W.15.b.

AGENDA COVER MEMO

DATE: July 12, 2006

TO: BOARD OF COUNTY COMMISSIONERS

FROM: BILL VANVACTOR, COUNTY ADMINISTRATOR

KENT HOWE, PLANNING DIRECTOR

RE: In the Matter of Considering a Ballot Measure 37 Claim and Deciding Whether to

Modify, Remove or Not Apply Restrictive Land Use Regulations in Lieu of Providing

Just Compensation (PA 06-5268, Cook)

I. MOTION

Move to approve the Measure 37 Claim and adopt the order attached to this memo.

II. ISSUE OR PROBLEM

Shall the Board of County Commissioners compensate an applicant under Ballot Measure 37 and LC 2.700 through 2.770 for the reduction in fair market value of the affected property interest resulting from enactment or enforcement of restrictive land use regulations or modify, remove, or discontinue application of those land use regulations to the subject property to allow Jeffry and Susan Cook to use the property as could have been allowed at the time they acquired the property?

III. DISCUSSION

A. Background

Applicant: Jeffry and Susan Cook

Current Owner: Jeffry and Susan Cook

Agent: Steve Cornacchia

Map and tax lots: 16-03-31-40 #1600 and #1700

Acreage: Approximately 14 acres

Current Zoning: E30 (Exclusive Farm Use)

Date Current Owners Acquired an Interest in the Property: May 21, 1974 (WD 8060875

and Memorandum of Agreement 7427980).

Date claim submitted: February 16, 2006

Land Use Regulations in Effect at Date of Acquisition: Unzoned.

County land use regulation which restricts the use and reduces the fair market value of claimant's property: Minimum lot size and dwelling restrictions of the E30 (Exclusive Farm Use) zone.

B. Specific Relief Sought:

On February 16, 2006, Steve Cornacchia submitted a Measure 37 Claim on behalf of Jeffry and Susan Cook. The applicant has requested compensation of \$1,050,000 or a waiver of the E30 zone regulations that prohibit the division of the property into two-acre lots and development of single family dwellings.

C. Lane Code Submittal Requirements

The applicant has paid the processing fee and submitted evidence in support of this claim. This evidence includes a title report, appraisal and deeds.

D. Analysis

The property is zoned E30 and contains approximately 14 acres. The applicant wishes to subdivide the property into two-acre lots and place a dwelling on each lot. The current owners acquired an interest in the property on May 21, 1974 (Warranty Deed 8060875). On that date, the property was unzoned. Currently, the property is zoned E30. This zone requires 30 acres for new lots and a special use permit for a new dwelling. Because of these restrictions, the current owners are prevented from developing the property as could have been allowed when they acquired an interest in the property. According to the appraisal, the amount of alleged compensation is \$1,050,000.

To have a valid claim against Lane County under Measure 37 and LC 2.700 through 2.770, the applicant must prove:

- 1. Lane County has enacted or enforced a restrictive land use regulation since the owner acquired the property, and
- 2. The restrictive land use regulation has the effect of reducing the fair market value of the property, and
- 3. The restrictive land use regulation is not an exempt regulation as defined in LC 2.710.

Restrictive Regulations

According to the title report, the current owners are Jeffry and Susan Cook. They acquired an interest in the property on May 21, 1974, as evidenced by Warranty Deed 8060875, recorded on December 2, 1980. In 1974, the property was unzoned. Currently, the property is zoned E30. This zone requires 30 acres for new lots and a special use permit for a new dwelling. Because of these restrictions, the current owners are prevented from developing the property as could have been allowed when they acquired an interest in the property.

Reduction in Fair Market Value

The applicant has submitted an appraisal by a certified real estate appraiser. Based on the appraisal, the existing 14 acres is worth \$280,000. If the property was developed with single family dwellings on two-acre lots, the value would be \$1,330,000. The appraisal does not clearly demonstrate a connection between the alleged reduction in fair market value and the imposition of a land use regulation. However, the current owners acquired an interest in the property when it was unzoned. Because of this, it is reasonable to assume the minimum lot size and dwelling restrictions have had some

impact to the fair market value.

Exempt Regulations

The E30 limitation on new dwellings and the minimum parcel size of 30 acres do not appear to be exempt regulations described in Measure 37 or LC 2.710.

E. Conclusion/County Administrator Recommendation

It appears this is a valid claim if the Board determines the submitted evidence demonstrates a reduction in fair market value resulting from enforcement of a restrictive land use regulation.

IV. ALTERNATIVES/OPTIONS

The Board has these options:

- 1. Determine the application appears valid and adopt the order attached to this report.
- 2. Require more information regarding the reduction in value.
- 3. Conclude the application is not a valid claim and direct the issuance of a final written decision by the County Administrator denying the Claim.

V. RECOMMENDATION

If the Board determines the submitted evidence demonstrates a reduction in fair market value resulting from enforcement of a restrictive land use regulation, the County Administrator recommends alternative #1.

VI. ATTACHMENTS

The entire submittal is not included in these attachments. The entire submittal is located in the County Commissioner's office in a binder labeled "Cook Measure 37 Claim, PA 06-5268".

Order to approve the Measure 37 claim of Jeffry and Susan Cook.

Vicinity map.

Written claim submitted February 16, 2006.

Title Report.

Memorandum of Agreement dated May 21, 1974.

Warranty Deed 8060875 dated May 21, 1974.

Appraisal report dated February 10, 2006.

BEFORE THE BOARD OF COUNTY COMMISSIONERS OF LANE COUNTY, OREGON

ORDER No.

) IN THE MATTER OF CONSIDERING A BALLOT
) MEASURE 37 CLAIM AND DECIDING
) WHETHER TO MODIFY, REMOVE OR NOT
) APPLY RESTRICTIVE LAND USE
) REGULATIONS IN LIEU OF PROVIDING JUST
) COMPENSATION (Jeffry and Susan Cook/
) PA06-5268).

WHEREAS, the voters of the State of Oregon passed Ballot Measure 37 on November 2, 2004, which added provisions to Oregon Revised Statutes (ORS) Chapter 197 to require, under certain circumstances, payment to landowners if a government land use regulation restricts the use of private real property and has the effect of reducing the property value; and

WHEREAS, the Board of County Commissioners of Lane County enacted Ordinance No. 18-04 on December 1, 2004, to establish a real property compensation claim application process in LC 2.700 through 2.770 for Ballot Measure 37 claims; and

WHEREAS, the County Administrator has reviewed an application for a Measure 37 claim submitted by Jeffry and Susan Cook (PA06-5268), the owners of real property described in the records of the Lane County Assessor as map 16-03-31-40, tax lot 1600 and 1700, consisting of approximately 14 acres in Lane County, Oregon; and

WHEREAS, the County Administrator has determined that the application appears to meet all of the criteria of LC 2.740(1)(a)-(d), appears to be eligible for just compensation and appears to require modification, removal or not applying the restrictive land use regulations in lieu of payment of just compensation and has referred the application to the Board for public hearing and confirmation that the application qualifies for further action under Measure 37 and LC 2.700 through 2.770; and

WHEREAS, the County Administrator has determined under LC 2.740(4) that modification, removal or not applying the restrictive land use regulation is necessary to avoid owners entitlement to just compensation under Ballot Measure 37 and made that recommendation to the Board; and

WHEREAS, the Board has reviewed the evidence and confirmed the application appears to qualify for compensation under Measure 37 but Lane County has not appropriated funds for compensation for Measure 37 claims and has no funds available for this purpose; and

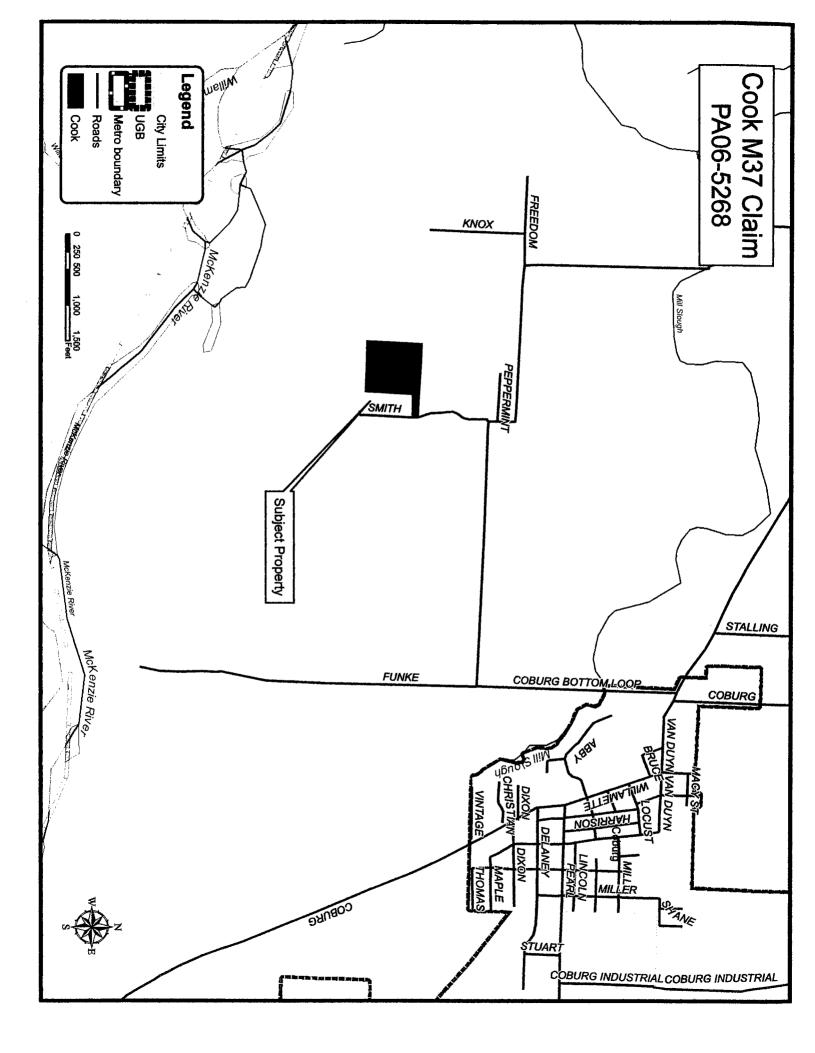
WHEREAS, on July 12, 2006, the Board conducted a public hearing on the Measure 37 claim (PA06-5268) of Jeffry and Susan Cook and has now determined that the restrictive E30 (Exclusive Farm Use) zone dwelling and land division requirements of LC 16.212 were enforced and made applicable to prevent Jeffry and Susan Cook from developing the property as might have been allowed at the time it was acquired on May 21, 1974, and that the public benefit from application of the current E30 restrictions on new dwellings to the applicants' property is outweighed by the public burden of paying just compensation; and

IT IS HEREBY FURTHER ORDERED that this action making certain Lane Code provisions inapplicable to use of the property by Jeffry and Susan Cook does not constitute a waiver or modification of state land use regulations and does not authorize immediate construction of a dwelling. The requirements of state law may contain specific standards regulating development of the subject property and the applicants should contact the Department of Administrative Services (DAS - State Services Division, Risk Management - Measure 37 Unit, 1225 Ferry Street SE, U160, Salem, OR 97301-4292; Telephone: (503) 373-7475; website address: http://www.oregon.gov/DAS/Risk/M37.shtml) and have the State of Oregon evaluate a Measure 37 claim and provide evidence of final state action before seeking county land use approval.

IT IS HEREBY FURTHER ORDERED that the other county land use regulations and rules that still apply to the property require that land use, sanitation and building permits be approved by Lane County before any development can proceed. Notice of this decision shall be recorded in the county deed records. This order shall be effective and in effect as described in LC 2.770 and Ballot Measure 37 to the extent permitted by law. This order does not resolve several questions about the effect and application of Measure 37, including the question of whether the right of applicants to divide or build dwellings can be transferred to another owners. If the ruling of the Marion County Circuit Court in *MacPherson v. Dept. of Administrative Services*, (Marion County Circ. Ct. Case No. 00C15769, October 14, 2005) or any other court decision involving Ballot Measure 37 becomes final and that decision or any subsequent court decision has application to Lane County in a manner that affects the authority of this Board to grant relief under Ballot Measure 37 and LC 2.700 through 2.770 then the validity and effectiveness of this Order shall be governed by LC 2.770 and the ruling of the court.

DATED this	day of	, 2006.
		Bill Dwyer, Chair
		Lane County Board of County Commissioners

APPROVED AS TO FORM



Measure 37 Claim Number: M37- A 065 268

Application for Claims Under LC 2.700 through 2.770

Due to Regulatory Reduction of Property Value Under Provisions Added to ORS Chapter 197 by BM37

Note: This completed form together with the referenced supporting documentation and application fee must be submitted to the Lane County Land Management Division, 125 East 8th Avenue, Eugene, Or., 97401 for all claims subject to the provisions added to ORS Chapter 197 by Ballot Measure 37 (November 2, 2004), to be considered for compensation under LC 2.700 through 2.770. In all cases, the applicant has the burden of demonstrating, with competent evidence, that all applicable criteria are met and the applicant would be entitled to compensation if the land use regulation continues to apply. Use additional paper, if necessary.

1. Applicant/ Agent			
Jeffry and Susan Cook			
Applicant Name (Please Print)	Mailing Address	Phone	
Steve Cornacchia	180 E. 11th Ave.; Euge		<u>3</u> 511
Agent Name (Please Print)	Mailing Address	Phone	
2. Property Owner			
Please provide the Name, Mailing Addres property that is the subject of this applica	ss and telephone number of all pro	perty owners of record holding interest all lien holders, trustees, renters, lesses	in the es or
property that is the subject of this applica anyone with an interest in the property ar	d describe the ownership interest		
•			
Jeffry and Susan Cook Property Owner Name (Please Print)	Mailing Address	Phone 99/12 (90/) 400-2	704
Toperty Owner Hame (Fields Films)			
Property Owner Name (Please Print)	Mailing Address	Phone	-
Legal DescriptionPlease provide an accurate legal descrip properties that are the subject of this app	tion, tax account number(s), map, lication.	street address and location of all private	e real
Assessor Map & Tax Lot <u>16-03-31-4</u>	0 TLS 1600 and 1700	•	
Street Address 90852 Smith Lane,	Eugene, OR 97408	Legal Description Attached	<u>.</u>
4. Identification of Imposed Lar Please identify the Lane Code section or restrict the use of the subject property in first adopted, enforced or applied to the s	other land use regulation imposed a manner that reduces the fair ma	arket value. Include the date the regulat	ion was
Ordinance No. 613 (4-27-77)	; Ordinance 884 (2-29-84	4); LC 16.212(5)-(7) and (9)	<u>(6-2-</u> 04
See Section 3.1.e. for furt	her discussion		

5. Title Report

Please attach a Preliminary Title Report showing title history and continuous ownership traced to the earliest family member ownership, the date of current owner(s) acquisition and all current interests of record for the subject property, issued within 30 days of the application submittal. Provide copies of relevant deeds.

5. Appraisal/Regulatory Effect Please provide one original, signed appraisal prepared by an appraiser licensed by the Appraiser Certification and licensure Board of the State of Oregon addressing the requirements of provisions added to ORS Chapter 197 by Ball	lot
Measure 37 (November 2, 2004) and indicating the amount of the alleged reduction in fair market value by showing the lifference in the fair market value of the property before and after the application of the challenged regulations as of the late the owner makes written demand for compensation. Include all of the supporting methodology, assumptions and calculations affecting the appraisal.	he
Attached as Exhibit J to narrative application.	
/ Leases Covenants, Conditions and Restrictions	-

7. Leases, Covenants, Conditions and Restrictions Please provide copies of any leases or covenants, conditions and restrictions applicable to the subject property.							
n/a							
8. Identification of Relief Sought Please specifically indicate what relief is being sought, either a fair market value of the property or the specific use authorizati Reduction in market value: \$							

I (we) have completed all of the attached application requirements and certify that all statements are true and accurate to the best of my (our) knowledge and belief. I am (We are) authorized to submit this application on behalf of all those with an interest in the property and all the owner(s) agree to this claim as evidenced by the signature of those owner(s) below. Include additional signatures, as necessary.

Entry by County or its designee upon the subject property is authorized by the owner(s) and the owner(s) consent to the application for claims under provisions added to ORS Chapter 197 by Ballot Measure 37 (November 2, 2004).

Owner(s) Signature

Date/

Applicant/Agent Signature

Date

Applicant/Agent Signature

The following contacts are provided to assist you in finding the necessary information for this application. For zoning and land use information, please contact the Land Management Division at 682-3577.

This phone contact is a message line. Please leave a message and a Planner will return your call. For deeds and records information, please contact Lane County Deeds and Records at 682-3654.



1. INTRODUCTION.

The applicants, Jeffry and Susan Cook, claim that Lane County's enforcement of land use regulations that restrict the use of their property has reduced the fair market value of their property. The applicants are requesting, pursuant to the provisions added to ORS Chapter 197 by Ballot Measure 37 (November 2, 2004) and Lane Code 2.700, that Lane County pay them just compensation for the reduction in the fair market value of their property resulting from those restrictions on its use. This application constitutes written demand pursuant to Section (4) of Ballot Measure 37 (2004).

In lieu of such payment of just compensation, the applicants request that Lane County waive the offending regulations, as provided hereinbelow, that prevent the applicants from subdividing the subject property to buildable lots of less than thirty acres in size.

The applicants obtained their interest in the subject property on May 21, 1974, and have owned the subject property continuously since that time. The applicants are the sole owners of the subject property. Lane County did not have an adopted zoning ordinance on May 21, 1974, and the subject property was not zoned, or otherwise regulated relative to use, by Lane County on that date.

The property is zoned Exclusive Farm Use 30 (E30). That zoning, as applied by LC 16.212, will not permit land divisions below 30 acres in size for the resulting parcels and will not permit the placement of dwellings on the two subject parcels except under very limited circumstances.

2. BACKGROUND INFORMATION.

2.1 General Site Description.

The property subject to this application consists of two adjacent parcels, one approximately 4.65 acres in size and the other approximately 9.44 acres in size. The subject property is located west of the City of Coburg at 90852 Smith Lane, Eugene, Oregon 97408.

The subject property is described as Tax Lots 1600 and 1700 of Lane County Assessor's Map No. 16-03-31-40.

Tax Lot 1700 is developed with a residence and accessory structures and Tax Lot 1600 is undeveloped and vacant.

The subject property receives the following public services: Eugene School District No. 4J (schools); Eugene Water and Electric Board (electrical power); Coburg Rural Fire Protection District (fire and ambulance); Qwest (telephone); LTD (bus service); Lane County Sheriff's Department and Oregon State Police.

2.2 List of Exhibits:

Exhibit A - Assessor's Map No. 16-03-31-40 Exhibit B - Legal Description

Exhibit C - Lane County Application Form

Exhibit D - Preliminary Title Report with Conveyance Documents

Exhibit E - Lane County Official Zoning Map Plot 347

Exhibit F - Ordinance No. 884

Exhibit G - Ordinance No. 9-73

Exhibit H - Ordinance No. 12-73

Exhibit I – Ordinance No. 613

Exhibit J - Appraisal Reports prepared by Craig E. McKern, Certified Real Estate Appraiser

3. APPLICABLE CRITERIA. (Lane Code 2.700 - Real Property Compensation/Regulation Application Process)

3.1 Lane Code 2.720 Application for Claim

Lane Code 2.720 requires that the applicants be the present owners of the property that is the subject of the claim at the time the claim is submitted. The applicants are the present and sole owners of the subject property.

Lane Code 2.720 also contains the required items for a competed application as follows:

a. A completed application form;

Response:

A completed application form is attached hereto as Exhibit C.

b. The name, mailing address, and phone number of the property owner filing the application, and of each of the other owners of the subject property and anyone with any interest in the property, including lien holders, trustees, renters, lessees, and a description of the ownership interest of each, if any, along with the signature of each of the other owners indicating consent to the application claim;

Response:

The applicants are the sole owners of the property, free and clear of all encumbrances and interests of record other than those of the applicants. The applicants' names, mailing address and phone number are provided in the application form attached hereto. The applicants have signed the application form attached hereto.

c. A legal description and tax lot number of the subject property as well as a street address for the property (if any);

Response:

A legal description of the subject property is attached hereto as Exhibit B. The Lane County Assessor's Map No. for the subject property is 16-03-31-40. The street addresses of the subject property is 90852 Smith Lane, Eugene, Oregon, 97408.

d. A title report issued within 30 days of the application's submittal, including title history and including a statement of the date the applicant acquired ownership of the subject property and showing the ownership interests of all owners of the property or, as an alternative to the title report, a copy of the deed(s) granting all existing ownership interests to the owner(s) of the subject property signing the petition;

Response:

On May 21, 1974 the applicants entered into a Land Sale Contract, as Vendee, with Carmen Edith Reynolds, as Vendor. Carmen Reynolds was the mother of applicant Susan Cook. Upon the death of Carmen Reynolds the vendor's interest in the Land Sale Contract was assigned to seven family members. Upon payment of the contract price the applicants received title to the property by Quit Claim Deeds executed by all the vendors of the Land Sale Contract. Copies of the Memorandum of Agreement (evidencing the Land Sale Contract), the assignment of the vendor's interest and the Quit Claim Deeds are all included in a First American Title Insurance Company preliminary title report attached as Exhibit D.

e. A statement specifically identifying the section of Lane Code or other land use regulation that allegedly restricts the use of the real property and allegedly causes a reduction in the fair market value of the subject property, including the date the regulation was adopted, first enforced or applied to the subject property;

Response:

The subject property is zoned Exclusive Farm Use 30 Acre Minimum (E30) as depicted on Lane County Official Zoning Map Plot 347, adopted by Lane County as part of Ordinance 884 on February 29, 1984. A copy of Plot 347 is attached as Exhibit E and a copy of Ordinance 884 is attached as Exhibit F. In addition to Ordinance 884, the primary land use regulations that restrict the use of the subject property are Lane Code 16.212(3)-(7) which restrict the residential use of the subject property and Lane Code 16.212(9) which requires a minimum area requirement of thirty acres for the creation of new lots or parcels in the Exclusive Farm Use Zone on property designated as E30 on Lane County Zoning Maps. Those Lane Code provisions and Zoning Map Plot 347 prevent the applicants from subdividing their property into residentially buildable parcels less than 30 acres in size as was allowed by Lane County regulations (or the lack thereof) prior to the county's adoption of Ordinance 884 and the current code provisions.

On August 15, 1973, the Lane County Board of Commissioners enacted Ordinance No. 9-73 that adopted the unzoned area development permit requirements of LC 9.700-9.765. A copy of Ordinance No. 9-73 is attached as Exhibit G. On October 3, 1973, the Lane County Board of Commissioners enacted Ordinance No. 12-73 that adopted a minor amendment to the unzoned area development permit requirements of LC 9.700-9.765. A copy of Ordinance No. 12-73 is attached as Exhibit H. The subject property was not zoned on October 3, 1973. LC 9.170

required development permits for "more than five (5) dwelling units per lot or parcel or contiguous lots or parcels under the same ownership."

On April 27, 1977, the Lane County Board of Commissioners enacted Ordinance No. 613 that zoned the subject property as Exclusive Farm Use, EFU. A copy of Ordinance No. 613 is attached as Exhibit I.

On February 29, 1984, Lane County adopted Ordinance 884 which further restricted the applicants' use of their property subsequent to their acquisition of it by rezoning it as Exclusive Farm Use, E30, which it remains today. A copy of that ordinance is attached as Exhibit G.

If the aforementioned Lane County regulations did not exist, or were consistent with provisions of Lane County regulations preceding May 21, 1974,, the value of the applicants' property would be considerably higher if divided into two-acre or larger parcels for residential use rather than remaining in its current configuration with the aforementioned use and acreage restrictions in place.

In addition to Ordinance 884 and LC 16.212 (3)-(7),(9) and (10), the following Lane County regulations restrict the use of the subject property by the applicant:

- LC 10.100-10, 30 and 40
- LC 13.050(1), (2),(5), and (12)
- LC 15.045(1)
- LC 15.070
- LC 15.080
- LC 15.137
- LC 15.138

f. A copy of a written appraisal by an appraiser licensed by the Appraiser Certification and Licensure Board of the State of Oregon, addressing the requirements of the provisions added to ORS Chapter 197 by Ballot Measure 37 (November 2, 2004) and indicating the amount of the alleged reduction in the fair market value of the property by showing the difference in the fair market value of the property before and after the application of each of the challenged regulations, individually, and after the application of all of the challenged regulations, cumulatively;

Response:

The applicant retained the services of Craig E. McKern, Certified Residential Real Estate Appraiser, to prepare written appraisals of the subject property indicating the difference in the fair market value of it as currently configured and as if configured into two-acre parcels. Mr. McKern's appraisals are attached hereto as Exhibit I.

g. A written statement addressing the criteria listed in LC 2.740(1)(a) through (d);

LC 2.740(1)(a) through (d) provides the following criteria:

(a) The county has either adopted or enforced a land use regulation that restricts the use of private property or any interest therein:

Response:

The subject property is zoned Exclusive Farm Use 30 Acre Minimum (E30) as depicted on Lane County Official Zoning Map Plot 347, adopted by Lane County as part of Ordinance 884 on February 29, 1984. In addition to Ordinance 884, the primary land use regulations that restrict the use of the subject property are Lane Code 16.212(3)-(7) which restrict the residential use of the subject property and Lane Code 16.212(9) which requires a minimum area requirement of thirty acres for the creation of new lots or parcels in the Exclusive Farm Use Zone on property designated as E30 on Lane County Zoning Maps. (See discussion above in Section 3.1.e.)

(b) The restriction on use has the effect of reducing the fair market value of the property or any interest therein, upon which the restriction is imposed;

Response:

See discussion above in sections 3.1(e) and (f) and below in section 3.1(h).

(c) The challenged land use regulation was adopted, enforced or applied after the current owner of the property (the applicant) became the owner, and

Response:

See discussion above in sections 3.1(d) and (e).

(d) The challenged regulation is not an exempt regulation as defined in LC 2.710.

Response:

Ordinance 884, Lane Code 16.212(3)-(7) and (9) and the Lane Code provisions listed in the Response to section 3.1(e) above are land use regulations as defined by provisions added to ORS Chapter 197 by Ballot Measure 37. They do not restrict or prohibit public nuisances, are not public health and safety protection regulations, are not required to comply with federal law, do not relate to the use of the property for pornography or nude dancing and were not enacted prior to the date the applicants acquired the property.

h. A statement by the applicant specifying the amount of the claim, and the fair market value of the property before and after application of the challenged land use regulation(s); and

Response:

The applicant claims from Lane County the sum of \$1,050,000, which sum represents the reduction in market value of the subject property resulting from Lane County's enforcement of the aforementioned regulations that restrict the residential use of the property and which prohibit land divisions to parcels greater than 30 acres in size. The claimed sum is the total for both of the subject parcels, Tax Lots 1600 and 1700 of Lane County Assessor's Map No. 16-03-31-40.

According to Mr. McKern's appraisal, the total fair market value of both parcels that constitute the subject property before the application of the aforementioned challenged land use regulations is \$1,330,000. According to Mr. McKern's appraisal, the fair market value of the subject property after the application of the aforementioned challenged land use regulation is \$280,000. The reduction in fair market value of the subject property resulting from Lane County's restrictions on its use totals \$1,050,000, the amount of the claim herein.

i. Copies of any leases or covenants, conditions and restrictions applicable to the subject property if any exist that impose restrictions on the use of the property. Unless waived by the County Administrator, an application shall also include an application fee, in the amount established by Order of the Board, to at least partially cover the County costs of processing the application, to the extent an application fee may be required as a condition of acceptance of filing an application for a claim under the provisions added to ORS Chapter 197 by Ballot Measure 37 (November 2, 2004). The county shall refund the application fee if it is determined by the County or by a court that the applicant is entitled to compensation under the provisions added to ORS Chapter 197 by Ballot Measure 37 (November 2, 2004).

Response:

The subject property is free and clear of any encumbrances that would restrict the use of it.

4. CONCLUSION.

The applicants have demonstrated that Lane County's enforcement of Ordinance 884 and provisions of LC 16.212 restricts the use of the subject property to agricultural use on 30-acre minimum parcel sizes and that the restriction reduces the fair market value of the property from what it would be if residential use on parcels less than thirty acres in size was allowed. The applicants have demonstrated compliance and consistency with the provisions added to ORS Chapter 197 by Ballot Measure 37 and LC 2.700. Accordingly, the applicants' claim for just compensation for the reduction in the fair market value of their property as a result of the restriction should be paid by Lane County. In lieu of such payment of just compensation, Lane County should waive the offending regulations as provided above that prevent the applicants from subdividing the subject property to into buildable residential lots of less than thirty acres in size.



Western Pioneer Title Company of Lane County a division of First American Title Insurance Co. 600 Country Club Road Eugene, OR 97401

Phn - (541) 484-2900 Fax - (541) 484-7321

RONALD DENTON

TITLE OFFICER radenton@firstam.com

Jeffry & Susan Cook 458 Terrace Dr Fairbanks, AK 99712 Order No.: 7199-520046 February 02, 2005

Attn:

Phone No.: - Fax No.:

Email:

Re:

Preliminary Title Report

ALTA Owners Standard Coverage	Liability \$	Premium \$	
ALTA Owners Extended Coverage	Liability \$	Premium \$	
ALTA Lenders Standard Coverage	Liability \$	Premium \$	
ALTA Lenders Extended Coverage Endorsement	Liability \$	Premium \$ Premium \$	
Govt Service Charge		Cost \$	50.00
Other Preliminary Title Report		Cost \$	175.00

We are prepared to issue Title Insurance Policy or Policies in the form and amount shown above, insuring title to the following described land:

The land referred to in this report is described in Exhibit A attached hereto.

and as of January 13, 2005 at 8:00 a.m., title vested in:

Jeffry J. Cook and Susan K. Cook, husband and wife as tenants by the entirety

Subject to the exceptions, exclusions, and stipulations which are ordinarily part of such Policy form and the following:

- 1. The assessment roll and the tax roll disclose that the within described premises were specially zoned or classified for Farm use. If the land has become or becomes disqualified for such use under the statute, an additional tax or penalty may be imposed.
- 2. The rights of the public in and to that portion of the premises herein described lying within the limits of streets, roads and highways.

This report is for the exclusive use of the parties herein shown and is preliminary to the issuance of a title insurance policy and shall become void unless a policy is issued, and the full premium paid.

Page 2 of 4

Maintenance provisions as contained in various instruments of record, including terms and 3. provisions thereof.

Recorded:

November 29, 1941, Book 224, Page 457 and recorded

December 6, 1941, Book 224, Page 668 and recorded October 23, 1941, Book 223, Page 46 and recorded December 2, 1980,

Reception No. 80-60875

- END OF EXCEPTIONS -

NOTE: Taxes for the year 2004-2005 PAID IN FULL

Tax Amount:

\$688.38

Map No.:

1603314001700

Property ID:

0041374

Tax Code No.:

4-38

NOTE: Taxes for the year 2004-2005 PAID IN FULL

Tax Amount:

\$49.67

Map No.:

1603314001600

Property ID:

0041366

Tax Code No.:

4-38

Situs Address as disclosed on Lane County Tax Roll:

90852 Smith Lane, Eugene, OR 97408

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

cc:

, but

cc: Jeffry J. Cook and Susan K. Cook

Order No.: 7199-520046

Page 3 of 4



First American Title Insurance Company of Oregon

SCHEDULE OF EXCLUSIONS FROM COVERAGE

ALTA LOAN POLICY (10/17/92)

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise

- 1. (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances, or regulations) restricting, regulating, prohibiting Any law, ordinance or governmental regulation (including but not imitted to building and zoning laws, ordinances, or regulations) required by the occupancy, use, or enjoyment of the land; (ii) the character, differences or of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy;
 - (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.

 Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking
- which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge. Defects, liens, encumbrances, adverse claims, or other matters:

- (a) created, suffered, assumed or agreed to by the insured claimant;
- (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the Insured dalmant and not disclosed in writing to the Company by the insured dalmant prior to the date the Insured dalmant became an insured under this policy;

(c) resulting in no loss or damage to the insured daimant;
(d) attaching or created subsequent to Date of Policy (except to the extent that this policy insures the priority of the lien of the insured mortgage over any statutory lien for services, labor or material or the extent insurance is afforded herein as to assessments for street improvements under construction or completed at date of

роксу); от
(e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage.

4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable "doing business" laws of the state in which the land is situated.

5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.

- upon usury or any consumer credit protection or truth in lentuing law.

 Any statutory lien for services, labor or materials (or the claim of priority of any statutory lien for services, labor or materials over the lien of the insured mortgage) arising from an improvement or work related to the land which is contracted for and commenced subsequent to Date of Policy and is not financed in whole or in part by proceeds of the indebtedness secured by the insured mortgage which at Date of Policy the insured has advanced or is obligated to advance.

 Any claim, which arises out of the transaction creating the interest of the mortgagee insured by this policy, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that is based on:

- the transaction creating the interest of the insured mortgagee being deemed a fraudulent conveyance or fraudulent transfer; or the subordination of the interest of the insured mortgagee as a result of the application of the doctrine of equitable subordination; or the transaction creating the interest of the insured mortgagee being deemed a preferential transfer except where the preferential transfer results from the failure:
 - (a) to timely record the instrument of transfer; or(b) of such recordation to impart notice to a purchaser for value or a judgment or lien creditor

ALTA OWNER'S POLICY (10/17/92)

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise

- by reason or:

 1. (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy
 - (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
- 2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge. Defects, llens, encumbrances, adverse daims, or other matters:
- - (a) created, suffered, assumed or agreed to by the insured claimant;
 (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy; (c) resulting in no loss or damage to the insured claimant;

 - (d) attaching or created subsequent to Date of Policy; or
- (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the estate or interest insured by this policy.

 Any claim, which arises out of the transaction vesting in the insured the estate or interest insured by this policy, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that is based on:

 (i) the transaction creating the estate or interest insured by this policy being deemed a fraudulent conveyance or fraudulent transfer; or

 - the transaction creating the estate or interest insured by this policy being deemed a preferential transfer except where the preferential transfer results from the

, 757

(a) to timely record the instrument of transfer; or
 (b) of such recordation to impart notice to a purchaser for value or a judgment or ilen creditor.

SCHEDULE OF STANDARD EXCEPTIONS

- The ALTA standard policy form will contain in Schedule B the following standard exceptions to coverage:

 1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; proceeding by a public agency which may result in taxes or assessments, or notice of such proceedings, whether or not shown by the records of such agency or by the public records.
- 2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
- 3. Easements, claims of easement or encumbrances which are not shown by the public records, unpatented mining dalms; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
- Any lien, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown by the public records.
- Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose.

TT 149 Rev. 5-99

77 56-5a

7427980

MEMORANDUM OF AGREEMENT

May 21 , 1974

BY INSTRUMENT in writing dated the day of May, 1974, CARMEN EDITH REYNOLDS, sold on written Land Sale. Contract to JEFFRY J. COOK And SUSAN K. COOK, husband and wife, the following described real property:

PARCEL # 1:

Beginning at a point 12.13 chains west and 26.665 chains South of the Northwest corner of the John C. Mansfield Donation Land Claim No. 59, in Township 16 South, Range 3 West of the Willamette Meridian, and running thence North 12.80 chains, thence West 3.91 chains, thence South 12.80 chains, thence East 3.91 chains to the place of beginning.

200

. . . :

: ±::

ALSO, a perpetual right of way, for road purposes, on the roadway now in existence, over and across the property of the grantors, for the purposes of ingress and egress, as long as the grantees herein or their heirs and assigns shall pay their proportionate part of the upkeep of said roadway, extending along the South line of said tract, easterly and northerly to the County Road.

PARCEL # 2:

Beginning at a point 5.00 chains West and 26.665 chains South of the Northwest corner of the John C. Mansfield Donation Land Claim No. 59, in Township 16 South, Range I West of the Willamette Meridian and running thence North 10.87 chains; thence East 4.62 chains; thence North 6° 30' West, 1.94 chains; thence West 11.53 chains; thence South 12.80 chains; thence East to the place of beginning, in lane County, Oregon.

ALSO, a perpetual right of way for road purposes, on the roadway now in existence, over and across the property of the grantors for the purpose of ingress and egress, as long as the grantees herein, or their heirs and assigns, shall pay their

Memorandum of Agreement - 1

7427980

proportionate part of the upkeep of said roadway extending along the South line of said tract; and easterly and northerly to the County Road.

This Memorandum is executed to evidence and confirm the Contract referred to above, and give notice of Purchasers' interest therein. The true and actual consideration is \$30,000.00.

IN WITNESS WHEREOF, this Memorandum has been executed in duplicate the day and year above written.

Carmen Edith Reynolds

VENDOR

SELVEN J. COOK

Susan K. Cook

PURCHASERS

STATE OF OREGON)

County of Lane

May 21, 1974

Personally appeared the above named CARMEN EDITH REYNOLDS, and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:

Notary Public for Oregon
My Commission Expires 5-3-77

OF O Memorandum of Agreement - 2

-:2-:

4

V

8208659

ASSIGNMENT OF LAND SALE CONTRACT BY YENDOR

Pursuant to the Decree of Final Distribution in the matter of the Estate of Carmen E. Reynolds, Deceased, Case No. 50-81-03673 in the Circuit Court of the State of Oregon for Lane County, Michael V. Reynolds, Decedent's Personal Representative hereby assigns and transfers all of Decedent's right and interest in and to that certain Land Sale Contract dated May 21, 1974 between Carmen Edith Reynolds as Vendor and Jeffry J. Cook and Susan K. Cook as Vendee, covering the following described real property as it is described in said Contract, to-witz

PARCEL ONE:

Beginning at a point 12.13 chains West and 26.665 chains South of the Northwest corner of the John C. Mansfield Donation Land Claim No. 59, in Township 16 South, Range 3 West of the Willamette Meridian, and running thence North 12.89 chains, thence West 3.91 chains, thence South 12.80 chains, thence East 3.91 chains to the place of beginning.

ALSO, a perpetual right of way, for road purposes, on the roadway now in existence, over and across the property of the grantors, for the purposes of ingress and egress, as long as the grantees herein or their heirs and assigns shall pay their proportionate part of the upkeep of said roadway, extending along the South line of said tract, easterly and northerly to the County Road.

PARCEL TWO

-

12.7

Beginning at a point 5.00 chains West and 25.665 chains South of the Northwest corner of the John C. Mansfield Donation Land Claim No. 59, in Township 15 South, Range 3 West of the Willamette Meridian and running thence North 10.57 chains; thence East 4.62 chains; thence North 6 30' West, 1.94 chains; thence West 11.53 chains; thence South 12.80 chains; thence East to the place of beginning, in Lane County, Oregon.

ALSO, a perpetual right of way for road purposes, on the roadway now in existence, over and across the property of the grantors for the purpose of ingress and egress, as long as the grantees herein, or their heirs and assignees shall pay their proportionate part of the upkeep of said roadway extending along the South line of said tract; and easterly and northerly to the County Road.

together with all of Decedent's right and interest in and to all monies due and to ASSIGNMENT OF LAND SALE CONTRACT BY VENDOR - Page Che

450

:

, la

		ED-STATUTORY FO	DE .	~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~
	CARMEN EDITH RE	YNOLDS	G	rantor,
conveys and warrants to JEF	FRY J. COOK and	SUSAN K. COOK	, husband and wife, G	randoo,
the following described real LaneCounty,	il property tree of encu Oregon, to-wit:	mbrances except as	apocifically ist forth bersin situa	100 111
	RCEL # 1:			
-		nt 12.13 chain	s west and 26.665	
cha	ains South of the	Northwest co	rner of the John	. 1
+ c.	Mansfield Donati	on Land Claim Range 3 West	of the Willamette	1
Мет	ridian, and runni	ing thence Nor	th 12.80 chains,	
the	ence West 3.91 Cl ence East 3.91 cl	mains, thence	South 12.80 chains, lace of beginning.	
		(cont	inued on reverse}	
The said property is free fre	in avet namiciku. cz	мии векную он MV easements, To	strictions and condition	ions
of record.				į
	•			
496. Amon magailionation for al	his consumeror is £ 30 O	00 - 00 <i>(Here com</i>	ply will the equivaluable of DRS:	1249W7. 6
4 ne true consideration for the				
	#			
Dated this	day of May	.19.74		. 11
		Esciss	untille Dupe	ilde)
1			y	
and to Control of the				
TELIBROS STATE	OF OREGON, County of	Lane)	May 3/ EN EDITH REYNOLDS	9.74
S. C. January Office				
Part 1 1 Part 1	ersonally appeared the ab	ove named CARM	EN EDITH REYNOLDS	
STARY A				
HOTARY A		regoing instrument to	be her voluntary act as	
TARY A	and acknowledged the fo	regaing instrument to	be her voluntary act as	
S LAND A	and acknowledged the fo	regaing instrument to	be her voluntary act as	
TOTARY A	and acknowledged the fo Belore me:	regaing instrument to	Be her voluntary act as Bere i	
TARY A PUBLIC STATE OF DE STAT	and acknowledged the fo Belore me:	regaing instrument to	be her voluntary act as	
TOTARY A PUBLIC STATE OF DE ST	and acknowledged the fo Belore me:	regaing instrument to	her voluntary ect as Lange commission expires: 5-3-27 STATE OF OREGON County of	and deed.
TOTARY A PUBLIC STATE OF DE ST	and ecknowledged the for Belore me:	regaing instrument to	her voluntary ect as Lange Commission expires: 1-3-27 STATE OF OREGON County of I certify that the within	a instru-
TOTARY A PUBLIC STATE OF DE ST	and ecknowledged the for Belore me:	regaing instrument to	STATE OF OREGON County of I certify that the within ment was received for record	a. instru-
TOTARY A PUBLIC STATE OF DE ST	and ecknowledged the for Belore me:	regaing instrument to	STATE OF OREGON County of I certify that the within ment was received for record day of at o'clock. M., and	and deed.
TOTARY A PUBLIC STATE OF DE ST	and ecknowledged the for Belore me:	regaing instrument to	STATE OF OREGON County of I certify that the within ment was received for record at a color of the color of	and deed.
TOTARY A PUBLIC STATE OF DE ST	and ecknowledged the for Belore me:	regaing instrument to	STATE OF OREGON County of I certify that the within ment was received for record day of at o'clock. M., and	a instru- in the 19 case on
TOTARY A PUBLIC STATE OF DE ST	and ecknowledged the for Belore me:	regaing instrument to	STATE OF OREGON County of I certify that the within ment was received for record in book on page lile/reel member Record of Deeds of said County Witness my hand and	and deed.
TOTARY A PUBLIC STATE OF DE ST	and ecknowledged the for Belore me:	regaing instrument to	STATE OF OREGON County of I certify that the within ment was received for record day of at ore o'clock. M., and in book on page. Record of Deeds of said County	and deed.
Allow constraints or requested, all tended a sharpe is requested, all tended to provide the control of the cont	Belore me: Belore me: Notary Public DEED Charren CHARLES	regaing instrument to	STATE OF OREGON County of I certify that the within ment was received for record day of at book on page lile/reel number Record of Deeds of said County Witness my hand and County affixed.	and deed.
After describing return for the best to be seen to to	Belore me: Belore me: Notary Public DEED Charren CHARLES	regaing instrument to	STATE OF OREGON County of I certify that the within ment was received for record in book on page lile/reel number Record of Deeds of said County withess my hand and County affixed.	and deed. an instru- on the ingressed of ty. seni of
Allow constraints or requested, all tended a sharpe is requested, all tended to provide the control of the cont	Belore me: Belore me: Notary Public DEED Charren CHARLES	regaing instrument to	STATE OF OREGON County of I certify that the within ment was received for record in book on page lile/reel number Record of Deeds of said County withess my hand and County affixed.	and deed.
After reserving return for the leftware of the delivery of the leftware of the delivery of the leftware of the delivery of the leftware of the	Before me: Before me: Notary Public DEED charren conserve co	regaing instrument to	STATE OF OREGON County of I certify that the within ment was received for record in book on page lile/reel number Record of Deeds of said County withess my hand and County affixed.	and deed. an instru- on the ingressed of ty. seni of
After reserving return for the leftware of the delivery of the leftware of the delivery of the leftware of the delivery of the leftware of the	Before me: Before me: Notary Public DEED charren conserve co	regaing instrument to	STATE OF OREGON County of I certify that the within ment was received for record in book on page lile/reel number Record of Deeds of said County withess my hand and County affixed.	and deed. an instru- on the ingressed of ty. soni of
After reserving return for the leftware of the delivery of the leftware of the delivery of the leftware of the delivery of the leftware of the	Before me: Before me: Notary Public DEED charren conserve co	regaing instrument to	STATE OF OREGON County of I certify that the within ment was received for record in book on page lile/reel number Record of Deeds of said County withess my hand and County affixed.	and deed. an instru- on the ingressed of ty. soni of
After reserving return for the leftware of the delivery of the leftware of the delivery of the leftware of the delivery of the leftware of the	Before me: Before me: Notary Public DEED charren conserve co	regaing instrument to	STATE OF OREGON County of I certify that the within ment was received for record in book on page lile/reel number Record of Deeds of said County withess my hand and County affixed.	and deed. an instru- on the ingressed of ty. seni of
After reserving return for the leftware of the delivery of the leftware of the delivery of the leftware of the delivery of the leftware of the	Before me: Before me: Notary Public DEED charren conserve co	regaing instrument to	STATE OF OREGON County of I certify that the within ment was received for record in book on page lile/reel number Record of Deeds of said County withess my hand and County affixed.	and deed. an instru- on the ingressed of ty. seni of
After reserving return for the leftware of the delivery of the leftware of the delivery of the leftware of the delivery of the leftware of the	Before me: Before me: Notary Public DEED charren conserve co	regaing instrument to	STATE OF OREGON County of I certify that the within ment was received for record in book on page lile/reel number Record of Deeds of said County withess my hand and County affixed.	and deed. an instru- on the ingressed of ty. seni of
After reserving return for the leftware of the delivery of the leftware of the delivery of the leftware of the delivery of the leftware of the	Before me: Before me: Notary Public DEED charren conserve co	regaing instrument to	STATE OF OREGON County of I certify that the within ment was received for record in book on page the life/reel number Record of Deeds of said County withess my hand and County affixed.	and deed. an instru- on the ingressed of ty. seni of
After reserving return for the leftware of the delivery of the leftware of the delivery of the leftware of the delivery of the leftware of the	Before me: Before me: Notary Public DEED charren conserve co	regaing instrument to	STATE OF OREGON County of I certify that the within ment was received for record in book on page the life/reel number Record of Deeds of said County withess my hand and County affixed.	and deed. an instru- on the ingressed of ty. seni of
After reserving return for the leftware of the delivery of the leftware of the delivery of the leftware of the delivery of the leftware of the	Before me: Before me: Notary Public DEED charren conserve co	regaing instrument to	STATE OF OREGON County of I certify that the within ment was received for record in book on page the life/reel number Record of Deeds of said County withess my hand and County affixed.	and deed. an instru- on the ingressed of ty. seni of

ALSO, a perpetual right of way, for road purposes, on the roadway now in existence, over and across the property of the grantors, for the purposes of ingress and egress, as long as the grantees herein or their heirs and assigns shall pay their proportionate part of the upkeep of said roadway, extending along the South line of said tract, easterly and northerly to the County Road.

PARCEL # 2:

Beginning at a point \$.00 chains West and 26.665 chains South of the Northwest corner of the John C. Mansfield Donation Land Claim No. 59, in Township 16 South, Range 3 West of the Willamette Meridian and running thence North 10.87 chains; thence East 4.62 chains; thence North 6° 30' Nest, 1.94 chains; thence West 11.53 chains; thence South 12.80 chains; thence East to the place of beginning, in lane County, Oregon.

ALSO, a perpetual right of way for road purposes, on the roadway now in existence, over and across the property of the grantors for the purpose of ingress and egress, as long as the grantees herein, or their heirs and assigns, shall pay their proportionate part of the upkeep of said roadway extending along the South line of said tract; and easterly and northerly to the County Road.

200000

- To day - 1115 # •

11.00

County of Lead - 4.

1, D. M. Perfold, Director of Reverbh on Elections. In such case of the said County of the test of the central director certify that the within instrument a received for record at

The second of th

8

Craig E. McKern, Appraiser, P.C.

State Certified Residential Real Estate Appraiser

Mailing: 1574 Coburg Road, PMB 397, Eugene, Oregon 97401-4802
Telephone 541-345-0744
Facsimile 541-345-0577

email: cem9th@msn.com

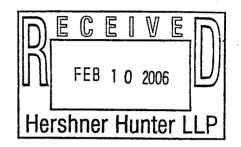
February 10, 2006 Jeffry and Susan Cook 458 Terrace Drive Fairbanks, Alaska 99712

Re: 90852 Smith Lane, Eugene, Oregon 97408 Tax Lots 16-03-31-40-01600 and 01700 My files 121305A and 121305B

c/o Steve Cornacchia
Hershner Hunter
180 East 11th Avenue, Eugene, Oregon 97401

RE: Lane Code 2.740 (6)

Steve,



For your files, here is the Ballot Measure 37 summary for the above owner's property located at 90852 Smith Lane, Eugene, Oregon 97408, physically located in the Coburg area. See the report cover page following this synopsis letter for an outline of the two appraisal scenarios; see also the Land Use Regulation reports prepared by James Mann, LLC, for the subject parcels and his findings regarding Ballot Measure 37 as it pertains to this property.

These two restricted appraisal reports of complete appraisals for the subject property are restricted to knowledgeable users, namely yourself and your clients, with acknowledgment a Lane County claims decision committee will be a reader of these reports.

The reports are organized to provide opinions of value both for "before" and "after" the Ballot Measure 37 claims process. The "before" value is for both tax lots noted as vacant but buildable land with the reasonable assumption that the former single family residential homesite can be retained (for both tax lots as one legal lot of record) under current Exclusive Farm Use zoning as per current "grandfather" rights clauses.

The actual buildability of the hypothetical two acre parcel I have been asked to postulate for Ballot Measure 37 purposes may be affected by one or more of the following physical factors.

So far as the appraiser has been made aware, there is presently one older well installed and one older septic system installed in the area of the former residence site. Soils appear to allow good standard septic system possibilities however it is possible more expensive sand filter systems will be required by Lane County because of flooding potential from the McKenzie River (as per FEMA map, attached, subject to actual on ground elevation surveys).

page one of two

Cook 90852 Smith Lane, Eugene, Oregon 97408 c/o Steve Cornacchia Ballot Measure 37 claim page two of two

Another consideration is road access; from Coburg Bottom Loop, Smith Lane currently serves four residences and a fifth including the former dwelling on the subject. Under the after scenario, up to six additional residences would be accessed by this private road with shared use and maintenance agreement. As Smith Lane is presently a one lane gravel road, county required widening and possibly even paving can be reasonably foreseen as permit conditions.

Should this Ballot Measure 37 claim be fully approved by Lane County subject to physical requirements for any setbacks, driveways, road access, viable wells and septic system approvals. it is my opinion, hypothetically speaking, that Tax Lots 1600 and 1700 could have up to seven more or less two acre sites available out of 15.01 acres more or less total. The number of actual approved sites could possibly be increased from seven two acre sites to about 12 more or less one acre sites under the "appears" finding in James Mann's report noting that pre-1974 Lane County land use codes "did not regulate the partitioning of the subject property or the placement of five or less dwellings on the contiguous ownership of the subject property". The one acre scenario would obviously require greater well and septic system density, increased use of land area for roads and driveways and may also be considered out of character with the neighborhood, though Peppermint Lane to the north has greater density than one residence per acre.

This specific one acre parcel scenario is outside the scope of this report however I could postulate values for one acre parcels for a reasonable additional fee. The two acre scenario was used by this appraiser after consultation with both yourself and Mr. Cook with consideration for most suburban small acreage purchasers desire for some "elbow room" around a new dwelling and with allowance for ample space and dimension for well and septic system placement, given soils and drainage and driveway, dwelling and outbuilding placement.

Therefore it is postulated:

"Before scenario value", assuming one retained buildable site for present Tax Lots 1600 and 1700 =

\$280,000

"After scenario value" with assumptions outlined above and in the specific report: A total of seven two acre hypothetical buildable sites at \$190,000 each = \$1,330,000

The postulated, hypothetical dollar difference of \$1,050,000 can be attributed to the creation of six additional buildable two acre sites from one previously built upon acreage having "grandfather" rights to rebuild the removed dwelling as per Lane Code.

Please contact me if you have any questions.

Cordially,

May 4. Milan Craig E. McKern

Two Restricted Appraisal Reports of Complete Appraisals of:

a hypothetical vacant acreage located at

Number Not Assigned Smith Lane, Eugene, Oregon 97408 File 121305B Portion of Tax Lots 16-03-31-40-01600 and 01700 A 2.00 acre site, the "after" instance (unsurveyed, not a legal lot; one buildable homesite assumed)

AND

an existing parcel known as

90852 Smith Lane, Eugene, Oregon 97408
File 121305A
Tax Lots 16-03-31-40-01600 and 01700
The combined 14.09 acre more or less present site, the "before" instance (surveyed, two tax lots, one legal lot as combined, buildable at this time)

Address: 90852 Smith Lane Eugene, Oregon 97408

Client:

Cook, Jeffry J. and Susan K.

c/o Steve Cornacchia, attorney Hershner Hunter 180 East 11th Avenue Eugene, Oregon 97401

Purpose of the Appraisal:

To estimate market value of actual and hypothetical parcels subject to certain conditions outlined in the text and exhibits of the reports 121305A and 121305B

Use of the Appraisal:

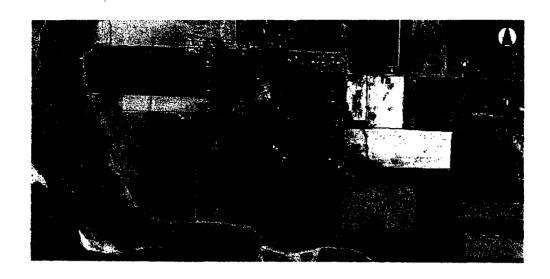
For use in a State Measure 37 proceeding brought by the owners and attorney in Lane County, Oregon

Date of Most Recent Inspection and Effective Date of Report: January 9, 2006

Report Completion Date: February 9, 2006

Prepared by:

Craig E. McKern, Appraiser, P.C. Certified Residential Real Estate Appraiser 1574 Coburg Road, PMB 397 Eugene, Oregon 97401-4802 files 121305A and 121305B



General aerial view of subject area with Coburg Bottom Loop Road at upper right to center, Peppermint Lane center top, McKenzie River lower left. Subject just right of center photo. See maps attached



Detail aerial photo showing subject right of center, Smith Lane from north to south and then east to west in center of photo, dwelling on site has been removed. Some fields in area may have potential for future sand and gravel extraction operations

1

er er beter en en en en

PROPERTY REPORT - LANE COUNTY

Account # 0041366

Site Address:

Map, Tax Lot, & SIC # 16-03-31-40-01600

Owner Name & Add Cook Jeffry J & St 458 Terrace Dr Fairbanks , AK 99	ısan İ					Cook 458 T	ayer Name Jeffry J & errace Dr anks , AK	. Susan			
Multiple Owners? N		·····		·							
Additional Account	Numb	ers for this	Тах	Lot & SIC:							
Approximate Tax Lot Acres	4.65 202,	554'		bdivision me:				Schoo Distric		е	
Inc City:			Ph	ase:				Elem	Coburg)	
UGB:			Lot	#	TL 01	600		Middle	Cal Yo	ung	
Census Tr/BlkGrp:	0300	0/1	Re	cording #				High	Sheldo	n	
Zoning: Parent/Ove	erlav	E30		 	·						
Statistical Class:	,		 -	• " , , , , , , , , , , , , , , , , , ,	<u></u>	 .					
Land Use:	804	io Pa	sture	, Cows, She	eep. C	attle		···	" · 		
Property Class:	550			fu, Vacant							
2005 \$4 2004 \$4 2005 <u>T</u>	Mark 9,734 2,826 axabi 34,67	e Value		Improvemone Real Mosel St.	<u>larket</u>)) 200	5 <u>Tax</u> 53.04	<u>es</u>	\$49,7 \$42,8	7 34 326 Tax Co	Asses \$4,6 \$4,5 de Area 438	71
Two Most Recent S	alae				•				•	•	
Date Price	aics	Grant	or		Grante	e		Instrun	nent #		
Residential Building	1#0(of 0) Cha	racte	ristics							
	, ,	, - , - , - , - , - , - , - , - , - , -		Square fe	eet	Base	Finished		-		
Year Built:				Basement				7 !	Bsmt Gara	age Saft	Γ 7
Bedrooms				First				- 1	Att Garage		
Full Baths				Second		····		- 1	Det Garag		
Half Baths				Attic				- 1	Att Carpor		
% improvmt Comple	te			Total]			
Comments:											
*This report extracts	comm	only used info	rmatio	n from the Det	ailed Pro	perty Re	port. <u>Click he</u>	re for the	full Detailed	Property Repo	ort.

PROPERTY REPORT - LANE COUNTY

Account # 0041374

Map, Tax Lot, & SIC # 16-03-31-40-01700

Site Address: 9085	2 SMITH LN	EUG	ENE OR 9740	8				
Owner Name & Address: Cook Jeffry J & Susan K 458 Terrace Dr Fairbanks , AK 99712					Taxpayer Name & Address: Cook Jeffry J & Susan K 458 Terrace Dr Fairbanks , AK 99712			
Multiple Owners? N	o.							
Additional <u>Account</u>	Numbers fo	r this	Tax Lot & SIC:					
Approximate Tax Lot Acres	9.44 411,206'		Subdivision Name:			School District:	Eugene	
Inc City:			Phase:			Elem	Coburg	
UGB:			Lot#	TL 01	700	Middle	Cal Young	
Census Tr/BlkGrp:	0300/1		Recording #			High	Sheldon	
Zoning: Parent/Ov	erlay E30)						
Statistical Class:	120	Cla	iss 2 Single Fai	mily Hor	me			
Land Use:	1111	Sin	gle Family Hou	ısing				
Property Class:	551	Fai	rm, Efu, Improv	ed				
	d Value		Improven		lue		Total Value	
	l Market		\ '	<u>Market</u>		Real Ma		Assessed
2005 \$1	24,251		\$2,	,320		\$126,57	7	\$34,947

2005 <u>Taxable Value</u> \$ 34,947

\$103,041

2005 <u>Taxes</u> \$355.21

Tax Code Area 00438

\$59,992

Two Most Recent Sales

Date

2004

Price

Grantor

Grantee

\$56,500

Instrument #

\$159,541

Residential Building # 1 (of 1) Characteristics 21 stat 110 or 120

L	14000
Year Built:	1938
Bedrooms	1
Full Baths	1
Half Baths	
% Improvmt Complete	100

Square feet	Base	Finished
Basement		
First	800	800
Second		
Attic		
Total	800	800

Bsmt Garage Sqft	
Att Garage Sqft	
Det Garage Sqft	708
Att Carport Sqft	

Comments:

^{*}This report extracts commonly used information from the Detailed Property Report. Click here for the full Detailed Property Report.

PHOTOGRAPH ADDENDUM One

Borrower/Client	No borrower	***************************************	·····
Property Address	90852 Smith Lane		
City Eugene	County Lane	State OR	Zio Code 97408
Lender Cook	Jeffry and Susan, c/o Steve Cornecchia		



Looking north on Smith Lane toward dwelling located on Tax Lot 100 (out of Tax Lot 200) in 16-03-31-41 subsection

Vehicle is parked north of approximate north lot line



Looking south on Smith Lane from area of former dwelling and now a homesite waiting for a future home to be built or placed on it

Dwelling in distance is at right angle corner of Smith Lane and is on Tax Lot 1800; the north line of Tax Lot 1800 is approximately the fence corner just left of center photo on right side of Smith Lane



Looking west along approximate north lot line of subject site with homesite area to left

Subject properly extends from Smith Lane (which is on site and crosses over site) to west to approximate line of smaller fir trees in mid distance. North line approximately aligns with tall fir tree to right of center

PHOTOGRAPH ADDENDUM Two

Воггоже	r/Client	No borrower		
Property	Address	90852 Smith Lane		
City	Eugene	County Lane	State OR	Zio Code 97408
Lander	Cook	Jeffoy and Susan, c/o Sieve Comacchia		



Homesite looking east from rear from south of approximate north lot line

Coburg Hills in distance



Wider view of homesite area looking southeast, vehicle on left is parked north of approximate north lot line

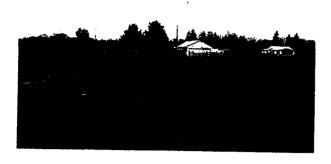


Looking southwest from north lot line toward dwelling on Tax Lot 1500 at far end of Smith Lane

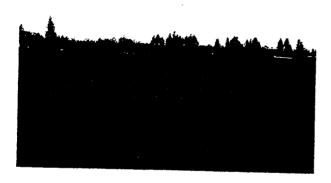
PHOTOGRAPH ADDENDUM Three

Вономе	r/Client	No borrower			'w 	——————————————————————————————————————
Property	Address	90852 Smith Lane				
City	Eugene	County Lane	State	OR	Zio Code	97408
Lender	Cook.	Jeffry and Susan, c/o Steve Comacchia				

Looking west along south end of Smith Lane, dwelling on right is on Tax Lot 1500



Looking northwest toward west property line of subject with Tax Lot 1500 to left of small fir tree line



Looking north from south portion of Smith lane over subject site with Peppermint Lane tract in distance

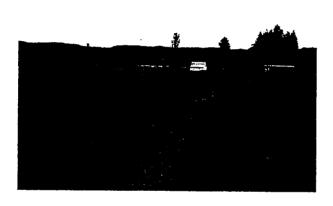


PHOTOGRAPH ADDENDA Four

Borrower/Client	No borrower		
Property Address	90852 Smith Lane		
City Eugene	County Lane	State_OR	Zio Code 97408
	Jeffry and Susan, o/o Steve Comacchia		



Looking northeast from south portion of Smith Lane



Looking east on south portion of Smith Lane toward Tax Lot 1800



Looking north along property line (approximate) marked by fence between subject Tax Lot 1700 and Tax Lot 1800

LAND AFFNAISAL REFURI

	Instricted Ann	raical Bana					ML REFUR	•		Cila I	Vo. 121	3054
ĺ	Borrower No bo						Censi	us Tract	03.00	Map Reference _		
				x Lots 16-03-31-						7-0	7.400	
Š	City <u>Eugene</u> (Lane	Si inary title report a	tate <u>Of</u> ettech		Zip Code <u>9</u>	7408	
Ġ	Sale Price \$ Not		Date of Sale		_		yrs. Property I			Fee Lease	hold	De Minimis Pu
	Actual Real Estate			•		aid by seller \$ _			essions Not	Applicable		
				o Steve Comacc			dress attorney, 18					
ı	Occupant vacant			Iser Craig E. McK		307 Eugene	structions to Appraise Oregon 97401	er <u>appi</u> tolenh	raise to mari	ket value per U	SPAP :	standards.
F	Location	III, Applaisei,	Urban	Subt			Rural	telebu	0116 34 1-343	2-0744 lacsimile		Avg. Fair Poor
1	Built Up		Over 75	-	to 759	% 📋	Under 25%	Emplo	yment Stability		\bowtie	\bowtie
ŀ		Fully Dev.		Stea			Slow		nience to Empl	•	×	X
1	Property Values Demand/Supply		Increasir Shortage		-		Declining Oversupply		nience to Shop nience to Scho			\sim
	Marketing Time		Under 3				Over 6 Mos.		acy of Public T			\mathbf{X}
۽	Present Land Use			·			5% Commercial		ational Facilities	•		$oxed{eta}^+$.
Ğ	Change in Present I	5% Industria	al2% Vaca Not Likel			parks, reserv			acy of Utilities			\boxtimes
	Change III Fresent i			y Likely cant/undevelope		V∩ To residentia	Taking Place (*)		ty Compatibility tion from Detric	/ nental Conditions	×I	X
9	Predominant Occup	ancy	0wner	[] Tena			Vacant		and Fire Protec			
	Single Family Price	Range \$	150,000		• • • • • •	•	\$ <u>400,000+-</u>		al Appearance o	of Properties	X	XIII :
н	Single Family Age		<5_ yrs	. to <u>100+</u> yrs. I	Predor	minant Age	20-60 yrs.	Appea	l to Market		X)	X
	Comments including	g those factors. fa	avorable or un	favorable, affection m	arket:	ability (e.a. nubli	c parks, schools, viev	y Doice): Subject to	restant excellent	et of 0	ity of Catan
	on Coburg Bott	om Loop Road	d with resid	dential developma	ant o	n 0.25 acre to	n 4∩+ acre narcol	le eme	na familiand	la and annullana		
	ianos nomeast	of the McKen	uzie and Wi	illamette River co	mflu	ence The an	ea hee hucolic zu	ral am	hianaa ia E	to 20 minute -		
	Dimensions Irreg	118 5 BCC855 2	and Eugene	e-Springfield met	o an	ea employme	ent, services; loca	al servi	ices are in C	oburg, a histori	ic sma	ll city.
	Zoning classification	E30- Exclu	sive Farm	Use 30 acre mini	mum	new site	Present improv	rements	DŽIdo ∫	do not conform (Corner	1 regulations
	Highest and best us	e 🔀 Prese	mtuse 💢	Other (specify) pote	ntial 1	to partition to	smaller hypothe	<u>tical si</u>	tes under pr	esent Measure	37 pro	ocedures
	Public Elec 🔀	Other (Desc	CRIDE)	OFF SHE IMPRO	IVEME	ENTS To	po Level to sligh	t				
	Gas			ace All Weather	Grav	el Sh	ze Typical of the	area	for mid-sized	d remnant parc	els	
SITE	Water	Private We	II Mair			Private Vie	w Fields	July 160	Juli Maidi			
	San Sewer	Private Sep		Storm Sewer	Cu	rb/Gutter Dra	ainane Adequate:	FEMA	41039C-06	39F 06-20-199	9; Zone	es AE & X
	Comments (favorable o	Milioergrounia Eleci Milioergrounia Eleci	L & ICI.	Sidewalk [. j Str	reetlin∩hte it⊷i	the property located is r adverse conditions);	n a HUD	Identified Spec	ial Flood Hazard A	100?	X No X Yes
ļ	Shows site out o	⊺∠one A flood	d plain per d	owners with dwel	lina 1	foundations t	a ba alaumian a f	4		hows site in Zo		
	compaction whe	n wet: otherwi	ien enitable	• for all all-ands								
	The understaned has	resided there were	A sales of	o lor all climate zo	хпе с	roos. Site co	mbines two tay k	nte: Ti	1600- 5.0	20000 TI 4700	- 40 0	4
	adjustment reflecting a	naricet reaction to	in acus or pri	of significant variation	and pr	roomate to subje	mbines two tax k	ots: TL d these	. 1600= 5.0 : in the market a	acres; TL 1700 malysis. The descrip	= 10.0 otion inci	1 acres. udes a dollar
	adjustment reflecting a to or more favorable t	market reaction to than the subject o	in seres or pr those items or conecty, a min	operues most simuar of significant variation us (-) adjustment is n	and probable between	crops. Site co roximate to subject a ten the subject a	mbines two tax lo ect and has considered and comparable proper	ots: TL d these dies. If	. 1600= 5.0 : in the market a	acres; TL 1700 malysis. The descrip	= 10.0 otion inci	1 acres. udes a dollar
	adjustment reflecting a to or more favorable t favorable than the sul	market reaction to than the subject project project property, a p	those items of property, a minimum plus (+) adjus	operiues most similar of significant variation us (-) adjustment is n strnent is made thus i	and pr betweenade to noreas	crops. Site co rodinate to subject a hus reducing the sing the indicated	mbines two tax lo ect and has considered and comparable proper	ots: TL d these dies. If	. 1600= 5.0 : in the market a	acres; TL 1700 malysis. The descrip	= 10.0 otion inci	1 acres. udes a dollar
	adjustment reflecting a to or more favorable t favorable than the sul	market reaction to than the subject project property, a p SUBJECT P	those items of property, a minimum plus (+) adjus	of significant variation us (-) adjustment is n struct is made thus in	and problems to the communication of the communicat	roops. Site co rootmate to subject a hus reducing the sing the indicated NO. 1	mbines two tax k ect and has considered and comparable proper indicated value of sul d value of the subject. COMPA	ots: TL d these ries. If bject; if RABLE	. 1600= 5.0 : in the market ; a significant ite a significant ite	acres; TL 1700 analysis. The descrip in the comparable COMI	= 10.0 otion inci e propert e is inter	11 acres. Judes a dollar ty is superior ior to or less E NO. 3
	adjustment reflecting into or more favorable to favorable than the suitement of the favorable than the favorable favor	market reaction to than the subject project property, a p SUBJECT P	those items of property, a minimum plus (+) adjus	operies most samer of significant variation us (-) adjustment is n strinent is made thus in COMPAR Lot 8, Diarmono	and problems between ade to name to na	crops. Site co rodinate to subject a hus reducing the sing the indicated NO. 1 ge Subdiv.	mbines two tax keep the considered and has considered indicated value of sulfid value of the subject. COMPA Lot 26, Diamo	ots: TL d these riles. If bject: If RABLE and Rice	. 1600= 5.0 : In the market a significant ite a significant ite NO. 2 Ige Subdiv.	acres; TL 1700 nailysis. The descrip in the comparable COMI Tax Lot 16-04	= 10.0 otion inci e propert e is inter	11 acres. Judes a dollar ty is superior ior to or less E NO. 3
	adjustment reflecting at to or more favorable than the sul ITEM Address 90852 S Coburg (**Proximity to Subject**)	market reaction to than the subject property, a p SUBJECT P mith Lane	those items in those items in those items in the plus (+) adjus PROPERTY	of significant variation us (-) adjustment is n struct is made thus in	and probetween ade to name to	props. Site co- restinate to subject a thus reducing the sing the indicated NO. 1 ge Subdiv. 4-00-1100)	mbines two tax k ct and has considere ind comparable proper indicated value of sul d value of the subject. COMPA Lot 26, Diarno Coburg (TL 16	ots: TL d these rties. If bject; if RABLE and Rice -03-34	. 1600= 5.0 : In the market a significant ite a significant ite NO. 2 Ige Subdiv. -00-2900)	acres; TL 1700 analysis. The descrip in the comparable COMI Tax Lot 16-04 Eugene	= 10.0 bition incide propert is infer PARABLE -34-00	11 acres. Judes a dollar ty is superior ior to or less E NO. 3
SIS	adjustment reflecting is to or more favorable than the sul if avorable that the sul if avorable	market reaction to than the subject property, a p SUBJECT P mith Lane	those items of property, a minimum plus (+) adjus	operus most similar of significant variation us (-) adjustment is notiment is made thus in COMPAR Lot 8, Diarmono Coburg (TL 16-	and property between ade to nacreas ABLE 1 Rid 03-3- rthea	props. Site co- commate to subject a thus reducing the sing the indicate NO. 1 ge Subdiv. 4-00-1100) sst 375,000	mbines two tax k ct and has considere indicated value of sul d value of the subject. COMPA Lot 26, Diamo Coburg (TL 16 2.5 air miles no	ots: TL d these rties. If bject; if RABLE and Rice -03-34	. 1600= 5.0 : In the market a significant ite a significant ite NO. 2 Ige Subdiv. -00-2900)	acres; TL 1700 nailysis. The descrip in the comparable COMI Tax Lot 16-04	= 10.0 bition incide propert is infer PARABLE -34-00	to description of the control of the
SIS	adjustment reflecting at to or more favorable than the sul ITEM Address 90852 S Coburg (**Proximity to Subject**)	arket reaction to han the subject property, a poject property, a poject property and the subject property and the subject property and subject property are subject property and subject property and subject property are subject property and subject property and subject property are subject property and subject property and subject property are subject property and subject property and subject property are subject property and subject property and subject property are subject property and subject property and subject property are subject property.	in sales of principal states of principal states of property, a minimum pollus (+) adjust PROPERTY 700) Not Sold	operus most samaz of significant variation us (-) adjustment is no timent is made thus is COMPAR Lot 8, Diamono Coburg (TL 16- 2.5 air miles no	and property between the same state of the same	crops. Site co rectnate to subject a hus reducing the sing the indicate. NO. 1 ge Subdiv. 4-00-1100) sst 375,000	mbines two tax le ct and has considere indicated value of sul d value of the subject. COMPA Lot 26, Diamo Coburg (TL 16 2,5 air miles no	ots: TL d these rifes. If bject. If RABLE and Rice -03-34 ortheas \$. 1600= 5.0 in the market a a significant lite a significant lite	acres; TL 1700 malysis. The descrip m in the comparable COMI Tax Lot 16-04 Eugene 3 air miles we	= 10.0 Dition incide propert is infer PARABLI -34-00 st \$	11 acres. udes a dollar ty is superior ior to or less ENO_3 -00301
AINALYSIS	adjustment reflecting i to or more tavorable t lavorable than the sul ITEM Address 90852 S Coburg (** Proximity to Subject Sales Price Price Data Source Date of Sale and	market reaction to than the subject property, a piece property, a piece property and the subject	in sales of price in the property, a min polus (+) adjus (PROPERTY 700) Not Sold	operus most similar of significant variation us (-) adjustment is notiment is made thus in COMPAR Lot 8, Diarmono Coburg (TL 16-	between ade to no reas ABLE 1 Ride 103-3-11he a seattor	crops. Site co commate to subject a hus reducing the sing the indicated NO. 1 ge Subdiv. 4-00-1100) sst 5. 375,000	mbines two tax le ct and has considered indicated value of sul d value of the subject. COMPA Lot 26, Diamno Coburg (TL 16 2.5 air miles no	ots: TL d these riles. If bject; If RABLE and Rio -03-34 ortheas \$ ealtor	. 1600= 5.0 in the market a a significant lite a significant lite NO. 2 lige Subdiv00-2900) st 365,000	acres; TL 1700 malysis. The descripm in the comparable in in the comparable COMI Tax Lot 16-04 Eugene 3 air miles we Observation/ if	= 10.0 pition incide proper e is infer PARABLI -34-00 st \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	11 acres. Judes a dollar Ty is superior Jor to or less ENO.3 -00301 200,000
DAIA ANALYSIS	adjustment reflecting at to or more tavorable than the sul ITEM Address 90852 S Coburg (**Proximity to Subject Sales Price Data Source Oale of Sale and ime Adjustment	market reaction to than the subject property, a piect property, a piect property and the subject	in sales of pin in sees of pin in se	operus most same of significant variation us (-) adjustment is no street is made thus is COMPAR Lot 8, Diarmond Coburg (TL 16-2.5 air miles no DESCRIPTION 12-2005 (COE)	between ade to no reas ABLE 1 Ride 103-3-11he a seattor	crops. Site co rectnate to subject a hus reducing the sing the indicate. NO. 1 ge Subdiv. 4-00-1100) sst 375,000	mbines two tax ic tand has considered to the con	these ries. If these ries. If bject; if RABLE and Rio O3-34 ortheas seattor.	. 1600= 5.0 in the market a a significant lite a significant lite	acres; TL 1700 malysis. The descript in the comparable in the comparable in in the comparable in the	= 10.0 bition incide properties is infer PARABLE -34-00 st S Realtor ON	11 acres. udes a dollar ty is superior ior to or less ENO_3 -00301
AEL DALA ANALYSIS	adjustment reflecting is to or more favorable than the sul interest of the sulfavorable than the sulfavorable than the sulfavorable than the sulfavorable than the sulfavorable of Subject Sales Price of Sale and the Adjustment ocation	market reaction to than the subject property, a piect property, a piect property and the subject	in sales of pin those items or poperty, a minoplus (+) adjus PROPERTY 700) Not Sold McCounty PTION	operus most samaz of significant variation us (-) adjustment is n strinent is made thus is COMPAR Lot 8, Diarmono Coburg (TL 16- 2.5 air miles no Observation/ Re DESCRIPTION 12-2005 (COE) Good plus	between add to between add to between add to between add to be be between add to be between add to be between add to be be between add to be be	props. Site corrodnate to subject a hus reducing the sing the indicated NO. 1 ge Subdiv. 4-00-1100) ist 375,000 // County +(-)\$ Adjust 0 -50,000	mbines two tax ic tand has considered to the con	ots: TL d these ries. If bject: If RABLE and Rio -03-34 orthear \$ ealtorr	in the market a a significant lite a significant lite significant lite NO. 2 dge Subdiv00-2900) st 365,000 County +(-)\$ Adjust	acres; TL 1700 malysis. The descripm in the comparable COMI Tax Lot 16-04 Eugene 3 air miles we Observation/ I DESCRIPTI 01-2006 (COE	= 10.0 bition incide properties is infer PARABLE -34-00 st S Realtor ON	11 acres. udes a dollar ty is superior ior to or less ENO. 3 -00301 200,000 / County +(-)\$ Adjust. 0
SO TO THE THE WALVES	adjustment reflecting at to or more tavorable than the sul ITEM Address 90852 S Coburg (**Proximity to Subject Sales Price Data Source Oale of Sale and ime Adjustment	market reaction to than the subject property, a piect property, a piect property and the subject	in sales of pin those items or poperty, a min plus (+) adjus PROPERTY 700) Not Sold Not County PTION	operus most samaz of significant variation us (-) adjustment is n struct is made thus is COMPAR Lot 8, Diamono Coburg (TL 16- 2.5 air miles no Observation/ Re Observation/ Re OESCRIPTION 12-2005 (COE) Good plus 11 ac/ woods, vi	and problems of the control of the c	props. Site corrodmate to subject a hus reducing the sing the indicated NO. 1 ge Subdiv. 4-00-1100) ist 375,000 +(-)\$ Adjust 0 -50,000 +8,000	mbines two tax k ct and has considere indicated value of su d value of the subject. COMPA Lot 26, Diamo Coburg (TL 16- 2.5 air miles no Observation/ R DESCRIPTION 09-2005 (COE) Good plus 10ac/ valley, hit	ots: TL d these ries. If bject: If RABLE -03-34 ortheas s ealtor	1600= 5.0 in the market a a significant lite a significant lite a significant lite NO. 2 lige Subcliv00-2900) st 365,000 (County + (-)\$ Adjust 0 -50,000 +10,000	acres; TL 1700 malysis. The descripm in the comparable COMI Tax Lot 16-04 Eugene 3 air miles we Observation/ I 01-2006 (COE Average plus 24.2 ac/ Fields	= 10.0 Interpolation incide property is inference in inf	11 acres. Judes a dollar Ty is superior Jor to or less ENO.3 -00301 200,000
WARINE! DATA ANALYSIS	adjustment reflecting at the variable to or more favorable than the sul ITEM Address 90852 S Coburg (Proximity to Subject Sales Price Price Data Source Date of Sale and ime Adjustment Ocation interview Total to Total the variable of	market reaction to than the subject property, a piect property, a piect property and the subject	in sales of pin those items or poperty, a min plus (+) adjus (+) A	operus most samaz of significant variation us (-) adjustment is n strinent is made thus is COMPAR Lot 8, Diarmono Coburg (TL 16- 2.5 air miles no Observation/ Re DESCRIPTION 12-2005 (COE) Good plus	and problems of the control of the c	props. Site communicates to subject a hus reducing the sing the indicated NO. 1 ge Subdiv. 4-00-1100) ist 375,000 +(-)\$ Adjust 050,000 +8,000 -5,000	mbines two tax k ct and has considere indicated value of su d value of the subject. COMPA Lot 26, Diamo Coburg (TL 16- 2.5 air miles no Observation/ R DESCRIPTION 09-2005 (COE) Good plus 10ac/ valley, hil Available / asph	ots: TL d these ries. If bject: If RABLE and Rio -03-34 orthear s sealtor i	1600= 5.0 in the market a a significant like a significant like a significant like NO. 2 (See Subcliv00-2900) st 365,000 (County + (-)\$ Adjust 0 -50,000 +10,000 -5,000	acres; TL 1700 malysis. The descripm in the comparable COMI Tax Lot 16-04 Eugene 3 air miles we Observation/ J DESCRIPTI 01-2006 (COE Average plus 24.2 ac/ Fields Available / gra	= 10.0 bition incide properties is infer PARABILIT -34-00 st S Realtor ON Vel vel	11 acres. udes a dollar ty is superior ior to or less ENO. 3 -00301 200,000 7 County +(-)\$ Adjust. 0 +50.000
A : B T CO IT CO IT IT	adjustment reflecting at to or more tavorable to or more tavorable than the sul ITEM Address 90852 S Coburg (Proximity to Subject Sales Price Data Source Date of Sale and time Adjustment ocation interview build ability/Slope tell / Septic	market reaction to than the subject property, a piect property, a piect property, a piect property and the subject proper	n sees of property a min plus (+) adjus (+) ad	operus most same of significant variation us (-) adjustment is made thus is COMPAR Lot 8, Diarmond Coburg (TL 16-2.5 air miles no DESCRIPTION 12-2005 (COE) Good plus 11 ac/ woods, v. Available / asph. Buildable / rolling Comm. Water/Ag	and problems of the control of the c	props. Site corrodmate to subject a hus reducing the sing the indicated NO. 1 ge Subdiv. 4-00-1100) ist 375,000 +(-)\$ Adjust 0 -50,000 +8,000	combines two tax ic that has considered to the c	RABLE altorriles sealtorriles s	1600= 5.0 in the market a a significant lite a significant lite a significant lite NO. 2 (ope Subdiv00-2900) st 365,000 (County +(-)\$ Adjust 0 -50,000 +10,000 -5,000 0	acres; TL 1700 malysis. The descripm in the comparable COMI Tax Lot 16-04 Eugene 3 air miles we Observation/ I 01-2006 (COE Average plus 24.2 ac/ Fields Available / gra Buildable/ leve	= 10.0 bition incide properties is infer PARABLE -34-00 st S Realtor ON ivel	11 acres. udes a dollar ty is superior ior to or less ENO. 3 -00301 200,000 7 County +(-)\$ Adjust. 0 +50.000
S A IB IT IS IT IS	adjustment reflecting at the or more tavorable to or more tavorable than the sul ITEM Address 90852 S Coburg (**) Proximity to Subject Sales Price Data Source Data Source Data of Sale and time Adjustment ocation inc. Yiew build ability/Slope tell / Septic tructures	market reaction to than the subject property, a piect property, a piect property, a piect property and the subject proper	in sales of pin those items or poperty, a minoplus (+) adjus PROPERTY 700) Not Sold NCOUNTY PTION elids ravel vel	operus most same of significant variation us (-) adjustment is made thus is common coburg (TL 16-2.5 air miles no DESCRIPTION 12-2005 (COE) Good plus 11 ac/ woods, v. Available / soling Comm. Water/Ap. None	and problems of the control of the c	crops. Site co commate to subject a hus reducing the sing the indicated NO. 1 ge Subdiv. 4-00-1100) ist 375,000	mbines two tax k ct and has considere ct and has considere indicated value of sul value of the subject. COMPA Lot 26, Diamo Coburg (TL 16 2.5 air miles no Observation/ R DESCRIPTION 09-2005 (COE) Good plus 10ac/ valley, his Available / aspt Comm. Water/A None	RABLE altorriles sealtorriles s	1600= 5.0 in the market a a significant lite a significant lite a significant lite NO. 2 (ope Subdiv00-2900) st 365,000 (County +(-)\$ Adjust 0 -50,000 +10,000 -5,000 0	acres; TL 1700 malysis. The descripm in the comparable COMI Tax Lot 16-04 Eugene 3 air miles we Observation/ J DESCRIPTI 01-2006 (COE Average plus 24.2 ac/ Fields Available / gra	= 10.0 bition incide properties is infer PARABLE -34-00 st S Realtor ON ivel	11 acres. udes a dollar ty is superior ior to or less ENO. 3 -00301 200,000 7 County +(-)\$ Adjust. 0 +50.000
S S S S S S S S S S S S S S S S S S S	adjustment reflecting at to or more tavorable to or more tavorable than the sul ITEM Address 90852 S Coburg (Proximity to Subject Sales Price Data Source Date of Sale and time Adjustment ocation interview build ability/Slope tell / Septic	market reaction to than the subject property, a piect property, a piect property, a piect property and the subject proper	n sates of pin those items property, a min plus (+) adjus (+) Adju	operus most same of significant variation us (-) adjustment is made thus is common of significant variation us (-) adjustment is made thus is common of coburg (TL 16-2.5 air miles no DESCRIPTION 12-2005 (COE) Good plus 11 ac/ woods, v. Available / aspin Buildable/ rolling Comm. Water/Ar None New Conv. Ln.	and problems of the control of the c	crops. Site co commate to subject a hus reducing the sing the indicated NO. 1 ge Subdiv. 4-00-1100) ist 375,000	mbines two tax k ct and has considere indicated value of su d value of the subject. COMPA Lot 26, Diamo Coburg (TL 16- 2.5 air miles no Observation/ R DESCRIPTION 09-2005 (COE) Good plus 10ac/ valley, hit Available / asph Buildable/ rollin Comm. Water/A None New Conv. Ln.	RABLE FINANCIAL STATE OF THE ST	1600= 5.0 in the market a a significant lite a significant lite a significant lite NO. 2 (ope Subdiv00-2900) st 365,000 (County +(-)\$ Adjust 0 -50,000 +10,000 -5,000 0	acres; TL 1700 malysis. The descripm in the comparable COMI Tax Lot 16-04 Eugene 3 air miles we Observation/ I DESCRIPTI 01-2006 (COE Average piacles Available / gra Buildable / leve Older / Approv	= 10.0 bition incide properties is infer PARABLE -34-00 st S Realtor ON ivel	11 acres. udes a dollar ty is superior ior to or less ENO. 3 -00301 200,000 7 County +(-)\$ Adjust. 0 +50.000
NAME OF THE PROPERTY OF THE PR	adjustment reflecting at to or more tavorable to an order tavorable than the sul ITEM Address 90852 S Coburg (** Proximity to Subject Sales Price Price Data Source Data Source Date of Sale and ime Adjustment ocation interview to the sale to prive unidability/Slope tell / Septic tructures ales or Financing oncessions et Adj. (Total)	market reaction to than the subject property, a piece property, a piece property, a piece property and piece	n sates of pin those items property, a min plus (+) adjus (+) Adju	operus most same of significant variation us (-) adjustment is made thus is common coburg (TL 16-2.5 air miles no DESCRIPTION 12-2005 (COE) Good plus 11 ac/ woods, v. Available / soling Comm. Water/Ap. None	and problems of the control of the c	crops. Site co commate to subject a hus reducing the sing the indicated NO. 1 ge Subdiv. 4-00-1100) ist 375,000	mbines two tax k ct and has considere indicated value of su d value of the subject. COMPA Lot 26, Diamo Coburg (TL 16- 2.5 air miles no Observation/ R DESCRIPTION 09-2005 (COE) Good plus 10ac/ valley, hit Available / asph Buildable/ rollin Comm.Water/A None New Conv. Ln. No Points, Costs	RABLE notes: TL divises if blect if seatons in the seaton	1600= 5.0 in the market a a significant like a significant like a significant like NO. 2 dige Subcliv00-2900) st 365,000 (County + (-)\$ Adjust 0 -50,000 +10,000 0 -5,000	acres; TL 1700 malysis. The descripm in the comparable in in the comparable Tax Lot 16-04 Eugene 3 air miles we Observation/ I DESCRIPTI 01-2006 (COE Average plus 24.2 ac/ Fields Available / gra Buildable/ leve Older / Approv None Cash	= 10.0 into inct e proper e is infer -34-00 st \$ Realtor ON vel ed	1 acres. udes a dollar ty is superior ior to or less ENO 3 -00301 200,000 / County +(-)\$ Adjust. 0 +50,000 -18,000
IN DO SO SO TO TO THE SO	adjustment reflecting a to or more tavorable to or more tavorable than the sul ITEM Address 90852 S Coburg (Proximity to Subject Sales Price Price Date of Sale and Imme Adjustment cocation interview with this price of the sales of Financial Source ales or Financing oncessions et Adj. (Total) dicated Value	market reaction to than the subject property, a piece property, a piece property, a piece property and piece	n sates of pin those items property, a min plus (+) adjus (+) Adju	operus most samaz of significant variation us (-) adjustment is in timent is made thus is COMPAR Lot 8, Diamono Coburg (TL 16- 2.5 air miles no Observation/ Re DESCRIPTION 12-2005 (COE) Good plus 11 ac/ woods, v. Available / asph Buildable/ rolling Comm. Water/Ap None New Conv. Ln. No Points, Costs	between and property of the control	rops. Site co rodinate to subject a hus reducing the sing the indicated NO. 1 ge Subdiv. 4-00-1100) ist 375,000 +(-)\$ Adjust -50,000 +8,000 0 -10,000	mbines two tax ic tand has considered to the considered representation of the subject. COMPA Lot 26, Diamo Coburg (TL 16-2.5 air miles no Coburg (TL 16-2	RABLE FINANCIAL STATE OF THE ST	1600= 5.0 in the market a a significant lite a significant lite a significant lite NO. 2 (ope Subdiv00-2900) st 365,000 (County +(-)\$ Adjust 0 -50,000 +10,000 -5,000 0	acres; TL 1700 malysis. The descrip m in the comparable COMI Tax Lot 16-04 Eugene 3 air miles we Observation/ I DESCRIPTI 01-2006 (COE Average plus 24.2 ac/ Fields Available / leve Older / Approv None	= 10.0 bition incide properties is infer PARABLE -34-00 st S Realtor ON ivel	11 acres. udes a dollar ty is superior ior to or less ENO. 3 -00301 200,000 7 County +(-)\$ Adjust. 0 +50.000
OUT OF STATE	adjustment reflecting a to or more favorable that the sul infement in the sul infement in the sul infement infe	market reaction to than the subject property, a piect property, a piect property, a piect property and the subject proper	in sales of pin those items or poperty, a min plus (+) adjus PROPERTY 700) Not Sold Not County PTION elds ravel vel r	operus most same of significant variation us (-) adjustment is made thus is common coburg (TL 16-2.5 air miles no DESCRIPTION 12-2005 (COE) Good plus 11 ac/ woods, v. Available / rolling Comm. Water/Ap. None New Conv. Ln. No Points, Costs	between and pubetween and pube	### County +(-)\$ Adjust -5,000 -10,000 -10,000 -57,000	mbines two tax k ct and has considere indicated value of sul value of the subject. COMPA Lot 26, Diamo Coburg (TL 16- 2.5 air miles no Observation/ R DESCRIPTION 09-2005 (COE) Good plus 10ac/ valley, hit Available / aspli Buildable / aspli Comm.Water/A None New Conv. Ln. No Points, Costs + -	rate of the second of the seco	1600= 5.0 in the market a a significant lite a significant lite a significant lite NO. 2 (See Subctiv00-2900) st 365,000 (County + (-)\$ Adjust 0 -50,000 +10,000 0 -10,000 0 -55,000	acres; TL 1700 malysis. The descripm in the comparable in in the comparable COMI Tax Lot 16-04 Eugene 3 air miles we Observation/ I DESCRIPTI 01-2006 (COE Average plus 24.2 ac/ Fields Available / gra Buildable/ leve Older / Approv None Cash	= 10.0 inch for inch	11 acres. udes a dollar ty is superior ior to or less ENO 3 -00301 200,000 (County +(-)\$ Adjust. 0 +50,000 -18,000 0 32,000
SISTEMA ALEX TO BE A SISC N TO COME	adjustment reflecting a to or more favorable to or more favorable to lavorable than the sul ITEM Address 90852 S Coburg (**) Proximity to Subject Sales Price Data Source Data Source Data Source Data of Sale and ime Adjustment ocation ine, View intities / Drive utilidability/Slope tell / Septic tructures ales or Financing oncessions et Adj. (Total) dicated Value Subject Direction of Market Direction of Market Directions on Market Direction of Market Directions on Mark	market reaction to than the subject property, a piect property, a piect property, a piect property and the subject proper	n sates of pin those items roperty, a min plus (+) adjus	operus most same variation us (-) adjustment is made thus is compared to the c	between the control of the control o	rops. Site co rodinate to subject a hus reducing the sing the indicated NO. 1 ge Subdiv. 4-00-1100) ist 375,000 +(-)\$ Adjust -50,000 +8,000 -10,000 57,000 318,000 keeled mid siz	mbines two tax k ct and has considere indicated value of su d value of the subject. COMPA Lot 26, Diamo Coburg (TL 16- 2.5 air miles no Observation/ R DESCRIPTION 09-2005 (COE) Good plus 10ac/ valley, hit Available / aspt Buildable/ rotlin Comm.Water/A None New Conv. Ln. No Points, Costs + - Net ed remnant parc	tots: TL d these rites. If plect If RABLE nd Ric -03-34 \$ \$ ealtor Is prvd \$ \$ \$ \$ \$ ealtor Is sels in 1	1600= 5.0 in the market a a significant lite a significant lite a significant lite NO. 2 (ope Subdiv00-2900) st 365,000 (County +(-)\$ Adjust 0 -50,000 +10,000 -5,000 0 -10,000 do	acres; TL 1700 malysis. The descripm in the comparable in the comparable COMI Tax Lot 16-04 Eugene 3 air miles we Observation/ DESCRIPTI 01-2006 (COE Average plus 24.2 ac/ Fields Available / gra Buildable/ leve Older / Approv None Cash Net 16.0 area due to pas	= 10.0 inch for inch	11 acres. udes a dotiar ty is superior ior to or less ENO. 3 -00301 200,000 7 County +(-)S Adjust. 0 +50.000 -18.000 32,000 232,000 lopment
SISTAINE INTERIOR SISTAINED TO COME TO	adjustment reflecting is to or more tavorable to or more tavorable to tavorable than the sul ITEM Address 90852 S Coburg (** Proximity to Subject Sales Price Price Data Source Data Source Date of Sale and ime Adjustment ocation interview thinties / Drive unidability/Slope tell / Septic tructures Date of Financing oncessions et Adj. (Total) dicated Value Subject Datading to very few ewer tract of view ewer tract of view ewer tract of view ever tra	market reaction to han the subject property, a piect property, a piect property, a piect property and the subject propert	ni teste up in those items roperty, a min plus (+) adjus	operus most same of significant variation us (-) adjustment is made thus is common com	alley start and provided in the start sta	rops. Site co represents to subject a hus reducing the sing the indicated NO. 1 ge Subdiv. 4-00-1100) sst 375,000 -50,000 -8,000 -10,000 -10,000 318,000 318,000 keted mid siz ilable for sale	mbines two tax is considered and comparable proper indicated value of sul value of the subject. COMPA Lot 26, Diarno Coburg (TL 16-2.5 air miles no Coburg	d these to the total transfer of the t	1600= 5.0 in the market a a significant lite a significant lite with the significant lite with t	acres; TL 1700 malysis. The descripm in the comparable COMI Tax Lot 16-04 Eugene 3 air miles we Observation/ I DESCRIPTI 01-2006 (COE Average plus 24.2 ac/ Fields Available / gra Buildable/ leve Older / Approv None Cash Net 16.0 area due to pas I, similar access	= 10.0 tion incident	1 acres. udes a dollar ty is superior ior to or less ENO. 3 -00301 200,000 / County +(-)\$ Adjust. 0 +50.000 -18.000 0 32,000 232,000 lopment rvices, in a
CO FE DICTOR OF THE PROPERTY O	adjustment reflecting a to or more tavorable to or more tavorable to tavorable than the sul ITEM Address 90852 S Coburg (** Proximity to Subject Sales Price** Data Source** Data Source** Data Source** Data of Sale and ime Adjustment ocation Data Source** Data Source** Data of Sale and ime Adjustment ocation Data Source** D	market reaction to han the subject property, a piect property, a piect property, a piect property and the subject propert	ni table of the property a min plus (+) adjus	operus most same of significant variation us (-) adjustment is made thus is compared to the co	alley alt sava ada ro	rops. Site co recent to subject a hus reducing the sing the indicated NO. 1 ge Subdiv. 4-00-1100) ist 375,000 -50,000 -10,000 -10,000 318,000 keted mid siz itable for sale ads, UG utili	mbines two tax ket and has considered and so considered that considered the considered that considered the constant of the subject. COMPA Lot 26, Diamo Coburg (TL 16-2.5 air miles no C	tots: TL d these files. If piect, If	1600= 5.0 in the market a a significant lies a significant lies significant lies NO. 2 lige Subdiv00-2900) st 365,000 (County +(-)\$ Adjust -50,000 +10,000 -5,000 0 -10,000 distriction of the Coburg is st of Coburg is st of Coburg is to	acres; TL 1700 malysis. The descripm in the comparable COMI Tax Lot 16-04 Eugene 3 air miles we Observation/ I DESCRIPTI 01-2006 (COE Average plus 24.2 ac/ Fields Available / Igra Buildable / Igra Build	= 10.0 inches = 10.0	1 acres. udes a dollar ty is superior ior to or less ENO 3 -00301 200,000 / County -(-)\$ Adjust. 0 +50,000 -18,000 0 32,000 232,000 lopment rvices, in a dinorth
CO THE COUNTY OF	adjustment reflecting a to or more tavorable to or more tavorable to tavorable than the sul ITEM Address 90852 S Coburg (** Proximity to Subject Sales Price Price Date of Sale and Imme Adjustment Ocation interview Unitability/Slope Vell / Septic Turctures ales or Financing oncessions et Adj. (Total) dicated Value Subject Imments on Market Deading to very few ewer tract of view on more and Condition on ot apply. See	market reaction to than the subject property, a piect property, a piect property, a piect property and the subject proper	n to those items roperty, a min plus (+) adjus	operus most same of significant variation us (-) adjustment is made thus is compared to the co	alley alt brovd sava and provided the sava and the sava	rops. Site co recorded to subject a hus reducing the sing the indicated NO. 1 ge Subdiv. 4-00-1100) st 375,000 -50,000 +8,000 -10,000 57,000 318,000 318,000 Reted mid siz illable for sale ads, UG utilii equivalency p	mbines two tax ket and has considered and as considered to the considered rable of sulfivariant of the subject. COMPA Lot 26, Diamo Coburg (TL 16-2.5 air miles no Coburg (TL 16-2.5 air	the street of th	1600= 5.0 in the market a a significant lie a significant lie a significant lie significant li	acres; TL 1700 malysis. The descripm in the comparable COMI Tax Lot 16-04 Eugene 3 air miles we Observation/ I DESCRIPTI 01-2006 (COE Average plus 24.2 ac/ Fields Available / gra Buildable/ leve Older / Approv None Cash Net 16.0 area due to pas I, similar access reages. Sale 3 I; USPAP depa	= 10.0 inch provided in the property of the property of the property of the provided in the pr	11 acres. udes a dollar ty is superior ior to or less ENO 3 -00301 200,000 / County +(-)\$ Adjust. 0 +50,000 -18,000 0 32,000 232,000 lopment ad north invisions
CO D SO SO S INDIVIDUAL CO D SO SO SO S INDIVIDUAL CO D S INDIV	adjustment reflecting a to or more favorable to or more favorable than the sul ITEM Address 90852 S Coburg (** Proximity to Subject Sales Price** Date of Sale and imme Adjustment occation occation inte. View build ability/Slope (vell / Septic tructures ales or Financing oncessions et Adj. (Total) dicated Value Subject omments on Market Deading to very fewever tract of view owner tract of view owners and Condition on ot apply. See exercise for Meass	market reaction to than the subject property, a piect property, a piect property, a piect property and the subject proper	ni tose tems or property, a minolus (+) adjus	operus most same of significant variation us (-) adjustment is made thus is compared to the co	alley alt brive sava ed ro and sava ed ro and	props. Site co recent to subject a hus reducing the sing the indicated NO. 1 ge Subdiv. 4-00-1100) st 375,000 -10,000 -50,000 -10,000 -10,000 318,000 keted mid siz illable for sale sads, UG utilit equivalency comments.	mbines two tax k ct and has considere ct and has considere indicated value of su d value of the subject. COMPA Lot 26, Diamo Coburg (TL 16- 2.5 air miles no Observation/ R DESCRIPTION 09-2005 (COE) Good plus 10ac/ valley, hil Available / asph Buildable/ rollin Comm. Water/A None New Conv. Ln. No Points Costs New Conv. Ln. No Points Costs New Conv. Ln. So Points Costs Seed remnant parce Sales 1 and 2 at les, among simil per USPAP and F Subject appraised	RABLE and Ricconstruction of the set of the	1600= 5.0 in the market a a significant like a significant like a significant like 100-2900) st 365,000 (County + (-)\$ Adjust 0 -50,000 +10,000 -5,000 310,000 310,000 ist of Coburg ist of Coburg st of Coburg st of Coburg her value ac A guidelines two tax lots	acres; TL 1700 malysis. The descripm in the comparable COMI Tax Lot 16-04 Eugene 3 air miles we Observation/ I DESCRIPTI 01-2006 (COE Average plus 24.2 ac/ Fields Available / gra Buildable/ leve Older / Approv None Cash Net 16.0 area due to pa reages. Sale 3 USPAP depa combined for a	= 10.0 inch for inch	11 acres. 12 acres. 13 acres. 14 acres. 15 superior 16 ior to or less 16 NO 3 17 County 18 (-1)\$ Adjust. 19 (-18,000) 18 (000) 23 (000) 23 (000) 23 (000) 20 (000)
SISY TANK THE RESIDENCE OF STATE OF STA	adjustment reflecting a to or more tavorable to or more tavorable to lavorable than the sul ITEM Address 90852 S Coburg (Trowinity to Subject Sales Price Date of Sale and Time Adjustment Ocation Time View Dittitles / Drive United Subject Dittitles / Drive Subject Drive / Driv	market reaction to than the subject property, a piece property, a piece property, a piece property and the subject proper	n table of property, a minoplus (+) adjus (+)	operus most same of significant variation us (-) adjustment is made thus is common of significant variation us (-) adjustment is made thus is common of significant variation (alley alt berved saltor salt	rops. Site co rodinate to subject a hus reducing the sing the indicated NO. 1 ge Subdiv. 4-00-1100) st 375,000 // County +(-)\$ Adjust -50,000 -10,000 -10,000 318,000 keted mid siz illable for sale lads, UG utili equivalency p comments. Santa Clara en built upon	mbines two tax k ct and has considere indicated value of su d value of the subject. COMPA Lot 26, Diamo Coburg (TL 16- 2.5 air miles no Observation/ R DESCRIPTION 09-2005 (COE) Good plus 10ac/ valley, hit Available / asph Buildable/ rollin Comm. Water/A None New Conv. Ln. No Points, Costs I + X - Net 15.1 % es a remnant parce so Sales 1 and 2 a ties, among simil her USPAP and F Subject appraised district 1/2 mile o but did have an o	rate in the second of the seco	in the market a a significant lite (NO. 2 (See Subcliv00-2900) st 365,000 (County + (-)\$ Adjust 050,000 +10,000 010,000 (County -10,000 010,000	acres; TL 1700 malysis. The descripm in the comparable in the comparable Tax Lot 16-04 Eugene 3 air miles we Observation/ J DESCRIPTI 01-2006 (COE Average plus 24.2 ac/ Fields Available / gra Buildable/ leve Older / Approv None Cash Net 16.0 area due to pas J, similar access reages. Sale 3 combined for a ut in Junction (Callowed by sp	= 10.0 inches e propere e is inference e propere e is inference e	1 acres. udes a dotar ty is superior ior to or less ENO 3 -00301 200,000 7 County +(-)\$ Adjust0.000 -18,000 -18,000 -18,000 232,000 lopment rvices, in a d north irovisions se', "before" hool se permit.
THE PROPERTY OF THE PROPERTY O	adjustment reflecting is to or more tavorable to more tavorable to dispose the sound of the soun	market reaction to han the subject property, a piect property, a piect property, a piect property and the subject propert	ni teste up in those items roperty, a min plus (+) adjus	operus most same of significant variation us (-) adjustment is made thus is compared to the co	alley alt provided to be and provided to be anally and provided to be and provided to be and provided to be anally and provided to be and provided to be and provided to be anally and provided to be and provided to be and provided to be anally and pr	props. Site co props.	mbines two tax is total and has considered that considered the considered that	d these if his in the second of the second o	in the market a a significant lite a significant lite a significant lite with a significant lite a significant lite with a sig	acres; TL 1700 malysis. The descripm in the comparable COMI Tax Lot 16-04 Eugene 3 air miles we Observation/ I DESCRIPTI 01-2006 (COE Average plus 24.2 ac/ Fields Available / leve Older / Approv None Cash Net 16.0 area due to pas I, similar access reages. Sale 3 I; USPAP depa combined for a uut in Junction of allowed by sp of non-residen	= 10.0 tion included	1 acres. udes a dollar ty is superior ior to or less E NO. 3 -00301 200,000 7 County +(-)\$ Adjust. 0 +50,000 -18,000 0 32,000 232,000 lopment rvices in a d nonth** irrovisions s", "before" hool
SISTANA MINO THE MINOR SOCIAL TO COME OF THE THE	adjustment reflecting is to or more tavorable to more tavorable to dispose the sound of the soun	market reaction to than the subject property, a piect property, a piect property, a piect property and the subject proper	nited recentant and bus there are ropedure poly a creaming at a construction of a creaming at	operus most same of significant variation us (-) adjustment is made thus is compared to the co	alley sand orth of the conditions on the conditions on the conditions of the conditions of the conditions on the conditions of the conditions on the conditions of the conditions on the conditi	props. Site co props.	mbines two tax is total and has considered that considered the considered that	d these if his in the second of the second o	in the market a a significant lite a significant lite a significant lite with a significant lite a significant lite with a sig	acres; TL 1700 malysis. The descripm in the comparable COMI Tax Lot 16-04 Eugene 3 air miles we Observation/ I DESCRIPTI 01-2006 (COE Average plus 24.2 ac/ Fields Available / leve Older / Approv None Cash Net 16.0 area due to pas I, similar access reages. Sale 3 I; USPAP depa combined for a uut in Junction of allowed by sp of non-residen	= 10.0 tion included	1 acres. udes a dollar ty is superior ior to or less E NO. 3 -00301 200,000 7 County +(-)\$ Adjust. 0 +50,000 -18,000 0 32,000 232,000 lopment rvices in a d nonth** irrovisions s", "before" hool
SISTANA MINO THE MINO SO SO IN INDICATE OF SO DELLE THE	adjustment reflecting is to or more tavorable to or more tavorable to subject Sales Price Proximity to Subject Sales Price Price Data Source Dat	market reaction to han the subject property, a piect property, a piect property, a piect property and the subject propert	nited recentant and business of property, a minolus (+) adjus (+)	operus most sample of significant variation us (-) adjustment is motiment is made thus is compared to the compared to the compared to the comparison) appropriate to comparison) appropriate to the comparison) appropriate the comparison appropriate the compar	alley alley sard and provided to the second of the second	props. Site comments to subject a hus reducing the subject a hus reducing the sing the indicated NO. 1 ge Subdiv. 4-00-1100) ast	mbines two tax ket and has considered and has considered to the considered rate of sulfivation of the subject. COMPA Lot 26, Diamo Coburg (TL 16-2.5 air miles not coburg (TL 16-2.5 air mil	RABLE roles in the control of the co	in the market a a significant lies a significant lies a significant lies significant lies a significant lies	acres; TL 1700 malysis. The descripm in the comparable COMI Tax Lot 16-04 Eugene 3 air miles we Observation/ I DESCRIPTI 01-2006 (COE Average plus 24.2 ac/ Fields Available / gra Buildable/ leve Older / Approv None Cash Net 16.0 area due to pas I, similar access reages. Sale 3 I; USPAP depa combined for a ut in Junction 0 I allowed by sp or non-resident Is not normally a Id not be a moti	= 10.0 inch for inch	1 acres. udes a dottar ty is superior ior to or less E NO 3 -00301 200,000 7 County +(-)\$ Adjust. 0 +50,000 -18,000 0 32,000 232,000 lopment rvices, in a d north** urovisions s", "before" hool se permit. 2 value 2 vacant factor.
SISVIEWS THE THE RESIDENCE OF THE PROPERTY OF	adjustment reflecting is to or more favorable than the sul flaw and adjustment reflecting is favorable than the sul infem. Address 90852 S Coburg (**Proximity to Subject Sales Price**) Date of Sale and ime Adjustment ocation interview districts / Drive unidability/Slope (velt / Septic thuctures aless or Financing oncessions et Adj. (Total) dicated Value Subject on the comments on Market Deading to very few ever tract of view omments and Condition on the apply. See expending to very few experiments of the sale is all Reconciliation: the cost approach the copinion of valuely and only an address of set in the copinion of valuely and only an address of set in the copinion of valuely and only an address of set in the copinion of valuely and only an address of set in the copinion of valuely and only an address of set in the copinion of valuely and only an address of set in the copinion of valuely and only an address of set in the copinion of valuely and only an address of set in the copinion of valuely and only and address of set in the copinion of valuely and only and address of set in the copinion of valuely and only and address of set in the copinion of valuely and only and address of set in the copinion of valuely and only and address of set in the copinion of valuely and only and address of set in the copinion of valuely and only and address of set in the copinion of valuely and only and address of set in the copinion of valuely and only and address of set in the copinion of valuely and only and address of set in the copinion of valuely and only and address of set in the copinion of valuely and only and address of set in the copinion of valuely and only and address of set in the copinion of valuely and only and address of set in the copinion of valuely and only and address of set in the copinion of valuely and only and address of set in the copinion of valuely and only and address of set in the copinion of valuely and only and address of set in the copinion of valuely and only and address of set in the copinion	market reaction to than the subject property, a pipet property, a pipet property, a pipet property and the subject property and the subject property, a pipet property and the subject property and	nited recenant and bummunity w The apprair mited recenant and bummunity w The apprair moted bummunity w The apprair moted recenant and bummunity w The	operus most same of significant variation us (-) adjustment is made thus is compared to the co	alley seattor alley seattor seattor seattor alley seatt	props. Site co receive to subject a hus reducing the sing the indicated NO. 1 ge Subdiv. 4-00-1100) st 375,000 -10,000 -50,000 -10,000 -10,000 318,000 keted mid siz illable for sale sads, UG utili equivalency p comments. Santa Clara en built upon is the only re his hypothetic 00 per net acr	mbines two tax ket and has considered and has considered to the considered rate of suit of the subject. COMPA Lot 26, Diamo Coburg (TL 16-2.5 air miles no	RABLE nd Ricconstruction of the state of the	in the market a a significant lies a significant lies a significant lies significant lies a significant lies	acres; TL 1700 malysis. The descripm in the comparable COMI Tax Lot 16-04 Eugene 3 air miles we Observation/ I DESCRIPTI 01-2006 (COE Average plus 24.2 ac/ Fields Available / gra Buildable/ leve Older / Approv None Cash Net 16.0 area due to pas I, similar access reages. Sale 3 I; USPAP depa combined for a ut in Junction 0 I allowed by sp or non-resident Is not normally a Id not be a moti	= 10.0 inch for inch	1 acres. udes a dottar ty is superior ior to or less E NO 3 -00301 200,000 7 County +(-)\$ Adjust. 0 +50,000 -18,000 0 32,000 232,000 lopment rvices, in a d north** urovisions s", "before" hool se permit. 2 value 2 vacant factor.
SISA TRANS HOLD TRANSPORT SISA TRANS	adjustment reflecting is to or more favorable to or more favorable than the sul infem of th	market reaction to than the subject property, a pipet property, a pipet property, a pipet property and the subject property and the subject property, a pipet property and the subject property and	nited recenant and bummunity w The apprair mited recenant and bummunity w The apprair moted bummunity w The apprair moted recenant and bummunity w The	operus most same of significant variation us (-) adjustment is made thus is compared to the co	alley seattor alley seattor seattor alley seattor and seattor alley seattor and seattor and and and and and and and an	props. Site companies to subject a hus reducing the subject a hus reducing the sing the indicated NO. 1 ge Subdiv. 4-00-1100) list	mbines two tax ket and has considered and has considered to the considered rate of suit of the subject. COMPA Lot 26, Diamo Coburg (TL 16-2.5 air miles no	d these to the control of the contro	in the market a a significant like 100-2900) st 365,000 (County +(-)\$ Adjust 0 -50,000 +10,000 -5,000 0 -10,000 dec Coburg a st of Coburg like to the coburg like t	acres; TL 1700 malysis. The descripm in the comparable COMI Tax Lot 16-04 Eugene 3 air miles we Observation/ I DESCRIPTI 01-2006 (COE Average plus 24.2 ac/ Fields Available / gra Buildable/ leve Older / Approv None Cash Net 16.0 area due to pass I, similar access I, uspandado por a combined for a sut in Junction C I allowed by sp or non-resident In the comparable I allowed by sp or non-resident I allowed by sp	= 10.0 inches	1 acres. udes a dollar ty is superior ior to or less E N0 3 -00301 200,000 7 County +(-)\$ Adjust. 0 -18,000 -18,000 0 -32,000 lopment rvices, in a d norther irrovisions s", "before" hool se permit. e value 0 yacant factor.
SISA TRANS HOLD TRANSPORT SISA TRANS	adjustment reflecting is to or more favorable than the sul flaw and adjustment reflecting is favorable than the sul infem. Address 90852 S Coburg (**Proximity to Subject Sales Price**) Date of Sale and ime Adjustment ocation interview districts / Drive unidability/Slope (velt / Septic thuctures aless or Financing oncessions et Adj. (Total) dicated Value Subject on the comments on Market Deading to very few ever tract of view omments and Condition on the apply. See expending to very few experiments of the sale is all Reconciliation: the cost approach the copinion of valuely and only an address of set in the copinion of valuely and only an address of set in the copinion of valuely and only an address of set in the copinion of valuely and only an address of set in the copinion of valuely and only an address of set in the copinion of valuely and only an address of set in the copinion of valuely and only an address of set in the copinion of valuely and only an address of set in the copinion of valuely and only and address of set in the copinion of valuely and only and address of set in the copinion of valuely and only and address of set in the copinion of valuely and only and address of set in the copinion of valuely and only and address of set in the copinion of valuely and only and address of set in the copinion of valuely and only and address of set in the copinion of valuely and only and address of set in the copinion of valuely and only and address of set in the copinion of valuely and only and address of set in the copinion of valuely and only and address of set in the copinion of valuely and only and address of set in the copinion of valuely and only and address of set in the copinion of valuely and only and address of set in the copinion of valuely and only and address of set in the copinion of valuely and only and address of set in the copinion of valuely and only and address of set in the copinion of valuely and only and address of set in the copinion of valuely and only and address of set in the copinion	market reaction to than the subject property, a pipet property, a pipet property, a pipet property and the subject property and the subject property, a pipet property and the subject property and	nited recenant and bummunity w The apprair mited recenant and bummunity w The apprair moted bummunity w The apprair moted recenant and bummunity w The	operus most same of significant variation us (-) adjustment is made thus is compared to the co	alley seattor alley seattor seattor alley seattor and seattor alley seattor and seattor and and and and and and and an	props. Site co props.	mbines two tax ket and has considered and has considered to the considered rate of suit of the subject. COMPA Lot 26, Diamo Coburg (TL 16-2.5 air miles no	d these to the control of the contro	in the market a a significant like 100-2900) st 365,000 (County +(-)\$ Adjust 0 -50,000 +10,000 -5,000 0 -10,000 dec Coburg a st of Coburg like to the coburg like t	acres; TL 1700 malysis. The descripm in the comparable COMI Tax Lot 16-04 Eugene 3 air miles we Observation/ I DESCRIPTI 01-2006 (COE Average plus 24.2 ac/ Fields Available / gra Buildable/ leve Older / Approv None Cash Net 16.0 area due to pas I, similar access reages. Sale 3 I; USPAP depa combined for a ut in Junction 0 I allowed by sp or non-resident Is not normally a Id not be a moti	= 10.0 inches	1 acres. udes a dollar ty is superior ior to or less E N0 3 -00301 200,000 7 County +(-)\$ Adjust. 0 -18,000 -18,000 0 -32,000 lopment rvices, in a d norther irrovisions s", "before" hool se permit. e value 0 yacant factor.

LAND APPRAIGAL REPURI

R	estricted Appra	Isai Report								File No.	121305B	
	Boπower No born						Census	Tract (03.00	Map Reference Pit	tmon Cour	ity
		0852 Smith Lane // (ac	tual street nu	mber not a	assigned)			_				
=	City Eugene (Co			County La			Stat	te OR		Zip Code 974	08	
9	Legal Description H	ypothetical Metes and	Bounds Desc			d por			3-31-40-016			
S	Sale Price S Not So			Loan Term		VTS.		ohts Apr	raised 🖂	Fee Leasehol	d De M	inimis PUD
ij	Actual Real Estate Ta				d by seller \$				sions Not Ar		. ,	
105	Londor/Client Coo	k, Jeffry and Susan, c								, Eugene, Oreg	on 97401	
	Occupant vacant is		iser Craig E. M	AcKern						t value per USP		rds.
	Crois E Mokara	Appraiser, P.C. 157	4 Cobum Ro	ad PMR 3								
		Urban		Suburban	797, EUGUI	Rura		JIODI (OI	10 041 010	G	ood Avg. Fa	r Poor
	Location			25% to 75%	بيا			Employe	ment Ctability		XX	# 100i
	Built Up	○ Over 75							nent Stability			d.
		Fully Dev. Rapid	2	Steady	Ķ				ence to Employ		imes $ imes$	1 1
	Property Values	increasi	12.1	Stable	<u>.</u>		- 1		ence to Shoppi	•		
	Demand/Supply	Shortag		in Balance	<u></u>		******		ence to Schools		X	
	Marketing Time	Under 3	Mos.	4-6 Mos.	l.,	Over	6 Mas.	Adequac	y of Public Tra	nsportation	\perp \times	1 : :
(Present Land Use	75% 1 Family 2% 2-4	Family1%	Apts	<u>0</u> % Condo_	_5%	Commercial	Recreati	onal Facilities		. i M .	
100		5% Industrial 2% Vac	ant 15%	public, p	arks, rese	rves		Adequac	y of Utilities			
풀	Change in Present La	nd Use Not Like	tv Til	Likely (*)	×	1 Takir	ng Place (*)	Property	Compatibility		$+$ \times $+$	
율	•		cant/undevel	oped To	resident	tial. o	ther	Protection	n from Detrime	ental Conditions	$\times \times \times$	٠.
NEIGH	Predominant Occupar	ir in a		Tenant		% Vac		Police a	nd Fire Protection	ON.	l XI	
И	Single Family Price Ra	•	to \$ 900.00		dominant Val	118 S 4	400,000+-	General	Appearance of	Properties	XIXI:	
	Single Family Age		s. to 100+ yr			_			o Market		X X	1.5
	Onigio raining rigo		<u></u>	J. 11000				прош с	o manor		Z.N. Z.N. 1	•
	Comments including t	those factors, favorable or u	nfavorable afferi	ing marketal	Mitv (e.a. no	Nic na	rks schoole view	noice).	Subject to	rated enuthment	of City of	Cobura
		m Loop Road with res										
	lands portheast	of the McKenzie and V	/illamette Pi-	er conflue	nce The	9000 °	hae husslin se	- 91110	iones is E 4	20 minute ac-	muraciio	. 201160
	Coburg Interest	e 5 access and Euger	- Springfold	metro are	a emple	mest	eenioss lass	di BITTE	O O O O	ALUM A HISTORY	email ar	ance to
=		295' more or less	- opingieid	eau are	- employr	rent,					omer Lot	
		E30- Exclusive Farm	Hen 30 som	minimum	_ =	_		Sq. ft. or				
П	Highest and best use					 				do not conform to ssure 37 claim p		BOUS
	•								etion of Mea	sure 37 claim p	rocess	
	Public	Other (Describe)	_	MPROVEME			Level to slight					
	Elec.					-	Typical small					
щ	Gas		rface All Weat				Arbitrarily squ	are din	nensions			
SII	Water				M Private							
	San. Sewer	Assm permit	Storm Sewer							39F 06-20-1999;		& X
		nderground Elect. & Tel. 📗		Str	eet Lights	is the	property located in	a HUD I	dentified Speci	al Flood Hazard Are	1? XI	lo 💢 Yes
	Comments (favorable or	unfavorable including any app	arent adverse ease	ments, encroa	achments, or o	other ad	tverse conditions):	FE	EMA map sh	lows site in Zone	A: resea	rch
	shows hypothetic	al site out of Zone A f	ood plain per	owners w	ith dwellin	g fou	indations to be	elevat	ed 2 feet ab	ove ground or si	rveyed flo	od
	level (as in Zone.	AE or X). Smith Lane	is private roa	d with rec	iprocal ea	seme	ents and shared	d main	tenance: ma	v require wideni	na. dedica	tion to
	public way for add	equate access. Assur	ned well and	sand filter	septic sys	stem;	permit to build	one d	welling is als	so assumed. Se	e attached	i.
	The undersioned has re-	ecited three recent sales of	nconecties most s	imilar and no	ovimate to c	uhlart :	and has considered	d there i	a the market a	nahula The december	an instru	deller
	adiustraent renecting m	larket reaction to those item:	of significant va	riation betwe	en the suble	ct and	comparable proper	rlise H a	cionificant item	alderenmon and ni n	property in n	inerior i
	to or more lavorable in	ian the subject property, a m	mus (-) adjustine	nt is made i	hus réducina	the inc	dicated value of sul	biect II :	significant iter	n in the comparable	is interior to	x less
۱	favorable than the sub	ject property, a plus (+) ad	ustment is made	thus increas	ing the indic	ated va	alue of the subject.		•			
	ITEM	SUBJECT PROPERTY	CO	MPARABLE	NO 1	$\overline{}$	COMPA	RABLE	M) 2	COMP	RABLE NO. 3	,
	Address NNA Smit	h Lane - HYPO 2 acre					Tax Lot 16-03-			Tax Lot 16-04-		
ľ	Coburg		Coburg				Coburg	30-00-	00304	Junction City	13-00-0150	,,,
	Proximity to Subject	1	1 air mile	northweet			1 air mile norti	burnet				
	Sales Price	\$ Not Sol		ioi u iwesi			i all fille Horu		445.000	4 air miles nort		
//	Price	e 1401 001	"		125,0	₩		- \$	115,000		<u> </u>	244,000
-	Data Source	Observation/County	Obs. 25.15			-		12			<u>T\$</u>	
			Observation				Observation/ R			Observation/ R		inty
1	Date of Sale and Time Adjustment	DESCRIPTION		IPTION	+(-)\$ Ad		DESCRIPTION		+(-)\$ Adjust	DESCRIPTIO		S Adjust.
4		01-09-2006	12-2002 (0		+40,0		02-2004 (COE))	+25,000	08-2005 (COE)		10,000
	ocation	Good minus	Good minu			ļ	Good minus			Above Average		10.000
	Site View	2 acres m/l/ Fields	2.2 ac/ wd:		:		2.3 ac/ wds, fie	lds :	0	4.62 ac/ Wds, p		30,000
	Julities / Drive	Available / gravel	Available /				Available / grav			Available / grav		
_	Buildability/Slope	Buildable/ level	Buildable/				Buildable/ level		0	Buildable/ level		0
-	Nell / Septic	Assumed installed	None/Assn		+15,0		None/Assm'd F		+15,000	Older / Installed	1	+5.000
	Structures/Flood	None / Zone X, AE	None; Zone	e A, AE	+10,0	00 1	None / Zone X,	AE	+10,000	None/ Zone X		0
	ales or Financing	Cash to Seller	Cash		•		Cash	:		Cash		1
1	Concessions	assumed			<u>:</u>			:	. 1			1
ŀ	łet Adj. (Total)	<u> </u>	XI+	- S	65,0	00	⊠+ []-	S	50,000	[]+ X		5,000
ł	ndicated Value			T		$\neg \vdash$		7			─_ ~	- 121222
C	f Subject		Net 5		190,0	00	Net 43.5 9	6 s	165,000	Net 2.0 5	6 s 2	39.000
	Comments on Market D	ata: Very limited rec	ent data for o	peniv mai	keted mid	size	d remnant parr	rels in	the Cohura	area due to pac	developm	on!
		v existing, vacant and	buildable pror	perties ava	ilable for	<u>برسور</u> حامی	Sales 1 and 2	279 U	et of Coher	d in a small and	tion elet	three
	2+ acre parcels ne	ear a slough and in var	ious flood zo	nes requir	ing elevate	ed for	indations, mos	a judan	ed to be law	indicators var	eimile	wiree_
(Comments and Condition	ons of Appraisal: The ap	raisal is mad	e to cach	oguirelen	30 100	- LICOAD and	e juuge	to be low	indicators; very	similar are	a
ı,	do not anniv See	attached assumptions	limiting con-	litions see	cyuivalen	Ly pe	ubject and	-IKKE	<u>A guidelines</u>	s, USPAP depa	nure provi	sions
j Ì	rocedure numero	attached assumptions	acces Man-	mette D	or in a	<u>15. 51</u>	ubject appraise	eo as h	ypothetical	∠ acre site for M	easure 37	claim
1	rilly devaloped be-	es. **** Sale 3 located	s old = "	HELLE KIV	er in south	June	ction City area,	Comp	ton Lane, w	nn pond/slough	water fron	age.
ŀ	inal Decemble # 101	mesite with placeholde	oid mobile	nome. I in	ne adjustm	ents	made at 10%	per ani	num, times i	months since clo	sing, rour	ded
g r	mai Reconciliation:	The market data (sale	: comparison)	approach	ı is the onl	v reli:	able method of	f estim	ating vacant	or non-meidani	ist cita uali	
	ne cost approach	is omitted as there ar	e no improve	ments on	this hypotl	hetica	al site. The inco	ome ar	ontoach doe	s not normally a	naly to use	
1 :	and, 14 acres of t	iotal site leased for ag	ncultural purp	oses at \$9	90.00 per i	net a	cre however la	nd lea	se income v	ould not be a m	otivating fa	ctor.
٠.	ESTIMATE (NE MAKI	KET VALUE, AS DEFINED, (OF SUBJECT PR	OPERTY AS	OF		January 9	2006		to be \$ 100 000		
•	The opinion of valu	ue stated is within a ra	nge of indical	led values	. Value op	inion	is provided for	r comp	arison puro	oses in a Measu	re 37 proc	eeding
9	only and only ana	ctual open market exp	osure test ca	n be cons	idered to p	prove	a true market	value.	, F	=		g
9	Craig E. McKern	A-1-0-6-1	20-1/Si	aped 02-0	9-2006				√ Did	Did Not Physically	inspect Prop	_{ersv}
	ppraiser(s)	W/6 7. 1			er (if applica	Mel		·	4	, and root i try atodity	mopour Fiuli	~··
LA	ppraiser(s)		2702 416	CIE AL LIBERTOIS	or (ii appinea							

James A. Mann LLC

Land Use Planning & Development Permit Services P.O. Box 51081

Eugene, Oregon 97405-0902
Telephone: (541) 514-3051 FAX: (541) 484-2761
Email: jamannllc@comcast.net

November 3, 2005

Jeffry and Susan Cook 458 Terrace Drive Fairbanks, Alaska 99712

Subject: Report Regarding Lane County Land Use Regulations For an Evaluation under BM 37 Map 16-03-31.4 Tax Lots 1600 & 1700

Dear Jeffry and Susan,

The purpose of this report and the attached information is to assist with a Ballot Measure 37 claim for this property. This report identifies and summarizes the Lane County land use regulations that were applicable to the subject property on May 21, 1974, and the Lane County land use regulations that are now applicable to the subject property. Copies of these regulations are attached to this report. The subject property contains two tax lots: TL 600 with 5 vacant acres and TL 1700 with 10 acres and an existing dwelling. The subject property is located off of Smith Lane and a private road, approximately 2 miles southwest of the city of Coburg. See the illustrations on the next page of this report.

I. Summary of Relevant Lane County Land Use Regulations.

On May 21, 1974, the subject property was not zoned and was designated by the <u>Eugene-Springfield Metropolitan Area 1990 General Plan</u> as "Agricultural". Lane County regulated some uses in unzoned areas with LC 9.700-9.765 that included in LC 9.170, "(17) More than five (5) dwelling units per lot or parcel or contiguous lots or parcels under the same ownership." and "(29) Preliminary major subdivision applications as defined by LC Chapter 13." Adopted requirements in Lane Code Chapters 13 and 15 would have applied to the subdivision or access of the subject property. It appears that Lane Code did not regulate the partitioning of the subject property or the placement of five or less dwellings on the contiguous ownership of the subject property.

Today, the subject property is under the jurisdiction of the acknowledged Lane County Rural Comprehensive Plan (RCP), is designated on the diagram as "Agricultural" land and is zoned Exclusive Farm Use, E30. LC 16.212(5)-(7) requires land use application approvals for new dwellings that must comply with strict requirements for farm dwellings or non-farm dwellings. LC 16.212(9) requires, with a few narrow exceptions, a minimum area of 30 acres in each newly created parcel.

Prepared by James A. Mann LLC

Map 18-03-31.4 Tax Lots 1600 & 1700

1

SUPPLEMENTAL ADDERDUM

File No. 121305A

Borrower/Client No borrower

Property Address 90852 Smith Lane // Tax Lots 16-03-31-40-01600 and 01700

City Eugene (Coburg area) County Lane State OR Zip Code 97408

Lender Cook, Jeffry and Susan, c/o Steve Comacchia

Appraisal Development and Reporting Process:

As per prior agreement with the client named on the cover sheet and first form page of this report, the level of appraisal service requested is a Restricted Appraisal Report of a Complete Appraisal of the subject property. This level of service has, in the past, been known as a "form appraisal" using standard FNMA or FHLMC forms to convey information to the reader. This level of appraisal service is for the most part the same as past "form appraisals".

This report is a Restricted Appraisal Report which is intended to comply with the reporting requirements set forth under Standards Rule 2-2c of the Uniform Standards of Professional Appraisal Practice (USPAP) for a Restricted Appraisal Report. As such, it represents only brief discussions of the data, reasoning and analyses used in the appraisal process to develop the appraiser's opinion of value stated elsewhere. Supporting documentation that is not provided with this report concerning the data, reasoning and analyses has been retained in the appraiser's file copy. The depth of the discussion contained in this report is specific to the needs of the client and for the intended use of this report stated below.

Scope of Work:

In preparing this report, the appraiser inspected the subject site on January 9, 2006, Relevant information on comparable land and improved site sales, construction costs and accrued depreciation were also gathered, verified and considered. All three approaches to value were considered, the sales comparison approach only was developed was developed for 121305A and 121305B reports. No cost approach was necessary or applicable as there were no improvements on site other than an older well and septic system. See both reports attached for full comprehension.

The income approach, along with rents, comparative rental data and calculated formulas and multipliers, is used ONLY IF the subject is likely to become or remain a rental income property in the foreseeable future, which is not the case for the subject site at this time. However the site is leased for agricultural purposes on a year to year basis and the income would not be an incentive for a typical buyer; a typical buyer is seeking a suburban homesite.

Purpose of the Appraisal and Use of the Report:

The purpose of this appraisal report is to estimate the fair market value of subject site and sites under the Measure 37 "before and after" scenarios noted on the cover page and elsewhere in these reports.

This appraisal report is intended ONLY for the use of the client named for the purpose of establishing a fair market value by an independent third party for Measure 37 proceedings. The use of this report is restricted to the clients, Jeff and Susan Cook and their agent/attorney, Steve Cornacchia.

Duly constituted Lane County committees or courts for Measure 37 appeals are also an expected reader of this report but Lane County is not a client of the appraiser.

This report in its present configuration is not intended for any financing purpose whatsoever. Any other authorized use of this report will be stated either below or in the letter of engagement.

The appraiser is not and will not become responsible for any unauthorized use. Errors and omissions insurance is not extended to a future third party reader and the appraiser must be notified, timely and in writing, of any future transfer/assignment of this report to any third party.

Supplemental Certifications:

I certify that the use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives. In addition, I certify that, to the best of my knowledge and belief, the reported analyses, opinions and conclusions were developed, and this report prepared, with conformity to the requirements of the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute.

signed and dated February 9, 2006

Craig E. McKern

Craig E. McKern Appraiser P.C.

9. G. Millan

inherth wholess anode Stult	h I ano // Tay I ate 16 02 24 40 04600	0 and 01700	File No. 121305A
ity Eugene (Coburg area)	h Lane // Tax Lots 16-03-31-40-01600)County_Lane	State OR	Zip Code 97408
ender Cook, Jeffry and Su	san, c/o Steve Cornacchia		
APPRAISAL ANI	D REPORT IDENTIFICATI	ON	
This appraisal conforms to	o que of the following definitions:		
Complete Appraisa	al (The act or process of estimating v	value, or an opinion of value, performed withou	t invoking the Departure Rule.)
Limited Appraisal		ralue, or an opinion of value, performed under a	
This report is one of the fo	flowing types:		
Self Contained	(A written report prepared under Standar	rds Rule 2-2(a) of a Complete or Limited Appl	raisal performed under STANDARD 1 \
Summary		rds Rule 2-2(b) of a Complete or Limited Appl	
Restricted		rds Rule 2-2(c) of a Complete or Limited App.	
The reported analyses, opinion professional analyses, opinion I have no present or prospect I have no bias with respect to My engagement in this assign My compensation for complet of the client, the amount of the this appraisal. My analyses, opinions and could have made a personal observer.	ned in this report are true and correct. Ins., and conclusions are limited only by the reports and conclusions. It is the subject of the subject of the property that is the subject of the property that is the subject of this report or it ment was not contingent upon developing or region this assignment is not contingent upon the devalue opinion, the attainment of a stipulated res	porting predetermined results. Jevelopment or reporting of a predetermined value or suit, or the occurrence of a subsequent event directly seen prepared, in conformity with the Uniform Standard	e parties involved. direction in value that favors the cause related to the intended use of
lengthy period passed between milications for the subject prope r handling Measure 37 claims,	the date of inspection and the date of completio erty. There is no guarantee from the appraiser it as these requirements may change due to court	graing this certification. In as the appraiser performed a variety of investigation hat the attached report(s) will be found fully satisfactor ordered or Legislature passed modifications. Recent easons. This ruling is being appealed to the State Sup	bry to the Lane County jurisdiction
lengthy period passed between milications for the subject prope in handling Measure 37 claims, unnly held that Measure 37 as w comments on Ap ote any departures fror uis appraisal report is con te appraised value includ- te appraised value includ-	the date of inspection and the date of completion erry. There is no guarantee from the appraiser it as these requirements may change due to count written was unconstitutional for various judicial numbers and and Report Ider of The Standards Rules 1-3 and 1-4, put notice on the basis of the full site observes a realty fee as did the sale prices.	in as the appraiser performed a variety of investigation had the attached report(s) will be found fully satisfacts ordered or Legislature passed modifications. Recent easons. This ruling is being appealed to the State Superior of the State Su	ary to the Lane County jurisdiction thy, a Circuit Court court in Marion where Court. g disclosure: uched.
lengthy period passed between milications for the subject proper or handling Measure 37 claims, punty held that Measure 37 as we comments on Apriote any departures from a appraisal report is come appraised value including the former dwelling on the subject of	the date of inspection and the date of completionerly. There is no guarantee from the appraiser it as these requirements may change due to count written was unconstitutional for various judicial numbers of the second of the sale professional and Report Ider on Standards Rules 1-3 and 1-4, please on the basis of the full site obsects a realty fee as did the sale prices on this site has been completely procession.	in as the appraiser performed a variety of investigation had the attached report(s) will be found fully satisfactor ordered or Legislature passed modifications. Recent easons. This ruling is being appealed to the State Superaction. Intification It is any USPAP-related issues requiring envation, not the extent of commentary attain the comparables, unless otherwise state.	ary to the Lane County jurisdiction tity, a Circuit Court court in Marion where Court. g disclosure: ached. d.
lengthy period passed between milications for the subject proper or handling Measure 37 claims, punty held that Measure 37 as we comments on Aplote any departures from the appraisal report is contained appraisal report in the former dwelling on the the former dwelling on the the former dwelling on the the former dwelling of the	the date of inspection and the date of completion erry. There is no guarantee from the appraiser it as these requirements may change due to count written was unconstitutional for various judicial numbers of the following property of the full site observed toxic materials or hazardous sub diagnatic and used according to label direction.	in as the appraiser performed a variety of investigation at the attached report(s) will be found fully satisfactor ordered or Legislature passed modifications. Recent easons. This ruling is being appealed to the State Superior of the State Su	ary to the Lane County jurisdiction tity, a Circuit Court court in Marion werne Court. g disclosure: uched. d. materials remain on this site. ject; if any do exist, these are
lengthy period passed between milications for the subject proper or handling Measure 37 claims, bunky held that Measure 37 as we will be a subject to the former dwelling on the subject the subject the subject the former dwelling on the subject the subje	the date of inspection and the date of completion erry. There is no guarantee from the appraiser it as these requirements may change due to count written was unconstitutional for various judicial numbers. Paraisal and Report Iden Standards Rules 1-3 and 1-4, pluplete on the basis of the full site obsees a reality fee as did the sale prices on this site has been completely remove erved toxic materials or hazardous subton did and used according to label direction found in a farm and ranch exists.	in as the appraiser performed a variety of investigation at the attached report(s) will be found fully satisfactor ordered or Legislature passed modifications. Recent easons. This ruling is being appealed to the State Superational transfer of the State Superation and USPAP-related issues requiring envation, not the extent of commentary attains of the comparables, unless otherwise state and and it is assumed no toxic or hazardous ostances in the immediate area of the substances	ary to the Lane County jurisdiction tity, a Circuit Court court in Marion reme Court. g disclosure: cched. d. materials remain on this site. ject; if any do exist, these are f toxic waste and hazardous
lengthy period passed between milications for the subject proper rhandling Measure 37 claims, unty held that Measure 37 as who will be any departures from the any departures from the appraisal report is concerned appraisal report is concerned to be safely stored the former dwelling on the summer to be safely stored the former dwelling on the safely stored to be safely stored the safely stored to be safely stored to exist around the safely	the date of inspection and the date of completion erry. There is no guarantee from the appraiser it as these requirements may change due to count written was unconstitutional for various judicial materials and Report Ide; and Standards Rules 1-3 and 1-4, plus inspecte on the basis of the full site obsects a realty fee as did the sale prices on this site has been completely remove any early fee as did the sale prices of this site has been completely remove any early fee as did the sale prices of the full site of the sale prices of the full site of the sale prices and did the sale of complete the sale prices of the full site of the sale prices and did the sale of the sale	in as the appraiser performed a variety of investigation that the attached report(s) will be found fully satisfacts ordered or Legislature passed modifications. Recent easons. This ruling is being appealed to the State Superior to the Comparable of the State Superior to the extent of commentary attained and it is assumed no toxic or hazardous pastances in the immediate area of the substances in the immediate area of the substances found in most homes and gain substances found in most homes and gain.	ary to the Lane County jurisdiction thy, a Circuit Court court in Marion where Court. g disclosure: uched. d. s materials remain on this site. ject; if any do exist, these are toxic waste and hazardous ope of the appraiser's training and reges, including those of the reader.
lengthy period passed between milications for the subject proper in handling Measure 37 claims, unhy held that Measure 37 as who had that Measure 37 as who had that Measure 37 as who had the subject of the any departures from the appraisal report is contained to the former dwelling or ere were no directly observed to be safely stored to be safely stored to be safely stored the remaining or the subject of the	the date of inspection and the date of completion erry. There is no guarantee from the appraiser it as these requirements may change due to count written was unconstitutional for various judicial materials and Report Ider on The Standards Rules 1-3 and 1-4, pinplete on the basis of the full site obseed in this site has been completely remove and the sale prices of the full site of the sale prices of the sale	in as the appraiser performed a variety of investigation at the attached report(s) will be found fully satisfacts ordered or Legislature passed modifications. Recent easons. This ruling is being appealed to the State Superation. This ruling is being appealed to the State Superation, not the extent of commentary attaction, not the extent of commentary attaction and the comparables, unless otherwise state ed and it is assumed no toxic or hazardous on the extent of the substances in the immediate area of the substances in the immediate area of the substances found in most homes and gains and hazardous substances include chemics.	ary to the Lane County jurisdiction thy, a Circuit Court court in Marion where Court. g disclosure: uched. d. a materials remain on this site. ject; if any do exist, these are f toxic waste and hazardous ope of the appraiser's training and rages, including those of the reader, emicals such as fertilizers, weed
lengthy period passed between milications for the subject proper in handling Measure 37 claims, unhy held that Measure 37 as where the subject proper is appraisal report is contained to the former dwelling on the appraised value including the the former dwelling on the appraised value including the the former dwelling on the appraised value including the the former dwelling on the appraised value including the the former dwelling on the appraised to be safely stored the appraised to be safely stored the appraised to be safely stored the appraised to be used according to the safely stored to	the date of inspection and the date of completion erry. There is no guarantee from the appraiser it as these requirements may change due to count written was unconstitutional for various judicial numbers and a support of the full site observed to the sale prices of the full site observed toxic materials or hazardous subtoned in this site has been completely remove erved toxic materials or hazardous subtoned in a farm and ranch environment of the site. These common toxic materials, belabel directions and the site. These common toxic materials, belabel directions and sealest the sale prices of the site. These common toxic materials, belabel directions and sealest the salest t	in as the appraiser performed a variety of investigation at the attached report(s) will be found fully satisfactor ordered or Legislature passed modifications. Recent easons. This ruling is being appealed to the State Superaction. This ruling is being appealed to the State Superaction, not the extent of commentary attaction, not the extent of commentary attaction, not the extent of commentary attaction, not the extent of commentary attaction of the comparables, unless otherwise state ead and it is assumed no toxic or hazardous obstances in the immediate area of the substances in the immediate area of the substances found in most homes and gat its labstances found in most homes and gat its and hazardous substances include ches, solvents and fuels, among other solid, lie	ary to the Lane County jurisdiction thy, a Circuit Court court in Marion where Court. g disclosure: ached. d. a materials remain on this site. ject; if any do exist, these are f toxic waste and hazardous ope of the appraiser's training and rages, including those of the reader, emicals such as fertilizers, weed quid and paste substances, and are
lengthy period passed between milications for the subject proper or handling Measure 37 claims, bunhy held that Measure 37 as we will be the former than the appraisal report is contained to be safely stored aterials such as might be owledge. Common house a assumed to exist around ersuped to be used according to the support of the supp	the date of inspection and the date of completion erry. There is no guarantee from the appraiser it as these requirements may change due to count written was unconstitutional for various judicial numbers. The praisal and Report Iden of the praisal and Report Iden of the full site observed toxic materials or hazardous subtrained in the site has been completely removed toxic materials or hazardous subtrained in the site of the full site of the full site of the full site observed toxic materials or hazardous subtrained in the site of the full site	in as the appraiser performed a variety of investigation at the attached report(s) will be found fully satisfactor to ordered or Legislature passed modifications. Recent easons. This ruling is being appealed to the State Superfict of the State Superfic	ary to the Lane County jurisdiction thy, a Circuit Court court in Marion where Court. G disclosure: ached. d. a materials remain on this site. iect; if any do exist, these are foods waste and hazardous ope of the appraiser's training and reges, including those of the reader, emicals such as fertilizers, weed quid and paste substances, and are specifically noted in this report.
lengthy period passed between milications for the subject proper in handling Measure 37 claims, unty held that Measure 37 as where the milication of the any departures from the any departures from the any departures from the appraised value inclined the terminal property obsessumed to be safely stored the sasumed to exist around the sasumed to exist around the sasumed to be used according to the sasumed the sastance of the sasumed the sastance of the sasumed the sastance of	the date of inspection and the date of completion erry. There is no guarantee from the appraiser it as these requirements may change due to count written was unconstitutional for various judicial numbers. The praisal and Report Idea of the sale prices of the full site obsees a reality fee as did the sale prices of the full site obsees a reality fee as did the sale prices of the full site obsees a reality fee as did the sale prices of the full site obsees a reality fee as did the sale prices of the full site obsees a reality fee as did the sale prices of the full site obsees a reality fee as did the sale prices of the full site obsees a reality fee as did the sale prices of the full site of the	in as the appraiser performed a variety of investigation at the attached report(s) will be found fully satisfactor ordered or Legislature passed modifications. Recent easons. This ruling is being appealed to the State Superior of the Comparables, unless otherwise state and and it is assumed no toxic or hazardous astances in the immediate area of the substances in the immediate area of the substances in the immediate area of the substances found in most homes and gat is and hazardous substances include chief, solvents and fuels, among other solid, it also and local regulations unless otherwise at on the site which would affect livability or	ny to the Lane County jurisdiction thy, a Circuit Court court in Marion werne Court. g disclosure: uched. d. s materials remain on this site. ject; if any do exist, these are f toxic waste and hazardous ope of the appraiser's training and rages, including those of the reader, emicals such as fertilizers, weed quid and paste substances, and are specifically noted in this report.
lengthy period passed between milications for the subject proper rhandling Measure 37 claims, unty held that Measure 37 as who was a subject proper to any departures from the any departures from the appraisal report is contained to the former dwelling or the appraisal report is contained to be safely stored to be used accord as specifically assumed the sattached supplemental as attached supplemental as the safely safely safely safely assumed to be used accord to the safely saf	the date of inspection and the date of completion erry. There is no guarantee from the appraiser it as these requirements may change due to count written was unconstitutional for various judicial may be a support of the full site observed to the basis of the full site observed to the basis of the full site observed toxic materials or hazardous subtrained in a farm and ranch environment of the full site observed toxic materials or hazardous subtrained in a farm and ranch environment of the full site. These common toxic materials, bleach, detergent, oils, cleansers ling to label directions and Federal, state is no toxic mold or fungus manifes addendum. This report has been preparage for brief explanations of the uncontrol of the site.	in as the appraiser performed a variety of investigation at the attached report(s) will be found fully satisfacts ordered or Legislature passed modifications. Recent easons. This ruling is being appealed to the State Superior of the Comparables, unless otherwise state and and it is assumed no toxic or hazardous estances in the immediate area of the subject of the comparables, unless otherwise state and and it is assumed no toxic or hazardous estances in the immediate area of the subject of the comparables are and recognition of the case of the subject of the comparables are substances include chest of the subject of the comparables and the substances found in most homes and garrials and hazardous substances include chest, among other solid, lied and local regulations unless otherwise at on the site which would affect livability or pared for use in a State Measure 37 process.	g disclosure: g disclosure: ched. materials remain on this site. materials remain on this
lengthy period passed between milications for the subject proper rhandling Measure 37 claims, unhy held that Measure 37 as who had been any departures from the any departures from the appraisal report is concerned to be safely stored the former dwelling on the appraisance of the subject to the former dwelling on the subject to be safely stored the safely stored to be safely stored the safely stored the safely stored to be used according to the safely stored to the sa	the date of Inspection and the date of completion erry. There is no guarantee from the appraiser it as these requirements may change due to count written was unconstitutional for various judicial may be a subjected and the subjected on the basis of the full site obseed as a realty fee as did the sale prices on this site has been completely remove and the subjected toxic materials or hazardous subjected toxic materials and the site. These common toxic meteriarys, bleach, detergent, oils, cleansers ling to label directions and Federal, start in the subjected of the subjected or fungus manifes addendum. This report has been prepage for brief explanations of the use a procedured of the 15 acres more researched.	in as the appraiser performed a variety of investigation at the attached report(s) will be found fully satisfactor to ordered or Legislature passed modifications. Recent easons. This ruling is being appealed to the State Superfict of the State Superfic	ary to the Lane County jurisdiction thy, a Circuit Court court in Marion where Court. g disclosure: ched. d. s materials remain on this site. ject; if any do exist, these are foxic waste and hazardous ope of the appraiser's training and reges, including those of the reader, emicals such as fertilizers, weed guid and paste substances, and are specifically noted in this report. It marketability. eding and is restricted to that use inction with report 121305B which is
lengthy period passed between milications for the subject proper rhandling Measure 37 claims, unhy held that Measure 37 as who was a subject proper to the any departures from the any departures from the appraisal report is concerned to the former dwelling on the appraisal report is concerned to be safely stored the former dwelling on the appraisal report is concerned to be safely stored the appraisance of the	the date of Inspection and the date of completion erry. There is no guarantee from the appraiser it as these requirements may change due to count written was unconstitutional for various judicial may be a subjected and the sale prices on the basis of the full site obseed as a realty fee as did the sale prices on this site has been completely remove and the sale prices on this site has been completely remove and the sale prices on this site has been completely remove and the sale prices on the sale prices of the sale prices on the sale prices of the sale prices on the sale prices of the sale pric	in as the appraiser performed a variety of investigation and the attached report(s) will be found fully satisfactor to ordered or Legislature passed modifications. Recent easons. This ruling is being appealed to the State Superior and State Superior and the State State and it is assumed no toxic or hazardous each and it is assumed no toxic or hazardous state and it is assumed no toxic or hazardous state and recognition of the State	any to the Lane County jurisdiction thy, a Circuit Court court in Marion where Court. G disclosure: and the Lane County in Marion where Court. G disclosure: and the Lane Count in Marion where Court. G disclosure: and the Lane County in Marion where Court in Marion on this site. B materials remain on this
lengthy period passed between milications for the subject proper in handling Measure 37 claims, unhy held that Measure 37 as who had been any departures from the any departures from the any departures from the appraised value include the former dwelling on the appraised to be as a significant to be used accorded a specifically assumed the attached supplemental to be used accorded a specifically assumed the attached supplemental the att	the date of Inspection and the date of completion erry. There is no guarantee from the appraiser it as these requirements may change due to count written was unconstitutional for various judicial may be a subjected and the subjected on the basis of the full site obseed as a realty fee as did the sale prices on this site has been completely remove and the subjected toxic materials or hazardous subjected toxic materials and the site. These common toxic meteriarys, bleach, detergent, oils, cleansers ling to label directions and Federal, start in the subjected of the subjected or fungus manifes addendum. This report has been prepage for brief explanations of the use a procedured of the 15 acres more researched.	in as the appraiser performed a variety of investigation at the attached report(s) will be found fully satisfacts ordered or Legislature passed modifications. Recent easons. This ruling is being appealed to the State Superior to the Comparable of the State Superior to the extent of commentary attacked and it is assumed no toxic or hazardous obstances in the immediate area of the substances in the immediate area of the substances found in most homes and gains and hazardous substances include che is substances found in most homes and gains and hazardous substances include che is substances found in most homes and gains and hazardous substances include che is substances found in most homes and gains and hazardous substances include che is also and local regulations unless otherwise at on the site which would affect livability or aread for use in a State Measure 37 process and purpose of this report 121305A in conju	any to the Lane County jurisdiction thy, a Circuit Court court in Marion where Court. G disclosure: and the Lane County in Marion where Court. G disclosure: and the Lane Count in Marion where Court. G disclosure: and the Lane County in Marion where Court in Marion on this site. B materials remain on this
lengthy period passed between milications for the subject proper rhandling Measure 37 claims, unhy held that Measure 37 as who had been any departures from the any departures from the appraisal report is concerned to be safely stored the former dwelling on the appraisal report is concerned to be safely stored the former dwelling on the appraisance of th	the date of Inspection and the date of completionerly. There is no guarantee from the appraiser it as these requirements may change due to count written was unconstitutional for various judicial may be a subjected and the sale prices of the full site obseed as a reality fee as did the sale prices on this site has been completely remove any end to sale prices on this site has been completely remove any end to sale prices on the sale prices of the full site obseed and used according to label direction found in a farm and ranch environment found in a farm and ranch environment rays, bleach, detergent, oils, cleansers ling to label directions and Federal, state is no toxic mold or fungus manifes addendum. This report has been prepage for brief explanations of the use an arccel out of the 15 acres more or less of poplication of State Measure 37 is still in	in as the appraiser performed a variety of investigation at the attached report(s) will be found fully satisfacts ordered or Legislature passed modifications. Recent easons. This ruling is being appealed to the State Superior and USPAP-related issues requiring execution, not the extent of commentary attacked and it is assumed no toxic or hazardous obstances in the immediate area of the substances in the immediate area of the substances in the immediate area of the substances found in most homes and gains and hazardous substances include chas, solvents and fuels, among other solid, lie also and local regulations unless otherwise at on the site which would affect livability on the site which would affect livability on the report in hand in order to provide "be in question with present and future court a SUPERVISORY APPRAISER (contents).	any to the Lane County jurisdiction thy, a Circuit Court court in Marion where Court. G disclosure: and the Lane County in Marion where Court. G disclosure: and the Lane Count in Marion where Court. G disclosure: and the Lane County in Marion where Court in Marion on this site. B materials remain on this
comments on Ap other and the subject proper in handling Measure 37 claims, unhy held that Measure 37 as we will be subject proper in handling Measure 37 as we will be subject proper in handling Measure 37 as we will be subject to the forments on Ap other and the forment of th	the date of Inspection and the date of completionerly. There is no guarantee from the appraiser it as these requirements may change due to count written was unconstitutional for various judicial may be a subjected and the sale prices of the full site obseed as a reality fee as did the sale prices on this site has been completely remove any end to sale prices on this site has been completely remove any end to sale prices on the sale prices of the full site obseed and used according to label direction found in a farm and ranch environment found in a farm and ranch environment rays, bleach, detergent, oils, cleansers ling to label directions and Federal, state is no toxic mold or fungus manifes addendum. This report has been prepage for brief explanations of the use an arccel out of the 15 acres more or less of poplication of State Measure 37 is still in	in as the appraiser performed a variety of investigation at the attached report(s) will be found fully satisfactor to ordered or Legislature passed modifications. Recent easons. This ruling is being appealed to the State Superaction. In the state of the comparables, unless otherwise state and and it is assumed no toxic or hazardous obstances in the immediate area of the substances in the immediate area of the substances in the immediate area of the substances found in most homes and gaillast and hazardous substances include chis, solvents and fuels, among other solid, life and local regulations unless otherwise at on the site which would affect livability of the report in hand in order to provide the in question with present and future court a superaction with present and superaction with presen	any to the Lane County jurisdiction thy, a Circuit Court court in Marion where Court. It disclosure: Inched. It disclosure: It disc
lengthy period passed between milications for the subject proper in handling Measure 37 claims, unity held that Measure 37 as we will be a milication of the subject proper in handling Measure 37 as we will be a milication of the subject of the su	the date of Inspection and the date of completionerly. There is no guarantee from the appraiser it as these requirements may change due to count written was unconstitutional for various judicial may be a subjected and the sale prices of the full site obseed as a reality fee as did the sale prices on this site has been completely remove any end to sale prices on this site has been completely remove any end to sale prices on the sale prices of the full site obseed and used according to label direction found in a farm and ranch environment found in a farm and ranch environment rays, bleach, detergent, oils, cleansers ling to label directions and Federal, state is no toxic mold or fungus manifes addendum. This report has been prepage for brief explanations of the use an arccel out of the 15 acres more or less of poplication of State Measure 37 is still in	in as the appraiser performed a variety of investigation and the attached report(s) will be found fully satisfactor to ordered or Legislature passed modifications. Recent easons. This ruling is being appealed to the State Superior and the State State and and it is assumed no toxic or hazardous estances in the immediate area of the substances in the immediate area of the substances in the immediate area of the substances found in most homes and gails and hazardous substances include chas, solvents and fuels, among other solid, life and local regulations unless otherwise at on the site which would affect livability or mared for use in a State Measure 37 processed on the site which would affect livability or mared for use in a State Measure 37 processed on the site which would affect livability or mared for use in a State Measure 37 processed on the site which would affect livability or mared for use in a State Measure 37 processed and purpose of this report 121305A in conjugate for use in a State Measure 37 processed and purpose of this report 121305A in conjugate for use in a State Measure 37 processed and purpose of this report 121305A in conjugate for use in a State Measure 37 processed and purpose of this report 121305A in conjugate for use in a State Measure 37 processed and purpose of this report 121305A in conjugate for use in a State Measure 37 processed and purpose of this report 121305A in conjugate for use in a State Measure 37 processed and purpose of this report 121305A in conjugate for use in a State Measure 37 processed and purpose of this report 121305A in conjugate for use in a State Measure 37 processed and purpose of this report 121305A in conjugate for use in a State Measure 37 processed and purpose of this report 121305A in conjugate for use in a State Measure 37 pro	any to the Lane County jurisdiction thy, a Circuit Court court in Marion where Court. G disclosure: ached. d. a materials remain on this site. ect; if any do exist, these are f toxic waste and hazardous ope of the appraiser's training and reges, including those of the reader, emicals such as fertilizers, weed guid and paste substances, and are a specifically noted in this report. The marketability. eding and is restricted to that use inction with report 121305B which is prore and after scenarios. The nd Legislature involvements a company to the company
lengthy period passed between milications for the subject proper in handling Measure 37 claims, unity held that Measure 37 as we will be a manufacture of the any departures from the appraisal report is contained to the former dwelling of the eappraisal report is contained to the former dwelling of the eappraisal report is contained to the former dwelling of the eappraisal report is contained to be safely stored to be safely stored to be safely stored the east around the east according to the east acco	the date of Inspection and the date of completionerly. There is no guarantee from the appraiser it as these requirements may change due to count written was unconstitutional for various judicial numbers and the property of	in as the appraiser performed a variety of investigation at the attached report(s) will be found fully satisfacts ordered or Legislature passed modifications. Recent easons. This ruling is being appealed to the State Superior and USPAP-related issues requiring the annual comparables, unless otherwise state and and it is assumed no toxic or hazardous estances in the immediate area of the substances in the immediate area of the substances in the immediate area of the substances found in most homes and gains and hazardous substances include che is substances found in most homes and gains and hazardous substances include che is assument) is beyond the soil substances found in most homes and gains and hazardous substances include che is assument of the site which would affect livability on the site which would affect livability on the report in hand in order to provide "be in question with present and future court a superior state Certification #: email: cem9th or State Certification #: email: cem9th or State License #: phone 541-345-C State:	ary to the Lane County jurisdiction thy, a Circuit Court court in Marion where Court. g disclosure: uched. d. a materials remain on this site. ject; if any do exist, these are foxic waste and hazardous ope of the appraiser's training and rages, including those of the reader, emicals such as fertilizers, weed quid and paste substances, and are a specifically noted in this report. In marketability. eding and is restricted to that use inction with report 121305B which is affore and after" scenarios. The nd Legislature involvements a conty if required): @msn.com 0744/fax 541-345-0577
lengthy period passed between milications for the subject proper or handling Measure 37 claims, pumply held that Measure 37 as who was a subject proper or handling Measure 37 as who was a subject proper or handling that Measure 37 as who was a subject property of the former dwelling or here were no directly obsessumed to be safely stored aterials such as might be abeviled to be used according to the subject poisons and specifically assumed the subject poisons and specifically assumed the eattached supplemental by See the cover letter particular as maller hypothetical particular property of the subject property of the subje	the date of Inspection and the date of completionerly. There is no guarantee from the appraiser it as these requirements may change due to count written was unconstitutional for various judicial numbers and the property of	in as the appraiser performed a variety of investigation and the attached report(s) will be found fully satisfactive ordered or Legislature passed modifications. Recent easons. This ruling is being appealed to the State Superior and the State State and and it is assumed no toxic or hazardous eat and it is assumed no toxic or hazardous eat and it is assumed no toxic or hazardous eat and the superior and recognition of the Level I assessment) is beyond the substances include chas, solvents and fuels, among other solid, life and local regulations unless otherwise at on the site which would affect livability or and purpose of this report 121305A in conjugification that in order to provide "be in question with present and future court a Superior state Signed: Supervisory Appraiser (constitutions #: email: cem9th or State License #: phone 541-345-C	ary to the Lane County jurisdiction thy, a Circuit Court court in Marion where Court. g disclosure: Inched. d. In a materials remain on this site. Inched. d. In a materials remain on this site. Inched. Inc