

A Restricted Appraisal Report of a Complete Appraisal of  
a hypothetical vacant acreage described as a  
Portion of Tax Lot 18-02-06-00-03801  
A 1.00 acre hypothetical site, the "after" instance  
(unsurveyed, not a legal lot; one buildable homesite assumed)  
file 091405A

AND

A Restricted Appraisal Report of a Complete Appraisal of  
an existing parcel known as  
Tax Lot 18-02-06-00-03801  
The 6.18 acre present site, the "before" instance  
(surveyed, a legal lot which is not buildable at this time)  
file 091405B

Address:  
Number Not Assigned South 39th Street  
Springfield, Oregon 97477

Client:

Lance Winger

c/o Ron Funke, agent  
Custom Planning Services  
2595 Charnelton Street  
Eugene, Oregon 97405

Purpose of the Appraisal:

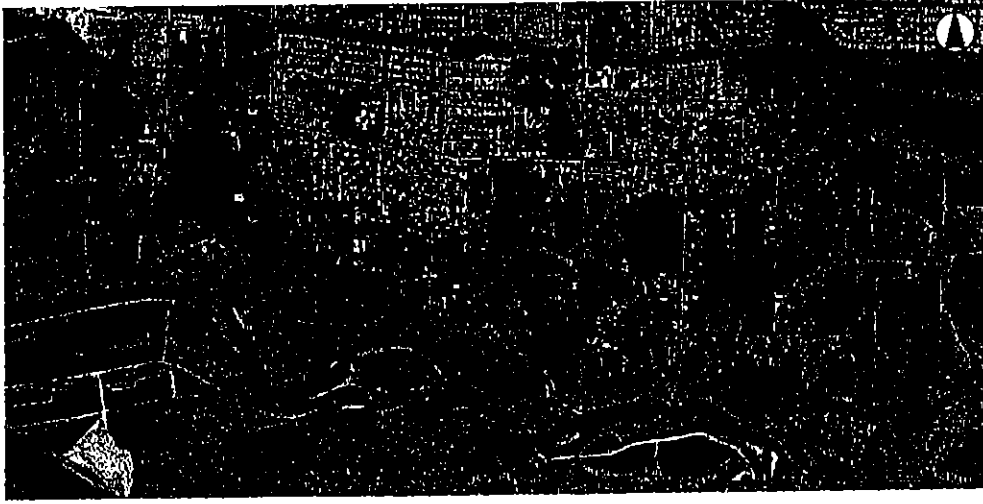
To estimate market value of actual and hypothetical parcels subject to certain conditions  
outlined in the text and exhibits of the reports 091405A and 091405B  
091405A -- attached as a Land Appraisal Report  
091405B -- attached as a narrative addendum

Use of the Appraisal:

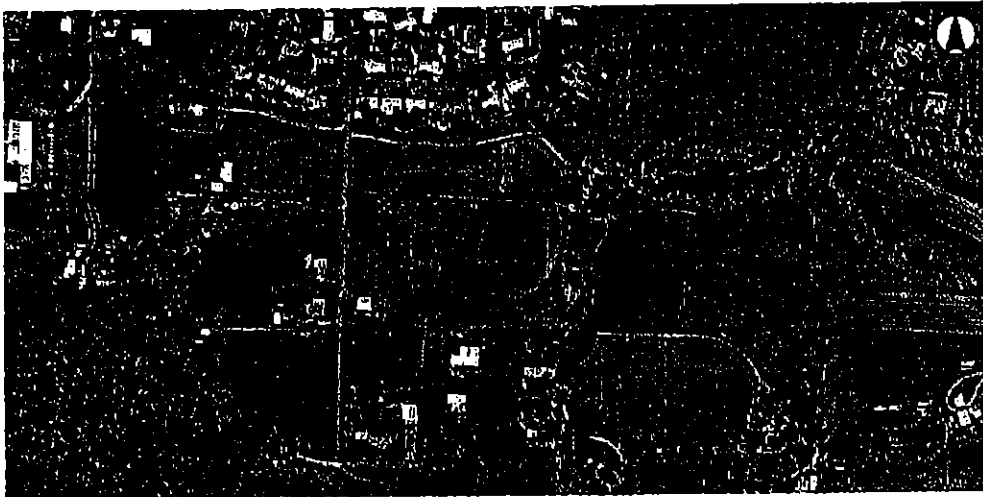
For use in a State Measure 37 proceeding brought by the owner and agent in Lane County, Oregon

Date of Most Recent Inspection  
and Effective Date of Report:  
September 24, 2005

Report Completion Date:



General view of southeast Springfield with Middle Fork Willamette River along lower margin, Urban Growth Boundary is green line through center from upper left to upper right, subject is just left of center in middle



Detail photo with subject just left of center at northeast corner of South 39th Street and Harmon Lane. UGB is green line along north side of subject. Hazelnut orchard to upper right is probable new subdivision in progress

42

CO. RD. No. 1948

RIGHLAND ST.

3801 ←  
6.18 AC.

S.18373

SE COR.  
R.R. HARPER  
D.L.C. 66

4203  
1.27 AC.

3802  
1.27 AC.

4202  
21.22 AC.

S.18725

1601  
4.74 AC.

S.19698

1604  
2.32 A.

3604  
3.18 A.

1603  
0.50 AC.

1602  
3.54 AC.

3605  
1.82 AC.

4201  
7.07 AC.

GEORGIA-PACIFIC MILLRACE

M.C.

N 89°45'36" W 559.76'

N 89°45'36" W 816.84'

6 5

7 8

N 00°21'23" W 675.53'

SW COR.  
J. MAGNESS  
D.L.C. 50

019-01

18  
& 11  
SPR

47

WARRANTY DEED (INDIVIDUAL)

300

IRA J. WINGER and VIRGINIA L. WINGER, husband and wife, hereinafter called grantor, convey(s) to

LANCE B. WINGER, all that real property situated in the County

of Lane State of Oregon, described as:

Beginning at a 5/8" iron rod on the North line of Harmon Lane as deeded to Lane County by instrument recorded May 3, 1960, Reception No. 11096, Lane County Oregon Deed Records; said point being South 39° 39' 10" East 226.40 feet and North 0° 14' 12" West 60.00 feet from the brass cap monument marking the Southeast corner of the R.R. Harper Donation Land Claim No. 66 in Section 6, Township 18 South, Range 2 West of the Willamette Meridian; thence along the Northernly margin of Harmon Lane North 89° 39' 10" West 570.92 feet to the Easterly margin of South 39th Street; thence along said margin North 0° 27' 52" West 600.51 feet to the Southwest corner of First Addition to Willamette Manor, as platted and recorded in Book 47, Page 23, Lane County Oregon Plat Records; thence along the South line of said plat South 81° 54' 25" East 180.25 feet; North 88° 27' 10" East 135.07 feet, North 66° 49' 45" East 227.92 feet to the Southeast corner of said plat; thence South 0° 14' 12" East 673.25 feet to the point of beginning, in Lane County, Oregon.

06 APR 1981 11:45 AM 000350

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except conditions, restrictions, easements and reservations of record.

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 30,000.00. SEND TAX STATEMENTS TO: Lance B. Winger 1305 South 39th Springfield, Oregon 97477

Dated this 23rd day of April, 1981.

Ira J. Winger Virginia L. Winger

STATE OF OREGON; County of Lane ss.

Ira J. Winger and Virginia L. Winger April 24, 1981 personally appeared the above named instrument to be their voluntary act and deed.

Before me:

Notary Public for Oregon My commission expires: 10-26-84

- The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume. If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

WINGER TO WINGER

8117940

After Recording Return to: Transamerica Title Insurance Co. 90 E. 13th Eugene, OR 97401 Re: Escrow No. 100249-2

STATE OF OREGON.

By State of Oregon, County of Lane--ss. I, D.M. Penfold, Director of Records and Elections Division, in and for the said County, do hereby certify that the within instrument was received for record at

24 APR 81 15:10

1132R

Lane County OFFICIAL RECORDS. D.M. Penfold, Director of Records and Elections Division

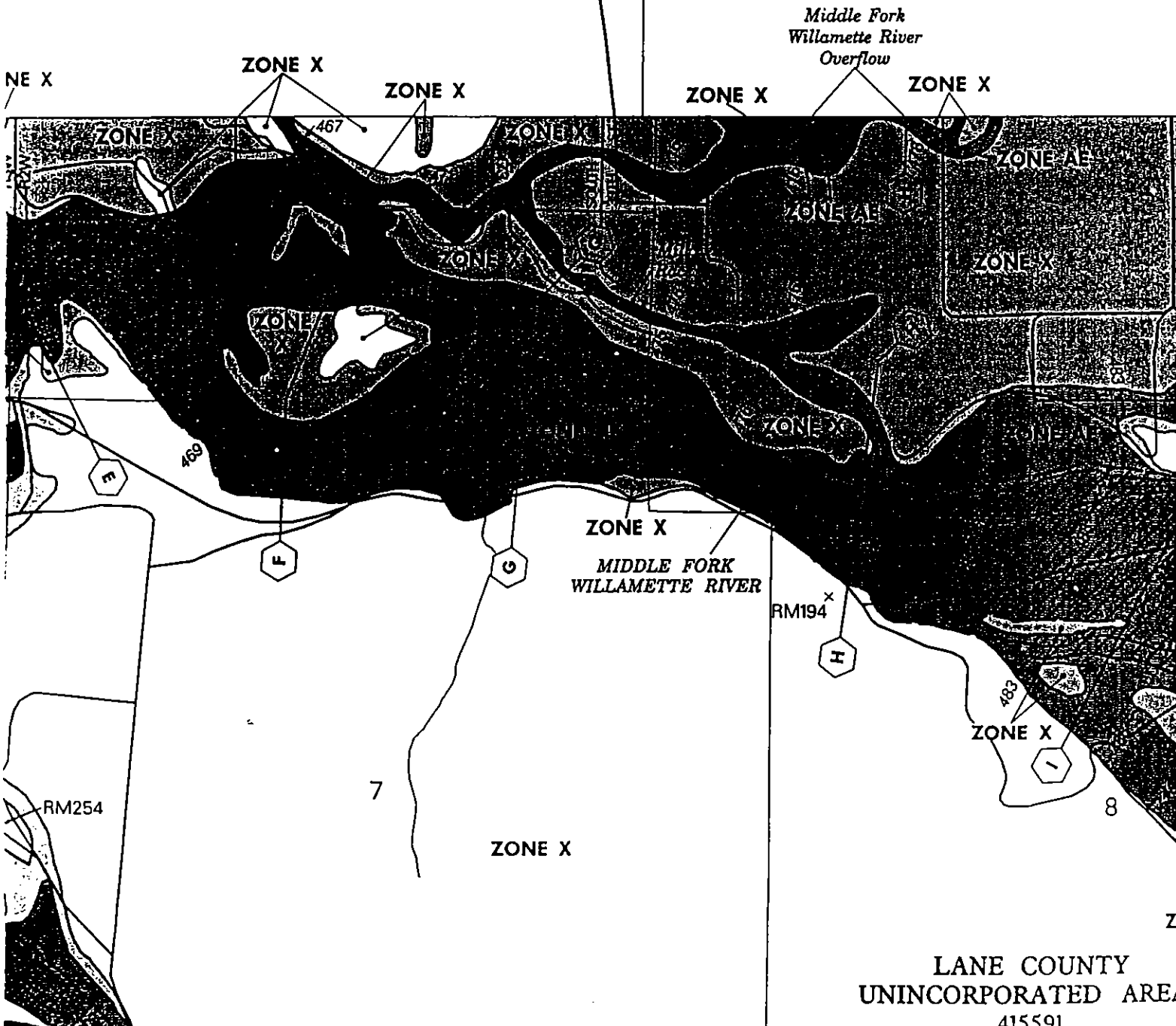
49

05

41039C-

FEMA  
1165 F

SUBJECT



**PHOTOGRAPH ADDENDUM One**

Borrower/Client	No borrower						
Property Address	Number Not Assigned South 39th Street						
City	Springfield	County	Lane	State	OR	Zip Code	97477
Lender	Lance Winger						



Fruit stand and storage building at corner of South 39th Street and Harmon Lane (right, looking northeast)



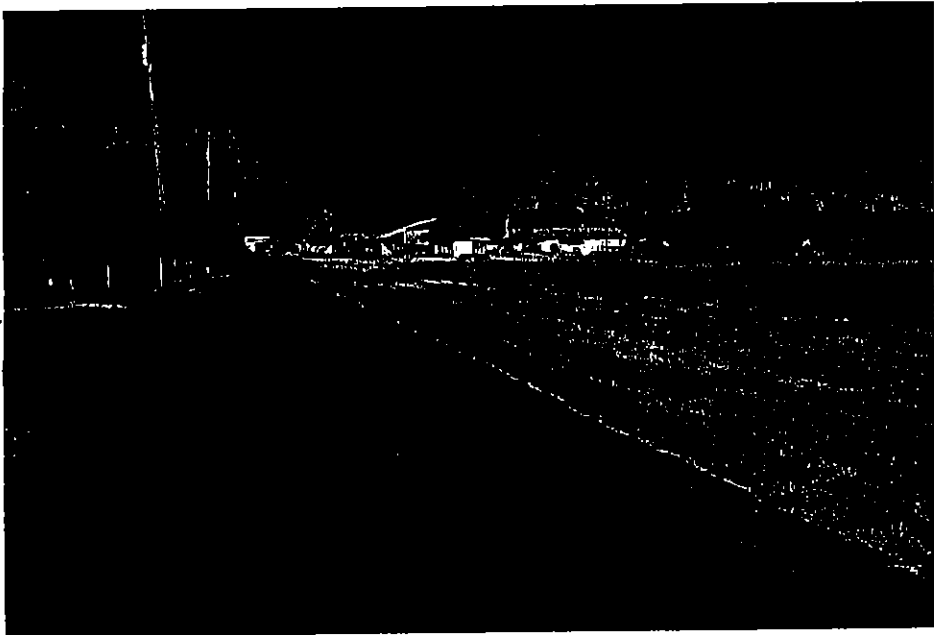
Looking north on South 39th Street from harmon lane



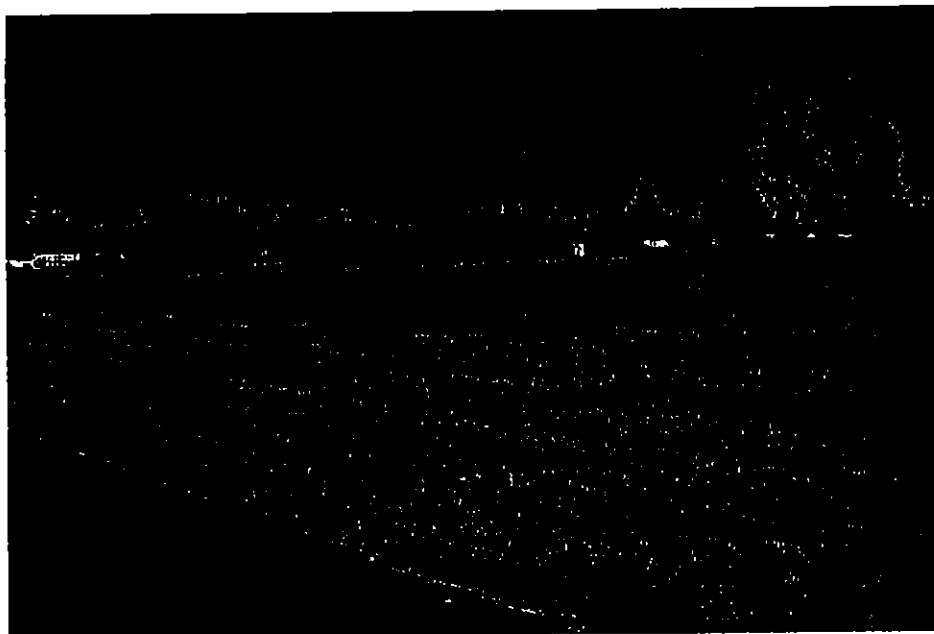
Looking east on Harmon Lane from South 39th Street

### PHOTOGRAPH ADDENDUM Two

Borrower/Client	No borrower						
Property Address	Number Not Assigned South 39th Street						
City	Springfield	County	Lane	State	OR	Zip Code	97477
Lender	Lance Winger						



Looking west on Harmon Lane from approximate southeast corner of subject site toward South 39th Street



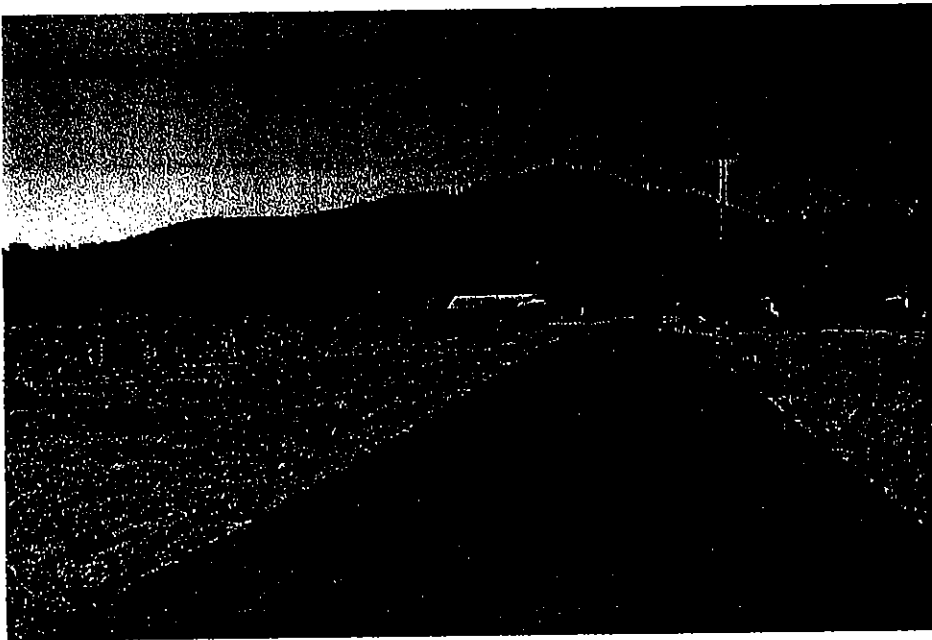
Looking northwest from same point as above



Looking northerly from same point as above

### PHOTOGRAPH ADDENDUM Three

Borrower/Client	No borrower						
Property Address	Number Not Assigned South 39th Street						
City	Springfield	County	Lane	State	OR	Zip Code	97477
Lender	Lance Winger						



Looking south on South 39th Street toward Harmon Lane, fruit stand and storage shed to left center



Looking east along north side of subject site; drive is 60' wide easement for access to owner's dwelling on Tax Lot 4203

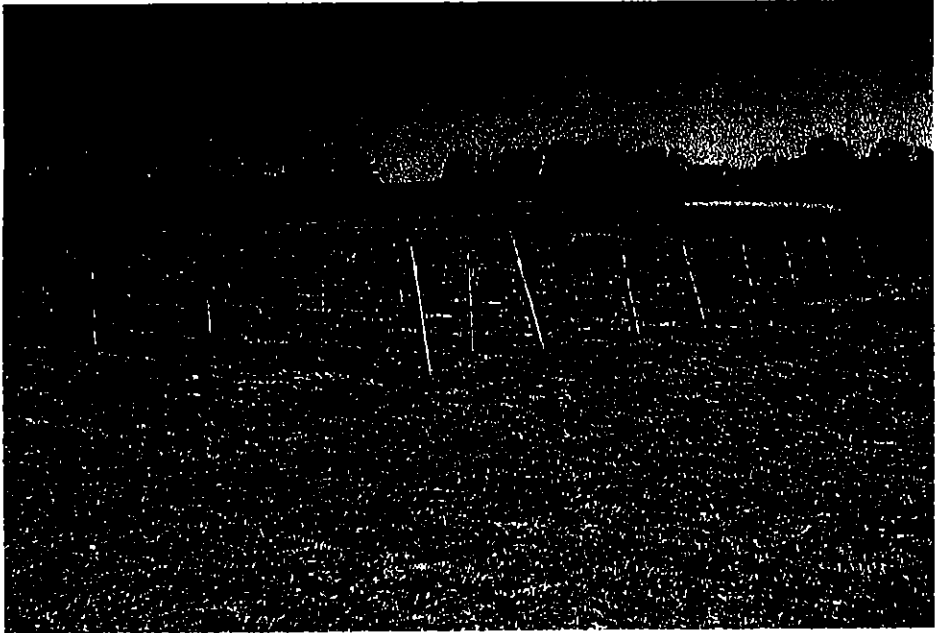


Main water line through subject site with water rights to slough (in trees in center of photo)

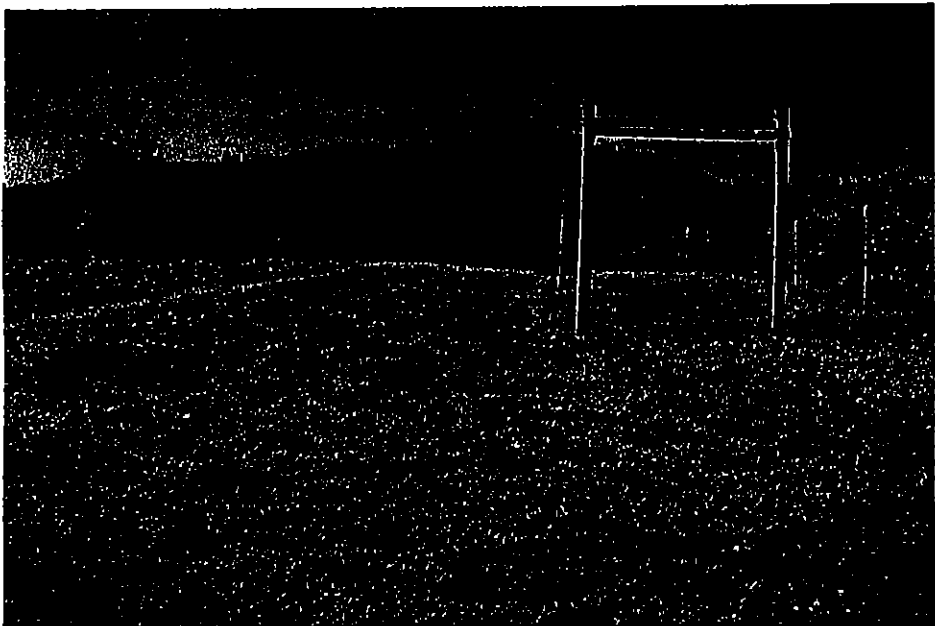


### PHOTOGRAPH ADDENDUM Four

Borrower/Client	No borrower						
Property Address	Number Not Assigned South 39th Street						
City	Springfield	County	Lane	State	OR	Zip Code	97477
Lender	Lance Winger						



Looking northeast from southwest (area of fruit stand) across subject site



Looking south from near northeast corner of site toward Harmon Lane from access drive to Tax Lot 4203

**RESTRICTED**  
**Summary Appraisal Report**

**LAND APPRAISAL REPORT**

FILE NO. 091405A  
 HYPOTHETICAL  
 File No. 091405A

**IDENTIFICATION**

Borrower No borrower Census Tract 35.00 Map Reference Pittmon metro 41  
 Property Address Number Not Assigned South 39th Street  
 City Springfield County Lane State OR Zip Code 97477  
 Legal Description Lengthy Metes and Bounds Legal Description\see deed attached\ HYPOTHETICAL PORTION Tax Lot 18-02-06-00-03801  
 Sale Price \$ Not Sold Date of Sale N/A Loan Term N/A yrs. Property Rights Appraised  Fee  Leasehold  De Minimis PUD  
 Actual Real Estate Taxes \$ 38.48 (yr) Loan charges to be paid by seller \$ N/A Other sales concessions Not Applicable  
 Lender/Client Lance Winger c/o Ron Funke, agent Address 2595 Chamelton Street, Eugene, Oregon 97405  
 Occupant vacant land Appraiser Craig E. McKern Instructions to Appraiser appraise to market value per USPAP standards.  
 Craig E. McKern, Appraiser, P.C. 1574 Coburg Road, PMB 397, Eugene, Oregon 97401 telephone 541-345-0744 facsimile 541-345-0577

**NEIGHBORHOOD**

Location	<input type="checkbox"/> Urban	<input checked="" type="checkbox"/> Suburban	<input type="checkbox"/> Rural	Employment Stability	Good	Avg.	Fair	Poor
Built Up	<input checked="" type="checkbox"/> Over 75%	<input type="checkbox"/> 25% to 75%	<input type="checkbox"/> Under 25%	Convenience to Employment	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Growth Rate	<input type="checkbox"/> Fully Dev.	<input type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Steady	Convenience to Shopping	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Property Values	<input checked="" type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining	Convenience to Schools	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Demand/Supply	<input checked="" type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In Balance	<input type="checkbox"/> Oversupply	Adequacy of Public Transportation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Marketing Time	<input checked="" type="checkbox"/> Under 3 Mos.	<input checked="" type="checkbox"/> 4-6 Mos.	<input type="checkbox"/> Over 6 Mos.	Recreational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Present Land Use	<u>80% 1 Family</u>	<u>5% 2-4 Family</u>	<u>0% Apts.</u>	<u>0% Condo</u>	<u>5% Commercial</u>	<u>0% Industrial</u>	<u>5% Vacant</u>	<u>5% public use, park, school</u>
Change in Present Land Use	<input type="checkbox"/> Not Likely	<input type="checkbox"/> Likely (*)	<input checked="" type="checkbox"/> Taking Place (*)	Adequacy of Utilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Predominant Occupancy	(*) From <u>vacant/re-developed</u> To <u>residential</u>			Property Compatibility	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Single Family Price Range	<u>\$ 100</u>	<u>to \$ 800+</u>	<u>Predominant Value \$ 250+-</u>	Protection from Detrimental Conditions	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Single Family Age	<u>New yrs. to 100+</u>	<u>yrs. 100+</u>	<u>Predominant Age 20-40 yrs.</u>	Police and Fire Protection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				General Appearance of Properties	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				Appeal to Market	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise): Subject is located just south of Springfield Urban Growth Boundary; a wide variety of residential improvement types are present on 1/4 to 20+ acre sites north of Middle Fork Willamette River. The area continues to develop within the UGB with infilling, planned and potential subdivisions where metro sewer service is extended. Mixed site size and land use outside UGB including small farms, spot light commercial/home businesses, park and public uses, greenway.

**SITE**

Dimensions See hypothetical plat map = 1.00 Sq. Ft. or Acres  Corner Lot  
 Zoning classification E25- Exclusive Farm Use 25 acre minimum new site Present Improvements  do  do not conform to zoning regulations  
 Highest and best use  Present use  Other (specify) potential to allow one acre buildable sites under present Measure 37 procedures  
 Elec.  Gas  Water  San. Sewer   
 Other (Describe) assumed well Assm permit Underground Elect. & Tel.  
 OFF SITE IMPROVEMENTS  
 Street Access  Public  Private  
 Surface Asphalt  
 Maintenance  Public  Private  
 Storm Sewer  Curb/Gutter  
 Sidewalk  Street Lights  
 Topo Level to slight slope  
 Size Typical small acres  
 Shape Mostly Rectangular  
 View Fields, distant hills  
 Drainage Normally Adequate; FEMA 41039C1165F; Zones AE and X5  
 Is the property located in a HUD Identified Special Flood Hazard Area?  No  Yes

Comments (favorable or unfavorable including any apparent adverse easements, encroachments, or other adverse conditions): Site shown as within 100 and 500 year flood plain benchmarks on FEMA-FIRM map; elevated foundations likely required to raise first level minimum one foot above indicated (by elevation survey) high flood plain mark. Appraisal is of a HYPOTHETICAL one acre site potentially created from present 6.18 acre total site; five other hypothetical one acre sites are also potentially possible, each with public or dedicated easement road access. See below; also attached pages.

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

ITEM	SUBJECT PROPERTY	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Address	<u>NNA South 39th Street Springfield -- HYPOTHETICAL</u>	<u>Tax Lot 18-02-06-42-02600 Springfield/ asking \$120,000</u>	<u>NNA Rippling Way Leaburg/ asking \$119,900</u>	<u>NNA Laurel Street Springfield/ no asking price</u>
Proximity to Subject		<u>1/3 air mile northwest</u>	<u>20 air miles northeast</u>	<u>1/3 air mile northwest</u>
Sales Price	<u>\$ Not Sold</u>	<u>\$ 130,000</u>	<u>\$ 119,900</u>	<u>\$ 90,000</u>
Price				
Data Source	<u>Observation/ Owner</u>	<u>Coldwell Banker RE/ Inspection</u>	<u>Coldwell Banker RE/ Inspection</u>	<u>Prudential R.E./ Inspection</u>
Date of Sale and Time Adjustment	<u>DESCRIPTION</u> <u>09-24-2005</u>	<u>DESCRIPTION</u> <u>03-2005 (COE)</u>	<u>DESCRIPTION</u> <u>07-2005 (COE)</u>	<u>DESCRIPTION</u> <u>06-2005 (COE)</u>
Location	<u>Good minus</u>	<u>Good minus</u>	<u>Average plus</u>	<u>Good minus</u>
Site/View	<u>One acre m// Hills</u>	<u>1.39ac/ Hills</u>	<u>2.0 ac/ Hills</u>	<u>0.60 acres /Hills</u>
Dwelling/ permitted	<u>None/ Assumed</u>	<u>None/ Permitted</u>	<u>None/ Permitted</u>	<u>None/ Permitted</u>
Buildability/Slope	<u>Assumed / Level</u>	<u>Approved / Level</u>	<u>Approved / Level</u>	<u>Approved / Level</u>
Well/Septic system	<u>None/Assm'd Permit</u>	<u>None/Assm'd Prmt</u>	<u>Well/Assm'd Permit</u>	<u>City H20/ Permitted</u>
Utilities/outbuildings	<u>Available / None</u>	<u>Available / None</u>	<u>Available / None</u>	<u>Installed/ none</u>
Sales or Financing Concessions	<u>Cash to Seller assumed</u>	<u>Cash</u>	<u>New Conv. Loan No Points, Costs</u>	<u>New Conv. Loan No Points, Costs</u>
Net Adj. (Total)		<u>+ - \$ 20,000</u>	<u>+ - \$ 4,000</u>	<u>+ - \$ 13,000</u>
Indicated Value of Subject		<u>Net 15.4 % \$ 110,000</u>	<u>Net 3.8 % \$ 115,900</u>	<u>Net 14.4 % \$ 103,000</u>

Comments on Market Data: Very limited market data for smaller vacant sites in subject location out of UGB; most such sites have either existing

**SUPPLEMENTAL ADDENDUM**

File No. 091405B

Borrower/Client	No borrower		
Property Address	Number Not Assigned South 39th Street		
City	Springfield	County	Lane
		State	OR
		Zip Code	97477
Lender	Lance Winger c/o Ron Funke, agent		

Restricted Appraisal Report of a Complete Appraisal -- report 091405B  
 Tax Lot 18-02-06-00-3801

The following is a brief narrative report to establish, as possible, a site value for the subject 6.18 acres "as is" in the "before" scenario for this Measure 37 related report. The reader should bear in mind the subject site is at this time zoned Exclusive Farm Use 25 acre minimum site size and is a legal lot; however, because of zoning and because it had never had a dwelling upon it to establish a homesite, the subject as appraised in the "before" scenario is not presently buildable. Therefore the value is as for farmland which purpose it has been serving for berry, fruit and truck farm crops.

The Lane County Assessor's Office real property tax assessment for 2004-2005 show the subject site as having a \$76,222 land only value in real market terms; the shed and fruit stand improvements are stated as \$8,500. The actual assessed value is \$3,437 for both land and improvements. The appraiser wonders where the Real Market Value for land figure came from; the amount is far too high for undeveloped and not developable farm land and far too low for land which may be partitionable or even have one single family residential site on the entire 6+ acres.

The appraiser made an extensive search for similar smaller acreages in the subject's and also the Pleasant Hill, Mohawk Valley, lower McKenzie and Hayden Bridge locations. The vast majority of smaller acreage sites similar in size as compared to the subject have already been built upon either prior to rezoning circa 1984 or by re-development as a function of replacing an existing home or by dividing a larger site since 1984. The subject's site's zoning of Exclusive Farm Use, 25 acre minimum for new partitions, was applied circa 1984 as restrictive zoning.

As noted for the majority of sites similar in size as compared to the subject and also with similar close in proximity to Springfield and the metro area have already been developed. The reader can then easily see the number of similar size, smaller parcels which are not presently buildable have become rare as other parcels around them were either already developed or became annexed or were in the UGB. In some cases these smaller parcels were rezoned or received conditional use permits for residential use.

The appraiser has researched several sales of larger (100 acres plus) farmland properties in Lane County within the past several months. The appraiser believes the subject 6.18 acre site if offered for sale as an non buildable farmland site -- in other words, as it is now -- would sell for about \$3,500 per acre in the range of \$3,000 to \$4,000 per acre. This shows a figure of \$21,630, say \$22,000. There are also water rights for sprinkler irrigation for the site in total; these rights could be sold separately. The basic value of the acreage include irrigation to gain maximum productivity and if not so irrigated then productivity is reduced which also reduces the value per acre. The structure on site is given \$8,000 value; total= \$30,000.

While it could be argued that the farmland value per acre is above \$3,500 per acre, the appraiser has not seen Lane County Class I and II farmland sell in that price range since before the Agripac cannery went out of business. The real question is "if you had to make the purchase of this site repay itself, how much could you afford to pay for the dirt alone?"