATIONS			
Breakdown			Subtotals
20.00	X	38.00	760.00
26.00	X	24.00	624.00
13.00	X	17.00	221.00
4.00	X	15.00	60.00
13.00	X	15.00	195.00
13.00	X	16.00	208.00
5.00	X	10.00	50.00
5.00	X	8.00	40.00
14.00	X	18.00	252.00
10.00	X	12.00	120.00
14.00	X	12.00	168.00
6.00	X	12.00	72.00

File No.

MULTI-PURPOSE APPRAISAL ADDENDUM FOR FEDERALLY REGULATED TRANSACTIONS

Borrower or Owner	Jon D. Bowers			
Property Address	94745 Love Lake Road			
City	Junction City	County	Lane	State OR Zip Code 97448
Lender or Client	Jon D. Bowers			

This addendum is for use with all appraisal reports to comply with current appraisal standards and requirements of the Federal Deposit Insurance Corporation (FDIC), the Office of the Comptroller of the Currency (OCC), the Resolution Trust Corporation (RTC), the Office of Thrift Supervision (OTS), the National Credit Union Administration (NCUA), and the Federal Reserve.

Instructions: Check only those sections which apply to the subject property being appraised.

APPRAISAL PURPOSE AND FUNCTION

The purpose of this appraisal is to estimate the market value of the subject property as defined within this report. The function of this appraisal is to assist the lender in collateral valuation and/or portfolio management.

EXTENT OF APPRAISAL PROCEDURE

The data contained in the attached appraisal report has been compiled by the appraiser from the following sources:

Inspection and research of the subject property to identify dimensions, nature of construction, physical condition, and any other physical, functional or external factors;

Research of municipal offices and registry of deeds to identify assessments, transfer activity, site parameters, and other pertinent factors;

Contact with appropriate real estate brokers, developers, managers, appraisers, and other knowledgeable sources to identify relevant market data such as comparable sales, comparable rents, vacancy rents, depreciation rates, operating costs, development costs, and any trends that may influence such as economic or demographic trends.

- The estimated reproduction cost is based upon the appraiser's knowledge of the local market, surveys of local developers and contractors, and
- All forms of depreciation (physical, functional, and external) are specifically addressed in the attached report or other addenda. Physical depreciation is based on the estimated effective age of the subject property.
- The site value estimate is based on analysis of site sales, and abstraction of site values from sales of improved properties.
- For income producing properties, actual rents, expenses and vacancies have been reported and analyzed for subject and comparable income producing properties. Potential rents, expenses, and vacancies have been projected based on market data derived from prior and current market surveys.
- The subject is a single family residence located in predominantly owner-occupied area. The lack of rental data and the lack of sales of rented dwellings make meaningful rental and gross rent multiplier conclusions impossible, therefore the income approach was not applied.
- All sources and data utilized are considered accurate and reliable. Unreliable data has been disregarded. All sources have been noted where appropriate, and all data has been confirmed whenever possible.

SUBJECT PROPERTY SALES HISTORY

- The subject property has not transferred during the last twelve months.
- The subject property has transferred during the last twelve months.
- Any transfer activity which has occurred during the past twelve months is listed below and is addressed in the attached appraisal report:

Date	Sales Price	Document # / Book and Page	Seller	Buyer
				Jon D. Bowers

Source: Copy of deed attached hereto

SUBJECT PROPERTY OFFERING AND CONTRACT INFORMATION

- The subject property has not been offered for sale during the past 30 days
 The subject property has been offered for sale during the past 30 days for \$ _____
 The subject property is currently for sale for \$ _____
 The subject property is not currently under contract for sale.
 The subject property is currently under contract for sale as described:

Contract Date	Offer Date	Contract Price	Seller	Buyer
			Jon D. Bowers	Jon D. Bowers

- The sales contract and/or escrow instructions were reviewed.
 The contract indicated that personal property was not included in the sale
 The contract indicated that the following personal property was included in the sale:

 The personal property estimated contributory value is \$ _____
 Personal property was considered in the final estimate of market value and has been addressed in the attached report.
 Financing concessions were not indicated in the contract.
 The following financing concessions were indicated in the contract: _____
 Source: _____
 Offering and/or contract information was considered in the final estimate of market value.
 Offering and/or contract information was not considered in the final estimate of market value.
 Offering and/or contract information was not available to the appraiser. (For additional information, see attached narrative addenda)

 MARKET OVERVIEW

A reasonable marketing period of 0-6 months has been projected based on RMLS

 ADDITIONAL CERTIFICATION

This appraisal conforms to the Uniform Standards of Professional Appraisal Practice (USPAP) adopted by the Appraisal Standards Board of the Appraisal Foundation, except that the Departure Provision does not apply.
 Their compensation is not contingent upon the reporting of predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of subsequent event.
 This appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.

 ENVIRONMENTAL DISCLAIMER

The value estimated is based on the assumption that the property is not negatively affected by the existence of hazardous substances or detrimental environmental conditions unless otherwise stated in this report. The appraiser is not an expert in the identification of hazardous substances or detrimental environmental conditions. The appraiser's routine inspection and inquiries about the subject property did not develop any information that indicated any apparent significant hazardous substances or detrimental environmental conditions which would affect the property negatively unless otherwise stated in this report. It is possible that tests and inspections made by a qualified hazardous substance and environmental expert would reveal the existence of hazardous substances or detrimental environmental conditions on or around the property that would negatively affect its value.

 ADDITIONAL COMMENTS **APPRAISER'S SIGNATURE & LICENSE/CERTIFICATION**

Appraiser's Signature *Norman D. Pohl* Effective Date _____ Date Prepared May 2, 2005
 Appraiser's Name (print) Norman D. Pohl Phone # 541-342-7752
 State OR License Certification # 1000211 Tax ID # 93-1100189

 CO-SIGNING APPRAISER'S SIGNATURE & LICENSE/CERTIFICATION

- The co-signing appraiser has inspected the property, both inside and out, and has made an exterior inspection of all comparable sales listed in the report. The report was completed by the appraiser under direct supervision of the co-signing appraiser. The co-signing appraiser accepts responsibility for the report including the value conclusions and the limiting conditions, and conforms that the certifications apply fully to the co-signing appraiser.
 The co-signing appraiser has not inspected the interior of the subject property.
 The co-signing appraiser has not inspected the exterior of the subject property and all comparable sales listed in this report.
 The report was completed by the appraiser under direct supervision of the co-signing appraiser. The co-signing appraiser accepts responsibility this report including the value conclusions and the limiting conditions, and conforms that the certifications, with the exception of physical inspection apply fully to the co-signing appraiser.
 The co-signing appraiser's level of inspection, improvement in the appraisal process, and certification are covered elsewhere in the addenda section of this appraisal.

Co-Signing Appraiser's Signature _____ Effective Date _____ Date Prepared _____
 Co-Signing Appraiser's Name (print) _____ Phone # _____
 State _____ License Certification # _____ Tax ID # _____

DEFINITION OF MARKET VALUE: 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, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is 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 each acting in what he considers his own best interest; (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 (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.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concessions but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF LIMITING CONDITIONS AND APPRAISER'S CERTIFICATION

CONTINGENT AND LIMITING CONDITIONS: The appraiser's certification that appears in the appraisal report is subject to the following conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
2. The appraiser has provided a sketch in the appraisal report to show approximate dimensions of the improvements and the sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
5. The appraiser has estimated the value of the land in the cost approach at its highest and best use and the improvements at their contributory value. The separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.
6. The appraiser has noted in the appraisal report any adverse conditions (such as, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
7. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
8. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.
9. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.
10. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower, the mortgagee or its successors and assigns, the mortgage insurer, consultants, professional appraisal organizations, any state or federally approved financial institution, or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.


APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have researched the subject market area and have selected a minimum of three recent sales of properties most similar and proximate to the subject property for consideration in the sales comparison analysis and have made a dollar adjustment when appropriate to reflect the market reaction to those items of significant variation. If a significant item in a comparable property is superior to, or more favorable than, the subject property, I have made a negative adjustment to reduce the adjusted sales price of the comparable and, if a significant item in a comparable property is inferior to, or less favorable than the subject property, I have made a positive adjustment to increase the adjusted sales price of the comparable.
2. I have taken into consideration the factors that have an impact on value in my development of the estimate of market value in the appraisal report. I have not knowingly withheld any significant information from the appraisal report and I believe, to the best of my knowledge, that all statements and information in the appraisal report are true and correct.
3. I stated in the appraisal report only my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the contingent and limiting conditions specified in this form.
4. I have no present or prospective interest in the property that is the subject to this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or the estimate of market value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property.
5. I have no present or contemplated future interest in the subject property, and neither my current or future employment nor my compensation for performing this appraisal is contingent on the appraised value of the property.
6. I was not required to report a predetermined value or direction in value that favors the cause of the client or any related party, the amount of the value estimate, the attainment of a specific result, or the occurrence of a subsequent event in order to receive my compensation and/or employment for performing the appraisal. I did not base the appraisal report on a requested minimum valuation, a specific valuation, or the need to approve a specific mortgage loan.
7. I performed this appraisal in conformity with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place as of the effective date of this appraisal, with the exception of the departure provision of those Standards, which does not apply. I acknowledge that an estimate of a reasonable time for exposure in the open market is a condition in the definition of market value and the estimate I developed is consistent with the marketing time noted in the neighborhood section of this report, unless I have otherwise stated in the reconciliation section.
8. I have personally inspected the interior and exterior areas of the subject property and the exterior of all properties listed as comparables in the appraisal report. I further certify that I have noted any apparent or known adverse conditions in the subject improvements, on the subject site, or on any site within the immediate vicinity of the subject property of which I am aware and have made adjustments for these adverse conditions in my analysis of the property value to the extent that I had market evidence to support them. I have also commented about the effect of the adverse conditions on the marketability of the subject property.
9. I personally prepared all conclusions and opinions about the real estate that were set forth in the appraisal report. If I relied on significant professional assistance from any individual or individuals in the performance of the appraisal or the preparation of the appraisal report, I have named such individual(s) and disclosed the specific tasks performed by them in the reconciliation section of this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in the report; therefore, if an unauthorized change is made to the appraisal report, I will take no responsibility for it.

SUPERVISORY APPRAISER'S CERTIFICATION: If a supervisory appraiser signed the appraisal report, he or she certifies and agrees that: I directly supervise the appraiser who prepared the appraisal report, have reviewed the appraisal report, agree with the statements and conclusions of the appraiser, agree to be bound by the appraiser's certifications numbered 4 through 7 above, and am taking full responsibility for the appraisal and the appraisal report.

ADDRESS OF PROPERTY APPRAISED: 94745 Love Lake Road, Junction City, OR 97448

APPRAISER:

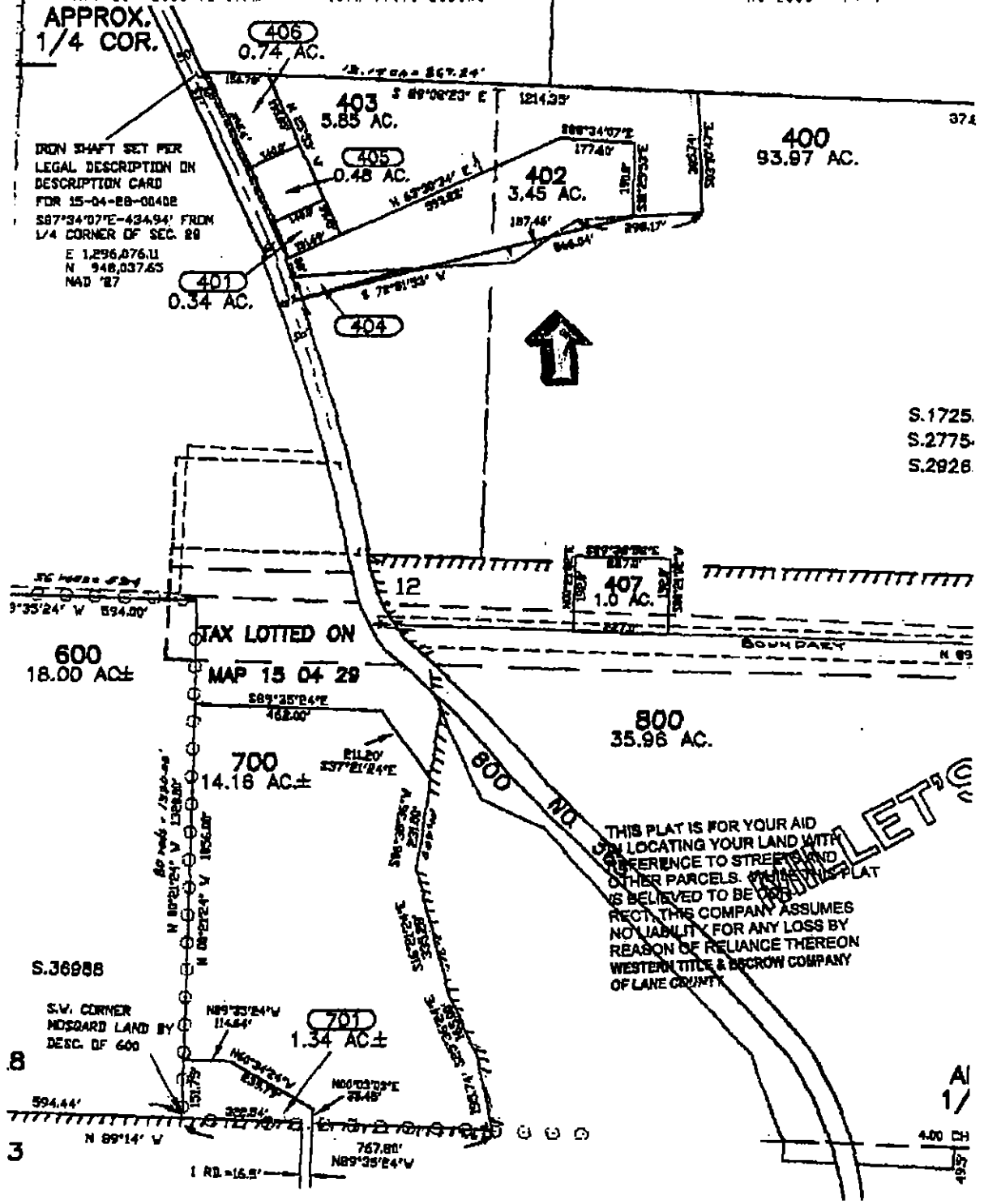
Signature: 
 Name: Norman P. Pohl
 Date Signed: May 2, 2005
 State Certification #: _____
 or State License #: L000211
 State: OR
 Expiration Date of Certification or License: 11/30/2005

SUPERVISORY APPRAISER (only if required):

Signature: _____
 Name: _____
 Date Signed: _____
 State Certification #: _____
 or State License #: _____
 State: _____
 Expiration Date of Certification or License: _____
 Did Did Not Inspect Property

APPROX.
1/4 COR.

IRON SHAFT SET PER
LEGAL DESCRIPTION ON
DESCRIPTION CARD
FOR 15-04-28-00402
S87°34'07"E-434.94' FROM
1/4 CORNER OF SEC. 89
E 1,296.076.11
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MAD '87



S.1725
S.2775
S.2928

THIS PLAT IS FOR YOUR AID
IN LOCATING YOUR LAND WITH
REFERENCE TO STREETS AND
OTHER PARCELS. THE PLAT
IS BELIEVED TO BE COR-
RECT. THIS COMPANY ASSUMES
NO LIABILITY FOR ANY LOSS BY
REASON OF RELIANCE THEREON
WESTERN TITLE & TRUST COMPANY
OF LANE COUNTY

400 CH
497



Appraiser Certification and Licensure Board
State Licensed Appraiser

28 hours of continuing education required for renewal

Licenses No: LA002711

Issue Date: 12/17/2003

Expiration Date: 12/30/2005

Norman D. Pohl
Norman D. Pohl & Associates, Inc.
1255 Lincoln Street
Eugene OR 97401


R. A. (Bob) Kerth, Administrator

**SUMMARY APPRAISAL OF
THE PROPERTY LOCATED AT**

94745 Love Lake Road

Junction city, Lane 97448

as of

May 3, 2005

for

Jon D. Bowers et ux
94745 Love Lake Road
Junction city, Oregon
97448

by

Pohil & Associates, Inc.

P.O. Box 2636
Eugene, OR 97402

Pohll & Associates, Inc.
P.O. Box 2636
Eugene, OR 97402
541-342-7752

May 4, 2005

Jon D. Bowers etux
94745 Love Lake Road
Junction city, Oregon
97448

Property - 94745 Love Lake Road
Junction city, Lane 97448
Borrower - Jon D. Bowers etux
File No. - A5050002
Case No. -


Dear Mr. Bowers:

In accordance with your request, I have made a Complete Appraisal Analysis and prepared a Summary Appraisal of the real property located at 94745 Love Lake Road, Junction city, Lane .

The purpose of the Summary Appraisal is to estimate the market value of the property described in the body of this report.

Enclosed, please find the Summary Appraisal which describes certain data gathered during our investigation of the property. The methods of approach and reasoning in the valuation of the various physical and economic factors of the subject property are contained in this report.

An inspection of the property and a study of pertinent factors, including valuation trends and an analysis of neighborhood data, led the appraiser to the conclusion that the market value, as of May 3, 2005 is :

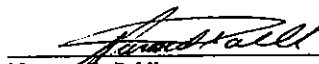


The opinion of value expressed in this report is contingent upon the Limiting Conditions attached to this report.

It has been a pleasure to assist you. If I may be of further service to you in the future, please let me know.

Respectfully submitted,

Pohll & Associates, Inc.



Norman D. Pohll
OR License #L000211

2005 USPAP COMPLIANCE ADDENDUM

Borrower or Owner	Jon D. Bowers et ux		
Property Address	94745 Love Lake Road		
City	Junction City	County	Lane
		State	OR
		Zip Code	97448
Lender or Client	Jon D. Bowers		

APPRAISER'S CERTIFICATION:

The following Certification statements are in addition to and may supercede the signed Appraiser's Certification attached to this appraisal report. The signature on the attached Certification is also applicable to the updated Certification included below. This Appraiser's Certification is compliant with the current edition of the Uniform Standards of Professional Appraisal Practice.

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 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 Uniform Standards of Professional Appraisal Practice.

I (We) 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(s) signing this report.

PURPOSE, INTENDED USE, AND INTENDED USER OF THE APPRAISAL:

The purpose of the appraisal is to estimate the market value of the subject property, as defined in this report, as of the effective date of this report. The intended use of the appraisal is to assist the client and any other intended users in the underwriting, approval, and funding of the mortgage loan. The intended users of this report are the stated client and any other institutions involved in the underwriting, approval, and funding of the mortgage loan. No one else, including the purchaser and seller, should rely on the estimate of value or any other conclusions contained in this appraisal report.

ANALYSIS AND REPORT FORM:

The appraisal is based on the information gathered by the appraiser from public records, other identified sources, inspection of the subject property and neighborhood, and selection of comparable sales, listings, and/or rentals within the subject market area.

The original source of the comparables described in the Data Source section of the market grid along with the source of confirmation, if available. The original source is presented first. The sources and data are considered reliable. When conflicting information was provided, the source deemed most reliable has been used. Data believed to be unreliable was not included in the report or used as a basis for the value conclusion. The extent of the analysis applied to this assignment is stated in the Appraiser's Certification included above and attached to this report.

DEFINITION OF INSPECTION

The term "Inspection", as used in this report, is not the same level of inspection that is required for a "Professional Home Inspection". The appraiser does not fully inspect the electrical system, plumbing system, mechanical systems, foundation system, floor structure, or subfloor. The appraiser is not an expert in construction materials and the purpose of the appraisal is to make an economic evaluation of the subject property. If the client needs a more detailed inspection of the property, a home inspection, by a Professional Home Inspector, is suggested.

DIGITAL SIGNATURES

The signature(s) affixed to this report, and certification, were applied by the original appraiser(s) or supervisory appraiser and represent their acknowledgements of the facts, opinions and conclusions found in the report. Each appraiser(s) applied his or her signature electronically using a password encrypted method. Hence these signatures have more safeguards and carry the same validity as the individual's hand applied signature. If the report has a hand-applied signature, this comment does not apply.

OPINION OF MARKET VALUE VS ESTIMATE OF MARKET VALUE

The current Uniform Standards of Professional Practice defines the market value conclusion as an opinion of market value and not an estimate of market value.

2005 USPAP COMPLIANCE ADDENDUM

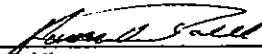
Borrower or Owner Jon D. Bowers et ux
 Property Address 94745 Love Lake Road
 City Junction City County Lane State OR Zip Code 97448
 Lender or Client Jon D. Bowers

STATEMENT OF THE SUBJECT PROPERTY'S MARKETING PERIOD AND EXPOSURE PERIOD

Based on data analyzed in this report, a reasonable marketing period for the subject property is 0-3 months given the current market conditions.

Based on data analyzed in this report, a reasonable exposure period for the subject property is 0-3 months given the current market conditions.

APPRAISER:

Signature: 
 Name: Norman D. Pohll
 Date Signed: May 4, 2005
 State Certification #: _____
 or State License #: L000211
 State: OR
 Expiration Date of Certification or License: 11/30/2005

SUPERVISORY APPRAISER (ONLY IF REQUIRED):

Signature: _____
 Name: _____
 Date Signed: _____
 State Certification #: _____
 or State License #: _____
 State: _____
 Expiration Date of Certification or License: _____
 Did Did Not Inspect Property

Complete Araisal Analysis - Summary Appraisal Report

File No. **A5050002**

LAND APPRAISAL REPORT

IDENTIFICATION

Borrower Jon D. Bowers etux Census Tract 0404 Map Reference 15-04-28-00
 Property Address 94745 Love Lake Road County Oregon State Lane Zip Code 97448
 City Junction city
 Legal Description N/A
 Sale Price \$Not sold Date of Sale N/A Loan Term N/A yrs. Property Rights Appraised Fee Leasehold De Minimis PUO
 Actual Real Estate Taxes \$N/A (yr.) Loan charges to be paid by seller \$N/A Other sales concessions N/A
 Lender/Client Jon D. Bowers etux Address 94745 Love Lake Road, Junction city, Oregon, 97448
 Occupant Jon D. Bowers etux Appraiser Norman D. Pohl Instructions to Appraiser Appraise as if four tracts of land could be sold separately (Numbers 1-3-4-5- see attached map) A HYPOTHETICAL CONDITION EXISTS *****

NEIGHBORHOOD

Location Urban Suburban Rural
 Built Up Over 75% 25% to 75% Under 25%
 Growth Rate Fully Dev. Rapid Steady Slow
 Property Values Increasing Stable Declining
 Demand/Supply Shortage In Balance Over Supply
 Marketing Time Under 3 Mos. 4-6 Mos. Over 6 Mos.
 Present Land Use 30 % 1 Family 70 % 2-4 Fam. 0 % Apts. 0 % Condo 0 % Commercial
 Change in Present Land Use Not Likely Likely (*) Taking Place (*)
 Predominant Occupancy Owner Tenant 0 % Vacant
 Single Family Price Range \$ 100k to \$ 950k Predominant Value \$ 245k
 Single Family Age New yrs. to 120 yrs. Predominant Age 47 yrs.

Employment Stability	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Employment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Shopping	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Schools	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Adequacy of Public Transportation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Recreational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Adequacy of Utilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Property Compatibility	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Protection from Detrimental Conditions	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Police and Fire Protection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
General Appearance of Properties	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Appeal to Market	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, noise) Employment in the local area is stable at the present time. There is easy access to the subject property and it is located in a area of similar land uses. The machinability of the subject property is deemed average + for the area. *** See Additional Comments ***

SITE

Dimensions Maps attached * See map Corner Lot
 Zoning Classification E-30 Present Improvements do do not conform to zoning regulations
 Highest and best use: Present use Other (specify)
 Elec. Public Other (Describe)
 Gas
 Water Well/Typical
 San. Sewer Septic/Typical
 Underground Elect. & Tel.
 OFF SITE IMPROVEMENTS
 Street Access: Public Private
 Surface Asphalt
 Maintenance: Public Private
 Storm Sewer Curb/Gutter
 Sidewalk Street Lights
 Topo Basically Level
 Size See map
 Shape See map
 View Hills and Valley
 Drainage Appears adequate
 Is the property located in a HUD identified Special Flood Hazard Area? No Yes
 Comments (favorable or unfavorable including any apparent adverse assessments, encroachments or other adverse conditions) FEMA Flood Map Number 41039C0610 F- dated 6-2-1999, zone "A". According to the FEMA Flood Map the subject property is in located in a special flood hazard zone.

The undersigned has recited three recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment, reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to, or more favorable than, the subject property, a minus (-) adjustment is made, thus reducing the indicated value of subject; if a significant item in the comparable is inferior to, or less favorable than, the subject property, a plus (+) adjustment is made, thus increasing the indicated value of the subject.

MARKET DATA ANALYSIS

ITEM	Subject Property	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Address	94745 Love Lake Rd Junction City, OR	#2 of-1606270000906 Junction City, OR	Next to 88844 Evers Road Elmira, OR	1706362400100 Veneta, OR
Proximity to Subj		12 miles	15 miles	14 miles
Sales Price	\$ Not sold	\$ 120,000	\$ 100,000	\$ 155,000
Price	\$ Not sold	\$ 28,915.66	\$ 41,152.26	\$ 74,519.23
Data Source	Inspection	RMLS	RMLS	RMLS
Date of Sale and Time Adjustment	N/A	12-22-2004	3-17-2005	5-28-2004
Location	Suburban	Suburban	Suburban	Suburban
Site/View	Hills and Valley	Hills and valley	Hills and Valley	Hills and Valley
Site Area	Ay. 1.90 acres +/-	4.15 acres +/-	2.43 acres +/-	2.08 acres +/-
Tracts have lake	None	None	None	None
ownership or	None	None	None	None
2 buildings	None	+35,000	None	+35,000
Sales or Financing Concessions	N/A	None	None	None
Net Adj. (Total)		<input checked="" type="checkbox"/> Plus <input type="checkbox"/> Minus \$ 28,250	<input checked="" type="checkbox"/> Plus <input type="checkbox"/> Minus \$ 36,590	<input checked="" type="checkbox"/> Plus <input type="checkbox"/> Minus \$ 35,000
Indicated Value of Subject		Gross 34.8% Net 23.5% \$ 148,250	Gross 36.6% Net 36.6% \$ 136,590	Gross 22.6% Net 22.6% \$ 190,000

Comments on Market Data: There is a high demand for small acres that are buildable in the local area and few properties available.

Comments and Conditions of Appraisal: Note: only standard addendums which are attached in addendum, no unusual conditions are apparent to the appraiser only that a HYPOTHETICAL CONDITION EXISTS. At the present zoning of the property being appraised is not possible to divide the 9.25 acres of land into five tracts as per map and survey done by L.D. Roberts (MAP IS ATTACHED HERETO).

RECONCILIATION

Final Reconciliation: Market data derived from the sales of similar properties is the most reliable indicator of value since it closely reflects the actions of buyers and sellers in the market place (see extended comments).

I ESTIMATE THE MARKET VALUE, AS DEFINED, OF SUBJECT PROPERTY AS OF May 3 2005 to be \$150,000 (each parcel)

Appraiser(s) Norman D. Pohl Signature [Signature] Date May 3, 2005
 Review Appraiser (if applicable) Did Did Not Physically Inspect Property
 Name Norman D. Pohl State OR License Certification # L000211

ADDITIONAL COMMENTS

Borrower or Owner **Jon D. Bowers et ux**Property Address **94745 Love Lake Road**City **Junction City**County **Lane**State **OR**Zip Code **97448**Lender or Client **Jon D. Bowers****SCOPE OF THE APPRAISAL**

That data contained in the attached appraisal report has been compiled by the appraiser from the following sources: inspection and research of the subject property to identify dimensions, nature of construction, physical condition, and any other physical, functional or external factors. Research of municipal offices and registry of deeds to identify assessments, transfer activity, site parameters, and other pertinent factors. Contact with appropriate real estate brokers, developers, managers, appraisers and other knowledgeable sources to identify relevant market data such as comparables sales, comparable rents, vacancy rents, depreciation rates, operating costs, development costs, and any trends that may influence such as economic or demographic trends.

LEGAL DESCRIPTION

None available

NEIGHBORHOOD BOUNDARIES

All suburban properties within a fifteen mile radius from towns and cities in Lane County, Oregon.

NEIGHBORHOOD MARKETABILITY

Employment in the local area is stable at the present time. There is easy access to employment, schools and shopping from the subjects neighborhood. I have considered relevant competitive listings and/or contract offerings in the performance of this appraisal report and in the trending information reported in this section. If a trend is indicated, I have attached addendum providing relevant data.

MARKET CONDITIONS IN NEIGHBORHOOD

The market at the present time is active. No special financing, loan discounts, interest buydowns or concessions were found for the subject or the comparables used in this report. Average marketing time for sales in this neighborhood is 0-3 months.

ADDITIONAL FEATURES

a HYPOTHETICAL CONDITIONS EXISTS each tract of land being appraised is part of a 9.25 acre parcel which under present zoning cannot be sold separately, the value given each tract of smaller land under the herein mentioned conditions is as if they could be sold as described in the attached map and survey done by L.D. Roberts

CONDITION OF IMPROVEMENTS

As stated through out this report.

ADVERSE ENVIRONMENTAL CONDITIONS

None apparent.

COST APPROACH

N/A

CURRENT AGREEMENT OF SALE, OPTION, OR LISTING OF SUBJECT

N/A

COMMENTS ON INCOME APPROACH

N/A

CONDITIONS OF APPRAISAL

That the four tracts of land could be sold separately.

FINAL RECONCILIATION

Market data derived from sales of similar properties (with adjustments) is the most reliable indicator of value.

**MULTI-PURPOSE APPRAISAL ADDENDUM
FOR FEDERALLY REGULATED TRANSACTIONS**

Borrower or Owner Jon D. Bowers etux
 Property Address 94745 Love Lake Road
 City Junction city County Oregon State Lane Zip Code 97448
 Lender or Client Jon D. Bowers etux

This addendum is for use with all appraisal reports to comply with current appraisal standards and requirements of the Federal Deposit Insurance Corporation (FDIC), the Office of the Comptroller of the Currency (OCC), the Resolution Trust Corporation (RTC), the Office of Thrift Supervision (OTS), the National Credit Union Administration (NCUA), and the Federal Reserve.

Instructions: Check only those sections which apply to the subject property being appraised.

APPRAISAL PURPOSE AND FUNCTION

The purpose of this appraisal is to estimate the market value of the subject property as defined within this report. The function of this appraisal is to assist the lender in collateral valuation and/or portfolio management.

EXTENT OF APPRAISAL PROCEDURE

The data contained in the attached appraisal report has been compiled by the appraiser from the following sources:

Inspection and research of the subject property to identify dimensions, nature of construction, physical condition, and any other physical, functional or external factors;

Research of municipal offices and registry of deeds to identify assessments, transfer activity, site parameters, and other pertinent factors;

Contact with appropriate real estate brokers, developers, managers, appraisers, and other knowledgeable sources to identify relevant market data such as comparable sales, comparable rents, vacancy rents, depreciation rates, operating costs, development costs, and any trends that may influence such as economic or demographic trends.

The estimated reproduction cost is based upon the appraiser's knowledge of the local market, surveys of local developers and contractors, and

All forms of depreciation (physical, functional, and external) are specifically addressed in the attached report or other addenda. Physical depreciation is based on the estimated effective age of the subject property.

The site value estimate is based on analysis of site sales, and abstraction of site values from sales of improved properties.

For income producing properties, actual rents, expenses and vacancies have been reported and analyzed for subject and comparable income producing properties. Potential rents, expenses, and vacancies have been projected based on market data derived from prior and current market surveys.

The subject is a single family residence located in predominantly owner-occupied area. The lack of rental data and the lack of sales of rented dwellings make meaningful rental and gross rent multiplier conclusions impossible, therefore the income approach was not applied.

All sources and data utilized are considered accurate and reliable. Unreliable data has been disregarded. All sources have been noted where appropriate, and all data has been confirmed whenever possible.

SUBJECT PROPERTY SALES HISTORY

The subject property has not transferred during the last twelve months.

The subject property has transferred during the last twelve months.

Any transfer activity which has occurred during the past twelve months is listed below and is addressed in the attached appraisal report:

Date	Sales Price	Document # / Book and Page	Seller	Buyer

Source: Property has not transferred ownership since purchased

FEMA FLOOD HAZARD DATA

Zone	Map/Parcel	Date	Name of Community
"A"	41039C0610 F	6/2/1999	Junction city

The subject property is located in a FEMA Special Flood Hazard Area.

The subject property is not located in a FEMA Special Flood Hazard Area.

The subject property's community does participate in the National Flood Insurance Program.

The subject property's community does not participate in the National Flood Insurance Program.

The subject property's community is covered by a Regular Program.

The subject property's community is covered by an Emergency Program.

SUBJECT PROPERTY OFFERING AND CONTRACT INFORMATION

- The subject property has not been offered for sale during the past 30 days
 The subject property has been offered for sale during the past 30 days for \$ _____
 The subject property is currently for sale for \$ _____
 The subject property is not currently under contract for sale.
 The subject property is currently under contract for sale as described:

Contract Date	Offer Date	Contract Price	Seller	Buyer
				Jon D. Bowers etux

- The sales contract and/or escrow instructions were reviewed.
 The contract indicated that personal property was not included in the sale.
 The contract indicated that the following personal property was included in the sale:

 The personal property estimated contributory value is \$ _____
 Personal property was considered in the final estimate of market value and has been addressed in the attached report.
 Financing concessions were not indicated in the contract.
 The following financing concessions were indicated in the contract: _____
 Source: _____
 Offering and/or contract information was considered in the final estimate of market value.
 Offering and/or contract information was not considered in the final estimate of market value.
 Offering and/or contract information was not available to the appraiser. (For additional information, see attached narrative addenda)

 MARKET OVERVIEW

A reasonable marketing period of 0-3 months has been projected based on RMLS

 ADDITIONAL CERTIFICATION

This appraisal conforms to the Uniform Standards of Professional Appraisal Practice (USPAP) adopted by the Appraisal Standards Board of the Appraisal Foundation, except that the Departure Provision does not apply.


Their compensation is not contingent upon the reporting of predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of subsequent event.

This appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.

 ENVIRONMENTAL DISCLAIMER

The value estimated is based on the assumption that the property is not negatively affected by the existence of hazardous substances or detrimental environmental conditions unless otherwise stated in this report. The appraiser is not an expert in the identification of hazardous substances or detrimental environmental conditions. The appraiser's routine inspection and inquiries about the subject property did not develop any information that indicated any apparent significant hazardous substances or detrimental environmental conditions which would affect the property negatively unless otherwise stated in this report. It is possible that tests and inspections made by a qualified hazardous substance and environmental expert would reveal the existence of hazardous substances or detrimental environmental conditions on or around the property that would negatively affect its value.

 ADDITIONAL COMMENTS **APPRAISER'S SIGNATURE & LICENSE/CERTIFICATION**

Appraiser's Signature  Effective Date May 3, 2005 Date Prepared May 3, 2005
 Appraiser's Name (print) Norman D. Pohl Phone # 541-342-7752
 State OR License Certification # L000211 Tax ID # 93-1100189

 CO-SIGNING APPRAISER'S SIGNATURE & LICENSE/CERTIFICATION

The co-signing appraiser has inspected the property, both inside and out, and has made an exterior inspection of all comparable sales listed in the report. The report was completed by the appraiser under direct supervision of the co-signing appraiser. The co-signing appraiser accepts responsibility for the report including the value conclusions and the limiting conditions, and conforms that the certifications apply fully to the co-signing appraiser.

The co-signing appraiser has not inspected the interior of the subject property.

The co-signing appraiser has not inspected the exterior of the subject property and all comparable sales listed in this report.

The report was completed by the appraiser under direct supervision of the co-signing appraiser. The co-signing appraiser accepts responsibility this report including the value conclusions and the limiting conditions, and conforms that the certifications, with the exception of physical inspection apply fully to the co-signing appraiser.

The co-signing appraiser's level of inspection, improvement in the appraisal process, and certification are covered elsewhere in the addenda section of this appraisal.

Co-Signing Appraiser's Signature _____ Effective Date May 3, 2005 Date Prepared _____
 Co-Signing Appraiser's Name (print) _____ Phone # _____
 State _____ License Certification # _____ Tax ID # _____

DEFINITION OF MARKET VALUE: The most probable price which a property would bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is 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 each acting in what he considers his own best interest; (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 (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.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concessions but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF LIMITING CONDITIONS AND APPRAISER'S CERTIFICATION

CONTINGENT AND LIMITING CONDITIONS: The appraiser's certification that appears in the appraisal report is subject to the following conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
2. The appraiser has provided a sketch in the appraisal report to show approximate dimensions of the improvements and the sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
5. The appraiser has estimated the value of the land in the cost approach at its highest and best use and the improvements at their contributory value. The separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.
6. The appraiser has noted in the appraisal report any adverse conditions (such as, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
7. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
8. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.
9. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.
10. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower, the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have researched the subject market area and have selected a minimum of three recent sales of properties most similar and proximate to the subject property for consideration in the sales comparison analysis and have made a dollar adjustment when appropriate to reflect the market reaction to those items of significant variation. If a significant item in a comparable property is superior to, or more favorable than, the subject property, I have made a negative adjustment to reduce the adjusted sales price of the comparable and, if a significant item in a comparable property is inferior to, or less favorable than the subject property, I have made a positive adjustment to increase the adjusted sales price of the comparable.
2. I have taken into consideration the factors that have an impact on value in my development of the estimate of market value in the appraisal report. I have not knowingly withheld any significant information from the appraisal report and I believe, to the best of my knowledge, that all statements and information in the appraisal report are true and correct.
3. I stated in the appraisal report only my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the contingent and limiting conditions specified in this form.
4. I have no present or prospective interest in the property that is the subject to this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or the estimate of market value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property.
5. I have no present or contemplated future interest in the subject property, and neither my current or future employment nor my compensation for performing this appraisal is contingent on the appraised value of the property.
6. I was not required to report a predetermined value or direction in value that favors the cause of the client or any related party, the amount of the value estimate, the attainment of a specific result, or the occurrence of a subsequent event in order to receive my compensation and/or employment for performing the appraisal. I did not base the appraisal report on a requested minimum valuation, a specific valuation, or the need to approve a specific mortgage loan.
7. I performed this appraisal in conformity with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place as of the effective date of this appraisal, with the exception of the departure provision of those Standards, which does not apply. I acknowledge that an estimate of a reasonable time for exposure in the open market is a condition in the definition of market value and the estimate I developed is consistent with the marketing time noted in the neighborhood section of this report, unless I have otherwise stated in the reconciliation section.
8. I have personally inspected the interior and exterior areas of the subject property and the exterior of all properties listed as comparables in the appraisal report. I further certify that I have noted any apparent or known adverse conditions in the subject improvements, on the subject site, or on any site within the immediate vicinity of the subject property of which I am aware and have made adjustments for these adverse conditions in my analysis of the property value to the extent that I had market evidence to support them. I have also commented about the effect of the adverse conditions on the marketability of the subject property.
9. I personally prepared all conclusions and opinions about the real estate that were set forth in the appraisal report. If I relied on significant professional assistance from any individual or individuals in the performance of the appraisal or the preparation of the appraisal report, I have named such individual(s) and disclosed the specific tasks performed by them in the reconciliation section of this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in the report; therefore, if an unauthorized change is made to the appraisal report, I will take no responsibility for it.

SUPERVISORY APPRAISER'S CERTIFICATION: If a supervisory appraiser signed the appraisal report, he or she certifies and agrees that: I directly supervise the appraiser who prepared the appraisal report, have reviewed the appraisal report, agree with the statements and conclusions of the appraiser, agree to be bound by the appraiser's certifications numbered 4 through 7 above, and am taking full responsibility for the appraisal and the appraisal report.

ADDRESS OF PROPERTY APPRAISED: 94745 Love Lake Road, Junction city, Lane 97448

APPRAISER:

SUPERVISORY APPRAISER (only if required):

Signature: *Norman D. Pohl*
 Name: Norman D. Pohl
 Date Signed: May 3, 2005
 State Certification #: _____
 or State License #: L000211
 State: OR
 Expiration Date of Certification or License: 11/30/2005

Signature: _____
 Name: _____
 Date Signed: _____
 State Certification #: _____
 or State License #: _____
 State: _____
 Expiration Date of Certification or License: _____
 Did Did Not Inspect Property



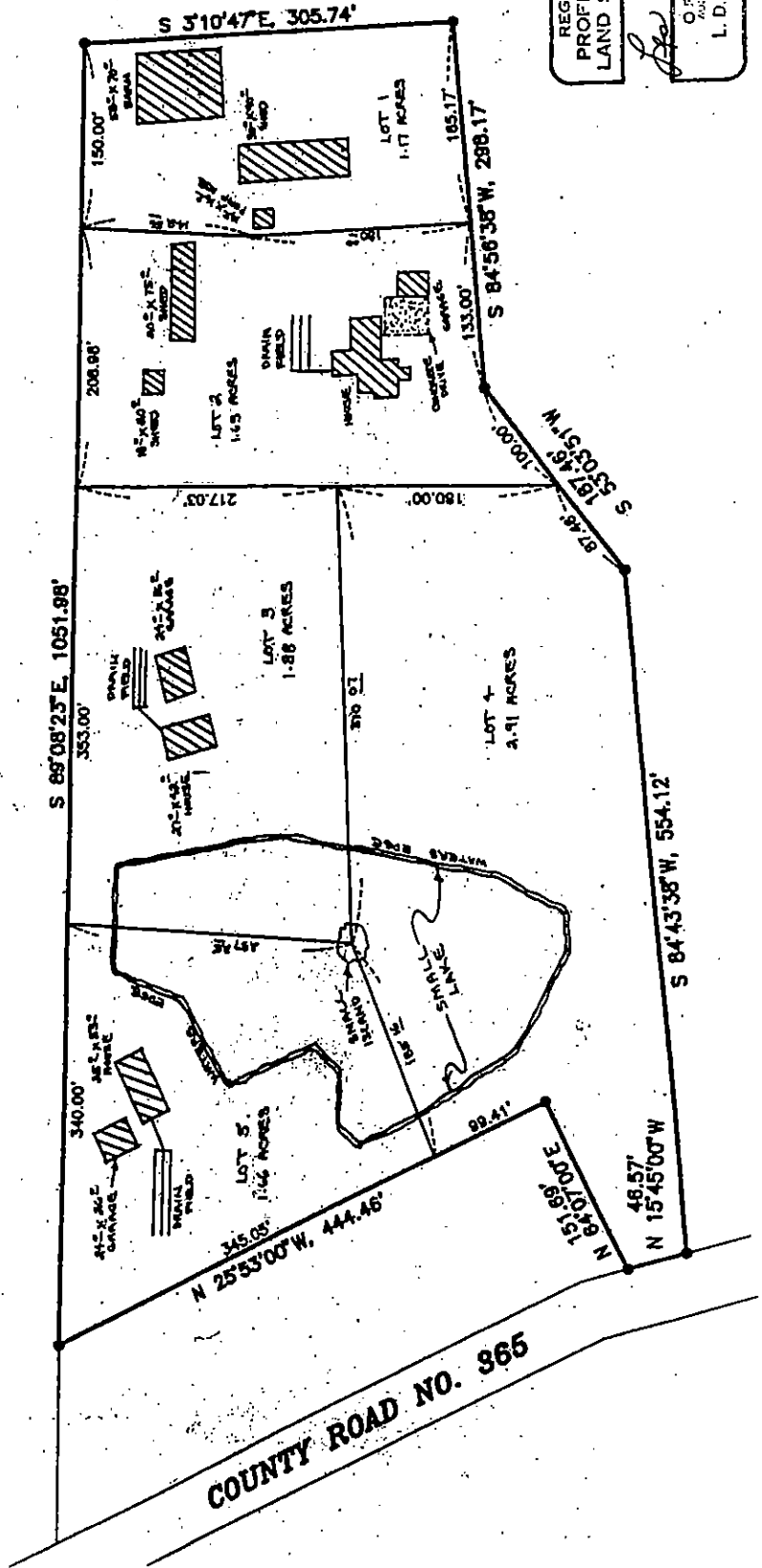
SCALE: 1" = 100'

NW/4 SECTION 28, T15S, R4W, W.M.
 (MAP # 15-04-28-00 T.L. 402 & 403)

ADDRESS: 9474S LOVE LAKE ROAD
 JUNCTION CITY, OR. 97448

PHONE: 541-998-3000

DATE: APRIL 20, 2005



REGISTERED
 PROFESSIONAL
 LAND SURVEYOR
 L. D. ROBERTS
 O.R.S. 31.0010
 7/28/99



Appraiser Certification and Licensure Board

State Licensed Appraiser

28 hours of continuing education required for renewal

License No: LA00211

Issue Date: 12/17/03

Expiration Date: 11/30/2005

R. A. (Bob) Keith, Administrator

Norman D. Pohn
Norman D. Pohn & Associates, Inc.
1298 Lincoln Street
Eugene OR 97401

James A. Mann LLC
Land Use Planning & Development Permit Services
P.O. Box 51081
Eugene, Oregon 97405-0902
Telephone: (541) 514-3051
Email: jamannllc@comcast.net

May 25, 2005

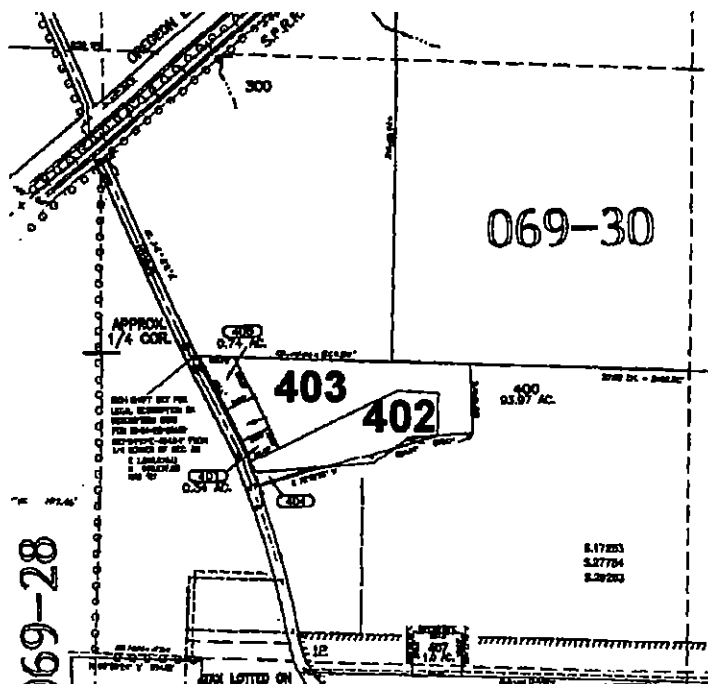
William R. Potter, Attorney
800 Willamette, Suite 800
Eugene, OR 97401

Subject: History of Lane County Land Use Regulations
Applicable to Map 15-04-28 Tax Lots 402 and 403
Beginning on June 30, 1971

Dear Bill,

This report identifies the Lane County land use regulations that were applicable to the subject property on June 30, 1971 and compares these regulations to the Lane County land use regulations that are now applicable to the subject property. Copies of the land use regulations discussed in this report are included with this report in Attachments 1-6.

Map Illustrating the Subject Property



I used "June 30, 1971" as the critical date for the analysis in this report based on the direction in your May 20, 2005 letter concerning this property.

The following information shows that subject property and other nearby areas were legislatively zoned three times by Lane County, that the zoning of the subject property on June 30, 1971 was Agriculture, Grazing and Timber, AGT and that the zoning of the subject property is now Exclusive Farm Use 30, E30.

1. On February 28, 1966, the Lane County Board of Commissioners approved Ordinance No. 208 (Attachment 1) that initially zoned the subject property and other nearby areas as Agriculture, Grazing Timber, AGT. I examined the legal description in this ordinance for the areas zoned AGT and confirmed that the AGT zone encompassed the subject property. The AGT zoning of the subject parcel remained in effect until the Lane County Board of Commissioners rezoned the subject property with the adoption of Ordinance No. 613.
2. On April 27, 1977, the Lane County Board of Commissioners adopted Ordinance No. 613 (Attachment 2) that legislatively rezoned the subject property to Exclusive Farm Use, EFU. (See Ord. No 613 in Attachment 2). The EFU zoning of the subject property is shown on a zoning map that was included as part of the zoning ordinance. The EFU zoning of the subject parcel remained in effect until the Lane County Board of Commissioners rezoned the subject property with the adoption of Ordinance No. 884.
3. On February 29, 1984, the Lane County Board of Commissioners adopted Ordinance No. 884 that rezoned the subject property to Exclusive Farm Use 30, E30. (See Ord. No. 884 in Attachment 3). The E30 zoning of the subject property is shown on a zoning map that was included as part of the zoning ordinance. The zoning of the subject is now E30.

On June 30, 1971, the Lane County land use regulations applicable to the AGT zone were contained in Ordinance No. 7-71 adopted by Lane County on April 14, 1971 (Attachment 4) and Ordinance No. 426 adopted by Lane County on April 14, 1971 (Attachment 5). These ordinances allowed the following uses of AGT zoned property:

- In Section VI(3), B. PERMITTED BUILDINGS AND USES, 3., "One single family dwelling or two family dwelling per lot or one mobile home per lot pursuant to a mobile home use permit approved in compliance with Section XVI-I (3)."; and
- In Section VI(3), E. AREA, 2., "The minimum area for the division of land for any property zoned AGT prior to the effective date of Ordinance 426 shall be one (1) acre and shall have a lot width of not less than one hundred fifty (150) feet."

Based on the information outlined above and attached to this report, it appears that on June 30, 1971, the applicable requirements of Lane Code for the AGT zone would have allowed the subject property to be divided into lots containing at least one acre apiece, with widths of not less than 150 feet, and would have allowed a single family dwelling, two family dwelling or mobile home on each new lot. Adherence to certain application approval and platting requirements of Lane Code in effect at that time may have been required to divide the subject property.

In comparison to the Lane County land use planning requirements in effect and applicable to the subject property on June 30, 1971, the land use planning requirements that are currently applicable to the subject property are much more restrictive. Lane Code 16.212 contains the land use regulations applicable to E30 zoned land (Attachment 6). LC 16.212(5)-(7) requires most new dwellings to meet commercial farm and gross farm income requirements from farming the property, such as \$80,000 per year on high value farm land. The minimum parcel size in LC 16.212(9)(a) for the division of E30 zoned land, with minor exceptions, is 30 acres. These restrictions make it impossible to divide the subject property and unlikely that the farm use and farm income requirements can be met to qualify new dwellings on the subject property.

Two paper copies of this report and the attachments are provided to you. This report and the attachments will be emailed to you in an Adobe file format. I hope that this information will be helpful and look forward to discussing it with you.

Sincerely,



James A. Mann LLC
P.O. Box 51081
Eugene, Oregon 97405-0902

Attachment 1: Copy of applicable portions of Ordinance No. 208
Attachment 2: Copy of applicable portions of Ordinance No. 613
Attachment 3: Copy of applicable portions of Ordinance No. 884
Attachment 4: Copy of applicable portions of Ordinance No. 7-71
Attachment 5: Copy of applicable portions of Ordinance No. 426
Attachment 6: Copy of applicable portions of Ordinance No. 10-04

Attachment 1

**History of Lane County Land Use Regulations
Map 15-04-28 Tax Lots 402 & 403
Prepared by James A. Mann LLC**

FILED

AT O'CLOCK M

FEB 24 1966

INA RANDOLPH, Director of the Dept. of Records and Elections of Lane County

BY *[Signature]* DEPUTY

IN THE BOARD OF COUNTY COMMISSIONERS OF LANE COUNTY, OREGON

LANE COUNTY ZONING AND	)	Zoning certain land in Sections 27, 28, 29,
	)	32, 33, 34, Twp. 15S, R4W, W.M. and Sections
LAND USE ORDINANCE NO. 208	)	3, 4, 5, 8, 9, 10, 11, 13, 14, 15, 16, 17,
	)	10, 21, 22, 23, 24, 25, 26, 27, 28, 29, 32,
	)	33, 34, 35, and 36, Twp. 16S, R4W, W.M. and
	)	Sections 1, 3, 4, 5, and 10, Twp 17S, R4W,
	)	W.M. and Section 6, Twp. 17S, R3W, W.M. and
	)	Sections 30 and 31, Twp 16S, R3W, W.M. to
	)	AGT Agriculture, Grazing, Timber Raising
	)	District, M-2 Light Industrial District,
	)	and M-3 Heavy Industrial District.

The Board of County Commissioners of Lane County ordains as follows:

The following described land, to-wit:

Beginning at the intersection of the main line of the Southern Pacific Railroad and the Lane County line in Section 21 of Twp 15 South, Range 4 West; thence southwesterly along said main line to the north line of the city limits of Junction City; thence easterly, southerly and westerly along the city limits line of Junction City to the main line of the Southern Pacific Railroad in Section 32 of Twp. 15 South, Range 4 West; thence southerly along said main line seven and one-half (7 1/2) miles more or less to the north right-of-way line of Irving Road (County Road No. 303); thence easterly along said north line approximately 1990 feet to the east line of the James Peek D.L.C. No. 50 in Twp. 17 South, Range 4 West; thence northerly along said east line to a point 20 feet north of the northeast corner of said D.L.C. No. 50 said point being on the north line of Irvington Drive (County Road No. 540); thence easterly along said north line 850 feet more or less to the west line of Section 2 in Twp. 17 South, Range 4 West; thence northerly along said Section line and the west line of Section 35 in Twp. 16 South, Range 4 West to the quarter corner on the west line of Section 35; thence easterly along the east-west centerline of Sections 35 and 36 to the west bank of the Willamette River; thence southerly along said west bank to the west line of Tract No. 1 described in deed to Paul S. Chambers and Pearl C. Chambers, husband and wife, recorded in Book 332, Page 405 of the Lane County Deed Records; thence south along the west line of said tract to the south line of D.L.C. No. 54 in Twp. 16 South, Range 4 West; thence east along said south line to the centerline of County Road No. 11 (River Loop No. 1) extended north; thence south along said centerline approximately 3280 feet to the south line of a tract of land deeded to Harold E. Bailey and Joyce Pinner Bailey as recorded on Reel 152, Instrument No. 99034 of the Lane County Deed Records; thence east along said south line 650 feet; thence north 561.6 feet to the northeast corner of said tract; thence east to the west bank of the Willamette River; thence southerly along said west bank to the north line of the southeast 1/4 of the southeast 1/4 of Section 1 in Twp. 17 South, Range 4 West; thence east to the most easterly bank of the McKenzie River in Section 5 of Twp. 17 South, Range 3 West; thence northerly along the most easterly bank of the McKenzie and Willamette Rivers to the intersection of the east bank of the Willamette River and the north-south centerline of Section 10 in Twp. 16 South, Range 4 West; thence northerly along the said centerline to the north line of said Section 10, being

the Lane County line; thence Westerly and northerly along the county line approximately three and one-half (3 1/2) miles to the intersection with the main line of the Southern Pacific Railroad in Section 21 of Twp. 15 South, Range 4 West being also the Point of Beginning in Lane County, Oregon.

is hereby zoned to AGT AGRICULTURE, GRAZING, TIMBER RAISING DISTRICT;

AND ALSO:

Beginning at the intersection of the main line of the Southern Pacific Railroad and the south line of Section 21 in Twp. 16 South, Range 4 West said point being 442 feet east of the southwest corner of said Section 21; thence westerly along the south line of Sections 21 and 20 in Twp. 16 South and Range 4 West to the main line of the Oregon Electric Railroad; thence northerly along said main Oregon Electric Railroad line approximately three and seven-eighths (3 7/8) miles to the city limits of Junction City being 600 feet more or less south of the north line of Section 5 in Twp. 16 South, Range 4 West; thence easterly and northerly along said city limits line to the south right-of-way of 2nd Street if extended easterly; thence east to the main line of the Southern Pacific Railroad; thence southerly along said Southern Pacific Railroad main line approximately three and seven-eighths (3 7/8) miles to the south line of Section 21 in Twp. 16 South, Range 4 West being the Point of Beginning in Lane County, Oregon

is hereby zoned to M-2 LIGHT INDUSTRIAL DISTRICT;

AND ALSO:

Beginning at the intersection of the main line of the Southern Pacific Railroad and the north line of Section 28 in Twp. 16 South, Range 4 West, said point being 442 feet east of the northwest corner of said Section; thence southeasterly along said Southern Pacific Railroad main line approximately three (3) miles to the intersection with the north line of the SW 1/4 of the SW 1/4 of Section 3 in Twp. 17 South, Range 4 West; thence westerly along said north line to the west line of said Section 3; thence north approximately 30 feet to the north right-of-way line of Enid Station Road (County Road 618); thence westerly along said north right-of-way line 4340 feet more or less to the main line of the Oregon Electric Railroad; thence northwesterly along said Oregon Electric Railroad main line approximately three (3) miles to the north line of Section 29 in Twp. 16 South, Range 4 West; thence easterly along the north line of Sections 29 and 28, 3540 feet more or less to the main line of the Southern Pacific Railroad being also the Point of Beginning in Lane County, Oregon

is hereby zoned to M-3 HEAVY INDUSTRIAL DISTRICT and each above district being

subject to the regulations provided therefor in Lane County Zoning and Land Use Regulation Ordinance No. 4, as amended, known as the "Zoning Plan of the County of Lane, State of Oregon," pursuant to O.R.S. Chapter 215.

Approved and recommended for enactment by the affirmative vote of a majority of the entire membership of the Lane County Planning Commission this

25th day of January, 1966, after giving due notice of public hearing and holding a public hearing on the 25th day of January, 1966.

John B. Leaky
Chairman

Howard W. Bishop
Secretary

Enacted this 23 day of February, 1966.

Jess H. Coon
Chairman of the Board of County Commissioners of Lane County

Kathy Weather
Recording Secretary of the board at the meeting at which this ordinance was enacted

Attachment 2

**History of Lane County Land Use Regulations
Map 15-04-28 Tax Lots 402 & 403
Prepared by James A. Mann LLC**

88-622

FILED
CLOCK

MAR 10 1977

BEFORE THE BOARD OF COUNTY COMMISSIONERS OF LANE COUNTY, OREGON

George Duckert

LANE COUNTY ZONING AND LAND USE)	IN THE MATTER OF ZONING AND REZONING
ORDINANCE NO. 613)	CERTAIN LANDS IN PORTIONS OF TOWNSHIP
)	15 SOUTH, RANGES 4 AND 5 WEST; TOWN-
)	SHIP 16 SOUTH, RANGES 3, 4 AND 5 WEST;
)	TOWNSHIP 17 SOUTH, RANGES 3, 4 AND 5
)	WEST; W.H.

After consideration and review of all Lane County Planning Division Staff Reports, Minutes of the Lane County Planning Commission and Board of County Commissioners, and written testimony and correspondence relating to the zoning and rezoning of the lands zoned by this Ordinance, the Board of County Commissioners of Lane County ordains as follows:

Under authority of the applicable sections of ORS Chapter 215 and Lane Code Chapters 10 and 12, the lands depicted on the Temporary Official Zoning Maps, copies of which are attached hereto as Exhibits "A", "B", "C", "D", "E", "F", "G", "H", and "I", made a part hereof by reference are hereby zoned as set forth on said exhibits, said zoning encompassing in whole or in part Ranges 4 and 5 West, Township 15 South; Ranges 3, 4 and 5 West, Township 16 South; Ranges 3, 4 and 5 West, Township 17 South; in various combinations of the following zoning categories: Exclusive Farm Use-20 (EFU-20) District; Farm Forestry-20 (FF-20) District; General Rural-10 (GR-10) District; Agriculture, Grazing, Timber-Raising (AGT-5) District; Rural Residential-5 (RR-5) District; Rural Residential-2 (RR-2) District; Rural Commercial (CA) District; Neighborhood Commercial (C-2) District; Commercial (C-3) District; Tourist Commercial (CT) District; Light Industrial (N-2) District; Heavy Industrial (N-3) District; Farm Forestry-20/Interim Agriculture (FF-20/IA) District; and Public Reserve (PR) District. The original Temporary Official Zoning Maps are on file in the Planning Division Office.

Enacted this 27 day of April, 1977.

APPROVED AS TO FORM
 DATE 5/11/77
[Signature]
 OFFICE OF LEGAL COUNSEL

Richard W. Wintan
Chairman, Lane County Board of Commissioners

Julia J. Anderson
Recording Secretary for this Meeting of the Board

After public hearing this 8th day of March, 1977, the rezoning and zoning cited in the hereinabove ordinance was approved by the Lane County Planning Commission and is recommended for enactment.

Lee Miller
Secretary, Lane County Planning Commission

Ordinance No. 613.

Attachment 3

**History of Lane County Land Use Regulations
Map 15-04-28 Tax Lots 402 & 403
Prepared by James A. Mann LLC**

- (f) Siuslaw River Dredged Material Disposal Plan (Adopted by Ordinance No. 749) (Amended by Ordinance Nos. 861 and 877).
- (g) Housing Plan (Adopted by Ordinance 1-78).

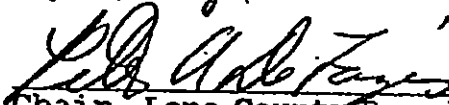
the prior Plan and Zone designations are repealed. However, the prior Plan designations and zoning districts remain in full force and effect to authorize prosecution of persons who violate their provisions prior to the effective date of this Ordinance.

3. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions hereof.

4. The exceptions to Statewide Goals 3 and 4 are set forth in the attached Exhibit "B".

While not part of this Ordinance, the Board of County Commissioners adopt the Legislative Findings set forth in attached Exhibit "C" in support of this action.

Enacted this 29th day of February, 1984.



Chair, Lane County Board of
Commissioners



Recording Secretary for this
Meeting of the Board

ORDINANCE NO. PA 884 - LEGISLATIVE FINDINGS

Ordinance No. PA 884 is the implementation of the policies adopted in Ordinance No. PA 883. The support documents and Findings adopted in that Ordinance are, therefore, adopted as if fully set forth herein.

Major map changes, based upon a nonresource designation are supported by prior quasi-judicial or current Findings set forth on attached Exhibit "D".

The Diagrams and Zones reflect only one "need" exception arising from a prior quasi-judicial application. We, therefore, readopt the need exception set forth on attached Exhibit "E". Note that pursuant to CPR summary, the new designation is Destination Resort, rather than Commercial Zones. However, the exception to the Goal remains valid. The site review conditions are also readopted.

In addition, map changes occurring on the basis of a Marginal Lands designation are explained in the attached Exhibit "F".

All other changes to the maps from the original staff recommendation are supported by changes to the developed and committed exception and the information and Findings submitted with CPR requests. Because the amount of supporting information is very extensive, it is not possible to set out new Findings for each approval, nor is such analysis appropriate for a legislative Ordinance. However, the basis for the approval exists in the written attachments to the CPR's, public testimony and deliberation. This information is available on request.

EGEND

(AO)

ZONES

Airport Operation

COMMERCIAL ZONES

(C1)

Limited Commercial

(C2)

Neighborhood Commercial

(C3)

Commercial

(CR)

Rural Commercial

AGRICULTURAL ZONES

(E25)

Exclusive Farm Use 25

(E30)

Exclusive Farm Use 30

(E40)

Exclusive Farm Use 40

(E60)

Exclusive Farm Use 60

FOREST ZONES

(F1)

Nonimpacted Forest Lands

(F2)

Impacted Forest Lands

INDUSTRIAL ZONES

(I2)

Light Industrial

(I3)

Heavy Industrial

RESOURCE ZONES

(NR)

Natural Resource

(PF)

Public Facility

(PR)

Park & Recreation

(QM)

Quarry & Mining

(SG)

Sand & Gravel

/CP

/ Controlled Processing

RESIDENTIAL ZONES

(RA)

Suburban Residential

(RG)

Garden Apartment

(RR1)

Rural Residential

(RR2)

Rural Residential

(RR5)

Rural Residential

(RR10)

Rural Residential

/SR

/ Site Review

LEGEND

(A)

Agricultural Land

(F)

Forest Land

(R)

Rural Land

COMMUNITY

Community

(PF)

Public Facility

(PR)

Park & Recreation

(C)

Commercial

(I)

Industrial

(+)

Airport

(NR:M)

Natural Resource : Mineral

(NRCA)

Natural Resource : Conservation Area

Area Subject To Coastal Resources Management Plan

—————

Roadway

- - - - -

Railroad

.....

City Limits

—————

Metro Plan Boundary

—————

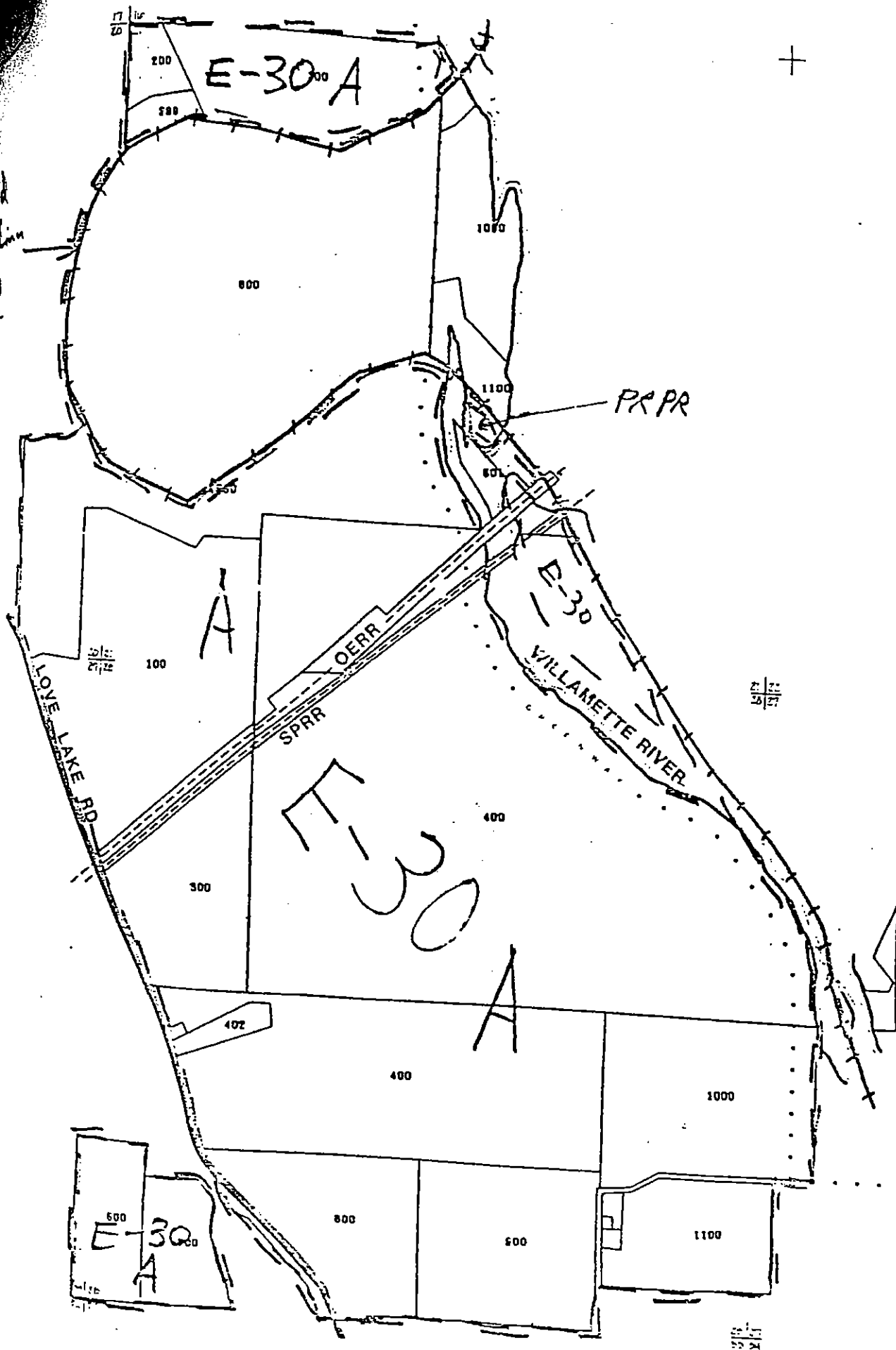
Urban Growth Boundary

—————

County Line

.....

Willamette River Greenway



E-30⁰⁰ A

200

300

600

1000

1100

PR PR

A

100

LOVE LAKE RD

OERR
SPRR

E-30
VILLANETTE RIVER

E-30

400

300

402

A

400

1000

E-30⁰⁰ A

500

600

600

1011



1/2
1/2

Attachment 4

**History of Lane County Land Use Regulations
Map 15-04-28 Tax Lots 402 & 403
Prepared by James A. Mann LLC**

APRIL 14 1971

FILED
SEAL
CLOCK
1971
DEPUTY

BEFORE THE BOARD OF COUNTY COMMISSIONERS FOR LANE COUNTY, OREGON
Robt. Bridges
DEPUTY

ORDINANCE 7-71) READOPTION OF LANE COUNTY ZONING AND
) LAND USE ORDINANCE 4, AS AMENDED AND
) REPRINTED JANUARY 1971

The Board of County Commissioners for Lane County ordains as follows:

SECTION 1. PURPOSE.

The purpose of this ordinance is to codify Lane County Zoning and Land Use Ordinance 4, as amended and reprinted in January, 1971.

SECTION 2. READOPTION.

Lane County Zoning and Land Use Ordinance 4, as amended and reprinted in January, 1971, pages 1 - 85 attached hereto as Exhibit "A" and incorporated herein, is hereby readopted. Subsequent amendments shall be made by either ordaining pen and ink corrections to the ordinance attached as Exhibit "A" or by adding or substituting new pages.

SECTION 3. TITLE.

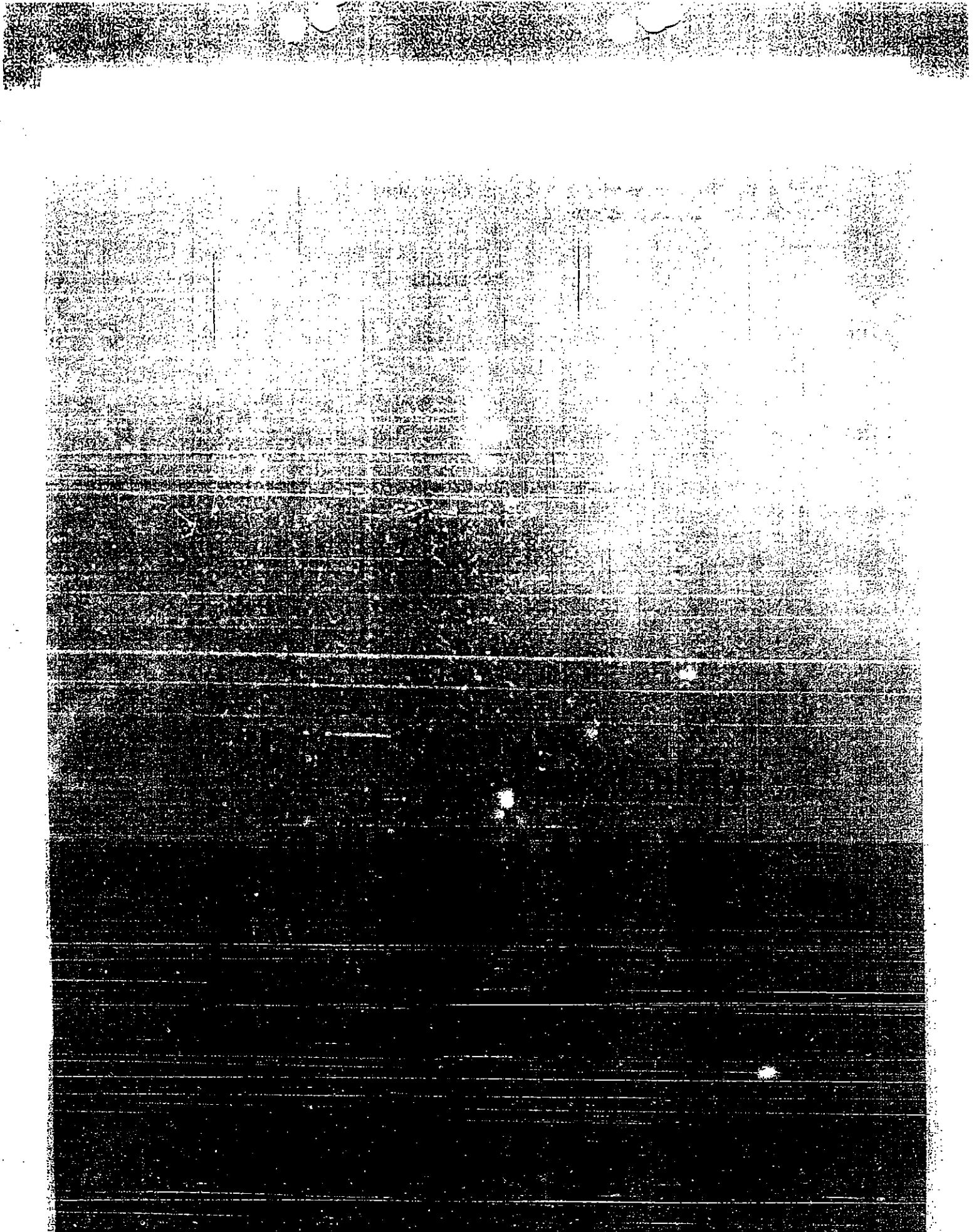
This ordinance readopting Lane County Zoning and Land Use Ordinance 4, as amended, shall be referred to as "Lane County Zoning and Land Use Ordinance 4".

ENACTED this 14th day of April, 1971.

APPROVED AS TO FORM
DATE 3-31-71
Ray E. Johnson
OFFICE OF COUNTY CLERK

James H. White
Chairman of the Board of County
Commissioners of Lane County

Duby Winter
Recording Secretary of the Board at the
meeting at which this ordinance was enacted.



FRIDAY THE 16TH DAY OF APRIL, 1971.

PEEL 55 PAGE 716

widening of certain existing roads, and to regulate and establish minimum requirements for private garages or off-street parking facilities according to districts and type of building or structure.

The controls as set forth in this Ordinance are deemed necessary in order to encourage the most appropriate use of the land; to protect the character and the social and economic stability of residential, commercial, industrial and other areas within the County, and to assure the orderly development of such areas; and to obviate the menace to the public safety resulting from the improper location of buildings and the uses thereof, and the establishment of land uses along primary highways in such manner as to cause interference with existing or prospective traffic movement on said highways.

SECTION IV. DEFINITIONS

A. For the purpose of this Ordinance, certain words, terms and phrases are defined as follows:

a. Words used in the present tense include the future; the singular number includes the plural; and the word "shall" is mandatory, and not directory. Whenever the term "this Ordinance" is used herewith, it shall be deemed to include all amendments thereto as may hereafter from time to time be adopted. The word "County" as used herein shall mean the County of Lane, State of Oregon; the words "Planning Commission" shall mean the County Planning Commission of the County of Lane, State of Oregon; the word "boundary" shall mean the boundary of the County of Lane, State of Oregon, or the boundary of any incorporated municipality within said County.

ACCESSORY BUILDING: Any subordinate building or portion of a main building, the use of which is incidental, appropriate and subordinate to that of the main building.

ACCESSORY USE: A use incidental, appropriate and subordinate to the main use of a lot or building.

AGRICULTURE: The tilling of the soil, the raising of crops, horticulture, small livestock farming, dairying and/or animal husbandry. Land uses in any zoned district other than those described above and not included under the definition of grazing or timber growing, regardless of area of land ownership, are subject to the provisions of this or other zoning ordinances. Tracts of land of five acres or less shall be, for the purpose of this Ordinance, presumed to be non-agriculture, non-horticulture, and not used for the growing of timber unless proved to be otherwise.

ALLEY: A public way not over thirty (30) feet wide, providing a secondary means of access to private property.

ALTER: To change any of the supporting members of a building or structure, such as bearing walls, columns, beams or girders.

APARTMENT HOUSE: A building or portion thereof used or intended to be used as the home of three or more families or householders living independently of each other.

AUTO COURT: A combination or group of two or more detached or semi-detached permanent dwellings or dwelling units occupying a building site in one ownership owned and used to furnish transient living accommodations.

AUTOMOBILE, MOBILE HOME OR CAMPING VEHICLE SALES AREA: Uncovered premises used for display, sales or rental of new or used automobiles, mobile homes, camping vehicles or accessories thereto.

AWNING: Any stationary structure, permanent or demountable, used in conjunction with a mobile home, other than a window awning, for the purposes of providing shelter from the sun and rain, and having a roof with supports and not more than one wall or storage cabinet substituting for a wall.

AUTO WRECKING YARDS (JUNK YARDS): Premises used for the storage or sale of used automobile parts or for the storage, dismantling, or abandonment of junk, obsolete automobiles, trailers, machinery or parts thereof.

BASEMENT: A story partly or wholly underground. A basement shall be counted as a story for purposes of height measurement where more than one-half (1/2) of its