

W-14-C.

SUPPLEMENTAL

Memorandum Date: September 15, 2006
Order Date: September 20, 2006



TO: Board of County Commissioners

DEPARTMENT: Public Works Dept./Land Management Division

PRESENTED BY: BILL VANVACTOR, COUNTY ADMINISTRATOR
KENT HOWE, PLANNING DIRECTOR

AGENDA ITEM TITLE: 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 (PA06-5959, GREEN)

I. MOTION

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

II. AGENDA ITEM SUMMARY

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 Norman and Frieda Green to use the property as allowed at the time they acquired an interest in the property?

III. BACKGROUND/IMPLICATIONS OF ACTION

The original memo, dated September 13, recommended the Board request additional information from the applicant. On that same day, the applicant submitted the missing information. Based on the submitted information, the County Administrator is now recommending the Board approve this claim if the Board determines the submitted evidence demonstrates a reduction in fair market value resulting from enforcement of a land use regulation. The new information contains the sold prices of the comparable properties. If the Board accepts this evidence, it appears the claim is valid.

VII. ATTACHMENT

- Order to approve the claim of Norman and Frieda Green.
- Additional information submitted on September 13, 2006.

**BEFORE THE BOARD OF COUNTY COMMISSIONERS OF LANE COUNTY,
OREGON**

ORDER No.) IN THE MATTER OF CONSIDERING A BALLOT
) MEASURE 37 CLAIM AND DECIDING
) WHETHER TO MODIFY, REMOVE OR NOT
) APPLY RESTRICTIVE LAND USE
) REGULATIONS IN LIEU OF PROVIDING JUST
) COMPENSATION (PA06-5959, Green)

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

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

WHEREAS, the County Administrator has reviewed an application for a Measure 37 claim submitted by Norman and Frieda Green (PA06-5959), the owners of real property located at 32347 Coburg Bottom Loop, Eugene, and more specifically described in the records of the Lane County Assessor as map 16-02-10-40, tax lot 3500, consisting of approximately five acres in Lane County, Oregon; and

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

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

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

WHEREAS, on September 20, 2006, the Board conducted a public hearing on the Measure 37 claim (PA06-5959) of Norman and Frieda Green and has now determined that the restrictive RR5 (Rural Residential) zone land division requirements of LC 16.290 were enforced and made applicable to prevent Norman and Frieda Green from developing the property as might have been allowed at the time they acquired an interest on July 23, 1973, and that the public benefit from application of the current RR5 (Rural Residential) zone minimum parcel size regulations to the applicants' property is outweighed by the public burden of paying just compensation; and

WHEREAS, Norman and Frieda Green request either \$55,000 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 containing less than five acres and placement of a single family 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 RR5 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 Norman and Frieda Green to make application for development of the subject property in a manner similar to what could have been approved 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 Norman and Frieda Green 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 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 Norman and Frieda Green shall be granted and the restrictive provisions of LC 16.290 that prohibit the creation of lots containing less than two acres in the RR5 (Rural Residential) Zone shall not apply to Norman and Frieda Green, so that they can make application for approval to develop the property described in the records of the Lane County Assessor as map 16-02-10-40, tax lot 3500, in a manner consistent with the land use regulations in effect when they acquired an interest in the property on July 23, 1973.

IT IS HEREBY FURTHER ORDERED that Norman and Frieda Green still will 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 Norman and Frieda Green 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, and return to the Board for action, if necessary. 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.

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

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

DATED this _____ day of _____, 2006.

Bill Dwyer, Chair
Lane County Board of County Commissioners

APPROVED AS TO FORM

Date 9-18-2006 Lane County

Stephen J. Parker
OFFICE OF LEGAL COUNSEL

First American Title Insurance Company of Oregon

600 Country Club Road • Eugene, OR 97401

Seller's Final Settlement Statement

SEP 13 REC'D

Property: 92852 Regal Lane, Springfield, OR 97478
Lot: 2

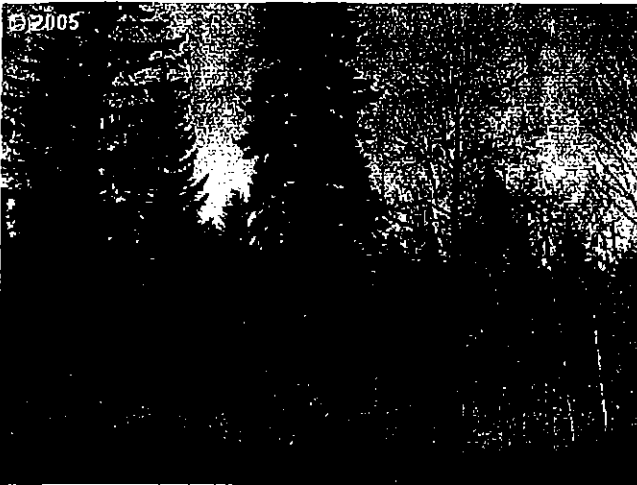
File No: 7191-803255
Officer: Wanda Carter/kas
New Loan No: 0004699441
Settlement Date: 06/09/2006
Disbursement Date: 06/09/2006
Print Date: 6/9/2006, 11:24 AM

Buyer: Paul A. Starkey
Address: 92852 Regal Lane, Springfield, OR 97478
Seller: First American Exchange Co. (379904-1)
Address: 91925 Marcola Road, Springfield, OR 97478

Charge Description	Seller Charge	Seller Credit
Consideration:		
Total Consideration		205,000.00
Adjustments:		
Seller Credit For EM Deposit	10.00	
Prorations:		
County Tax 06/09/06 to 07/01/06 @\$476.81/yr		28.74
Title/Escrow Charges to:		
Escrow/Closing Fee - First American Title Insurance Company of Oregon	375.00	
ALTA 1992 STD Owners Policy - First American Title Insurance Company of Oregon	712.50	
Government Service Fee - First American Title Insurance Company of Oregon	50.00	
Disbursements Paid:		
Exchange Fee to First American Exchange Company	500.00	
Cash (X To) (From) Seller	203,381.24	
Totals	205,028.74	205,028.74

First American Title Insurance Company of Oregon

By Wanda Carter
Wanda Carter



Presented by: Michael O'Connell Jr. Agent Full
 RE/MAX Integrity
LOTS AND LAND Status: SLD 9/6/2006 5:46:56 PM
 ML#: 5015717 Area: 250 List Price: \$79,900
 Address: Parsons Creek Rd.
 City: Springfield Zip: 97478
 Additional Parcels: /
 Map Coord: 1/A/1 Zoning: List Type: ER LR: N
 County: Lane Tax ID: 34122
 Subdivision:
 Manufhs Okay: N CC&Rs: #Image: 2
 Elem: MOHAWK Middle: BRIGGS
 High: THURSTON Prop Type: RESID
 Legal: See title report
 Public Internet/Address Display: Y/N Offer/Nego:

GENERAL INFORMATION

Lot Size: 20K-.99AC Acres: 0.8
 Waterfront: / River/Lake:
 Perc Test: / RdFrmtg: Y
 Seller Disc: Other Disc:
 Lot Desc: WOODED
 Topography:
 Soil Cond: NATIVE

Lot Dimensions:
 Availability: SALE #Lots:
 Rd Surf: PAVEDRD
 View:
 Soil Type/Class:
 Present Use: RECREAT

IMPROVEMENTS

Utilities: SPT-APP, WELL
 Existing Structure: N /

REMARKS

XSt/Dir: 42nd to Marcola Rd. to Parsons Creek, next to 37568 on South line
Private: Septic approval is an older approval. Appears to be standard. Will require county confirmation. The actual square footage of this lot is over 1 acre but the easement for the road to adjacent parcel runs across the edge of this parcel.
Public: Better hurry! This is an extremely rare beautiful piece in the Parsons Creek Valley. Just under 1 acre. Excellent new well, very high production and clean water tests. Septic approved. Mostly flat. Price includes new driveway apron and partial driveway. No manufactured homes, no exceptions.

FINANCIAL

Prop Tax/Yr: 500 Spcl Asmt Balance: Tax Deferral: BAC: % 3
 Crop/Land Lease: 3rd Party: N SAC:
 HOA Dues: HOA Dues-2nd:
 HOA Incl:
 Terms: CASH Escrow Preference: Brenda - Fidelity

BROKER / AGENT DATA

BRCD: 5REI01 Office: RE/MAX Integrity Phone: 541-345-8100 Fax: 541-302-4899
 LPID: 4226 Agent: Michael O'Connell Jr. Phone: 541-953-0350 Cell/Pgr:
 CoLPID: CoBRCD: CoAgent: CoPh:
 Agent E-mail: moconnelljr@remax.net
 List: 3/10/2005 Exp: 6/23/2005 Show: VACANT Poss:
 Tran: 6/6/2005 Owner: CLO Phone:
 Tenant: Phone:

COMPARABLE INFORMATION

Pend: 4/8/2005 DOM/CDOM: 29 / O/Price: \$79,900
 Sold: 5/19/2005 Terms: CASH / Sold Price: \$78,000
 SPID: 4132 S/Agt: Elmina Mike S/Off: 5REI01 S/Off Phone: 541-345-8100



No Photo Available

Presented By: Michael O'Connell Jr. RE/MAX Integrity Agent Full

RESIDENTIAL Status: SLD 9/6/2006 5:46:57 PM
 ML#: 5002579 Area: 250 List Price: \$189,000
 Addr: 37568 PARSONS CREEK RD Unit#:
 City: Springfield Zip: 97478 Condo Loc/Lvl:
 Map Coord: 1/A/1 Zoning: List Type: ER LR: N
 County: Lane Tax ID: 34130
 Elem: MOHAWK Middle: BRIGGS
 High: THURSTON PropType: RESID
 Nhood: #Image: 0
 Legal: See Title Report
 Public Internet/Address Display: Y/N Offer/Nego:

GENERAL INFORMATION

Lot Size: 3-4.99AC # Acres: 4 Lot Dimensions:
 Waterfront: View: CREEK, MNTAIN Lot Desc: HILLY, POND, WOODED
 River/Lake: Seller Disc: DSCLOSUR Other Disc:

RESIDENCE INFORMATION

Upper SQFT: 0 SFSrc: Approx. #Bdms/#Lvl: 2 / 1 Year Built: 1930 /
 Main SQFT: 1000 TotUp/Mn: 1000 Style: BUNGALO Home Wrnty: 55+ w/Affidavit Y/N:
 Lower SQFT: 0 Parking: #Garage: 0 / #Fireplaces: / STOVE, WOOD
 Total SQFT: 1000 Roof: Exterior: WOODCOM Bsmt/Fnd: CRAWLSP

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living: / /	Mstr Bd: M / /	Baths - Full.Part
Kitchen: / /	2nd Bd: / /	Upper Lvl: 0.0
Dining: / /	3rd Bd: / /	Main Lvl: 1.1
Family: / /	/ /	Lower Lvl: 0.0
/ /	/ /	Total Bth: 1.1

REMARKS

XSt/Dir: 42nd to Marcola Rd. to Parsons Creek
Private: You must have an appointment. There is no lockbox. Please be courteous to this nice lady and be on time or cancel by telephone if you cannot make your appointment.
Public: Cabin-like home nestled in beautiful timbered Parsons Creek valley. Bordered by bubbling seasonal stream, irrigated by spring water and granite pond. Detached small shop.

FEATURES AND UTILITIES

Kitchen:
Interior:
Exterior: DECK, RV-PARK, SHOP
Accessibility: 1LEVEL
Cool:
Water: WELL **Hot Water:** **Sewer:** SEPTIC **Heat:** BASEBRD, WOODSTV **Fuel:** ELECT
Insul:

FINANCIAL

Property Tax/Yr: 550.05 **Spcl Asmt Balance:** **Tax Deferral:** **BAC:** % 3
Terms: CASH, CONV **3rd Party:** N **SAC:**
Escrow Pref: Brenda - Fidelity **Rent, If Rented:**
HOA Dues: **HOA Dues-2nd:**
HOA Incl:

BROKER / AGENT DATA

BRCD: 5REI01 **Office:** RE/MAX Integrity **Phone:** 541-345-8100 **Fax:** 541-302-4899
LPID: 4226 **Agent:** Michael O'Connell Jr. **Phone:** 541-953-0350 **Cell/Pgr:**
CoLPID: **CoBRCD:** **CoAgent:** **CoPh:**
Agent E-mail: moconnelljr@remax.net
ShowHrs: **Tran:** 2/21/2005 **List:** 12/28/2004 **Exp:** 6/23/2005 **Occ:** OWNER **Poss:**
LBHrs/Loc/Cmb: all **Owner:** Phyllis Lyons **Phone:** 541-933-2881
Show: APTONLY **Tenant:** **Phone:**

COMPARABLE INFORMATION

Pend: 1/18/2005 **DOM/CDOM:** 21 / **O/Price:** \$189,000
Sold: 2/18/2005 **Terms:** CONV **Sold Price:** \$189,000
SPID: 7666 **S/Agt:** Jeanette Underwood **S/Off:** 5WJT01 **S/Off Phone:** 541-484-2022



No Photo Available

Presented by: Michael O'Connell Jr. Agent Full
 RE/MAX Integrity
 LOTS AND LAND Status: SLD 9/6/2006 5:46:57 PM
 ML#: 5002582 Area: 250 List Price: \$105,000
 Address: Parsons Creek RD
 City: Springfield Zip: 97478
 Additional Parcels: /
 Map Coord: 1/A/1 Zoning: List Type: ER LR: N
 County: Lane Tax ID: 34064
 Subdivision:
 Manufhs Okay: CC&Rs: #Image:
 Elem: MOHAWK Middle: BRIGGS
 High: THURSTON Prop Type: RESID
 Legal: See title report
 Public Internet/Address Display: Y/N Offer/Nego:

GENERAL INFORMATION

Lot Size: 1-2.99AC Acres: 1.45
 Waterfront: / River/Lake:
 Perc Test: / RdFrntg: Y
 Seller Disc: Other Disc:
 Lot Desc: WOODED
 Topography: ROLLING
 Soil Cond: NATIVE

Lot Dimensions:
 Availability: SALE #Lots:
 Rd Surf: PAVEDRD
 View: VALLEY
 Soil Type/Class:
 Present Use: RECREAT

IMPROVEMENTS

Utilities: SEPTIC
 Existing Structure: N /

REMARKS

XSt/Dir: 42nd to Marcola Rd. to Parsons Creek
 Private:
 Public: Rare wooded and pasture 1.45+/- acre parcel in the very sought after Parsons Creek area. Bordered by seasonal stream. Septic is in. Well and drive-way apron included at full price.

FINANCIAL

Prop Tax/Yr: 214.63 Spcl Asmt Balance:
 Crop/Land Lease: Tax Deferral: BAC: % 3
 HOA Dues: HOA Dues-2nd: 3rd Party: N SAC:
 HOA Incl:
 Terms: CASH Escrow Preference: Brenda - Fidelity

BROKER / AGENT DATA

BRCD: 5REI01 Office: RE/MAX Integrity Phone: 541-345-8100 Fax: 541-302-4899
 LPID: 4226 Agent: Michael O'Connell Jr. Phone: 541-953-0350 Cell/Pgr:
 CoLPID: CoBRCD: CoAgent: CoPh:
 Agent E-mail: moconnelljr@remax.net
 List: 12/28/2004 Exp: 6/23/2005 Show: VACANT Poss:
 Tran: 3/10/2005 Owner: CLO Phone:
 Tenant: Phone:

COMPARABLE INFORMATION

Pend: 1/26/2005 DOM/CDOM: 29 / O/Price: \$105,000
 Sold: 3/9/2005 Terms: CONV / Sold Price: \$105,000
 SPID: MOOREMAR S/Agt: Mark Moore S/Off: 5REI01 S/Off Phone: 541-345-8100

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.

^{4.87}
I have a ~~5~~ Acre parcel that has a comparable value of \$175,000

I want to split it in half to make two ^{2.43 + or -}~~2~~^{1/2} acre parcels which has a comparable value of \$115,000

So we feel that with the restrictions that have been implanted
By the State/County after we acquired the property has reduce
Our value by \$55,000

^{4.87} ~~5~~ Acres = \$175,000
^{2.43 + or -} ~~2~~^{1/2} acre parcel = 115,000 x 2 = \$230,000

*These are the
ones that were
presented but
having the selling
Price*



No Photo Available

Presented by: Larry Alberts Client Full
 Keller-Williams /Eugene-Spfd
 LOTS AND LAND Status: SLD 9/7/2006 8:36:30 AM
 ML#: 5054997 Area: 233 List Price: \$110,000
 Address: MCKENZIE HWY
 City: Leaburg Zip: 97489
 Additional Parcels: Y / PARCEL 2
 Map Coord: 85/C/13 Zoning: RR-2
 County: Lane Tax ID: 1701737
 Subdivision:
 Manufhs Okay: CC&Rs: Y #Image:
 Elem: WALTERVILLE Middle: THURSTON
 High: THURSTON Prop Type: RESID
 Legal: 17-15-01-30-00604

GENERAL INFORMATION

Lot Size: 1-2.99AC	Acres: 2.03	Lot Dimensions: 225X300
Waterfront: N /	River/Lake:	Availability: SALE #Lots:
Perc Test: Y / APPROVED	RdFmtg: Y	Rd Surf: GRAVLRD
Seller Disc: EXEMPT	Other Disc:	View: MNTAIN
Lot Desc: CLEARED, CULDSAC, PASTURE, PRIVATE, SOLAR		Soil Type/Class:
Topography: LEVEL		Present Use: RAWLAND
Soil Cond: NATIVE		

IMPROVEMENTS

Utilities: SPT-APP
 Existing Structure: N /

REMARKS

XSt/Dir: MP22 ; 1.5 MILES E. OF LEABURG JUST BEFORE GREER LANE(FISH HATCHERY)
 Remarks: EXCELLENT HOMESITE. PASTURE FOR ANIMALS. LOTS OF SUN. NEAR MCKENZIE RIVER, BOAT RAMP AND FISH HATCHERY. STANDARD SEPTIC APPROVAL. SELLER TO ADD CC&R'S. PRIVATE DRIVE FOR ACCESS TO ALL 3 LOTS. CLOSE IN.

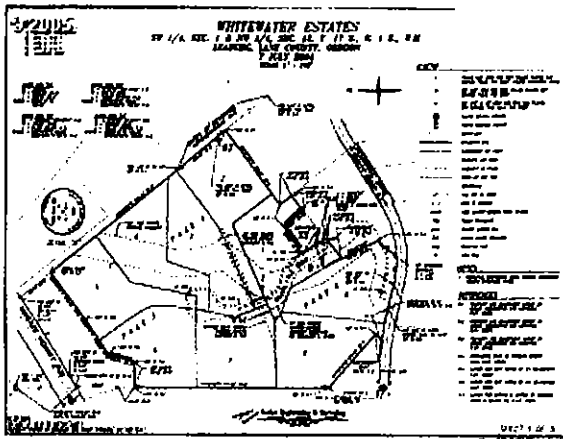
FINANCIAL

PTax/Yr: 462.72 HOA Dues: HOA Dues-2nd:
 HOA Incl:

COMPARABLE INFORMATION

Pend: 8/9/2005 DOM: 11 Sold: 9/28/2005 Terms: CASH O/Price: \$110,000 Sold: \$110,000

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 BROKER FOR INFO.
 SCHOOL AVAILABILITY SUBJECT TO CHANGE.



Presented by: Larry Alberts Client Full
 Keller-Williams /Eugene-Spfd
LOTS AND LAND Status: SLD 9/7/2006 8:36:30 AM
 ML#: 5008777 Area: 233 List Price: \$109,900
 Address: Rippling Way
 City: Leaburg Zip: 97489
 Additional Parcels: Y /
 Map Coord: 0/0/0 Zoning: RR-2
 County: Lane Tax ID: Not Found
 Subdivision: Whitewater Estates
 Manufns Okay: N CC&Rs: Y #Image: 1
 Elem: WALTERVILLE Middle: THURSTON
 High: THURSTON Prop Type: RESID
 Legal: not Available

GENERAL INFORMATION

Lot Size: 1-2.99AC	Acres: 2	Lot Dimensions:
Waterfront: /	River/Lake:	Availability: SALE #Lots: 9
Perc Test: Y / APPROVED	RdFmtg: Y	Rd Surf: PAVEDRD
Seller Disc:	Other Disc:	View: TREES, MNTAIN
Lot Desc: CLEARED		Soil Type/Class:
Topography:	LEVEL	Present Use: OTHER
Soil Cond: NATIVE		

IMPROVEMENTS

Utilities: POWER, WATER
 Existing Structure: N /

REMARKS

XSt/Dir: McKenzie Hwy to Greenwood Drive to Rippling Way
 Remarks: PC2039 WOW! Beautiful lots designated for Custom Homes, "Whitewater Estates", Rippling Way, Septic approved, Well in, power in, Ready for Custom Home

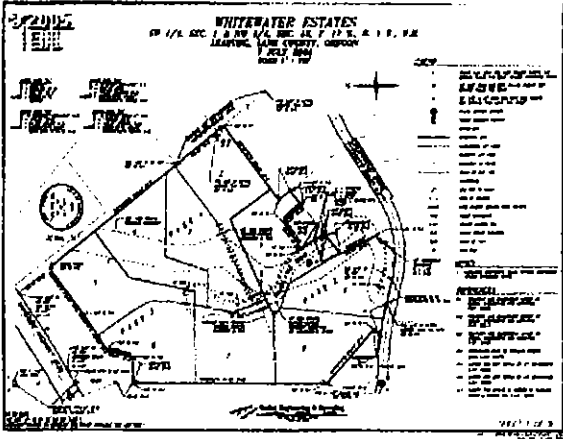
FINANCIAL

PTax/Yr: 0 HOA Dues: HOA Dues-2nd:

COMPARABLE INFORMATION

Pend: 7/15/2005 DOM: 156 Sold: 8/31/2005 Terms: CASH O/Price: \$109,900 Sold: \$104,000

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 BROKER FOR INFO.
 SCHOOL AVAILABILITY SUBJECT TO CHANGE.



Presented by: Larry Alberts Client Full
 Keller-Williams /Eugene-Spfd
LOTS AND LAND Status: SLD 9/7/2006 8:36:31 AM
 ML#: 5008761 Area: 233 List Price: \$114,900
 Address: Rippling Way
 City: Leaburg Zip: 97489
 Additional Parcels: Y/
 Map Coord: 0/0/0 Zoning: RR-2
 County: Lane Tax ID: Not Found
 Subdivision: Whitewater Estates
 Manufs Okay: N CC&Rs: Y #Image: 1
 Elem: WALTERVILLE Middle: THURSTON
 High: THURSTON Prop Type: RESID
 Legal: Not Available

GENERAL INFORMATION

Lot Size: 1-2.99AC	Acres: 2	Lot Dimensions:
Waterfront: /	River/Lake:	Availability: SALE #Lots: 3
Perc Test: Y / APROVED	RdFmtg: Y	Rd Surf: PAVEDRD
Seller Disc:	Other Disc:	View: TREES, MNTAIN
Lot Desc: CLEARED		Soil Type/Class:
Topography:	LEVEL	Present Use: OTHER
Soil Cond: NATIVE		

IMPROVEMENTS

Utilities: POWER, WATER
 Existing Structure: N /

REMARKS

XSVDir: McKenzie Hwy to Greenwood Drive to Rippling Way
 Remarks: PC1594 WOW! Beautiful lots designated for Custom Homes, "Whitewater Estates", Rippling Way, Septic approved, Well in, power in, Ready for Custom Home

FINANCIAL

PTax/Yr: 0 HOA Dues: HOA Dues-2nd:
 HOA Incl:

COMPARABLE INFORMATION

Pend: 6/20/2005 DOM: 131 Sold: 7/20/2005 Terms: CONV O/Price: \$114,900 Sold: \$114,900

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



Presented by: Larry Alberts Client Full
 Keller-Williams /Eugene-Spfd
LOTS AND LAND Status: SLD 9/7/2006 8:36:33 AM
 ML#: 5052519 Area: 233 List Price: \$200,000
 Address: Holden Creek Ln
 City: Leaburg Zip: 97478
 Additional Parcels: /
 Map Coord: 0/0/0 Zoning:
 County: Lane Tax ID: 1009479
 Subdivision:
 Manufns Okay: CC&Rs: #Image: 3
 Elem: WALTERVILLE Middle: THURSTON
 High: THURSTON Prop Type: RESID
 Legal: 17-15-09-00-00605

GENERAL INFORMATION

Lot Size: 3-4.99AC	Acres: 4.98	Lot Dimensions:
Waterfront: /	River/Lake:	Availability: SALE #Lots:
Perc Test: /	RdFmtg: Y	Rd Surf:
Seller Disc:	Other Disc:	View:
Lot Desc:		Soil Type/Class:
Topography:		Present Use:
Soil Cond:		

IMPROVEMENTS

Utilities: NONE, WELL
 Existing Structure: Y / BARN

REMARKS

XSt/Dir: Adjacent to 42418 Holden Creek Rd.
 Remarks: Beautiful 4.98 acres on Holden Creek Ln. Has older 52 x 52 red barn, all level and usable land, in area of exceptional homes. Well drilled 1983, never used (since seller owned home next door w/ well), well log states 20 gpm per bailer test - well log on file.

FINANCIAL

PTax/Yr: 79 HOA Dues: HOA Dues-2nd:
 HOA Incl:

COMPARABLE INFORMATION

Pend: 11/1/2005 DOM: 111 Sold: 12/27/2005 Terms: CONV O/Price: \$200,000 Sold: \$205,000

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.



No Photo Available

Presented by: Larry Alberts Client Full
 Keller-Williams /Eugene-Spfd
 LOTS AND LAND Status: SLD 9/7/2006 8:36:33 AM
 ML#: 5020796 Area: 250 List Price: \$115,000
 Address: Sunderman lot 301
 City: Springfield Zip: 97478
 Additional Parcels: N/
 Map Coord: 20/D/18 Zoning:
 County: Lane Tax ID: 104727
 Subdivision:
 Manufns Okay: CC&Rs: #Image:
 Elem: MOHAWK Middle: BRIGGS
 High: THURSTON Prop Type: RESID
 Legal: 17 02 03 00 00301 000

GENERAL INFORMATION

Lot Size: 5-9.99AC	Acres: 5.07	Lot Dimensions:
Waterfront: /	River/Lake:	Availability: SALE #Lots:
Perc Test: /	RdFmtg:	Rd Surf:
Seller Disc:	Other Disc:	View:
Lot Desc:		Soil Type/Class:
Topography:		Present Use:
Soil Cond:		

IMPROVEMENTS
NONE

Utilities:
Existing Structure: /

REMARKS

XSt/Dir: Hwy 105 to Marcola to Sunderman Rd
Remarks:

FINANCIAL

PTax/Yr: 584.6	HOA Dues:	HOA Dues-2nd:
HOA Incl:		

COMPARABLE INFORMATION

Pend: 3/29/2005 DOM: 0 Sold: 5/23/2005 Terms: CONV O/Price: \$115,000 Sold: \$115,000



No Photo Available

Presented by: Larry Alberts Client Full
 Keller-Williams /Eugene-Spfd
 LOTS AND LAND Status: SLD 9/7/2006 8:36:30 AM
 ML#: 5055008 Area: 233 List Price: \$95,000
 Address: MCKENZIE HWY
 City: Leaburg Zip: 97489
 Additional Parcels: Y / PARCEL 1
 Map Coord: 85/C/13 Zoning: RR-2
 County: Lane Tax ID: 1701729
 Subdivision:
 Manufhs Okay: CC&Rs: Y #Image: 0
 Elem: WALTERVILLE Middle: THURSTON
 High: THURSTON Prop Type: RESID
 Legal: 17-15-01-30-00603

GENERAL INFORMATION

Lot Size: 1-2.99AC	Acres: 2.16	Lot Dimensions: 224X320
Waterfront: N /	River/Lake:	Availability: SALE #Lots:
Perc Test: Y /	APROVED RdFmtg: Y	Rd Surf: GRAVLRD
Seller Disc: EXEMPT	Other Disc:	View: MNTAIN
Lot Desc: CORNER, PRIVATE, SOLAR, TREES, PRIVRD		Soil Type/Class:
Topography: LEVEL		Present Use: RAWLAND
Soil Cond: NATIVE		

IMPROVEMENTS

Utilities: SPT-APP
 Existing Structure: N /

REMARKS

XSt/Dir: MP 22; 1.5 MILES E. OF LEABURG; JUST BEFORE GREER LANE(FISH HATCHERY)
 Remarks: EXCELLENT HOMESITE. STAND OF LARGE DOUGLAS FIR TREES SCREENS MCK. HWY. NEAR MCKENZIE RIVER, BOAT RAMP AND FISH HATCHERY. CC&R'S TO BE ADDED BY SELLER. STANDARD SEPTIC APPROVAL. SUNNY SITE. ACCESSED FROM PRIVATE DRIVE.

FINANCIAL

PTax/Yr: 472.89 HOA Dues: HOA Dues-2nd:
 HOA Incl:

COMPARABLE INFORMATION

Pend: 8/11/2005 **DOM:** 13 **Sold:** 11/14/2005 **Terms:** CASH **O/Price:** \$95,000 **Sold:** \$95,000

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.



No Photo Available

Presented by: Larry Alberts Client Full
 Keller-Williams /Eugene-Spfd
 LOTS AND LAND Status: SLD 9/7/2006 8:36:33 AM
 ML#: 6030170 Area: 233 List Price: \$309,900
 Address: 42760 LEABURG DR
 City: Leaburg Zip: 97489
 Additional Parcels: /
 Map Coord: 0/0/0 Zoning: RR
 County: Lane Tax ID: 4006159
 Subdivision:
 Manufhs Okay: Y CC&Rs: N #Image:
 Elem: WALTERVILLE Middle: THURSTON
 High: THURSTON Prop Type: RESID
 Legal: 17-15-10-31-800

GENERAL INFORMATION

Lot Size:	1-2.99AC	Acres:	2.4	Lot Dimensions:	
Waterfront:	Y / RIVER	River/Lake:	MCKENZIE	Availability:	SALE #Lots: 1
Perc Test:	/	RdFrtg:	Y	Rd Surf:	PAVEDRD
Seller Disc:	EXEMPT	Other Disc:	PAINT	View:	TREES, RIVER
Lot Desc:	CLEARED, PASTURE, PRIVATE, STREAM			Soil Type/Class:	
Topography:	FLOODPL, LEVEL				
Soil Cond:	NATIVE			Present Use:	MOBL-HM, RESIDNC

IMPROVEMENTS

Utilities: PHONE, POWER, SEPTIC, WATER, WELL
 Existing Structure: Y / DRIVEWAY, MOBL-HM, STORAGE, UTLSHED

REMARKS

XSDir: MCKENZIE HWY.,RT. LEABURG DRIVE; FIRST RIGHT TO END.
 Remarks: FANTASTIC RIVERFRONT PARCEL. SOUTHERN EXPOSURE, PASTURE, SOME FRUIT TREES. OLD MOBILE OF LITTLE VALUE BUT COULD LIVE IN IT WHILE BUILDING HOME WITH RIVER VIEWS.

FINANCIAL

PTax/Yr: 1805 HOA Dues: HOA Dues-2nd:
 HOA Incl:

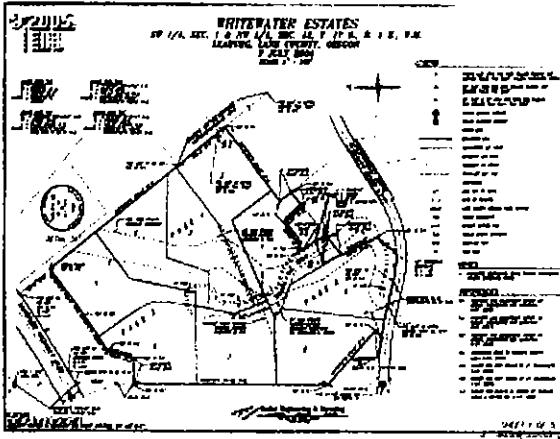
COMPARABLE INFORMATION

Pend: 4/24/2006 DOM: 3 Sold: 5/25/2006 Terms: CONV O/Price: \$309,900 Sold: \$310,000

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.

*Small acreage
 Comparison*

*Additional
 ones.*



Presented by: Larry Alberts Client Full
 Keller-Williams /Eugene-Spfd
 LOTS AND LAND Status: SLD 9/7/2006 8:36:31 AM
 ML#: 5008767 Area: 233 List Price: \$114,900
 Address: Rippling Way
 City: Leaburg Zip: 97489
 Additional Parcels: Y/
 Map Coord: 0/0/0 Zoning: RR-2
 County: Lane Tax ID: Not Found
 Subdivision: Whitewater Estates
 Manufns Okay: N CC&Rs: Y #Image: 1
 Elem: WALTERVILLE Middle: THURSTON
 High: THURSTON Prop Type: RESID
 Legal: Not Available

GENERAL INFORMATION

Lot Size: 1-2.99AC	Acres: 2	Lot Dimensions:
Waterfront: /	River/Lake:	Availability: SALE #Lots: 4
Perc Test: Y / APPROVED	RdFmtg: Y	Rd Surf: PAVEDRD
Seller Disc:	Other Disc: CLEARED	View: TREES, MNTAIN
Lot Desc:		Soil Type/Class:
Topography:	LEVEL	Present Use: OTHER
Soil Cond: NATIVE		

IMPROVEMENTS

Utilities: POWER, WATER
 Existing Structure: N /

REMARKS

XS/Dir: McKenzie Hwy to Greenwood Drive to Rippling Way
 Remarks: PC1590 WOW! Beautiful lots designated for Custom Homes, "Whitewater Estates", Rippling Way, Septic approved, Well in, power in, Ready for Custom Home

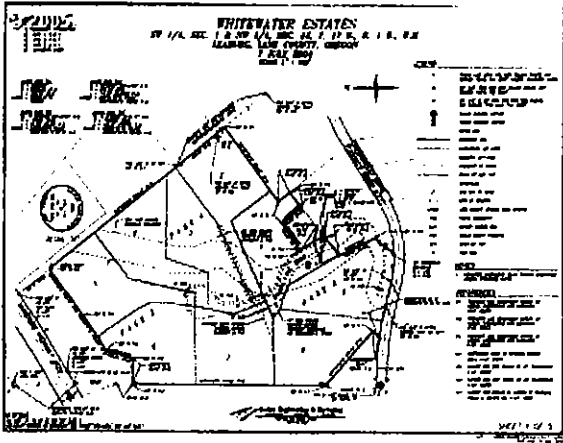
FINANCIAL

PTax/Yr: 0 HOA Dues: HOA Dues-2nd:

COMPARABLE INFORMATION

Pend: 8/12/2005 DOM: 184 Sold: 9/15/2005 Terms: CONV O/Price: \$114,900 Sold: \$114,900

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.



Presented by: Larry Alberts Client Full
 Keller-Williams /Eugene-Spfd
 LOTS AND LAND Status: SLD 9/7/2006 8:36:31 AM
 ML#: 5008771 Area: 233 List Price: \$119,900
 Address: Rippling Way
 City: Leaburg Zip: 97489
 Additional Parcels: Y /
 Map Coord: 0/0/0 Zoning: RR-2
 County: Lane Tax ID: Not Found
 Subdivision: Whitewater Estates
 Manufns Okay: N CC&Rs: Y #Image: 1
 Elem: WALTERVILLE Middle: THURSTON
 High: THURSTON Prop Type: RESID
 Legal: Not Available

GENERAL INFORMATION

Lot Size: 1-2.99AC	Acres: 2	Lot Dimensions:
Waterfront: /	River/Lake:	Availability: SALE #Lots: 5
Perc Test: Y / APPROVED	RdFmtg: Y	Rd Surf: PAVEDRD
Seller Disc:	Other Disc: CLEARED	View: TREES, MNTAIN
Lot Desc:		Soil Type/Class:
Topography:	LEVEL	
Soil Cond: NATIVE		Present Use: OTHER

IMPROVEMENTS

Utilities: POWER, WATER
 Existing Structure: N /

REMARKS

XSt/Dir: McKenzie Hwy to Greenwood Drive to Rippling Way
 Remarks: PC1560 WOW! Beautiful lots designated for Custom Homes, "Whitewater Estates", Rippling Way, Septic approved, Well in, power in, Ready for Custom Home

FINANCIAL

PTax/Yr: 0 HOA Dues: HOA Dues-2nd:

COMPARABLE INFORMATION

Pend: 5/23/2005 DOM: 103 Sold: 7/13/2005 Terms: CONV O/Price: \$119,900 Sold: \$119,900

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.



3/29/05



Presented by: Larry Alberts Client Full
 Keller-Williams /Eugene-Spfd
 LOTS AND LAND Status: SLD 9/7/2006 8:36:31 AM
 ML#: 5054981 Area: 233 List Price: \$121,300
 Address: MCKENZIE HWY
 City: Leaburg Zip: 97489
 Additional Parcels: Y /
 Map Coord: 85/C/13 Zoning: RR-2
 County: Lane Tax ID: 546224
 Subdivision:
 Manufns Okay: CC&Rs: Y #Image: 4
 Elem: WALTERVILLE Middle: THURSTON
 High: THURSTON Prop Type: RESID
 Legal: 17-15-01-30-00605

GENERAL INFORMATION

Lot Size: 1-2.99AC	Acres: 2.19	Lot Dimensions: 207X348
Waterfront: N /	River/Lake:	Availability: SALE #Lots:
Perc Test: Y / APPROVED	RdFmtg: Y	Rd Surf: GRAVLRD
Seller Disc: EXEMPT	Other Disc:	View: MNTAIN
Lot Desc: CLEARED, CULDSAC, PASTURE, SOLAR, PRIVRD		Soil Type/Class:
Topography: LEVEL		Present Use: RAWLAND
Soil Cond: NATIVE		

IMPROVEMENTS

Utilities: SPT-APP
 Existing Structure: Y / BARN

REMARKS

XSt/Dir: MP 22;1.5 MILES E. OF LEABURG;JUST BEFORE GREER LANE(FISH HATCHERY)
 EXCELLENT HOMESITE. VERY PRIVATE. SOUTHERN EXPOSURE. CLOSE TO MCKENZIE RIVER, FISH
 Remarks: HATCHERY, AND BOAT RAMP. CC&R'S TO BE ADDED BY SELLER. STANDARD SEPTIC APPROVAL. BARN ON
 PROPERTY, PASTURE. LOTS OF SUN. ACCESSED FROM PRIVATE DRIVE.

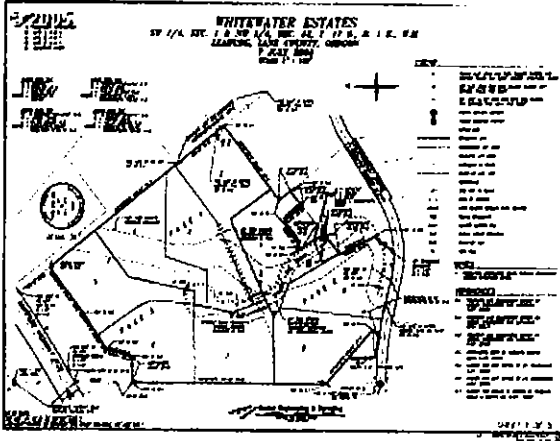
FINANCIAL

PTax/Yr: 745.86 HOA Dues: HOA Dues-2nd:
 HOA Incl:

COMPARABLE INFORMATION

Pend: 12/6/2005 DOM: 130 Sold: 1/30/2006 Terms: CONV O/Price: \$115,000 Sold: \$115,000

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.



Presented by: Larry Alberts Client Full
 Keller-Williams /Eugene-Spfd
 LOTS AND LAND Status: SLD 9/7/2006 8:36:31 AM
 ML#: 5008772 Area: 233 List Price: \$122,900
 Address: Rippling Way
 City: Leaburg Zip: 97489
 Additional Parcels: Y/
 Map Coord: 0/0/0 Zoning: RR-2
 County: Lane Tax ID: Not Found
 Subdivision: Whitewater Estates
 Manufhs Okay: N CC&Rs: Y #Image: 1
 Elem: WALTERVILLE Middle: THURSTON
 High: THURSTON Prop Type: RESID
 Legal: Not Available

GENERAL INFORMATION

Lot Size: 1-2.99AC	Acres: 2	Lot Dimensions:
Waterfront: /	River/Lake:	Availability: SALE #Lots: 6
Perc Test: Y / APROVED	RdFmtg: Y	Rd Surf: PAVEDRD
Seller Disc:	Other Disc: CLEARED	View: TREES, MNTAIN
Lot Desc:		Soil Type/Class:
Topography:	LEVEL	Present Use: OTHER
Soil Cond: NATIVE		

IMPROVEMENTS

Utilities: POWER, WATER
 Existing Structure: N /

REMARKS

XSt/Dir: McKenzie Hwy to Greenwood Drive to Rippling Way
 Remarks: PC2842 WOW! Beautiful lots designated for Custom Homes, "Whitewater Estates", Rippling Way, Septic approved, Well in, power in, Ready for Custom Home

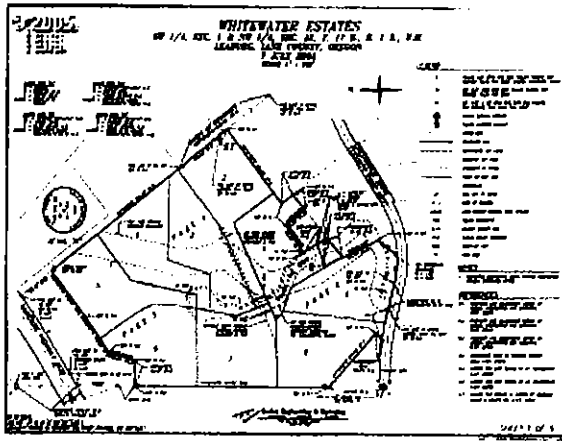
FINANCIAL

PTax/Yr: 0 HOA Dues: HOA Dues-2nd:

COMPARABLE INFORMATION

Pend: 4/6/2005 DOM: 58 Sold: 11/15/2005 Terms: CONV O/Price: \$122,900 Sold: \$124,900

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.



Presented by: Larry Alberts Client Full
 Keller-Williams /Eugene-Spfd
 LOTS AND LAND Status: SLD 9/7/2006 8:36:32 AM
 ML#: 5008774 Area: 233 List Price: \$124,900
 Address: Rippling Way
 City: Leaburg Zip: 97489
 Additional Parcels: Y/
 Map Coord: 0/0/0 Zoning: RR-2
 County: Lane Tax ID: Not Found
 Subdivision: Whitewater Estates
 Manufns Okay: N CC&Rs: Y #Image: 1
 Elem: WALTERVILLE Middle: THURSTON
 High: THURSTON Prop Type: RESID
 Legal: not available

GENERAL INFORMATION

Lot Size: 1-2.99AC	Acres: 2	Lot Dimensions:
Waterfront: /	River/Lake:	Availability: SALE #Lots: 7
Perc Test: Y / APPROVED	RdFmtg: Y	Rd Surf: PAVEDRD
Seller Disc:	Other Disc: CLEARED	View: TREES, MNTAIN
Lot Desc:		Soil Type/Class:
Topography:	LEVEL	Present Use: OTHER
Soil Cond: NATIVE		

IMPROVEMENTS

Utilities: POWER, WATER
 Existing Structure: N /

REMARKS

XSt/Dir: McKenzie Hwy to Greenwood Drive to Rippling Way
 Remarks: PC2833 WOW! Beautiful lots designated for Custom Homes, "Whitewater Estates", Rippling Way, Septic approved, Well in, power in, Ready for Custom Home

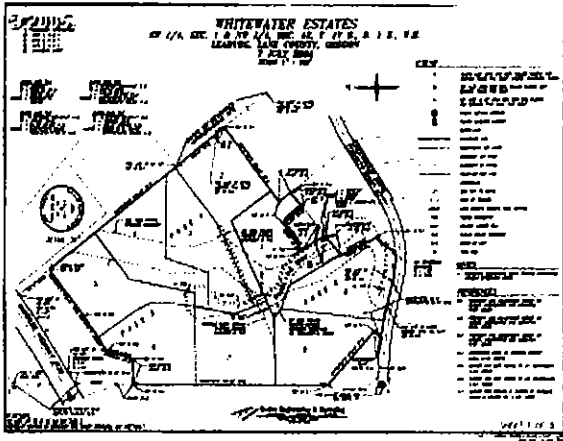
FINANCIAL

PTax/Yr: 0 HOA Dues: HOA Dues-2nd:

COMPARABLE INFORMATION

Pend: 4/6/2005 DOM: 56 Sold: 11/30/2005 Terms: CONV O/Price: \$124,900 Sold: \$122,900

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.



Presented by: Larry Alberts Client Full
 Keller-Williams /Eugene-Spfd
LOTS AND LAND Status: SLD 9/7/2006 8:36:32 AM
 ML#: 5008762 Area: 233 List Price: \$124,900
 Address: Rippling Way
 City: Leaburg Zip: 97489
 Additional Parcels: Y /
 Map Coord: 0/0/0 Zoning: RR-2
 County: Lane Tax ID: Not Found
 Subdivision: Whitewater Estates
 Manufs Okay: N CC&Rs: Y #Image: 1
 Elem: WALTERVILLE Middle: THURSTON
 High: THURSTON Prop Type: RESID
 Legal: Not available

GENERAL INFORMATION

Lot Size: 1-2.99AC	Acres: 2	Lot Dimensions:
Waterfront: /	River/Lake:	Availability: SALE #Lots: 2
Perc Test: Y / APROVED	RdFmtg: Y	Rd Surf: PAVEDRD
Seller Disc:	Other Disc:	View: TREES, MNTAIN
Lot Desc: CLEARED		Soil Type/Class:
Topography:	LEVEL	Present Use: OTHER
Soil Cond: NATIVE		

IMPROVEMENTS

Utilities: POWER, WATER
 Existing Structure: N /

REMARKS

XSt/Dir: McKenzie Hwy to Greenwood Drive to Rippling Way
 Remarks: PC2031 WOW! Beautiful lots designated for Custom Homes, "Whitewater Estates", Rippling Way, Septic approved, Well in, power in, Ready for Custom Home

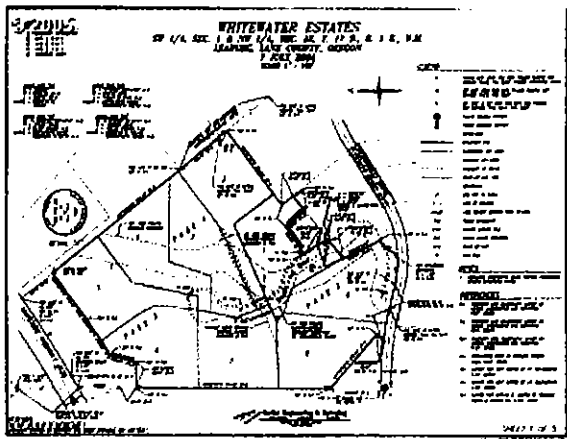
FINANCIAL

PTax/Yr: 0 HOA Dues: HOA Dues-2nd:

COMPARABLE INFORMATION

Pend: 4/13/2005 DOM: 63 Sold: 5/26/2005 Terms: CONV O/Price: \$124,900 Sold: \$124,900

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Presented by: Larry Alberts Client Full
 Keller-Williams /Eugene-Spfd
LOTS AND LAND Status: SLD 9/7/2006 8:36:32 AM
 ML#: 5008763 Area: 233 List Price: \$129,900
 Address: Rippling Way
 City: Leaburg Zip: 97489
 Additional Parcels: Y/
 Map Coord: 0/0/0 Zoning: RR-2
 County: Lane Tax ID: Not Found
 Subdivision: Whitewater Estates
 Manufhs Okay: N CC&Rs: Y #Image: 1
 Elem: WALTERVILLE Middle: THURSTON
 High: THURSTON Prop Type: RESID
 Legal: not available

GENERAL INFORMATION

Lot Size: 1-2.99AC	Acres: 2	Lot Dimensions:
Waterfront: /	River/Lake:	Availability: SALE #Lots: 1
Perc Test: Y / APROVED	RdFmtg: Y	Rd Surf: PAVEDRD
Seller Disc:	Other Disc:	View: TREES, MNTAIN
Lot Desc: CLEARED		Soil Type/Class:
Topography:	LEVEL	Present Use: OTHER
Soil Cond: NATIVE		

IMPROVEMENTS

Utilities: POWER, WATER
 Existing Structure: N /

REMARKS

XSt/Dir: McKenzie Hwy to Greenwood Drive to Rippling Way
 Remarks: PC1605 WOW! Beautiful lots designated for Custom Homes, "Whitewater Estates", Rippling Way, Septic approved, Well in, power in, Ready for Custom Home

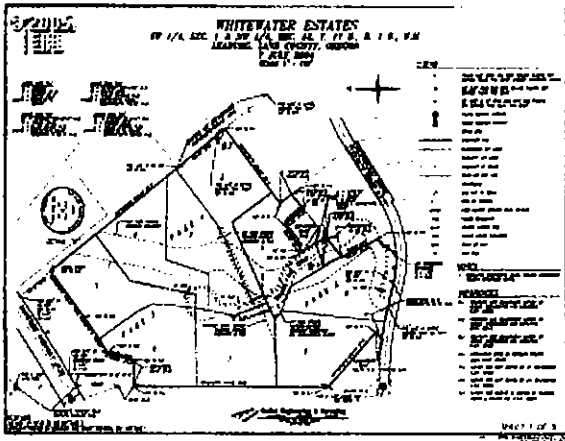
FINANCIAL

PTax/Yr: 0 HOA Dues: HOA Dues-2nd:

COMPARABLE INFORMATION

Pend: 4/20/2006 DOM: 435 Sold: 5/15/2006 Terms: CASH O/Price: \$124,900 Sold: \$139,900

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.



Presented by: Larry Alberts Client Full
 Keller-Williams /Eugene-Spfd
LOTS AND LAND Status: SLD 9/7/2006 8:36:32 AM
 ML#: 5008776 Area: 233 List Price: \$129,900
 Address: Rippling Way
 City: Leaburg Zip: 97489
 Additional Parcels: Y/
 Map Coord: 0/0/0 Zoning: RR-2
 County: Lane Tax ID: Not Found
 Subdivision: Whitewater Estates
 Manufs Okay: N CC&Rs: Y #Image: 1
 Elem: WALTERVILLE Middle: THURSTON
 High: THURSTON Prop Type: RESID
 Legal: Not Available

GENERAL INFORMATION

Lot Size: 1-2.99AC	Acres: 2	Lot Dimensions:
Waterfront: /	River/Lake:	Availability: SALE #Lots: 8
Perc Test: Y / APROVED	RdFmting: Y	Rd Surf: PAVEDRD
Seller Disc:	Other Disc:	View: TREES, MNTAIN
Lot Desc: CLEARED		Soil Type/Class:
Topography:	LEVEL	Present Use: OTHER
Soil Cond: NATIVE		

IMPROVEMENTS

Utilities: POWER, WATER
 Existing Structure: N /

REMARKS

XStDir: McKenzie Hwy to Greenwood Drive to Rippling Way
 Remarks: PC1570 WOW! Beautiful lots designated for Custom Homes, "Whitewater Estates", Rippling Way, Septic approved, Well in, power in, Ready for Custom Home

FINANCIAL

PTax/Yr: 0 HOA Dues: HOA Dues-2nd:

COMPARABLE INFORMATION

Pend: 6/9/2006 DOM: 485 Sold: 7/7/2006 Terms: CONV O/Price: \$121,900 Sold: \$129,900

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 BROKER FOR INFO.
 SCHOOL AVAILABILITY SUBJECT TO CHANGE.



No Photo Available

Presented by: Larry Alberts Client Full
 Keller-Williams /Eugene-Spfd
 LOTS AND LAND Status: SLD 9/7/2006 8:36:32 AM
 ML#: 5056278 Area: 233 List Price: \$135,000
 Address: Greenwood Village Dr
 City: Leaburg Zip: 97489
 Additional Parcels: N/
 Map Coord: 85/C/13 Zoning: RR2
 County: Lane Tax ID: 1603503
 Subdivision:
 Manufns Okay: N CC&Rs: Y #Image:
 Elem: WALTERVILLE Middle: THURSTON
 High: THURSTON Prop Type: RESID
 Legal: Lot 6 Greenwood Village Drive

GENERAL INFORMATION

Lot Size:	1-2.99AC	Acres:	2.09	Lot Dimensions:	
Waterfront:	Y / OTHER	River/Lake:	Small Pond	Availability:	SALE #Lots: 1
Perc Test:	Y / APPROVED	RdFmtg:	Y	Rd Surf:	PAVEDRD
Seller Disc:	EXEMPT	Other Disc:		View:	TREES, MNTAIN
Lot Desc:	PASTURE, POND, TREES			Soil Type/Class:	
Topography:		LEVEL		Present Use:	RAWLAND
Soil Cond:	NATIVE				

IMPROVEMENTS

Utilities: CABLETV, PHONE, POWER, SPT-APP, UG-UTIL, WELL
 Existing Structure: N /

REMARKS

XS/Dir: Mckenzie Hwy to Greenwood (apx mp22) to Greenwood Village Drive.
 Remarks: It's the location. Adjacent and amongst quality new homes and located close to the Mckenzie River. Level land zoned RR2 and utilities are mostly complete. Underground electric, phone, cable, paved lane, well, and standard septic approved. Has small pond.

FINANCIAL

PTax/Yr: 656 HOA Dues: HOA Dues-2nd:

COMPARABLE INFORMATION

Pend: 10/14/2005 DOM: 73 Sold: 12/20/2005 Terms: CASH O/Price: \$135,000 Sold: \$135,000

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