



SUPPLEMENTAL INFORMATION SUBMITTED

Submitted on: 6-5-07

Taken By: SGS

SUPPLEMENTAL INFORMATION HAS BEEN RECEIVED BY THIS OFFICE IN REGARDS TO THE FOLLOWING:

BP# _____

PA# 06 7138

Mc McBee

SP# _____

SI# _____

OTHER: _____

Michael E. Farthing
Attorney at Law

Smeede Hotel Building
767 Willamette Street, Suite 203
Eugene, Oregon 97401
Office (541) 485-1141 – Fax (541) 485-1174
email - mefarthing@yahoo.com

June 5, 2007

HAND DELIVERED

Kent Howe, Planning Director
Lane County Land Management Division
Lane County Courthouse/PSB
125 E. 8th Ave.
Eugene, OR 97401

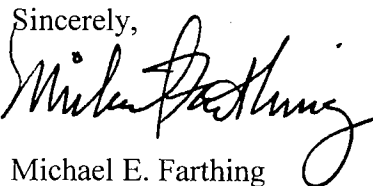
06-05-07 10:41:52 ACVD

Re: Supplemental Information to Measure 37 Claim
William D. McBee, Claimant
Map No. 18-04-08, Tax Lots 203 and 210
PA 06-7138

Dear Mr. Howe:

On behalf of my client, William D. McBee, I am enclosing a Supplemental Statement together with exhibits, to support the above-referenced claim. This claim was previously before the Board of Commissioners on May 22 and at that time we requested that the record be left open until June 5 to submit additional information in support of Mr. McBee's claim.

If you have further questions, please call at your convenience.

Sincerely,

Michael E. Farthing

MEF/kt

Enclosures

cc: Bill McBee (w/ encl)

**SUPPLEMENTAL CLAIMANT'S STATEMENT IN SUPPORT OF
MEASURE 37 CLAIM
PA 06-7138**

I. PROPOSAL DESCRIPTION

- A. Claimant:** William D. McBee
29243 Gimpl Hill Road
Eugene, OR 97402
(541) 349-0892
- B. Land Owner:** Same as Claimant
- C. Agent:** Michael E. Farthing
Attorney at Law
767 Willamette St., Suite 203
Eugene, OR 97401
(541) 485-1141
mefarthing@yahoo.com
- D. Subject Property:** Assessor's Map No. 18-04-08, Tax Lots 210 and 203
Tax Lot 203: 29243 Gimpl Hill Road, Eugene, OR 97402
Tax Lot 210: No site address
- E. Proposal:** Claimant requests approval of his claim under Ballot Measure 37 and, as an alternative to compensation for the reduction in value caused by land use regulations imposed after he acquired the property, seeks waiver of the current F-2 zoning requirements pertaining to land division and the placement of dwellings in order to develop the property as he could have at the time he acquired an interest in 1963. Specifically, Claimant seeks to develop his property into six 5-acre parcels and to place a single-family dwelling on each lot as an outright permitted use.
- F. Background Information:** Claimant submitted a Measure 37 claim to Lane County (PA 06-7138) on November 29, 2006. Copy of the original claim is attached hereto as Exhibit "A". This claim was considered by the Board of Commissioners on May 22, 2007. At that time, the Claimant's agent requested that the record be left open until June 5 to submit additional information to

support the claim. This claim has been rescheduled for a June 20 hearing. The purpose of this statement is to supplement the claim with necessary information that was not included with the original claim made by Claimant.

II. MEASURE 37 CRITERIA

- A. **Subject Property:** The property is commonly identified as Tax Lots 203 and 210, Map No. 18-04-08. See Exhibit "B".
- B. **Site Address:** Tax Lot 203 has an assigned site address of 29243 Gimpl Hill Road, Eugene, OR 97402. Tax Lot 210 has no site address. See Listing Kits, attached as Exhibits "C-1" and "C-2".
- C. **Current Zoning:** The Subject Property is presently zoned F-2. See Official Zone Map No. 284, attached as Exhibit "D".
- D. **Acreage:** Tax Lot 203 contains 2.66 acres and Tax Lot 210 contains 28.27 acres. The Subject Property contains approximately 31 acres total. See Description Cards, attached as Exhibits "E-1" and "E-2".
- E. **Date of Acquisition:** Claimant acquired an interest in the Subject Property on May 31, 1963 by Land Sale Contract recorded at Reception No. 12984, Reel 220. See attached as Exhibit "F-1".
- F. **Date of Family's Acquisition:** Not applicable.
- G. **Land Use regulation in Effect at the Date of Acquisition:** The Subject Property was unzoned in 1963.
- H. **Current Fair Market Value:** The Subject Property is zoned F-2 and is improved with a single-family dwelling (Tax Lot 203). Under these circumstances, Mike Miller, Principal Real Estate Broker for Coldwell Banker determined the value of the Subject Property to be \$660,000. See Comparative Market Analysis, attached as Exhibit "G".
- I. **Alleged Reduction in Fair Market Value:** \$1,215,000 (\$1,875,000, the property without regulations - \$660,000, current value). See Comparative Market Analysis, attached as Exhibit "G".
- J. **Improvements to the Subject Property:** Tax Lot 203 has been improved with a single-family dwelling. Tax Lot 210 has no improvements.

- K. **Relief Sought:** Claimant seeks waiver of the F-2 zoning restrictions regarding minimum parcel size and location of dwellings in order to develop the 31 acre parcel into five, 5-acre parcels, each suitable to build a single-family dwelling and to partition the existing dwelling onto a 5-acre parcel to create a total of six parcels.

III. WRITTEN STATEMENT ADDRESSING CRITERIA IN LC 2.740(1)

An application qualifies for compensation or waiver consideration if the Applicant has shown that all of the following LC 2.740(1) criteria are met:

- (a) *The County has either adopted or enforced a land use regulation that restricts the use of private property or any interest therein;*

Finding of Fact:

The Subject Property was unzoned at the time Claimant acquired an interest in 1963. The Subject Property was first zoned in 1968 with the adoption of Ordinance No. 204. At that time AGT zoning was applied to the Subject Property and surrounding areas. The current zoning was applied with the adoption of Ordinance No. 884 on February 29, 1984. See Zoning History Analysis for a Measure 37 Claim made for property located just south of Gimpl Hill Road and the Subject Property (PA 06-6276; Haffner), attached as Exhibit "H". This claim received approval by the Board of Commissioners on January 23, 2007 (Order No. 07-1-23-15). The continued application of the F-2 zoning and land use regulations set forth in LC 16.211 have significantly restricted the use of the Subject Property by creating a minimum parcel size of 80 acres and limitations on new dwellings.

- (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;*

Finding of Fact:

Under the current zoning regulations, the Subject Property cannot be further subdivided and it is reasonable to believe that Tax Lot 210 would not qualify for placement of a dwelling in the F-2 zone. Mr. Miller valued the property under these conditions at \$660,000. However, Claimant could have developed the 31-acre parcel when he acquired an interest in 1963. With waiver of the F-2 zoning and land use restrictions, the Subject Property could be subdivided into at least five 5-acre parcels, increasing the fair market value to \$1,375,000 (\$275,000 per lot x 5 new lots). The existing dwelling could be partitioned onto a 5-acre lot, which Mr. Miller values at \$500,000. Mr. Miller values the Subject Property without the F-2 zoning to be \$1,875,000

(\$1,375,000 + \$500,000). Therefore, the loss in value due to imposition of the current and past zoning is \$1,215,000 (\$1,875,000 - \$660,000). Mr. Miller has provided comparable sales to support these values. See Comparative Market Analysis, attached as Exhibit “G”.

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

Finding of Fact:

Claimant acquired an interest in the Subject Property as a co-tenant with Byrl Woolbright on May 31, 1963 by Land Sale Contract recorded at Reception No.12984, Reel 220. See attached as Exhibit “F-1”. A Warranty Deed was recorded for the conveyance at Reception No. 7572, Reel 372 on December 11, 1967 (Exhibit “F-2”). Mr. Woolbright’s estate conveyed his interest back to the Claimant in a Deed dated June 14, 1967 recorded at Reception No. 89125, Reel 351, in which the Claimant is the sole Grantee (Exhibit “F-3”). The legal description referenced in these deeds conveys 79 acres, of which subsequent deeds convey the surrounding parcels. While there have been several deeds recorded during the subsequent years regarding the Subject Property (Tax Lots 203 and 210), the Claimant has maintained an interest in the Subject Property since 1963.

The Subject Property was unzoned in 1963 and it is currently zoned F-2. See Official Zone Map No. 284, attached as Exhibit “D”.

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

Finding of Fact:

The F-2 zoning is not an Exempt Use of Regulation as defined in LC 2.710.

IV. CONCLUSION

We recommend that the Board approve this claim for compensation under Ballot Measure 37. Claimant has demonstrated the validity of his claim through the enclosed documents and, in lieu of compensation, requests waiver of the current zoning restrictions to develop the property as he could have at the time of acquisition.

V. EXHIBITS

EXHIBIT A	Copy of Measure 37 Claim (PA 06-7138), submitted November 29, 2006
EXHIBIT B	Assessor's Map No. 18-04-08
EXHIBIT C-1	Listing Kit for Tax Lot 203
EXHIBIT C-2	Listing Kit for Tax Lot 210
EXHIBIT D	Official Zone Map No. 284
EXHIBIT E-1	Description Card for Tax Lot 203
EXHIBIT E-2	Description Card for Tax Lot 210
EXHIBIT F-1	Land Sale Contract dated May 31, 1963 and recorded at Reception No.12984, Reel 220, Lane County Deeds and Records
EXHIBIT F-2	Warranty Deed recorded at Reception No. 7572, Reel 372, Lane County Deeds and Records
EXHIBIT F-3	Deed dated June 14, 1967 recorded at Reception No. 89125, Reel 351, Lane County Deeds and Records
EXHIBIT G	Comparative Market Analysis prepared by Mike Miller, Principal Real Estate Broker for Coldwell Banker
EXHIBIT H	Zoning History Analysis from Measure 37 Claim PA 06-6276 (Haffner)



LAND MANAGEMENT DIVISION

Measure 37 Claim Form

125 E 8th AVENUE, EUGENE OR 97401

PLANNING: 682-3807

For Office Use Only: FILE #

PA067138 CODE: PLN-M37

FEE: \$850

This completed form, supporting documentation and processing fee must be submitted to the Lane County Land Management Division for all claims subject to the provisions added to ORS Chapter 197 by Ballot Measure 37 (November 4, 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.

LOCATION

18 4 W 8 S, E, 210A 203
Township Range Section qtr section Taxlot

29243 Gimpl Hill Road
Site address

Applicant (print name): William D. McBEe

Mailing address: 29243 Gimpl Hill Road

Phone: (541) 349-0892 Email: _____

Applicant Signature: William D. McBee

Agent (print name): _____

Mailing address: _____

Phone: _____ Email: _____

Agent Signature: _____

Land Owner (print name): William D. McBEe

Mailing address: 29243 Gimpl Hill Road

Phone: (541) 349-0892 Email: _____

Land Owner Signature: William D. McBee

By signing this application, the applicant, agent and landowner(s) certify the following: 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 owners(s) agree to this claim as evidenced by the signature of those owners. (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 4, 2004).

Additional land owners, lien holders, trustees, lessees or anyone with an interest in the subject property. Describe the ownership interest. Attach more pages if necessary.

Name	Signature	Address
Name	Signature	Address
Name	Signature	Address
Name	Signature	Address

Submit the following documents:

- Title Report. This report must identify the current land owner(s) and the date the current land owner(s) acquired the property or an interest in the property.
- Description Card and deeds. The description card is available in the Tax Assessor's Department. Submit all the deeds listed on the card from the date the current owner acquired an interest in the property. The deeds must verify the current land owner, as listed on the Title Report, and demonstrate continuous ownership by that owner since the date of acquisition.
- If the property is in a Trust, LLC or other type of ownership, submit documentation regarding the ownership. These document must show whether the Trust, LLC or other type of ownership is revocable and identify all persons with an interest in the ownership.
- If the property was acquired though a land sale contract, identify the original land owner and each person who assumed the contract prior to the current land owner. Include the documentation that demonstrates when the contract was conveyed. Also, submit the document(s) demonstrating the contract was completed and ownership was conveyed to the current owner.
- Leases, covenants, conditions or restrictions applicable to the subject property.
- Reasonable and competent evidence of a reduction in fair market value from a land use regulation.

Current Zoning: RESEARCHING

Acreage: _____

When did the current land owner acquire an interest in the property? _____

When did the family acquire an interest in the property? _____

Current fair market value of property: CURRENTLY RESEARCHING

Alleged reduction in fair market value: CURRENTLY RESEARCHING

EXISTING IMPROVEMENTS Identify any existing improvements to the property such as any homes, roads, other structures, etc.

ROAD

What relief is being sought? Are you requesting monetary compensation or a waiver of a land use regulation(s)? If a waiver is desired, what is the desired use and/or how do you want to develop the property?

TO DEVELOP INTO 1 Acre Parcels

APPROVAL CRITERIA

Lane Code 2.740(1)

The County Administrator shall make a determination as to whether the application qualifies for Board compensation consideration. An application qualifies for compensation consideration if the applicant has shown that all of the following criteria are met:

- (a) The County has either adopted or enforced a land use regulation that restricts the use of private real property or any interest therein;
- (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;
- (c) The challenged land use regulation was adopted, enforced or applied after the current owner of the property (the applicant) became the owner; and
- (d) The challenged regulation is not an exempt regulation as defined in LC 2.710.

Answer the following questions. Attach additional pages if necessary.

- What land use regulation(s) has been enacted since the current owner acquired the property that reduced the fair market value of the property?
- How has the identified regulation(s) reduced the fair market value of the property?
- What evidence are you providing that demonstrates the value reduction? Explain the evidence.

CURRENTLY RESEARCHING THESE ISSUES



LANE COUNTY RECEIPT

RECEIPT NUMBER: R06009058

11-29-2006

PLANNING ACTION #: PA067138

TYPE: Measure 37 Claim
SITE ADDRESS: 29243 GIMPL HILL RD EUG
PARCEL: 18-04-08-00-00203
APPLICANT: MCBEE WILLIAM D
29423 GIMPL HILL RD
EUGENE OR

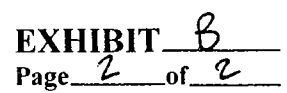
97402
541-349-0892

Type	Method	Description	Amount
Payment	Check	1357	850.00

Description	Current Pymt
3040 Planning Hrg Official	850.00

PAID BY: WILLIAM D MCBEE

18 04 08



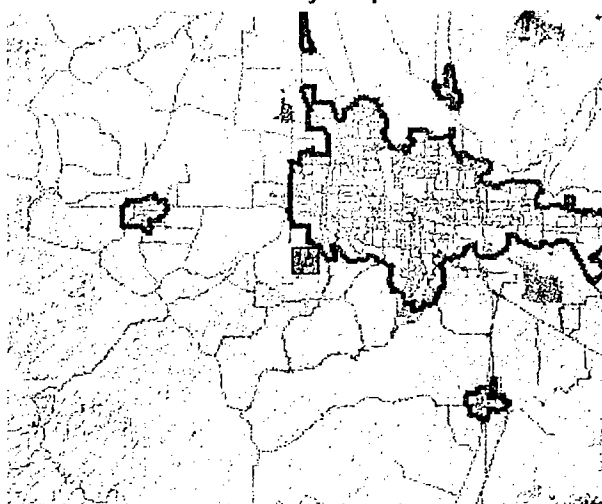
LANE COUNTY REGIONAL LAND INFORMATION DATABASE

Site Address: **29243 GIMPL HILL RD**Map & Tax Lot #: **18-04-08-00-00203**

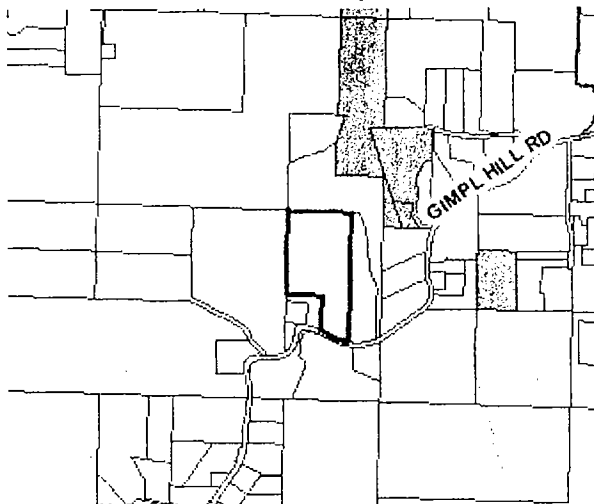
Special Interest Code:

A & T Account #: **0723120**[Convert to PDF Document](#)[Tax Map](#)[View Tax Map](#)

Vicinity Map



Detail Map



Site Address State Plane Coordinates

X-Coord: **4213130**Y-Coord: **867912**

Site Address Information

House	Suffix	Predir.	Street Name	PostDir.	Street Type	Unit Type	Unit
29243			GIMPL HILL		RD		
	Mailing City		State	Zip Code	Zip+4	Carrier Route	
EUGENE			OR	97402	9053	R005	

Create Date: **1996-08-05**Update Date: **1996-08-05**

Land Use

Land use information has not been field verified.

Code:

Description:

Land Use Code and
Description:**1150****MOBILE HOME - NOT IN MOBILE HOME PARK**

Use Code and Description:

N**MOBILE HOME**

Zoning

Please verify zoning information with local jurisdiction. Lane County overlay zones are not currently shown in RLID.

Code:

Description:

Zoning Jurisdiction:

LC**LANE COUNTY**

Parent Zone 1:

F2**IMPACTED FOREST**

Boundary Information

Please verify boundary information with local jurisdiction.

General

Incorporated City Limits:

Urban Growth Boundary:

Fire Protection Providers:

BAS**BAILEY-SPENCER RFPD**

Node:

N

Plan Designation:

[Display Current Metro Plan Map](#)

2000 Census Tract:

1002

EXHIBIT C-1
Page 1 of 5

2000 Block Group: **2**

Year Annexed:

Annexation #:

Approximate Acreage: **2.68**Approximate Square Footage: **116,741****Environmental Findings** Please verify environmental information with local jurisdiction.

Metro Flood Hazards:

Metro Wetlands:

FEMA Flood Hazard Zones

Note: Some parcels may extend onto adjacent FIRM maps. Registration between parcel boundaries and flood hazard zones is approximate. Community numbers are based on the current city limits and may not reflect boundaries at the date of map publication. Consult FIRM maps or appropriate authority.

FIRM Map Number:	Community Number:	Post - FIRM Date:	Panel Printed? (Y/N):
<u>41039C1115F</u>	415591	1985-12-18	Y

Code:

Description:

X**Areas determined to be outside of 500-year flood.****Soils**

Soil Map Unit Number:	Soil Type Description:	Percentage of Tax Lot:
11C	BELLPINE SILTY CLAY LOAM, 3 TO 12 PERCENT SLOPES	67
107C	PHILOMATH SILTY CLAY, 3 TO 12 PERCENT SLOPES	33

Schools

	Code:	Name:
District:	4J	EUGENE
Elementary School:	343	TWIN OAKS
Middle School:	545	KENNEDY
High School:	678	CHURCHILL

Service DistrictsLTD Service Area: **Y**

LTD Ride Source:

Ambulance District: **WC** Area: **WEST/CENTRAL** Provider: **EUGENE FIRE & EMS**

Emerald People's Utility District:

Soil Water Conservation District: **EAST LANE**Soil Water Conservation District Zone: **0****Political Districts**Election Precinct: **100004**County Commissioner District: **1** **WEST**County Commissioner: **WILLIAM FLEENOR**State Representative District: **8**State Representative Name: **PAUL HOLVEY**

City Council Ward:

City Councilor Name:

State Senate District: **4**

EXHIBIT C-1
Page **2** of **5**

State Senator: **FLOYD PROZANSKI**LCC Board Zones: **4**

EWEB Commissioner District:

Lane County Assessor's Office | Account Number: 0723120 | Map & Tax Lot: 18-04-08-00-00203

Property OwnerOwner1 Name: **MCBEE WILLIAM D**Owner Address: **29423 GIMPL HILL RD**

City	State	Country	Zip Code
EUGENE	OREGON	UNITED STATES	97402

TaxpayerTaxpayer Name: **MCBEE WILLIAM D**Taxpayer Address: **29423 GIMPL HILL RD**

City	State	Country	Zip Code
EUGENE	OREGON	UNITED STATES	97402

Property Legal Description

Township: 18	Range: 04	Section: 08	Quarter: 00
Subdivision Type:	Subdivision Name:	Division/Phase:	

Lot/Tract/Unit Number: **TL 00203**

Subdivision Number:

Recording Number:

Property Value and Taxes

	Land Value	Improvement Value	Total Value	
	<u>Real Market</u>	<u>Real Market</u>	<u>Real Market</u>	<u>Assessed</u>
2006	114,866	357,210	472,076	274,377
2005	82,638	313,340	395,978	266,385
2004	75,126	277,300	352,426	258,626
2003	72,237	266,640	338,877	251,093
2002	62,815	246,890	309,705	243,780
2001	20,212	189,430	209,642	156,372
2000	30,763	111,010	141,773	93,047
1999	55,690	0	55,690	4,107
1998	46,800	0	46,800	3,995
1997	45,880	0	45,880	3,879
1996	42,880	0	42,880	4,870
1995	37,610	0	37,610	4,310

274,377	0	0
<u>Taxable Value</u>	Exemption Amount Regular (EAR)	Frozen Assessed Value (FZNPU)

Tax Year	Tax (See Explanation of Tax)
2006	3,545.50
2005	3,399.29
2004	3,136.94
2003	3,034.93
2002	3,122.69

EXHIBIT C-1
Page 3 of 5

2001	1,835.34
2000	1,127.53
1999	53.01
1998	51.77
1997	52.24
1996	56.04
1995	52.44

Explanation of Tax

The tax shown is the amount certified in October, unless a value change has been processed on the property. Value changes typically occur as a result of appeals, clerical errors and omitted property. The owner either initiates the change, as in the case of appeals, or is notified by the department, in the case of clerical errors and omitted property. The amount shown is the full amount of tax for the year indicated and does not include any discounts offered, payments made, interest owing, or previous years owing.

Account Status

- ☒ Active for the 2006 Tax Year
- ☐ New Account Scheduled to be Active for the 2007 Tax Year
- ☒ Locally Assessed
- ☐ Pending Seg/Merge
- ☐ Pending Value Change
- ☐ Delinquency
- ☐ Delayed Foreclosure
- ☐ Bankruptcy
- ☐ Code Split Indicator

Remarks:**Special Assessment Program (if applicable)**

Code:

Description:

General Information

Property Class:	401	TRACT, IMPROVED
Statistical Class:	140	CLASS 4 SINGLE FAMILY HOME
Neighborhood Code:	20463	
Property Use Type:		
Account Type:	RP	
Category:	LAND AND IMPROVEMENTS	
Mortgage Company Name:		
Total Acreage for this Account:	2.66	
Fire Acres:	2.66	

Tax Code Area (Levy Code): 00470 Lane County Assessment and Taxation 2006-2007 Billing Rates

BAILEY SPENCER RURAL FIRE PROTECTION DIS

EUGENE SCHOOL DISTRICT 4J

LANE COMMUNITY COLLEGE

LANE COUNTY

LANE EDUCATION SERVICE DISTRICT

Sales Information

EXHIBIT C-1
Page 4 of 5

Sales Date:	Sales Price:	Grantor:	Grantee:	Instrument #:	<u>Analysis Code:</u>	Mult Acct?:
08-13-2002		MCBEE WILLIAM D	MCBEE WILLIAM D	2002- 61002	6	Y

Manufactured Structures**Building 1 Characteristics**

<u>Account:</u>	0723120	Map & Tax Lot:	18-04-08-00-00203
<u>Inspection Date:</u>	10-09-2001	Roofstyle:	GABLE Bedrooms: 3
Building Type:	41 STAT 140	Roof Cover:	COMP SHINGLE Full Baths: 2
Class:	4+	Heating:	MEDIUM Half Baths: 1
<u>Year Built:</u>	1999	Exterior Wall:	WOOD SIDING Fireplaces: NO
<u>Effect Year Built:</u>	1999	Depreciation:	5 Percent Improv. Complete: 100

<u>Floor</u>	<u>Base Area</u>	<u>Finished Area</u>	<u>Parking Area</u>
Basement:		Bsmt Gar sqft:	
First:	1017	919 Att Gar sqft:	
Second:	945	945 Att Port sqft:	
Attic:		Det Gar sqft:	1200
		Driveway Sqft:	
TOTAL	1962	1864 Paved Patio Sqft:	110

[Search Results](#) | [New Property Search](#) | [Applications Menu](#)

EXHIBIT C-1
 Page 5 of 5

LANE COUNTY REGIONAL LAND INFORMATION DATABASE

Site Address:

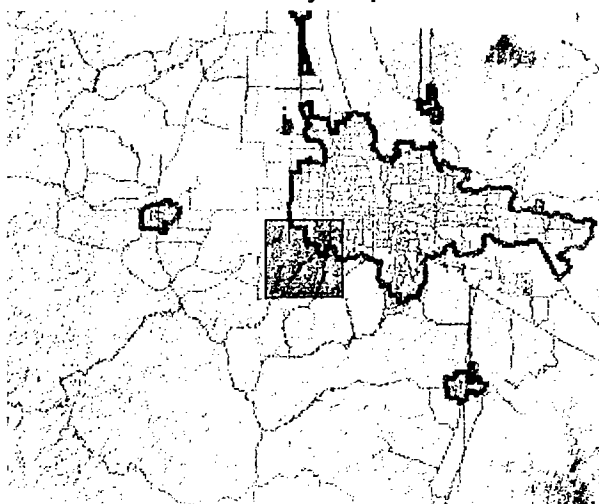
Map & Tax Lot #: 18-04-08-00-00210

Special Interest Code:

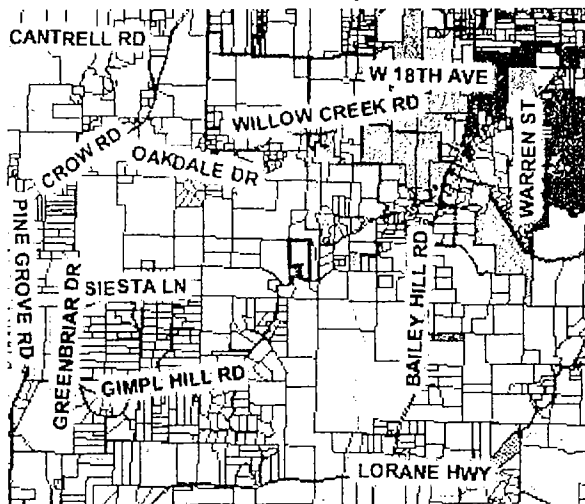
A & T Account #: 1467909

[Convert to PDF Document](#)
[Tax Map](#)
[View Tax Map](#)

Vicinity Map



Detail Map



Site Address State Plane Coordinates

X-Coord: 4213356

Y-Coord: 867817

Land Use

Land use information has not been field verified.

Code:

Description:

Land Use Code and
Description:

8040

PASTURE, COWS, SHEEP, CATTLE

Use Code and Description:

A

AGRICULTURE

Zoning

Please verify zoning information with local jurisdiction. Lane County overlay zones are not currently shown in RLID.

Code:

Description:

Zoning Jurisdiction:

LC

LANE COUNTY

Parent Zone 1:

F2

IMPACTED FOREST

Boundary Information

Please verify boundary information with local jurisdiction.

General

Incorporated City Limits:

Urban Growth Boundary:

Fire Protection Providers:

BAS

BAILEY-SPENCER RFPD

Node:

N

Plan Designation:

[Display Current Metro Plan Map](#)

2000 Census Tract:

1002

2000 Block Group:

2

Year Annexed:

Annexation #:

Approximate Acreage:

28.31

Approximate Square Footage:

1,233,184

Environmental Findings

Please verify environmental information with local jurisdiction.

EXHIBIT C-2
Page 1 of 5

Metro Flood Hazards:

Metro Wetlands:

FEMA Flood Hazard Zones

Note: Some parcels may extend onto adjacent FIRM maps. Registration between parcel boundaries and flood hazard zones is approximate. Community numbers are based on the current city limits and may not reflect boundaries at the date of map publication. Consult FIRM maps or appropriate authority.

FIRM Map Number:	Community Number:	Post - FIRM Date:	Panel Printed? (Y/N):
<u>41039C1115F</u>	415591	1985-12-18	Y

Code:

Description:

X**Areas determined to be outside of 500-year flood.****Soils**

Soil Map Unit Number:	Soil Type Description:	Percentage of Tax Lot:
41C	DIXONVILLE SILTY CLAY LOAM, 3 TO 12 PERCENT SLOPES	33
107C	PHILOMATH SILTY CLAY, 3 TO 12 PERCENT SLOPES	19
11C	BELLPINE SILTY CLAY LOAM, 3 TO 12 PERCENT SLOPES	18
113G	RITNER COBBLY SILTY CLAY LOAM, 30 TO 60 PERCENT SLOPES	10
52D	HAZELAIR SILTY CLAY LOAM, 7 TO 20 PERCENT SLOPES	8
43E	DIXONVILLE-PHILOMATH-HAZELAIR COMPLEX, 12 TO 35 PERCENT SLOPES	5
85	NATROY SILTY CLAY LOAM	4
11D	BELLPINE SILTY CLAY LOAM, 12 TO 20 PERCENT SLOPES	2
102C	PANTHER SILTY CLAY LOAM, 2 TO 12 PERCENT SLOPES	1

Schools

	Code:	Name:
District:	4J	EUGENE
Elementary School:	343	TWIN OAKS
Middle School:	545	KENNEDY
High School:	678	CHURCHILL

Service Districts

LTD Service Area:	Y
LTD Ride Source:	
Ambulance District:	WC Area: WEST/CENTRAL Provider: EUGENE FIRE & EMS
Emerald People's Utility District:	
Soil Water Conservation District:	EAST LANE
Soil Water Conservation District Zone:	0

Political Districts

Election Precinct:	100004
County Commissioner District:	1 WEST

EXHIBIT C-2
Page **2** of **5**

County Commissioner: **WILLIAM FLEENOR**
 State Representative District: **8**
 State Representative Name: **PAUL HOLVEY**
 City Council Ward:
 City Councilor Name:
 State Senate District: **4**
 State Senator: **FLOYD PROZANSKI**
 LCC Board Zones: **4**
 EWEB Commissioner District:

Lane County Assessor's Office | Account Number: 1467909 | Map & Tax Lot: 18-04-08-00-00210

Property Owner

Owner1 Name: **MCBEE WILLIAM D**
 Owner Address: **29423 GIMPL HILL RD**

City	State	Country	Zip Code
EUGENE	OREGON	UNITED STATES	97402

Taxpayer

Taxpayer Name: **MCBEE WILLIAM D**
 Taxpayer Address: **29423 GIMPL HILL RD**

City	State	Country	Zip Code
EUGENE	OREGON	UNITED STATES	97402

Property Legal Description

Township: **18** Range: **04** Section: **08** Quarter: **00**
 Subdivision Type: Subdivision Name: Division/Phase:
 Lot/Tract/Unit Number: **TL 00210**
 Subdivision Number:
 Recording Number:

Property Value and Taxes

	Land Value	Improvement Value	Total Value	
	<u>Real Market</u>	<u>Real Market</u>	<u>Real Market</u>	<u>Assessed</u>
2006	189,425	0	189,425	13,242
2005	136,149	0	136,149	12,857
2004	123,464	0	123,464	12,482
2003	119,236	0	119,236	8,594
2002	89,638	0	89,638	8,344
2001	93,867	0	93,867	8,102
2000	57,576	0	57,576	7,387
1999	57,090	0	57,090	7,164
1998	47,980	0	47,980	6,964
1997	47,040	0	47,040	6,761
1996	43,960	0	43,960	8,520
1995	38,560	0	38,560	7,510

13,242	0	0
<u>Taxable Value</u>	Exemption Amount Regular (EAR)	Frozen Assessed Value (FZNPU)

EXHIBIT C-3
 Page 3 of 5

Tax Year	Tax (See Explanation of Tax)
2006	160.26
2005	151.88
2004	142.85
2003	105.60
2002	98.18
2001	92.77
2000	88.17
1999	79.06
1998	76.85
1997	77.68
1996	84.56
1995	78.02

Explanation of Tax

The tax shown is the amount certified in October, unless a value change has been processed on the property. Value changes typically occur as a result of appeals, clerical errors and omitted property. The owner either initiates the change, as in the case of appeals, or is notified by the department, in the case of clerical errors and omitted property. The amount shown is the full amount of tax for the year indicated and does not include any discounts offered, payments made, interest owing, or previous years owing.

Account Status

- ☒ Active for the 2006 Tax Year
- ☐ New Account Scheduled to be Active for the 2007 Tax Year
- ☒ Locally Assessed
- ☐ Pending Seg/Merge
- ☐ Pending Value Change
- ☐ Delinquency
- ☐ Delayed Foreclosure
- ☐ Bankruptcy
- ☐ Code Split Indicator

Remarks:**Potential Additional Tax****Special Assessment Program (if applicable)**

Code:

FORDF

Description:

FOREST DEFERRAL

General Information

Property Class:	640	FOREST, UNZONED FARM LAND, VACANT
Statistical Class:		
Neighborhood Code:	20463	
Property Use Type:	515	
Account Type:	RP	
Category:	LAND AND IMPROVEMENTS	
Mortgage Company Name:		
Total Acreage for this Account:	28.27	
Fire Acres:	28.27	

EXHIBIT C-2
Page 4 of 5

Tax Code Area (Levy Code): 00401 Lane County Assessment and Taxation 2006-2007 Billing Rates
EUGENE SCHOOL DISTRICT 4J
LANE COMMUNITY COLLEGE
LANE COUNTY
LANE EDUCATION SERVICE DISTRICT

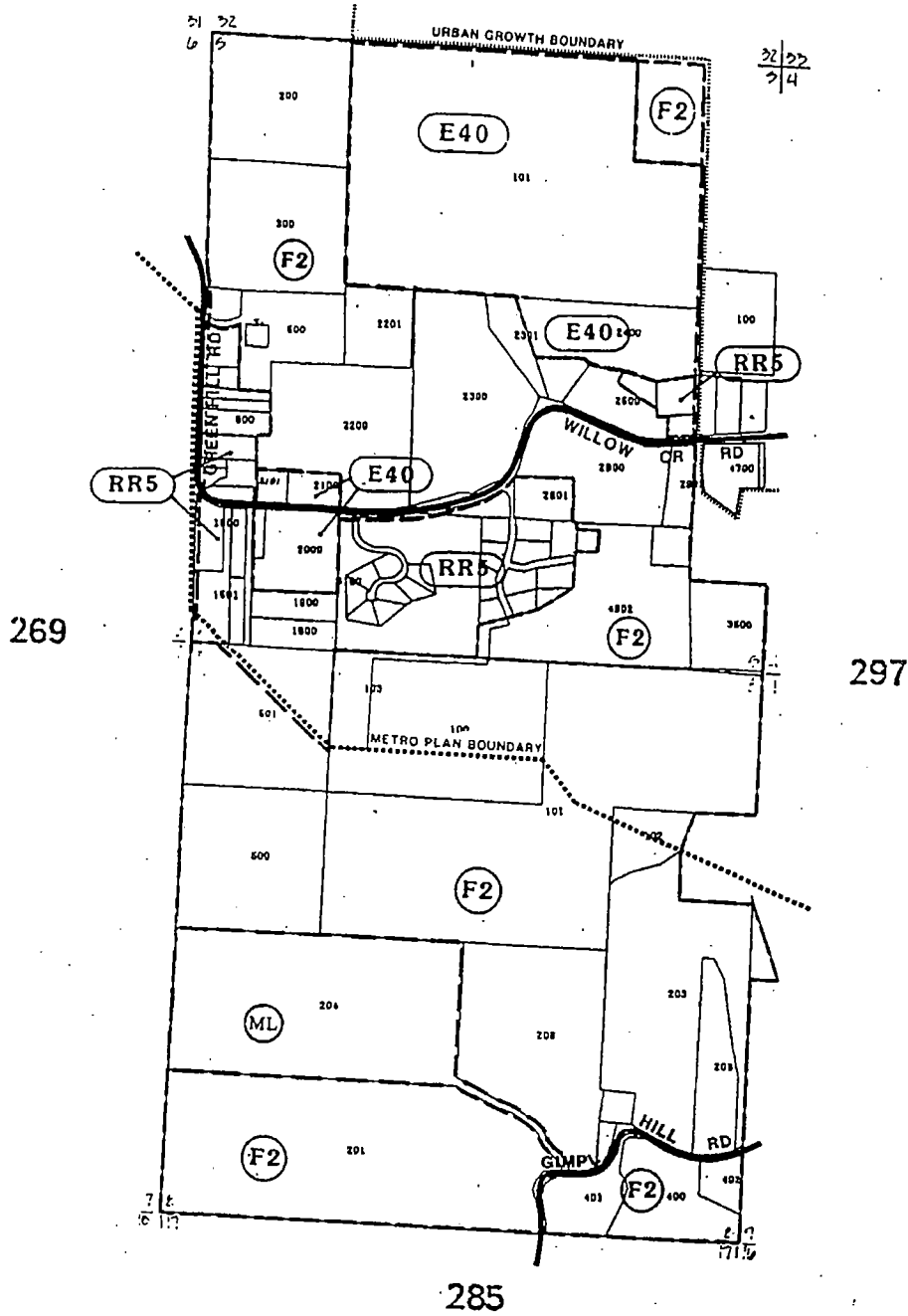
Sales Information

Sales Date:	Sales Price:	Grantor:	Grantee:	Instrument #:	<u>Analysis Code:</u>	Mult Acct?:
08-13-2002		MCBEE WILLIAM D	MCBEE WILLIAM D	2002- <u>61002</u>	<u>6</u>	Y
05-23-1995		JACKSON, SHANNON		9502927000	<u>K</u>	
07-24-1992		LAWTON, RUSSELL A		9204826800	<u>A</u>	
07-30-1991	50,000	MC BEE, WILLIAM D & JANET H&W		9103623600	<u>L</u>	

Manufactured Structures

[Search Results](#) | [New Property Search](#) | [Applications Menu](#)

EXHIBIT C-2
Page 5 of 5



The zones on this map are changed as follows:
 From: RG, RA To: RR2
 From: CR, C1, C2, & C3 To: RC Rural Commercial
 From: M1, M2, & M3 To: R1 Rural Industrial
 From: PF To: RPF Rural Public Facility
 From: PR To: RPR Rural Park & Recreation



The RR zones on this map are changed as follows:
 FROM: RR LC 16.231 TO: RR LC 16.290
 The RR zone parcel size remains the same.

ane county



OFFICIAL ZONING MAP

PLOT# 284

Township Range Section

18 04 05

18 04 08

ORIGINAL ORD. # PA 884

DATE 2/29/1984 FILE #

REVISION # 2 ORD # PA1037

DATE 5/14/93 FILE # PA3729-92

EXHIBIT D
 Page 1 of 1

PARCEL RECORD - Cartographic Unit

0 723 138

Page 1

of

Code Area	Township	Range	Section	1/4	1/16	Parcel Number	Type	Number
	18	04	03	0	0	00203		
Map Number							Special Interest	

History of Parcel Prior to Re-mapping

OFFICIAL RECORD OF DESCRIPTIONS OF REAL PROPERTIES

OFFICE OF COUNTY ASSESSOR LANE COUNTY, OREGON

CODE

Previous Account Number	18-01-08	TAX NO.	203	SECTION	8	TOWNSHIP	18	RANGE	4	WEST	W.M.	AERIAL PHOTO
ACCOUNT		BLOCK		ADDITION								
NO.		NO.										
LEGAL DESCRIPTION												

All of the Southeast 1/4 of the Northeast 1/4 and East 1/2 of the Southeast 1/4 of Section 8, Twp. 18 South, Range 4 West, T. 18 S., lying northerly and westerly of the northerly line of the right of way of the Gimp Hill Road as the same is described in the deed to Lane County, Oregon, recorded at page 480, Clerk's line #59784, ~~CANCELLED~~ 2001

Except: Beginning at the brass monument set by Lane County Surveyor marking the Southeast corner of Section 8, Twp. 18 South, Range 4 West, T. 18 S., thence West 11.27 feet; and North 105.75 feet to an iron pin set at the northerly line of the right of way of the county id commonly known as the Gimp Hill Road (being 92.00 ft northerly from engineer's centerline station 1450) and marking the true point of beginning; thence N. 85°18'13"W West 158.45 feet along the westerly section of said right of way to an iron pin set in an string fence line; thence N. 41°11'W East 295.00 feet to a point marked by iron pin; thence S. 85°18'13"W East 295.00 feet to a point marked an iron pin; thence S. 41°11'W West 295.00 feet to an iron pin set said northerly right of way; thence N. 85°18'13"W West 136.55 feet along said northerly ht of way line to the true ~~CANCELLED~~ 2001

Also Excepting: That portion of the Southeast 1/4 of Section 8 consisting of 2.29 res from the northeast corner of the Southeast 1/4 of the theast 1/4, conveyed by John Gimpl and his wife, to next Overstinner by deed recorded on page 575 of volume deed Records of Lane County, Oregon; Also Excepting that portion of the Southeast 1/4 of Section 8 consisting of 8.95 acres in the northwest corner of the Southeast of the North- it 1/4 of Section 8, described in that certain deed from ick Gimpl to E.A. McCormack, recorded at page 480, me 136, August 23, 1923, in the Deed Records of Lane ity, Oregon.

DEED RECORD	DATE OF ENTRY	DEED NUMBER	ACRES REMAINING
1963		R-220 ✓ 1298L	
1967		R351/89125 ✓	
1968		372/7572	
1973		R613/29153 ✓ (pass)	
1983		R1204/82-22909 ✓ R1204/82-22910 ✓	

Formerly part of		History of Parcel			
Exceptions/Additions		Date of Entry/ Acquisition		Deed Record	
				Volume	Page
NEW DESCRIPTION		2001		2000-031522 LLA	2.66
		2002 Date 2002-061002			

78.55

EXHIBIT E-1

OFFICIAL RECORD OF DESCRIPTIONS OF REAL PROPERTIES

COOT
No.

OFFICE OF COUNTY ASSESSOR LANE COUNTY, OREGON

14" 18-04-08		TAX NO. 203		723 138		SECTION 18		TOWNSHIP 18		RANGE 4W		W.M.		AERIAL PHOTO	
ACCOUNT		BLOCK NUMBER		ADDITION		CITY		DEED RECORD		ACRES REMAINING					
LOT NO.		BLOCK NO.						DATE OF ENTRY		DEED NUMBER					
<p>EXCEPT: 1.16 acres to Tax Lot 205 by R222/60574 in 1957.</p> <p>Containing more or less</p> <p>EXCEPT: 0.06 ac. to T.L. (206), per R352/89539 (1967)</p> <p>CANCELLED Cont. m/l EXCEPT: 24.97 ac to parcel 209 per R1406/8622712 for 1987</p> <p>EXCEPT: 12.28 acres out to 208 for 1978 by R920/43844</p> <p>Containing more or less</p> <p>EXCEPT: 15.12 ac to new TL 210 by R1709/ 136236 for 1992.</p> <p>Containing more or less</p> <p>EXCEPT: 12.09 Acres to Parcel 210 for 2001 by 2000-031522.</p> <p>Containing more or less</p>															

77.03
69.22
54.84
29.87
14.75
2.66

18-04-08-0-0-00203
0 723 138
Page -2-

Exhibit "A"

Description of adjusted Tax lot 210, tax map no. 18-04-08

Beginning at the Northeast corner of the Southeast one-quarter of Section 8, in Township 18 South, Range 4 West of the Willamette meridian thence North 89°38'23" West 440.60 feet along the North line of the Southeast one-quarter of said Section 8 to the TRUE POINT OF BEGINNING of the herein description; thence continuing along said north line, North 89°38'23" West 873.00 feet to the Northwest corner of the Southeast one-quarter of said Section 8; thence South 0°20'06" East 1148.79 feet along the west line of the Southeast one-quarter to a 5/8" iron rod with an orange plastic cap marked "FNF"; thence leaving said west line and run South 88°04'34" East 494.08 feet to a 5/8" iron rod with an orange plastic cap marked "FNF"; thence South 0°31'59" West 478.86 feet to a 5/8" iron rod with an orange plastic cap marked "FNF" set on the northerly right of way of Gimpl Hill Road; thence along said northerly right of way South 63°59'00" East 201.78 feet; thence along a curve to the left (the long chord of which bears South 73°08'36" East 218.47 feet) a distance of 219.40 feet; thence leaving said northerly right of way and run North 0°24'46" West 1791.19 feet to the true point of beginning, all in Lane County, Oregon.

Exhibit "B"

Description of adjusted Tax lot 203, tax map no. 18-04-08

Beginning at the Northeast corner of the Southeast one-quarter of Section 8, in Township 18 South, Range 4 West of the Willamette meridian thence North 89°38'23" West 1314.20 feet along the North line of the Southeast one-quarter of said Section 8 to the Northwest corner of the Southeast one-quarter of said Section 8; thence South 0°20'06" East 1148.79 feet along the west line of the Southeast one-quarter to a 5/8" iron rod with an orange plastic cap marked "FNF" also being the TRUE POINT OF BEGINNING of the herein description; thence continuing along said west line South 0°20'06" East 101.45 feet to an iron rod set in CSF#12841; thence leaving said west line run South 85°18'49" East 315.63 feet to an iron rod set in CSF#12841; thence South 4°41'17" West 295.00 feet to an iron rod set in CSF#12841 and being on the northerly right of way of Gimpl Hill Road; thence along the northerly right of way of Gimpl Hill Road South 85°18'49" East 14.81 feet; thence along a curve to the right (the long chord of which bears South 75°57'55" East 71.93 feet) a distance of 72.46 feet; thence South 63°59'00" East 126.57 feet to a 5/8" iron rod with an orange plastic cap marked "FNF"; thence leaving said right of way run North 0°31'59" East 478.86 feet; thence North 88°04'34" West 494.08 feet to the true point of beginning, all in Lane County, Oregon.

18-04-08-00-00203
0 723 120
Page -3-

Property Line Adjustment - Page 3

11.0 TL 203

EXHIBIT E-1
Page 3 of 3

201 467 909 Page 1 of

150-303-050 (3-87)

Exhibit "A"

Description of adjusted Tax lot 210, tax map no. 18-04-08

Beginning at the Northeast corner of the Southeast one-quarter of Section 8, in Township 18 South, Range 4 West of the Willamette meridian thence North 89°38'23" West 440.60 feet along the North line of the Southeast one-quarter of said Section 8 to the TRUE POINT OF BEGINNING of the herein description; thence continuing along said north line, North 89°38'23" West 873.00 feet to the Northwest corner of the Southeast one-quarter of said Section 8; thence South 0°20'06" East 1148.79 feet along the west line of the Southeast one-quarter to a 5/8" iron rod with an orange plastic cap marked "FNF"; thence leaving said west line and run South 88°04'34" East 494.08 feet to a 5/8" iron rod with an orange plastic cap marked "FNF"; thence South 0°31'59" West 478.86 feet to a 5/8" iron rod with an orange plastic cap marked "FNF" set on the northerly right of way of Gimpl Hill Road; thence along said northerly right of way South 63°59'00" East 201.78 feet; thence along a curve to the left (the long chord of which bears South 73°08'36" East 218.47 feet) a distance of 219.40 feet; thence leaving said northerly right of way and run North 0°24'46" West 1791.19 feet to the true point of beginning, all in Lane County, Oregon.

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Property Line Adjustment - Page 3

EXHIBIT E-2
Page 2 of 2

18-04-08-0-0-00210
1467 909
Page -3-

11.0 TL 203

Book 18, p. 8 - 201, 11, 11

LAND SALE CONTRACT

THIS AGREEMENT made this 31st day of May, 1963, by and between
LEONARD M. CHERRY and LA VINA CHERRY, husband and wife, hereinafter designated
as Sellers, and WILLIAM D. MCREE and BYRL D. WOOLBRIGHT, hereinafter designated
as Purchasers,

W I T N E S S E T H:

IN CONSIDERATION of the covenants herein exchanged between the parties
hereto and in consideration of the sum of Twenty-seven Thousand Six Hundred
Fifty and 00/100 Dollars (\$27,650.00) to be paid by the Purchasers as hereinafter
provided, the Sellers hereby agree to sell unto the Purchasers, and the
Purchasers hereby agree to purchase, that certain tract or parcel of land
situated in Lane County, State of Oregon, and described as follows:

All of the Southeast 1/4 of the Northeast 1/4 and the East 1/2
of the Southeast 1/4 of Section 8, Township 18 South, Range 4
West of the Willamette Meridian lying northerly and westerly
of the northerly and westerly lines of the right of way of
the Gimpl Hill Road as the same is described in the deed to
Lane County, Oregon, recorded February 11, 1959, Clerk's
Filing No. 59284;

EXCEPT: Beginning at the brass monument set by the Lane
County Surveyor marking the Southeast corner of Section 8,
Township 18 South, Range 4 West of the Willamette Meridian;
thence West 1171.27 feet; and North 1054.75 feet to an iron
pin set on the northerly line of the right of way of the county
road commonly known as the Gimpl Hill Road (being 92.00 feet
northwesterly from engineer's centerline station 217+50) and
marking the true point of beginning; thence North 85°18'43" West
158.45 feet along the westerly projection of said right of way
to an iron pin set in an existing fence line; thence North
4°41'17" East 295.00 feet to a point marked by an iron pin;
thence South 85°18'43" East 295.00 feet to a point marked by
an iron pin; thence South 4°41'17" West 295.00 feet to an
iron pin set on said northerly right of way; thence North
85°18'43" West 136.55 feet along said northerly right of way
line to the true point of beginning, in Lane County, Oregon;

ALSO EXCEPTING: That portion of the Southeast 1/4 of
the Northeast 1/4 of Section 8 consisting of 2.29 acres from
the northeast corner of the Southeast 1/4 of the Northeast 1/4,
conveyed by John Gimpl and his wife, to Albert Obersinner by
deed recorded on page 575 of volume 51, deed records of Lane
County, Oregon;

ALSO EXCEPTING that portion of the Southeast 1/4 of the
Northeast 1/4 of Section 8 consisting of 8.95 acres from the
northwest corner of the Southeast 1/4 of the Northeast 1/4
of Section 8, described in that certain deed from Frederick
Gimpl to E. A. McGernack, recorded at page 480, volume 136,
August 23, 1923, in the Deed Records of Lane County, Oregon.

Page 1. Land Sale Contract

MCCOY, HILL &
PEARSON
ATTORNEYS AT LAW
333 WEST 11TH AVENUE
EUGENE, OREGON
TELEPHONE
DI 2-1266

EXHIBIT F-1
Page 1 of 7

12984

Containing 79 acres more or less

*Long Term Lease
B.C. Woodbury et al
L.H.C.*

EXCEPTIONS:

1. Easement for County Road.
2. Easement taken on condemnation as set forth in Judgment on the Declaration of Taking and Order of Immediate Possession, recorded January 7, 1963, Clerk's Filing No. 95106, Lane County Oregon Deed Records.

The Purchasers shall pay to the Sellers the sum of Five Thousand Dollars (\$5,000.00) as the down payment upon the execution of this agreement, and the execution of this agreement by the Sellers shall be an acknowledgement of the receipt of said down payment. It is understood that this down payment includes any monies paid by the Purchasers as earnest monies for the purpose of binding this transaction.

The remainder of the total purchase price, to-wit: the sum of Twenty-two Thousand Six Hundred Fifty and 00/100 Dollars (\$22,650.00) shall be paid as follows: The Purchasers shall pay to the Sellers at Lane County Escrow Service, Inc., in installments at the rate of not less than One Hundred Twenty-five and 00/100 Dollars (\$125.00) per month, which monthly payments are to include both principal and interest. Said payments shall be made on the 15th day of each month, the first of said monthly payments to be made on the 15th day of June, 1963. Said \$125.00 payments shall be made until June 15, 1964, at which time said payments shall be increased to One Hundred Fifty and 00/100 Dollars (\$150.00) per month, which payments shall include principal and interest, said \$150.00 payments to continue on the 15th day of each month thereafter until the entire sum of principal and interest has been paid.

The Purchasers shall pay interest at the rate of six per cent (6%) per annum on all unpaid balances, said interest to begin to run from the date upon which the Purchasers are entitled to possession as herein provided.

Sellers hereby authorize Lane County Escrow Service, Inc. to release one acre tracts from the above described property under the following terms: There is approximately 1,000 feet of said property fronting on Gimpf Road. Any property to be released fronting on Gimpf Road shall only be released in acre tracts with

Page 2 - Land Sale Contract

MCCOY, HILL &
PEARSON
ATTORNEYS AT LAW
222 WEST 11TH AVENUE
EUGENE, OREGON
TELEPHONE
DI 2-1266

EXHIBIT F-1
Page 2 of 7

any one of said acre tracts to have not more than one-sixth (1/6) of the total frontage available on Gimpl Road included in said acre tracts. The purpose of this paragraph is to prevent the sale of all the Gimpl Road frontage property unless at least six extra payments are made therefor. Purchasers shall be entitled to the release of the acre tracts described in this paragraph only upon the payment of One Thousand and 00/100 Dollars (\$1,000.00) for each acre tract released.

Purchasers shall be entitled to release a one-acre tract from sections of the property being sold herein other than Gimpl Road frontage property, upon the payment of Three Hundred Fifty and 00/100 Dollars (\$350.00). Said payments shall be delivered at Lane County Escrow Service, Inc. who shall be authorized to convey said property to Purchasers or to whomever Purchasers select. Said additional One Thousand Dollars (\$1,000.00) or Three Hundred Fifty Dollar (\$350.00) payments shall be credited toward reducing the principal balance due on this contract, and after a total of Twenty-Seven Thousand Six Hundred Fifty Dollars (\$27,650.00) has been paid, Lane County Escrow Service, Inc. shall convey all property not otherwise conveyed to the Purchasers.

The Purchasers shall have the privilege of increasing any monthly payment or prepaying the whole consideration at anytime, except Purchasers agree not to pay more than 29% of the purchase price of said property during the year 1963.

Real property taxes for the tax year 1962-1963 upon the above-described real property shall be prorated between the Sellers and the Purchasers as of the date of possession as herein provided. The Purchasers agree to pay the taxes for the tax year 1963-1964 and all taxes hereafter levied against said property and all public or private liens which may hereafter be imposed upon said property as the same become due and before they become delinquent.

In the event that the Purchasers shall allow the taxes or assessments upon said property to become delinquent or shall fail to remove any lien or liens imposed upon said property, the Sellers, without obligation to do so, shall have the right to pay the amount due and to add said amount so paid to the principal.

Page 3 - Land Sale Contract

pal remaining due under this agreement.

The Purchasers shall be entitled to possession of the above-described property as of the 15th day of May, 1963.

As soon as practicable following the execution of this agreement, the Sellers shall deliver in escrow to the Lane County Escrow Service, Inc., at Eugene, Lane County, Oregon:

(a) A full warranty deed covering the above-described real property, said deed to be executed by the Sellers with the Lane County Escrow Service, Inc. as trustee for said Purchasers.

(b) A Purchaser's Title Insurance Policy in the amount of Twenty-seven Thousand Six Hundred Fifty and 00/100 Dollars (\$27,650.00) insuring the Purchasers against loss or damage which said Purchasers shall sustain by reason of the defect or unmarketability of the title of the Sellers. In the event that said title insurance policy shall contain an exception, or exceptions, which render the title to said real property unmarketable, the Sellers agree to remove said defect or defects as it is practicable to do so;

(c) A copy of this agreement.

The parties hereto hereby instruct said escrow agent to receive for collection the installment payments provided for herein. Upon payment as provided for herein, said escrow agent shall deliver to the Purchasers the instruments specified in the preceding paragraph, except the copy of this agreement, and shall convey all property to Purchasers not previously conveyed.

A lien is hereby retained in favor of the Sellers on the above-described property until all amounts due under this contract have been fully paid.

In the event that the Purchasers shall fail to perform any of the terms, covenants, conditions, or obligations of this agreement, time of payment and performance being of the essence, the Sellers shall, subject to the requirement of notice as hereinafter provided, have the right to exercise any of the following options:

(a) To foreclose this contract by strict foreclosure in equity;

page 4 - Land Sale Contract

1 (b) To specifically enforce the terms of this agreement by suit in
2 equity;

3 (c) To declare this agreement null and void and to retain as liquidated
4 damages the amount of the payments theretofore made under this agreement by the
5 Purchasers and any improvements made upon said premises; and all of the right,
6 title and interest of the Purchasers shall revert and revest in the Sellers with-
7 out any act of re-entry or without any other act by the Sellers to be performed,
8 and the Purchasers agree to peaceably surrender said premises and the possession
9 thereof to the Sellers.

10 The Purchasers shall not be deemed in default for failure to perform
11 the terms, covenants, and conditions of the contract until notice of said
12 default has been given by the Sellers to the Purchasers and the Purchasers shall
13 fail to remedy said default within thirty (30) days after the giving of said
14 notice. Notice for this purpose shall be deemed to have been given by the
15 deposit in the mails of a registered letter containing said notice and addressed
16 to the Purchasers, or one of them, at their last known address.

17 Time is of the essence in this agreement and no waiver of a breach of
18 any covenant, term, or condition of this agreement and no waiver of a breach of
19 any other or subsequent breach of the same or any other covenant, term, or
20 condition or as a waiver of the covenant, term, or condition itself.

21 In the event suit or action is instituted to enforce the provisions
22 of this contract, the prevailing party shall be entitled to such additional
23 sum as the Court may judge reasonable as attorney fees in said suit or action.

24 The covenants, conditions and terms of this agreement shall extend to
25 and be binding upon and inure to the benefit of the heirs, administrators,
26 executors, and assigns of the parties hereto.

27 The Purchasers agree that they shall not commit or suffer any person to
28 commit any waste on said premises, however, Sellers agree that Purchasers may
29 use that gravel necessary from said property for Purchasers own use in building
30 roads or improving said property. Purchasers may not sell gravel or use it for
31 commercial purposes.

32 Page 5 - Land Sale Contract

1 IN WITNESS WHEREOF the parties hereto have hereunto set their hands and
2 seals the day and year last above written.

3
4 Leonard M. Cherry (SEAL)

5 La Vina Cherry (SEAL)

6 SELLERS

7
8 William D. McKee (SEAL)

9 Byrl O. Woolbright (SEAL)

10 PURCHASERS



11 OF OREGON, County of Lane, ss Personally appeared the above named

12 LEONARD M. CHERRY and LA VINA CHERRY, husband and wife

13 who acknowledged the foregoing instrument to be their voluntary act and deed.

14 May 31st A.D. 1963

15 William D. McKee
Notary Public of Oregon

16 My Commission Expires Sept. 1, 1964

17 My commission expires

18 Page 6 - Land Sale Contract

19 MOODY HILL
20 PEARSON
21 ATTORNEYS AT LAW
22 800 WEST 11TH AVENUE
23 EUGENE, OREGON
24 TELEPHONE
25 BR 2-1222

26 EXHIBIT F-1
27 Page 6 of 7

State of Oregon,
County of Lane

I, Ina Randolph, County Clerk and ex-official Recorder of Conveyance, in and for said County, do hereby certify that the within instrument was received for record at

1933 JUN 5 AM 10 40

REEL

Lane County Official Records.

INA RANDOLPH, County Clerk

By *[Signature]* Deputy.

C 10-51-04

Reel 230

7572
WARRANTY DEED

FOR VALUE RECEIVED, LEONARD M. CHERRY and LA VINA CHERRY, husband and wife, herein referred to as Grantors, hereby grant, bargain, sell and convey unto LANE COUNTY ESCROW SERVICE, INC., trustee in trust for WILLIAM D. McBEE and and BYRL O. WOOLBRIGHT, herein referred to as Grantees, the following described real property, with tenements, hereditaments and appurtenances, to-wit:

All of the Southeast 1/4 of the Northeast 1/4 and the East 1/2 of the Southeast 1/4 of Section 8, Township 18 South, Range 4 West of the Willamette Meridian lying northerly and westerly of the northerly and westerly lines of the right of way of the Gimpl Hill Road as the same is described in the deed to Lane County, Oregon, recorded February 11, 1959, Clerk's Filing No. 59784;

EXCEPT: Beginning at the brass monument set by the Lane County Surveyor marking the Southeast corner of Section 8, Township 18 South, Range 4 West of the Willamette Meridian; thence West 1171.27 feet; and North 1054.75 feet to an iron pin set on the northerly line of the right of way of the county road commonly known as the Gimpl Hill Road (being 92.00 feet northwesterly from engineer's centerline station 217+50) and marking the true point of beginning; thence North 85°18'43" West 158.45 feet along the westerly projection of said right of way to an iron pin set in an existing fence line; thence North 4°41'17" East 295.00 feet to a point marked by an iron pin; thence South 85°18'43" east 295.00 feet to a point marked by an iron pin; thence South 4°41'17" West 295.00 feet to an iron pin set on said northerly right of way; thence North 85°18'43" West 136.55 feet along said northerly right of way line to the true point of beginning, in Lane County, Oregon;

ALSO EXCEPTING: That portion of the Southeast 1/4 of the Northeast 1/4 of Section 8 consisting of 2.29 acres from the northeast corner of the Southeast 1/4 of the Northeast 1/4, conveyed by John Gimpl and his wife, to Albert Obersinner by deed recorded on page 575 of volume 51, deed records of Lane County, Oregon;

ALSO EXCEPTING that portion of the Southeast 1/4 of the Northeast 1/4 of Section 8 consisting of 8.95 acres from the northwest corner of the southeast 1/4 of the Northeast 1/4 of Section 8, described in that certain deed from Frederick Gimpl to E. A. McCormack, recorded at page 480, volume 136, August 23, 1923, in the deed records of Lane County, Oregon.
Containing 79 acres more or less.

TO HAVE AND TO HOLD the said premises unto said Grantee, its successors and assigns forever. And the said Grantors hereby covenant that they are lawfully seized in fee simple of said premises; that they are free from all incumbrances, except:

1. Easement for County Road;
2. Easement taken on condemnations set forth in Judgment on the Declaration of Taking and Order of Immediate Possession, recorded Jan. 7, 1963, Clerk's Filing No. 95106, Lane County Oregon Deed records.

and that they will warrant and defend the above granted premises against all lawful claims whatsoever, except as above stated.

Dated May 31, 1963

STATE OF OREGON, County of Lane, ss. Personally appeared the above named LEONARD M. CHERRY and LA VINA CHERRY and acknowledged the foregoing Instrument to be their voluntary act and deed. Before me:

Dated: May 31, 1963
My Commission Expires:

Notary Public for Oregon

Commission Expires Sept. 13, 1963

EXHIBIT F-2
Page 1 of 2

State of Oregon,
County of Lane —ss—

I, Ina Randolph, Director of the
Department of Records and Elections,
in and for the said County, do hereby
certify that the within instrument was
received for record at

1967 DEC 11 PM 4 26 .4

Reel

372-R

Lane County Official Records,

INA RANDOLPH, Director of the
Department of Records & Elections.

By

John Hancock
Deputy

C29-083-05

89125

DEED

THIS INDENTURE Made this 14 day of June, 1967, by and between ELSIE E. WOOLBRIGHT, the duly appointed, qualified and acting Executrix of the estate of Byrl O. Woolbright, deceased, and ELSIE E. WOOLBRIGHT, widow of Byrl O. Woolbright, deceased, and now unmarried, as Grantors, and WILLIAM D. McBEE as Grantee;

no, real

W I T N E S S E T H :

WHEREAS, on the 31st day of May, 1963, William D. McBee and Byrl O. Woolbright purchased certain real property in Lane County, Oregon, as herein-after described on Land Sale Contract from Leonard M. Cherry and LaVina Cherry, husband and wife; and

WHEREAS, on the 16th day of July, 1966, the said William D. McBee and Byrl O. Woolbright entered into an agreement wherein and whereby, among other things, the said Byrl O. Woolbright was to execute any and all documents necessary to transfer the vendee's equity in said Land Sale Contract to William D. McBee; and

WHEREAS, said documents were not executed prior to the death of the said Byrl O. Woolbright, and this Deed is made by the Executrix and widow in order to comply with the terms of said agreement dated July 16, 1966;

NOW, THEREFORE, in consideration of the premises and of the sum of ONE DOLLAR (\$1.00) in hand paid by the Grantee to the Grantors, the receipt whereof is hereby acknowledged, the Grantors have granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell and convey unto the Grantee, his heirs and assigns, all the right, title, interest and estate of the said Byrl O. Woolbright, deceased, at the time of his death, and all of the right, title and interest that the estate by operation of law or otherwise, may have acquired other than, or in addition to, that of the said Byrl O. Woolbright at the time of his death, and all of the right, title, interest and estate of the said Elsie E. Woolbright, in and to the following described parcel of land situated in the County of Lane, State of Oregon, to-wit:

All of the Southeast 1/4 of the Northeast 1/4 and the East 1/2 of the Southeast 1/4 of Section 8, Township 18 South, Range 4 West of the Willamette Meridian lying northerly and westerly of the northerly and westerly lines of the right of way of the Gimpl Hill Road as the same is described in the deed to Lane County, Oregon, recorded February 11, 1959, Clerk's Filing No. 59784;

EXCEPT: Beginning at the brass monument set by the Lane County Surveyor marking the Southeast corner of Section 8, Township 18 South, Range 4 West of the Willamette Meridian; thence West 1171.27 feet; and North 1054.75 feet to an iron pin set on the northerly line of the right of way of the county road commonly known as the Gimpl Hill Road (being 92.00 feet northwesterly from engineer's centerline station 217+50) and marking the true point of beginning; thence North 85° 18' 43" West 158.45 feet along the westerly projection of said right of way to an iron pin set in an existing fence line; thence North 4° 41' 17" East 295.00 feet to a point marked by an iron pin; thence South 85° 18' 43" East 295.00 feet to a point marked by an iron pin; thence South 4° 41' 17" West 295.00 feet to an iron pin set on said northerly right of way; thence North 85° 18' 43" West 136.55 feet along said northerly right of way line to the true point of beginning, in Lane County, Oregon;

ALSO EXCEPTING: That portion of the Southeast 1/4 of the Northeast 1/4 of Section 8 consisting of 2.29 acres from the

89125

northeast corner of the Southeast 1/4 of the Northeast 1/4, conveyed by John Gimpl and his wife, to Albert Gbersinner by deed recorded on page 575 of volume 51, Deed Records of Lane County, Oregon;

ALSO EXCEPTING that portion of the Southeast 1/4 of the Northeast 1/4 of Section 8 consisting of 8.95 acres from the northwest corner of the Southeast 1/4 of the Northeast 1/4 of Section 8, described in that certain deed from Frederick Gimpl to E. A. McCornack, recorded at page 480, volume 136, August 23, 1923, in the Deed Records of Lane County, Oregon;

together with the tenements, hereditaments and appurtenances whatsoever thereunto belonging, or in any wise appertaining.

TO HAVE AND TO HOLD, all and singular, the above mentioned and described premises, together with the appurtenances, unto the said Grantee, his heirs and assigns forever.

IN WITNESS WHEREOF, the Grantors have caused these presents to be executed this 14 day of June, 1967.

Elsie E. Woolbright
As Executrix of the Last Will and Testament
of Byrl O. Woolbright, deceased.

Elsie E. Woolbright
Elsie E. Woolbright.

STATE OF OREGON)
(ss.
COUNTY OF LANE)

On this 14 day of June, 1967, before me, personally appeared ELSIE E. WOOLBRIGHT, as Executrix of the Last Will and Testament of Byrl O. Woolbright, deceased, and the said ELSIE E. WOOLBRIGHT individually, and acknowledged the foregoing instrument to be her voluntary act and deed.

Verlina Mornhinweg
Notary Public for Oregon.
My comm. exp.: 4-19-68



NOTES

northeast corner of the southeast 1/4 of the northeast 1/4, conveyed
by John Gimp and his wife, to Albert Gimp, by deed recorded on
page 575 of volume 51, Deed Records of Lane County, Oregon;
ALSO EXCEPTING that portion of the southeast 1/4 of the north-
east 1/4 of section 8 containing 8.87 acres from the northwest
corner of the southeast 1/4 of the northeast 1/4 of section 8,
described in that certain deed from Frederick Gimp to E. A.
McCormack, recorded at page 480, volume 130, Abstract 53, 1953, in
the Deed Records of Lane County, Oregon;

together with the tenants, heirs, assigns and successors, who ever there-
unto before, or in

TO HAVE AND TO HOLD
premises, together with
the easements thereon,
unto the heirs, assigns and
successors of the said
Mc Cormack

State of Oregon,
County of Lane—ss.

I, Iva Randolph, Director of the
Department of Records and Elections,
in and for the said County, do hereby
certify that the within instrument was
received for record at

Reel 351-R

Lane County Official Records.

INA RANDOLPH, Director of the
Department of Records & Elections.

By *Iva Randolph*
Deputy

C29-083-05

scribed
herein

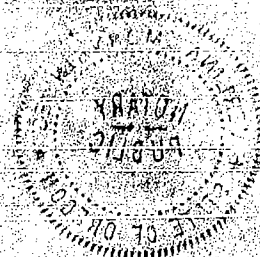
as executed

Testament

(ss.)
(COUNTY OF LANE)
(STATE OF OREGON)

On this 22 day of June, 1967, before me, personally appeared ELSIE
E. WOOLBRIGHT, as Executrix of the last Will and Testament of Earl O. Woolbright,
and the said ELSIE E. WOOLBRIGHT individually, and acknowledged the
contents of the foregoing instrument to be her voluntary act and deed.

My comm. exp. :
Notary Public for Oregon.



Return to:
Bailey, Hoffman & Spencer
877 Willamette
Eugene, Oregon

1968 - 5801

EXHIBIT F-3
Page 3 of 3

MIKE MILLER, GRI
Principal Broker
Multi-Million \$ Producer
#1 Agent 1990-2003



CURTIS IRVING
REALTY, INC.

560 COUNTRY CLUB PARKWAY, #200
EUGENE, OR 97401
BUS. (541) 334-SOLD
FAX (541) 334-1286
RES. (541) 741-2669
E-MAIL CBMILLER@CONTINET.COM



RE: Subject Property located at:

William McBee
29243 Gimpl Hill Road
Eugene, OR 97402

Lane County Tax Assessors' Index
Map 18-04-08
Tax lot 203 & 210

Based on an analysis of comparable properties, physical inspection and my experience in Real Estate Sales in the South West Eugene Area. I find that it is reasonable to state that the fair market value of the subject property without regulations is \$1,875,000.00. The subject is a 1864 square foot, 3 bedrooms, 2.1 bath home on approx. 5 acre valued at \$500,000.00. (See Comparables "A"), and (5) 5 acre lots of which each lot is valued at \$275,000.00 (See Comparables "B")

I find that is reasonable to state that the fair market value of the subject property with regulations is \$660,000.00 the subject is 1864 square foot house with 3 bedrooms, 2.1 baths on 31 acres. (See Comparables "C")

MIKE MILLER, GRI
Principal Broker
Multi-Million \$ Producer
#1 Agent 1990-2003



CURTIS IRVING
REALTY, INC.

560 COUNTRY CLUB PARKWAY, #200
EUGENE, OR 97401
BUS. (541) 334-SOLD
FAX (541) 334-1286
RES. (541) 741-2669
E-MAIL CBMILLER@CONTINET.COM



Measure 37 Valuation analysis for William McBee

March 21, 2007

Prepared by:

Michael P. Miller – Principal Real Estate Broker
Coldwell Banker CIR
560 Country Club Pkwy #200
Eugene, OR 97401
(541) 334-7653

RE: Subject property located at:

29423 Gimple Hill Road.
Eugene, OR 97402

Lane County Tax assessors' index,
Map 18-04-08
Tax lot 203 & 210 Approx 31 acres

Based on an analysis of comparable properties, I find that it is reasonable to state that the fair market value of the subject property with application of current regulations is \$660,000

[Land Value \$303,000 + Improvement Value \$357,000]

Compared to the fair market value of the subject property without regulations which is \$1,875,000

[Land Value \$1,500,000 Improvement Value \$375,000]

The primary basis for the increase in the value of the subject property is the consideration of 5 additional 5 Acre parcels suitable for construction of single family residences. Therefore I find that is reasonable to conclude that the reduced property value as a result of current regulations is \$1,875,000 - \$660,000 = **\$1,215,000**

If you have any further questions regarding this analysis, please do not hesitate to contact my office at (541) 334-7653 or my cell phone at (541) 954-4454.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael P. Miller", with a long horizontal flourish extending to the right.

Michael P. Miller
Principle Broker – Coldwell Banker CIR

PROPERTY REPORT - LANE COUNTY

Account # 0723120

Map, Tax Lot, & SIC # 18-04-08-00-00203

Site Address: **29243 GIMPL HILL RD EUGENE OR 97402**

Owner Name & Address:

**Mcbee William D
29423 Gimpl Hill Rd
Eugene , OR 97402**

Taxpayer Name & Address:

**Mcbee William D
29423 Gimpl Hill Rd
Eugene , OR 97402**

Multiple Owners? No.

Additional Account Numbers for this Tax Lot & SIC:

Approximate Tax	2.68	Subdivision		School	Eugene
Lot Acres	116,741'	Name:		District:	
Inc City:		Phase:		Elem	Twin Oaks
UGB:		Lot #	TL 00203	Middle	Kennedy
Census Tr/BlkGrp:	1002/2	Recording #		High	Churchill

Zoning: Parent/Overlay F2

Statistical Class: 140 Class 4 Single Family Home

Land Use: 1150 Mobile Home - Not In Mobile Home Park

Property Class: 401 Tract, Improved

Property Value and Taxes

	Land Value Real Market	Improvement Value Real Market	Total Value Real Market	Assessed
2006	\$114,866	\$357,210	\$472,076	\$274,377
2005	\$82,638	\$313,340	\$395,978	\$266,385

**2006 Taxable Value
\$ 274,377**

**2006 Taxes
\$3,545.50**

**Tax Code Area
00470**

Two Most Recent Sales

Date	Price	Grantor	Grantee	Instrument #
08-13-2002	\$0	Mcbee William D	Mcbee William D	20-02-061002

Residential Building # 1 (of 1) Characteristics 41 stat 140

		Square feet	Base	Finished		
Year Built:	1999	Basement			Bsmt Garage Sqft	
Bedrooms	3	First	1017	919	Att Garage Sqft	
Full Baths	2	Second	945	945	Det Garage Sqft	1200
Half Baths	1	Attic			Att Carport Sqft	
% Improvmt Complete	100	Total	1962	1864		

Comments:

*This report extracts commonly used information from the Detailed Property Report. [Click here for the full Detailed Property Report.](#)

PROPERTY REPORT - LANE COUNTY

Account # 0723120

Map, Tax Lot, & SIC # 18-04-08-00-00203

Site Address: 29243 GIMPL HILL RD EUGENE OR 97402	
Owner Name & Address: Mcbee William D 29423 Gimpl Hill Rd Eugene , OR 97402	Taxpayer Name & Address: Mcbee William D 29423 Gimpl Hill Rd Eugene , OR 97402
Multiple Owners? No.	
Additional Account Numbers for this Tax Lot & SIC:	

Approximate Tax Lot Acres	2.68 116,741'	Subdivision Name:		School District:	Eugene
Inc City:		Phase:		Elem	Twin Oaks
UGB:		Lot #	TL 00203	Middle	Kennedy
Census Tr/BlkGrp:	1002/2	Recording #		High	Churchill

Zoning: Parent/Overlay F2	
Statistical Class:	140 Class 4 Single Family Home
Land Use:	1150 Mobile Home - Not In Mobile Home Park
Property Class:	401 Tract, Improved

Property Value and Taxes

	Land Value Real Market	Improvement Value Real Market	Total Value Real Market	Assessed
2006	\$114,866	\$357,210	\$472,076	\$274,377
2005	\$82,638	\$313,340	\$395,978	\$266,385

2006 Taxable Value
\$ 274,377

2006 Taxes
\$3,545.50

Tax Code Area
00470

Two Most Recent Sales

Date	Price	Grantor	Grantee	Instrument #
08-13-2002	\$0	Mcbee William D	Mcbee William D	20-02-061002

Residential Building # 1 (of 1) Characteristics 41 stat 140

		Square feet	Base	Finished		
Year Built:	1999	Basement			Bsmt Garage Sqft	
Bedrooms	3	First	1017	919	Att Garage Sqft	
Full Baths	2	Second	945	945	Det Garage Sqft	1200
Half Baths	1	Attic			Att Carport Sqft	
% Improvmt Complete	100	Total	1962	1864		

Comments:

*This report extracts commonly used information from the Detailed Property Report. [Click here for the full Detailed Property Report.](#)

PROPERTY REPORT - LANE COUNTY

Account # 1467909

Map, Tax Lot, & SIC # 18-04-08-00-00210

Site Address:	
Owner Name & Address: Mcbee William D 29423 Gimpl Hill Rd Eugene , OR 97402	Taxpayer Name & Address: Mcbee William D 29423 Gimpl Hill Rd Eugene , OR 97402
Multiple Owners? No.	
Additional Account Numbers for this Tax Lot & SIC:	

Approximate Tax	28.31	Subdivision		School	Eugene
Lot Acres	1,233,184'	Name:		District:	
Inc City:		Phase:		Elem	Twin Oaks
UGB:		Lot #	TL 00210	Middle	Kennedy
Census Tr/BlkGrp:	1002/2	Recording #		High	Churchill

Zoning: Parent/Overlay	F2
Statistical Class:	
Land Use:	8040 Pasture, Cows, Sheep, Cattle
Property Class:	640 Forest, Unzoned Farm Land, Vacant

Property Value and Taxes

	Land Value Real Market	Improvement Value Real Market	Total Value Real Market	Assessed
2006	\$189,425	\$0	\$189,425	\$13,242
2005	\$136,149	\$0	\$136,149	\$12,857
2006 Taxable Value		2006 Taxes	Tax Code Area	
\$ 13,242		\$160.26	00401	

Two Most Recent Sales

Date	Price	Grantor	Grantee	Instrument #
08-13-2002	\$0	Mcbee William D	Mcbee William D	20-02-061002
05-23-1995	\$0	Jackson, Shannon		95-02927000

Residential Building # 0 (of 0) Characteristics

	Square feet	Base	Finished	
Year Built:				Bsmt Garage Sqft
Bedrooms				Att Garage Sqft
Full Baths				Det Garage Sqft
Half Baths				Att Carport Sqft
% Improvmt Complete				
	Basement			
	First			
	Second			
	Attic			
	Total			

Comments:

*This report extracts commonly used information from the Detailed Property Report. [Click here for the full Detailed Property Report.](#)

7-1-2006 TO 6-30-2007 REAL PROPERTY TAX STATEMENT
 LANE COUNTY 125 E. 8TH AVE. EUGENE, OR 97401
 (541) 682-4321

ACCOUNT NUMBER: 1467909

SITUS ADDRESS: ADDRESS UNKNOWN
 , OR

PROP: 640 ACRES: 28.27

TCA: 004-01

MAP: 18 04 08 00 00210

29423 GIMPL HILL RD
 EUGENE, OR 97402

LAST YEAR'S TAX

151.88

CURRENT TAX BY DISTRICT

VALUES	LAST YEAR	THIS YEAR
MARKET VALUES		
LAND	136,149	189,425
IMPROVEMENT		
TOTAL	136,149	189,425
M5 SPECIALLY		
ASSESSED VALUE	5,972	6,872
M5 REAL MKT VALUE	19,979	26,360
ASSESSED VALUE	12,857	13,242
EXEMPTIONS		

NET TAXABLE: 12,857 13,242

FOREST DEFERRAL
 Potential Additional Tax

MORTGAGE CO:
 LOAN #:

Full Payment with 3% Discount	2/3 Payment with 2% Discount	1/3 Payment No Discount
155.45	104.71	53.43

U Eugene School District	62.88
U Eugene School District LO	19.86
U Lane Community College	8.20
U Lane Education Service Dist	2.96
Education Totals:	93.90
U Lane County	16.92
General Government Totals:	16.92
Fire Patrol - West	23.54
U Eugene School District Bond I	8.97
U Eugene School District Bond II	12.15
U Lane Community College Bond	3.05
U Lane County Bond	1.73
Bonds - Other Totals:	49.44
2006 - 2007 TAXES	160.26
TOTAL TAX (After Discount)	155.45

ACCOUNT NUMBER 1467909
 INCLUDES DELINQUENT TAXES OWING, IF ANY

Full Payment Enclosed.....
 or 2/3 Payment Enclosed.....
 or 1/3 Payment Enclosed.....

Due: 11/15/2006 155.45
 Due: 11/15/2006 104.71
 Due: 11/15/2006 53.43

DISCOUNT IS LOST & INTEREST APPLIES AFTER DUE DATE

The on-line tax statements reflect the information on accounts as of the tax year's October tax certification date. These tax statements do not reflect any payments or value corrections made on your account after that date. If you have made payments on your property tax account after the certification date, please contact our office at (541) 682-4321 between the hours of 10:00 am and 12:00 p.m. and between the hours of 1:00 p.m. and 4:00 p.m., Monday through Friday for the correct amount owed. You may also contact our office on the internet at Taxation@co.lane.or.us

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[Contact us](#)

7-1-2006 TO 6-30-2007 REAL PROPERTY TAX STATEMENT
LANE COUNTY 125 E. 8TH AVE. EUGENE, OR 97401
(541) 682-4321

ACCOUNT NUMBER: 0723120

SITUS ADDRESS: 29243 GIMPL HILL RD
EUGENE, OR 97402

PROP: 401 ACRES: 2.66

TCA: 004-70

MAP: 18 04 08 00 00203

29423 GIMPL HILL RD
EUGENE, OR 97402

LAST YEAR'S TAX

3,399.29

CURRENT TAX BY DISTRICT

VALUES	LAST YEAR	THIS YEAR
MARKET VALUES		
LAND	82,638	114,866
IMPROVEMENT	313,340	357,210
TOTAL	395,978	472,076
M5 SPECIALLY		
ASSESSED VALUE		
M5 REAL MKT VALUE	395,978	472,076
ASSESSED VALUE	266,385	274,377
EXEMPTIONS		
NET TAXABLE:	266,385	274,377

U Eugene School District	1,302.87
U Eugene School District LO	411.57
U Lane Community College	169.87
U Lane Education Service Dist	61.24
Education Totals:	1,945.55
Bailey Spencer RFPD	656.59
U Lane County	350.68
General Government Totals:	1,007.27
Fire Patrol - West	18.00
Fire Patrol Emergency	38.00
U Eugene School District Bond I	185.89
U Eugene School District Bond II	251.74
U Lane Community College Bond	63.24
U Lane County Bond	35.81
Bonds - Other Totals:	592.68
2006 - 2007 TAXES	3,545.50
TOTAL TAX (After Discount)	3,439.13

MORTGAGE CO:

LOAN #:

Full Payment with 3% Discount	2/3 Payment with 2% Discount	1/3 Payment No Discount
3,439.13	2,316.38	1,181.83

Full Payment Enclosed.....
or 2/3 Payment Enclosed.....
or 1/3 Payment Enclosed.....

Due: 11/15/2006
Due: 11/15/2006
Due: 11/15/2006

ACCOUNT NUMBER 0723120
INCLUDES DELINQUENT TAXES OWING, IF ANY
3,439.13
2,316.38
1,181.83

DISCOUNT IS LOST & INTEREST APPLIES AFTER DUE DATE

The on-line tax statements reflect the information on accounts as of the tax year's October tax certification date. These tax statements do not reflect any payments or value corrections made on your account after that date. If you have made payments on your property tax account after the certification date, please contact our office at (541) 682-4321 between the hours of 10:00 am and 12:00 p.m. and between the hours of 1:00 p.m. and 4:00 p.m., Monday through Friday for the correct amount owed. You may also contact our office on the internet at Taxation@co.lane.or.us

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[Contact us](#)

EXHIBIT 6
Page 8 of 27

William Mcbee

Comparable Sales
Exhibit A:

29243 Gimpl Hill

Prepared by:

Mike Miller Principal Broker

Coldwell Banker, Curtis Irving Realty, Inc.

541-334-7653 (Office)

541-954-4454 (Cell)

541-334-1286 (Fax)



Presented By: Mike Miller
Coldwell Banker CIR

Agent Full

RESIDENTIAL Status: SLD 4/9/2007 1:59:01 PM
ML#: 5012198 Area: 244 List Price: \$539,500
Addr: 85802 LORANE HWY Unit#:
City: Eugene Zip: 97405 Condo Loc/Lvl:
Map Coord: 38/K/9 Zoning: List Type: ER LR: N
County: Lane Tax ID: 1448982
Elem: TWIN OAKS Middle: KENNEDY
High: CHURCHILL PropType: DETACHD
Nhood/Bldg:
Legal: 1804210000101
Public Internet/Address Display: Y/N Offer/Nego:

[Virtual Tour](#)

GENERAL INFORMATION

Lot Size: 5-9.99AC # Acres: 5.44 Lot Dimensions:
Waterfront: View: MNTAIN, VALLEY Lot Desc: POND, TREES
River/Lake: Seller Disc: DSCLOSUR Other Disc:

RESIDENCE INFORMATION

Upper SQFT: 0 SFSrc: County #Bdrms: 3 #Lvl: 1 Year Blt: 1998 / Green:
Main SQFT: 2830 TotUp/Mn: 2830 Style: CONTEMP Home Wrnty: 55+ w/Affidavit Y/N:
Lower SQFT: 0 Parking: #Garage: 3 / ATTACHD #Fireplaces: 1/ GAS
Total SQFT: 2830 Roof: COMP Exterior: CEDAR Bsmt/Fnd: CRAWLSP

REMARKS

XSt/Dir: Bailey Hill Rd, to just past MP4, turn left at Lorane intersection
Private: Call Listing Agent, Appointment Only, Security System
Public: Gorgeous panoramic, one level, contemporary on 5.44 acres in beautiful Lorane Valley featuring open floor plan, great separation of space, Great Room, hickory wood floors, vaulted ceilings, built-ins, marble Master bath, gourmet kitchen, wonderful park-like setting & more!

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living:	M / 38 X 16 / FIREPL, GREAT-R	Mstr Bd:	M / 19 X 16 / DRES-RM, SUITE	Baths - Full.Part
Kitchen:	M / 22 X 14 / EATAREA, GOURMET	2nd Bd:	M / 12 X 10 / DBL-CLO	Upper Lvl: 0.0
Dining:	M / 14 X 13 / HARDWOD, VAULTED	3rd Bd:	M / 12 X 10 / DBL-CLO	Main Lvl: 2.1
Family:	/ /	UTILITY	M / 8 X 6 / BLT-INS	Lower Lvl: 0.0
ENTRY	M / 11 X 8 /			Total Bth: 2.1

FEATURES AND UTILITIES

Kitchen: COOK-IS, DISHWAS, DISPOS, BI-OVEN
Interior: GAR-OPN, GASFPLS, HARDWOD, OWSECUR, SMOKDET, TILE-FL, WATSOFT, JET-TUB
Exterior: PATIO, SPRNKL
Accessibility: 1LEVEL
Cool: CENTAIR Hot Water: PROPANE Heat: FOR-AIR, OTHER Fuel: PROPANE
Water: WELL Sewer: SEPTIC Insul:

FINANCIAL

Property Tax/Yr: 3148.29 Spcl Asmt Balance: Tax Deferral: Y BAC: % 3
Terms: CASH, CONV 3rd Party: N SAC: % 0
Escrow Pref: Western Title/Sheryl Rent, If Rented:
HOA Dues: Other Dues:
HOA Incl:

BROKER / AGENT DATA

BRCD: 5WJT01 Office: Windermere Jean Tate RE Phone: 541-484-2022 Fax: 541-465-8169
LPID: 7497 Agent: Barbara West Phone: 541-465-8125 Cell/Pgr: 541-579-4775
CoLPID: CoBRCD: CoAgent: CoPh:
Agent E-mail: west@windermere.com
ShowHrs: Tran: 5/17/2005 List: 2/23/2005 Exp: Occ: OWNER Poss: CLOSING
LBHrs/Loc/Cmb: 9-7 Owner: CLA Phone:
Show: APTONLY, CALL-LA, SEC-SYS Tenant: Phone:

COMPARABLE INFORMATION

Pend: 4/6/2005 DOM/CDOM: 42 / O/Price: \$539,500
Sold: 5/17/2005 Terms: CONV Sold Price: \$549,500
SPID: 7497 S/Ag: Barbara West S/Off: 5WJT01 S/Off Phone: 541-484-2022

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.

EXHIBIT 6
Page 10 of 27



Presented By: Mike Miller
Coldwell Banker CIR

Client Full

RESIDENTIAL
ML#: 7005353
Addr: 28066 SPENCER CREEK RD
City: Eugene
Map Coord: 1/A/1
County: Lane
Elem: TWIN OAKS
High: CHURCHILL
Nhoo/Bldg:
Legal: 18-05-25-00-00103

Status: SLD
Area: 244
List Price:

4/9/2007
3:07:10 PM
\$550,000

Unit#: Condo Loc/Lvl:

Zip: 97405
Zoning: RR5
Tax ID: 750867

Middle: KENNEDY
PropType: DETACHD

GENERAL INFORMATION

Lot Size: 5-9.99AC
Waterfront: OTHER
River/Lake:

Acres: 8.96
View: TREES, VALLEY
Seller Disc: DSCLOSUR

Lot Dimensions:
Lot Desc: POND, SECLDED, TREES
Other Disc:

RESIDENCE INFORMATION

Upper SQFT: 0
Main SQFT: 2000
Lower SQFT: 0
Total SQFT: 2000

SFSrc: RLID
TotUp/Mn: 2000
Parking:
Roof: COMP

#Bdrms: 3
Style: RANCH
#Garage: 3 / CARPORT
Exterior: WOOD

Year Blt: 1963 /
Home Wrnty: N 55+ w/Affidavit Y/N:
#Fireplaces: 1/ WOOD
Bsmt/Fnd: CRAWLSP

REMARKS

XSt/Dir: W 11th to Bertelsen, Bertelsen becomes Bailey Hill, Rt on Spencer Creek
Public: Desirable country property in 4J school district. One level home with vinyl windows on almost 9 acres with 3 stall barn, detached garage/office with skylights, 20X20 covered parking for boat or ?, and an additional 3 bay garage/guest house (2 bays for RVs) in progress. 220 in shop.

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living: M / 17 X 16 / FIREPL
Kitchen: M / 20 X 10 / EATAREA, SKYLITE
Dining: M / 16 X 14 /
Family: / /
MSTBATH M / / SKYLITE

Mstr Bd: M / 14 X 13 / DBL-CLO
2nd Bd: M / 17 X 10 / BLT-INS
3rd Bd: M / 16 X 11 /
UTILITY M / 20 X 10 / SINK

Baths - Full.Part
Upper Lvl: 0.0
Main Lvl: 2.1
Lower Lvl: 0.0
Total Bth: 2.1

FEATURES AND UTILITIES

Kitchen: BI-MICO, DISHWAS, PANTRY, FS-RANG
Interior: VW-CARP
Exterior: BARN, COVPATI, DECK, DOG-RUN, OUTBULD, SHOP, X-FENCE, PRIVRD, 2ND-GAR
Accessibility: 1LEVEL, NATLITE
Cool: HT-PUMP
Water: WELL

Hot Water: ELECT
Sewer: SEPTIC

Heat: HT-PUMP
Insul: CEILING, FLOOR, WALL

Fuel: ELECT

FINANCIAL

PTax/Yr: 3918.44
HOA Dues:
HOA Incl:

Rent, If Rented:
Other Dues:

COMPARABLE INFORMATION

Pend: 2/16/2007 DOM: 39 Sold: 3/9/2007 Terms: CALL-LA O/Price: \$550,000 Sold: \$490,000

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.

EXHIBIT 6
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Presented By: Mike Miller
Coldwell Banker CIR

RESIDENTIAL Status: SLD 4/9/2007 3:07:09 PM
ML#: 6075030 Area: 244 List Price: \$490,000
Addr: 27481 ERICKSON RD Unit#:
City: Eugene Zip: 97402 Condo Loc/Lvl:
Map Coord: 34//1 Zoning:
County: Lane Tax ID: 1477395
Elem: TWIN OAKS Middle: KENNEDY
High: CHURCHILL PropType: DETACHD
Nhood/Bldg:
Legal: preliminary title report

GENERAL INFORMATION

Lot Size: 5-9.99AC
Waterfront:
River/Lake:

Acres: 9.2
View:
Seller Disc: DSCLOSUR

Lot Dimensions:
Lot Desc:
Other Disc:

RESIDENCE INFORMATION

Upper SQFT: 1196 SFSrc: rld
Main SQFT: 1196 TotUp/Mn: 2392
Lower SQFT: 0 Parking:
Total SQFT: 2392 Roof:

#Bdrms: 4 #Lvl: 2
Style: FARMHSE
#Garage: 3 /
Exterior: MANMADE

Year Blt: 1910 / Green:
Home Wrnty: 55+ w/Affidavit Y/N:
#Fireplaces: /
Bsm/Fnd:

REMARKS

XST/Dir: Bailey Hill Rd., west Spencer Creek Rd. R on Pine Grove to Erickson
Public: Restored 1910 farmhouse with modern conveniences coupled with the yesteryear charm. 4 bedrooms, 3 baths, large main living room, country kitchen, wrap around porch. Approximately 10 fenced and cross-fenced acres with a large barn, shed, corral, fenced garden & numerous fruit trees.

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living: M / 21 X 24 /
Kitchen: M / 12 X 13 /
Dining: M / 10 X 13 /
Family: / /

Mstr Bd: U / 17 X 17 /
2nd Bd: U / 12 X 11 /
3rd Bd: U / 9 X 12 /
4TH-BD U / 9 X 10 /

Baths - Full.Part
Upper Lvl: 2.0
Main Lvl: 1.0
Lower Lvl: 0.0
Total Bth: 3.0

FEATURES AND UTILITIES

Kitchen: BI-MICO, DISHWAS, FS-RANG, FS-REFR
Interior:
Exterior: BARN, FENCED, SATDISH, TL-SHED, X-FENCE

Accessibility:

Cool: HT-PUMP
Water: WELL

Hot Water:
Sewer: SEPTIC

Heat: FOR-AIR
Insul:

Fuel: ELECT

FINANCIAL

PTax/Yr: 3049
HOA Dues:
HOA Incl:

Rent, If Rented:
Other Dues:

COMPARABLE INFORMATION

Pend: 8/29/2006 **DOM:** 4 **Sold:** 9/29/2006 **Terms:** CONV **O/Price:** \$490,000 **Sold:** \$485,000

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.

EXHIBIT 6
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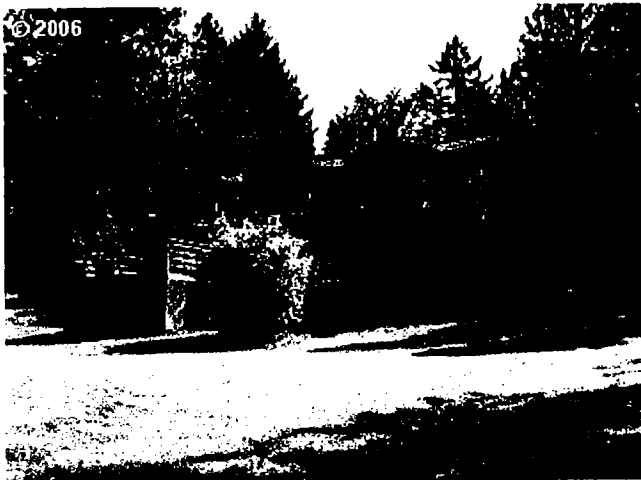


Image 1 of 8.

Presented By: Mike Miller
Coldwell Banker CIR

Client Full

RESIDENTIAL Status: SLD 4/9/2007 3:07:04 PM
ML#: 6034151 Area: 243 List Price: \$499,000
Addr: 85164 S WILLAMETTE ST Unit#:
City: Eugene Zip: 97405 Condo Loc/Lvl:
Map Coord: 49/N/O Zoning: RR5
County: Lane Tax ID: 1000999
Elem: EDGEWOOD Middle: SPENCER BUTTE
High: SOUTH EUGENE PropType: DETACHD
Nhood/Bldg:
Legal: 18-03-30-900

Lot Size: 3-4.99AC
Waterfront:
River/Lake:

GENERAL INFORMATION

Acres: 4.65
View: TREES
Seller Disc: DSCLOSUR

Lot Dimensions: 284 x 757
Lot Desc: SECLDED, SLOPED
Other Disc: lead

Upper SQFT: 1112 SFSrc: RLID
Main SQFT: 1384 TotUp/Mn: 2496
Lower SQFT: 0 Parking: DRIVWAY
Total SQFT: 2496 Roof: COMP

RESIDENCE INFORMATION

#Bdrms: 4 #Lvl: 2
Style: LOG, 2STORY
#Garage: 0 /
Exterior: LOG

Year Blt: 1988 / REMOD Green:
Home Wrnty: N 55+ w/Affidavit Y/N:
#Fireplaces: 1/ STOVE, WOOD
Bsmt/Fnd: NO-BAS

REMARKS

XSt/Dir: S. Willamette Rt. on private lane before address near Spencer Butte
Public: Charming log home in a very private setting with meadow and trees. Tile floors and new carpet. Cook's kitchen. Wooden windows. Skylights. Wrap-around deck with western sunsets. Desirable close-in location. South Eugene schools. Rare opportunity 5 minutes to town.

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living: M / 25 X 10 / BEAMS, WOODSTV
Kitchen: M / 18 X 13 / EAT-BAR, ISLAND
Dining: M / 13 X 10 / BEAMS
Family: U / 15 X 13 / HI-CEIL
/ /

Mstr Bd: U / 13 X 14 / BALCONY, BATH
2nd Bd: U / 14 X 13 /
3rd Bd: M / 13 X 12 /
4TH-BD U / 13 X 11 / BATH
/ /

Baths - Full.Part
Upper Lvl: 2.0
Main Lvl: 1.0
Lower Lvl: 0.0
Total Bth: 3.0

FEATURES AND UTILITIES

Kitchen: BI-MICO, COMPCTR, COOK-IS, DISHWAS, GASAPPL, ISLAND, PANTRY, BI-OVEN, FS-REFR
Interior: TILE-FL, WW-CARP
Exterior: DECK, OUTBULD, RV-PARK, SHOP, TL-SHED, 2ND-RES
Accessibility: STAIRAS

Cool: Hot Water: ELECT Heat: FOR-AIR Fuel: ELECT, GAS
Water: WELL Sewer: SEPTIC Insul: UNKNOWN

FINANCIAL

PTax/Yr: 2433.06
HOA Dues: Rent, If Rented:
HOA Incl: Other Dues:

COMPARABLE INFORMATION

Pend: 6/17/2006 DOM: 163 Sold: 7/31/2006 Terms: CONV O/Price: \$535,000 Sold: \$480,000

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Image 1 of 8.

Presented By: Mike Miller
Coldwell Banker CIR

Client Full

RESIDENTIAL Status: SLD 4/9/2007 3:07:05 PM
 ML#: 6053626 Area: 244 List Price: \$475,000
 Addr: 28555 BRIGGS HILL RD Unit#:
 City: Eugene Zip: 97405 Condo Loc/Lvl:
 Map Coord: 45/N/2 Zoning: RR10
 County: Lane Tax ID: 735223
 Elem: TWIN OAKS Middle:
 High: CHURCHILL PropType: DETACHD
 Nhood/Bldg:
 Legal: 1804190001501
 Virtual Tour

Lot Size: 5-9.99AC
 Waterfront:
 River/Lake:

GENERAL INFORMATION
 # Acres: 5.46
 View: VALLEY
 Seller Disc: DSCLOSUR

Lot Dimensions:
 Lot Desc: LEVEL
 Other Disc:

Upper SQFT: 602 SFSrc: county
 Main SQFT: 1006 TotUp/Mn: 1608
 Lower SQFT: 0 Parking:
 Total SQFT: 1608 Roof: COMP

RESIDENCE INFORMATION
 #Bdrms: 4 #Lvl: 2
 Style: CONTEMP, 2STORY
 #Garage: 2 / ATTACHD
 Exterior: T-111, WOOD

Year Blt: 1990 / Green:
 Home Wrnty: 55+ w/Affidavit Y/N:
 #Fireplaces: /
 Bsmnt/Fnd: CRAWLSP

REMARKS
 XSt/Dir: Bailey Hill S to Spencer Crk Rd. , left on Briggs Hill, first drive on R
 Public: Ride horses all year! A solid 2 story (ez to enlarge) 3-4 bedroom 1990 home, 100 x 50, 14 ft tall arena w/ 8 stalls, storage for tack, 12 tons of hay & shavings on 5.46 level acres in a beautiful area near 4j schools & vineyards plus 21.5 gpm of great water = a fantastic find/investment!

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living: M / 14 X 12 / VAULTED
 Kitchen: M / 12 X 11 /
 Dining: M / 8 X 7 /
 Family: M / 13 X 11 / WOODFLR
 / /

Mstr Bd: M / 15 X 12 / CLO-ORG
 2nd Bd: U / 12 X 9 /
 3rd Bd: U / 12 X 10 /
 4TH-BD U / 14 X 10 / DBL-CLO
 / /

Baths - Full.Part
 Upper Lvl: 1.0
 Main Lvl: 1.0
 Lower Lvl: 0.0
 Total Bth: 2.0

FEATURES AND UTILITIES

Kitchen: DISHWAS, FS-RANG
 Interior: CEILFAN, GAR-OPN, HARDWOD, WATSOFT, WW-CARP, SOAKTUB
 Exterior: ARENA, DECK, FENCED, RV-PARK, X-FENCE

Accessibility:

Cool: HT-PUMP
 Water: WELL

Hot Water: ELECT
 Sewer: SEPTIC, SANDFLT

Heat: FOR-AIR, HT-PUMP
 Insul: CODE

Fuel: ELECT

FINANCIAL

PTax/Yr: 2705.17
 HOA Dues:
 HOA Incl:

Rent, If Rented:
 Other Dues:

COMPARABLE INFORMATION

Pend: 9/28/2006 DOM: 93 Sold: 10/20/2006 Terms: CASH O/Price: \$499,900 Sold: \$450,000

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EXHIBIT 6
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Presented By: Mike Miller
Coldwell Banker CIR

RESIDENTIAL Status: SLD 4/9/2007 3:07:06 PM
ML#: 6051096 Area: 244 List Price: \$448,500
Addr: 28416 BRIGGS HILL RD Unit#:
City: Eugene Zip: 97405 Condo Loc/Lvl:
Map Coord: 45/N/2 Zoning: RR-10
County: Lane Tax ID: 1368040, 739159
Elem: TWIN OAKS Middle: KENNEDY
High: CHURCHILL PropType: DETACHD
Nhood/Bldg:
Legal: 18-04-30-00-00400

GENERAL INFORMATION

Lot Size: 5-9.99AC
Waterfront: CREEK
River/Lake:

Acres: 7.66
View: TERRITR
Seller Disc: DSCLOSUR

Lot Dimensions:
Lot Desc: LEVEL, TREES
Other Disc: Lead, Siding

RESIDENCE INFORMATION

Upper SQFT: 420 SFSrc:
Main SQFT: 972 TotUp/Mn: 1392
Lower SQFT: 0 Parking: OFF-STR
Total SQFT: 1392 Roof: COMP

#Bdrms: 4 #Lvl: 2
Style: FARMHSE
#Garage: 1 / ATTACHD
Exterior: LAP, MANMADE

Year Blt: 1977 / NEW Green:
Home Wrnty: 55+ w/Affidavit Y/N:
#Fireplaces: 0/
Bsmt/Fnd: CRAWLSP

REMARKS

XSt/Dir: Bailey Hill South, Right on Spencer Creek, Left on Briggs Hill
Public: Bring your horses, sheep, chickens, and seeds for the fenced garden. "Close-In" country living can be yours. Absolutely immaculate and well maintained home and property. Farmhouse style home, shop, barns, orchard, RV storage, pvd entry, creek, back pasture. WOW!!!

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living: M / 13 X 18 /
Kitchen: M / 12 X 20 /
Dining: / /
Family: / /
4TH-BD U / 8 X 11 /

Mstr Bd: M / 11 X 12 /
2nd Bd: M / 13 X 10 /
3rd Bd: U / 8 X 13 /
UTILITY M / 9 X 12 /
DEN/OFF U / 4 X 7 /

Baths - Full.Part
Upper Lvl: 1.0
Main Lvl: 1.0
Lower Lvl: 0.0
Total Bth: 2.0

FEATURES AND UTILITIES

Kitchen: DISHWAS, FS-RANG
Interior: GAR-OPN, WW-CARP
Exterior: BARN, GARDEN, GRN-HSE, OUTBULD, PORCH, RV-PARK, SHOP, PAVEDRD, 2ND-GAR

Accessibility:

Cool: HT-PUMP
Water: WELL

Hot Water: ELECT
Sewer: SEPTIC

Heat: FOR-AIR, HT-PUMP
Insul: FULLY

Fuel: ELECT

FINANCIAL

PTax/Yr: 2018.16
HOA Dues:
HOA Incl:

Rent, If Rented:
Other Dues:

COMPARABLE INFORMATION

Pend: 6/27/2006 DOM: 8 Sold: 8/3/2006 Terms: CONV O/Price: \$448,500 Sold: \$455,000

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.

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Presented By: Mike Miller
Coldwell Banker CIR

Client Full

RESIDENTIAL Status: SLD 4/9/2007 3:07:08 PM
ML#: 6031774 Area: 244 List Price: \$449,950
Addr: 84595 LORANE HWY Unit#: Condo Loc/Lvl:
City: Eugene Zip: 97405
Map Coord: 38/K/9 Zoning: RR10
County: Lane Tax ID: 1343613
Elem: TWIN OAKS Middle: KENNEDY
High: CHURCHILL PropType: DETACHD
Nhoo/Bldg:
Legal: 18-04-31-00-00500

GENERAL INFORMATION

Lot Size: 3-4.99AC # Acres: 4.28 Lot Dimensions:
Waterfront: View: TREES, VALLEY Lot Desc: PRIVATE, TREES
River/Lake: Seller Disc: DSCLOSUR Other Disc:

RESIDENCE INFORMATION

Upper SQFT: 650 SFSrc: county #Bdms: 3 #Lvl: 2 Year Blt: 1982 / APPROX Green:
Main SQFT: 1492 TotUp/Mn: 2142 Style: 2STORY Home Wrnty: N 55+ w/Affidavit Y/N: N
Lower SQFT: 0 Parking: DRIVEWAY #Garage: 2 / DETACHD #Fireplaces: 0/
Total SQFT: 2142 Roof: COMP Exterior: T-111 Bsm/Fnd: CRAWLSP

REMARKS

XS/Dir: W. 11th to Bailey Hill until it turns into Lorane Hwy. Approx 3.4 miles
Public: Amazing home on 4.28 acres in South West Eugene. Great school district. Family room could be a 4th bedroom. Large open rooms. Beautiful, park like landscaping. Immaculate. Minutes from town. Artesian well. Home sits at back of property. Horses could be in the front.

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living: M / 14 X 15 / DECK	Mstr Bd: U / 24 X 17 / DECK, WI-CLOS	Baths - Full.Part
Kitchen: M / 16 X 13 / ISLAND, SKYLITE	2nd Bd: M / 11 X 13 / VAULTED	Upper Lvl: 1.0
Dining: M / 9 X 18 / VAULTED	3rd Bd: M / 13 X 11 /	Main Lvl: 1.1
Family: M / 17 X 16 / BAYWIND, VAULTED	UTILITY M / 15 X 8 / DECK, SINK	Lower Lvl: 0.0
/ /	/ /	Total Bth: 2.1

FEATURES AND UTILITIES

Kitchen: BI-RANG, DISHWAS, DISPOS, ISLAND, PANTRY, BI-DOWN
Interior: WW-CARP
Exterior: BARN, DECK, FENCED, PORCH, RV-PARK, SHOP, SPRNKLR, BI-HTUB, 2ND-GAR
Accessibility:
Cool: Hot Water: ELECT Heat: FOR-AIR Fuel: ELECT
Water: WELL Sewer: SEPTIC Insul: CODE

FINANCIAL

PTax/Yr: 2855.92 Rent, If Rented:
HOA Dues: Other Dues:
HOA Incl:

COMPARABLE INFORMATION

Pend: 5/1/2006 DOM: 4 Sold: 6/15/2006 Terms: CONV O/Price: \$449,950 Sold: \$455,000

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.

IBIT 6
17 of 27

William Mcbee

**Comparable Sales
Exhibit B:**

29243 Gimpl Hill

Prepared by:

Mike Miller Principal Broker

Coldwell Banker, Curtis Irving Realty, Inc.

541-334-7653 (Office)

541-954-4454 (Cell)

541-334-1286 (Fax)

12/2005



Lot Size: 5-9.99
Waterfront: /
Perc Test: Y / AF
Seller Disc: EXEM
Lot Desc: PRIVATE
Topography: SLOP
Soil Cond: NATIV

Utilities: PHON
Existing Structure

XSt/Dir: E. Am
Private: Lot is
Public: Gorge
All 4J

Prop Tax/Yr: 682
Crop/Land Lease:
HOA Dues: / YR
HOA Incl: COMM
Terms: CASH,

BRCD: 5BRE01
LPID: LANDMA
CoLPID: HEIDECI
Agent E-mail: lanc
List: 3/10/200
Tran: 12/11/20

Pend: 11/17/200
Sold: 12/6/2006
SPID: LANDMAN

© RI
SQUARE FOOT

William Mcbee

**Comparable Sales
Exhibit C:**

29243 Gimpl Hill

Prepared by:

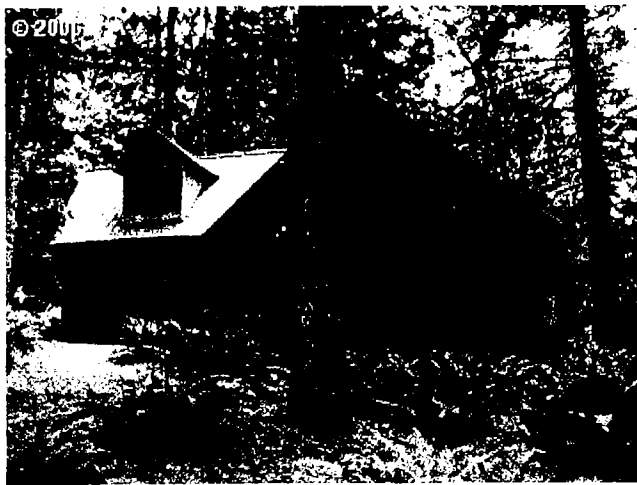
Mike Miller Principal Broker

Coldwell Banker, Curtis Irving Realty, Inc.

541-334-7653 (Office)

541-954-4454 (Cell)

541-334-1286 (Fax)



Presented By: Joann Hallett
Coldwell Banker CIR

Agent Full

RESIDENTIAL Status: SLD 3/30/2007 11:45:37 AM
ML#: 6068512 Area: 243 List Price: \$700,000
Addr: 85328 S WILLAMETTE ST Unit#:
City: Eugene Zip: 97405 Condo Loc/Lvl:
Map Coord: 49/N/9 Zoning: F2 List Type: ER LR: N
County: Lane Tax ID: 1001450
Elem: EDGEWOOD Middle: SPENCER BUTTE
High: SOUTH EUGENE PropType: DETACHD
Nhoo/Bldg: Spencer Butte
Legal: 18-04-25-100
Public Internet/Address Display: Y/Y Offer/Nego: LA-ONLY

GENERAL INFORMATION

Lot Size: 20-49.99AC
Waterfront:
River/Lake:

Acres: 30
View: MNTAIN, VALLEY
Seller Disc: DSCLOSUR

Lot Dimensions:
Lot Desc: MRCHTIM, SECLDED, SLOPED
Other Disc:

RESIDENCE INFORMATION

Upper SQFT: 911 SFSrc: RLID
Main SQFT: 1272 TotUp/Mn: 2183
Lower SQFT: 0 Parking:
Total SQFT: 2183 Roof: METAL

#Bdrms: 3 #Lvl: 2
Style: CABIN
#Garage: 0 /
Exterior: WOOD

Year Blt: 1963 / Green:
Home Wrnty: 55+ w/Affidavit Y/N:
#Fireplaces: 1/ WOOD
Bsmt/Fnd: NO-BAS

REMARKS

XSt/Dir: S. Willamette, past Spencer Butte on Right
Private: Amazing views and timberland. Call Liz 729-3026 for directions, cruise, maps, aerial photo. Do not show cabin unless you have a serious buyer! DOG! Unfinished upstairs. Live in cabin and build a dream home. Well and T&D results in LO. SW valley views. Surveyor to mark boundaries. No smoking on property!
Public: Incredible forested retreat just minutes from town. Same owner almost 50 years. 3 legal lots. Very secluded. Panoramic valley views. Winding trails throughout the gently sloped property. Merchantable timber / open meadow. Cute, rustic cabin. Rare opportunity to own a special property.

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living:	M /	/	Mstr Bd:	M /	/	Baths - Full.Part
Kitchen:	M /	/	2nd Bd:	U /	/	Upper Lvl: 0.0
Dining:	M /	/	3rd Bd:	U /	/	Main Lvl: 1.0
Family:	/	/		/	/	Lower Lvl: 0.0
	/	/		/	/	Total Bth: 1.0

FEATURES AND UTILITIES

Kitchen: FS-RANG, FS-REFR
Interior: WW-CARP, WOODFLR
Exterior: DECK, SHOP, GRAVLRD

Accessibility: STAIRAS

Cool: NONE
Water: WELL

Hot Water: ELECT
Sewer: SEPTIC

Heat: BASEBRD, WOODSTV
Insul: UNKNOWN

Fuel: ELECT, WOOD

FINANCIAL

Property Tax/Yr: 1017.39
Terms: CASH
Escrow Pref: Cascade - Melissa
HOA Dues:
HOA Incl:

Spcl Asmt Balance:

Other Dues:

Tax Deferral: Y
3rd Party: N
Rent, If Rented: 950

BAC: % 2.5
SAC:

BROKER / AGENT DATA

BRCD: 5WJT01 Office: Windermere RE Lane County
LPID: KRAMERL Agent: Liz Kramer
CoLPID: CoBRCD: CoAgent:
Agent E-mail: lizkramer@windermere.com
ShowHrs: CLA Tran: 3/2/2007 List: 8/4/2006 Exp:
LBHrs/Loc/Cmb: none Owner: CLO
Show: APTONLY, CALL-LA Tenant:

Phone: 541-484-2022 Fax: 541-465-8169
Phone: 541-465-8165 Cell/Pgr: 541-729-3026
CoPh:

Occ: TENANT Poss: SUBJTEN
Phone:
Phone:

COMPARABLE INFORMATION

Pend: 9/20/2006 DOM/CDOM: 47 / 47
Sold: 3/2/2007 Terms: CASH
SPID: 7497 S/Agt: Barbara West

O/Price: \$1,395,000
Sold Price: \$740,000
S/Off: 5WJT01 S/Off Phone: 541-484-2022

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SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO.
SCHOOL AVAILABILITY SUBJECT TO CHANGE.

EXHIBIT 6
Page 23 of 27



Presented By: Mike Miller
Coldwell Banker CIR

Agent Full

RESIDENTIAL Status: SLD 4/9/2007 2:12:48 PM
ML#: 5028618 **Area:** 244 **List Price:** \$599,000
Addr: 88470 Fisher RD **Unit#:**
City: Eugene **Zip:** 97402 **Condo Loc/Lvl:**
Map Coord: 24/H/3 **Zoning:** E-40 **List Type:** ER **LR:** N
County: Lane **Tax ID:** 1298460
Elem: BAILEY HILL **Middle:** KENNEDY
High: CHURCHILL **PropType:** DETACHD
Nhood/Bldg:
Legal: 17-05-26-00-201
Public Internet/Address Display: Y/N **Offer/Nego:**

Virtual Tour

GENERAL INFORMATION

Lot Size: 20-49.99AC **# Acres:** 32.97 **Lot Dimensions:**
Waterfront: LAKE **View:** LAKE **Lot Desc:** LEVEL, POND, PRIVATE
River/Lake: Bowie Lake **Seller Disc:** DSCLOSUR **Other Disc:**

RESIDENCE INFORMATION

Upper SQFT: 1000 **SFSrc:** Seller **#Bdrms:** 3 **#Lvl:** 2 **Year Blt:** 1896 / REMOD **Green:**
Main SQFT: 1500 **TotUp/Mn:** 2500 **Style:** 2STORY **Home Wrnty:** 55+ w/Affidavit Y/N:
Lower SQFT: 0 **Parking:** **#Garage:** 3 / CARPORT **#Fireplaces:** 2/ WOOD
Total SQFT: 2500 **Roof:** COMP **Exterior:** OTHER **Bsmnt/Fnd:**

REMARKS

XSt/Dir: 126 west, Right on Fisher Road to Property
Private: PC2836 Wow! Spectacular 1896 vintage home with pond, pastures, barns, (2) separate guest homes or rec. buildings, RV parking and much, much more. Stunning landscape! Next to Fern Ridge Wildlife Park. Gate code is 1234 See Special Easements.
Public: PC2836 Wow! Spectacular 1896 vintage home with pond, pastures, barns, (2) separate guest homes or rec. buildings, RV parking and much, much more. Stunning landscape! Next to Fern Ridge Wildlife Park

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living: M / 14 X 26 /	Mstr Bd: U / 30 X 20 /	Baths - Full.Part
Kitchen: M / 16 X 14 /	2nd Bd: U / 14 X 12 /	Upper Lvl: 0.1
Dining: M / 16 X 14 /	3rd Bd: U / 14 X 13 /	Main Lvl: 1.0
Family: M / 14 X 12 /	/ /	Lower Lvl: 0.0
/ /	/ /	Total Bth: 1.1

FEATURES AND UTILITIES

Kitchen: BI-RANG
Interior: CEILFAN, HARDWOD
Exterior: BARN, BBQ-PIT, GARDEN, OUTBULD
Accessibility:
Cool: **Hot Water:** ELECT **Heat:** FOR-AIR, WOODSTV **Fuel:** ELECT
Water: WELL **Sewer:** SEPTIC **Insul:** OTHER

FINANCIAL

Property Tax/Yr: 2281.37 **Spcl Asmt Balance:** **Tax Deferral:** **BAC:** % 3
Terms: CONV, OTHER, OWNCONT **3rd Party:** N **SAC:**
Escrow Pref: WPT- Cindy **Rent, If Rented:**
HOA Dues: **Other Dues:**
HOA Incl:

BROKER / AGENT DATA

BRCD: 5COL01 **Office:** Coldwell Banker CIR **Phone:** 541-338-3200 **Fax:** 541-338-3299
LPID: MILLMIKE **Agent:** Mike Miller **Phone:** 541-334-7653 **Cell/Pgr:** 541-954-4454
CoLPID: **CoBRCD:** **CoAgent:** **CoPh:**
Agent E-mail: cbmiller@continet.com
ShowHrs: **Tran:** 8/11/2006 **List:** 4/28/2005 **Exp:** 8/31/2006 **Occ:** OWNER **Poss:** CLOSING
LBHrs/Loc/Cmb: 24 **Owner:** M/M Coble **Phone:** 541-344-5292
Show: CALL1ST **Tenant:** **Phone:** 541-729-7244

COMPARABLE INFORMATION

Pend: 8/2/2006 **DOM/CDOM:** 461 / 461 **O/Price:** \$699,900
Sold: 8/8/2006 **Terms:** OWNCONT **Sold Price:** \$599,000
SPID: GAYLINGW **SAgt:** Gwen Gaylin **S/Off:** 5ESR01 **S/Off Phone:** 541-342-7566

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.

- L V R - U N L T - X F

F

- L K E F S - K H E A C V - F T E H - E L C A S L S - F S S



Presented By: Mike Miller
Coldwell Banker CIR

Agent Full

RESIDENTIAL Status: SLD 4/9/2007 2:09:35 PM
ML#: 5050898 Area: 244 List Price: \$795,000
Addr: 27743 BRIGGS HILL RD Unit#:
City: Eugene Zip: 97405 Condo Loc/Lvl:
Map Coord: 45/0/1 Zoning: List Type: ER LR: N
County: Lane Tax ID: 1061173
Elem: CROW Middle:
High: CROW PropType: DETACHD
Nhoo/Bldg:
Legal: 18-05-36-00-00803
Public Internet/Address Display: Y/Y Offer/Nego:

GENERAL INFORMATION

Lot Size: 20-49.99AC
Waterfront:
River/Lake:

Acres: 33
View: TREES, VALLEY
Seller Disc: DSCLOSUR

Lot Dimensions:
Lot Desc: PRIVATE, TREES
Other Disc:

RESIDENCE INFORMATION

Upper SQFT: 916 SFSrc: county
Main SQFT: 2495 TotUp/Mn: 3411
Lower SQFT: 0 Parking: OTHER
Total SQFT: 3411 Roof: COMP

#Bdrms: 4 #Lvl: 2
Style: TRAD
#Garage: 2 / DETACHD
Exterior: LAP

Year Blt: 1968 / REMOD Green:
Home Wrnty: 55+ w/Affidavit Y/N:
#Fireplaces: 1/ PELLSTV
Bsmt/Fnd: CRAWLSP

REMARKS

XSt/Dir: S.on Bailey Hill, W.(Rt)on Spencer Creek., S.(L)on Briggs Hill, 2 miles.
Private: Call listing agent before showing. 400 sq. ft. bedroom/office above garage w/ own full bath, hot water, heat pump, built in 1996. Home completely remodeled in 1995/96. Seasonal creek. Close to Hinman Winery&Vinyards. GATE WITH COMBINATION LOCK. CALL AGENT FOR COMBINATION BEFORE YOU SHOW.
Public: PC1687 Prime close-in country estate in beautiful pastoral setting. Hardwd. floors, custom cab, corian counters, spacious master suite w/custom tile shower, cov.porch. 400 sq.ft.bedrm/office w/ bath above garage not in sq.ft. 40x60-7stall barn, stud barn. 20 acre pasture, 13 acre woods, 2 pond.

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living: M / 19 X 13 / BAYWIND, HARDWOD	Mstr Bd: M / 17 X 21 / HARDWOD, SUITE	Baths - Full.Part
Kitchen: M / 12 X 13 / EATAREA	2nd Bd: U / 16 X 13 / WI-CLOS	Upper Lvl: 2.0
Dining: M / 11 X 13 / FORMAL, HARDWOD	3rd Bd: U / 10 X 14 /	Main Lvl: 3.0
Family: M / 23 X 19 / HARDWOD, WOODSTV	DEN/OFF M / 10 X 11 /	Lower Lvl: 0.0
UTILITY M / /	4TH-BD U / 12 X 14 /	Total Bth: 5.0

FEATURES AND UTILITIES

Kitchen: DISHWAS, DISPOS, BI-OVEN
Interior:
Exterior: BARN, COVPATI, FENCED, GARDEN, OUTBULD, RV-PARK, TL-SHED
Accessibility:
Cool: HT-PUMP **Hot Water:** ELECT **Heat:** HT-PUMP **Fuel:** ELECT
Water: WELL **Sewer:** SEPTIC **Insul:** FULLY

FINANCIAL

Property Tax/Yr: 2534.76 **Spcl Asmt Balance:** **Tax Deferral:** **BAC:** % 3
Terms: CASH, CONV **3rd Party:** N **SAC:**
Escrow Pref: **Rent, If Rented:**
HOA Dues: **Other Dues:**
HOA Incl:

BROKER / AGENT DATA

BRCD: 5COL01 **Office:** Coldwell Banker CIR **Phone:** 541-338-3200 **Fax:** 541-338-3299
LPID: JOHNBY **Agent:** John Byrd **Phone:** 541-338-3270 **Cell/Pgr:**
CoLPID: **CoBRCD:** **CoAgent:** **CoPh:**
Agent E-mail: teamwork@cbcir.com
ShowHrs: **Tran:** 6/26/2006 **List:** 7/15/2005 **Exp:** **Occ:** VACANT **Poss:**
LBHrs/Loc/Cmb: 9am-8pm **Owner:** CLA **Phone:**
Show: CALL-LA, RMLSLBX, VACANT **Tenant:** **Phone:**

COMPARABLE INFORMATION

Pend: 4/25/2006 **DOM/CDOM:** 284 / 284 **O/Price:** \$795,000
Sold: 6/16/2006 **Terms:** CONV **Sold Price:** \$700,000
SPID: NONRMLS **S/Agt:** Non Rmls **S/Off:** NMLS01 **S/Off Phone:** 503

1. On May 31, 1949, the Lane County Court (Board of Commissioners) enacted Land Use Ordinance #4 that established the authority to zone land in Lane County and the land use regulations applicable to zoned areas. Attachment 1A is a recorded copy of the title and signature pages of Ordinance #4. On January 12, 1968, the Lane County Board of Commissioners enacted Ordinance No. 204 that zoned the Haffner property and surrounding area as AGT.
2. On October 12, 1972, the land use regulations for the AGT zone were in LC 10.110 and are contain is a copy of the applicable portions of the Lane County publication, LANE COUNTY ZONING ORDINANCE, REPRINT JULY 1972, INCLUDED WITH THIS REPORT AS Attachment 2. LC 110-10(3) permitted, "One single family dwelling or two family dwelling per lot, or one mobile home." LC 110-42(2) allowed, "the minimum area for the division of land for any property zoned AGT prior to May 14, 1971, shall be one (1) acre and shall have a lot width of not less than one hundred fifty (150) feet."
3. On October 12, 1972, the Lane County land use regulations to subdivide property were contained in Ordinance 3-72 adopted February 9, 1972.
4. On February 29, 1984, the Lane County Board of Commissioners enacted Ordinance No. PA 884 that designated the Haffner property as "Forest" and zoned it as F2.
5. The land use requirements for the F-2 zone are contained in LC 16.211. Pursuant to Ordinance No. 5-04

Zoning History Analysis from Measure 37 Claim PA 06-6276 (Haffner)