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FILED

AUG 30 2019

9:59am
Scott G. Weber, Clerk, Clark Co.

SUPERIOR COURT OF WASHINGTON FOR CLARK COUNTY

In re:

Case No. 19-2-01458-06

ORDER AUTHORIZING RECEIVER TO
SELL REAL PROPERTY OUTSIDE THE
ORDINARY COURSE OF BUSINESS AND
EMPLOY BROKER TO CONDUCT SALE

AMERICAN EAGLE MORTGAGE 100,
LLC; AMERICAN EAGLE MORTGAGE
200, LLC; AMERICAN EAGLE
MORTGAGE 300, LLC; AMERICAN
EAGLE MORTGAGE 400, LLC;
AMERICAN EAGLE MORTGAGE 500,
LLC; AMERICAN EAGLE MORTGAGE
600, LLC; AMERICAN EAGLE
MORTGAGE MEXICO 100, LLC;
AMERICAN EAGLE MORTGAGE
MEXICO 200, LLC; AMERICAN EAGLE
MORTGAGE MEXICO 300, LLC;
AMERICAN EAGLE MORTGAGE
MEXICO 400, LLC; AMERICAN EAGLE
MORTGAGE MEXICO 500, LLC;
AMERICAN EAGLE MORTGAGE
MEXICO 600, LLC; AMERICAN EAGLE
MORTGAGE I, LLC; AMERICAN EAGLE
MORTGAGE II, LLC; and AMERICAN
EAGLE MORTGAGE SHORT TERM, LLC.

THIS MATTER having come before the Court on August 30, 2019, to consider

the Receiver's Motion for Order (1) Authorizing Receiver to Sell Real Property Outside the

Ordinary Course of Business and Employ Broker to Conduct Sale and (2) Shortening Time for

Hearing (the "Motion") filed by Clyde A. Hamstreet & Associates, LLC, the duly appointed

general receiver herein (the "Receiver"); the Court having considered the Motion, the

declarations of Clyde A. Hamstreet and Sharon Peede in support of the Motion, any objections to

ORDER AUTHORIZING RECEIVER TO SELL REAL PROPERTY
OUTSIDE THE ORDINARY COURSE OF BUSINESS . . . - 1

4844-1150-6082.1

MILLER NASH GRAHAM & DUNN LLP

ATTORNEYS AT LAW
T: 206.624.8300 | F: 206.340.9599
PIER 70
2801 ALASKAN WAY, SUITE 300
SEATTLE, WASHINGTON 98121

1 the Motion, any replies in support of the Motion, the argument of counsel, and the files and
2 records herein; the Court finding that there is good cause for the relief granted by this Order; the
3 Court further finding that R.J. & L. Enterprises, Inc. d/b/a Realty Marketing/Northwest
4 (“RMNW”) does not hold any interest adverse to any of the Estates and that there is no actual
5 conflict of interest or inappropriate appearance of a conflict; and the Court further finding that
6 notice of the hearing on the Motion was proper and sufficient under the circumstances of this
7 case, it is hereby

8 ORDERED:

9 1. The Receiver is authorized to sell the real properties described in the
10 attached Exhibit 1 (each, a “Property” and collectively, the “Properties”) pursuant to the sealed
11 bid offering arrangement described in the Sealed Bid Marketing Agreements (collectively, the
12 “Marketing Agreements,” copies of which are attached to the Declaration of Clyde A. Hamstreet
13 filed in support of the Motion (the “Hamstreet Decl.”) as Exhibits A, B, and C), in each case, for
14 a purchase price not less than the applicable published reserve set forth in the applicable
15 Marketing Agreement; provided, however, that in the event the Receiver proposes to sell a
16 Property for a purchase price that is less than the applicable published reserve, the Receiver shall
17 give creditors and other parties in interest at least fourteen (14) calendar days’ notice of the
18 proposed purchase price by posting on the Receiver’s website, www.aeminvestors.com, and by
19 emailing to those persons who have officially requested electronic service of notices and other
20 papers filed in this proceeding, a notice containing the following information: (i) a description of
21 the Property (i.e., a street address, if one, or a legal description); (ii) the name of the Estate that
22 owns the Property; (iii) the amount of the reserve price; and (iv) the amount of the proposed
23 purchase price. If the Receiver gives such notice, and if no creditor or other party in interest
24 notifies the Receiver and the Receiver’s attorneys, Miller Nash Graham & Dunn LLP, in writing
25 and to the mailing addresses or email addresses stated in such notice, that such party objects to
26 the proposed purchase price within fourteen (14) calendar days after such notice is given, (a) the

1 Receiver may consummate the sale transaction described in the notice without further Court
2 order, provided that the material terms of such sale are no less favorable to the Estate than those
3 stated in the notice, and (b) if the Receiver so desires, the Receiver may apply for an *ex parte*
4 order approving the sale transaction described in such notice. However, if the Receiver gives
5 notice in accordance with the immediately preceding sentence, and if a creditor or other party in
6 interest with standing timely notifies the Receiver and the Receiver's attorneys that such party
7 objects to the proposed sale transaction, the Receiver may file a motion with the Court for
8 instructions regarding such matter on ten (10) court days' notice in accordance with CCLR 6(e),
9 with notice limited to the objecting party and to those persons who have officially requested
10 electronic service of notices and other papers in this proceeding. If the Receiver files a motion
11 for instructions, it shall promptly post a copy of such motion on the Receiver's website,
12 www.aeminvestors.com.

13 2. In connection with the transactions contemplated by this Order, the
14 Receiver is authorized and empowered to (a) execute and deliver to the entity that makes the
15 highest and best bid for a Property a real estate sale agreement substantially in the form attached
16 to the Hamstreet Decl. as Exhibit D (collectively, the "Sale Agreements"), (b) perform its
17 obligations under the Sale Agreements, in each case as it may be amended or supplemented from
18 time to time in non-material respects, and (c) execute and deliver all deeds, instruments, and
19 documents and take all other actions that may be reasonably necessary or desirable to implement
20 the Sale Agreements and consummate the transactions contemplated thereby.

21 3. The Marketing Agreements are approved. The Receiver is authorized and
22 empowered to execute and deliver, and to perform its obligations under, the Marketing
23 Agreements, in each case as it may be amended or supplemented from time to time in non-
24 material respects; provided, however, that in the event the Receiver proposes to reduce the
25 amount of the reserve price applicable to a Property, the Receiver shall give creditors and other
26 parties in interest at least ^{fourteen (14)} ~~seven (7)~~ calendar days' notice of the proposed reduction by posting on

1 the Receiver's website, www.aeminvestors.com, and by emailing to those persons who have
2 officially requested electronic service of notices and other papers filed in this proceeding, a
3 notice containing the following information: (i) a description of the Property (i.e., a street
4 address, if one, or a legal description); (ii) the name of the Estate that owns the Property; (iii) the
5 amount of the reserve price sought to be reduced; and (iv) the amount of the proposed new
6 reserve price. If the Receiver gives such notice, and if no creditor or other party in interest
7 notifies the Receiver and the Receiver's attorneys, Miller Nash Graham & Dunn LLP, in writing
8 and to the mailing addresses or email addresses stated in such notice, that such party objects to
9 the proposed reduction of the reserve price within ^{fourteen (14)} ~~seven (7)~~ calendar days after such notice is DKG
10 given, (a) the Receiver may amend the applicable Marketing Agreement to provide for the new
11 reduced reserve price applicable to such Property, and (b) if the Receiver so desires, the Receiver
12 may apply for an *ex parte* order approving such modification to the applicable Marketing
13 Agreement. However, if the Receiver gives notice in accordance with the immediately
14 preceding sentence, and if a creditor or other party in interest with standing timely notifies the
15 Receiver and the Receiver's attorneys that such party objects to the proposed reduction of the
16 reserve price applicable to a Property, the Receiver may file a motion with the Court for
17 instructions regarding such matter on ten (10) court days' notice in accordance with CCLR 6(e),
18 with notice limited to the objecting party and to those persons who have officially requested
19 electronic service of notices and other papers in this proceeding. If the Receiver files a motion
20 for instructions, it shall promptly post a copy of such motion on the Receiver's website,
21 www.aeminvestors.com. Notwithstanding anything to the contrary contained in this paragraph
22 3, the Marketing Agreement for the Washington Properties may provide that the reserve price
23 applicable to the Property commonly known as 121 NW Second Street, Goldendale, WA 98620
24 (identified in the attached Exhibit 1 as APN: 41620560205) will be \$50,000. An increase in the
25 reserve price applicable to a Property will not constitute a material modification of the applicable
26 Marketing Agreement.

1 4. The Receiver's title insurance agents and underwriters are authorized to
2 provide title insurance in connection with the sale of the Properties pursuant to this Order.

3 5. Subject to the occurrence of a closing under a Sale Agreement, RMNW
4 shall be paid a commission, as an administrative expense of the Estate that owns the Property
5 that is the subject of the Sale Agreement, in an amount equal to six percent (6%) of the gross
6 purchase price of such Property. This commission may be shared by RMNW with other licensed
7 real estate brokers.

8 6. The Receiver is authorized to take all actions necessary to effectuate the
9 relief granted by this Order.

10 7. This Court retains jurisdiction with respect to all matters arising from or
11 related to the implementation of this Order.

12 DATED this 30th day of August, 2019.

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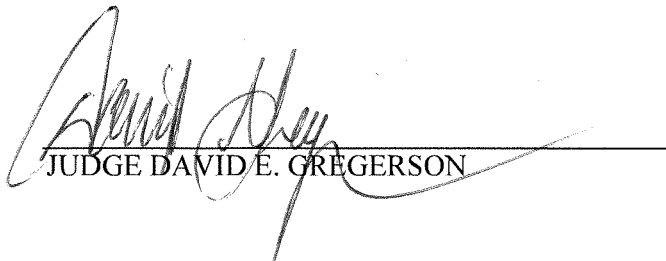
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JUDGE DAVID E. GREGERSON

1 Presented by:

2 MILLER NASH GRAHAM & DUNN LLP

3

4

David A. Foraker, OSB No. 812280 (admitted *pro hac vice*)

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Attorneys for Receiver

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Clyde A. Hamstreet & Associates, LLC

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ORDER AUTHORIZING RECEIVER TO SELL REAL PROPERTY
OUTSIDE THE ORDINARY COURSE OF BUSINESS . . . - 6

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PIER 70
2801 ALASKAN WAY, SUITE 300
SEATTLE, WASHINGTON 98121

1 **EXHIBIT 1**

2 **1. CALIFORNIA PROPERTIES:**

3 **Residential Lot**
4 **Tehachapi, Kern County**

APN: 37925102007

5 Property Address: Vacant Land, Tehachapi, CA 93561

6 This land is situated in the County of Kern, State of CA, and is described as follows:

7 Lot 139 of Tract No. 3426, in the unincorporated area of the County of Kern, State of
8 California, as per Map filed May 17, 1972 in Book 23 Pages 145 thru 163, inclusive, of
9 Maps, in the office of the county recorder of said county.

10 **Residential Lot**
11 **Tehachapi, Kern County**

APN: 22332011000

12 Property Address: Ottawa St., Tehachapi, CA 93561

13 This land is situated in the County of Kern, State of CA, and is described as follows:

14 Lot 137 of Tract 3116, in the unincorporated area of the County of Kern, State of
15 California, as per Map filed December 22, 1967 in Book 15 Pages 182 to 189, inclusive
16 of Maps, in the office of the county recorder thereof.

17 Except all of the oil, gas, hydrocarbon substances and all other minerals of whatsoever
18 kind and character in and under or that may be produced from lots 158 to 168, inclusive,
19 173 to 190, inclusive, 194 to 209, inclusive, and those portions of lots 144 to 157,
20 inclusive, 169, 172, 191, 192 and 193 that are included within the Southwest Quarter of
21 Section 32, Township 32 South, Range 33 East, Mount Diablo Meridian, together with
22 the right of ingress and egress on said land for the purpose of extracting, producing,
23 transporting or otherwise handling of any of said products, as reserved in the deed from
24 Bertha M. Cohn, a widow, recorded November 1, 1940 in Book 981 Page 98, of official
25 records.

26 **7 Acre Site**
Los Angeles, Los Angeles County

APN: 3054012001, 3054012002,
3054012003

Property Address: Vacant Land, Palmdale, CA 93551

This land is situated in the County of Los Angeles, State of California, and is described as follows:

1 Parcel 1:

2 That portion of Lot 6 of Tract no. 2296, in the County of Los Angeles, State of
3 California, as per Map recorded in Book 26 page 18 of Maps, in the office of the county
4 recorder of said county, described as follows:

5 Beginning at the northwest corner of said Lot 6; thence east along the north line of said
6 Lot 6, a distance of 333.58 feet; thence south 0° 10' 40" west 520.00 feet; thence west
7 333.58 feet to the west line of said lot 6; thence northerly along the west line of said lot 6,
8 a distance of 520 feet to the point of beginning.

9 Except therefrom that portion granted to the county of Los Angeles, in deed recorded
10 November 23, 1965 as Instrument No. 3272, described as follows:

11 Parcel A:

12 That portion of that certain parcel of land in Lot 6 of Tract no. 2296, as shown on Map
13 recorded in Book 26 Page 18 of Maps, in the office of the county recorder of said County
14 of Los Angeles, described in deed to Lee E. Baldwin, et, ux., recorded as Instrument
15 No. 1265, on January 22, 1964, in Book D-2331 Page 419, of official records, in the
16 office of the county recorder, which lies within a strip of land 100 feet wide, the center
17 line of which is the westerly line of the Northeast Quarter of Section 4, Township 5
18 North, Range 12 West, San Bernardino Meridian.

19 Parcel B:

20 That portion of that certain parcel of land in Lot 6 of Tract no. 2296, as shown on Map
21 recorded in Book 26 Page 18 of Maps, in the office of the county recorder of said County
22 of Los Angeles, described in deed to Donald M. Ferrell, et, ux., recorded as Instrument
23 No. 2046, June 27, 1960 in Book D-891 page 115, of official records, in the office of the
24 county recorder of the County of Los Angeles, which lies within a strip of land 100 feet
25 wide, the centerline of which is westerly line of the Northeast Quarter of Section 4,
26 Township 5 North, Range 12 West, San Bernardino Meridian.

 The above described parcels to be known as Tierra Subida Avenue.

 Also except therefrom that portion granted to the State of California in deed recorded
 July 15, 1970 as Instrument No. 503, described as follows:

 That portion of the northerly 520 feet of said lot 6, within the following described lines:

 Commencing at a point in the northerly line of Section 4, Township 5 North, Range 12
 West, San Bernardino Meridian, according to the official plat thereof, said point of being
 also in a line which is parallel with and distant westerly 50.00 feet measured at right
 angles from the westerly line of the northeast quarter of said section; thence along said
 parallel line south 0° 31' 15" west, 67.00 feet to the true point of beginning; thence north
 44° 25' 14" west, 24.07 feet; thence north 0° 31' 15" east, 30.00 feet; thence south 89° 21'
 42" east, 17.00 feet to a point in said parallel line, said point being distant thereon north
 0° 31' 15" east, 47.00 feet from the true point of beginning; thence south 0° 31' 15" west,
 47.00 feet to the true point of beginning.

 Except therefrom that portion, if any, of Lot 6, as described in deed to the County of Los
 Angeles, recorded November 23, 1965 as Instrument No. 3272, in Book D-3124
 Page 295, of official records, in the office of the county recorder of said county.

This legal is made pursuant to that certain certificate of compliance recorded June 16, 1982, as Instrument No. 82-608434 and recorded March 21, 2003 as Instrument No. 03-808516, both of official records.

Parcel 2:

Lot 6 of Tract no. 2296, as per Map recorded in Book 26 Page 18 of Maps, in the office of the county recorder of said county.

Except that portion of said lot lying easterly of the easterly line of the Northwest Quarter of Section 4, Township 5 North, Range 12 West, San Bernardino Base and Meridian, said line also being the centerline of Tierra Subida Avenue, 100 feet in width, As described in the deeds recorded November 23, 1965 as Instrument No. 3272 and May 12, 1966 as Instrument No. 2267, both of official records.

Also except the northerly 520.00 feet as described in the deed recorded January 22, 1964 as Instrument No. 1265, of official records.

Also except that portion of said lot lying southerly of the northerly line of California aqueduct, described in the deed recorded September 20, 1967 as Instrument No. 575, of official records.

This legal is made pursuant to that certain certificate of compliance recorded March 21, 2003, as Instrument No. 03-808517 of official records.

**20 Acre Residential Tract
Murrieta, Riverside County**

APN: 9282000032

Property Address: Vacant Land, Murrieta, CA 92562

This land is situated in the County of Riverside, State of CA, and is described as follows:

Parcel 31 of Parcel Map 13-2, as shown by map on file in Book 1 pages 76 through 94, inclusive, of Parcel Maps, Records of Riverside County, California.

Together with that portion of Via Majorca vacated by Resolution No. 2004-042, recorded March 23, 2004 as Instrument No. 04-200741 of Official Records.

**0.9 Acre Residential Site
San Bernardino County**

APN: 0601412080000

Property Address: Twentynine Palms Highway, Yucca Valley, CA 92284

This land is situated in the County of San Bernardino, State of CA, and is described as follows:

1 That portion of the East one-half of Section 31 in Township 1 North, Range 6 East of the
2 San Bernardino, State of California, according to the Official Plat of said land approved
by the Surveyor General July 23, 1856, being more particularly described as follows:

3 Beginning at the most Westerly corner of Lot 7 in Tract No. 6572, as per Map recorded
4 in Book 82 Pages 62 and 63 of Maps, in the Office of the County Recorder of said
County; thence North 34° 28' 36" East, along the Southwesterly line of said Lot 7, a
5 distance of 360.00 feet to the beginning of a non-tangent curve concave to the Southeast
6 having a radius of 70.00 feet, a radial line passing through said point bears North 34° 28'
36" West; thence Southerly, along the arc of said curve through a central angle of 90° 00'
00" a distance of 109.65 feet; thence South 55° 31' 24" West, along a line 430.00 feet
Southeasterly of, measured at right angles, and parallel to the Southeasterly right of way
7 line of Twentynine Palms Highway, a distance of 30.00 feet; thence North 34° 28' 36"
8 West, along a line 100.00 feet Southwesterly, of measured at right angles and parallel to
the Southwesterly line of said Lot 7, a distance of 430.00 feet to the Southwesterly right
9 of way line of said Twentynine Palms Highway; thence North 55° 31' 24" East, along the
Southeasterly right of way line of said Twentynine Palms Highway, a distance of 100.00
10 feet, to the Point of Beginning.

2. **OREGON PROPERTIES:**

St. Helens Commercial Building
St. Helens, Columbia County

APN: 10440

Property Address: 254N Columbia River Hwy, St. Helens, OR 97051

This land is situated in the County of Columbia, State of OR, and is described as follows:

Beginning at a point in the prolongation of the Westerly line of Second Street in Midway Lots, in the City of St. Helens, Columbia County, Oregon, 280.0 feet North of the Northwest corner of Lot 6 in Block 1 of said Midway Lots; said point being also 405.4 feet North 46°19' West from the concrete monument at the Northeasterly corner of said Midway Lots, using the same bearing as is used in the survey of said Midway Lots; thence North 75.0 feet;

Thence West 208.4 feet to a point on the Easterly right of way line of the Spokane, Portland and Seattle Railway;

Thence along said right of way line a Southwesterly direction along a curve whose chord bears South 23°56' West 82.1 feet; thence East 241.8 feet to the place of beginning.

Excepting therefrom that portion conveyed to American Securities, Inc., an Oregon corporation by deed recorded May 15, 1998 in Parcel 5 of Fee Number 98-05749, Records of Columbia County.

Corbett Commercial – Chinook Inn
Corbett, Multnomah County

APN: R322252

Property Address: 2827 NE Corbett Rd, Corbett, OR 97019

This land is situated in the County of Multnomah, State of OR, and is described as follows:

Parcel I:

Lot 2 and a portion of lot 1, "Corbett" (plat Book 621, Page 0053) and a portion of that tract of land described in document no. 99218970, in the northeast one-quarter of section 27, and the northwest one-quarter of section 26, township 1 north, range 4 east of the Willamette Meridian, in the County of Multnomah and State of Oregon, being more particularly described as follows:

Beginning at the northwest corner of said lot 2;

Thence north 79°48'00" east, 75.64 feet to a point;

Thence north 84°47'05" east 105.23 feet to a point;

Thence south 24°00'00" west 27.21 feet to a point,

Thence south 09°10'00" east 39.00 feet to a point;

Thence south 60°30'00" west 31.00 feet to a point;

Thence south 17°40'30" east 181.65 feet to a point;

Thence south 90°00'00" west 113.00 feet to the west line of said section 26;

Thence north 00°00'00" east on said west line 183.85 feet to a point;

Thence south 79°48'00" west 80.20 feet to a point;

1 Thence north 10°12'00" west 60.04 feet to the point of beginning.
2 The legal description was created prior to January 01, 2008.

3 Parcel II:

4 A 15.00 foot wide mutual usage access easement over and across a portion of the
5 property designated as tract 2 on the property line adjustment survey of November 7,
6 1996 by straightline surveying co., said tract 2 lying easterly of and adjoining subject
7 tract 1, said easement being more particularly described as follows:

8 Beginning at a 5/8 inch iron rod designated as point "a" and proceeding
9 Thence north 60°30'00" east 31.00 feet to a 5/8 inch iron rod set;
10 Thence north 9°10'00" west 39.00 feet to a 5/8 inch iron rod set;
11 Thence north 24°00'00" east 27.20 feet to a 5/8 inch iron rod set in the southerly line of
12 said Corbett hill road;
13 Thence north 84°47'05" east along said southerly line, 17.19 feet;
14 Thence south 24°00'00" west 31.12 feet;
15 Thence south 9°10'00" east 44.97 feet;
16 Thence south 60°30'00" west 44.58 feet to a point that bears south 17°40'30" east 15.33
17 feet from said point "a";
18 Thence north 17°40'30" west 15.33 feet to point of beginning of point "a".

19 **Portland Floating Home**
20 **Portland, Multnomah County**

APN: P631949

21 Property Address: 3157 NE Marine Dr., Portland, OR 97211

22 This property is situated in the County of Multnomah, State of OR, and is described as
23 follows:

24 41' x 25' floating home, OR # XFH2664, located in Space 25,
25 3157 NE Marine Dr., Portland, OR, 97211

26 **Five Zig Zag Residential Development Lots**
Rhododendron, Clackamas County

APNs: 05022131, 05022132,
05022126, 05022125, 05022123

Property Address: 22463, 22479, 22543, 22542 and 22566 E Brightwater Way,
Rhododendron, OR 97049

This land is situated in the County of Clackamas, State of OR, and is described as
follows:

Lots 2, 4, 5, 10 and 11, Brightwater Estates, in the County of Clackamas and State of
Oregon.

Together with Private Access Easement (E. Brightwater Way and/or E. Boulder Ridge
Lane) as delineated on the plat thereof.

**Rainier Land
Rainier, Columbia County**

APN: 32369

Property Address: 30112 Carmel Rd, Rainier, OR 97048

This land is situated in the County of Clackamas, State of OR, and is described as follows:

Beginning at the Northeast corner of Tract 127, Beaver Homes, Columbia County, Oregon;
Thence along the centerline of a Road, North 74° 08' West a distance of 392 feet to the true point of beginning of the herein described tract;
Thence continuing along the centerline of said Road, North 74° 08' West a distance of 208 feet to the Northwest corner of tract conveyed to Helmer J. Ronning et ux, by Deed Recorded November 7, 1973 in Book 193, Page 728, Deed Records of Columbia County, Oregon;
Thence Southwesterly at right angles to said Road, a distance of 328 feet to the Southwest corner of said Ronning tract;
Thence North 83° East along the South line of said Ronning tract, a distance of 208.5 feet;
Thence Northeasterly 225 feet, more or less, to the point of beginning.

**Roseburg Winchester Lot
Roseburg, Douglas County**

APN: R129765

Property Address: 881 Southridge Way, Roseburg, OR 97470

This land is situated in the County of Douglas, State of OR, and is described as follows:

Lot 28, Winchester Ridge 2nd Addition, Douglas County, Oregon

**Lincoln City Commercial Land
Lincoln City, Lincoln County**

APN: R203115

Property Address: 2254 SE Hwy 101, Lincoln City, OR 97367

This land is situated in the County of Lincoln, State of OR, and is described as follows:
A part of Section 22, Township 7 South, Range 11 West, Willamette Meridian in Lincoln County, Oregon, more particularly described as follows:
Beginning at a point on the North line of Thorpe Road that is 940.93 feet West and 325.7 feet North of the quarter section corner on the East boundary of Section 22, Township 7 South, Range 11 West, Willamette Meridian; running thence North 82 deg. 40' West along the North line of Thorpe Road 150.0 feet to the East line of the Oregon Coast Highway thence North 2 deg. 10' West along the East boundary of the highway 200.0 feet; thence South 82 deg. 40' East 150.0 feet; thence South 2 deg. 10' East 200.0 feet to the point of beginning, in Lincoln County, Oregon.

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3 **Waldport Residential Development Lot**
4 **Waldport, Lincoln County**

APN: R364219

5 Property Address: 1805 NW Hilton Drive, Waldport, OR 97394
6 This land is situated in the County of Lincoln, State of OR, and is described as follows:
7 Lot 79, Block 4, Bayshore Division No. 6, in Lincoln County, Oregon.

8
9 **Depoe Bay Lots 5/6/7/9**
10 **Depoe Bay, Lincoln County**

APN: R167872

11 This land is situated in the County of Lincoln, State of OR, and is described as follows:
12 Lot 5, Block 11, Sundowne Addition to Depoe Bay, in the City of Depoe Bay, County of
13 Lincoln and State of Oregon.

14 EXCEPT that portion of Lot 5 conveyed to the State of Oregon, by and through its State
15 Highway Commission by Instrument Recorded June 10, 1952, in Book 152, Page 244,
16 Deed Records.

17 Lot 6, Block 11, Sundowne Addition to Depoe Bay, in the City of Depoe Bay, County of
18 Lincoln and State of Oregon.

19 EXCEPT that portion of Lot 6 conveyed to the State of Oregon, by and through its State
20 Highway Commission by Instrument Recorded June 10, 1952, in Book 152, Page 244,
21 Deed Records.

22 Lot 7, Block 11, Sundowne Addition to Depoe Bay, in the City of Depoe Bay, County of
23 Lincoln and State of Oregon.

24 Lot 9, Block 11, Sundowne Addition to Depoe Bay, in the City of Depoe Bay, County of
25 Lincoln and State of Oregon.

26
27 **Two Boardman Development Lots**
28 **Boardman, Morrow County**

APN 3829 & 9015

29 This land is situated in the County of Morrow, State of OR, and is described as follows:

30 Tract I:

31 Unsurveyed Parcel 2 and unsurveyed Parcel 3 of Partition Plat No. 1996-13, being a
32 portion of the Northwest quarter of the Northeast quarter of Section 16, Township 4
33 North, Range 25 East of the Willamette Meridian, in the City of Boardman, County of
34 Morrow and State of Oregon, more particularly described as follows:

35 Beginning at the North quarter corner of Section 16, said township and range; thence
36 South 00°29'49" East 1263.82 feet along the North-South center line of said Section 16 to

1 the Northwest corner of Block One of Sunridge Terrace Phase 2; thence North 89°14'39"
2 East along the North line of Sunridge Terrace Phase 2 and along the North line of
3 Tract "A" of Sunridge Terrace Phase 3 to the Northeast corner thereof; thence South
4 00°29'49" East 419.10 feet to the Southeast corner of Tract "A" of Sunridge Terrace
5 Phase 3; thence South 00°37'41" East 103.28 feet to the Northwest corner of Tract "B" of
6 Sunridge Terrace Phase 3; thence North 89°14'39" East 495.90 feet along the North line
7 of Tract "B" of Sunridge Terrace Phase 3 to the Northeast corner thereof; thence North
8 00°38'02" West 510.22 feet to a point on the South line of the Northwest quarter of the
9 Northeast quarter of said Section 16, said point being West 323.95 feet from the
10 Southeast corner of the Northwest quarter of the Northeast quarter of said Section 16;
11 thence North 00°37'46" West 1318.20 feet to a point on the North line of the Northwest
12 quarter of the Northeast quarter of said Section 16, said point being West 323.20 feet
13 from the Northeast corner of the Northwest quarter of the Northeast quarter of said
14 Section 16; thence South 86°44'52" West 969.58 feet along the North line of said Section
15 16 to the point of beginning.

9 Excepting therefrom Parcel 1 of partition plat No. 1996-13, being a portion of the
10 Northwest quarter of the Northeast quarter of Section 16, Township 4 North, Range 25
11 East of the Willamette Meridian, in the City of Boardman, County of Morrow and State
12 of Oregon.

12 Also excepting therefrom that certain area shown as "Dunes St. Ext." dedicated on
13 partition plat No. 1996-13, being a portion of the Northwest quarter of the Northeast
14 quarter of Section 16, Township 4 North, Range 25 East of the Willamette Meridian, in
15 the City of Boardman, County of Morrow and State of Oregon.

14 Also excepting therefrom all that portion of the above-described land lying within the
15 exterior boundaries of Tradewinds Subdivision, Phase I, being a portion of the Northwest
16 quarter of the Northeast quarter of Section 16, Township 4 North, Range 25 East of the
17 Willamette Meridian, in the City of Boardman, County of Morrow and State of Oregon.

Tract II:

17 Unserved Parcel 1 of Partition Plat No. 2001-7, being a portion of the Northwest
18 quarter of the Northeast quarter of Section 16, Township 4 North, Range 25 East of the
19 Willamette Meridian, in the City of Boardman, County of Morrow and State of Oregon,
20 more particularly described as follows:

20 Beginning at the North quarter corner of Section 16, said township and range; thence
21 North 87°20'32" East 969.86 feet along the North line of said Section 16 (also formerly
22 the North line of Lot 26 of Tradewinds Subdivision, Phase I) to the Northeast corner of
23 said Lot 26; thence South 00°02'13" East 1055.87 feet along the East line of said Lot 26
24 to the Southeast corner thereof; thence South 89°53'01" West 670.42 feet to the
25 Southwest corner of said Lot 26; thence North 00°06'59" West 95.00 feet; thence North
26 04°41'19" West 60.19 feet; thence North 00°04'32" East 265.95 feet; thence North
09°24'39" West 60.72 feet; thence North 00°04'32" East 183.17 feet; thence North
04°35'55" West 30.00 feet to the centerline of Oregon Trail Boulevard; thence South
85°23'41" West 283.59 feet along the centerline of Oregon Trail Boulevard to its
intersection with the West line of said Tradewinds Subdivision, Phase I; thence North
00°04'32" East 341.11 feet to the point of beginning.

1 Excepting therefrom Parcel 2 of Partition Plat No. 2001-7, being a portion of the
2 Northwest quarter of the Northeast quarter of Section 16, Township 4 North, Range 25
3 East of the Willamette Meridian, in the City of Boardman, County of Morrow and State
4 of Oregon.

5 Also excepting therefrom that portion of Alvord Street (formerly Mojave Street)
6 dedicated on Partition Plat No. 2001-7, being a portion of the Northwest quarter of the
7 Northeast quarter of Section 16, Township 4 North, Range 25 East of the Willamette
8 Meridian, in the City of Boardman, County of Morrow and State of Oregon.

9 Also excepting therefrom all that portion of the Northerly one-half of SE Oregon Trail
10 Boulevard dedicated on the plat of Tradewinds Subdivision, Phase I, being a portion of
11 the Northwest quarter of the Northeast quarter of Section 16, Township 4 North, Range
12 25 East of the Willamette Meridian, in the City of Boardman, County of Morrow and
13 State of Oregon.

14 **Corbett Land**
15 **Corbett, Multnomah**

APN: R323185

16 Property Address: E. Larch Mountain Rd., Corbett, OR 97019

17 This land is situated in the County of Multnomah, State of OR, and is described as
18 follows:

19 Parcel I:

20 That portion of the East one-half of the Southeast one-quarter of Section 34, Township 1
21 North, Range 5 East Willamette Meridian, in the City of Portland, County of Multnomah
22 and State of Oregon, lying Northerly and Westerly of that tract of land conveyed to
23 Multnomah County by Deed recorded March 8, 1945 in Book 913 page 214, Deed
24 Records, Multnomah County.

25 Parcel II:

26 An easement for ingress and egress as reserved in deed recorded March 8, 1945 in
Book 913, page 214, records of Multnomah County, Oregon.

LaPine Cabin
LaPine, Deschutes County

APN: 166207

Property Address: 16105 Jackpine Road, La Pine, OR 97739

This land is situated in the County of Multnomah, State of OR, and is described as
follows:

A tract on land located in the Southeast Quarter of the Southwest Quarter of Section 10,
Township 22 South, Range 10 East, Willamette Meridian, Deschutes County, Oregon,
described as follows:

Beginning at the Northwest corner of the North Half of the Northwest Quarter of the Southeast Quarter of the Southwest Quarter of said Section 10; thence 89°31'03" East, along the North line of the North Half of the Northwest Quarter of the Southeast Quarter of the Southwest Quarter of said Section 10, a distance of 20.00 feet; thence South 01°03'36" East, 205.47 feet; thence South 89°31'03" East, 296.76; feet; thence South 01°03'36" East, 596.27 feet; thence North 89°31'03" West, 316.77 feet; thence North 01°03'36" West, 801.73 feet to the true point of beginning.

NOTE: This legal description was created prior to January 1, 2008.

**Bonanza Single Family Home
Bonanza, Klamath County**

APN: R382507

Property Address: 34021 E Yak Lane, Bonanza, OR 97623

This land is situated in the County of Klamath, State of OR, and is described as follows:

Lot 4, Block 75 Klamath Falls Forest Estates, Highway 66 Unit, Plat No. 4, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

**Cave Junction Land
Cave Junction, Josephine County**

APN: R333532

Property Address: Caves Highway, Cave Junction, OR 97523

This land is situated in the County of Josephine, State of OR, and is described as follows:

The west half of the Southwest Quarter of the Southwest Quarter of the Southwest Quarter of Section 28, the East half of the Southeast Quarter of the Southeast Quarter of the Southeast Quarter of Section 29, the East half of the Northeast Quarter of the Northeast Quarter of the Northeast Quarter of Section 32, and the West half of the Northwest Quarter of the Northwest Quarter of the Northwest Quarter of Section 33, all in Township 40 South, Range 6 West of the Willamette Meridian, Josephine County, Oregon.

NOTE: This legal description was created prior to January 1, 2008.

1 **3. WASHINGTON PROPERTIES:**

2 **Commercial Building**
3 **Battle Ground, Clark County**

APN: 221460000 & 223412000

4 Property Address: 31902 NE Lewisville Hwy, Battle Ground, WA 98604

5 The land is situated in the County of Clark, State of WA, and is described as follows:

6 Parcel I:

7 Commencing at the southeast corner of the southwest quarter of the southeast quarter of
8 section 2, township 4 north, range 2 east of the Willamette Meridian, Clark County,
9 Washington;

10 Running thence north 150 feet;
11 thence west 150 feet;
12 thence south 150 feet;
13 thence east 150 feet to the place of beginning.

14 Except that portion thereof conveyed to the State of Washington by instrument dated
15 August 13, 1965, recorded September 13, 1965, under Auditor's File No. G427424.

16 And except public roads.

17 **Residential Development Lot**
18 **Vancouver, Clark County**

APN: 164038008

19 Property Address: 13801 NE 33rd Cir, Vancouver, WA 98682

20 The land is situated in the County of Clark, State of WA, and is described as follows:

21 Lot 8 of Parkside Greens, according to the plat thereof, recorded in Book 311 of plats,
22 page 604, records of Clark County, Washington.

23 **Recreational Tract**
24 **Woodland, Clark County**

APN: 252030000

25 Property Address: To Be Determined, Washington

26 The land is situated in the County of Clark, State of WA, and is described as follows:

27 That portion of government lot 6 and of the northeast quarter of the southeast quarter of
28 section 9, township 5 north, range 1 east of the Willamette Meridian, Clark County,
29 Washington, West of county road 16, and east of the north fork of the Lewis river.

30 Except the north 533 feet thereof.

31 And except that parcel described as follows:

Beginning at the intersection of the west line of county road 16 and the south line of the north 533 feet of government lot 6 and the northeast quarter of the southeast quarter of section 9,
Township 5 north, range 1 east of the Willamette Meridian, Clark County, Washington;
Thence south along said west line of county road 16, 78 feet, more or less, to a point which lies 121 feet south from the southwest corner of an existing shop building (as measured along the west line of county road 16);
Thence westerly, parallel with the south side of said existing shop building to the north fork of
The Lewis river;
Thence north along the north fork of the Lewis river to a point that is 533 feet south of the north line of government lot 6;
Thence east parallel with said north line of government lot 6 to the point of beginning.

**Commercial Development Site
Woodland, Cowlitz County**

APN: 50728

Property Address: Vacant Land, Woodland, WA 98674

The land is situated in the County of Cowlitz, State of Washington and is described as follows:

Lot 13 of Pacific Park center binding site plan, phase 3 (revision 4), as recorded in Volume 1 of binding site plans, page 45, under Auditor's File No. 3238513, records of Cowlitz County, Washington; being a portion of the Solomon strong donation land claim, more particularly described as follows:

Commencing at the southeast corner of lot Q of Pacific Park center phase 2, as recorded in volume 1 of binding site plans, pages 32 – 35, records of said County;
Thence south 82° 26' 19" east 331.44 feet to the east right-of-way of Franklin Street and the true point of beginning;
Thence north 07° 26' 35" east along said right-of-way 70.29 feet;
Thence north 88° 33' 50" east 383.62 feet to the right-of-way of Old Pacific Highway and a 909.93 foot radius non-tangent curve to the right, the chord of which bears south 20° 00' 54" east 99.48 feet;
Thence along said curve 99.53 feet;
Thence south 18° 50' 20" east 146.38 feet to a 2824.79 foot radius curve to the right, The chord of which bears south 16° 16' 58" east 59.03 feet;
Thence along said curve 59.03 feet;
Thence south 10° 19' 47" west 156.26 feet;
Thence north 79° 52' 21" west 488.01 feet;
Thence north 10° 19' 47" east 277.54 feet;
Thence north 82° 26' 19" west 32.09 feet to the true point of beginning.

1 **2 lots**
2 **Longview, Cowlitz County**

APN: WI1821171

3 Property Address: 116 Clark Creek Road, Longview, WA 98632

4 The land is situated in the County of Cowlitz, State of Washington and is described as follows:

5 Lot 2 of short subdivision no. 97-106, as recorded in Volume 11 of short plats, page 161,
6 under Auditor's File No. 3042382, records of Cowlitz County, Washington;
7 Being a portion of lot 6, block 16, Evergreen Terraces, as recorded in Volume 7 of plats,
8 pages 78 - 80, records of said County.

9 **Residential Lot**
10 **Marlin, Grant County**

APN: 121211006

11 Property Address: NNA Union St, Wilson Creek, WA 98860

12 The land is situated in the County of Grant, State of Washington and is described as follows:

13 All of Lots 4, 5, the North 35 feet of Lots 27 and 28, and that portion of Lot 3 lying
14 Northeasterly of a line parallel to the distant 10 feet Southwesterly (measured along
15 Union Street) from the Northeasterly boundary line of said Lot 3, all being in Block 2,
16 George Urquhart's Plat of Krupp, according to the plat thereof recorded in Volume 1 of
17 Plats, page 19, records of Grant County, Washington.

18 **Development Site**
19 **Yelm, Thurston County**

APN: 22626130300

20 Property Address: 20315 167th LN SE, Yelm, WA 98597

21 The land is situated in the County of Thurston, State of Washington and is described as follows:

22 Parcel A:

23 Lot 3 of large lot subdivision no. LLS-970812TC, as recorded October 27, 1998 under
24 Auditor's File No. 3187733.

25 Parcel B:

26 Together with a 40 foot ingress, egress and utility easement along the east 40 feet of the
west half of said section 26 from the north line of said south half of the northeast quarter
south to the county road known as Neat Road;

1 Parcel C:

2 An easement for access and utility purposes for the benefit of lots 2, 3, 4 and 5 of large
3 lot subdivision no. LLS-970812TC, as set forth on said large lot map, as recorded
4 October 27, 1998 under Auditor's File No. 3187733.

5 **Land**
6 **Yakima, Yakima County**

APN: 17150223401

7 Property Address: 15911 N Wenas Rd., Selah, WA 98942

8 The land is situated in the County of Yakima, State of Washington and is described as
9 follows:

10 Lot 1 of Short Plat No. 88-156, as recorded under Auditor's File No. 2847445, records of
11 Yakima County, Washington.

12 **Residential Parcel**
13 **Washougal, Clark County**

APN: 141818000

14 Property Address: Vacant Land, Washougal, WA 98671

15 The land is situated in the County of Clark, State of Washington and is described as
16 follows:

17 Parcel A:

18 A tract of land in the east half of the northwest quarter of section 28, township 2 north,
19 range 4 East, Willamette Meridian, Clark County, Washington.

20 Commencing at the southwest quarter of said east half;
21 Thence north 01°07'17" east, along the west line of said east half, 284.03 feet to the true
22 point of
23 Beginning of the parcel herein described;
24 Thence north 01°07'17" east, continuing along said line, 345.86 feet;
25 Thence south 88°29'50" east, 548.10 feet;
26 Thence south 22°43'17" east, 384.90 feet;
Thence north 88°04'39" west, parallel with the south line of said east half, 703.74 feet to
the point of beginning.

Parcel B:

A non-exclusive easement for ingress, egress and utilities over, under and across a
60 foot strip,

The centerline of which is the north line of the above described property extended east to
the east line of said southeast quarter of the northwest quarter of said section 28 recorded
under Auditor's File No. 9309210257.

1 Parcel C:

2 Also a non-exclusive easement for ingress, egress and utilities, being 30.00 in width,
3 lying 15.00 feet each side of the centerline of an existing road now there, August 2, 1993,
4 lying in the following described property:

5 A portion of the east half of the northwest quarter of section 28, township 2 north, range
6 4 east of the Willamette Meridian, Clark County, Washington, described as follows:

7 Commencing at the southwest quarter of said east half;
8 Thence north 01°07'17" east, along the west line of said east half, 284.03 feet to the true
9 point of beginning of the parcel herein described;
10 Thence north 01°07'17" east, continuing along said line, 345.86 feet;
11 Thence south 88°29'50" east, 548.10 feet;
12 Thence south 22°43'17" east, 384.90 feet;
13 Thence north 88°04'39" west, parallel with the south line of said east half, 703.74 feet to
14 the point of beginning.

15 Parcel D:

16 Also a non-exclusive easement over and across the east 30.00 feet of the west half of the
17 east half of the southeast quarter of the southwest quarter of section 21, township 2 north,
18 range 4 east of the Willamette Meridian, Clark County, Washington.

19 Parcel E:

20 Also a non-exclusive 60.00 foot easement being 30.00 feet each side of the following
21 described centerline:

22 Beginning at a point which is 30.00 feet west of the northeast corner of the west half of
23 the east half of the northeast quarter of the northwest quarter of section 28, township 2
24 north, range 4 east of the Willamette Meridian, Clark County, Washington;
25 Thence southeasterly 306.67 feet to a point on the south line of the Bonneville Power
26 Administration right-of-way, 990.00 feet east of the west line of the east half of the
27 northwest quarter of said section.

28 Parcel F:

29 Also a non-exclusive 60.00 foot easement being 30.00 feet each side of the following
30 described centerline:

31 Beginning at a point 30.00 feet south of the south line of the Bonneville Power
32 Administration right-of-way and 990.00 feet east of the west line of the east half of the
33 northwest quarter of Section 28, township 2 north, range 4 east of the Willamette
34 Meridian;
35 Thence east, parallel with said Bonneville Power Administration right-of-way line to a
36 point which is 30.00 feet west of the east line of said northwest quarter;
37 Thence south, parallel with said east line to a point on the south line of the tract described
38 in the contract to David J. Turecki and recorded under Auditor's File No. 9009060083.

1 **Duplex and Single Family Home**
2 **Goldendale, Klickitat County**

APN: 41620560205

3 Property Address: 121 NW Second Street, Goldendale, WA 98620

4 The land is situated in the County of Klickitat, State of Washington and is described as follows:

5 Parcel 1:

6 Lots 5 and 6, Block 2, ORIGINAL TOWN OF GOLDENDALE, according to the Plat thereof, recorded in Book B, Page 202, Klickitat County Deed Records, in the County of Klickitat and State of Washington.

7 Parcel 2:

8 Lots 8, Block 2, ORIGINAL TOWN OF GOLDENDALE, according to the Plat thereof, recorded in Book B, Page 202, Klickitat County Deed Records, in the County of Klickitat and State of Washington.

11 **Residential Lot**
12 **Port Orchard, Kitsap County**

APN: 4536004015000

13 Property Address: 1078 Edwards Ct, Port Orchard, WA 98366

14 The land is situated in the County of Klickitat, State of Washington and is described as follows:

15 Lot 15 and the South 15 feet of Lot 16, Block 4, Gaffner's Home Addition, according to Plat recorded in Volume 4 of Plats, Page 48, in Kitsap County, Washington.

18 **26 Lots**
19 **Oceanside, Pacific County**

APNs: 740530-14009, 21007, 21020,
21024, 22003, 22005, 22018, 23001, 23004,
23008, 23010, 23015, 24023, 30024, 31003,
31006, 31010, 31014, 31018, 31019, 31022,
31024, 33013, 33014, 34020

21 The land is situated in the County of Pacific, State of Washington and is described as follows:

22 Parcel A:

23 Lots 9 and 10, block 14, amended plat of Oceanside, according to the plat thereof on file in Volume D-2 of plats, page 97, records of Pacific County, Washington,

24 Together with that portion of First Avenue vacated in Commissioner's Journal 20, pages 77-79 accruing thereto by operation of law;

26 Except any portion thereof within the right of way of state highway.

1 Parcel B:

2 Lots 7, 20 and 24, block 21, amended plat of Oceanside, according to the plat thereof on
3 file in Volume D-2 of plats, page 97, records of Pacific County, Washington,

4 Parcel C:

5 Lots 3, 5, 6, 18 and 19, block 22, amended plat of Oceanside, according to the plat
6 thereof on file in Volume D-2 of plats, page 97, records of Pacific County, Washington,

7 Parcel D:

8 Lots 1, 4, 8, 10 and 15, block 23, amended plat of Oceanside, according to the plat
9 thereof on file in Volume D-2 of plats, page 97, records of Pacific County, Washington,

10 Together with that portion of First Avenue vacated in Commissioner's Journal 20, pages
11 77-79 accruing to lot 1 by operation of law.

12 Parcel E:

13 Lots 23 and 24, block 24, amended plat of Oceanside, according to the plat thereof on file
14 in Volume D-2 of plats, page 97, records of Pacific County, Washington,

15 Together with that portion of First Avenue vacated in Commissioner's Journal 20,
16 pages 77-79 accruing to lot 24 by operation of law.

17 Parcel F:

18 Lot 24, block 30, amended plat of Oceanside, according to the plat thereof on file in
19 Volume D-2 of plats, page 97, records of Pacific County, Washington,

20 Parcel G:

21 Lots 3, 4, 6, 10 and 14, block 31, amended plat of Oceanside, according to the plat
22 thereof on file in Volume D-2 of plats, page 97, records of Pacific County, Washington,

23 Parcel H:

24 Lots 18, 19, 22 and 24, block 31, amended plat of Oceanside, according to the plat
25 thereof on file in Volume D-2 of plats, page 97, records of Pacific County, Washington,

26 Parcel I:

 Lot 13 in block 33 of amended plat of Oceanside, according to the plat thereof on file in
 Volume D-2 of plats, page 97, records of Pacific County, Washington,

Parcel J:

 Lot 14, block 33, amended plat of Oceanside, according to the plat thereof on file in
 Volume D-2 of plats, page 97, records of Pacific County, Washington,

Parcel K:

 Lots 20 and 21, block 34, amended plat of Oceanside, according to the plat thereof on file
 in Volume D-2 of plats, page 97, records of Pacific County, Washington,