W. 15.a.

## AGENDA COVER MEMO



DATE: June 7, 2006

TO: BOARD OF COUNTY COMMISSIONERS

FROM: BILL VANVACTOR, COUNTY ADMINISTRATOR

KENT HOWE, PLANNING DIRECTOR

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

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

Providing Just Compensation (PA 05-6802, Tetzler)

#### I. MOTION

Move to approve the Measure 37 Claim and adopt the order attached as Exhibit "A".

#### II. ISSUE OR PROBLEM

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

#### III. DISCUSSION

## A. Background

Applicant: Nina and Joseph Tetzler

Current Owner: Joseph and Nina Tetzler Joint Trust

Agent: Harry Taylor, PO Box 1420, Veneta OR 97487

Map: 18-04-23; Tax lots: #700, 600 and 602.

Acreage: approximately 80 acres

Current Zoning: F2 (Impacted Forest))

Date Property Acquired: Parcels 600 & 602 on May 25, 1961 (Warranty Deed 33274).

Parcel 700 on May 8, 1958 (Warranty Deed #3975).

Date claim submitted: December 21, 2005. The 180-day deadline is June 19, 2006.

Land Use Regulations in Effect at Date of Acquisition: Unzoned

County land use regulation which restricts the use and reduces the fair market value of claimant's property: LC 16.211. Minimum parcel size and restrictions on new dwellings.

## **B. Specific Relief Sought:**

On December 21, 2005, Ron Funke submitted a Measure 37 Claim on behalf of Joseph and Nina Tetzler. The applicants have requested compensation of \$2,000,000 or a waiver of the F2 (Impacted Forest) zone regulations that require 80 acres for new lots and special use permits for new dwellings.

## C. Lane Code Submittal Requirements

The applicants have paid the processing fee and submitted evidence in support of this claim. The applicants have submitted information addressing all of the Lane Code submittal requirements including a title report and deeds. An appraisal was submitted as evidence of a reduction in value.

## D. Analysis

The property is zoned F2 (Impacted Forest) and contains approximately 80 acres. The applicants want to divide the property into lots as small as four acres and place a dwelling on each lot. It appears this is a valid claim if the Board accepts the evidence of value reduction.

Joseph and Nina Tetzler acquired an interest in parcels 600 and 602 on May 25, 1961 (Warranty Deed 33274). They acquired an interest in parcel 700 on May 8, 1958 (Warranty Deed #3975). The property was unzoned on these dates. The property was conveyed to the Joseph and Nina Tetzler Joint Trust on June 25, 1997 (Warranty Deeds 9743397 and 9743398). Because the Trust is revocable and Joseph and Nina Tetzler are trustees, they continue to have an ownership interest, and the current owner is allowed to demonstrate a reduction in value from the date Joseph and Nina acquired an interest in the property. In addition, this allows a waiver of the restrictive regulations to the dates Joseph and Nina acquired the property, if the Board determines this is a valid claim. For these reasons, Joseph and Nina Tetzler are considered the applicants for this claim. If a waiver is granted, it will be granted to them and not to the Trust.

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

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

## Restrictive Regulations

Joseph and Nina Tetzler acquired an interest in parcels 600 and 602 on May 25, 1961 (Warranty Deed 33274). They acquired an interest in parcel 700 on May 8, 1958 (Warranty Deed #3975). The property was conveyed to the Joseph and Nina Tetzler Joint Trust on June 25, 1997 (Warranty Deeds 9743397 and 9743398). Because the Trust is revocable and Joseph and Nina Tetzler are the trustees, they continue to have an ownership interest in the property , and are allowed to demonstrate a reduction in value from the date they acquired an interest in the property.

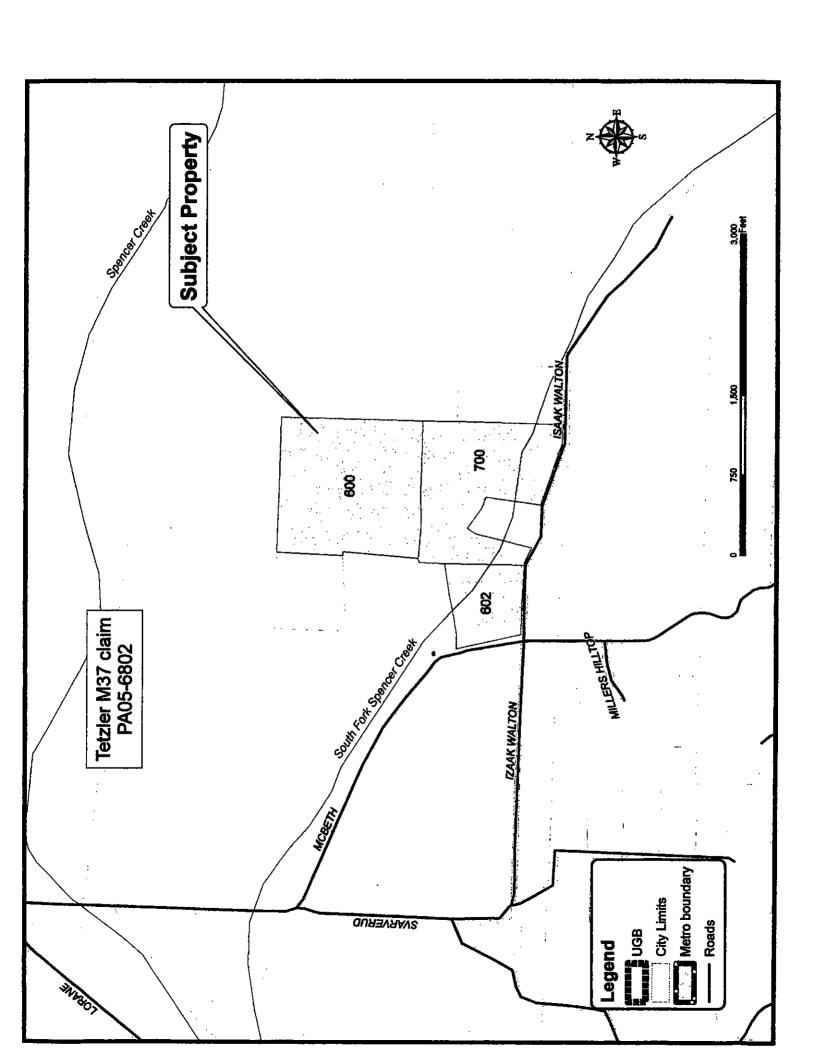
WHEREAS, Joseph and Nina Tetzler request either \$2,000,000 as compensation for the reduction in value of their property, or waiver of all land use regulations that would restrict the division of land into lots as small as four acres and placement of a dwelling on each lot, uses that could have otherwise been allowed at the time they acquired an interest in the property; and

WHEREAS, the Board finds that under LC 2.760(3) the public interest would be better served by modifying, removing or not applying the challenged land use regulations of the F2 zone to the subject property in the manner and for the reasons stated in the report and recommendation of the County Administrator incorporated here by this reference except as explicitly revised here to reflect Board deliberation and action to allow Joseph and Nina Tetzler to make application for development of the subject property in a manner similar to what they could have been able to do under the regulations in effect when they acquired an interest in the property; and

WHEREAS, this matter having been fully considered by the Lane County Board of Commissioners.

NOW, THEREFORE IT IS HEREBY ORDERED that the applicant Joseph and Nina Tetzler made a valid claim under Ballot Measure 37 by describing the use being sought, identifying the county land use regulations prohibiting that use, submitting evidence that those land use regulations have the effect of reducing the value of the property, showing evidence that they acquired an interest in the property before the restrictive county land use regulations were enacted or enforced and the Board hereby elects not to pay just compensation but in lieu of payment, the request of Joseph and Nina Tetzler shall be granted and the restrictive provisions of LC 16.211 that limit the development of dwellings and the division of land in the F2 (Impacted Forest) Zone shall not apply to Joseph and Nina Tetzler, so they can make application for approval to develop the property described in the records of the Lane County Assessor as map 18-04-23, tax lots 600, 602 and 700, in a manner consistent with the land use regulations in effect when they acquired an interest in the property on May 8, 1958 (parcel 700) and May 25, 1961 (parcels 600 and 602).

IT IS HEREBY FURTHER ORDERED that Joseph and Nina Tetzler still need to make application and receive approval of any division of the property or placement of a dwelling under the other land use regulations applicable to dividing the property or placing a dwelling that were not specifically identified or established by Joseph and Nina Tetzler as restricting the division of the property or placement of a dwelling, and it would be premature to not apply those regulations given the available evidence. To the extent necessary to effectuate the Board action to not apply the dwelling or division restrictions of the applicable zone described above, the claimant shall submit appropriate applications for review and approval of land divisions and any new dwellings to show the specific development proposals and in the event additional county land use regulations result in a restriction of those uses that have the effect of reducing the fair market value of the property, the County Administrator shall have the authority to determine those restrictive county land use regulations that will not apply to that development proposal to preclude entitlement to just compensation under Measure 37. All other Lane Code land use and development regulations shall remain applicable to the subject property until such time as they are shown to be restrictive and that those restrictions reduce the fair market value of the subject property.



Application for Claims Under LC 2.700 through 2.770

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

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

, ,			
Applicant Name (Please Print)	Erk <u>30549 I224</u> Meiling Address	WALTON Rd	343- 4379 Phone
Row Funke, AICP Agent Name (Please Print)	2595 Charable Mailing Address	ron St	302-4993 Phone
2. Property Owner Please provide the Name, Mailing Add property that is the subject of this appli anyone with an Interest in the property	ication. Include a complete list	ing of all lien holders	of record holding interest in the , trustees, renters, lessees or
NINA E TASOPH TETZLI Property Owner Name (Please Print)	ER 30 54 9 T 22 Mailing Address	AK WALTON	d. 343-4379 Phone
Property Owner Name (Please Print)	Mailing Address	<del></del>	Phone
3. Legal Description Please provide an accurate legal descriproperties that are the subject of this a	ription, tax account number(s), pplication.	map, street address	and location of all private real
Assessor Map & Tax Lot	4-23-00 LOTE	600,607	700
Street Address 30549 T2	ZAK WALTON Rd	Legal [	Description Attached X
4. Identification of Imposed L. Please identify the Lane Code section restrict the use of the subject property if first adopted, enforced or applied to the	or other land use regulation im in a manner that reduces the fa	air market value. Inc	lude the date the regulation was
PLEASE REFER TO	ATTACHED NAR	RATIUE #	4

5. Title Report

1. Applicant/ Agent

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

600 - 39 @ FZ
Page 1 of 2

700 \$1 FZ

Licensure Board of the State of Oregon addressing the requirements of provisions added to ORS Chapter 197 by Ballot Measure 37 (November 2, 2004) and indicating the amount of the alleged reduction in fair market value by showing the difference in the fair market value of the property before and after the application of the challenged regulations as of the date the owner makes written demand for compensation. include all of the supporting methodology, assumptions and calculations affecting the appraisal.
PLEASE REFER TO ATTACHED NARRATIVE # 6
7. Leases, Covenants, Conditions and Restrictions Please provide copies of any leases or covenants, conditions and restrictions applicable to the subject property.
PLEASE REPERTO ATTACHED WARRATIVE #7
8. Identification of Relief Sought Please specifically indicate what relief is being sought, either a monetary value of the claim describing the reduction in fair market value of the property or the specific use authorization sought in any waiver of the land use regulation.  Please Refere To ATTICHED WAREATIVE #8
I (we) have completed all of the attached application requirements and certify that all statements are true and accurate to the best of my (our) knowledge and belief. I am (We are) authorized to submit this application on behalf of all those with an interest in the property and all the owner(s) agree to this claim as evidenced by the signature of those owner(s) below. Include additional signatures, as necessary.  Entry by County or its designee upon the subject property is authorized by the owner(s) and the owner(s) consent to the application for claims under provisions added to ORS Chapter 197 by Ballot
Measure 37 (November 2, 2004).
MINA TETZLER
Owner(s) Signature Date
Ron R. Funka Rico
RON R FUNKE AICH 10/20/05
Applicant/Agent Signature Date
The following contacts are provided to assist you in finding the necessary information for this application.

Please provide one original, signed appraisal prepared by an appraiser licensed by the Appraiser Certification and

6. Appraisal/Regulatory Effect

For zoning and land use information, please contact the <u>Land Management Division</u> at 682-3577.

This phone contact is a message line. Please leave a message and a Planner will return your call.

For deeds and records information, please contact <u>Lane County Deeds and Records</u> at 682-3654.

CUSTOM PLANNING SERVICES Ron Funke, AICP

Land Use Applications & Permits

Land Use Research, Analysis & Spatial (GIS) Mapping

Project Development & Management

## **MEASURE 37 PROPERTY USE CLAIM**

1. APPLICANT INFORMATION: Joseph and Nina Tetzler Joint Trust 30549 Izzak Walton Rd. Eugene, Oregon 97405

Agent:
Ron R. Funke, AICP
Custom Planning Services
2595 Charnelton St.
Eugene, Oregon 97405

Property Owner
 Joseph and Nina Tetzler
 30549 Izzak Walton Rd.
 Eugene, Oregon 97405

3. Legal Descriptions

See attached Legal Descriptions provided by Cascade Title Company
Map 18-04-23-00 Lot 600 &602, from title report- parcel 1 (Attachment A)
Map 18-04-23-00 Lot 700, from title report- parcel 2 (Attachment B)

## 4. Identification of Imposed Land Use Regulation

There were no zoning regulations in effect when these three properties were purchased.

Map 18-04-23-00 Lot 700 was purchased on May 8, 1958, by a Warranty Deed recorded in Lane County, reference # 115/39757.

Map 18-04-23-00 Lots 600 & 602 were purchased on May 25, 1961, by a Warranty Deed recorded in Lane County, reference # 173/33274.

(Attachment D)

All three parcels were unzoned until the application of the Agriculture, Grazing and Timber Raising District, by Ordinance 225, effective on August 27, 1966.

Map 18-04-23 Lot 700 was subsequently rezoned to Forest Lands (F-2) by Ordinance 880 on August 29, 1980. Impacted Forest Lands (F-2), the current zoning, was enacted on February 29, 1984 by Ordinance 884.

Map 18-04-23 Lot 600 was also rezoned by Ordinance 840, but to General Rural I (GR-I) on August 29, 1980. Impacted Forest Lands (F-2), the current zoning, was enacted on February 29, 1984 by Ordinance 884.

Map 18-04-23 Lot 602 was rezoned again on August 29, 1980 by Ordinance 840 to Agricultural Land District (A-2). The current zoning, Impacted Forest Lands Zone (F-2), has been in effect since February 29, 1984, by Ordinance 884.

Tetzler M-37 Lane1.doc

Page 1 of 3 12/20/2005

Ron R. Funke, AICP Custom Planning Services

Member: American Institute of Certified Planners \* American Planning Association 2595 Charnelton St., Eugene, OR 97405 \* 541.302.4993(p/f) \* 541.521.3065(c) ronfunke@customplanningservices.com

5. Title Reports

A Title Report by Cascade Title, September 20, 2005

(Attachment E)

and a Supplemental Report, November 21, 2005.

(Attachment F)

lists easements and restrictions that currently apply to Map 18-04-23-00 Lots 600 and 602, identified as Parcel 1, and to lot 700, identified as Parcel 2 in the Title Reports.

## 6. Appraisal

Craig McKern, a state certified Residential Real Estate Appraiser, conducted an "as is" appraisal and a hypothetical "after" appraisal of these parcels. Mr. McKern used a "hypothetical" hillside parcel size of 5 acres and extrapolated ten (10) such parcels on the marginal lands above the pasture. Mr. McKern also postulated an additional 5-acre parcel immediately east of the existing house. The remaining 25 acres has been calculated as "nonbuildable" resource land, valued at \$2,400 per acre.

The "after," "before" and "Difference" are as follows:

Total postulated "after" value equals

\$2,535,00

Total estimated "before" value equals Difference

\$ 540,00 \$1,995,00 say \$2,000,000

Note: The Tetzler's have used this basic approach in planning how to appropriately develop this property, but have refined their plans somewhat - to better reflect the natural opportunities and constraints inherent in these parcels - as will be seen in "Identification of Relief Sought Statement." Within their new plans approximately 20 acres will be dedicated as a "Natural Resource Restoration Area." The value of land so qualified is approximately \* PART OF GO ACRES includes DAN TETILER PROPERLY \$25,000 per acre. 1

## 7. Leases, Covenants, Conditions and Restrictions

A "reservation" to the State of Oregon, recorded on January 6, 1944 for mineral rights, Lane County Recorder Reception No. 129850.

A roadway reserved of the Northwest quarter of the Southeast quarter of Section 23, in a deed from D. J. Gover and wife, Eva L. Gover, top Laban Lockard, recorded March 18, 1893 at Page 117 of Box 34, Lane County Oregon Deeds Records.

A joint easement for ingress and egress set forth in Deed to Daniel E. Tetzler, et ux, recorded December 31, 1985, Reception No. 8546771.

<sup>&</sup>lt;sup>1</sup> Current Resource Mitigation land approximate average price in central Lane County

# 8. Identification of Relief Sought Statement

The Tetzler's have taken a careful and analytical approach to determining the "highest and best use" of the various components of their land. While Mrs. Tetzler is seeking to develop her land within the framework of the land use regulations in effect at the time she and her husband, Joseph, purchased their properties in 1958 and 1961, she also wishes to do so in a manner consistent with good land management and conservation practices.

See enclosed ArcView map for general plan (Attachment H)

The Tetzler's have raised cattle on their property since 1958, but do not wish continue the physical demands required to ranch such a large area. Mr. Tetzler is in failing health and unable to assist with tasks. With assistance from their son, Daniel, Mrs. Tetzler wishes to retain a small portion on the land in grazing for cattle or other livestock (approximately 15 acres).

The southern most portion of the property, approximately 20 acres along the south fork of Spencer Creek, is riparian habitat, wetlands and wet prairie. This area will be delineated, evaluated and offered as a source of Natural Resource Restoration Area mitigation bank credits. It will be restored to 'native' conditions over time and remain that way in perpetuity.

The remaining 50 acres (+/-), on the hill above the house, will be carefully developed into four (4) to five (5) parcels that blend with natural features of the site. Between 10 and 14 parcels will be developed by Mrs. Tetzler over a period of 5 to 15 years. Important natural features such as a pond, a natural spring, a seasonal stream and certain forest glades will be protected by conservation easements to help ensure the long term natural viability of the site.

See enclosed Lane Map for hypothetical hillside parcel divisions

(Attachment I)

The intent of this development will be to protect and enhance the natural environment while providing the Tetzler's with the opportunity to develop their land within the scope of what would have been allow at the time they purchased their property.

Nina Tetzler

30549 Izzak Walton Rd. Eugene, Oregon 97405

Ron R. Funke, AICP, Agent

Custom Planning Services 2595 Charnelton St. Eugene, Oregon 97405

## PROPERTY DESCRIPTION

MAP 18-04-23

PARCEL 1: LOTS 600 \$602

The Northeast quarter of the Southwest quarter, and the West half of the Northwest quarter of the Southeast quarter, and the North three-fourths of the West half of the Southeast quarter of the Southwest quarter of Section 23, Township 18 South, Range 4 West of the Willamette Meridian, in Lane County, Oregon.

ALSO beginning at the Northeast corner of the Southwest quarter of the Southwest one-quarter of Section 23, in Township 18 South, Range 4 West of the Willamette Meridian, and running thence South on the subdivisional line 931 feet to the Easterly line of the County Road, thence North 15° 34' West along the Easterly line of the County Road 625 feet to the beginning of a curve to the left having a radius of 240.9 feet, through a central angle of 37° 13' a distance of 151.5 feet to the end of the curve; thence North 52° 47' West 24 feet, thence North 55° 25' East 331 feet to the place of beginning, in Lane County, Oregon.

EXCEPT THEREFROM: Beginning at a point being North 89° 38' 55" West 610.02 feet from a 5/8 inch iron rod marking the center of Section 23, Township 18 South, Range 4 West of the Willamette Meridian, said point being on the East-West centerline of Section 23; thence leaving said East-West centerline South 1° 31' 50" West 617.89 feet to a found % inch iron pipe marking the Northeast corner of that certain tract of land conveyed to Donald Lee Peterson by deed recorded November 21, 1979, Reel No. 1038, Reception No. 79-69742; thence along the North line of said Peterson Tract, South 86° 22' 50" West (by record, South 84° 54' 10" West) 700.24 feet to a point on the West line of the Northeast quarter of the Southwest quarter of Section 23; thence along said West line North 0° 06' 43" East 666.25 feet to a point on the East-West centerline of Section 23; thence along said East-West centerline South 89° 38' 55" East 714.07 feet to the point of beginning, in Lane County, Oregon.

EXCEPT: Beginning at a point on the Easterly margin of County Road No. 147 said point being West 1503.27 feet and North 920.62 feet from the South quarter corner of Section 23, Township 18 South, Range 4 West of the Willamette Meridian, run thence Northwesterly along the margin of said road to a point that is North 36° 00' West 298.20 feet, thence North 62° 56' 30" East 352.44 feet and North 2° 11' 30" West 646.88 feet along an accepted line fence, thence North 84° 54' 10" Rast 713.34 feet, thence South 0° 03' 10" West 709.57 feet, thence South 7° 05' 10" West 248.63 feet, thence North 81° 33' 30" West 659.63 feet, thence South 0° 49' 40" East 250.04 feet, thence South 89° 14' 50" West 144.18 feet to the place of beginning in Lane County, Oregon.

ALSO EXCEPT: Beginning at a point North 922.51 feet and West 1359.10 feet from the South quarter corner of Section 23, Township 18 South, Range 4 West of the Willamette Meridian, run thence North 0° 49' 40" West 250.04 feet, thence South 81° 33' 30" East 659.63 feet, thence South 76° 43' 02" West 666.71 feet to the point of beginning, all in Lane County, Oregon.

continued-

# ATTACHMENT B

Property Description continued-

MAP 18-04.23

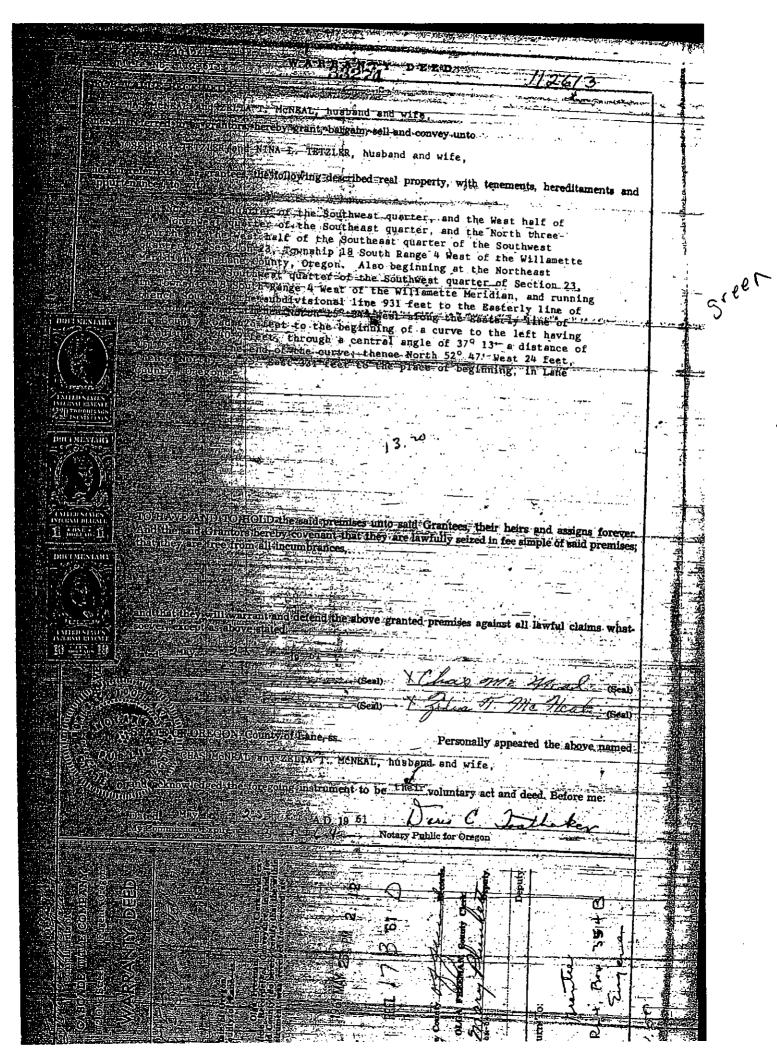
PARCEL 2: Lot 700

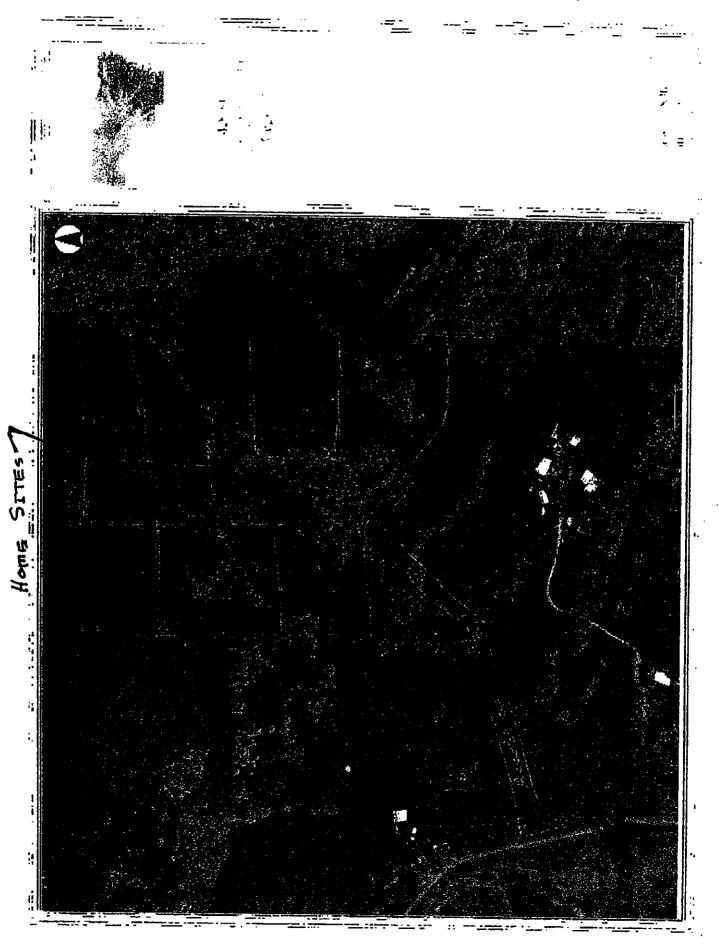
The East half of the Southeast one-quarter of the Southwest one-quarter and the West half of the Southwest one-quarter of the Southeast one-quarter of Section 23, Township 18 South, Range 4 West of the Willamette Meridian in Lane County, Oregon.

EXCEPT: Beginning at the one-quarter section corner on the South line of Section 23 in Township 18 South, Range 4 West, Willamette Meridian; thence East 426.1 feet along the South line of said section to the Southerly line of County Road No. 664, thence along the Southerly line of said road the following four courses: North 72° 00' West 552.2 feet; North 88° 50' West 284.2 feet, North 63° 03' West 287.2 feet, North 89° 33' West 24.8 feet, thence leaving the road South 0° 45' East 303.0 feet to the South line of Section 23 said Township and Range, thence along the section line South 89° 40' East 660.10 feet to the point of beginning, all in Lana County, Oregon. Subject to easement or reservations of record in Lana County, Oregon.

EXCEPT THEREFROM: Beginning at a 5/8 inch iron rod on the Northerly right-of-way of Issac Walton Road (County Road No. 664), said point being North 211.73 feet, and West 94.05 feet from the Brass Cap monument marking the South one-quarter corner of Section 23, Township 18 South, Range 4 West, Willamette Meridian; thence along said right-of-way North 88° 42' 14" West, 278.78 feet to a 5/8 inch iron rod; thence North 62° 55' 14" West, 141.10 feet to a 5/8 inch iron rod; thence leaving said right of way North 13° 52' 24" East, 544.33 feet to a 5/8 inch iron rod; thence North 29° 20' 00" East 83.50 feet to a 5/8 inch iron rod; thence South 55° 20' 00" East, 240.78 feet to a 5/8 inch iron rod; thence South 72° 50' 00" East, 99.94 feet to a 5/8 inch iron rod; thence South 6° 50' 20" West, 508.95 feet to the point of beginning, in Lane County, Oregon.

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November 8, 2005

Ron Funke, AICP Custom Planning Services 2595 Charnelton St. Eugene, OR 97405

Re: Research Request PA 05-6480 Map 18-04-23 #600, 602, 700



LAND MANAGEMENT DIVISION http://www.LaneCounty.org/PW\_LM

On October 7, 2005 you submitted a "Request for Research of Public Records" to the Land Management Division. The information requested was stated as: "What the land use regulations were in effect for these properties and the time(s) of purchase" and "Which new regulations altered the purchase date regulations of these two properties and when did they become effective." I have researched the available records with the following results:

- There were no zoning restrictions in place at the time of purchase of the three subject taxlots. Land divisions in excess of 3 parcels per calendar year were regulated by the Lane County Subdivision Ordinance No. 3.
- The subject property, Map 18-04-23 #700, was unzoned until the Agriculture, Grazing, Timber-Raising District (AGT) was applied by Ordinance 225 effective on August 27, 1966. Ordinance 840 rezoned the property to Forest Lands (F-2) Zone on August 29, 1980. The property was rezoned to its' current zoning, Impacted Forest Lands (F-2), by Ordinance 884 on February 29, 1984.
- The subject property, Map 18-04-23 #600, was unzoned until the Agriculture, Grazing, Timber-Raising District (AGT) was applied by Ordinance 225 effective on August 27, 1966. Ordinance 840 rezoned the property to General Rural I District (GR-I) on August 29, 1980. The property was rezoned to its' current zoning, Impacted Forest Lands (F-2), by Ordinance 884 on February 29, 1984.
- The subject property, Map 18-04-23 #602, was unzoned until the Agriculture, Grazing, Timber-Raising District (AGT) was applied by Ordinance 225 effective on August 27, 1966. Ordinance 840 rezoned the property to Agricultural Land District (A-2) on August 29, 1980. The property was rezoned to its' current zoning, Impacted Forest Lands Zone (F-2), by Ordinance 884 on February 29, 1984.
- The AGT District restrictions in effect from 1949 to July 21, 1972 were contained with Ordinance 4. Amendments to Ordinance 4 after May 8, 1958 occurred under the following Ordinances: 111, 119, 120, and 125. 170, 217, 251, 276, 293, 304, 325, 326, 343, 344, 14-68, 378, 382, 416, and 426.

- The AGT District restrictions in effect from July 21, 1972 to August 29, 1980 were contained with Lane Code Chapter 10.110. Amendments to Lane Code Chapter 10.110 during that time period occurred under the following Ordinances: 15-72, 17-73, 13-74, 4-75, 6-75, 8-75, 9-75, 3-76, and 11-78.
- The F-2 District restrictions in effect from August 29, 1980 to February 29, 1984 were contained with Lane Code Chapter 10.104. Amendments to Lane Code Chapter 10.104 during that time period occurred under the following Ordinances: 16-80, 1-82, 9-83, and 16-83.
- The GR-I District restrictions in effect from August 29, 1980 to February 29, 1984 were contained with Lane Code Chapter 10.112. Amendments to Lane Code Chapter 10.112 during that time period occurred under the following Ordinances: 16-80, 10-82, and 16-83.
- The A-2 District restrictions in effect from August 29, 1980 to February 29, 1984 were contained with Lane Code Chapter 10.107. Amendments to Lane Code Chapter 10.107 during that time period occurred under the following Ordinances: 16-80, 1-82 and 16-83.
- The F-2 Zone restrictions in effect from February 29, 1984 to present are contained with Lane Code Chapter 16.211. Amendments to Lane Code Chapter 16.211 during that time period occurred under the following Ordinances: 7-87, 18-87, 12-90, 11A-91, 17-91, 10-92, 4-02, 5-02, 10-04, and 5-04.

Please call if I can be of further assistance.

Thom Lanfear

Associate Planner

Land Management Division

The Il

(541) 682-4054



#### STATUS OF RECORD TITLE REPORT

DAN AND NINA TETZLER 30549 ISAAK WALTON ROAD BUGENE, OR 97405 Our No: CT-0247419 Date: SEPTEMBER 21, 2005

Charge: \$200.00

Government Service Fee: \$25.00

As requested, Cascade Title Co. has searched our tract indices as to the following described real property:

(ATTACHED)

and as of: SEPTEMBER 15, 2005, at 8:00 A.M. we find the following:

Vestee:

JOSEPH R. TETZLER AND NINA L. TETZLER, Co-Trustees of the JOSEPH R. AND NINA L. TETZLER JOINT TRUST

Said property is subject to the following on record matters:

- 1. Taxes for the fiscal year 2005-2006, a lien not yet payable.
- 2. As disclosed by the tax rolls, the premises herein described have been zoned or classified for farm use. At any time that said land is disqualified for such use, the property will be subject to additional taxes or penalties and interest.
- 3. Any improvement located upon the insured property which is described or defined as a mobile home under the provisions of Chapters 803 and 820, Oregon Revised Statutes and is subject to registration as provided therein.
- 4. Reservations in the deed from the State of Oregon to Earl M. Browne and Linnea M. Browne, husband and wife, recorded January 06, 1944 in Lane County Oregon Deed Records, under Recorder's Reception No. 129850, as follows:

\*Reserving, however, to the State of Oregon, all the coal and other minerals in said above described premises, together with the right to prospect for, mine and remove the same, and also subject to the rights of way for ditches, canals, and reservoir sites for irrigation purposes, constructed or which may be constructed by authority of the United States or otherwise, which right of way is hereby expressly reserved.\*

## continued-

MAIN OFFICE \* 811 WILLAMETTE ST. \* BUGENE, OREGON 97401 \* PH: (541) 687-2233 FLORENCE \* 1234 RHODODENDRON DR. \* FLORENCE, OREGON 97439 \* PH: (541) 997-8417 HUGENE FAX: 485-0307 \* B-MAIL: info@cascadetitle.com \* FLORENCE FAX: 997-8246

 Roadway reserved of the Northwest quarter of the Southeast quarter of Section 23, in the deed from D. J. Gover and wife, Eva L. Gover, to Laban Lockard, recorded March 18, 1893 at Page 117 of Book 34, Lane County Oregon Deed Records.

NOTE: Taxes, Account No. 0736650, Assessor's Map No. 18 04 23 0 0, #600, Code 4-01, 2004-2005, in the amount of \$39.70, PAID IN FULL.

Taxes, Account No. 0736668, Assessor's Map No. 18 04 23 0 0, #600, Code 4-42, 2004-2005, in the amount of \$6.18, PAID IN FULL.

Taxes, Account No. 0736684, Assessor's Map No. 18 04 23 0 0, #602, Code 4-01, 2004-2005, in the amount of \$19.40, PAID IN FULL.

Taxes, Account No. 1343324, Assessor's Map No. 18 04 23 0 0, #602, Code 4-42, 2004-2005, in the amount of \$21.05, PAID IN FULL.

Taxes, Account No. 0736692, Assessor's Map No. 18 04 23 0 0, \$700, Code 4-01, 2004-2005, in the amount of \$62.52, PAID IN FULL.

Taxes, Account No. 0736700, Assessor's Map No. 18 04 23 0 0, #700, Code 4-42, 2004-2005, in the amount of \$1,708.96, PAID IN FULL.

Mobile Home Taxes, Account No. 4050934, Assessor's Map No. 18 04 23 0 0, #700, Code 4-42, 2004-2005, in the amount of \$41.20, PAID IN FULL.

This report is to be utilized for information only. Any use of this report as a basis for transferring, encumbering or foreclosing the real property described will require prior notification to the undersigned and payment in an amount equivalent to applicable title insurance premiums as required by the rating schedule on file with the Oregon Insurance Division.

The liability of Cascade Title Co. is limited to the addressee and shall not exceed the premium paid hereunder.

CASCADE TITLE CO., by:

lw/Title Officer: JIM HIGGINS

CUSTOM PLANNING SERVICES

ATTN: RON FUNKE FAX NO.: 302-3330

#### PROPERTY DESCRIPTION

#### PARCEL 1:

The Northeast quarter of the Southwest quarter, and the West half of the Northwest quarter of the Southeast quarter, and the North three-fourths of the West half of the Southeast quarter of the Southwest quarter of Section 23, Township 18 South, Range 4 West of the Willamette Meridian, in Lane County, Oregon.

ALSO beginning at the Northeast corner of the Southwest quarter of the Southwest one-quarter of Section 23, in Township 18 South, Range 4 West of the Willamette Meridian, and running thence South on the subdivisional line 931 feet to the Easterly line of the County Road, thence North 15° 34' West along the Easterly line of the County Road 625 feet to the beginning of a curve to the left having a radius of 240.9 feet, through a central angle of 37° 13' a distance of 151.5 feet to the end of the curve; thence North 52° 47' West 24 feet, thence North 55° 25' East 331 feet to the place of beginning, in Lane County, Oregon.

EXCEPT THEREFROM: Beginning at a point being North 89° 38' 55" West 610.02 feet from a 5/8 inch iron rod marking the center of Section 23, Township 18 South, Range 4 West of the Willamette Meridian, said point being on the East-West centerline of Section 23; thence leaving said East-West centerline South 1° 31' 50" West 617.89 feet to a found % inch iron pipe marking the Northeast corner of that certain tract of land conveyed to Donald Lee Peterson by deed recorded November 21, 1979, Reel No. 1038, Reception No. 79-69742; thence along the North line of said Peterson Tract, South 86° 22' 50" West (by record, South 84° 54' 10" West) 700.24 feet to a point on the West line of the Northeast quarter of the Southwest quarter of Section 23; thence along said West line North 0° 06' 43" East 666.25 feet to a point on the East-West centerline of Section 23; thence along said East-West centerline South 89° 38' 55" East 714.07 feet to the point of beginning, in Lane County, Oregon.

EXCEPT: Beginning at a point on the Easterly margin of County Road No. 147 said point being West 1503.27 feet and North 920.62 feet from the South quarter corner of Section 23, Township 18 South, Range 4 West of the Willamette Meridian, run thence Northwesterly along the margin of said road to a point that is North 36° 00° West 298.20 feet, thence North 62° 56' 30" East 352.44 feet and North 2° 11' 30" West 646.88 feet along an accepted line fence, thence North 84° 54' 10" East 713.34 feet, thence South 0° 03' 10" West 709.57 feet, thence South 7° 05' 10" West 248.63 feet, thence North 81° 33' 30" West 659.63 feet, thence South 0° 49' 40" East 250.04 feet, thence South 89° 14' 50" West 144.18 feet to the place of beginning in Lane County, Oregon.

ALSO EXCEPT: Beginning at a point North 922.51 feet and West 1359.10 feet from the South quarter corner of Section 23, Township 18 South, Range 4 West of the Willamette Meridian, run thence North 0° 49' 40" West 250.04 feet, thence South 81° 33' 30" East 659.63 feet, thence South 76° 43' 02" West 666.71 feet to the point of beginning, all in Lane County, Oregon.

continued-

Property Description continued-

#### PARCEL 2:

The East half of the Southeast one-quarter of the Southwest one-quarter and the West half of the Southwest one-quarter of the Southeast one-quarter of Section 23, Township 18 South, Range 4 West of the Willamette Meridian in Lane County, Oregon.

EXCEPT: Beginning at the one-quarter section corner on the South line of Section 23 in Township 18 South, Range 4 West, Willamette Meridian; thence Bast 426.1 feet along the South line of said section to the Southerly line of County Road No. 664, thence along the Southerly line of said road the following four courses: North 72° 00' West 552.2 feet; North 88° 50' West 284.2 feet, North 63° 03' West 287.2 feet, North 89° 33' West 24.8 feet, thence leaving the road South 0° 45' East 303.0 feet to the South line of Section 23 said Township and Range, thence along the section line South 89° 40' Bast 660.10 feet to the point of beginning, all in Lane County, Oregon. Subject to easement or reservations of record in Lane County, Oregon.

EXCEPT THEREFROM: Beginning at a 5/8 inch iron rod on the Northerly right-of-way of Issac Walton Road (County Road No. 664), said point being North 211.73 feet, and West 94.05 feet from the Brass Cap monument marking the South one-quarter corner of Section 23, Township 18 South, Range 4 West, Willamette Meridian; thence along said right-of-way North 88° 42' 14" West, 278.78 feet to a 5/8 inch iron rod; thence North 62° 55' 14" West, 141.10 feet to a 5/8 inch iron rod; thence leaving said right of way North 13° 52' 24" East, 544.33 feet to a 5/8 inch iron rod; thence North 29° 20' 00" East 83.50 feet to a 5/8 inch iron rod; thence South 55° 20' 00" East, 240.78 feet to a 5/8 inch iron rod; thence South 72° 50' 00" East, 99.94 feet to a 5/8 inch iron rod; thence South 6° 50' 20" West, 508.95 feet to the point of beginning, in Lane County, Oregon.

## 974339n

WARRANTY DEED

JOSEPH B. TETELER and MINA L. THE PARTY OF THE LOSE THE CO-THE CO-THE LOSE TELEST, Criment, MINE STOREY MORE PROBLEM. 38, historid and wife, Orantors, coursy and watered; to Printegs of the JOHEPH R. AND MINA L. TETZLER which delicities on the attached Exhibit A climated in Lane

Generals acrossed that Generals are scient of an indefinitible sense in the seal property described to simple, that Generals have good right to convey the property that he property it face from exceeding an an specifically set forth hands, and that General warmet and will destine the title to the property against oursy hardiffy cloin the same by, through, or under General, provided that the foreign cover man, it has destine of coverage available to General my applicable standard or extended policies or name, it being the innection of the Generals to preserve any artisting title locurates coverage.

THE RETEMBENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THE PRINCIPAL RY VIOLATION OF APPLICABLE LAND USE LAWS AND REQUIRATIONS. REPORE SAGING OR ACCEPTING THE RETEMBENT, THE PERSON ACQUIRING FIRE TITLE TO THE PROPERTY SHOULD CHECK WHITE THE APPLOYS USES AND TO DETERMINE ANY LIMITS ON LAWSUITS DEPARTMENT TO VEHIET APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMENC OR POREST PRACTICES AS DEFINED IN ORS 20.500.

Until a charge is requested, all tex statements are to be sent to the following address: to remain the m

After recording, retern to Variour bey Johns III, Larrent, Cobb, Richards & Presen, P.C., 777 High i do 500, Magone, Curpen 97401.

DATED the \_25\_ day of June, 1997.

STATE OF GREGON

MULTI YTHORES: 130 AUG. 27 17 NOW FUND 10.00 1814 TU. 27 17 NOWALT FUND 20.00

TRIZLER and MINA L. TRIZLER, CONTOR. day of June, 1997, by JOSEPH R.



This document is being reracorded to correct the legal description by deleting Exhibit A in its entirety and adding Exhibit Al.

Watersty Does



Division of Chief Deputy Clark Lane County Deeds and Records

2001-004521



RPR-DEED Cot=1 Sto=5 CRSHIER 81

\$25.88 \$11.80 \$18.60



### 9743399

#### WARRANTY DEED

JOSEPH R. TEIZLER and NINA L. TEIZLER, bushed and wife, Grances, convey and warrant, to JOSEPH R. TEIZLER and NINA L. TEIZLER, Co-Transm of the JOSEPH R. AND NINA L. TEIZLER, DON'T TRUST, Grances, the real property more particularly described on the attacked-Statible A strengt in Leas

Granters covenent that Granters are achied of an interbubble cause in the stal property des-bu simple, that Granters have good right to convey the property, that the property is free from us upt as specifically ast fresh hearin, and that Granters warrant and with defind the title to the propert tout who may havinly ticken the same by, through, or under Granters, provided that the foregoin limited to the extent of coverage available to Granters under my applicable standard or extended pol-ternos, it being the intention of the Granters to preserve any existing title houseance coverage.

The true and actual consideration for this conveywork is other value given or pressi

THE INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THE INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REQUILATIONS. REPORE RECIPIOS OR ACCEPTING THE INSTRUMENT, THE PRESENT ACQUIRENCY FOR THIS TO THE PROPERTY REDUILS CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANGENG DEPARTMENT, TO VERLEY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSHITS AGAINST PARMENG OR PORCEST PRACTICES AS DEPOSED IN ORS 20.500.

Used a change in requested, all tax statements see to be sent to the f fix x ing address: to remain the notati

After recording, means to 1 Suite 300, Beyone, Oregon 97401, ters to Varner Juy Johns 21, Luvana, Cobb, Richards & Prasur, P.C., 777 High Street,

DATED 4ts 2524 day of June, 1997.

STATE OF CREGON

TETZLER and HINA L. THIZZER, Commen.



This document is being rerecorded to correct the legal description by deleting Exhibit A in its entirety and adding Exhibit Al.

Warranty Dook

16-1,010



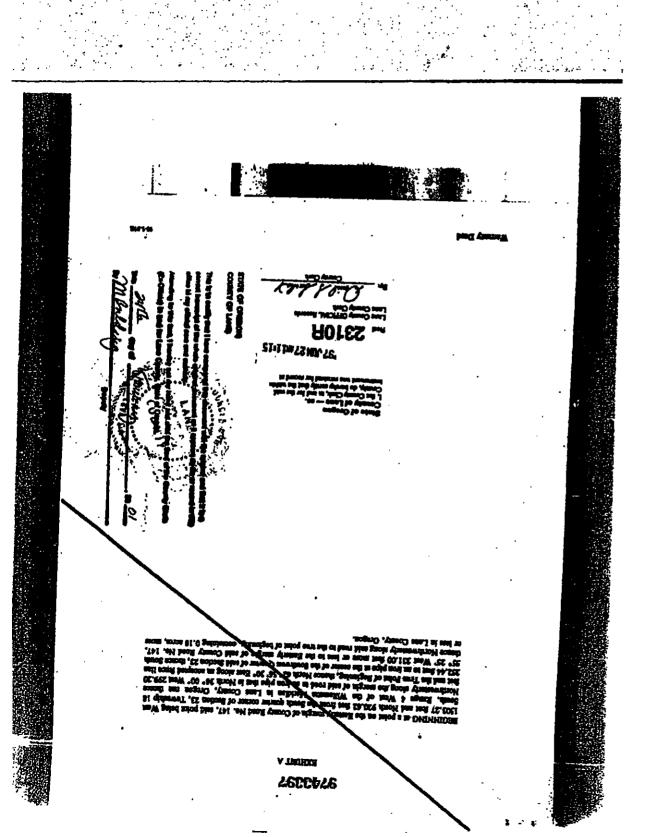
Division of Chief Deputy Clark Lane County Deeds and Records



\$45.60

##R-DEED Cnt=1 Stn=5 CRSHIER 01

\$25.88 \$11.88 \$18.88



# JOSEPH R. TETZLER NINA L. TETZLER 30549 Izaak Walton Road Eugene, OR 97405

JAN 3 0 RECT

Key Bank of Oregon	•
Re: Account Nos.	and
We have established a Revocab Trustees At this time we wish our revocable trust.	le Trust dated June 25, 1997, with ourselves as Grantors and to change the ownership of the above-referenced accounts to
Please change the name	of the accounts as follows:
Name of New Owner:	Joseph R. Tetzler and Nina L. Tetzler, Trustees of the Joseph R. and Nina L. Tetzler Joint Trust
Date of Trust:	June 25, 1997
Trustees:	Joseph R. Tetzler and Nina L. Tetzler
Address of Trust;	30549 Izaak Walton Road Eugene, OR 97405
Social Security No.:	The personal social security numbers of Joseph R. and Nina L. Tetzler
Enclosed are the first page, sig trustees of our trust. If you rec	nature page and page 2 noting the names of the successor uire additional documentation, please advise.
	Yours truly,
·	Joseph R. Tetzler

Nina L. Tetzler

## JOSEPH R. AND NINA L. TETZLER JOINT TRUST AGREEMENT

JOINT TRUST AGREEMENT between JOSEPH R. TETZLER and NINA L. TETZLER, sometimes referred to by use of a personal pronoun, as Trustors, and JOSEPH R. TETZLER and NINA L. TETZLER as co-Trustees, sometimes referred to collectively as the Trustee.

### RECITALS:

- A. <u>INTENT</u>. It is our intent in creating the Joseph R. and Nina L. Tetzler Joint Trust to create two separate equal shares of the Joint Trust, one for each of us, each of which will own an undivided one-half of each asset of the trust estate, with the separate shares to be administered together as one fund while we are both living.
- B. GOALS. Our goals are to provide first for our own welfare and comfort and the welfare and comfort of the survivor of us and second to provide for our children and their issue. We hope they will recognize that while our estate plan and this agreement involve complex concepts, legal language, and arrangements, it is because of the complexities of tax and trust laws and our desire to accomplish our goals.

The Trustors and the Trustee agree as follows:

# 1. <u>IDENTIFICATION OF IMMEDIATE FAMILY</u>

We, the Trustors, are husband and wife. The names of our children are CHARLENE LOUISE ENSIGN, JEANNYNE LEE WILLIAMS and DANIEL EUGENE TETZLER.

## 2. TRUST ESTATE

The Trustee shall administer the trust estate as stated in this agreement. The trust estate shall consist of all the property described in Schedule A that we convey to the Trustee by the execution of this agreement. The trust estate also shall include any other property transferred to the trust estate by any person by any means and accepted by the Trustee.

# 3. OWNERSHIP AND NAME OF TRUST ESTATE

As long as we are both living:

A. OWNERSHIP. Regardless of the form of the prior tenancy of the assets contributed to the trust estate and which one of us contributed the assets, now each of our

## AMENDMENT TO DECLARATION OF TRUST

On June 25, 1997, Joseph R. Tetzler and Nina L. Tetzler, Trustors, executed a Declaration of Trust which, by its terms, was a revocable trust. The Trustors hereby wish to amend the Declaration of Trust as follows:

1. By deleting Paragraph 4 in its entirety and replacing it with the following.

## "4. SUCCESSOR TRUSTEE

If any of the currently acting Co-Trustees, NINA L. TETZLER, CHARLENE LOUISE TETZLER or DANIEL EUGENE TETZLER, dies, resigns, becomes incapacitated, or fails to act as a Trustee, the other Co-Trustees shall serve as Trustees or sole Trustee of the trust created by this agreement. If all of us die, resign, become incapacitated, or fail to act as the Trustee, we appoint JEANNYNE LEE WILLIAMS as successor Trustee of the Trust.

- 2. Paragraph 11.R(1) shall be deleted in its entirety and replaced with the following language:
  - "(1) Decisions in the administration and management of the trust estates shall be upon the agreement of the Co-Trustees. Whenever the Trustees are unable to agree, the decision of Nina L. Tetzler shall be determinative. In that case, the other Co-Trustees shall have no liability for the resulting action taken."

Except as amended hereby, the Declaration of Trust dated June 25, 1997, shall remain in full force and effect.

DATED: May /7 , 2001.

TRUSTORS/TRUSTEE

Joseph R. Tetzler, Trastor

Nina L. Tetzler, Trustor and Trustee

KUSTEKS

harleste la letzler, Trustee

Daniel Eugene Tetzler, Trustee

- 1 - Amendment to Declaration of Trust

## CUSTOM PLANNING SERVICES Ron Funke, AICP

# Land Use Applications & Permits Land Use Research, Analysis & Spatial (GIS) Mapping Project Development & Management

Craig McKern Appraisal, PC PMB 397, 1574 Coburg Rd. Eugene, OR 97401 345-0744 (voice) 345-0577 (fax)

SAXed

1:50 PM

September 26, 2005

Craig,

Nina Tetzler, the owner of the following properties, and her son Daniel Tetzler have authorized you to conduct a formal real estate appraisal for these map and tax lot numbers:

Map 18-04-23 Lot 600 Map 18-04-23 Lot 602 Map 18-04-23 Lot 700

Mrs. Tetzler is preparing to file a Measure 37 claim regarding these parcels and would like an appraisal for the current, as is value, of the property.

In addition, she would like an appraisal of the hypothetical value of these parcels if she were able to develop the parcels in accordance with the zoning criteria in existence at the time of there purchase in the early sixties, presumably ATG-5.

I am acting as Mrs. Tetzler's authorized agent. As such, I will be your primary contact person regarding this project. However, billing should be addressed to:

Mrs. Nina Tetzler 30549 Isaac Walton Rd. Eugene, OR 97405

Billings can flow through my office. Please let me know when you are able to meet with Mrs. Tetzler and her son, Daniel and myself on site for a preliminary meeting and a discussion of how best to provide them with useful appraisals. Dan works for Willamalane and I will check when he will be available.

Ron Funke, AICP

Member: American Institute of Certified Planners \* American Planning Association 2595 Charnelton St., Eugene, OR 97405 \* 541.302.4993(p/f) \* 541.521.3065(c) ronfunke@customplanningservices.com

Craig E. McKern, Appraiser, P.C.

# State Certified Residential Real Estate Appraiser

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

email: cem9th@msn.com

October 26, 2005

Nina and Joseph Tetzler Dan Tetzler c/o Ron Funke Custom Planning Services 2565 Charnelton Street Eugene, Oregon 97405

RE: Lane Code 2.740 (6)

Nina, Dan and Ron,

For your files, here is the Ballot Measure 37 summary for the Tetzler property at 30549 Izaak Walton Road, Eugene, Oregon 97405.

This includes Restricted Appraisal Reports of Complete Appraisals of:

The entire property involved in this Measure 37 claim shown as

Tax Lot 18-04-23-00-00700, including all improvements, of about 30 acres more or less;

plus Tax Lots 600, unimproved, of about 39 acres more or less plus Tax Lot 602, unimproved,
of about 11 acres more or less; total, about 80 acres more or less
shown as file 092305A

## AND

A hypothetical five acre parcel in the portion of Tax Lot 700 where all present improvements are located, from north of present dwelling south to Izaak Walton Road, as drawn on the attached hypothetical plat map for illustration (not a survey) shown as file 092305B

## AND

A hypothetical five acre parcel postulated to be created out of Tax Lot 600 in a Measure 37 claim action as one of 10 such parcels (including the north 15 more or less acres of Tax Lots 700 and 602, including roads and including a postulated replacement homesite for the existing second home placed adjacent to 30549 Izaak Walton Road and known as 30541 Izaak Walton Road) which are created to be "after" instances shown as file 091405C

The different reports are noted and summarized on the cover letter for the entire file 092305 which is presented as one report for ease of reading and understanding by the reader.

page 1 of 2

File No. 092305A

Three Restricted Appraisal Reports of Complete Appraisals of:

Tax Lots 18-04-23-00-600, 602 and 700 including improvements file 092305A, a "before" scenario of the entire subject property

A hypothetical portion of Tax Lot 18-04-23-00-700 file 092305B, the Improvements on a five acre hypothetical site, an "after" scenario of hypothetical acreage area with improvements

A hypothetical portion of Tax Lot 18-04-23-00-600 file 092305C, an "after" scenario of a hypothetical five acre site, including no improvements

commonly known street address: 30549 Izaak Walton Road Eugene, Oregon 97405

Client:

Joseph and Nina Tetzler Dan Tetzler

c/o Ron Funke, agent Custom Planning Services 2595 Chamelton 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 092305A, 092305B and 092305C

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: October 7, 2005

Report Completion Date: October 28, 2005

Prepared by:

Craig E. McKern, Appraiser, P.C. Certified Residential Real Estate Appraiser 1574 Coburg Road, PMB 397 Eugene, Oregon 97401-4802 files 092305A through 092305C

onower No borrower		File No. 092305A	
roperty Address 30549 tzas ity Eugene	k Walton Road County Lene *** fire path	ol fee State OR 70 Code 97405	
nder Nina Tetzler c/o Re			
APPRAISAL AN	D REPORT IDENTIFICATION		
This appraisal conforms	to <u>one</u> of the following definitions:		
Complete Apprai	sai (The act or process of estimating value, or	ran opinion of value, performed without invoking the Departure Rule.)	
Limited Appraisa	(The act or process of estimating value, or Departure Rule.)	an opinion of value, performed under and resulting from invoking the	
This report is gne of the f	oliowing types:		
Self Contained	(A written report prepared under Standards Rule	e 2-2(a) of a Complete or Limited Appraisal performed under STANDARD 1.)	
Summary	(A written report prepared under Standards Rule	e 2-2(b) of a Complete or Limited Appraisal performed under STANDARD 1.)	
Restricted	(A written report prepared under Standards Rule restricted to the stated intended use by the spec	e 2-2(c) of a Complete or Limited Appraisal performed under STANDARD 1, cified cilent or Intended user.)	
Comments on	Standards Rule 2-3		
certify that, to the best of my	knowledge and belief:	•	
	ained in this report are true and correct.		
<ul> <li>The reported analyses, opic projessional analyses, opin</li> </ul>	,	sumptions and limiting conditions, and are my personal, impartial, and unbiased	
I have no present or prospe	ctive interest in the property that is the subject of this repo	ort, and no personal interest with respect to the parties involved.	
	to the property that is the subject of this report or the parti ignment was not confingent upon developing or reporting :	<u>-</u>	
	•	predictioning design.  spent of reporting of a predetermined value or direction in value that toyons the cause	
of the client, the amount of		the occurrence of a subsequent event directly related to the intended use of	
this appraisal.	annahalana wara dawalanad and this panet has been new	need in conformity with the Hallorm Charlerie of Dryfaceignal Appraical Dryface	
	curration of the property that is the subject of this report.	pared, in conformity with the Uniform Standards of Professional Appraisal Practice.	
•	real property appraisal assistance to the person signing (	his certification.	
A boostor carlod regard habar	on the date of inspection and the date of completion as the	he appraiser performed a variety of investigations on Measure 37 and its	
• • •	- · · · · · · · · · · · · · · · · · · ·	affacted report(s) will be found fully satisfactory to the Lane County jurisdiction	
for bandling Measure 37 clair	ns, as these requirements may change due to court orders	ed or Legislature passed modifications. Recently, a court in Marion County held	
Nat Measure 37 as wheat w	is unconstitutional for various judicial reasons. This ruling	is expected to be appeared to State Stateme Louis.	
	Appraisal and Report Identif		
Note any departures t	from Standards Rules 1-3 and 1-4, plus a	uny USPAP-related issues requiring disclosure:	
	complete on the basis of the full site inspection kides a realty fee as did the sale prices of the		
The appreised value inc	kides a reakly fee as did the sale prices of the	comparables, unless otherwise stated.	
		nces in the immediate area of the subject; if any do exist, these are	
		specific search for and recognition of toxic waste and hazardous	
		Level I assessment) is beyond the scope of the appraiser's training and patances found in most homes and garages, including those of the	
reader, are assumed to exist around the site. These common toxic materials and hazardous substances include chemicals such as fertilizers,			
weed killers, pest poisons and sprays, bleach, detergent, oils, cleansers, solvents and fuels, among other solid, liquid and paste substances, and are assumed to be used according to label directions and Federal, state and local regulations unless otherwise specifically noted in this			
report. It is specifically assumed there is no took mold or fungus manifest on the site which would affect livability or marketability.			
See attached supplemental addendum. This report has been prepared for use in a State Measure 37 proceeding and is restricted to that use			
only. See the cover letter page for brief explanations of the use and purpose of this report 092305A in conjunction with report 092305B and 092305C which are for smaller hypothetical parcel out of the 80+/- acres more or less of the report in hand in order to provide "before and			
after scenarios. The actual legality, validity and application of State Ballot Measure 37 is still in question with present and future court and			
Legislature involvement			
APPRAISER:		SUPERVISORY APPRAISER (only if required):	
	9. Maker		
Signature ( PAL)		Signature:	
Name: Craig E. McKern Date Signed: October 28		Name:	
State Certification #: CROC		Size Cerefication #: email: cem9th@msn.com	
or State License #:		or State License #: phone 541-345-0744/fax 541-345-0577	
State: Oregon  Emiration Date of Certification	or License: 09-30-2006	State: Expiration Date of Certification or License:	
Columna and a	A Parlam Andrew	Did Did Not inspect Property	

#### SUPPLEMENTAL ADDENDUM

Borrower/Client No borrower
Property Address 30549 Izaak Walton Road
City Eugene County Lane \*\*\* fire patrol fee State OR Zo Code 97405
Lender Nina Tetzler c/o Ron Funke, agent

#### Appraisal Development and Reporting Process:

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

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

#### Scoon of World

In preparing this report, the appraiser observed the subject site and the improvements on October 7, 2005. Relevant information on comparable land and improved site sales, construction costs and accrued depreciation were also gathered, verified and considered.

All three approaches to value were considered; the sales comparison approach and cost approach were developed for the 092305A and 092305B reports only. The cost approach does not apply to unimproved land in the case of 092305C hypothetical site value report. The present older improvements are given a depreciated contributory value. A land value range was determined by appraisal of the subject site and improvements "as is" with present F-2 zoning and for comparison purposes of the total subject site in report 092305A and in hypothetical reports 092305B and 092305C.

The income approach, along with rents, comparative rental data and calculated formulas and multipliers, is used ONLY IF the subject is likely to become a rental income property in the foreseeable future, which is not the case for the subject dwelling at this time.

#### Purpose of the Appraisal and Use of the Report:

The purpose of this appraisal report is to estimate the market value as defined on the attached certification/limiting conditions addendum included with the attached USPAP addendum.

This appraisal report is intended ONLY for the use of the client named for the purpose of establishing a fair market value by an independent third party for Measure 37 proceedings. The use of this report is restricted to the clients, Joseph and Nina Tetzler, their son Dan Tetzler as advisor and Ron Funke as advisor and agent, for this specific purpose only. Duty constituted Lane County committees or courts for Measure 37 appeals are also expected readers of this report but Lane County is not a client of the appraiser.

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

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

#### Supplemental Certifications:

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

signed and dated October 26, 2005

Craig E. McKern

Craig E. McKern Appraiser P.C.

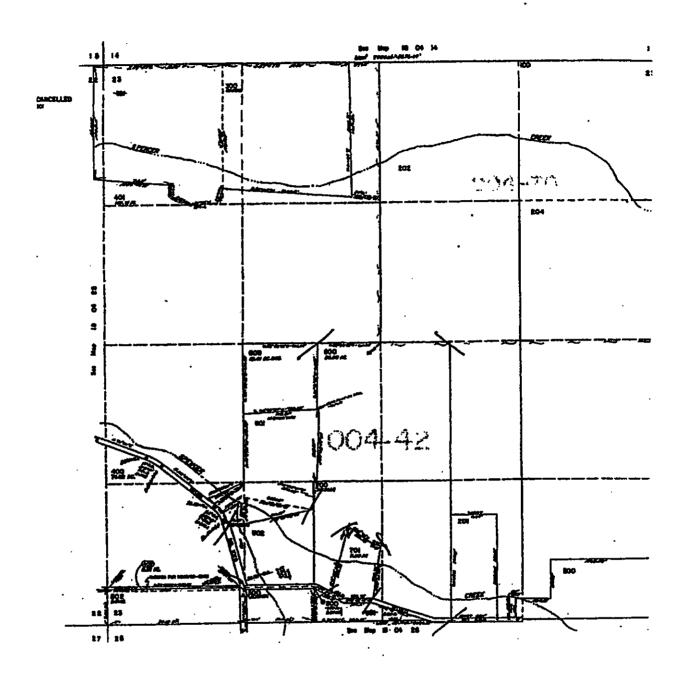
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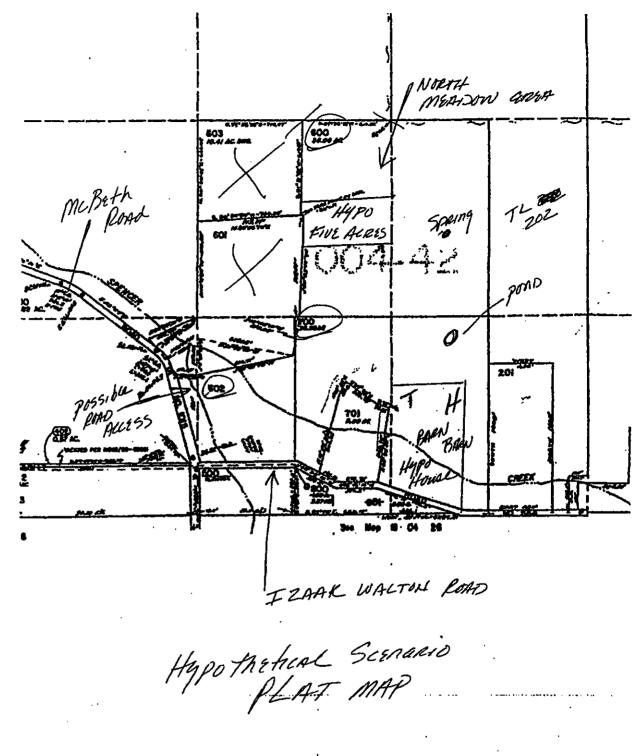


General serial photo with subject in approximate center of photo, South Fork Spencer Creek from upper left to lower right, McBeth Road from upper left curving south and out of photo on south; Eugene is to northeest.



Subject property aerial photo with creek bottom along Izaak Walton Road in lower photo, large irregular meadow at top center is north end of larger parcel site (including all acreage), improvements clustered in lower center





## Site access PHOTOGRAPH ADDENDUM

Borrower/Cle	t No borrower	· · · · · · · · · · · · · · · · · · ·	_		· · · · · · · · · · · · · · · · · · ·
Property Addr	ess 30549 Izaak Walton Ro	ad		-	
CRY Eu	gene	County Lane *** fire patrol fe	ese State	OR .	Zip Code 97405
Londer	Nina Tetzier c/o Ron Funke, e	gent			



Driveway to subject dwelling on tax lot 700 at Izzak Walton Road

Tex Lot 701 on right



South Fork Spencer Creek at bridge to tax lot 700 -- same drive also accesses tax lot 701



Drive from 30749 izaak Walton Road toward creek, dwelling on tax lot 701 on left, excluded from this report

Driveway passes through tax lot 701 as an easement

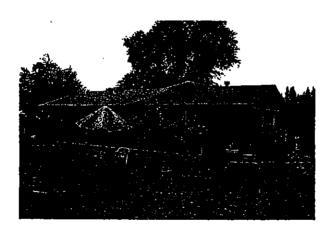
## Dwelling and placeholder mobile home photos

Borrower/Citeral No borrower			1
Property Address 30549 Izsak 1	Nation Road		
City Eugene	County Lane *** fire patrol fee	State OR	Zo Code 97405
Lender Nine Tetzler c/o Ron	Funka, agent		



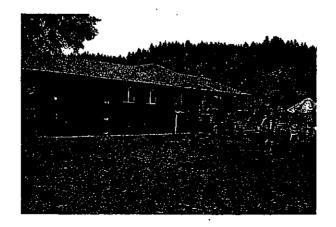
Older mobile home on left was placed as replacement for the original home which burned circa 1978. A second homesite with permits (per owner) circa 1985 was allowed under then in effect zoning ordinances

Both main dwelling and mobile home are on Tax Lot 700



Piaceholder mobile home is a 1972 or 1973 Lamplighter single wide with a rain cover and added storage room, covered deck

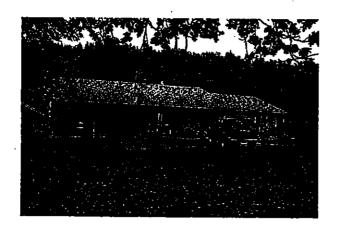
Well is shared with main dwelling; septic system is separate (one for each dwelling)



Southwest elevation of placeholder mobile home

## **Dwelling photos**

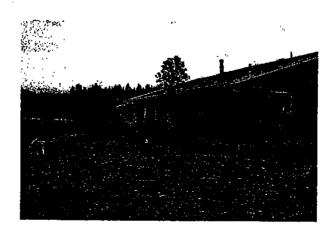
Borrower/Client No	borrower	<del></del>	
	549 Izaak Walton Road		· · · · · · · · · · · · · · · · · · ·
City Eugene		<del></del>	
	County Lane *** fire patrol fee	State_OR_	Zio Code 97405
Lender Nina Tetzk	er c/o Ron Funke, egent		



30549 izaak Walton Road, south elevation



North elevation looking west



North elevation looking east

## View and larger site PHOTOGRAPH ADDENDUM

Bonuwer/Client	No borrower		<del></del>	
Property Address	30549 Izaak Walton Ro	ad		
City Eugen	<u> </u>	County Land *** fire patrol fee	State OR	Zio Code 97405
Lender Nin	a Tetzier c/o Ron Funice, a			



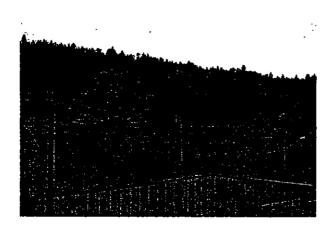
Looking northwest from rear of 30549 Izaak Walton Road toward Tax Lot 600 including wooded area and hills to right

Flatlands have hydric soils and clay soils with scrub oak and slow drainage typical; the better homesites are located above the creek bottom in the appraiser's opinion



Looking north from 30549 Izzak Walton Road dwelling toward Tex Lot 600

see serial photos and topo map



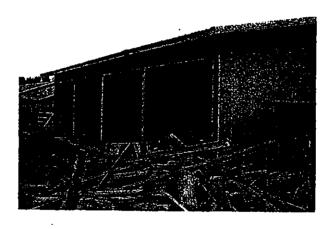
Looking northeast from rear of 30549 Izaak Watton Roed to Tax Lot 202 owned by othera which starts at barely visible fence line.

### Outholidings (Tax Lot 700)

Borrower/Client No borro	OWER		<del></del>
	zaak Walton Road		
City Eugene	County Lene *** fire patrol fee	State OR	Zb Code 97405
Lender Nina Tetzier of	o Ron Funke, sgent		



Older stock barn and sheds on southeast portion of Tax Lot 700



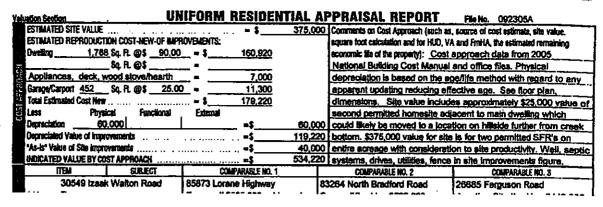
Newer equipment shed and woodshed located east of main dwelling

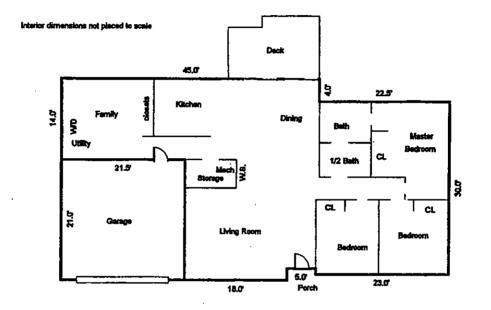


Newer equipment shed on right, various older sheds to left, stock barn at rear of photo.

Cleared area in foreground is from a mobile home which was not attached to the site and was not occupied but was recently demolished and removed

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### **Comparable Photo Page**

Borrower/Client No borrower	· · · · · · · · · · · · · · · · · · ·		
Property Address 30549 Izaak Walton Road			·
	Lane *** fire patrol fee	State OR	Zin Code 97405
Linder Nine Tetzler of Ron Funke, agent			



#### Comparable 1

85873 Lorane Highway

Location

Prox. to Subject 1 air mile northwest

Sale Price 525,000 Gross Living Area 2,588 Total Rooms Total Bedrooms Total Bathrooms 3.5

Good View Hills.Flekts.Creek Sibr 41.68 acres m/l Ontality Good 43act 25eff

> RMLS photo used due to dwelling being off the public way and posted



#### Comparable 2

83264 North Bradford Road

Prox. to Subject 10 air miles southeast Sale Price 599,000 Gross Living Area 2,745

Total Rooms 10 Total Bedrooms Total Bathrooms

Location Above Average Hills, Fields, River 5 46.25 acres m/l **CONTR** Good 26act 15eff

> Appraiser's file photo Inspected in July 2005



### Comparable 3

26685 Ferguson Road

Prox. to Subject 20 air miles northwest Sale Price 435,000

Gross Living Area 1.520 Total Rooms **Total Bedrooms Total Bathrooms** Location

Average View Hills, fields Sto 41 acres m/l Above Average Quality Age 38act 25eff

> RMLS flie photo First level is a daylight basement counted separately

from main level

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attached participation of Units No. of Units No. of Storie Type (Ost./A Design (Style Existing/Pro Age (Yrs.) Effective Age ROOMS Basement Level 1 Level 2 Finished are:	plus of SCRIP	DUT	ne ne stached ambler dsting 3 m/l 5 (est) Living de contains:	des o 2305/ EXTER Found Exteric Roof S Gutter Windo Storm Manus Di	A and OR DES ation or Walks Surface or & Dw Type Ascreen	092305C. CRIFTION Con Phy Con nspts. Geh Atur s Yea House No Kitchen	This hy	ten Jes Jer	rical elter FOUNDATIO Stab Crawl Spai Basement Sump Pum Dampness Settlement Infestation ambly Rm 1	Mone Ap None Ap None Ap	paren paren paren Bedroo	A A A A A A A A A A A A A A A A A A A	asumed asement rea Sq. Pt. Finished etting tails oor utside Enti  F Battis	None  None  Laundry  w/family	RSULA Root Ceiling Walls Roor None Unknow Std. I Other mech	R-19+ R-19+ Norm  Stors Living Area
attached participation of the control of the contro	plus ( SCRP  SCRP  SSRP  SSR  Att.)  SSR  SSR  Att.)  SSR  SSR  Att.)  SSR  SSR  SSR  SSR  SSR  SSR  SSR  S	DUT	reports 09  me ne ne ne stached ambler dsting 3 m/l 5 (est) Living 1	des o 2305/4 EXTER Found Found Extent Roof S Gutter Windo Storm Manual Di	A send IOR DES Safion or Walks Surface or & Dw W Type Screen actured ning Tea	092305C. CRIFTION Con Phys Con Repts. Geh Alur s Yes House No Vichen 1 8 Rooms; 6	Crete vood/Bat pp. Sking / Metal m SP Silo //Yes    Den	ten Jes Jer 3 Bed	atical alter FOUNDATIO Stab Crawl Spai Basement Sump Pum Dampness Settlement Infestation ambly Rm  1 Incom(s); UP	Mone Ap None A	paren paren paren Bedroc	A A A A A A A A A A A A A A A A A A A	asumed ASEMENT rea Sq. R. Prinished etting fails oor utside Enti	None None Laundry w/family	RSULA Root Ceiling Walls Roor None Unknow Std. J Other  mech	R-19+ X R-11 X unk nsul. Package Area Sq. R. Norn 1,788
attached   GENERAL DE No. of Unias No. of Storie Type (Det./A Design (Style Existing/Pro Age (Yrs.) Effective Age ROOMS Basement Level 1 Level 2 Finished are: MTERIOR Floors	Plus (C	During Du	reports 09/	des o 2305/4 EXTER Found Found Extent Roof S Gutter Windo Storm Manual Di	A and A said not be a said not walk to be a said not be a	D92305C. CRIFTION  Con Phys Spts. Geh Alur s Yes House No Kitchen 1 8 Rooms; 6 FA	This hypercrete yood/Bat np. Shing. Metal n SP Sik.	ten lles ler 3 Bec EN ED perator	atical elter FOUNDATIO Stab Crawl Spar Bastement Dampness Settlement Infestation amily Rm 1 troom(s):	Mocor None None Ap	paren paren paren Bedroc	dissipation and the second sec	ASEMENT rea Sq. R. Prished etting sails our utside Entire 1.5	None None Laundry W/family	RSULA Root Ceiling Walls Roor None Unknow Std. I Other Thech  Quare Feet of C CAR STORAE None [ I limbor ]	R-19+ XX R-11 X unk nsul. Package Area Sq. R. Norn 1,788
attached participation of the control of the contro	plus (C Yrs.	During Du	reports 09  me ne ne ne stached ambler dsting 3 m/l 5 (est) Living 1	des o 2305/4 EXTER Found Exterk Roof S Gutter Window Storm Manual Di	A and IDR DES did not be a control of the control o	092305C. CRIFTION Con Phys Con Repts. Geh Alur s Yes House No Vichen 1 8 Rooms; 6	This hypocrete yood/Bat np. Shing young SP Sile Yes Den KITCH Retring Range	Jen Jes Jer Jerator	atical elter FOUNDATIO Stab Crawl Spar Basement Basement Dampness Settlement Infestation amily Rm  1  troom(s): UP	Mone Ap None A	paren paren paren Bedroc	disessa a a a a a a a a a a a a a a a a a	ASEMENT rea Sq. Pt. Prinshed etting lails our utside Entrusted Entrusted Entrusted Entrus 1.5	None  None  Laundry  Wifamity  1,788 S	re 37 purpo  RSULA  Root  Ceiling  Walls  Roor  None  Unknow  Std. I  Other  mech  Quare Feet of C  CAR STORAG  None [  Garage	R-19+ XX R-11 X unk  sul. Package Ara Sq. R. Norw 1,78
attached particular attached particular part	plus ( SCRIP)  SSCRIP	During Control of the	ne ne stached ambler dsting 3 m/l (cet) Living 1	des o 2305/4 EXTER Found Exterk Roof S Gutter Window Storm Manual Di	A send to the control of the control	D92305C. CRIFTION  Con Physics Gen Inspts Gen Alur I Yee House No Kitchen I B Rooms; 6 FA Electric On Averas	This hypocrete vood/Bat np. Shing np. Shing Netal SP Sik Yes Den Krtcc Retrin Rang ge Dispo	Jen Jes Jer Jerator	atical other FOUNDATION Stab Crawl Spa Basement Samp Pen Dampness Settlement Infestation amily Rm.  1 Infestation	Moco None None Ap Stairs	paren paren paren Bedroc	dis a Balandia Alaman A	ASEMENT rea Sq. R. Prished etting sails our utside Entire 1.5	None  None  Laundry  Wifamity  1,788 S	RSULA Root Ceiling Walls Roor None Unknow Std. I Other Thech  Quare Feet of C CAR STORAE None [ I limbor ]	R-19+ XX R-11 X unk nsul. Package Area Sq. R. Norn 1,788
attached   GENERAL DE No. of Unias No. of Storie Type (Det/A Design (Styl Existing/Pro Age (Yas.) Effective Age ROOMS Basement Level 1 Level 2 Finished are: MTERIOR Floors Walls Trimy/Roish Bath Floor Bath Wainso	Plus ( SCRIP)  SSCRIP	DUT	ne ne stached ambler dsting 3 m/l 5 (est) Living 1 le contains: edas/Conditio t, Vinyi, Tile de Drywalle Fir, Painted	des o 2305/4 EXTER Found Exterk Roof S Gutter Window Storm Manual Di	A send to the control of the control	092305C. CRITION Con Phys Con Spits. Gab Atur S Yes House No Kitchen  1  8 Rooms; 6 FA Electric G None	This hy, crete vood/Bat np. Shing v. Metal n SP Silc //es Den  KITCH Retrig C. Retrig Dish Farvi	ten lies ler	atical elter FOUNDATIO Stab Crawl Spar Bassement Stamp Per Dampness Settlement Infestation amily Rm	Moce None None Ap None Ap None Ap None Ap None Ap None Stairs Drop Stair Scuttle Floor	parent parent Bedroc	dis a Balanti Alaman Al	SSUFFRENT  THE SQL PL  Finished eiting tails our utside Entire  1.5  TES  CC(s) # V  None  Covere  Field, c	None  None  Y  Laundry  w/family  1,788 S  V.S. S  ad S  pate S	re 37 purpo  NSULA Roof Ceiling Walls Floor None Unknow Std. J Other  The Ch  Quare Feet of C CAR STORAG None Garage Allached	R-19+ XX R-11 X unk  sul. Package Ara Sq. R. Norw 1,78
attached participated in the control of the control	Plus (C C C S C C S C C S C C C S C C C S C C C S C	Durither TON O O O O O O O O O O O O O O O O O O O	reports 09  ne ne ne stached ambler dsting 3 m/l 5 (est) Living 1 1 de contains: edas/Conditio t, Vinyi, Tite ed Drywalle Fir Panel	des o 2305/ EXTER Found Edenk Roof S Gutter Windo Storm Manus	A send to the property of the	092305C. CRITION Con Phys Con Spits. Geh Alur S Yes House No Wichen S Rooms; G FA Electric G None Filter	This hypercrete  representation of the hypercrete  Den  Other Common of the hypercrete  Other	3 Becilians (Note of the Control of	atical elter FOUNDATIO Stab Crawl Spar Basement Sump Pur Dampness Settlement Intestation amily Rm.	Moco None None None Ap	parent parent Bedroc	Alexandrian Pratio	SSUFMENT  ISENSE  IES  Co(s) # V  None  Open  Field, c  andscap	None  None  Y  Laundry  W/family  1,788 S  V.S. S  ad S  pate S  pe, S	re 37 purpo  RSULA Root Ceiling Walls Roor None Unknow Std. I Other  mech  CAR STORAE None [ Garage Altached Built-in Carport	R-19+ X X R-11 X unk unk Package Area So, P. Norm 1,784 Area E:
attached   GENERAL DE No. of Unias No. of Storie Type (Det./A Design (Styl Existing/Pro Age (Yrs.) Effective Age ROOMS Basement Level 1 Level 2 Finished are: MTERIOR Floors Walls Trimy/Polsh Bath Ploor Bath Wainsc Doors See comm	plus ( SCRIP)  SSCRIP	Durither TON OOO DE R. E. 344 344 1 21 Mar Santur Peran Olid I bek	reports 09/ me ne	des o 2305/6 EXTER FOUND Extended Found State Windo State Windo State Mindo Mi	A and	092305C. CRIPTION Con Phys Con Phys Con Repts. Gah Alur S Yes House No Vichen S Rooms; G FA Electric On Average G None Filter On Average	This hypotential control of the hypotential cont	Jes	etical elter FOUNDATIO Stab Crawl Spar Basement Samp Person Dampness Settlement Intestation Turner  Turner  Turner  Turner  Turner  Territoria	Moes not e  No Pyes None None Ap None	parent Banks 3	A A A A A A A A A A A A A A A A A A A	ASEMENT TEAS OF PROTECTION OF	None  None  Laundry  w/family  1,788 S  V.S.   All Market  alte   All Market  All Market	re 37 purpo  RSULA  Root  Ceiling  Walls  Roor  None  Unknow  Std. I  Other  Thech  CAR STORAG  None [  Garage  Attached  Buit-In  Carport  Driveway	R-19+ XX R-11 XX unk  nsul. Package Area Sq. R. Norre 1,784  iross Living Area E:  # of cars 2
attached   GENERAL DE No. of Unias No. of Storie Type (Det./A Design (Style Edisting/Pro Age (Yrs.) Effective Age ROOMS Basement Level 1 Level 2 Finished are: MTERIOR Floors Walls Trimy/Paish Bath Ploor Bath Wainsc Doors See comm Additional fee	plus ( SCRIP  SCRIP  S (Vis. Fig. C  C  C  C  C  C  C  C  C  C  C  C  C	Dusther TON OO O	reports 09/ me me me stached ambler dsting m/ to (est) Living to L	des o 2305,6 EXTER FOUND Extende Extende Extende S Guttar Windo Normal Di Wd	A and	092305C. CAPTION Con Phys Con Spts. Gah Alur S Yes House No Vichen  1 8 Rooms; 6 FA Electric On Averas G None Filter On Averas S; Sta	This hypocrete yood/Bat np. Shing Note np. Shi	Jes	atical elte FOUNDATIO Stab Crawl Spar Basement Dampness Settlement Infestation amily Rm  1  Itroom(s): UP On packet	Moes not e  No No No None None None None None Non	parent Banks 3	A A A A A A A A A A A A A A A A A A A	ASEMENT TEAS OF PROTECTION OF	None  None  Laundry  w/family  1,788 S  V.S.   All Market  alte   All Market  All Market	re 37 purpo  RSULA  Root  Ceiling  Walls  Roor  None  Unknow  Std. I  Other  Thech  CAR STORAG  None [  Garage  Attached  Buit-In  Carport  Driveway	R-19+ X X R-11 X unk unk Package Area So, P. Norm 1,784 Area E:
attached   GENERAL DE No. of Unias No. of Storie Type (Det./A Design (Style Edisting/Pro Age (Yrs.) Effective Age ROOMS Basement Level 1 Level 2 Finished are: MTERIOR Floors Walls Trimy/Prish Bath Ploor Bath Wainsc Doors See comm Additional fe single pan	plus ( SCRIP SCRIP SS (VI) SS (VII) SS (VII) SS (VIII) SS (VIIII) SS (VI	During the property of the pro	reports 09/ me ne	des o 2305A EXTER Found Extention Windo Storm Manus Di	A and	B Rooms;  B Rooms;  B Rooms;  B Rooms;  C None Filter  C None Filt	This hypocrete yood/Bat np. Shing p. Shing np. Shing p. Shick Yes  Den  KITCH Refric C Rang pe Olspo Dish Fanyl- Micro ge Wash ndard ins on tile he	ten lines  Final State of the s	atical elte FOUNDATIO Stab Crawl Spar Basement Basement Dampness Settlement Infestation amily Rm.  1  Itoom(s): UP.  On packet in living	Moes not e  No No No None None None None None Non	parent Belincia	A A A A A A A A A A A A A A A A A A A	ASSUMENT THE SQ. Pt. Prinshed etting laifs our utside Entrusted En	None  None  Laundry  W/farmity  1,788 S  V.S.  Ada Adate  Adate	re 37 purpo  RSULA Roof Ceiling Walls Roor None Unknow Std. J Other  Thech  Quare Feet of C CAR STORAG None [ Garage Attached Buit-in Carport Driveway 1 over flat ce	R-19+ XX R-11 XX unk  nsul. Package Area Sq. R. Norre 1,784  iross Living Area E:  # of cars 2
attached   GENERAL DE No. of Units No. of Storie Type (Det./A Design (Style Edisting/Pro Age (Yrs.) Effective Age ROOMS Basement Level 1 Level 2  Finished are: MTEROR FLOORS Yalks Trimy/Push Bath Floor Bath Wainso Doors See comm Additional fe single pan Condition of by owners	plus ( SCRIP SCRIP SSCRIP SSCR	Dusther Town O O O O O O O O O O O O O O O O O O O	poses Inclusive Proposes Including Proposes Includi	des o 23355 EXTER Found Roof S Gutter Windo Storm Manus Di	A and A A and A A A A A A A A A A A A A A A A A A A	D92305C. CRITION  Con Physical Constants General Constants General Constants	This hy, crete yood/Bat np. Shing y. Metal n SP Sile //es Den  KITC: Rain ge Olspe Dishn Fan/I Micre ge Wast non tile he , and edan nstruction	Jen Jes Jer Jen	etical elte FOUNDATIO Stab Crawl Spar Basement Sump Pur Dampness Settlement Infestation amily Rm.  1  Incom(s): UP.  Incom(s): UP.  Incom(s): Inco	Moce None None None None Ap Affic None Stairs Drop Stair Scuttle Floor Heated rige for 1965 room. ad, quality of c materials to	parent Bedroc with Construction with Construction Constru	A A A A A A A A A A A A A A A A A A A	ssurmed  SEMENT  rea Sq. R. Finished  editing  talis  oor  utside Entir  F Baths  1.5  1.5  None  Covere  Field, candscar  ulidings  ele addee  modeling/s  era. W	None None  None  Y  Laundry  w/family  1,788 S  V.S. S  alte S  d Insulation  additions, etc.  alk-through	RSULA Root RSULA Root Cesting Walts Roor None Unknow Std. J Other  Thech CAR STORAK None [ Garage Attached Built-In Carport Driveway over flat ce	R-19+ X R-11 X unk  Sull Package Ara Sq. R. Norw 1,784  From Sull Package Ara Sq. P. Norw 2 Subject built ix fodures; tile
attached   GENERAL DE No. of Unias No. of Storie Type (Det./A Design (Style Edisting/Pro Age (Yas.) Effective Age ROOMS Basement Level 1 Level 2 Finished are: MTERIOR Floors Walls Trinv/Roish Bath Floor Bath Wainso Doors See comm Additional fe single pan Condition of by owners entry, dini	plus ( SCRIP  SCRIP  SSCRIP  SSCRIP  SSCRIP  A state ( SSCRIP  SSCRIP  A state ( SSC	During the state of the state o	poses Inclusive reports 097  me ne stached ambier dsting 3 m/l (est) Living 1 living living in the contains: edas/Condition L. Vinyi, Tile ed Drywalle Fir Panel ow ansits deprecents between the power state of the power of the	des o 2335,6 EXTER Founds Roof S Guitar Windo Storm Manusi Di Windo Storm Manusi Ma Manusi Manusi Manusi Ma	A and A A and A A A A A A A A A A A A A A A A A A A	D92305C. CRITION  Con Phys Con Spts. Gab Atur S Yes House No Kitchen  1  8 Rooms; 6  FA Electric on Averas S; Sta od stove of stanction and	This hy, crete yood/Bat np. Shing y Metal n SP Silc Yes Den  KITCH Retrig e Olspo Dish Fan/H Micro ge Wast ndard Inso on tile hea nstruction nd mastre	Jen Jes Jer Jen	atical elter FOUNDATIO Stab Crawl Spas Sump Pur Dampness Settlement Intestation amily Rm.  1  Interpretation In	Mone Ap None A	parent Bedroc 3 3 Swith Construction Systems	dis 8  AA  AA  CC  W  R  T  AA  MENT  Frepla  Petio  Pock  Pock  Poor  Jouthor  Country  The bit on the of	ssurmed  SEMENT  rea Sq. R. Finished  eiting  talis  oor  utside Entr  F Baths  1.5  1.5  None  Covere  Field, c  andscap  ulidlogs  ele adder  oral way  or	None  None  Y  Laundry  W/family  1,788 S  V.S. S  dd S  pate S  dd Insulation  additions, etc.  disk-throughhas washe	RSULA Root Ceiling Walls Roor None Unknow Std. I Other  The CAR STORAG None [ Garage Altached Built-in Carport Driveway Tover flat co	R-19+ R-19+ Norm  Stoss Living Area  Filling areas: Subject built ix findures; tile cups, original
attached   GENERAL DE No. of Units No. of Storie Type (Det./A Design (Style Existing/Pro Age (Yrs.) Effective Age ROOMS Basement Level 2 Finished are: MTERIOR Floors Walls Trimy/Finish Bath Floor Bath Wainsc Doors See comm Additional fe single pan Condition of Cond	plus ( SCRP)  stt.)  style  posed  styrs  A show  C  Y  C  V  Cot C  Sinents  satures  e a limit  ng arins  ting arins  style  s	During the provided by the pro	poses Inclusive reports 097  me me stached ambier dsting mi	des o 2335,4 EXTER Found Roof S Guiter Windo Storm Manus Di Windo Storm Manus Di Windo Storm Manus Di Cient its Mindo Storm Manus Di Cient its Mindo Storm Mindo Storm Mindo Storm Mindo Storm Mindo Storm Mindo Storm Mindo Storm Mindo Storm Mindo Storm Mindo M	A and	OSCIONA CONTROL OF THE CONTROL OF TH	This hy, crete wood/Bat np. Shing y. Metal n SP Silc Yes Den  Roth G Reth G Rang g B Wash ndard ins on tile he nstruction nd maste	Jes Jer Jes Jer Jer Jer Jer Jer Jer Jer Jer Jer Jer	etical elte FOUNDATIO Stab Crawl Spar Basement Sump Par Dampness Settlement Intestation amily Rm.  1  Interpretation packet in living i spains need spains need droom callnt, roo	Moco None None None Ap	parent pa	die 8  AA  AA  CC  CW  H  CO  WITH  AMENT  Frepla  Deorch  Fence  Pool  Outboossilt  dinn, rec  of the  y/hoobt  clean	ssurmed  SEMENT rea Sq. R. Finished eiting fails oor utside Entir  F Baths  1.5  None  Covere Field, candscepulidings ale adder modeling/a era wy room r structur  structur	None  None  Y  Laundry  W/family  1,788 S  V.S. S  d S  date S  date S  det S	RSURAROUT CARRIED WAITS ROOT CARRIED WAITS ROOT None Unknown Std. I Other mech CAR STORAG None [ Garage Altached Buit-in Carport Driveway I over flat carried state of the carrie	R-19+ R-19+ Norm  Stoss Living Area  Filling areas: Subject built ix findures; tile cups, original
attached   GENERAL DE No. of Units No. of Storie Type (Det./A Design (Styl Existing/Pro Age (Yrs.) Effective Age ROOMS Basement Level 2 Finished are: NTERIOR Floors Walls Trimy/Finish Bath Floor Bath Wainso Doors See comm Additional fe single pan Condition of by cowners entry, dini vinyt floor Adverse entry, dini vinyt floor Adverse entry, dini	plus ( SCRP)  stit.)  stit.)  posed  stit.)  posed  stit.)  posed  color C  you  cot C  Significant  me at interferonments  stit.)	Dusther Tion O O O D R E S S S S S S S S S S S S S S S S S S	reports 09  ne ne ne stached ambler dsting 3 m/l 5 (est) Living 1 1 de contains: edas/Conditio L Vinyi, Tite ed Drywall Fir, Painted www.dal energy efficements, deprecentits between thoors sourfaces all conditions (such	des o 2335A EXTER Found Roof S Guitar Windo Storm Manus Di Windo Storm Manus Di Windo Storm Manus Di Cient its Indiana India I	A and	D92305C. CRITION Con Phys Con Spits. Geh Atur S Yes House No Kitchen  I B Rooms; G FA Electric On Average None Filter On Average I, sinctional I 1969; con I 1969;	This hy, crete wood/Bat np. Shing y Metal n SP Sile Yes Den    Den	3 Bed Dier of the sale of the	etical elte FOUNDATIO Stab Crawl Spar Basement Sump Pur Dampness Settlement Intestation amily Rm.  1  1  1  1  1  1  1  1  1  1  1  1  1	Moco None None Ap None	parent parent swith swit	die 8 8 A A A A S C C C C W H R R R R R R R R R R R R R R R R R R	SSUFMENT  ASSEMBNT  THE SQL R.  Finished  string  tails  oor  utside Entir  F Baths  1.5  Coc(s) #  None  Open  Open  Cover com  Field g  andscap  ullidings  le adder  modeling/a  or form  r structur  provement	None  None  Laundry  W/family  1,788 S  V.S. S  d S  d Insulation  diditions, etc. elk-throughthe washe hal/dry rot in a, on the site.	re 37 purpo  RSURA  Root  Ceiling  Walls  Roor  None  Unknow  Std. I  Other  The CAR STORAC  None [ Garage  Altached  Detached  Built-in  Carport  Driveway  Tover flat car  The Carport  Driveway  The Carport  The Carport  Driveway  The Carport  The Ca	R-19+ X R-11 X unk  sul. Package Area Sq. R. Norn 1,780  Totars 2  Subject built lix fixtures; tile cups, original urmed.
attached   GENERAL DE No. of Units No. of Storie Type (Det./A Design (Style Existing/Pro Age (Yrs.) Effective Age ROOMS Basement Level 1 Level 2 Finished are: MTERIOR ROOTS Walls Trim/Pinish Bath Roors Walls Trim/Pinish Bath Roors See comm Additional fe single pan Condition of by owners entry, dini vinyl floors Adverse env immediate vi	plus ( SCRP)  Statt (	Dusther Told O. O. O. D. R. E. S. C. S.	reports 09  ne	des o 2335,4 EXTER Found Extended Roof S Guitar Windo Storm Manus Di Lient its Indow Lient its	A and	D92305C. CRITION Con Phys Con Spits. Geh Altur S Yes House No Vichen  1 B Rooms; G FA Electric On Average S None Filter O	This hy, crete p. Shing, p	3 Bed EN ED Perator (A) Control of the Control of t	etical elte FOUNDATIO Stab Crawl Spar Basement Sump Per Dampness Settlement Injestation amby Rm.  1  troom(s): UP.  con packe in living i pairs need droom calint, roo toxic subsit y built un	Mone Ap None A	parent in sent in arent in are	dis 8  A  A  X  C  C  W  H  R  R  Patio  Deck  Fence  Poorth  Fence  Poorth  C  C  C  C  C  C  C  C  C  C  C  C  C	SSUFMENT  ASEMENT  THE SQ. Pt.  Finished  string  string  This bear  This bea	None  None  Laundry  W/famity  1,788 S  1,788 S  A S  A S  A S  A S  A S  A S  A S	re 37 purpo  RSURA  Root  Ceiling  Walls  Roor  None  Unknow  Std. I  Other  The CAR STORAC  None [ Garage  Altached  Detached  Built-in  Carport  Driveway  Tover flat car  The Carport  Driveway  The Carport  The Carport  Driveway  The Carport  The Ca	R-19+ X R-11 X unk  nsul. Package Ara Sq. R. Non 1,780  ross Living Area  times areas:  Subject built ix fixtures; tile cups, original urned. als on or near

	HYPOTHETICAL
File No.	0923058

ESTIMATED SITE VALUE			175,0			source of cost estimate, s	
ESTIMATED REPRODUCT						and FmHA, the estimated	
	3 Sq. R. @\$ <u>90.00</u> _ Sq. R. @\$	= \$160,1	<u>920</u>			approach data from 2 and office files, Phys	
Appliances, deck, v	- · - <del></del>		000			e/life method with re-	
Garage/Carport 452						active age. See floor	
Total Estimated Cost New			220			a approximately \$25	
Loss Phys		External				cent to main dwellin	
	0.000	= <u>•</u> _	60,0			ion on hillside furthe	
Depreciated Value of Impo			119,2			is for one permitted	
"As-is" Value of Site Impro INDICATED VALUE BY CO		=\$_ _•	334,2			proximity to others. In site improvements	
STEM	SUBJECT	COMPARABLE		COMPARABLE		COMPARABLE	
	k Walton Road	86211 Balley H和 R		86853 McMorott La		30839 Blanton Road	
Address HYPOTHE	FICAL Eugene	Eugene // \$373,000		Eugene// no asking		Eugene // \$385,000	
Proximity to Subject	<b>新五年李永</b> 成		st.	3 air miles northwe	st	2 air miles northeas	ŧ
Sales Price			364,500		230,000	(C) (S) (S) (S) (S)	355,000
Price/Gross Living Area	\$ #						
Data and/or	Inspection/Owner	RE/max Integrity/ S		Past Inspection/ Pu	ırchaser	Assist-2-Sell-Buyen	. ,
Verification Source VALUE ADJUSTMENTS	County Records DESCRIPTION	County Records / F DESCRIPTION	+(-)\$ Adjust	County Records DESCRIPTION	+(-)\$ Adjust.	County Records / R DESCRIPTION	+(~)\$ Adjust
Sales or Financing		New Conv. Loan	т рукция.	Cash	T(-)4 Autust	New Conv. Loan	TI-19 MOURE
Concessions		No Points, Costs		No Realty Fee	+13,800	Seller paid costs	787
Date of Sale/Time		06-2005 (COE)	0	10-2005 (COE)		04-2005 (COE)	0
Location	Good	Good		Good		Good	
Leasehold/Fee Simple	Fee	Fee		Fee		Fee	
\$ <del>2</del>	6 acres m/l	7.14 ac m/l	-20,000	6,74 ac m/l	-5,000	4.02 acres m/l	<u> </u>
View	Wds, hills, creek Rembier	Wooded, Hills	<u> </u>	Wooded, Hitts	<u></u>	Hills, valley	
Dusign and Appeal  Outlity of Construction	Average plus	Rembler Good minus	-20,000	Rembier	+25,000	Contemporary Above Average	-10,000
Age	36 m/l 25eff	40ect 20eff.		56act 40eff	+15,000	55act 25eff	-10,000
Condition	Average	Good minus		Below Average	+10,000		-5,000
Above Grade	Total Borns: Baths	Total Borns Baths		Total Some: Baths		Total Bonns Baths	
Room Count	8 3 1.5	8 3 2	-3,000	6 2 1	+2,000	7 4 1.5	0
Gross Living Area	1,788 Sq. R.	1,900 Sq. PL	-2,800		+8,200	2,278 Sq. Ft.	-12,000
Basement & Finished	No Basement	None		None		No Basement	
Rooms Below Grade	Placeholder site	None	+25,000		+25,000		-25,000
Functional Utility	Average	Average	<u> </u>	Average minus	+5,000		
Heating/Cooling Energy Efficient items	FA Electric/None Std. Insut. Pkg.	HW RadjantBsbd Partial Wthrized	•	Wall/Baseboard Partial Withrized.		Wall/Baseboard Partial Whrized.	
Garage/Carport	2+ Garages/PA	2+ Garages	0	One Old Garage	+6,000		
Porch, Pado, Deck,	Deck Porch	Patio, Porch		Porch	+1,000		
Fireplace(s), etc.	W.S./hearth	2 Fireplaces	0	1 Fireplace	0	W.S./hearth	اه
Fence, Pool, etc.	Landscape	Landscape,Fnce	0	Landscape,Fnce	0	Landscape	
Outbuildings	Shed/BarryFence	504sf Shop	:	Storage sheds	:	2nd shop/sheds	+10,000
Net Adi. (Intal)		□+ Ø-3	30,800	<b>⋈</b> +	106,000	+ X - \$	42,787
Adjusted Sales Price			222 700		202 202		
ol Comparable Comments on Sales Com	nations (including the cut	SECTION ASSESSMENT OF THE PROPERTY OF THE PROP			336,000	acket indicated value	312,213
adjustments for this	market seoment. Fo	yeu property a compania John property a	are based on 1.	(3 depreciated cost i	o sales cieu di	h consideration to re	e using
						all market reaction.	
on a sloping wooded	I site and had interio	r updates prior to se	ale. Šale 2 was	a private sale with a	sale price set by	y appraisal less repa	ins and
improvements to be	done by purchaser	efter closing and wit	hout a realty fe	e paid by either part	y. Sale 3 is on I	lower wooded slope	with views to
north across smaller		een updated plus in	terior updates			permitted). See alta	ched photos.
ITEM	SUBJECT	COMPARABLE		COMPARABLE		COMPARABLE	
Date, Price and Data	None Noted,	None Noted, Know		None Noted, Know		None Noted, Know	
Source, for prior sales within year of appraisal	Known (site purchase)	County Records/RI Days on market = 7		County Records/RI Days on market = 4		County Records/RJ	
						Days on market $= 6$ within one year of the date	d approject
No current or past lis	sting or marketing of	the subject was no	ted per owner.	RMLS records in na	st three calend	<u>ar years. No prior sa</u>	iven of the
sale comparables no					***************************************		
INDICATED VALUE BY SA	LES COMPARISON APPR	OACH				, , <b>\$</b>	325,000
INDICATED VALUE BY IN				N/A /Mo. x 6	ross Rent Multiplie	r N/A ⊨ s	
This appraisal is made	⊠ asus ⊟ sunt)e	ct to the repairs, alteration	ns, Inspections or o	conditions listed below	Subject to	completion per plans & sp	ecifications.
Conditions of Appraisal:	no appraisal is mad	e to cash equivalen	cy per USPAP/	rirre guidelines;	USPAP depart	ure provisions do no	t apply. See
attached assumption Pinal Reconciliation: The	market data saccar	or based on the ex	DEPTHUSES HERE	bly similes amonation	t, satisfactory v	ven, septic system in	spections.
Support is from the	meiner usia approx	ncome sporesch le	not considered	l applicable to ourse	ent Depous a se	more reliable indica le familiy residences.	The states
opinion of value is w	ithin a typically wide	rance opproper is	rakues. See sele	ilional report files fo	r further date :	<u>o renary residences.</u> Molos	110 512120
						ions and the certification.	continuent
and limiting conditions, ar						Not Applicable ).	
I (WE) ESTIMATE THE MA							7, 2005
(WHICH IS THE DATE OF I				\$	325,000		
APPRAISER:	2 4 11	refler		ERVISORY APPRAISER (C	ONLY IF REQUIRED	•	· [
Signature / Signature	Appropries DC	-100-		ature	<del></del>		; Did Not
Name Craig E. McKe Date Report Signed Oc			Nam Nam	Report Signed		inspe	ct Property
				TANK ON THE			
State Cermication # C.H.	00024	Str.	le OR State	Certification # email:	cem9th@msn	n.com	State
State Certification # CR Or State License #	00024	Sta Sta		Certification # email:		n.com /fax 541-345-0577	State State

### **Comparable Photo Page**

Borrower/Client No borrower			
Property Address 30549 Izaak Walton	Road - HYPOTHETICAL	· · · · · · · · · · · · · · · · · · ·	
City Eugene	County Lane *** fire patrol fee	State OR	Zip Code 97405
Lender Nina Tetzler c/o Ron Funks	. agent		



#### Comparable 1

86211 Balley HE Road

Prox. to Subject 2 air miles northwest

Sale Price Gross Living Area 384,500 1.900

Total Rooms Total Bedrooms Total Bathrooms

Location

Good Wooded, Hills

View Sla 7.14 ac m/l Outsily Good minus 40ect 20eff Age

> RMLS photo used due to dwelling being off the public way and posted



#### Comparable 2

86853 McMorott Lane

Prox. to Subject

3 air miles northwest 230,000

**Gale Price** Gross Living Area 1.459 Total Rooms

Total Bedrooms Total Bathrooms

Location Good Vew Wooded, Hills 6.74 ac m/l 8

Fair 56act 40eff

> Appraiser's file photo Inspected in July 2005 Property needed considerable work to bring it to code and financeable condition



### Comparable 3

30839 Blanton Road

Prox. to Subject 2 air mBes northeast 355,000

Sale Price Gross Llying Area 2,278 Total Rooms Total Bedrooms

Total Bathrooms Location View Sta

Cuality Αgo

1.5 Good Hills, valley 4.02 acres m/l Above Average

RMLS file photo

55act 25eff

This dwelling is a remodeled 1950's rambler; there is also a detached second one BR one bath residence.

### LAND APPRAISAL REPORT

File No. 092305C

	Borrower No bo	rower					Ce	nsus Tract	10.02	Map Reference P	ittman r	1200 AB
	Property Address	NNA Izaak I	Walton R	oad - hyp	othetical portio	n of Tax I	ol 18-04-23-00-	00800	10.01	meth Legislands 1	aturion p	Marke 40
	City Eugene			<del></del>	County L		<del>=2.19                                    </del>	State One	000	Zip Code 97	405	
ŒΥ		Hypothetical	Meles a	nd Bounds	Description: ur	partitions	d portion of Tax	I of 18-04	-23-00-0060	_ 20 0000 <u>97</u>	-00	
IFIC	Sale Price \$ Not	Sold		ale N/A	Loan Term			ty Rights Ap			W [1]	De Minimis Pur
H	Actual Real Estate	axes \$	(yr		charges to be pai			sajes couce		100 [] (1025E21)	, ; DW	De warmies MAC
Ë	Lender/Client No	na Tetzler c		unke. agent	:		Address 2595 Ch			e Oregon 9740	¥	
	Occupant not oc				E. McKern		Instructions to Appr	pieer ennm	ise to marke	t value per LISI	DAD ete	
	Craig E. McKe	n, Appraise	. P.C. 1	574 Coburt	Road, PMB 3	97. Euce	ne, Oregon 9740	11 telepho	no 541-345.	1744 faceimila	541.245	COETT
	Location		Urba	0	Suburban	31, 33, 3	Rural	7. 40,000,00	N. 0-13-0-10-1			g. Fatr Poor
	Bailt Up		⊠ Over		25% to 75%	F	Under 25%	Employe	ment Stability		XX	
	Growth Rate	Fully Dev.	Ruck		Steady	<b>-</b>	Siow		•			
	Property Values	L_1 100, DOV.	77	asing	Stable	۲	Declináno		ienca to Employ			
	Demand/Supply		Short	•	⊠ in Bakanca	<u> </u>		,	ience to Shoppir	-		1 1 - 1 - 1
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	Present Land Use	000 4 5				# A /-	Over 6 Mos.		cy of Public Trai	nsportation .		
8	PTROGRELLAND USS	<u>80</u> % 1 Farm		-4 Faculty		% Condo_	% Commercial		ional Facilities		$\sqcup \times$	<u>] [.] (]</u>
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:08	Change in Present	and use	∐ Not L	,			Talding Place (*)		Compatibility			3 🖂 🗀
HS.					developed To	residen		Protecti	on from Detrine	ntai Conditions	$\bowtie \bowtie$	3 <u>1 ja (</u> )
1	Predominant Occup		☑ Owne		Tenant		% Yacant	Police a	nd Fire Protectio	תי		3 I i i i i
	Single Family Price	Hange 3	<u>150</u>	b \$_1,			ua \$ <u>.500+-</u>		Appearance of I	Properties		
	Single Family Age		<u>New</u>	yrs. to <u>80</u>	<u>⊬ y</u> m. Predomi	nant Age _	<u>20-50</u> yrs.	Appeal 9	io Market			] [ ] [ ]
Į	_							<u> </u>				
ď	Comments includin	i those factors,	lavorable o	r uniavorable,	affecting manustal	ABBY (e.g. p.	bāc parks, schools,	view, noise):	The subject	t is located abo	out 3 air	miles
	south of the Eu	gene city lim	its in the	west Spen	cer Butte area	in uninco	porated Lane C	ounty. This	s location ha	a good proximi:	ty to Eu	Gene
	employment ca	nters, schoo	is, shoop	and see	vices via maio	r rumal/unt	an connector str	reets: see	mans. The e	res continues i	o devel	on with 5
	to 10 acre parc	el subdivisio	ns as res	trictive zon	ing allows; nev	ver modul	ars, site-built ho	mes prese	nt Overall	good close-in n	asidenti.	al appeal.
	Dimensions <u>Sec</u>	hypothetical	plat mar				5.00	O Sq. Rt. or	Acres		Corner Lo	đ
į	Zoning classificatio						Prosent Inc	provements	( <u>`</u> )	do not conform to	zonkie re	egulations
	Highest and best up						to this emalier			sura 37 proced	dures	
Į	Poblic	Other (De	scribe)		SITE IMPROVEME		Topo <u>Moderate</u>	south slop	XII			
	Bec.	Available		Street Access	≥ Nable .	⊠ Private	Size Typical en	nall acres	as hypothec	ated		
a:	Gas [_]			Surface Asp	hall/A.W.G.		Shape Rectangui					
SHE	Water 📋	assumed		Maintenance	<b>⊠</b> Public		View See photo					
	San Sewer 🔲	<u>assumed</u>		Storm S	ewer 📋 Con	ty Gutter	Drainage Adequa	te by slop	e, creek and	ditch drainage	8	
		Underground (5)				et Lights	is the property local	ted in a HUD				X No Yes
	Comments (favorable	or understrable in	chading any i	ipparent advers	e essemento, encros	chments, or	ther adverse condition	mst: S	ee olat mao :	for outline of H	YPOT-	ETICAL
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	site (one of thm northwest com	of Tax Lot	602. Soll	Ltypes indic	ate McAlpin C	lass lives	ity clay loams al	long the cr	eek bottom :	and various Cla	Ra Ille I	to Class IVe
	northwest com	of Tax Lot	602. Soll	Ltypes indic	ate McAlpin C	lass lives	ity clay loams al	long the cr	eek bottom :	and various Cla	Ra Ille I	to Class IVe
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NEUGRICHARION .	northwest corn loann to silty die The undersigned to adjustment reflecting to or more favorable favorable than the s  ITEM Address HYPPOT Walton Provinity to Subject Sales Price Data Source Date of Sale and Time Adjustment Location Destinof permitted Buildability/Skope Well/Septic system Unities/outbuildings Sales or Financing Concessions Sales or Financing Concessions Not Adj. (Total) Indicated Value of Subject Comments on Mark the past and fer Sales 2 & 3 furl Comments and Con provisions do n access to lot lin ready to build. Final Reconciliation: Support is from opinion of value I Estimate the in The opinion of only and only a Craig E. McKee Appraiser(s)	r of Tax Lot y loam solls acted time in market reaction than the subject blect property,  SUBJEC HETICAL SI Road, Euger Line Line Line S 10-07-20 Good 5.0 ac/ W None/Ass Buildables Available Cash to S assumed The mark the cost appr The mark the cost appr The mark the cost appr Is within a in ARKET VALUE, value stated in actuel open	602 Solf on slopes that sales to show a to sho	types indices; if appeal of properties in the series of significant in the series of significant in the series of significant in the series of adjustment is series of adjustment in the series of adj	is allowed, a smoot sink and a same value to the same to compare to compar	lass lifw a pecific sit valuation to see the subject reducing the indicate site of the subject reducing the indicate site indicate site indicate site site site site site site site si	ity clary loams at a soil survey may a soil survey may be a soil survey as a soil survey may be a soil survey as a soil survey may be a	long the cr y be necessary be necessary be necessary be necessary be necessary be necessary by the necessary be necessary by the necessary by the necessary be necessary by the	seek bottom seary to dete in the marks a a significant lieu 1,000 -251,000 -15,000 -15,000 -15,000 -38,000 -15,000 -38,000 -15	and various Clammine best roamatysis. The description is the comparable in the compa	ARABLE -30-00- ARABLE	to Class IVe ite layout. des a doltar is superior is superior is to or less  NO.3  00610  0,000  200,000  10,000  11,000  15,000  15,000  11,000  11,000  11,000  11,000  12,000  11,000  12,000  11,000  12,000  12,000  13,000  14,000  15,000  16,000  17,000  18,000  19,000  19,000  10,0

## Hypothetical west five acre parcel One

Borrower/Client	No borrower		
Property Address	NNA Izaak Walton Road - Impothetical portion of	Tex Lot 18-04-23-00-00600	
City Eugene	Cossty Lene	State Oregon	Zio Code 97405
Lender Nina	Tetzier c/o Ron Funke, agent		

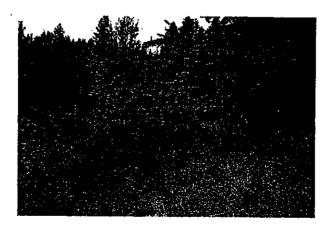


Northwest comer of Tax Lot 602 at McBeth Road looking northeast toward creek bottom. Fenceline is approximate northwest boundary of Tax Lot 602 and Tax Lot 601, owned by others.

Possible access drive to potential upper hypothetical sites on Tax Lot 600 and north portion of Tax Lot 700



Creek bottom area of Tax Lot 602 looking west from northwest of dwellings



Lower portion of sloped hillside area in approximate southwest corner of Tax Lot 600, looking north

# Hypothetical west five acre parcel Two

Вопоми	/Client No b	Offower		
Property.		Izaak Walton Road - hypothetical p	ortion of Tex Lot 18-04-23-00-00600	
CRY	Eugene	Comix Lane	State Oregon	Zin Code 97405
Lender	<u>Nina Tetzier</u>	c/o Ron Funke, agent		

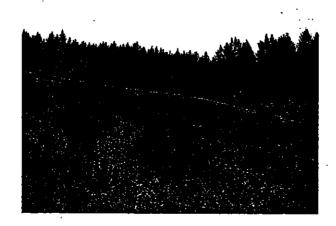


Reciprocal view from photo point above looking south toward creek bottom from hillside potential hypothetical site area



Typical mixed woods tree stand in area with oaks, Douglas fir, blackberries and shrubs.

A potential dwelling site, one of a number of new sites proposed under Measure 37 remedies, would be similar to this type of hillside site with mixed woods, open areas and views mainly to the south, allowing solar access.



Looking east across upper meadow area as shown on aerial photo at top of Tax Lot 600

Tax Lots 600, 602 and most of 700 were used for cattle grazing in the past; woodland areas supplied firewood and occasional commercial thinning timber harvests.

North alte boundary point shown on aerial photo

# Hypothetical five acre parcel Three

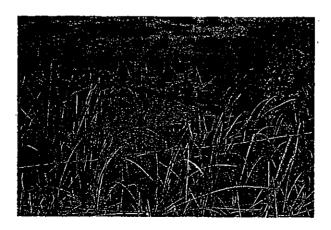
Borrower/Client	No borrower	· · · · · · · · · · · · · · · · · · ·	
Property Address	NNA Izaak Walton Road - hypothetical portio	n of Tex Lot 18-04-23-00-00800	
City Eugene	County Lane	State Oregon	76 Code 97405
Lender Nina T	etzler c/o Ron Funke, agent		



Potential homesite bench located about one third up east side of site below large north meadow shown in prior photo



Small spring at old road looking east from about 75 yards from east property line of Tax Lot 800 with Tax Lot 202



Small excavated pond in lower fiat lands area near creek bottom to hillside slope transition area about 100 yards west of east property line

This point marked on serial photo