



SUPPLEMENTAL INFORMATION SUBMITTED

Submitted on: 5/22/07 Taken By: [Signature]

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

BP# _____

PA# 06-7106 Lamb 1

SP# _____

SI# _____

OTHER: Line 5 Valve Info. SS

Mearns (37 Claim)

~~06-7884~~

18-06-01 # 2100

PA 06-7106

(Lowe) Mearns-Lowe

935-2816

Lowe@m.com

**PERSONAL ANALYSIS OF ATTACHED, NUMBERED PAPERS
TO SHOW THE ESTIMATED VALUE OF 15 ACRES AS NOTED
ON PREVIOUS EVALUATION SUBMITTED
ON MEASURE 37 CLAIM**

~~06-7224~~ 18-06-01 #2100

PA 06-7106

The attached sheets were furnished to me by Mel Purvis, Broker, Red Barn in Veneta, as well as property information collected at the property sites visited.

We visited most of the highlighted properties so that we could do some comparison "shopping" so to speak, on May 18, 2007. The pages are numbered and referred to during this analysis. I am not submitting a different evaluation as I believe Mel did a good job of judging the value of the 15 acres to be left to my heirs.

Page 1 The cover sheet shows the Search Criteria and Mel gave me an interpretation of the Real Estate "lingo" used. This allowed me to use this knowledge to ascertain certain listings that were pertinent to our property, namely the 15 acres perhaps to be developed in the future.

Page 2 This property page is pending or in closing, but Mel gave it to me to give me a visual picture as well as descriptive information that would be helpful to do a comparison of selling values at present market conditions.

Page 3 This was informative and we cruised five of them which are active.

7022217 25632 Jeans Rd. This is probably in the Veneta city limits or close and, if memory serves, were where former homes were removed. Possibly in the business district. 2.25 acres - \$199,500

7034450 25256 Perkins Rd. Talked to a neighbor and he knew that the property had not been lived in for 20 years. The house would have to be burned down, the septic tank filled in and a new one would have to be above ground. The former connections would not be current. This was overgrown and would need extensive work before it would even be feasible. Not worth the asking price of \$199,900. 4.96 acres.

7022146 89140 Territorial Hwy. This is close to the Elmira High School and has been either a manufactured home or trailer now removed. This is the property that is attached as page 7. This lot slopes abruptly into swampy land with real leveling and clearing problems. It does have a narrow gravel road to the site suitable for a small manufactured home, but the road quits at this point. It does have the amenities shown. \$230,000 for 8 acres. Overpriced in my opinion.

7045148 Bear Creek Road. This was the most desirable lot we viewed. It has been done by a developer and the descriptive sheet, page 6, notes the amenities which have been approved. There are apparently several more lots available and

the price varies probably due to the view or the slope. One of them is 8 Bear Creek Rd. pending at \$199,800. This is an attractive area with a spectacular view. Well planned and developed and more to come. The homes already built are very nice and individually designed. Property comparable to my land except the distance from town.

Page 4 and 5 Properties that have been sold. Some are in the stages of being built or lately completed.

6006388 25768 Tidball Lane. \$187,500 – 4.93 acres.

7020364 25270 Perkins Rd. 4.89 acres – \$230,000

6033040 25050 Hall Rd. 5 acres \$205,000

6052309 24845 Hall Rd. 2.09 acres \$170,000

Mel Purvis
541-606-3732
Red Barn Properties LLC
541-935-4036
5/15/2007 9:29:11 AM

Dois.

Search Criteria

Property Category: LOTS AND LAND
Status = ACT, BMP, PEN, SLD, SNL
Price = 125000 to 300000
Months Back >= 5/15/2006
MLS Areas = 236, 235, 237
Map Column = ALL
Waterfront = N/A
Acres = 2 to 20
Lot Description = ALL
Lot Size = ALL
Property Type = ALL
Manufactured House OK? = N/A



Presented by: Mel Purvis Agent Full
 Red Barn Properties LLC
LOTS AND LAND Status: PEN 5/15/2007 9:37:19 AM
 ML#: 7032077 Area: 237 List Price: \$239,900
 Address: Smyth Zip: 97448
 City: Cheshire
 Additional Parcels: /
 Map Coord: 0/A/6 Zoning: F2 List Type: ER LR: N
 County:Lane Tax ID: 1101631
 Subdivision:
 Manufhs Okay: CC&Rs:
 Elem: TERRITORIAL Middle: OAKLEA
 High: JUNCTION CITY Prop Type: RESID
 Legal: 16-05-07-00-00601
 Public Internet/Address Display: Y/Y Offer/Nego: LA-ONLY

GENERAL INFORMATION

Lot Size: 5-9.99AC	Acres: 5.49	Lot Dimensions:	
Waterfront: N /	River/Lake:	Availability: SALE	#Lots: 1
Perc Test: /	RdFrntg: Y	Rd Surf:	
Seller Disc:	Other Disc:	View: MNTAIN, VALLEY	
Lot Desc: PASTURE, PRIVATE, TREES		Soil Type/Class: native	
Topography: LEVEL, ROLLING		Present Use: RAWLAND	
Soil Cond: NATIVE			

IMPROVEMENTS

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

REMARKS

XSt/Dir: Hwy 99-W on Hwy 36-R on Hall- R on Smyth- just north of 93135 Smyth
Private: Buyer to verify zoning. Please shut gate. More photos at <http://www.goldensold.com>
Public: Beautiful property located in a tranquil setting. Amazing views of the valley and mountains including views of the Sisters. Gentle rolling landscape and level acreage, cleared pasture land and some trees line the property. Power is available, septic available and approved, well on property located in South East corner.

FINANCIAL

Tax/Yr: 296.26	Spcl Asmt Balance:	Tax Deferral:	BAC: % 3
/Land Lease:		3rd Party: N	SAC:
HOA Dues:	HOA Dues-2nd:		
HOA Incl:		Escrow Preference: WTE-Sheryl Hulsey	
Terms: CASH, CONV			

BROKER / AGENT DATA

BRCD: 5GLD01	Office: Golden Realty	Phone: 541-343-8269	Fax: 541-686-9261
LPID: HEDDINGE	Agent: Kim Heddinge	Phone: 541-343-8269	Cell/Pgr:
CoLPID:	CoBRCD:	CoAgent:	CoPh:
Agent E-mail: kim@goldensold.com			
List: 4/10/2007	Exp:	Show: VACANT	Poss: CLOSING
Tran: 4/18/2007		Owner: John Nicols & Vince Ceccacci	Phone:
		Tenant:	Phone:

COMPARABLE INFORMATION

Pend: 4/17/2007	DOM/CDOM: 7 / 7	O/Price: \$239,900	
Sold:	Terms:	Sold Price:	
SPID: BODTKER	S/Agt: Lisa Bodtker	S/Off: 5EQR03	S/Off Phone: 541-998-2585

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

Property Category: LOTS AND LAND Status = ACT, BMP, PEN, SLD, SNL Price = 125000 to 300000 Months Back >= 5/15/2006 MLS Areas = 236, 235, 237 Map Column = ALL Waterfront = N/A Acres = 2 to 20 Lot Description = ALL Lot Size = ALL Property Type = ALL Manufactured House OK? = N/A

● Print Search Criteria

Mel Purvis
541-935-4036

LOTS AND LAND
Red Barn Properties LLC

5/15/2007 9:28:51 AM
58 Matches

MLS#	P	Type	Address	City	Area	Acres	Price
Active							
6075582	6	RESID	Blue Sky LN	Cottage Grove	235	2.02	\$162,000
7008616	3	RESID	Lot 922 Elk DR	Cottage Grove	235	3.85	\$195,900
7032639	3	RESID	N Rouse	Cottage Grove	235	3	\$199,000
7011581	3	RESID	Glaisyer Hill Rd.	Cottage Grove	235	5.14	\$199,950
7011606	3	RESID	Glaisyer Hill Rd.	Cottage Grove	235	5	\$199,950
7016068	6	RESID	Kizer Creek Road	Cottage Grove	235	11.47	\$225,000
7040082	3	RESID	Bennett Creek RD	Cottage Grove	235	6.6	\$255,000
7039825	0	RESID	79246 HWY 99	Cottage Grove	235	19.48	\$279,000
7008136	8	RESID	Sheffler Rd. Lot 1 ✓	Elmira	236	2	\$139,900
7008139	8	RESID	Sheffler Rd. Lot 2 ✓	Elmira	236	2	\$139,900
7029268	8	RESID	91120 POODLE CREEK RD	Noti	236	3.03	\$169,900
7034299	3	RESID	25817 WIGGINS LN	Veneta	236	2	\$179,000
7042458	0	RESID	Sailview Parcel 2	Elmira	236	5	\$179,900
7042458	0	RESID	Sailview Parcel 1	Elmira	236	5	\$187,500
6107778	5	RESID	18995 HWY 126	Walton	236	6.88	\$199,000
7022217	1	RESID	25632 JEANS RD	Veneta	236	2.25	\$199,500
7034450	7	RESID	25256 PERKINS RD	Veneta	236	4.96	\$199,900
7022146	7	RESID	89140 TERRITORIAL HWY	Elmira	236	8.05	\$230,000
7042655	6	RESID	19237 HWY. 126	Walton	236	13.74	\$289,900
7023954	6	RESID	Coon RD	Monroe	237	2.24	\$135,000
7024001	3	RESID	0 Coon RD	Monroe	237	2.19	\$135,000
7024002	3	RESID	Coon RD	Monroe	237	2.04	\$135,000
7041070	0	RESID	Louden Ln. Parcel 1	Junction City	237	2.2	\$200,000
7041079	0	RESID	Louden Ln. Parcel 2	Junction City	237	2.2	\$200,000
7045148	8	RESID	4 BEAR CREEK RANCH RD	Cheshire	237	5	\$204,900
7008163	3	RESID	25959 Hall RD	Junction City	237	7.17	\$249,500
6049796	2	RESID	204 N 8TH ST	Monroe	237	3.62	\$300,000

Bumpable Buyer

6077660	0	RESID	10 Daybreak DR	Cottage Grove	235	2	\$139,000
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Pending

7024809	0	RESID	conifer CT	Cottage Grove	235	8.94	\$185,000
606788	8	RESID	36881 ROW RIVER RD	Cottage Grove	235	5.11	\$229,900
6101422	1	RESID	BEAR MTN RD	Creswell	235	5.33	\$252,500
6063990	2	RESID	Orchard Tract Rd	Monroe	237	2	\$132,500
7012765	8	RESID	Bear Creek Ranch RD	Junction City	237	5	\$199,900

Mel Purvis
541-935-4036

Sold

LOTS AND LAND
Red Barn Properties LLC

5/15/2007 9:28:52 AM

MLS#	P	Type	Address	City	Area	Acres	Price
6017042	2	FRM/FOR	Perkins Rd	Cottage Grove	235	10.11	\$168,500
60217	0	RESID	Gowdyville RD	Cottage Grove	235	2.34	\$175,000
6098820	8	RESID	Simonsen Rd.	Eugene	235	11.6	\$175,000
7007433	8	RESID	0 Williams Creek Loop	Cottage Grove	235	10.09	\$190,000
6057803	0	MULTI	1600 Hungry Hill	Creswell	235	10	\$229,000
7020650	3	FRM/FOR	36179 WAGNER LN	Cottage Grove	235	6.74	\$245,705
6057447	8	RESID	33938 MARTIN RD	Creswell	235	3.97	\$250,000
6049077	8	RESID	Wills RD	Creswell	235	3.85	\$252,500
6049106	8	RESID	76235 BLUE MOUNTAIN SCHOOL	Cottage Grove	235	12	\$299,777
6031365	2	RESID	Central RD	Veneta	236	4.41	\$165,000
6031371	1	RESID	Chinquapin	Veneta	236	3.57	\$165,000
6027113	8	RESID	89140 TERRITORIAL HWY	Elmira	236	8	\$185,000
6006388	3	RESID	25768 FIDBALL LN	Veneta	236	4.93	\$187,500
6027611	4	RESID	Forest Meadows Lot 3	Veneta	236	2.6	\$200,000
6066565	5	RESID	Rossberg Lane	Elmira	236	5.01	\$205,000
6035086	0	RESID	FOREST MEADOW LOT 4	Veneta	236	2.72	\$210,000
7020364	0	RESID	25270 PERKINS RD	Veneta	236	4.89	\$230,000
6010968	6	RESID	Orchard Tract Road	Monroe	237	2.1	\$140,000
6052309	0	RESID	24845 HALL RD	Cheshire	237	2.09	\$170,000
6038434	4	FRM/FOR	22731 HWY 36	Cheshire	237	12	\$195,500
6033040	0	RESID	25050 HALL RD	Cheshire	237	5	\$205,000
60278	3	RESID	Hwy 36	Junction City	237	6.89	\$234,000

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.

<u>7032077</u>	7	RESID	Smyth	Cheshire	237	5.49	\$239,900
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Sold

<u>6108422</u>	5	RESID	29077 COTTAGE GROVE LORANE	Cottage Grove	235	4.62	\$151,700
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<u>5054156</u>	0	RESID	Bennett Creek	Cottage Grove	235	10.5	\$160,000
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SCHOOL AVAILABILITY SUBJECT TO CHANGE.

Help-U-Sell®

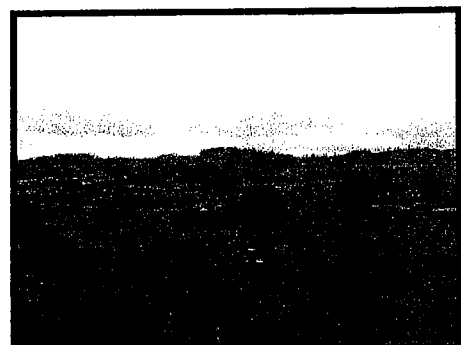
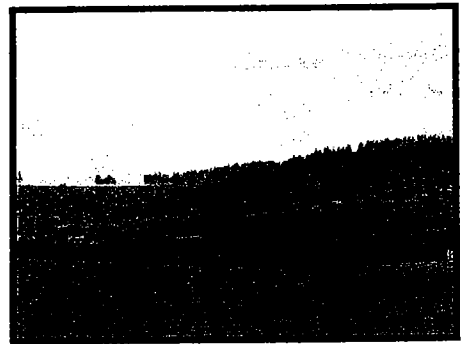
\$209,900

**BEAR CREEK RANCH RD.
JUNCTION CITY, OR 97448**



BEAUTIFUL 5 ACRES!

- Bear Creek Meadows Subdivision
- 20 Minutes from Eugene
- Lot size: 5 Acres
- Cleared, Cul-De-Sac, Pasture, & Private
- Cable, Phone, Power, Well, & Standard Septic Approved
- Adjacent lots also for sale Call Listing agent for further details and price, buyer to choose between 3 lots, the seller is only willing to sell two of the three lots.
- Property Taxes to be assessed
- Schools: Junction City
- Directions: Hwy 99, L on Hwy 36, R on Hall Rd., R on Bear Creek Ranch Rd.



Courtesy to Realtors, MLS # 7012765
337-9333 or 461-6100

Visit our website: www.HUSBO.com

All measurements and figures are approximate. Source of information deemed reliable, but not guaranteed. Sellers are fully represented by Help-U-Sell By Owner.

*swampy
road in*

8 acres for Sale

89140 Territorial Road, Elmira Oregon

Plot map attached

Set up and ready for Manufactured Home

Well in and gets 9 GPM

Septic and electricity to home site

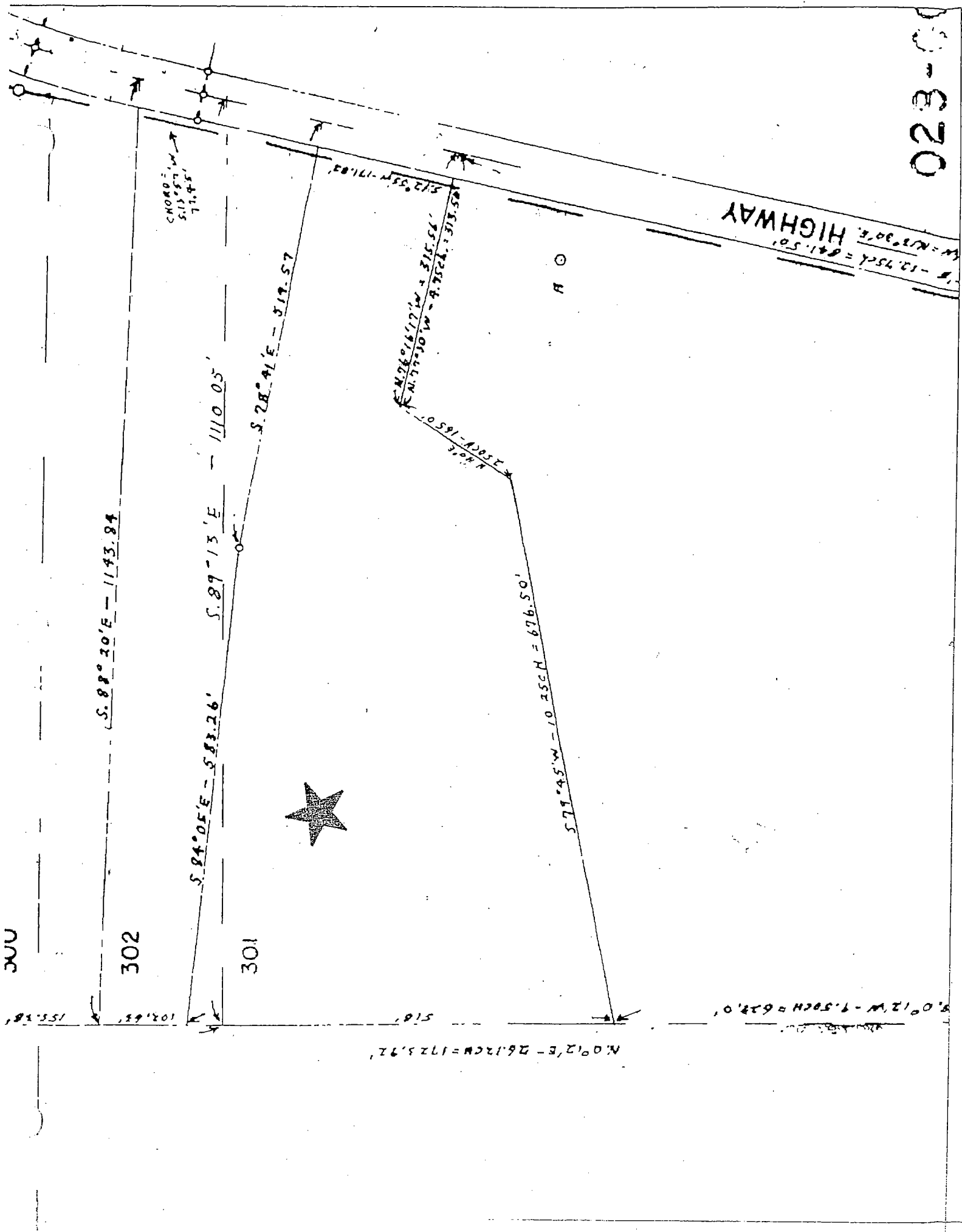
Fenced on three sides

Farm land next door

Call: Deb Bean 302-4839

Reduced to \$ 230,000

**Remax Integrity
4710 Village Plaza Loop #200
Eugene, Oregon 97401**



S. 88° 20' E - 1143.84

302

300

S. 84° 05' E - 583.26' S. 89° 13' E - 1110.05'

301

S. 78° 41' E - 519.57



N. 0° 12' E - 26.12 CM = 1723.92'
S. 12° 55' W - 171.03'
N. 77° 10' W - 475.24' S. 31° 56' W - 315.56'
N. 75° 10' W - 475.24' S. 31° 56' W - 315.56'

S. 77° 45' W - 10.75 CM = 676.50'

HIGHWAY
S. 12° 55' W - 171.03'
N. 77° 10' W - 475.24'

N. 0° 12' E - 26.12 CM = 1723.92'

S. 0° 12' W - 7.58 CM = 627.0'

CHORD = 513.57' W
77.45'

103.65'

510'

A O

A Real Haven!

**25030 HALL RD
Cheshire**



\$309,000

◆ 3 Bedrooms ◆ 1 Baths ◆ 1 Partial Baths

- ◆ 36x48 RV Garage/Shop**
- ◆ 36X32 3 Stall Barn w/Water & Electric**
- ◆ 24X24 Attached Garage**
- ◆ 2 Decks & Sprinklers**
- ◆ 1/2 Acre Pond**
- ◆ New Windows**

Wonderful well-kept home w/lots of storage, bright & cheery, new windows, newer roof, sprinklers for the manicured yards are just a few of the items with this Picturesque Property. Won't Last!!

**Janell Cobarrubias
51-7878
F C M Real Estate
1142 Willagillespie #16
Eugene, OR 97401
541-434-6500**



- Extra

MEASURE 37 REQUESTED LAND EVALUATION

TAX CODE AREA: 02800 (54.75 acres)

Map & Tax Lot: 18-06-01-00-02100

and

TAX CODE AREA: 02802 (5.00 acres)

Map & Tax Lot: 18-06-01-00-02100

Mel Purvis, broker, Red Barn Realities of Veneta, aided me in compiling the figures below. The assumptions he gave me are:

1. The tax assessor is correct with the true cash value on the entire property.
2. That my claim on Measure 37 will be honored by the County of Lane and the State of Oregon.
3. That 3 lots of five acres each would be, at present Veneta market value, \$200,000 per each five-acre lot or \$600,000 for 15 acres total. (3 times \$200,000)

5 ACRES

Presently assessed- Land	\$ 35,515
Structures	<u>----114,030</u>
TOTAL	\$149,545

54.75 ACRES

Real Market value-Land Only	\$248,523
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FUTURE 15 ACRES

(See No. 3 above)

\$600,000

-\$998,068 *

+++++

* (above explained)

I should like to reinforce the understanding that this is not a true evaluation in my estimation as the desire to make this 59.75 acres a timber farm for the goal of having this reach the status of a Century Farm by the year 2058. It will be inherent on my heirs to maintain the majority of the land in timber by utilizing only the appropriate acreage for each home site.

This is my second evaluation - April 25, 2007.

**Doris Morin-Lamb
87512 Territorial Hwy.
Veneta, OR 97487**

(Attached: the Deed Card and the death Certificate of George D. Morin, Sept. 19, 1979)

Submitted by Steve Green at 5/22/07 Hearing

Lane County Commissioners

We came into the measure thirty seven hearings believing has we have from the start that this measure was passed by voters just for our situation. Eddy Chernecki first acquired an ownership interest in this property in 1975 and at that time followed all land use regulations placing the second home on the then eighty acres. This process was expensive at the time not to mention time consuming but we were successful. We were issued permits and placed the second dwelling on the property for my family. Years later we were surprised after applying for a legal lot that after selling off a large portion to the BLM that Lane County and the Federal Government dropped the ball with regards to following there own land use regulations. We intended to sell off half of our eighty acres for the sole purpose of maintaining a large parcel that would always be available for a place for bird watching never subject a subdivision. I find it ironic that with are best intensions to help Lane County's commitment to land use we have fallen into this situation. Bottom line here is Lane County allowed the BLM to divide the eighty four acres into illegal sized lots and The BLM was in violation of State land use regulations. This in turn caused all formed parcels to be considered illegal. This mess can only be fixed by going back to the original lot that was recognized by the county and following land use regulations.

I have worked with Don Nichole after finding out about this mess and have tried to convince the BLM to follow land use regulations. They have declined. This is when I decided to apply for measure thirty seven relief since it seemed to be the perfect answer to remedy the mess caused by the split. As it stands we have two homes legally placed on the original eighty four acres sitting on an illegally formed twenty acre parcel. Second we have a small strip of ten acres formed illegally also considered non usable. Last we have a larger fourteen acre illegal parcel that was left in the original owners name and was created by the BLM split that Don says was also formed illegally.

As you can see this is BLM sell was a mess and we have been working with Don at the county to do whatever it takes to fix this problem. Unfortunately with out the BLM help we have not been able to resolve anything.

Are goal as a family is to take the second dwelling that has the address of 28327 West 11th. And partition a small amount off the illegal twenty acre lot. We are NOT asking for money or future compensation, we have always had two legal placed homes on our land and at this time we are in need to sell the smaller home to pay for land use fees and future cost trying to remedy this good faith sell to the BLM to form a park for everyone. In short, we would like measure thirty seven relief so we can subdivide with the ability to place a home on tax lots 1400, 1403, 1407, and 1408, which was permitted when Eddy Chernecki acquired the property in 1975. I disagree with the staff report dated May 18, 2007 as to tax lot 1400, and the staff report did not articulate a reason for denying the claim as to tax lots 1403, 1407, and 1408.

Sincerely,

The Greens