

**RM/
NW**

MARKET MAKERS
IN REAL ESTATE

AUCTION



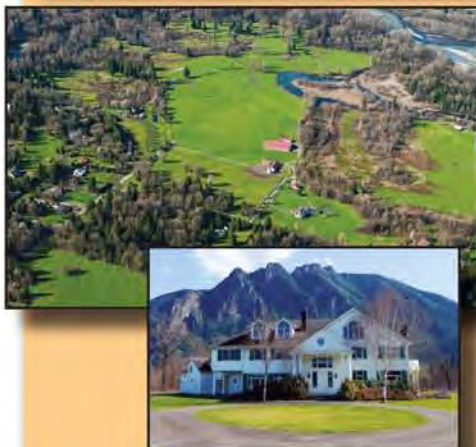
**COMMERCIAL, INVESTMENT, INCOME,
RESIDENTIAL, INDUSTRIAL, TIMBER, RECREATION,
FARM AND DEVELOPMENT PROPERTIES IN
OREGON, WASHINGTON AND CALIFORNIA**

ORAL AUCTION: MAY 16, 2015

SEALED BIDS DUE: MAY 20, JUNE 5 and JUNE 11, 2015

PACIFIC NORTHWEST LEGACY PROPERTIES

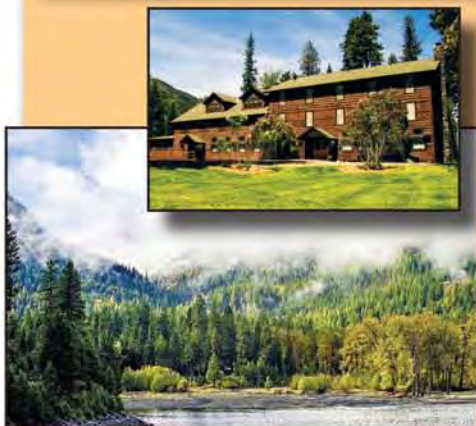
Mountain Meadows Farm - 209± Acres North Bend, Washington



Equestrian estate along the South Snoqualmie River, with views of Mt. Si, near Seattle. 7,770± square foot residence plus nanny apartment, pool, tennis court and 17,000± square foot arena and barn that can accommodate 26 horses, plus two polo fields and caretaker residence. Property has a history of hosting large corporate events for Amazon, Microsoft and other groups which has generated annual gross income of \$1,800,000. Available in two parcels.

See Page 73

Wallowa Lake Lodge Joseph, Oregon



Historic operating resort, with 22 rooms plus eight cabins, in northeast Oregon, located at the south end of Wallowa Lake, next to State Park and at gateway to Eagle Cap Wilderness. Wallowa Lake Lodge was built in 1923 and has been compared to the great National Park Lodges. It was featured in a Public Broadcasting Service special called "Great Lodges of the National Parks". There is significant opportunity for additional development on the 8.7± acre lakefront property.

See Page 111

Special Notice Trustee's Sale by Order of the Secured Lender



Two partially-leased retail and commercial buildings

Red Bluff, California

16,250± square feet

Strategic location near I-5 Exit 649

See Page 115

Introduction

We are pleased to present our 2015 Spring Auction Catalog, with properties located in Oregon, Washington and California being sold by banks, corporations, investment firms, and developers. Realty Marketing/Northwest has been conducting these regularly-scheduled Spring and Fall Auctions since 1987.

These properties are to be sold using Published Reserve prices.

No properties are offered with Starting Bids, Hidden Reserves, or Buyers' Premiums.

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Cover Photos, clockwise from upper left photograph

Front: Auction Property #129, Auction Property #100, Auction Catalog #1505, Auction Property #115

Back: Auction Property #105, Auction Property #127, Auction Property #133, Auction Property #111

Aerial Photography by Bergman Photographic Services, Inc.
 Graphic Design by Inspiration Point
 Pre-Press Production and Printing by Bridgetown Printing Co.
 Website Design by EmpriseMedia
 Editing by Marti Cohn

TABLE OF PROPERTIES

Oral Auction – May 16, 2015

#	Description	Location	Published Reserve
1	Jantzen Beach 2 Bedroom 1 Bath Floating Home, 1755 N. Jantzen Ave.	Portland, OR	\$47,500
2	2915 NE Marine Drive, Slip B31 Marine Drive 1 Bedroom 1 Bath Floating Home	Portland, OR	\$50,000
3	120± acre Timber Tract	Clackamas County, OR	\$585,000
4	22 Unit Mini-Storage with Excess Land, 204 NW Richard Street	Sheridan, OR	\$125,000
5	3± Acre Residential Site	Molalla, OR	\$45,000
6	Four-Lot Package at View of the Bay Subdivision	Depoe Bay, OR	\$99,500
7	37± acre South Immonen Road Timber Tract	Lincoln County, OR	\$197,500
8	55± acre Maxfield Creek Road Timber Tract	Benton County, OR	\$155,500
9	40± acre Alpine Road Timber Tract	Benton County, OR	\$118,500
10	3,591± s.f. Former Bank Branch, 257 Second Street	Drain, OR	\$132,500
11	5,587± s.f. Commercial Building, 122 and 128 W. Central Avenue	Sutherlin, OR	\$135,000
12	Ochoco West Ranch Community Home Site, 11512 NW Huston Ave.	Prineville, OR	\$5,000
13	2,766± s.f. Commercial Building, 147 SE Evergreen Avenue	Redmond, OR	\$150,000
14	80± Acre Sprague River Timber Tract	Klamath County, OR	\$24,500
15	2,182± s.f. Former Bank Branch, 227 W. Main Street	Pilot Rock, OR	\$65,000
16	4,700± s.f. Former Bank Branch, 106 SW Main Street	Enterprise, OR	\$185,000
17	12 Unit Multi-Family Development Site	Vancouver, WA	\$99,500
18	10± acre Nubote Road Residential Tract	Kelso, WA	\$25,000
19	9.67± acre Spirit Lake Highway Residential Tract	Toutle, WA	\$17,500
20	Ocean Blvd. Lot	Ocean City, WA	\$9,500
21	Ocean View Lot, 291 Sand Dune Avenue SW	Ocean Shores, WA	\$22,500

Sealed Bid Auctions – May 20, June 5 and June 11, 2015

#	Description	Location	Published Reserve
100	1,034± acre Elkhorn Creek Timber Tract	Marion County, OR	\$1,825,000 ¹
101	107± acre Industrial Land Portfolio – Available in 5 Parcels	Dallas, OR	\$225,000 to \$960,000
102	7,400± s.f. Industrial Building on 1.6± acres, 34015 Excor Road	Albany, OR	\$585,000
103	Fort Clatsop Road Log Yard with 53± acre Timber Tract	Clatsop County, OR	\$393,500
104	WITHDRAWN		
105	603± acre Harbor Hills Ocean View Ranch Estate	Brookings, OR	\$2,580,000* ¹
	Parcel A – 332± Acres		\$1,585,000*
	Parcel B – 2.76± Acres		\$995,000*
106	10± acre Development Site	Redmond, OR	\$525,000
107	Falcon Ridge Subdivision 3-Lot Package	Prineville, OR	SOLD
108	5,235± acre Wilson Creek Hunting and Timber Property	Morrow County, OR	\$1,900,000 ¹
109	Former Office Pub & Grill, 325 W. Main Street	Ione, OR	\$32,500
110	Warehouse Complex, 698 River Street	Ontario, OR	\$85,000
111	2,814± s.f. Former Bank Branch (leasehold) 22408 E. Appleway Avenue	Liberty Lake, WA	\$300,000
112	79± acre Radke Road Residential Development Tract with Timber	Pierce County, WA	\$695,000
113	21± acre Printz Basin West Residential Dev. Tract with Timber	Bonney Lake, WA	\$475,000
114	65± acre Printz Basin East Residential Dev. Tract with Timber	Pierce County, WA	\$795,000
115	209± acre Mountain Meadows Farm	North Bend, WA	
	Parcel A – 22± acres with 7,770± s.f. residence with pool and tennis court		A: \$1,075,000 ²
	Parcel B – 187± acres with arena, barn, polo fields, caretaker residence, and potential estate home site		B: \$4,995,000 ²
116	8,134± s.f. Commercial Building, 324-328 N. Callow Avenue	Bremerton, WA	\$130,000

*Sales of Parcel A and Parcel B are subject to bids in the aggregate to equal, or exceed, the Bulk Published Reserve Price.

¹ Sealed Bid Due Date June 5, 2015

² Sealed Bid Due Date June 11, 2015

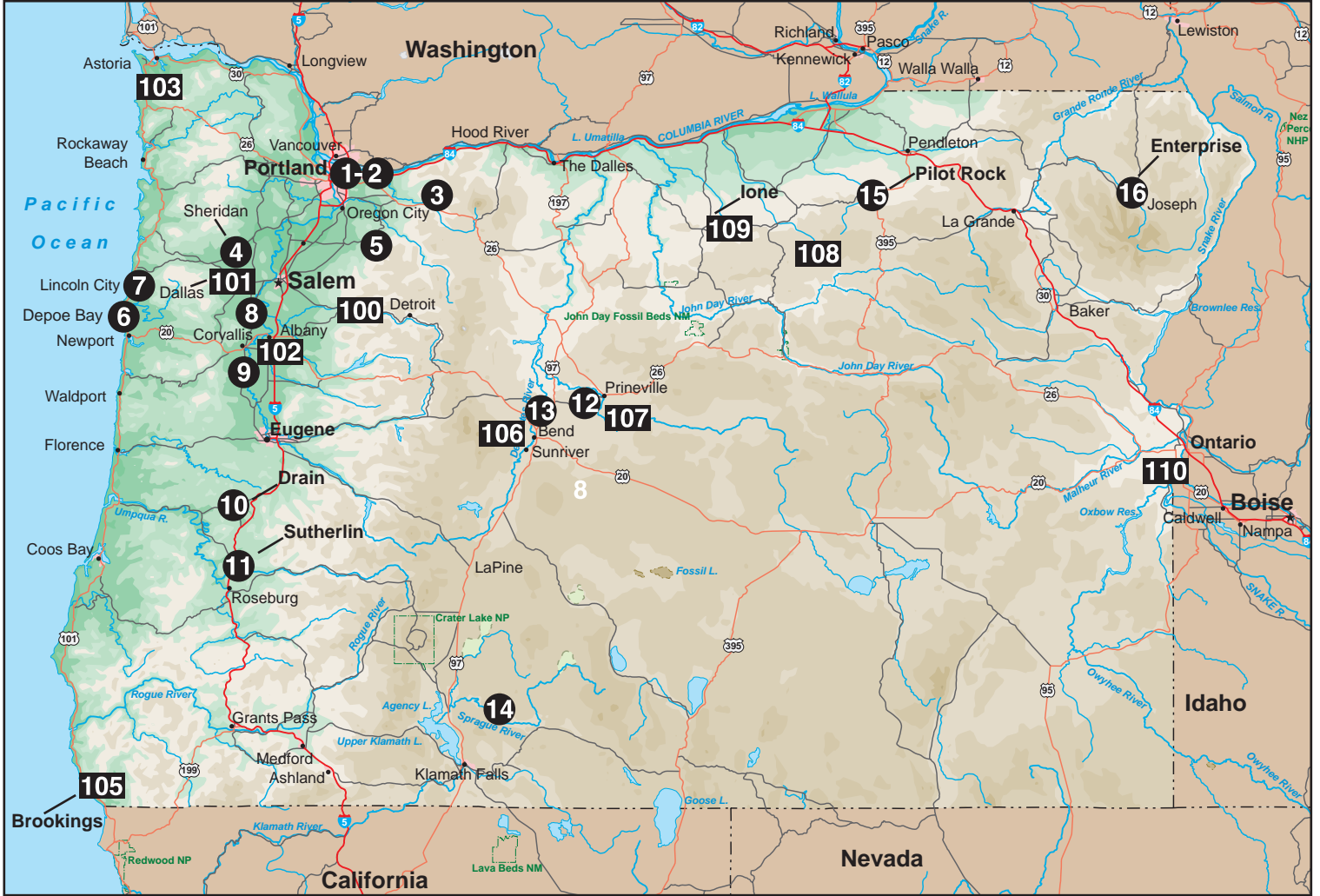
#	Description	Location	Published Reserve
117	2,360± Office / Shop Building, 1331 Bennett Avenue	Prosser, WA	\$60,000
118	Former Grain Elevator	Prosser, WA	\$50,000
119	Two Commercial Buildings, plus Shop and Residence 610 W. Main St., 108 S. Washington St., 109 S. Oak St.	Centralia, WA	Call Auction Info Office
120	1.35± acre Commercial Development Site, available in 3 parcels	Ocean Shores, WA	\$88,500
121	WITHDRAWN		
122	WITHDRAWN		
123	10 Room Former Bed & Breakfast, 15778 Main Street	Crescent Mills, CA	Call Auction Info Office
124	Three Mt. Lassen Woods Subdivision Home Sites each with \$50,000 home construction credit per site	Shasta County, CA	\$139,900 to \$199,900
125	29,155± s.f. Development Site, 1189 and 1201 Emerald Bay Road	South Lake Tahoe, CA	\$150,000
126	15,000± s.f. Infill Development Site, 3868 Lake Tahoe Blvd.	South Lake Tahoe, CA	Call Auction Info Office
127	5.37± acre Green Valley Station Retail Development Site	Cameron Park, CA	\$930,000
128	Academy Place Development Site	Sacramento, CA	\$30,000
129	Five Leased Office Condominiums, 91 Gregory Lane	Pleasant Hills, CA	\$499,000
130	1,942± acre South Rancheria Creek Redwood Tree Farm Parcel A - 1,521± Acres Parcel B - 421± Acres	Boonville, CA	\$4,500,000 ¹ \$3,275,000* \$1,225,000*
131	4 Bedroom 4 Bath Home, 527 9th Street	Fortuna, CA	\$150,000
132	65± acre Site, 1805 Elk Valley Road	Crescent City, CA	\$265,000
133	LATE ADDITION 53,636± s.f. Issaquah Highlands Hotel Site	Issaquah, WA	\$1,800,000

*Sales of Parcel A and Parcel B are subject to bids in the aggregate to equal, or exceed, the Bulk Published Reserve Price.

¹ Sealed Bid Due Date June 5, 2015

² Sealed Bid Due Date June 11, 2015

Oregon Auction Property Locations

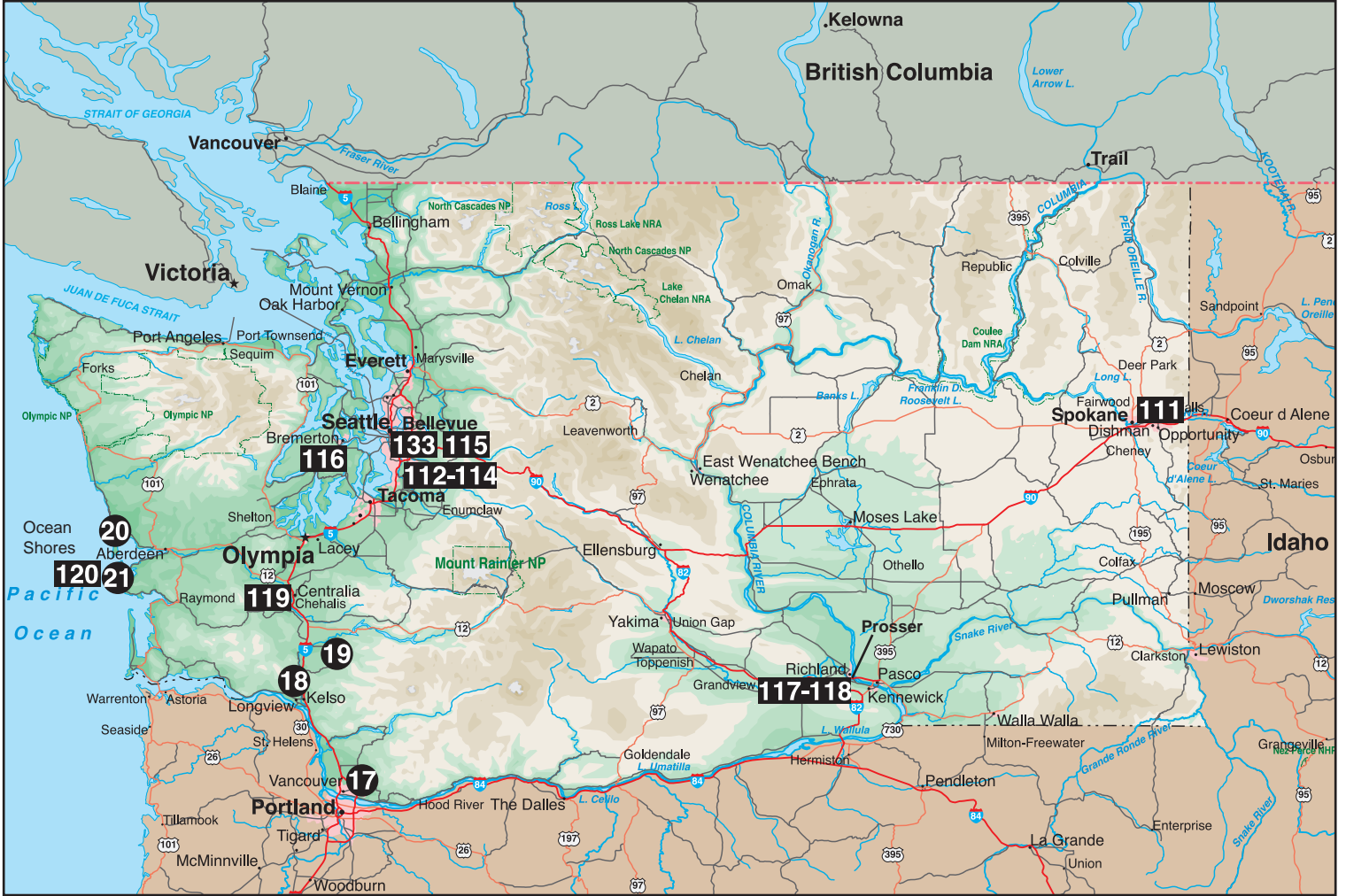


Auction Property #1: Floating home at Jantzen Beach

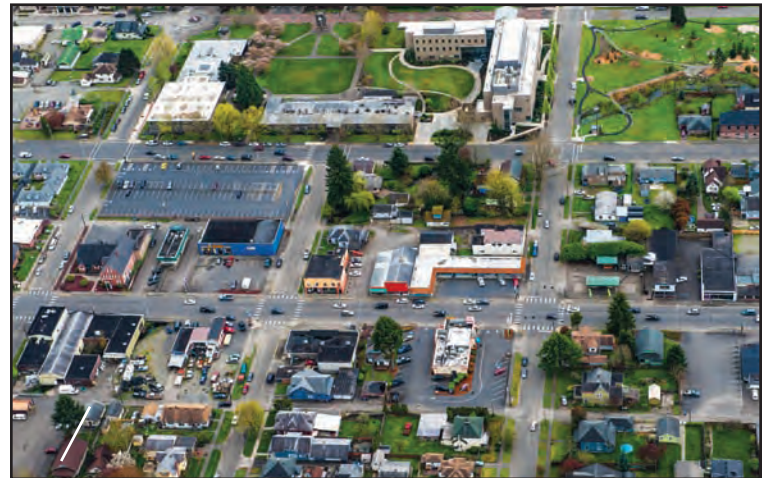


Auction Property #16: 4,700± s.f. former bank branch in Enterprise

Washington Auction Property Locations



Auction Properties #112-114: Portfolio of residential development tracts by Bonney Lake



Auction Property #119: Commercial buildings with apartment and home near Centralia College

California Auction Property Locations



Auction Property #129: Five leased office condominiums in Pleasant Hills



Auction Property #124: Mt. Lassen Woods subdivision lots

1

Two Bedroom One Bath Floating Home at Jantzen Beach Moorage Portland, Oregon



PUBLISHED RESERVE: \$47,500

LAST ASKING: \$59,000

SIZE: 675± Square Feet

ZONING: General Commercial (C Gchx)

PROPERTY INSPECTION:

Date	Time
Saturday April 25	1:00 PM to 3:00 PM
Saturday May 9	1:00 PM to 3:00 PM

FINANCING: None – All Cash

DESCRIPTION: This floating home is located in the Jantzen Beach Moorage, off North Jantzen Avenue, along the Columbia River. The home, built in 1965, has two bedrooms and one bathroom, an open deck facing the river, and a covered porch that faces the dock. The kitchen design is open to the living room. The exterior has been updated including installation of newer windows and doors, metal roof, and cedar shake siding. The interior is partially unfinished, and will require updating. The monthly slip rental is \$565. A copy of the agreement is in the Supplemental Information Package.

LOCATION: 1755 North Jantzen Avenue, Portland, Oregon, Multnomah County, APN: P545664



2

One Bedroom One Bath Floating Home at McCuddy's Marina Portland, Oregon



PUBLISHED RESERVE: \$50,000

LAST ASKING: First Time Offered

SIZE: 650± Square Feet

ZONING: General Commercial (C Gchx)

PROPERTY INSPECTION:

Date	Time
Saturday April 25	1:00 p.m. to 3:00 p.m.
Saturday May 9	1:00 p.m. to 3:00 p.m.

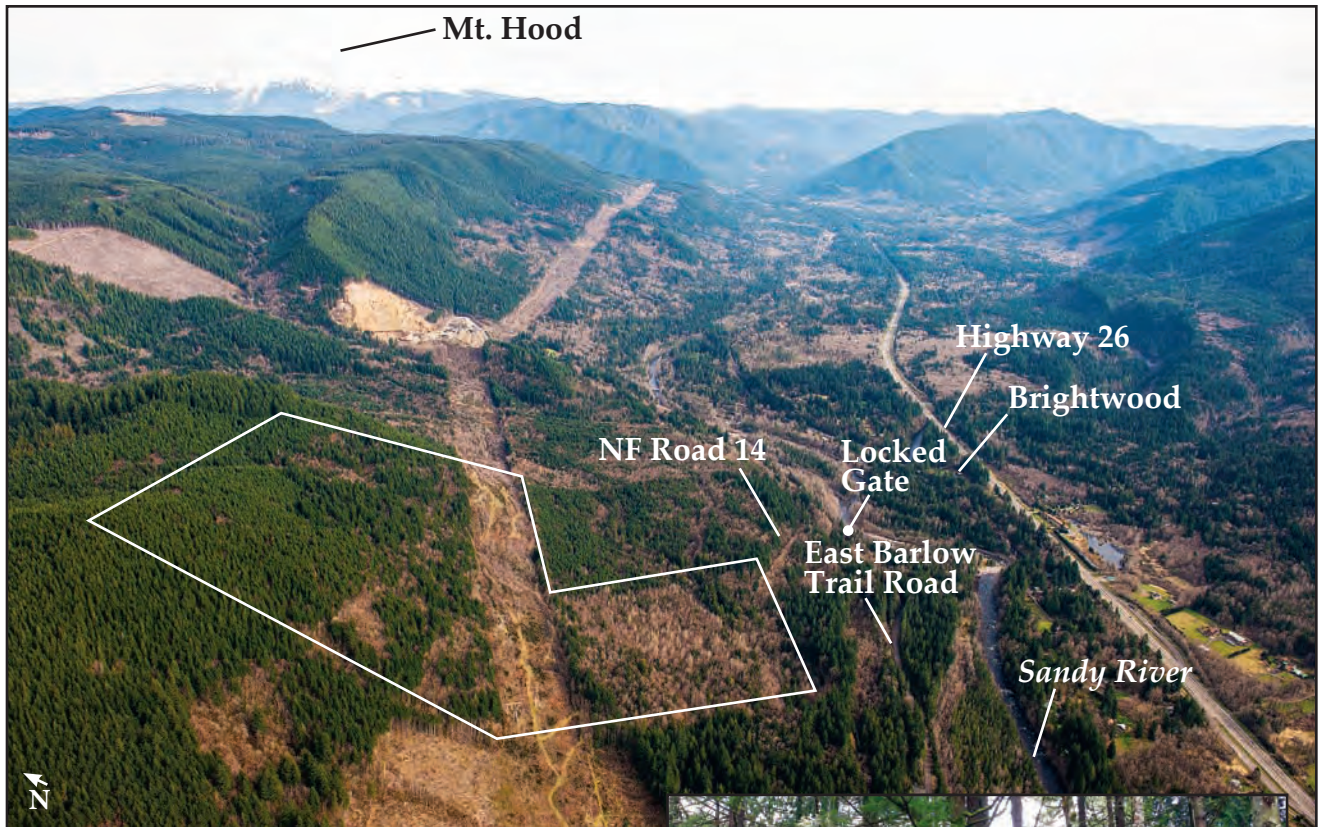
FINANCING: None – All Cash

DESCRIPTION: This floating home located in the McCuddy's Marina off Marine Drive along the Columbia River. The home, built in 1940, has one bedroom and one bathroom, with a covered area for the boat in the rear of the floating home. The exterior has vinyl siding and metal roof. The monthly slip rental is \$539. A copy of the agreement is in the Supplemental Information Package.

LOCATION: 2915 NE Marine Drive Slip B31, Portland, Oregon, Multnomah County, APN: P610396



120± Acre Brightwood Timber Tract near Mt. Hood National Forest Clackamas County, Oregon



PUBLISHED RESERVE: \$585,000
 LAST ASKING: First Time Offered
 SIZE: 120± Acres
 ELEVATION: 600± to 1,000± Feet
 ZONING: TBR -- Timber District
 PROPERTY INSPECTION: Locked Gate -- Please call Auction Information Office
 FINANCING: None – All Cash

DESCRIPTION: This 120± acre timber tract is located along the Sandy River Valley, near Brightwood, Oregon, and next to the Mt. Hood National Forest. There is access from East Barlow Trail Road to the southeast corner from a BLM / USFS road. A road-use permit will be required from the BLM.

There is an estimated 1,376 MBF of merch timber located on 66± acres based on an April 2014 cruise by Lofthus Forestry Service. An estimated 76% of the volume, or 1,045± MBF, is Douglas-fir, with the majority of the Douglas-fir volume being of export quality. The balance of the volume is a mix of hemlock, western red cedar, and alder and maple saw logs. A copy of the 2014 cruise is in the Supplemental Information Package.

The balance of the property has well-stocked 20± year-old conifer and hardwood reproduction. A BPA power line R.O.W. bisects the tract.

Mt. Hood National Forest is located along the northern boundary, and Bureau of Land Management is to both the east and west.

LOCATION: Township 2 South, Range 6 East, Section 23, Tax Lots 100, 101, 102, 103, 104, 105, 106, 107 and 108. Clackamas County, Oregon



PUBLISHED RESERVE: \$125,000

LAST ASKING: First Time Offered

SIZE: 5.17± Acres

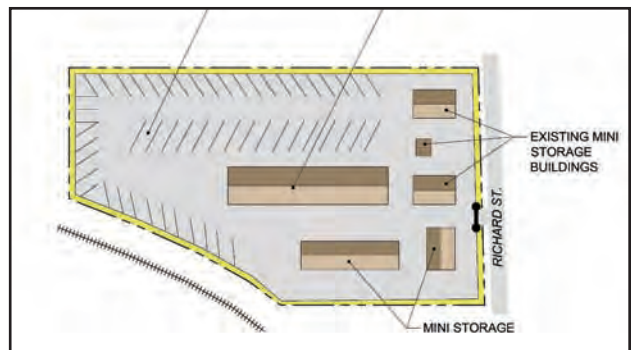
ZONING: AF-10

PROPERTY INSPECTION: At Any time

FINANCING: None – All Cash

DESCRIPTION: This 22 unit mini storage is located at the west end of Sheridan, Oregon, 15 minutes west of the county seat of McMinnville. The storage units are located along NW Richard Street in two buildings of 2,500± square feet each. There is excess land over 4 acres that provide opportunity to develop additional storage units along with a caretaker residence. A medium-security federal correctional institution opened in 1989 and is located nearby. The units are in good condition and currently generate \$335 a month on rental of 5 units, with 17 units not currently rented, providing significant opportunity to increase monthly income with a new owner and operator. Both Sheridan Self Storage and Accuff Storage and Rental are located near the auction property.

LOCATION: 204 NW Richard Street, Sheridan, Oregon.



Please Note: Sketch plan is conceptual only. Neither the Seller nor its agents have submitted plan or made any applications to a public agency.



PUBLISHED RESERVE: \$45,000

LAST ASKING: \$92,000

SIZE: 2.94± Acres

ZONING: FF-10 (Farm Forest)

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: This level residential parcel is located just south of the town of Molalla, and fronts on Molalla Avenue, a main arterial leading into town. New Beginnings Four Square Church is just south of the property. Soils are half Clackamas silt loam, used for berries, small grains, corn pasture and grass seed, hay, and half Dayton silt loam, used for small grains, grass seed, hay and pasture. Power, phone and gas are available at the street. On-site well and septic will be required.

LOCATION: 32272 S Molalla Avenue, Molalla, Oregon, APN 01107420

6

Four-Lot Package at View of the Bay Subdivision Depoe Bay, Oregon



Depoe Bay



Harbor View Place frontage



View to Depoe Bay from NE Spring Avenue

BULK PUBLISHED RESERVE: \$99,500

LAST ASKING: \$209,800

SIZE: 10,454± to 11,325± Square Feet

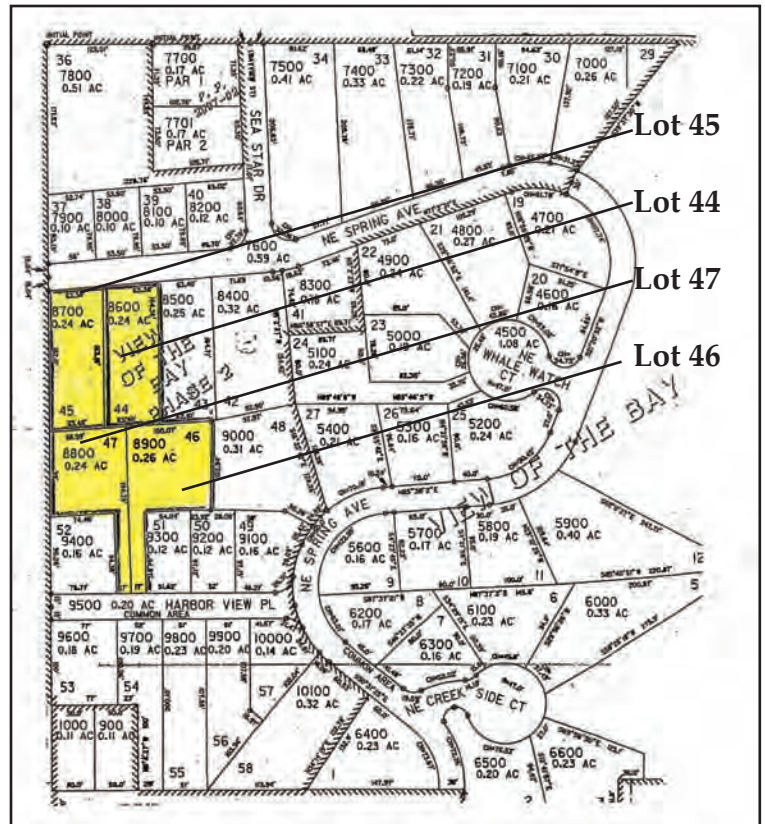
ZONING: R5

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: These four view home sites are located in Depoe Bay, one of Oregon’s most popular coastal resort communities, located between Lincoln City and Newport. Portland is within a two hour drive. The View of the Bay subdivision is at the northern section of Depoe Bay, on a hillside with spectacular views of the ocean and Depoe Bay. These four contiguous home sites are being sold by the original developer to liquidate the remaining unsold inventory as a bulk package, with reserve prices starting at less than \$25,000 per lot.

Lots 44 and 45 have frontage along NE Spring Avenue and lots 46 and 47 have frontage on Harbor View Place. Each lot has some steep topography and will require excavation and some added building costs.





Homes near Auction Property at View of the Bay

The subdivision has underground utilities and CC&Rs. A geotechnical report is required for obtaining a building permit (see Supplemental Information Package for copy of CC&Rs and contact at Depoe Bay Planning Department). Over twenty homes have been built at View of the Bay.

LOCATION: Township 9 South, Range 11 West, SE $\frac{1}{4}$ of Section 5, Tax Lot 8600 (lot 44), Tax Lot 8700 (lot 45), Tax Lot 8800 (lot 46), Tax Lot 8900 (lot 47). From Highway 101, take Collins Avenue east to NE Spring Avenue and proceed to the subdivision and then left on Harbor View Place to lots 46 and 47 or continue to the end of NE Spring to lots 44 and 45.

7

*South Immonen Road Timber Tract, by Salishan Spa & Golf Resort
Lincoln County, Oregon*



PUBLISHED RESERVE: \$197,500

LAST ASKING: First Time Offered

SIZE: 37± Acres

ELEVATION: 50± to 200± Feet

ZONING: TC (Timber Conservation)

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: This 37± acre timber tract is located near the Salishan Spa & Golf Resort, overlooking Siletz Bay and the Pacific Ocean, just south of Lincoln City. The tract has frontage along south Immonen Road, across from Mossy Creek Pottery and Gallery. It contains an estimated total of 653 MBF, including 418± MBF of primarily 70- to 100-year old western hemlock, and the balance of Sitka spruce, red alder and western red cedar. Please see Supplemental Information Package for inventory detail.

The Douglas-fir site index is 122 and the property has moderate northeast-facing slopes.

LOCATION: Township 8 South, Range 11 West, Section 10, Tax Lot 1300.



PUBLISHED RESERVE: \$155,500

LAST ASKING: First Time Offered

SIZE: 55± Acres

ELEVATION: 650± to 700± Feet

ZONING: EFU (Exclusive Farm Use)

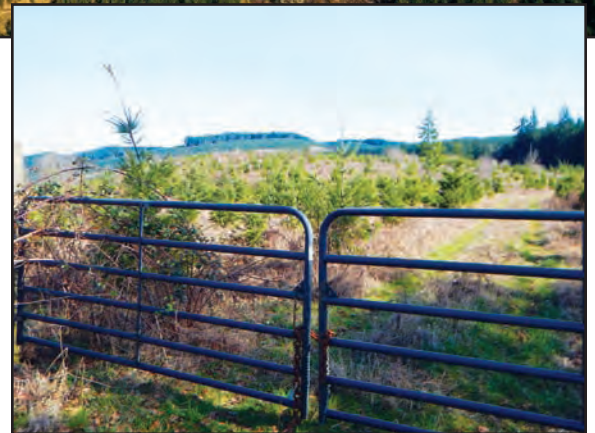
PROPERTY INSPECTION: Locked Gate. Please call Auction Information Office

FINANCING: None -- All Cash

DESCRIPTION: This 55± acre timber tract is located 18 miles northwest of Corvallis, in the foothills of the Oregon Coastal Range, along Maxfield Creek Road between Kings Valley and McDonald-Dunn Research Forest. The property has a Douglas-fir site class of I, with well-stocked 8-year-old Douglas-fir reproduction located on 43± acres. The tract has gentle northeast-facing topography and Fuller Creek bisects the eastern section of the property.

The Airlie Winery and Estate Vineyard, established in 1986, is located about one mile northeast of the property.

The timber tract has potential for up to 25 acres of vineyards, based on a May 2014 Precision Soil Map and Vineyard Soil Interpretations Report, by Red Hill Soils. Please see report in Supplemental Information Package.





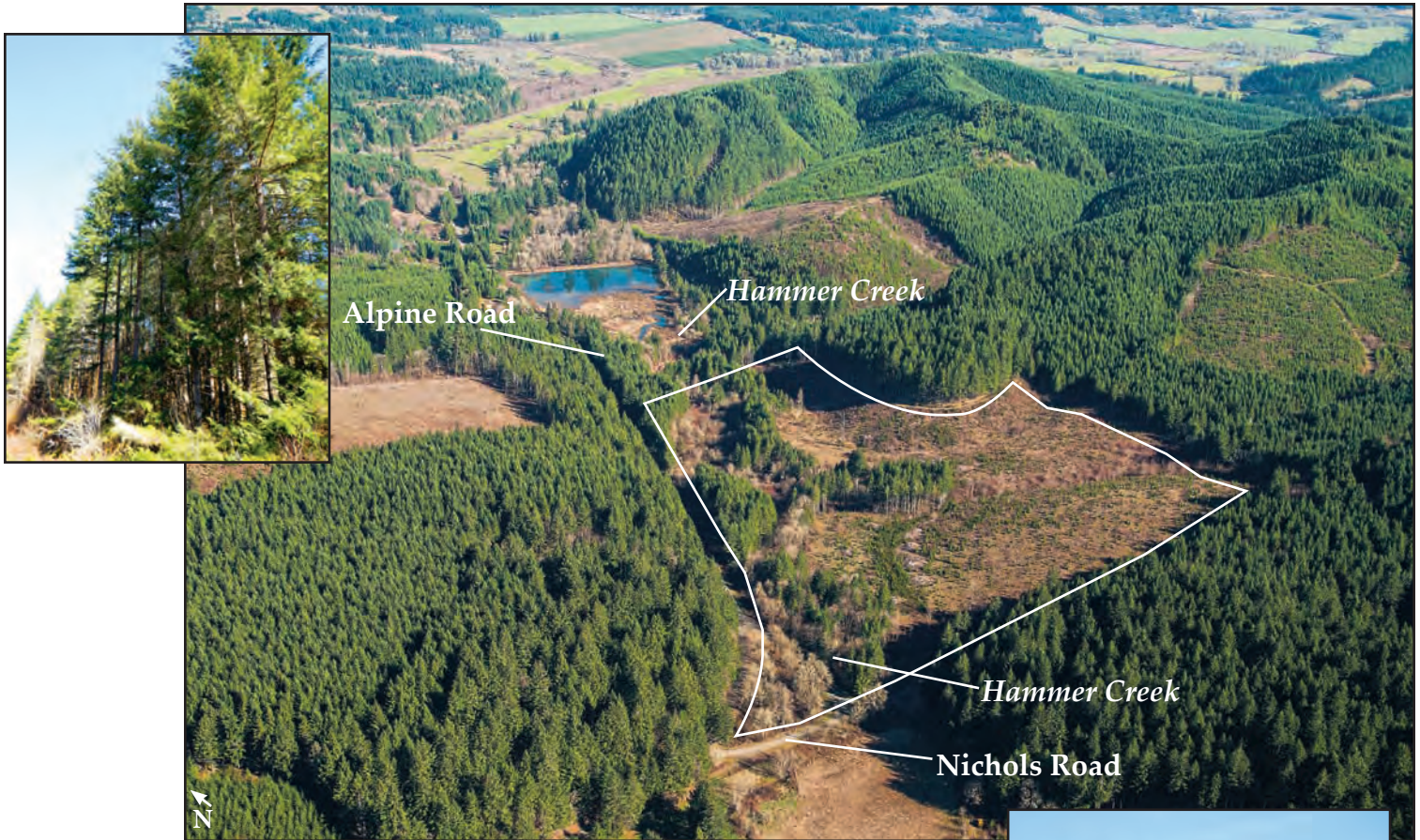
Soil test on site in 2014



Well-stocked 8 year old Douglas-fir reproduction

The 25± acres suitable for planting high-quality vineyards are located primarily in the southwestern portion of the tract by the entry gate. Potential for a small vineyard provides a new owner with the option for management of the property both for growing grapes, and for a Douglas-fir tree farm.

LOCATION: Township 10 South, Range 6 West, Section 12, Tax Lot 500, Benton County, Oregon



PUBLISHED RESERVE: \$118,500

LAST ASKING: First Time Offered

SIZE: 40± Acres

ELEVATION: 400± to 500± Feet

ZONING: FC (Forest Conservation)

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: This 40± acre timber tract is located in the foothills of the Oregon Coastal Range, 8 miles west of both the Willamette Valley community of Monroe, and Highway 99W, with frontage along Alpine Road. Both Eugene and Corvallis are within a 35-minute drive. The small community of Glenbrook is two miles east of the property.

There is an estimated 130 MBF of 36- to 90-year-old Douglas-fir, located on 5± acres along the western section of the tract. 29± acres of the tract have well-stocked 8-year-old Douglas-fir reproduction, with the balance of the property a riparian area along Hammer Creek, which bisects the tract.

The Douglas-fir site class is II, and the topography is gentle west-facing slopes.

Access to the property is from Nichols Road in the southwest section of the property.

LOCATION: Township 14 South, Range 6 West, Section 33, Tax Lot 502, Benton County, Oregon



PUBLISHED RESERVE: \$132,500

DOUGLAS COUNTY RMV 2014-2015: \$213,336

SIZE: 3,591± Square Foot Building on .20± Acre Site

ZONING: C1 (Commercial)

PROPERTY INSPECTION:

Date	Time
Monday April 27	1:00 PM to 3:00 PM
Wednesday May 6	1:00 PM to 3:00 PM



FINANCING: None – All Cash

DESCRIPTION: This former bank branch is located in the community of Drain, six miles west of I-5 and within a 45-minute commute of Eugene, with potential reuse for office or other commercial uses. Drain is known as the gateway to Oregon's Central Pacific Coast. The Central Pacific Coast is fifty miles west of Drain, along Umpqua Highway 38.

The two-story building was built in 1974 and contains a walk-in vault, transaction counter, private office, restrooms, kitchen and operating drive-through lane. The building has a corner location at Second Street and West C Avenue, with on-site parking for five cars, and good access to Highway 38.



LOCATION: 257 Second Street, Tax Lot 3700, Drain, Oregon.



PUBLISHED RESERVE: \$135,000

LAST ASKING: \$170,000

SIZE: 5,027± Square Foot building on 13,503±
Acre Site

ZONING: C-3 (Community Commercial)

PROPERTY INSPECTION:

Date	Time
Monday April 27	10:00 AM to 12:00 PM
Tuesday May 12	1:00 PM to 3:00 PM

FINANCING: None – All Cash

DESCRIPTION: This vacant commercial building with corner parking lot is located in downtown Sutherlin, and had been used for a restaurant and tavern. All the equipment, furnishings and fixtures have been removed. It has an exterior of brick and stucco, with separate entrances, one for the restaurant, and one for the lounge. The parking lot is 7,405± square feet, and can accommodate additional development. The C-3 zoning allows uses that include retail, office, and restaurant, with residential use on the upper floor. Sutherlin is located along I-5, and is within a fifteen-minute commute to Roseburg.

Sutherlin has grown as a retirement community, and has proximity to golf courses, fishing, and Umpqua Valley wineries.

LOCATION: 122 and 138 West Central Avenue, Sutherlin, Oregon, Map #25-07-17 DC. Tax Lots 9700 and 9800, Douglas County.



Please Note: Sketch plan is conceptual only. Neither the Seller nor its agents have submitted plan or made any applications to a public agency.



PUBLISHED RESERVE: \$5,000

LAST ASKING: \$9,500

SIZE: 18,400± Square Feet

ZONING: R5 (Rural Residential)

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: This double lot is located approximately ten miles northwest of the city Prineville, Oregon, in the Ochoco West ranch community. The rectangular lot slopes gently upward from the street to the rear providing natural drainage. The development features a clubhouse, outdoor swimming pool, two fishing ponds, horse stables and 1,000 acres of community lands. There is a community water system, and public power is available to the site. On-site septic will be required.

LOCATION: 11512 NW Huston Avenue, Prineville, Oregon. Map # 131534AB06400



PUBLISHED RESERVE: \$150,000

LAST ASKING: \$244,500

SIZE: 2,766± Square Foot Building on 10,334± Square Foot Lot

ZONING: MULV (Mixed-Use Live Work)

PROPERTY INSPECTION: Please call Auction Information Office

FINANCING: None – All Cash

DESCRIPTION: This 2,766± square foot one-story commercial building is located near the intersection of Highways 97 and 126, in the city of Redmond. It is currently vacant and has excellent exposure along Highway 126, with ample on-site parking in the rear of the property.



The building was renovated with a metal roof, and with stucco exterior that is at the entry. There is a large showroom that has storage in the rear, with access from a roll-up door on the eastern side of the building. The building has a restroom with shower.

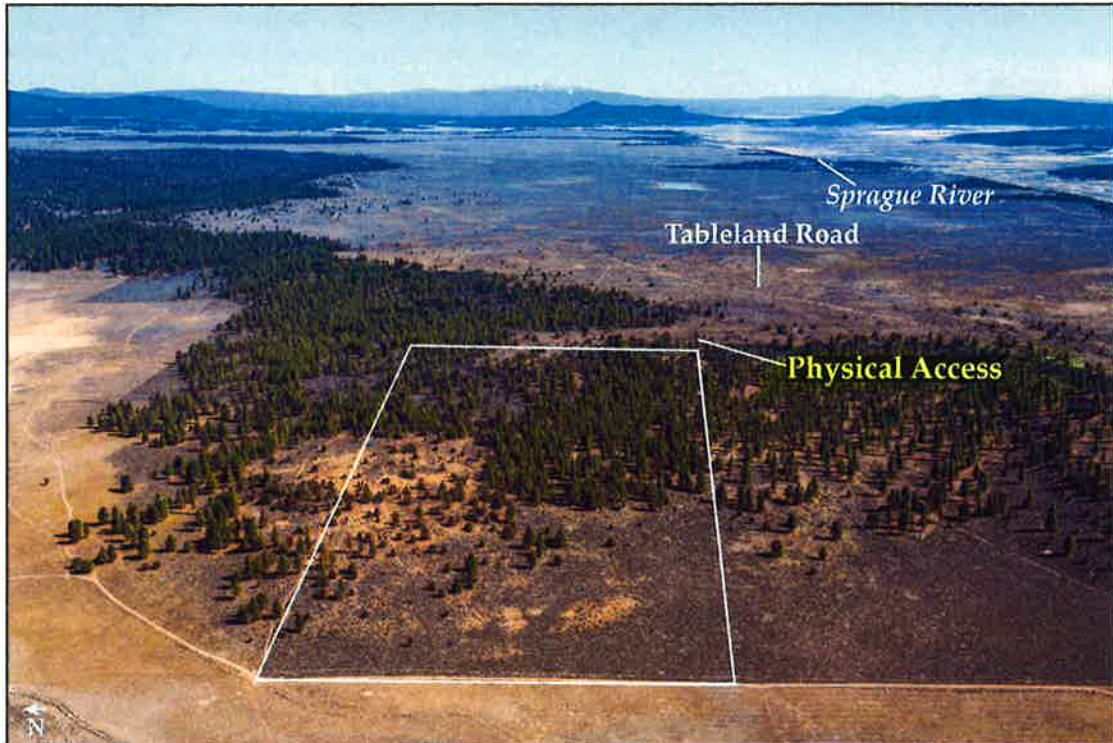
Peninsula Trucking Lines has a facility that is adjacent to the property. A motorcycle repair business is also located next to the building.

LOCATION: 147 SE Evergreen Avenue (Highway 126), Tax Lot 123180, Redmond, Oregon

SUPPLEMENTAL INFORMATION PACKAGE

14

*80± Acre Timber and Recreation Tract, near Sprague River
Klamath County, Oregon*



PUBLISHED RESERVE: \$24,500

LAST ASKING: First Time Offered

SIZE: 80± Acres

ELEVATION: 4,300± to 4,500± Feet

ZONING: EFU/CG (Exclusive Farm Use/ Cropland Grazing)

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: This 80± acre timber tract is located just outside the community of Sprague River, Oregon. There is an estimated 136 MBF of primarily one-hundred year old ponderosa pine, with an average DBH of 15.5 inches, based on the December 2014 Timber Inventory Report by Lofthus Forestry Services. Copy of report is in the Supplemental Information Package.

The property could be used for a seasonal cabin or base camp. Zoning detail is in the Supplemental Information Package. Physical access to the property is from a logging road to the southeast corner from Table-land Road.

**See Correction:
Physical Access**

ORAL AUCTION: MAY 16, 2015

Call the Auction Information Office with any questions at: 1-800-845-3524

REALTY MARKETING/NORTHWEST

522 SW 5th Avenue, Suite 725 Portland, Oregon 97204



PUBLISHED RESERVE: \$65,000

LAST ASKING: \$99,500

SIZE: 2,182± Square Foot Building on 3,841± Square Foot Lot

ZONING: C-1 - Commercial

PROPERTY INSPECTION: Call Auction Information Office to arrange

FINANCING: None – All Cash

DESCRIPTION: This 2,182± square foot former bank branch is located just off Main Street in Pilot Rock, which is fifteen miles south of Pendleton. Boise Cascade owns and operates the Kinzua Lumber Mill, which is located just north of the property. The exterior of the building has an updated store front, with large windows and natural stonework around the entry. The interior has an open floor plan including private office, break room, and bank vault. The building has potential for re-use as an office, or other commercial uses, and has good access to Highway 395. The heating system is forced hot air.

LOCATION: 227 W. Main Street – Pilot Rock, Oregon





PUBLISHED RESERVE: \$185,000

LAST ASKING: \$249,500

SIZE: 4,700± Square Feet

ZONING: C1 – Commercial

PROPERTY INSPECTION: Call Auction Information Office to arrange

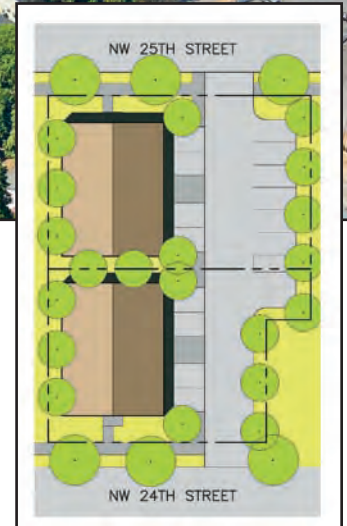
FINANCING: None – All Cash

DESCRIPTION: This 4,700± square foot commercial building is a former bank branch, located at the corner of SW First and West Greenwood Streets, and is in the northeast Oregon community of Enterprise. It has potential reuse as office, artist studio/workshop, and other commercial uses. The two-story building was built in 1947 and is of concrete and wood construction, with high ceilings and open space on the main floor with walk-in vault and drive-up window. The second level also has a vault and a large room. Restrooms are on both floors. The basement is finished, with room for storage. There is on-site parking for 28 cars, which could also accommodate expansion of the existing building.



The property has good access to the Wallowa Lake Highway, which is used by tourists who are travelling to the nearby resort town of Joseph.

LOCATION: 106 SW First Street – Enterprise, Oregon



Please Note: Sketch plan is conceptual only. Neither the Seller nor its agents have submitted plan or made any applications to a public agency.

PUBLISHED RESERVE: \$99,500

LAST ASKING: No Prior Sale

SIZE: .327± Acre

ZONING: Multi-Family (R-30)

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: This .327± acre residential infill development site is located in downtown Vancouver, west of Interstate 5, with frontage along West 24th and West 25th Streets. The property has excellent access to I-5 via West Fourth Plain Blvd., and is located in a neighborhood that contains a mix of both housing and commercial uses.

The site has received, from the city of Vancouver, both Design Review Approval, and Preliminary Site Plan Approval, in order to develop the property as a twelve-unit apartment complex. The proposed development is known as the Lincoln Village Apartments, and will have two 3-story buildings of 6,680± and 7,582± square feet each, with each building to have six two-bedroom, two-bathroom apartments. The Preliminary Site Plan Approval has been extended until January 19, 2018. (Please see the Supplemental Information Package for all approvals, as well as Boundary Survey, Traffic Study, Geotechnical Report, and Storm Water Design Report.)

The R-30 zoning accommodates up to 30 units per acre. As part of the approval process, the seller was able to apply and use the Transportation District Overlay Standards, which, as such, increases density by 25% and allows for construction of 12 units. All utilities are available to the site.

LOCATION: West 24th Street, Vancouver, Washington, Tax Lot #: 062090-000



PUBLISHED RESERVE: \$25,000

LAST ASKING: \$58,000

SIZE: 10± Acres

ZONING: Unzoned

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: This 10± acre property is located 20 minutes south of the Kelso and Longview, Washington city limits, along a ridge between Rose Valley and the Kalama River. The property consists of two 5.03 acre tax lots, and the neighborhood is characterized by single family homes on acreage. Although the area is unzoned, there is a two-acre minimum parcel size for new lots. Access is from a paved easement coming off of Primrose Road. Public power and phone are available from Primrose Road. Well and septic are required. Preliminary approvals for septic were obtained in 2011 from Cowlitz County.

There is a creek that runs along the northern section of both parcels. The property has moderate topography.

LOCATION: 235 and 247 Nubote Road – Kelso, Washington. APN # WD2910005 and WD2910006



PUBLISHED RESERVE: \$17,500

LAST ASKING: \$35,000

SIZE: 9.67± Acres

ZONING: Unzoned

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: This 9.67± acre parcel is located 3± miles north of the community of Toutle, in Cowlitz County, with frontage on the northern boundary along Spirit Lake Highway, and on Centerfire Lane to the south. The property is approximately 15 miles east of I-5 and the town of Castle Rock. Cowlitz County is un-zoned and there is a 2 acre minimum parcel size for new single family construction. The site is generally level, and has power and telephone to the site.

Development of a home site was begun and a well was drilled. The property is five miles from Silver Lake, popular for fishing and camping. Riverdale Raceway, for motocross and drag racing, is located nearby. The property could also be used for a commercial recreation development, such as RV Park and other uses.

LOCATION: 7129 Spirit Lake Highway, Toutle, Washington. APN # EF0901006



PUBLISHED RESERVE: \$9,500

LAST ASKING: \$19,900

SIZE: 26,421± Square Feet

ZONING: R3 (Resort Residential)

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: This residential lot is just south of the central area within the community of Ocean City, on the Washington Coast. The lot is suitable for a single family residence or duplex. The site is a short walk from sandy beaches, and would be a great location for either a cabin or year-round residence. Power and water are available to the site and a septic system would be required.

LOCATION: Lot I A Ocean Blvd., Ocean City, Washington. APN 181210310210



PUBLISHED RESERVE: \$22,500

LAST ASKING: \$49,900

SIZE: 12,000± Square Feet

ZONING: R1 (Single Family Residential)

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: This lot is located in the popular resort ocean front town of Ocean Shores. The ocean view lot is located along Sand Dune Avenue, and would have a view of the ocean from a second floor of a residence. The property's topography is flat. Water, sewer and power serve the lot, which has sixty feet of frontage along Sand Dune Avenue.

Ocean Shores is one of Washington State's gateway vacation and convention destinations, and is within a ninety-minute drive of Olympia, at I-5.

LOCATION: 291 Sand Dune Avenue SW, Lot 32 Division 4, Ocean Shores, Washington.
APN#090700003200

SEALED BID OFFERINGS

Sellers of these properties want to make them available to our entire list of buyers. Due to location, unique circumstances surrounding the land, improvements, and many potential uses of the properties, they have decided to evaluate offers by Sealed Bid.

Sellers will evaluate each offer on its individual merit, and will accept the offer that is at, or above, the Published Reserve Price which best meets the terms and conditions of the Auction.

Should the bids fail to reach the Published Reserve Price, the Seller retains the right to accept a particular offer, reject all offers, or counter the offer that most closely meets requirements.

All Sealed Bids must be accompanied by Certified Funds for ten percent (10%) of the bid price as an earnest money deposit. Within three (3) business days of acceptance of a bid, earnest money deposit must be increased to ten percent (10%) of the accepted bid price. Checks should be made payable to the Realty Marketing/Northwest Client Trust Account. Due diligence should be completed prior to bid submissions. Bidders will be notified of acceptance or rejection of bids no later than five business days after the bid submission deadline. Escrows will close within 30-45 days of the date of the bid acceptance.

OREGON

WASHINGTON

CALIFORNIA

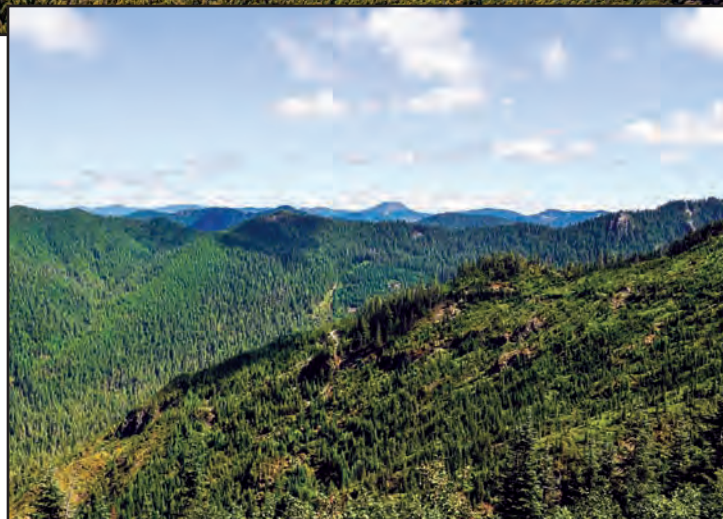
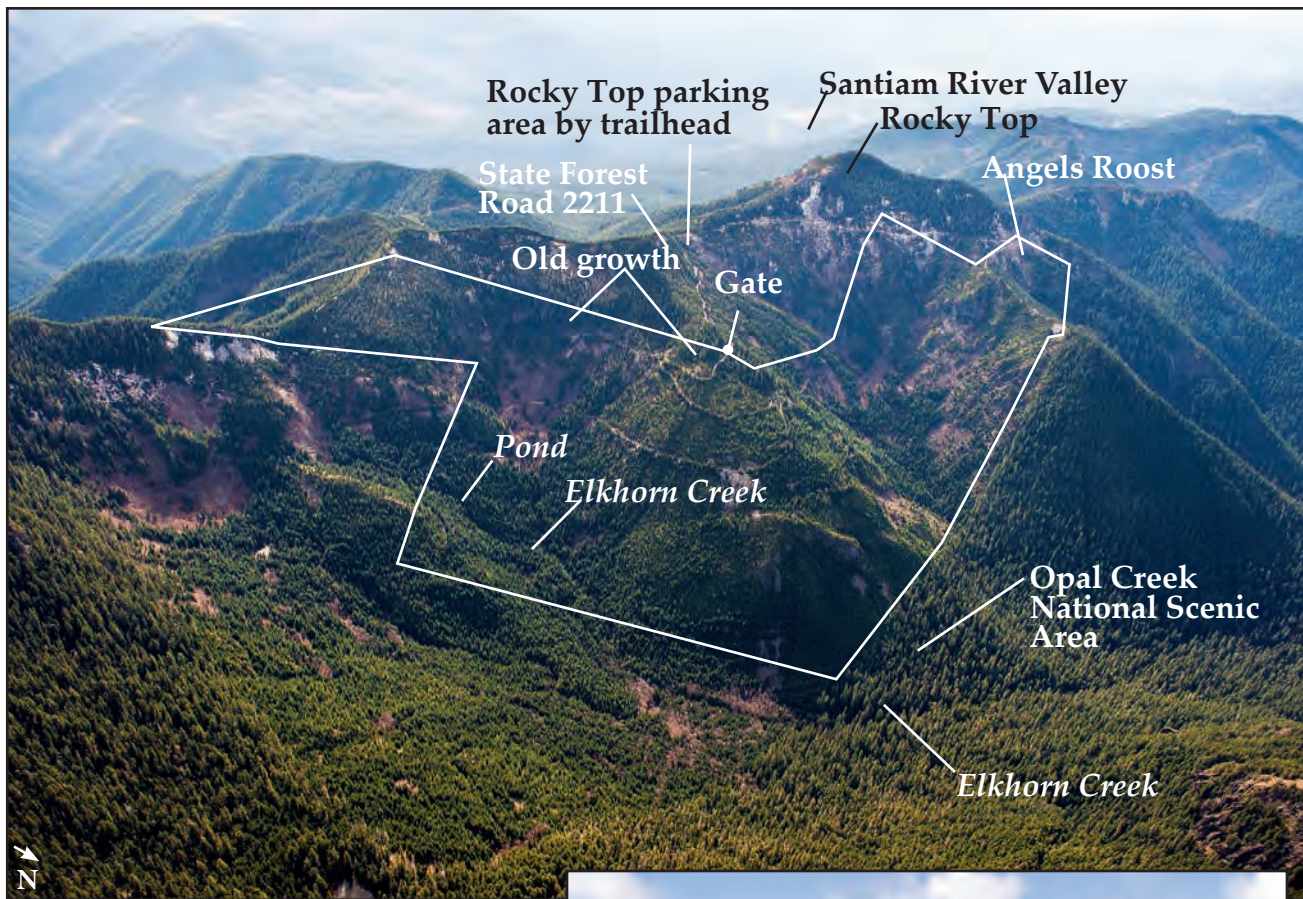
100

1,034± Acre Elkhorn Creek Timber Tract, next to Opal Creek National Scenic Area and Santiam State Forest, Marion County, Oregon



*Angel's Roost
located in
Section 14*





PUBLISHED RESERVE: \$1,825,000

LAST ASKING: First Time Offered

SIZE: 1,034± Acres

ELEVATION: 3,300± to 4,700± Feet

ZONING: TC (Timber Conservation)

PROPERTY INSPECTION: Entry Permit Required -- Please Contact Auction Information Office

FINANCING: None -- All Cash. Seller will also consider a transaction with 10% cash and the balance in exchange property. See Supplemental Information Package.

DESCRIPTION: The 1,034± acre Elkhorn Creek Timber Tract is located within a 45 minute drive of Salem, in the rugged foothills of the west side of the Cascades, between the Santiam State Forest and Opal Creek National Scenic Area, which is within the Willamette National Forest. Natural Rock Arch and Rocky Top Trails are both located near the property.

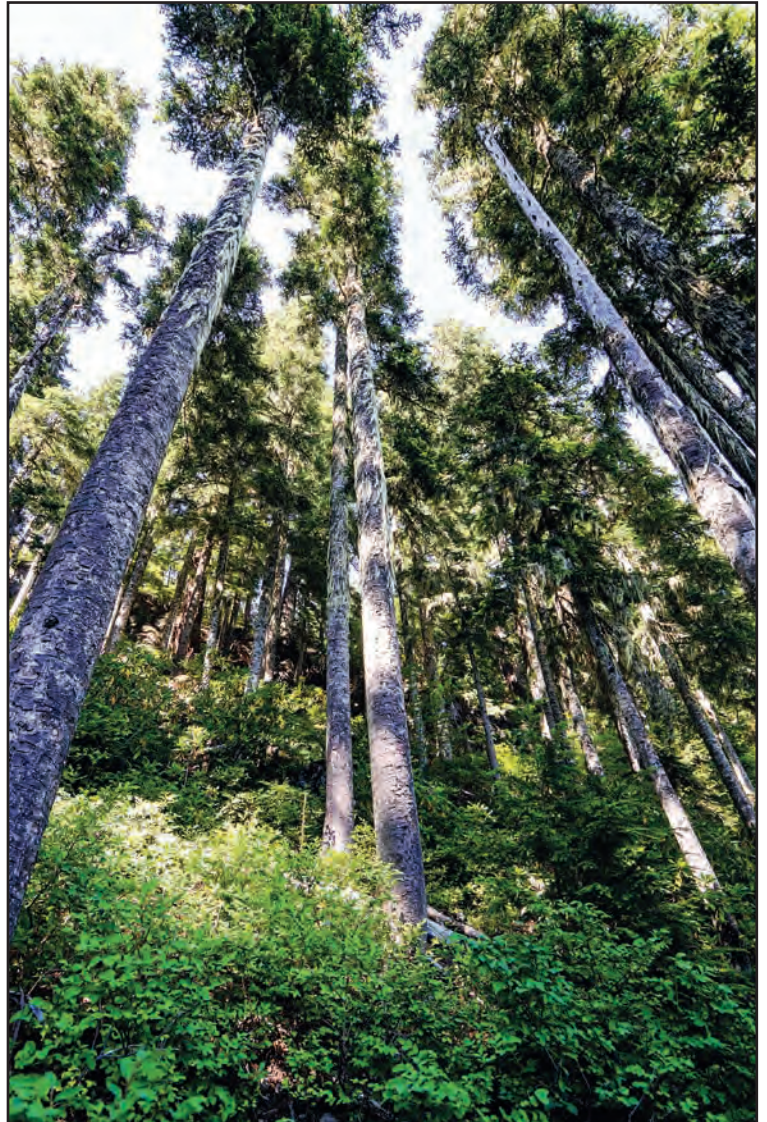
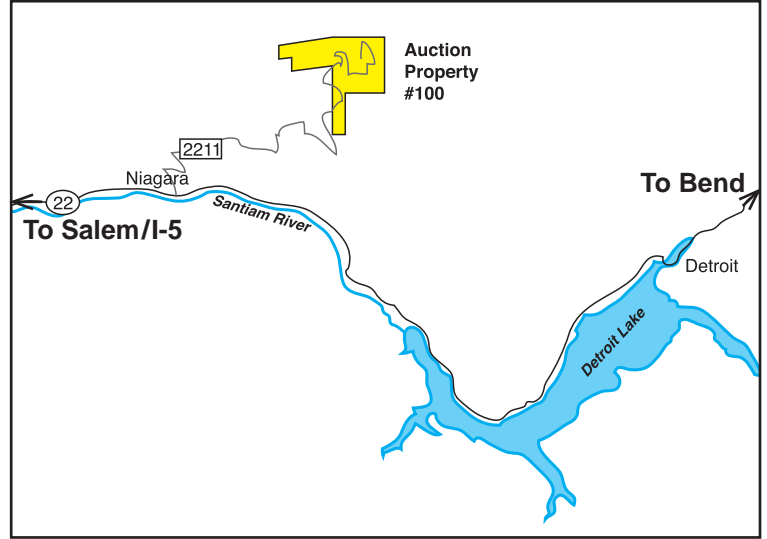
The property contains the headwater of Elkhorn Creek, which was designated a Wild and Scenic River in 1998 as part of the creation of the adjoining 13,538± acre Opal Creek National Scenic Area.



Waterfall near pond



Entry in Section 24



Old growth western hemlock



Entry road to Section 13

Elkhorn Creek has healthy populations of native cutthroat and rainbow trout, and is tributary to Little North Fork of Santiam River.

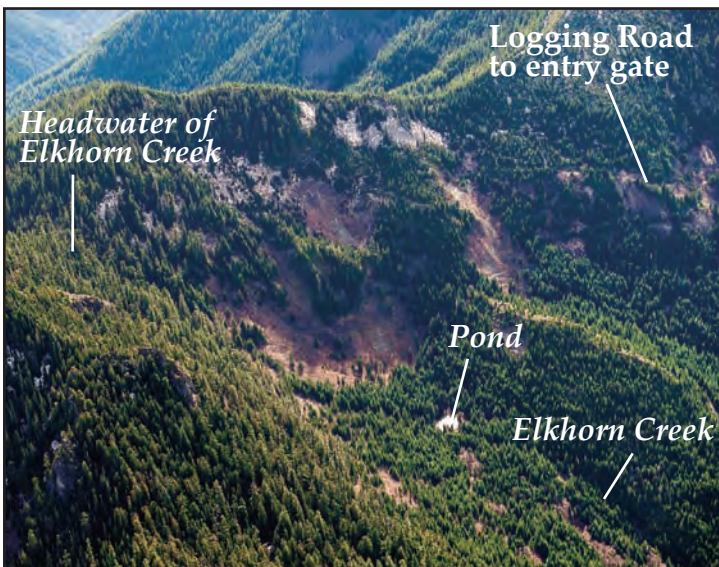
The 1,034± acre tract is one of the largest in-holdings of private timberland within the Santiam State Forest and next to the Willamette National Forest, and was acquired by the Seller in 2004 from Weyerhaeuser as part of a larger acquisition.

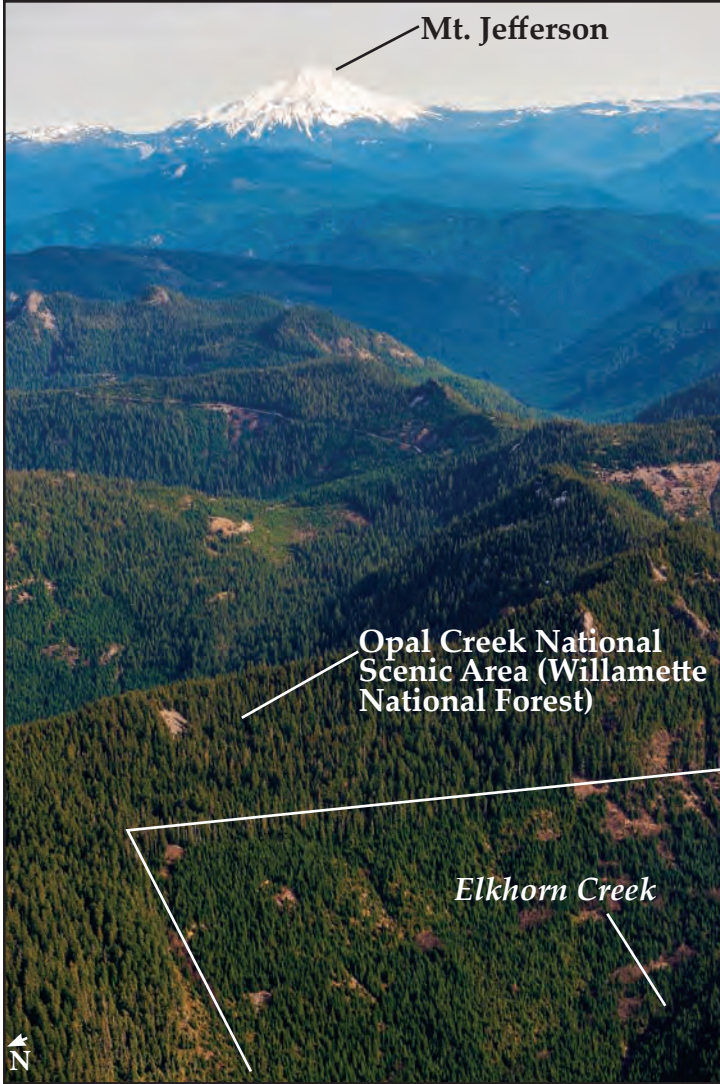
There is an estimated total of 6,000± MBF, with 51± acres of primarily old growth western hemlock, and the balance in well-stocked 40- to 60-year-old Douglas-fir on 783± acres, with the majority of the volume within a basin located within Section 13. The property has not been harvested since 1975. Please see Supplemental Information Package for timber type, map and inventory.

The headwater of Elkhorn Creek is located in Section 13, next to a small pond. The bulk of the old growth is located on 36 acres within Section 13, primarily within the southwest portion.

There is access to the property from Highway 22 at Niagara from Santiam State Forest Road 2211, which is a gravel road. The trailhead and parking for Rocky Top is 8.2 miles from Highway 22, and near the access entry road into Section 13. A power line R.O.W. bisects Section 24.

The topography is steep and rugged, with an internal system of logging roads that provide access throughout the property. Cable and yarder logging systems will be required. The road system will require upgrading and improvements before it can be used for hauling logs.





The Seller will consider, in addition to a cash bid, an alternate bid that has 10% cash and the balance in potential, unencumbered exchange properties that may be timberland in either or both Northwest Oregon or Southwest Washington, with 15- to 30± year-old Douglas fir, or hemlock reproduction, or income properties. See Supplemental Information Package for details.

Acquisition of the 1,034± acre Elkhorn Timber Tract provides a new owner with a combination of both timber and conservation values, with opportunity for near-term cash flow from the harvest of up to 6 million board feet, at an acquisition price of less than \$1,900 per acre.

LOCATION: Township 9 South, Range 5 East, Sections 13, 14 and 24. Marion County, Oregon

SEALED BIDS DUE NO LATER THAN 5:00 P.M., JUNE 5, 2015

101

Willamette Valley Industrial Land Portfolio – 107± Acres
Dallas, Oregon



S.E. Holman Ave.

E - 13.75± Acres

D - 5.88± Acres

*Parcels range
from 5.88± to
52.07± Acres*



A - 52.07± Acres

SE Godsey Road

B - 26.05± Acres

C - 7.04± Acres

SE Monmouth Cut-Off Road



	Bulk	Parcel A*	Parcel B*	Parcel C*	Parcel D*	Parcel E*
PUBLISHED RESERVE:	\$2,350,000	\$650,000	\$960,000	SOLD	\$225,000	\$515,000
LAST ASKING:	\$5,608,455	\$2,509,800	\$1,475,159	\$378,993	\$316,545	\$927,958

* Sales of Parcels A, B, C, D and E are subject to total bids in the aggregate to equal, or exceed, \$2,350,000

SIZE: 107± Ac. 52.07± Ac. 26.05± Ac. 7.04± Ac. 5.88± Ac. 13.75± Ac.

ZONING: I (Industrial)

PROPERTY INSPECTION: At Any Time

FINANCING: Subject to Seller's approval of Purchaser's credit: A 25% down payment with the balance secured by a first deed of trust, amortized over 25 years at 5.5% interest, calling for monthly payments of principal and interest; all due and payable at the end of 3 years.

DESCRIPTION: This 107± acre industrial land portfolio is located in the Willamette Valley community of Dallas, a 25-minute drive west from Salem and I-5. The portfolio contains five parcels which range in size from 5.88± to 52.07± acres, and are all located within the Dallas Enterprise Zone, which provides significant tax and additional incentives for business firms to expand or to relocate to Dallas. Please see Supplemental Information Package for detail information for the Enterprise Zone Incentive.

The 107± acre portfolio can be acquired in its entirety, or in each of five individual parcels, or in a combination of parcels, with discounts of up to 60% from last asking prices, starting at less than \$.30 a square foot. As an added incentive, the Seller is offering short-term financing to qualified parties who provide a 25% down payment.



All parcels have access to water, sewer and electrical service supplied by Pacific Power.

Parcel A -- 52.07± Acres
 Published Reserve -- \$650,000
 Tax Lots -- 100,2500

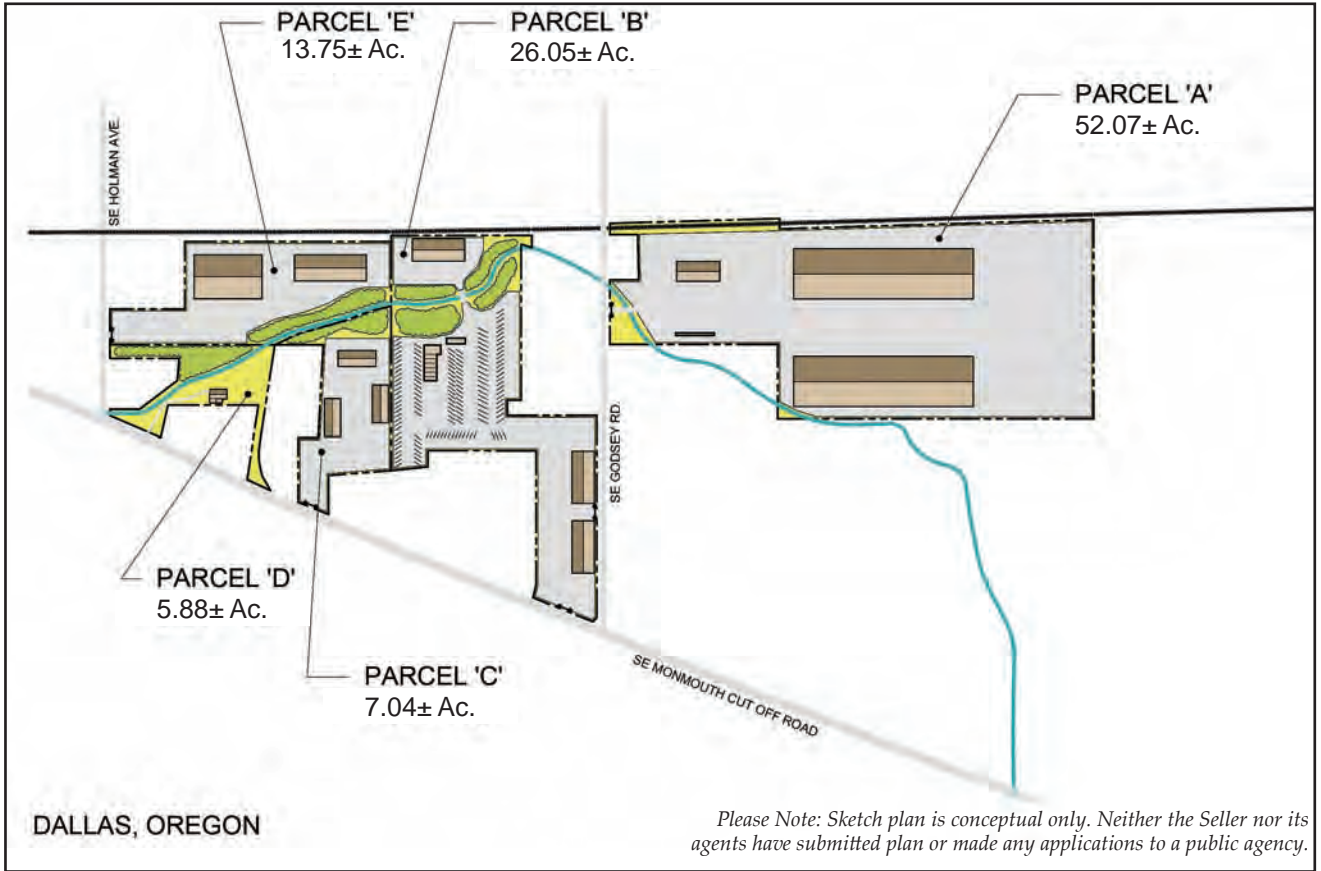
Parcel A is the largest site and has access along Godsey Road from SE Monmouth Cut-Off Road. It has been used to grow grass seed. A rail is along the northern boundary. It could be subdivided into multiple industrial lots, or maintained for a single use.

Parcel B -- 26.05± Acres
 Published Reserve -- \$960,000
 Tax Lots -- 1100, 1121, 1300

Parcel B has frontage along SE Monmouth Cut-Off Road and from Godsey Road, and is adjacent to the former TYCO plant. It is adjacent to both Parcels C and E, providing opportunity to acquire an additional 22± acres.

Parcel C -- 7.04± Acres
 SALE PENDING
 Tax Lot 1004

Parcel C has frontage along SE Monmouth Cut-Off Road, and is adjacent to MAK Metals, and to Parcels B and E.



Parcel D -- 5.88± Acres
 Published Reserve -- \$225,000
 Tax Lot 1000

Parcel D is an irregular shape site and includes a metal 6,500 square foot shop building. There is access from SE Monmouth Cut-Off Road. Ash Creek bisects a portion of the property.

Parcel E -- 13.75± Acres
 Published Reserve -- \$515,000
 Tax Lots 900,100

Parcel E has frontage along SE Holman Avenue. A rail runs along the northern boundary. Ash Creek bisects the southeast corner.

LOCATION: Sections 4, 33,34
 Township 7 south Range 5 west

SEALED BIDS DUE NO LATER THAN 5:00 PM, MAY 20, 2015



PUBLISHED RESERVE: \$585,000

LAST ASKING: \$650,000

SIZE: 7,400± Square Foot Building on 1.7± Acres

ZONING: UD-11 (Urban Development Industrial)

PROPERTY INSPECTION: By Appointment Only - Please do not disturb tenant

FINANCING: Subject to Seller's approval of Purchaser's credit:

Term: 15 to 20 year full amortizing loan

Loan to Value: Loan to be appraised or cost value, whichever is less, not to exceed 65%

Rate: Federal Home Loan Bank fixed rate index plus 3% adjustable every 5 years with a floor rate of 5.5%

Fees: 1% plus usual customary third party costs

DESCRIPTION: This 1.7± acre industrial property, with a 7,400± square foot metal building, is located along Highway 34 near Corvallis, home of Oregon State University, and Albany, and within five minutes of I-5 Exit 228. The property has the opportunity to be developed with additional buildings on the excess land, which has excellent exposure along Highway 34. The site has easy access to I-5 and Corvallis, and Highway 99 and Albany. The building on the adjacent 3± acre site has been recently purchased as a New Holland Tractor and Farm Equipment dealership.



Showroom



The 7,400± square foot building is currently leased to Student First, Inc. for school bus and transit bus storage, and light maintenance. The monthly rental is \$5,873, and the lease expires June 30, 2015. Please see Supplemental Information Package for details regarding lease.

The building is metal with steel beam construction, on concrete slabs. The parking area along Excove Road is paved, and the balance of the site is gravel. The building has natural gas service for heat and there is a well on-site and septic system.

The building was built in 1977 and includes a 4,000± square foot display room and office area, with main entry, and exposure along Highway 34. There is a large display area and a reception area. There are three offices, a work area, kitchen, and two rest rooms. A small second floor of 400± square feet is above the entry, and could be used for storage.

The remaining 3,000± square feet on the main level is a large shop area which has roll-up doors on the east side, a rest room and a storage room.

LOCATION: 34015 Excove Road, Albany, Oregon. Township 11 South, Range 4 West, Section 33, and portion of Tax Lot 2800

SEALED BIDS DUE NO LATER THAN 5:00 P.M., MAY 20, 2015



Please Note: Sketch plan is conceptual only. Neither the Seller nor its agents have submitted plan or made any applications to a public agency.



PUBLISHED RESERVE: \$393,500

LAST ASKING: First Time Offered

SIZE: 53± Acres

ELEVATION: 1 to 80± Feet

ZONING: Forestry (F-80) and Agriculture-Forestry (AF)

PROPERTY INSPECTION: Locked Gate – Call Auction Information Office

FINANCING: None – All Cash

DESCRIPTION: The 53± acre property is located along Fort Clatsop Road, on Oregon's north coast, eight miles south of Astoria with excellent access to Highway 101 by Warrenton. An estimated 18± acres of the property was developed by Campbell Global as a dry sort and log yard for its Lewis and Clark Tree Farm operations. There are 15± acres of the former log yard that could be used for other operations related to either forestry, agriculture or developed for recreational use due to its proximity to Fort Clatsop and the property along Johnson Creek that could be used for hiking. There is a nearby boat ramp to the Lewis and Clark River. See Supplemental Information Package for allowed uses.





A state-of-the-art flocculating station was installed as part of a storm water management and treatment system, and will be part of the sale. An estimated 700 linear feet of swales with three detention ponds were developed, as well as a fully-contained treatment system within a Conex Box on a 20 foot by 30 foot concrete slab.

The treatment system includes the following components:

Two 5,250-gallon double-walled polyethylene storage tanks for chemicals to adjust ph (sodium hydroxide and aluminum sulfate)

An 8 foot by 20 foot Conex Box that contains:

Electrical panels

Two 20-hp 400-gpm pumps

Three chemical metering pumps

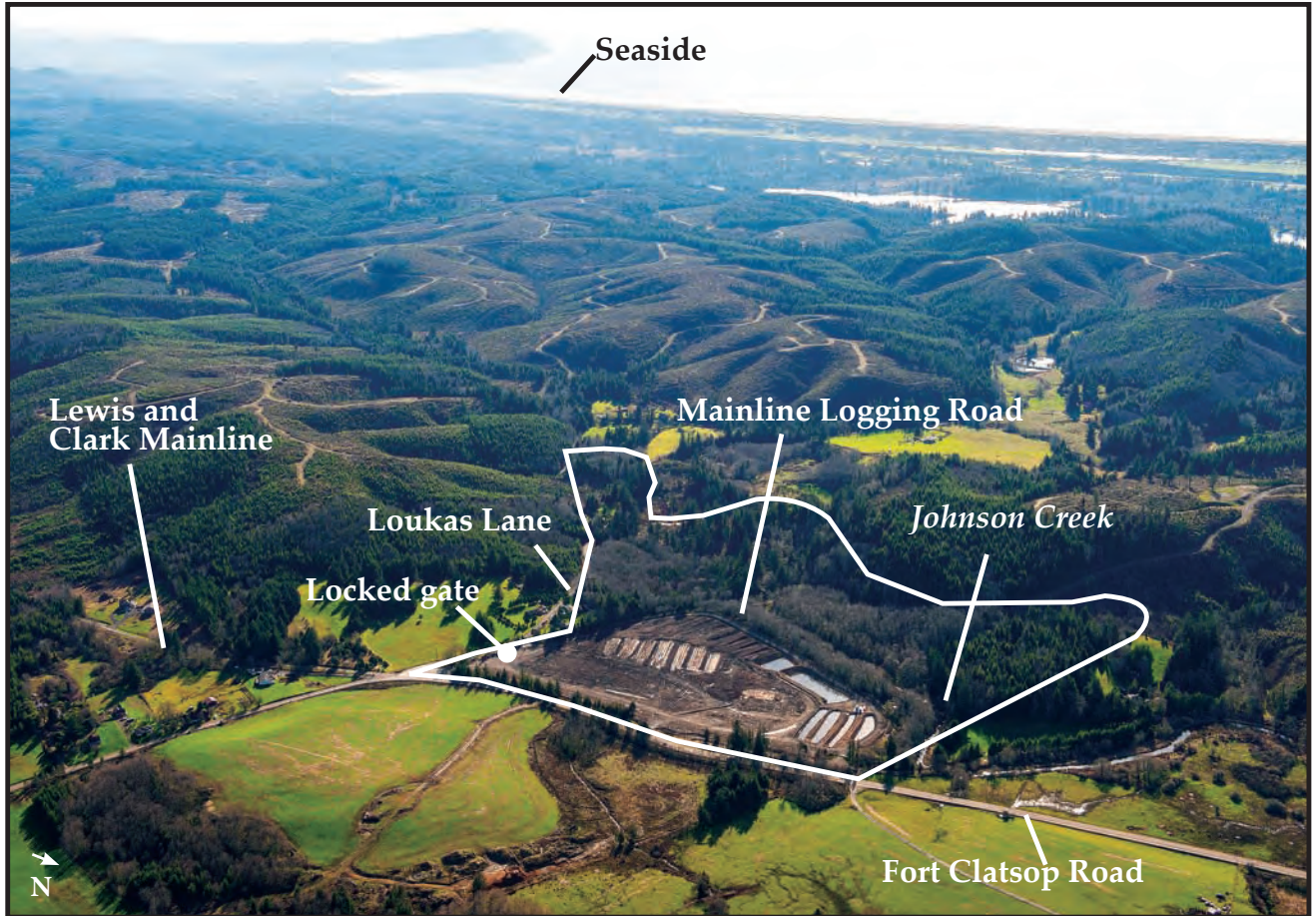
A 1,050-gallon double-walled HDPE tank for Chitosan (chemical that flocculates sediment)

Sensors to measure flow and ph, and to detect leaks

A work station

The system is fully operational and can be utilized, or the treatment equipment can be relocated or liquidated by a new owner. The existing NPDES Permit can be assigned to a new owner.





The balance of the 53± acre property is timberland along Johnson Creek, with the land south of the log yard having frontage along Loukas Lane, a paved county road.

Johnson Creek is tributary to the Lewis & Clark River, just east of the property. This portion of the tract may have some recreation potential for a trail system and camp site. There is an estimated 84 MBF of 25-35 year old red alder and 104± MBF of mixed conifers, primarily 25-45 year old western hemlock and Sitka spruce, mostly in the northwest section between the mainline logging road and the creek. The seller will retain an easement over the mainline logging road, from the gated entry at Fort Clatsop Road.

LOCATION: Township 7 North, Range 10 West, Section 12, Tax Lots 402, 2901, 2700 and 2701

SEALED BIDS DUE NO LATER THAN 5:00 PM, MAY 20, 2014

104 WITHDRAWN

OR FAX FORM ON PAGE 119 TO 503-242-1814



Parcel A

Harbor Heights Road

Highway 101

Harbor

Chetco River

Brookings

Harbor Hills is one of the largest ocean view tracts with draft master plan



*Pacific
Ocean*



BULK PUBLISHED RESERVE: \$2,580,000

Parcel A
\$1,585,000*

Parcel B
\$995,000*

*Sales of Parcel A and Parcel B are subject to total bids in the aggregate to equal, or exceed \$2,580,000

Curry County RMV: \$4,445,590

SIZE: 608± Acres

332± Acres

276± Acres

ELEVATION: 140± to 1,320± Feet

ZONING: Forest Grazing (FG) Rural Residential (RR) and Rural Commercial (RC)

PROPERTY INSPECTION: Locked gates -- Please call Auction Information Office

FINANCING: None – All Cash

DESCRIPTION: The 608± acre Harbor Hills Ocean View property is located just south of the city of Brookings, which is the largest resort community along Oregon's south coast, near the California state line. Brookings is known as a popular retirement community due to its mild climate, world-class fishing along Winchuck, Chetco and Rogue Rivers, and location of Port of Brookings Harbor, which is the busiest recreational port on the Oregon coast.

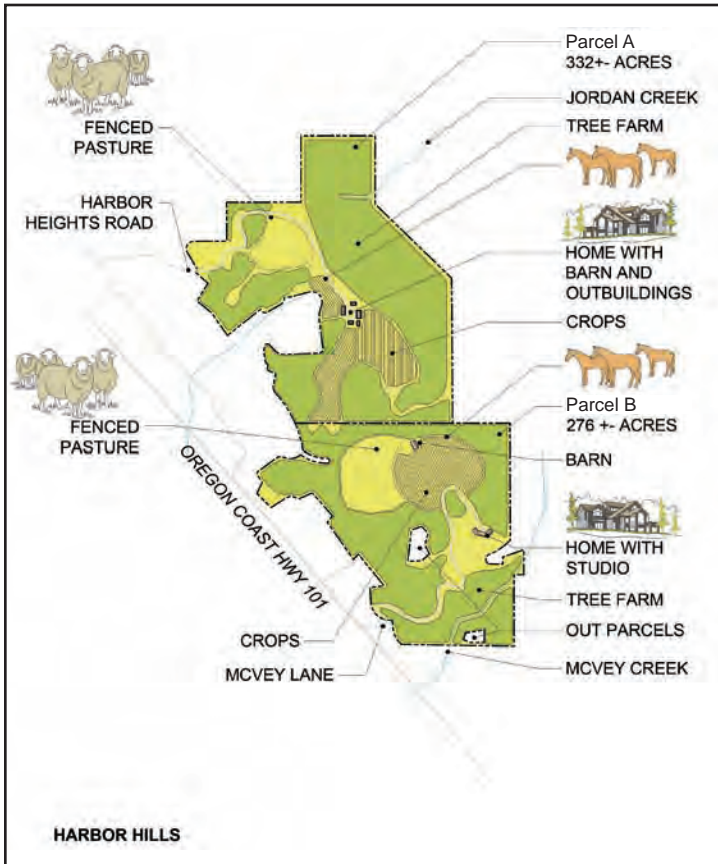


The Harbor Hills property is being offered in either its entirety, or in two parcels of 332± acres and 276± acres. Both parcels can accommodate a spectacular ocean view, with estate home site, meadows, and ridge tops for equestrian riding and hiking. There are several bench tops that have both agricultural and grazing potential. There is good access from Highway 101 to both parcels, and portions of both Parcels A and B contain residual redwood and Douglas-fir.



View from Parcel A

In 2001, the entire property was added to the city of Brookings Urban Growth Boundary in order to accommodate future development of an ocean view master-plan community for up to 1,280 units. A Joint Management Agreement between the city of Brookings and Curry County was adopted in 2001, and later amended in 2010, in order that it would be used to guide the development of a master-plan. An estimated \$750,000 was invested in the planning and engineering studies by the prior owner. Copies of the Draft Master Plan and additional documents, including the Joint Management Agreement, are included in the Supplemental Information Package. According to both city and county officials, the new owner of the Harbor Hills



Please Note: Sketch plan is conceptual only. Neither the Seller nor its agents have submitted plan or made any applications to a public agency.

Ocean View property will have the option to proceed with submission of a master-plan under the parameters of the Joint Management Agreement.

An estimated 605 acres of the property are zoned Forest Grazing. Two tax parcels that total 2.39± acres are zoned RR5, and a tax parcel that totals .02± acre is zoned RC. The existing Forest Grazing zoning will allow one dwelling under certain conditions, with a minimum parcel size of 80± acres. Please see Supplemental Information Package.

The existing logging roads provide access throughout the property but are in need of repair (see Supplemental Information Package for map with road conditions).

Parcel A, tax lot 300 with 332± acres, has access from Highway 101 to Harbor Heights Road to the northwest corner, and has a large grass and meadow area in the southwest-facing slopes which provide an excellent location for an ocean view estate home site. There is a large ridge top at 1,080± feet of east-facing slopes which have residual timber.

Parcel B contains nine individual tax lots which total 276± acres, and has access from Highway 101 via Museum Road and McVey Road. The parcel also has excellent ocean view sites in the southeast section of the tract, with several grassy areas and open meadows that could be incorporated into equestrian riding and hiking areas.

On-site septic and well will be required for a home site. Power is available to the property.

LOCATION: Township 41 South, Range 13 West, Sections 10, 14 and 15

Parcel A: Map ID # 41S-13W-10 #300

Parcel B: Map ID # 41S-13W-15A #100
 41S-13W-15B #5200 and 5300
 41S-13W-15DA #100
 41S-13W-10CC #1500
 41S-13W-14 #200
 41S-13W-14D001 #300 and 307

SEALED BIDS DUE NO LATER THAN 5:00 PM, JUNE 5, 2015



PUBLISHED RESERVE: \$525,000

LAST ASKING: \$699,000

SIZE: 10.67± Acres

ZONING: C – 1 Strip Commercial

PROPERTY INSPECTION: At Any Time

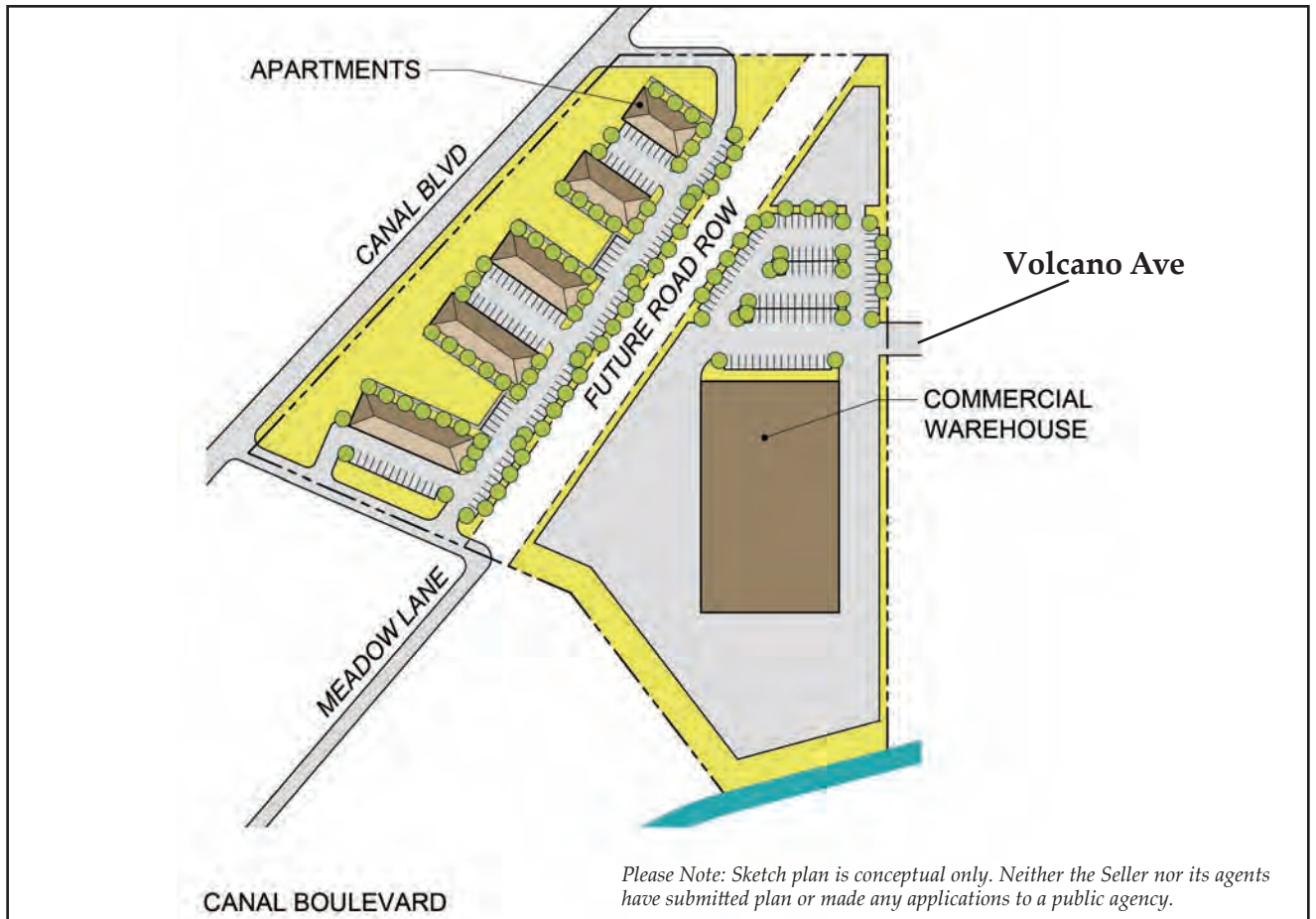
FINANCING: None – All Cash

DESCRIPTION: This 10.67± acre mixed-use development site is located in the Central Oregon resort community of Redmond, along Canal Blvd and just west of Highway 97 near the Big R Store – farm and garden retailer, and near a retail center with Dollar Tree, Rent-A-Center, Sherwin-Williams Paint Store, and Big Country RV.

The property is zoned C – 1 Strip Service Commercial, which also allows for high-density and multi-family development.

The irregular-shape site has 688± feet of frontage along S. Canal Street, 350± feet along SW Meadow Lane, and access from Volcano Avenue off 17th Street. The property has some frontage along the Central Oregon Irrigation District Canal on the southeast site.

The configuration of the site, and the zoning, provide opportunity to develop high-density housing, or apartments, in the western portion of the property along South Canal Blvd. and SW Meadow Lane, and



opportunity to develop commercial uses along Volcano Avenue. Please see Supplemental Information Package for zoning detail.

A recent survey estimates that 8.25 acres of the 10.67 acre total are available for development, using deductions for sewer and utility easements, plus proposed realignment of the undeveloped Umatilla Street which goes through the center of the site. See copy of survey in Supplemental Information Package.

All utilities serve the property.

LOCATION: Tax Lot 100 and Plat Map #155 – 13E – 20DD

SEALED BIDS DUE NO LATER THAN 5:00 PM, MAY 20, 2015



PUBLISHED RESERVE:
LAST ASKING: \$128,700

SIZE: Three Lots of 4.75± Acres Each

ZONING: RRM-5 (Recreational/Residential/Mobile)

PROPERTY INSPECTION: At Any Time

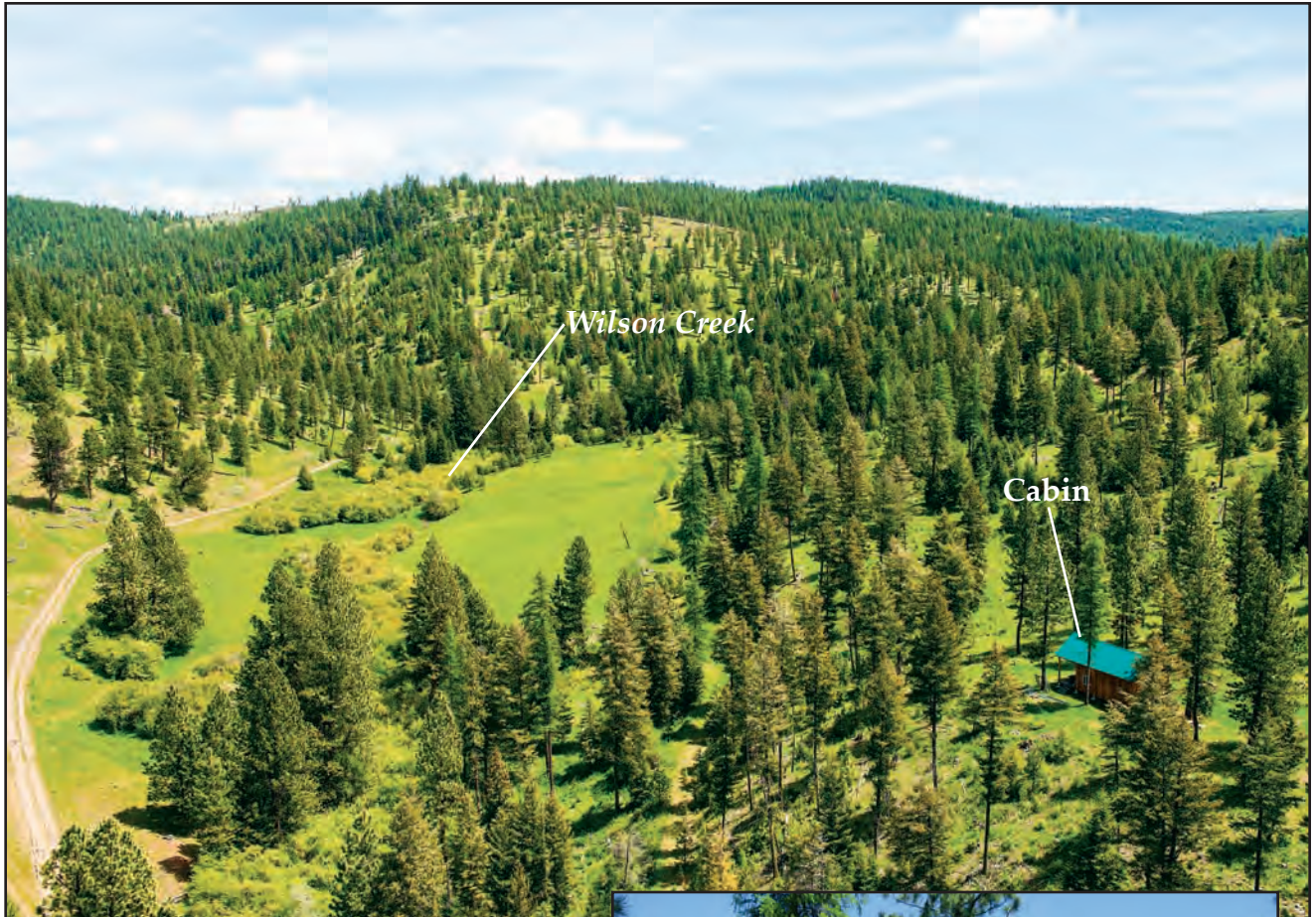
FINANCING: None – All Cash

DESCRIPTION: The three lots are located 11± miles southeast of Prineville, Oregon, in the Falcon Ridge Subdivision. The topography is generally level at street grade. The RR (M) 5 zoning allows for a single family dwelling or a mobile home on each 4.75± acre lot. Underground utilities are at the street and water is provided by a shared well and pump house. On site septic is required.

LOCATION: Lots 3, 6 and 8, SE Falcon Ridge Road, Prineville, Oregon. Map # 16S16E14 , Tax Lots 501, 503, 506.

SEALED BIDS DUE NO LATER THAN 5:00 PM, MAY 20, 2015

SOLD



*Cabin
overlooking
Wilson Creek*

PUBLISHED RESERVE: \$1,900,000/\$365 per acre

LAST ASKING: \$2,250,000

SIZE: 5,235± Acres

ZONING: FU (Forest Use)

PROPERTY INSPECTION: Locked gates – entry permit required. Please contact the Auction Information Office at 1-800-845-3524 for entry permit, gate combination, and directions.



Cabin built in 2009

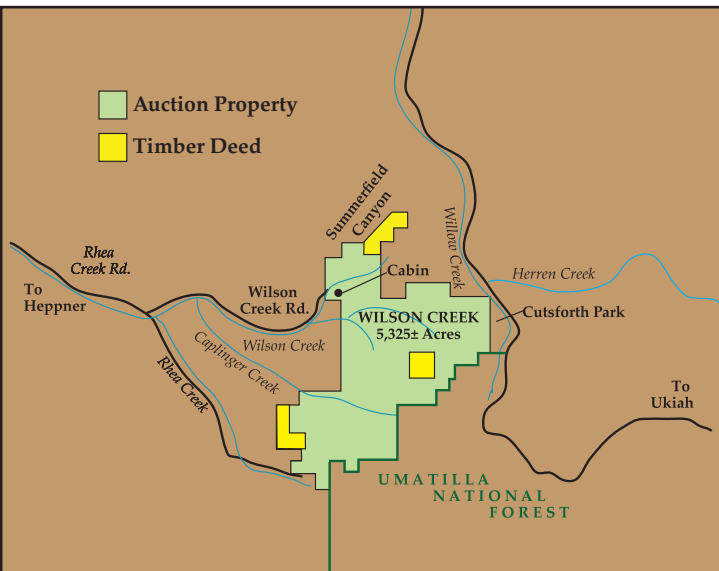
FINANCING: None – All Cash. Northwest Farm Credit Services may have financing available for qualified parties. Please contact Gina Bryan at 1-800-838-4374 or gina.bryan@northwestfcs.com.

DESCRIPTION: The 5,235± acre Wilson Creek Tract is one of the largest blocks of private timberland located at the gateway to Eastern Oregon's Blue Mountains having a combination of well-stocked stands of ponderosa pine, Douglas-fir and western larch, providing a long-term forestry investment and exceptional landscape for hunting and recreation. There is a newly-built owner's cabin and the property has views west to Mt. Hood, Mt. Jefferson, Mt. Adams and Mt. Rainier.

The Wilson Creek Tract is located 12± miles southeast of Heppner, between the Rhea and Willow



Meadow along Wilson Creek below cabin



Creek drainages, and has been managed as commercial timberland for over 75 years. It was part of the Kinzua Pine Mill Company’s original ownership, and provided logs to mills located in nearby Heppner and in the company town of Kinzua, east of Fossil in Wheeler County.

There is an airport in Lexington, near Heppner, that can accommodate private jet aircraft, and I-84 is within a 40-minute drive of Heppner.

The property extends over four miles north to south from Summerfield Canyon to Rhea Creek drainage, to nearly three miles west to east from Wilson and Caplinger Creek drainages to Cutsforth County Park, Willow Creek and Blue Mountain Scenic Byway.

Topography ranges from 3,700± feet to 5,300± feet and the property has 9.5± miles of frontage along Wilson, Alder and Caplinger Creeks, with a number of large meadows that could be used for additional cabins, a hunting base camp or owner’s residence, with horse facilities.

The Wilson Creek Tract has numerous springs, plus twelve stock tanks which have been installed in order to enhance habitat for wildlife. Additional conservation opportunities exist for a new owner to fence and restore 200± acres of riparian areas along all three creek drainages, which are all fish-bearing streams.

There is a good system of internal roads, with gated entries in the northwest from Wilson Creek Road, and in the southwest via an easement to Rhea Creek Road, which provide access throughout the Tract. Heppner is approximately a 30 minute drive from the property.

The Umatilla National Forest boundary is along the southeast section and several large private cattle ranches are to the west and southwest.

Grazing rights to the Wilson Creek Tract were exchanged in 1996 for a timber deed which covers 475± acres and are part of the sale. Grazing and timber rights expire in 2061. Thompson Ranches owns the grazing rights and has been a good steward of the property. Grazing from June through early October reduces fire hazard. Additionally, the twelve stock tanks installed by Thompson Ranches have enhanced grazing and wildlife attributes. The cabin and area surrounding it is fenced-off from grazing. The new owner will have the ability to work with Thompson Ranches in further improving the property through additional conservation and restoration projects.

Wilson Creek is within the Heppner Hunt Unit and is an outstanding recreation and hunting property, with



excellent habitat for Rocky Mountain elk, mule deer, and turkey. Its proximity to the Umatilla National Forest as well as to meadows along Wilson, Caplinger and Alder Creeks, with open ridge tops, has created a favorable hunting environment. The hunting lease expired in January 2015.

The Wilson Creek Tract is also an exceptional timber property due to its well-stocked stands of timber which cover an estimated 3,529 acres, additional 1,538± acres that have residual timber, and some young natural and planted regeneration. Less than 12% of the property is considered non-timberland, and an estimated 200 acres of riparian area is located along the three creek drainages.

The property has 2,300± acres of north-facing slopes that provide additional productivity as a long-term forestry investment. Pre-commercial thinning of overstocked stands could increase overall productivity for the property. There is an estimated total of 5± million board feet, with 48% of the volume being ponderosa pine, 22% Douglas-fir, and the balance primarily western larch and true fir.

It is projected that within the next twenty years the volume will exceed 11.3 million board feet, providing both near-term cash flow and long-term asset growth.

The Wilson Creek Tract has nearby domestic pine and fir log markets in John Day, Pilot Rock, Pendleton and La Grande. There are also pellet mills in both John Day and Pilot Rock. In addition, an export facility in Umatilla handles Douglas-fir.

Acquisition of the 5,235± acre Wilson Creek Tract and timber rights to an additional 475± acres provide an exceptional opportunity to own a well-blocked, productive timberland property with the added benefits of hunting and recreation, located at the gateway to the Blue Mountains and proximity to the North Fork John Day River Valley.

TIMBER INVENTORY

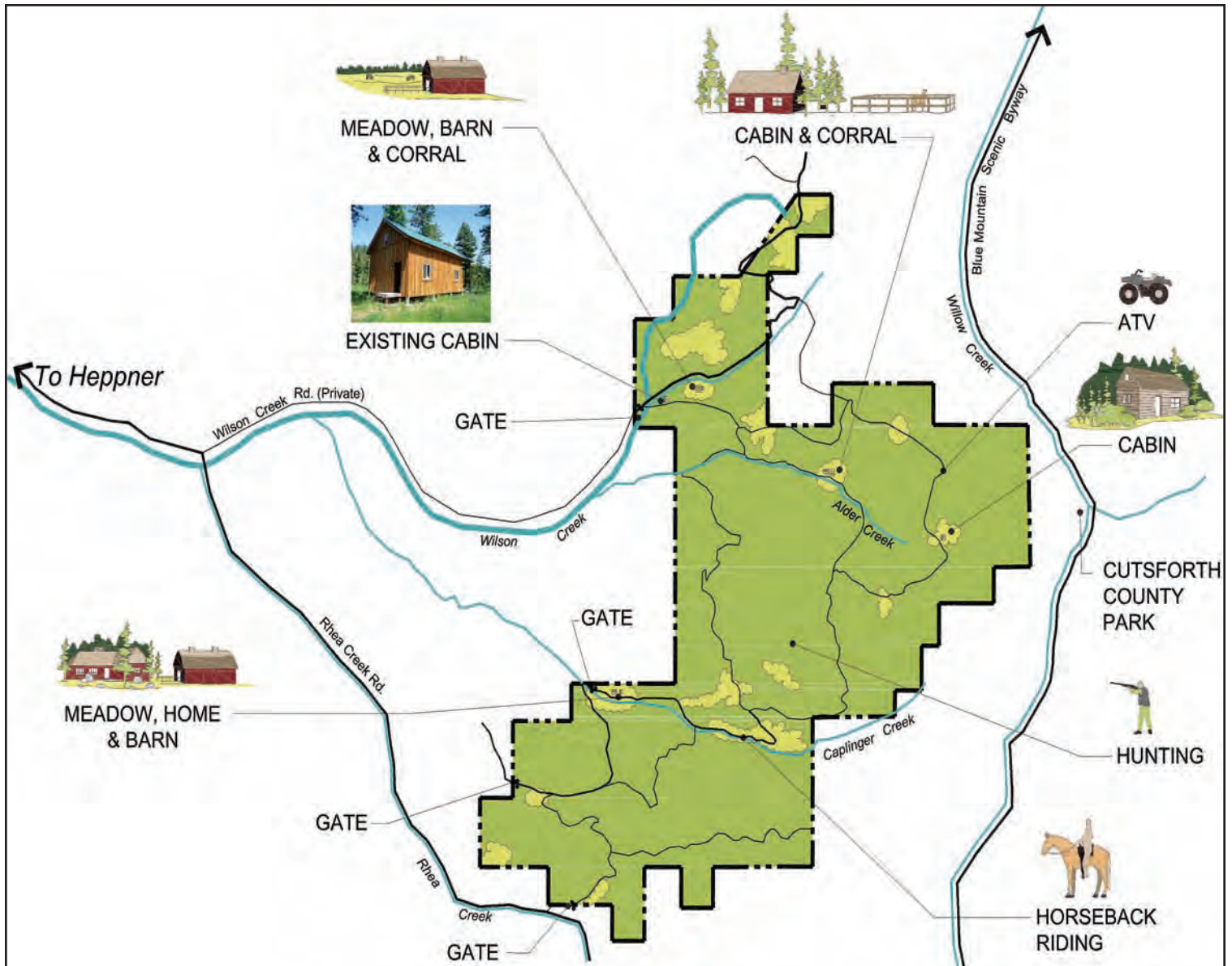
Arrowhead Forestry, LLC, located in Pendleton, Oregon, was retained in order to prepare an update to the timber inventory. Timber inventory is being provided as a courtesy to the bidder, and is in no way warranted or guaranteed by Arrowhead Forestry, LLC, Realty Marketing/Northwest, or the Seller.

THE CABIN

The cabin was recently built, is located in the northwest section of the property, overlooks the meadow along Wilson Creek, and has views west. There is some interior finishing still needed which includes both installation of a wood stove and flooring, and completion of kitchen. The cabin is 30 feet by 25 feet, and has a large sleeping loft.



Wildlife and stock tanks are located throughout the property



The interior is blue stain pine and the exterior is rough pine siding, with blue metal roof. The cabin is elevated above the ground on concrete piers, and has a covered front porch. The main level has a two-story great room with antler chandelier and an enclosed bathroom with shower and sink. A portion of the lower level is designed for a kitchen area. The covered deck overlooks the Wilson Creek meadow.

The cabin was designed to use propane cooking and is wired for a generator. Water is available from a spring located on a hillside south of the cabin. An outhouse is located nearby.

An estimated \$20,000 has been invested in the building of the cabin.

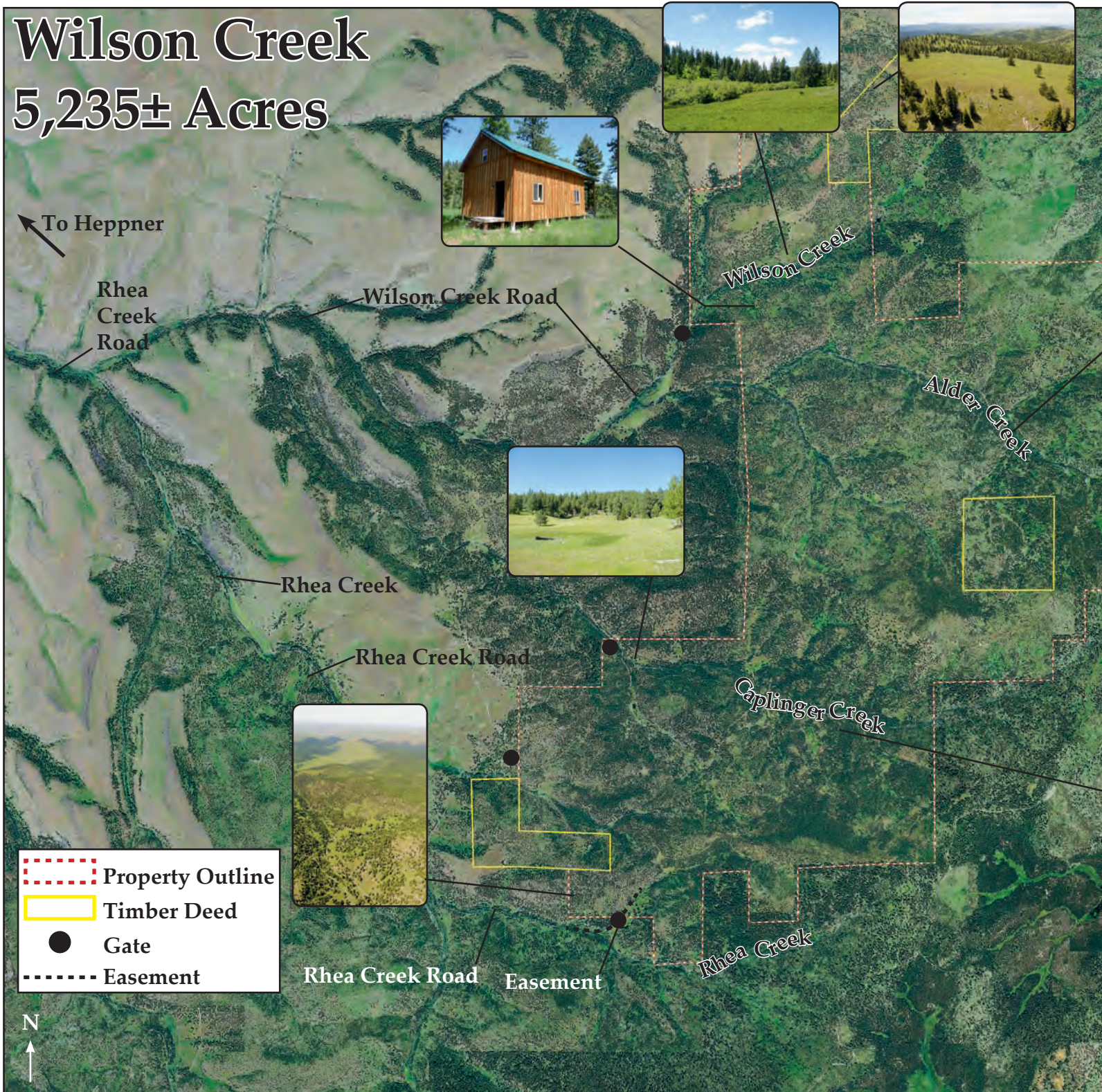
GRAZING LEASE AND TIMBER RIGHTS

A Real Property Exchange Agreement executed in March 1996 between Terry and Karen Thompson, and Pioneer Resources, LLC, exchanged 475± acres of timber rights located within three parcels, for grazing rights, for a term of 65 years. The grazing and timber rights expire in 2061. There is a 160± acre parcel, or inholding, located in Section 31 that has 160± acres at the southwest corner in Sections 1 and 2, and 155± acres in the northwest section by Summerfield Canyon.

There is some residual timber on portions of the timber rights which could provide future harvest

Wilson Creek

5,235± Acres





Meadow north of Caplinger Creek



Helicopter landing by Caplinger Creek Meadow in Section 31



View along Wilson Creek by cabin



Elk in Section 17 on Timber Deed Tract

income.

The owner of the Wilson Creek property may utilize the lands containing the timber rights for hunting and additional recreation uses. Thompson Ranches has certain obligations under the grazing rights exchange that are outlined in the agreement and are available in the Supplemental Information Package.

HUNTING

The property is located within the Heppner Hunt Unit and the property's size of 5,000± acres provides for up to five land owner preference tags.

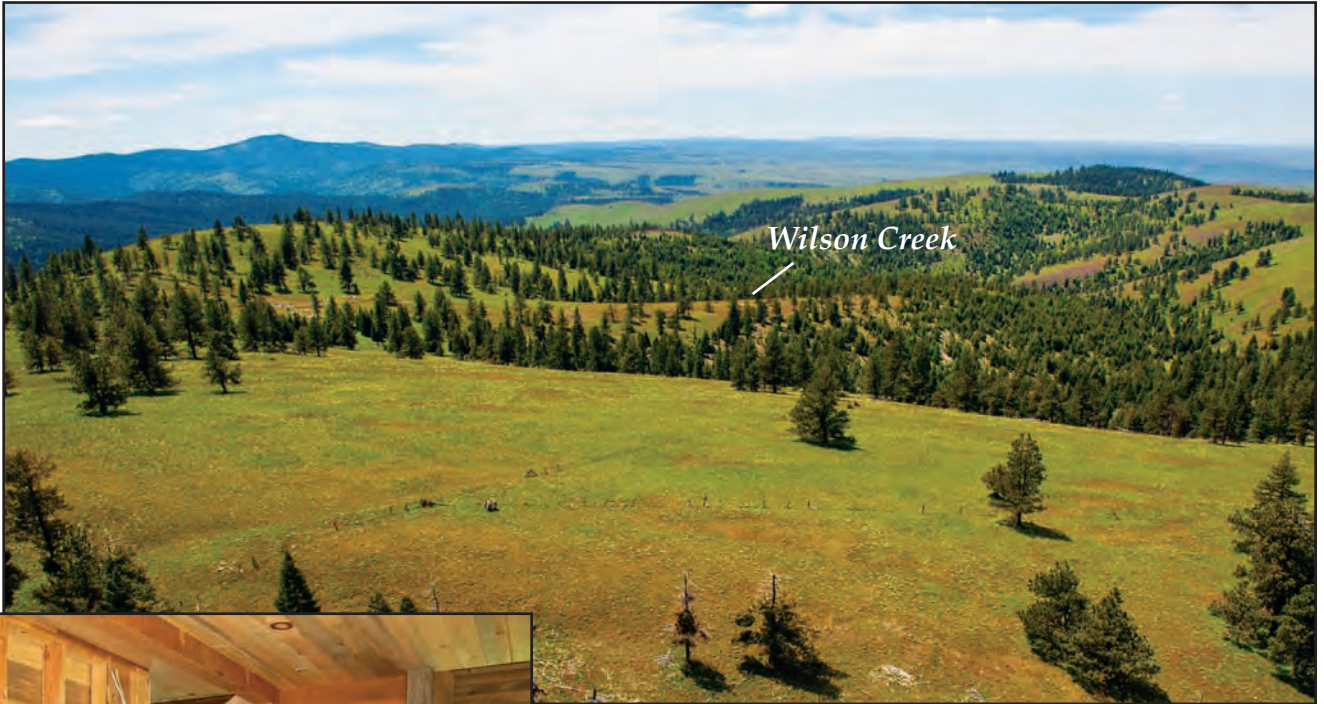
ZONING

The Morrow County zoning is FU (Forest Use) which allows, with a conditional use permit, seasonal accommodations for fee hunting or for a dwelling with a minimum parcel size of 240± acres.

LEGAL ACCESS

There is legal access via an easement from Rhea Creek Road in Section 12 in the southwest portion of the property.

View southwest from Section 17 to Wilson Creek drainage



Kitchen area is ready to be finished



Sleeping loft

Wilson Creek Road is a private road used by a number of private landowners, and is gated just east of its intersection with Rhea Creek Road. The seller and prior owners have used Wilson Creek Road for a number of years.

TAXES

The property is classified as Forestland by Morrow County. Total 2013 -- 2014 taxes are \$13,278, or \$2.53 per acre, and include a special assessment for Fire Patrol Timber District 17.

MINERAL RESERVATIONS

All mineral rights owned by the seller will be conveyed to a new owner.

CONSERVATION EASEMENTS

There are no conservation easements on the property.

THREATENED OR ENDANGERED SPECIES

The seller is unaware of any threatened or endangered species within the area of the Wilson Creek property and anticipates no significant impact concerning future harvests.

PRELIMINARY TITLE REPORT

A preliminary title report has been prepared by AmeriTitle with copies of the exception documents. The report is available as part of the Supplemental Information Package.



View northeast from Section 31 north of Caplinger Creek

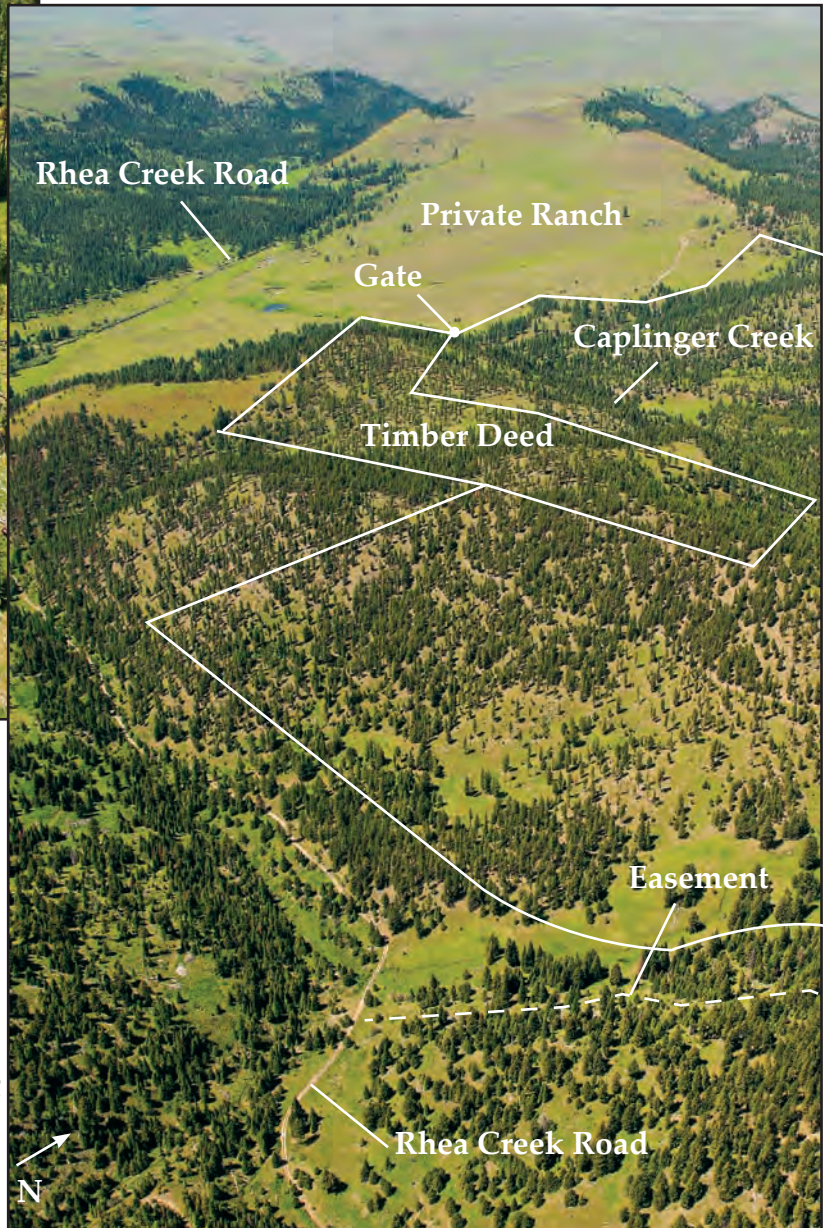
LOCATION

Township 4 South, Range 27 East, Section 36
 Township 4 South, Range 28 East, Sections 9, 20, 21, 28, 29,
 30, 31, 32 and 33
 Township 5 South, Range 27 East, Section 1 and 12
 Township 5 South, Range 28 East, Sections 5, 6 and 7

LOCATION – TIMBER RIGHTS

Township 4 South, Range 28 East, Sections 17, 18, 19 and 32
 Township 5 South, Range 27 East, Sections 1 and 2

SEALED BIDS DUE NO LATER THAN 5:00 PM, JUNE 5, 2015



Rhea Creek Road easement and view east in Section 12



PUBLISHED RESERVE: \$32,500

LAST ASKING: No Prior Sale

SIZE: 3,312± Square Foot Building on 14,475± Square Foot Site

ZONING: Commercial

PROPERTY INSPECTION:

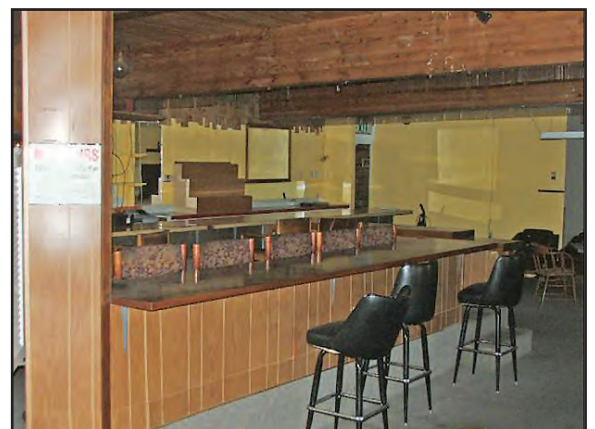
FINANCING: None – All Cash

DESCRIPTION: The former Office Pub & Grill is located just off of Highway 74, in the small town of Ione, midway between I-84 and Heppner. The one-story building, located at the northwest corner of Main and Green Streets, was built in 1952 and has a lounge seating area, bar, dining area, men's and women's restrooms, equipped kitchen, walk-in cooler, and office break room with employee restroom. All furniture, fixtures and equipment are included in the sale. The property has public water and a septic system.

There may be potential to build an additional small building on the property in order to take advantage of excess land along Green Street, which provides access to Highway 74. The adjoining property to the west is used by Morrow County Grain Growers, and to the east is the Ione Market.

LOCATION: 325 W. Main Street, Ione Oregon. Township 1 South, Range 24 East, Section 4DC, Tax Lots 1200 and 1201.

SEALED BIDS DUE NO LATER THAN 5:00 PM, MAY 20, 2015





PUBLISHED RESERVE: \$85,000

LAST ASKING: \$147,500

SIZE: Two Buildings of 6,000± and 4,320± Square Feet on 37,500± Square Foot Lot

ZONING: I-2 (Industrial)

PROPERTY INSPECTION: Please call Auction Information Office in order to schedule inspections.

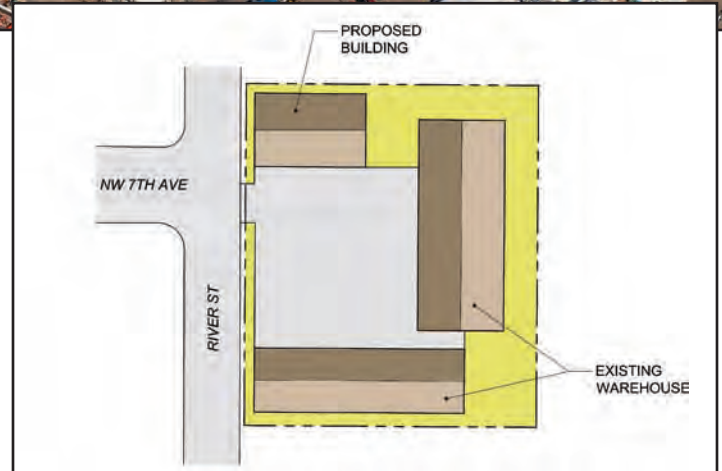
FINANCING: None – All Cash

DESCRIPTION: This warehouse complex is located in Ontario, Oregon, and contains two buildings on a 37,500± square foot lot. The property has good access to I-84, at Exit 374, Ontario. The 6,000 square foot building was remodeled in 1993. It is constructed on concrete block, has wood framing, and contains open concrete floor space. The second floor is a 4,320± square foot Quonset-style, with corrugated metal roof. The buildings do not contain offices or restrooms.

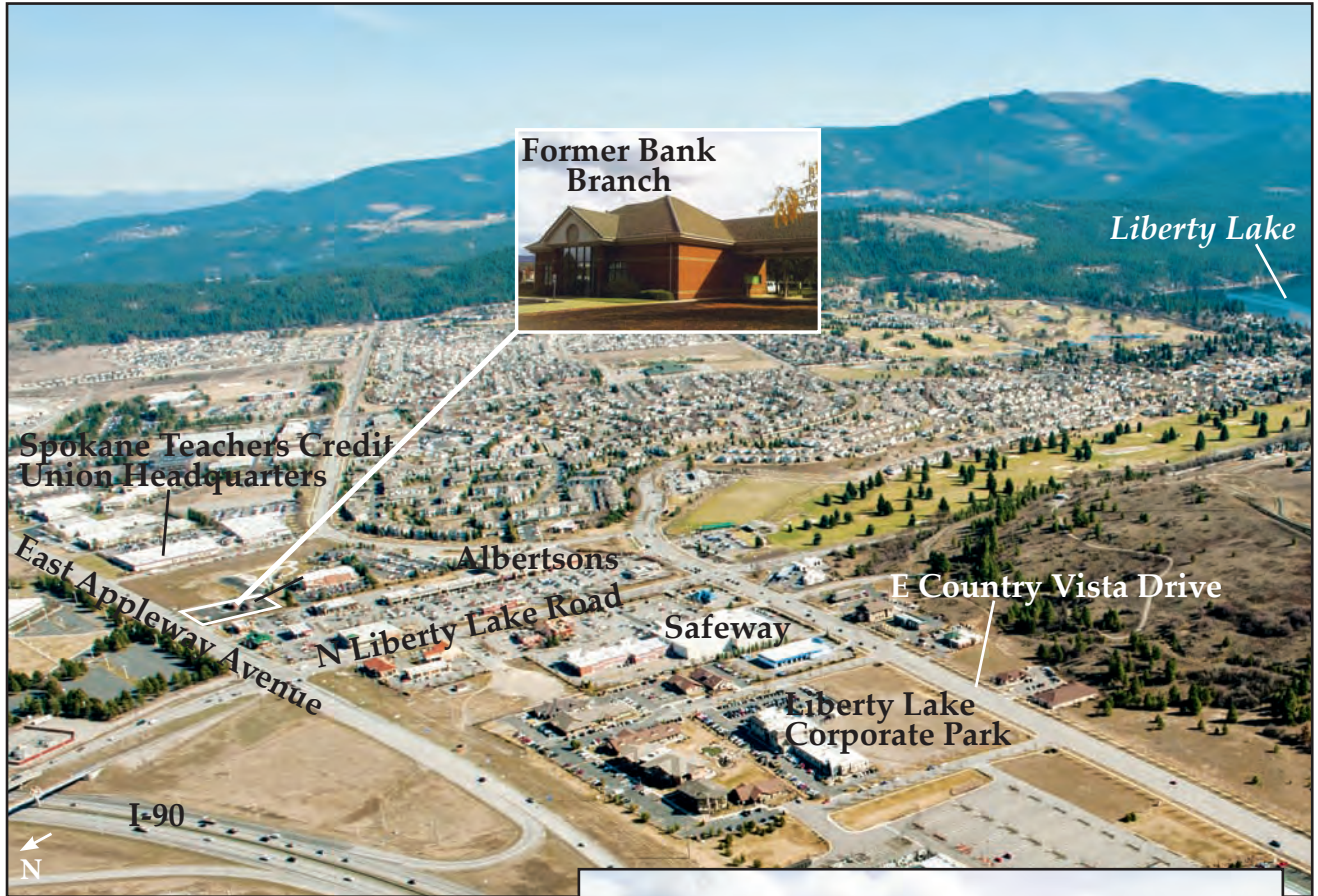
All public utilities are available at the property, and an additional building could be accommodated on the site.

LOCATION: 698 River Street, Ontario, Oregon, Map 184703BD, Tax Lot 1400

SEALED BIDS DUE NO LATER THAN 5:00 PM, MAY 20, 2015



Please Note: Sketch plan is conceptual only. Neither the Seller nor its agents have submitted plan or made any applications to a public agency.



PUBLISHED RESERVE: \$300,000

LAST ASKING: \$399,500

SIZE: 2,814± Square Feet on 1.13± Acre Site

ZONING: M-3 (Central Business District)

PROPERTY INSPECTION:
By Appointment Only – Building is occupied. Please do not disturb tenant.

FINANCING: None – All Cash



DESCRIPTION: This 2,814± square foot former bank branch was built in 2000 and is located near Liberty Lake Corporate Park at the intersection of East Appleway Avenue and Meadowood Lane, with excellent access to I-90. The property has potential reuse as professional office, restaurant or retail. The building is across from the Liberty Lake Business Park and is near Albertsons, Safeway, and the Spokane Teachers Credit Union headquarters.

Liberty Lake is a growing Spokane subdivision and is within a 20-minute commute west. The population of Liberty Lake has increased 8.7% from 2010-2013.

The sale of this property includes the fee simple real estate only including the building, site improvements, and the leasehold estate. The seller of the building is the tenant under the land lease.



The lease expires on November 2019, with annual rent of \$32,000, and includes an option to extend lease until 2049. Please see Supplemental Information Package for a copy of the lease.

The M-3 zoning allows for a variety of commercial and retail uses, including schools, child care center, office, medical supply, restaurant/cafe, hair and tanning salon.

The property is 1.13± acres and has parking for 33 cars.

LOCATION: 22408 E. Appleway Avenue, Liberty Lake, Washington, APN: 551030107

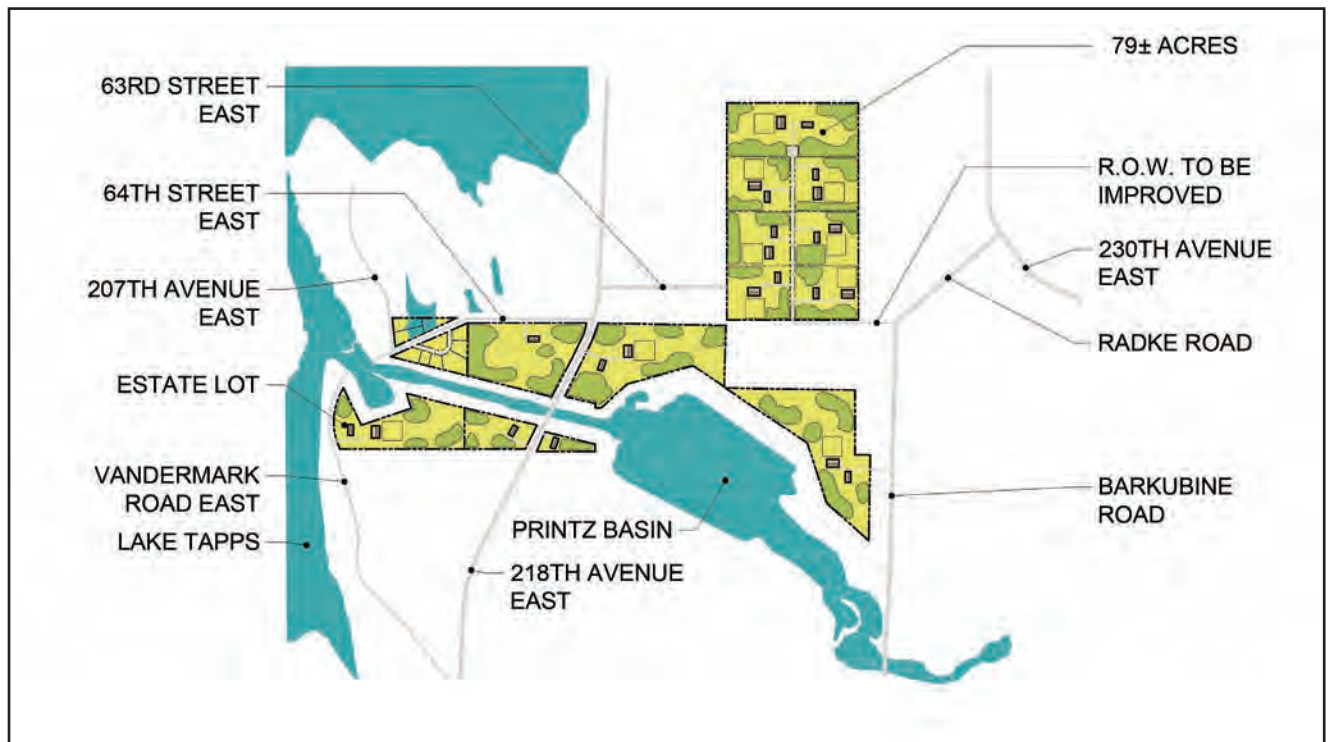
SEALED BIDS DUE NO LATER THAN 5:00 PM, MAY 20, 2015

112
thru
114

Residential Development Portfolio near Lake Tapps and City of Bonney Lake

This 165± acre residential development portfolio, with over 3.3 million board feet of primarily mature red cedar, Douglas-fir, and red alder, is located near Lake Tapps and the city of Bonney Lake. The portfolio has three parcels that range from 21± to 79± acres, and provides opportunity to acquire the properties either individually, or in combination, with near-term cash flow from timber harvests and also with the potential to develop up to 24 home sites.

The Seller, as an added incentive, is providing the successful bidder with up to sixty days to secure an Approved Harvest Permit from the Washington Department of Natural Resources, prior to closing.



Please Note: Sketch plan is conceptual only. Neither the Seller nor its agents have submitted plan or made any applications to a public agency.



PUBLISHED RESERVE: \$695,000

LAST ASKING: No Prior Sale

SIZE: 79± Acres

ZONING: ARL Agriculture Resource Land

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: This 79± acre residential development tract is located near Lake Tapps and Printz Basin. Auction Property #114, Printz Basin East Residential Development Tract with timber, corners with this property at its southwest corner. A December 2014 timber cruise report shows an estimated 65 acres of operable timberland with a total of 1,110± MBF, 89% of which is red alder and red cedar. Additional volume of 3,767± tons of chip-quality mixed species is located on the property. Approximately 14 acres lie within areas estimated to be within wetland areas or buffers. No wetland study has been performed. A complete copy of the cruise summary is available in the Supplemental Information Package. An eagle nest is located at, or near, the south property line.

The parcel is mainly level providing flexibility in development. The zoning designation will allow 10 acre minimum lot sizes. Access to the property has been reserved from Radke Road with a 30 foot, undeveloped County owned public right of way (64th Street East). The location of this right of way is flagged at the property. All utilities will require extension.

The successful bidder will be allowed up to 60 days to secure an approved harvest permit prior to closing.

LOCATION: Township 20 North, Range 5 East, Section 23, Pierce County Tax Parcel Number 052020-4-006

SEALED BIDS DUE NO LATER THAN 5:00 PM, MAY 20, 2015



PUBLISHED RESERVE: \$475,000

LAST ASKING: First Time Offered

SIZE: 20.8± Acres

ZONING: R1 (Residential)

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: This 20.8± acre residential development tract is located entirely within the city limits of Bonney Lake and is zoned R-1, which allows for the development of 1 – 4 units per acre, subject to the City of Bonney Lake approval process. The property is comprised of three tax parcels.

The property is divided into two parcels by a waterway channel between Lake Tapps and Printz Basin. This channel bears water seasonally. The portion lying south of the channel is approximately 13.2 acres and is shown in the conceptual development drawing, included in the Supplemental Information Package, as one estate-sized residential tract. Discussion with the city of Bonney Lake indicates any development density would require the added cost of a lift station. The northern portion of this property is estimated at 7.5 acres, with access to services. The conceptual development drawing shows the development of 10 lots on this parcel.

The property is well-stocked with 521± MBF of timber with mixed species including red cedar, red alder, Douglas-fir, western hemlock and spruce. Approximately 68% of this volume is in red cedar and red alder. In addition, there is an estimated 1,240 tons of chip-quality timber located on the 17± acres identified as operable timberland on the property. A complete summary of the December 2014 Cruise Report is included in the Supplemental Information Package.

The property has frontage along Vandermark Road East, 207th Avenue East, and 64th Street East. The property is adjacent to Auction Property #114, Printz Basin East Residential Development Tract with timber, creating opportunity to assemble 85.7± acres near Lake Tapps.

The successful bidder will be allowed up to 60 days to secure an approved harvest permit prior to closing.

LOCATION: Township 20 North, Range 5 East, Section 27, Pierce County Tax Parcel Numbers 052027-1-002/003/004

SEALED BIDS DUE NO LATER THAN 5:00 PM, MAY 20, 2015



PUBLISHED RESERVE: \$795,000

LAST ASKING: First Time Offered

SIZE: 64.9± Acres

ZONING: R10 (Residential)

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: This 64.9± acre residential development tract is located in Pierce County and is adjacent to Auction Property #113, Printz Basin West Residential Development Tract with timber, creating opportunity to assemble 85.7± acres near Lake Tapps. Pierce County zoning will allow residential development with minimum lot sizes of 10 acres.

The property lies on both sides of a waterway channel, which holds water seasonally, between Lake Tapps and Printz Basin. The property is further divided into two sections lying on both sides of 218th Avenue East, and is made up of five separate tax parcels. One of these five tax parcels (Parcel # 052026-1-040) lying in the southeast corner, has no legal access, but shares a common corner with the main block of the property.

The property has excellent access and is well-stocked with an estimated volume of 1,718± MBF of mixed species including red cedar, Douglas-fir, red alder and western hemlock. Approximately 64% of this volume is made up of Douglas-fir and red cedar. In addition, the property is estimated to contain 1,939± tons of chip-quality volume. A complete summary of this is included in the Supplemental Information Package.

The property also shares a common corner at the northeast corner with Auction Property #112, offering opportunity to assemble an additional 79± acres.

The successful bidder will be allowed up to 60 days to secure an approved harvest permit prior to closing.

LOCATION: Township 20 North, Range 5 East, Section 26, Pierce County Tax Parcel Numbers: 052026-1-040, 052026-2-009/010/011/012

SEALED BIDS DUE NO LATER THAN 5:00 PM, MAY 20, 2015



	Parcel A	Parcel B
PUBLISHED RESERVE:	\$1,075,000	\$4,995,000
LAST ASKING:	First Time Offered	First Time Offered
SIZE:	22.22± Acres	187± Acres
ZONING:	AF-35	

PROPERTY INSPECTION: Locked Gate.
Call for appointment.

Date	Time
Friday, May 8	11 am to 3 pm
Friday, May 29	11 am to 3 pm

FINANCING: Seller financing may be available to qualified parties - see Supplemental Information Package for details.

DESCRIPTION: The 209± acre Mountain Meadows Farm may be one of the largest farms in King County, Washington, still in private ownership. It is located by the city of North Bend, along the Snoqualmie Valley floor, has unobstructed views of Mt. Si, and is within a 35-minute drive of downtown Seattle.



Caretaker residence and barn

Mountain Meadows Farm had been used historically as a dairy farm, and was later developed, by the prior owner, as an equestrian estate and for hosting large corporate, private and community events due

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*Mountain Meadows Farm - 209± Acre Equestrian Estate near Seattle
North Bend, Washington*



Mt. Si

*Strategic location by Mt. Si
and I-90 - within 35 minute
drive of Seattle*

I-90

North
Bend

Mountain Meadows Farm

OR FAX FORM ON PAGE 119 TO 503-242-1814



to its size, spectacular site and proximity to I-90 and Seattle. During 2006 - 2010, the average annual gross income was \$1.8 million from hosting corporate events for Amazon, Microsoft, Boeing, and other private parties, and for the Snoqualmie Valley Festival of Music. The property's large meadow with views of Mt. Si, amphitheater-style lawn, ample room for parking and separate entry all contributed to its popularity, along with large indoor arena and barn for special activities.

Mountain Meadows Farm is being offered in its entirety, or in two parcels, providing opportunity for bidders to acquire the entire 209± acre property with large six bedroom, six and a half bathroom colonial-style residence, caretaker's house with two apartments, 17,000± square foot arena, renovated dairy barn with horse stalls, two polo fields, pond, and one-quarter mile of South Snoqualmie River frontage.

Acquisition of the entire 209± acre



South Fork Snoqualmie River



Main entry gate



Event space in loft



Polo field is to left of fence



Barn and shop

property provides the option for a new owner to have an equestrian estate with opportunity to operate a commercial equestrian center or horse training facility with two polo fields, and to generate additional income as a corporate event venue.

Other opportunities include development of portions of the property as an organic farm for blueberries and additional high-value crops due to the excellent soils along the Snoqualmie Valley floor, and proximity to I-90 and Seattle markets.

Also, the property could be developed for a camp, for a religious retreat, or retained as a private equestrian estate with potential for an additional home site with view of Mt. Si.

The property is being offered for purchase by the lender, and sale of the property is subject to expiration of redemption rights as of June 5, 2015 with closing no later than August 1, 2015.

PARCEL A

Main Residence on 22.22± Acres

Reserve Price: \$1,075,000

This parcel has a gated entry at 422nd Lane SE, and includes the colonial-style 7,770± square foot home with six bedrooms, six and a half bathrooms, attached five-car garage and nanny apartment.



Indoor arena was used for events



Entry of main residence

The property has a circular drive with outdoor pool, sport court and small area planted with grapes. The three-story home was built in 1995 and has been well-maintained.

The ground floor has a grand entry, two-story living room with fireplace, outdoor patio and spectacular view of Mt. Si. There is a formal dining room, large kitchen, great room with fireplace, and outdoor porch. In addition, a study or library with fireplace is off the entry, with powder room and small office. The fourth fireplace in the home is in the morning room at the south end of the house, which has access to an outdoor porch. The five car garage has a covered walkway to a mud room and full bathroom by the kitchen.

The second floor features a spacious master suite with sauna and balcony. Five additional bedrooms and four full bathrooms are on the second level, as well as a large nanny apartment with kitchenette and full bathroom with its own entry. There is also a large room used as an office. Access to the second floor is available from spiral stairs in the pantry and also from rear stairs in the kitchen that also provide entry to the nanny apartment which is above the garage.

The third floor is a large room that could be used as a gym, writing or art studio, or game room.

The home is served by an on-site well and septic system. Propane is used for cooking, and the heat source is electric.

If the property is sold separate from Parcel B, it will use the existing entry drive from 422nd Lane SE. There is additional room on the 22.2± acres for a horse barn or other out-building.

PARCEL B

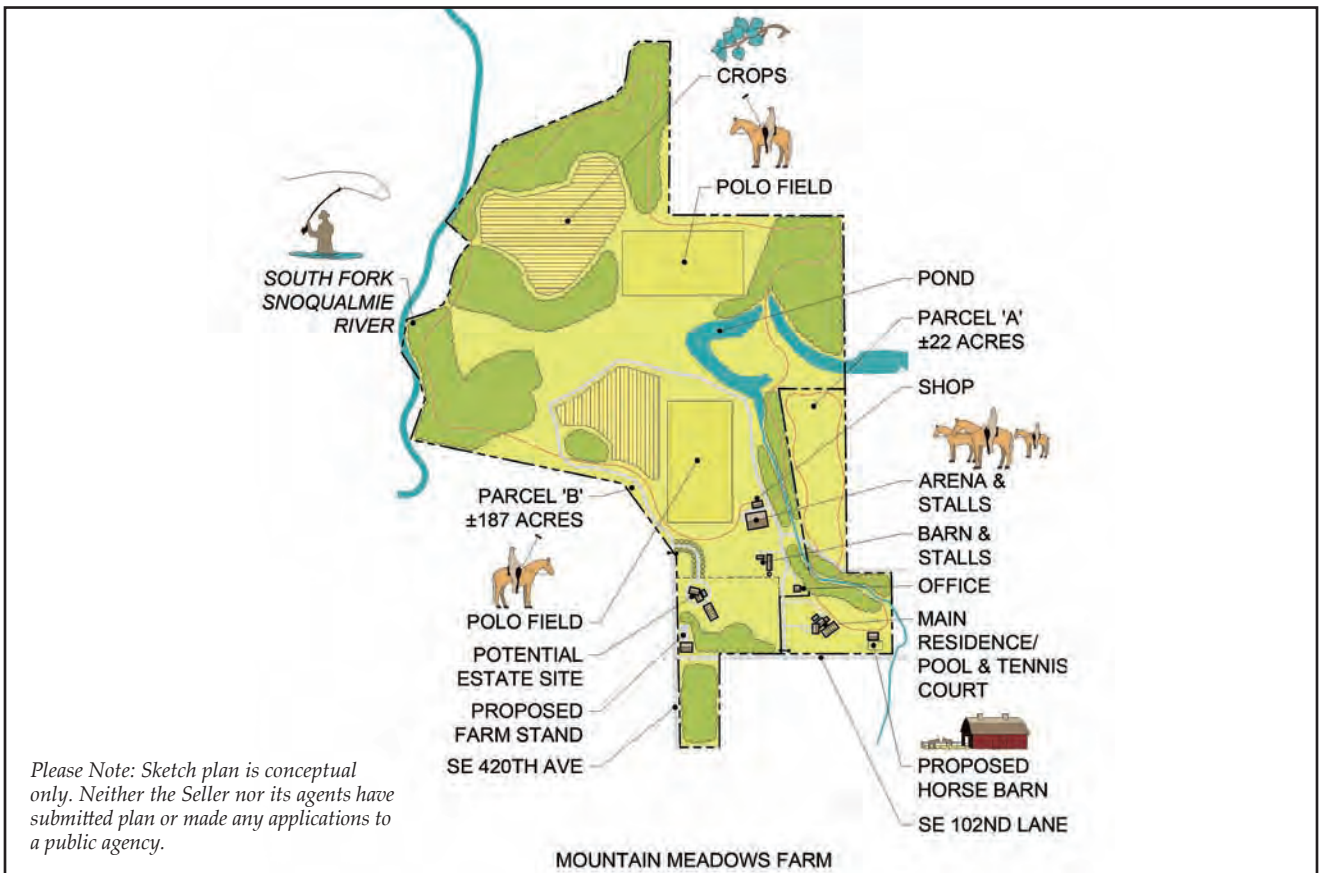
187± Acres with Caretaker Residence, Arena, Barn, Shop and Potential Estate View Home Site

Reserve Price: \$4,995,000

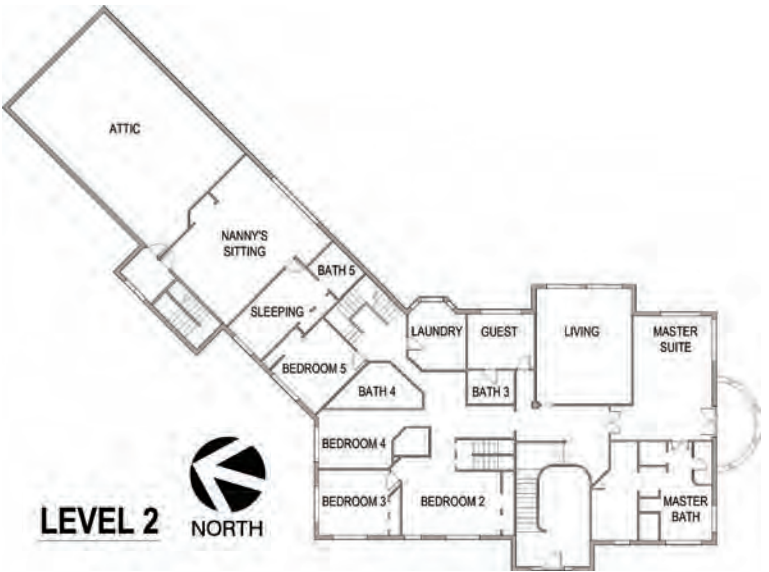
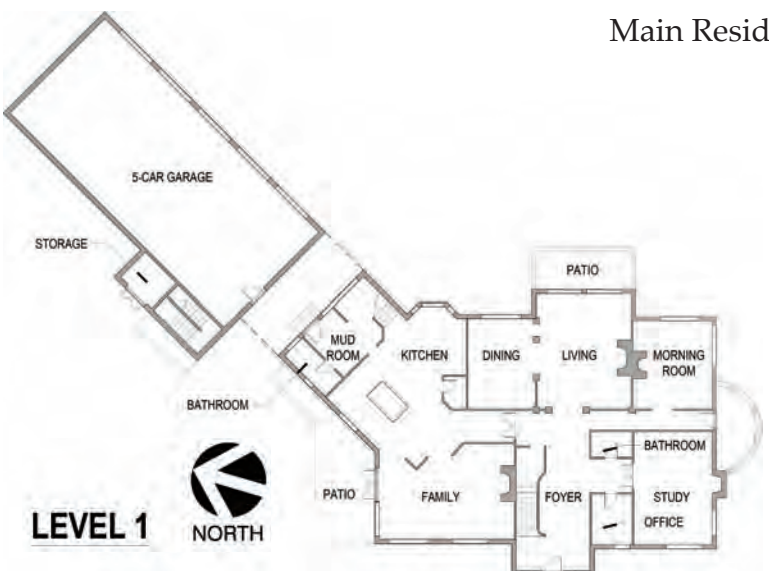
Parcel B is 187± acres, the balance of Mountain Meadows Farm, and includes six tax parcels with a separate gated entry just west of the main residence, at the end of 420th Street SE. This was the entry used for corporate events.

Improvements include a 2,600± square foot duplex. Each of the two units has three bedrooms and one bathroom, and is currently occupied by the on-site caretaker. The duplex was built in 1916 and was part of the original dairy farm.

Other improvements include a 17,000± square foot stable and indoor arena which is next to the large polo field. The building can accommodate up to 11 stalls with two tack rooms, restroom, office, storage and workshop. The arena is 68 feet in width and 160 feet in depth, and currently has a paved surface which could be filled with sand in order to accommodate indoor riding, corporate events, or other



Main Residence Floor Plans*



*Schematic only



Kitchen by family room



purposes.

The former dairy barn is 3,600± square feet and located near the duplex/caretaker residence. It is currently used for boarding horses and has potential for up to ten stalls. There are tack rooms, two restrooms and office. The loft has been converted to an event space but will require a secondary exit if used in the future.

The 187± acre property is fenced, plus there is a second polo field, and has an estimated 1,700 square feet of South Fork Snoqualmie River frontage, providing good access for fly fishing for rainbow trout and cutthroat trout. There is also a pond on the property with an excellent site for a potential Mt. Si view estate home site, with access drive to be built around the polo field.

There is an on-site well that is located in the meadow that was used previously for corporate events.

A resident elk herd frequents the property from the nearby Mt. Si Natural Resources Conservation Area, owned by the Washington Department of Natural Resources, which is located to the east of Mountain Meadows Farm.

The soils on the property are suitable for growing blueberries, as at the nearby Bybee Farms, providing a new owner with opportunity for development of a commercial organic farm and food stand along SE 420th Street.

Portions of the property near the South Fork Snoqualmie River are in a flood plain and provide some seasonal flooding. There is an existing conservation easement which limits development to one additional home site for the entire Mountain Meadows Farm property.

Acquisition of the 209± acre Mountain Meadows Farm either in its entirety, or in individual parcels, is an

exceptional opportunity for the ownership of a legacy estate property within a 35-minute drive of Seattle.

LOCATION: 10106 422nd Lane SE, North Bend, Washington.

	APN#	Size
Parcel A	032308-9168	22.22± acres
Parcel B	332408-9015	84.08± acres
	332408-9097	24.24± acres
	032309-9117	20.19± acres
	032308-9006	29.72± acres
	159300-0010	24.60± acres
	159300-1210	4.44± acres

SEALED BIDS DUE NO LATER THAN 5:00 PM, JUNE 11, 2015



Auction Property

PUBLISHED RESERVE: \$130,000

LAST ASKING: \$184,900

SIZE: 8,134± Square Foot Building on .18± Acre Site

ZONING: DCC (District Center Core)

PROPERTY INSPECTION:	Date	Time
	Wednesday April 29	11:00 AM to 1:00 PM
	Wednesday May 13	11:00 AM to 1:00 PM

FINANCING: None – All Cash

DESCRIPTION: The four-unit building is centrally-located in downtown Bremerton, Washington. Bremerton is home to the Puget Sound Naval Shipyard and Intermediate Maintenance Facility, which provides employment for over 11,000 workers. One of the units within the four is currently leased at \$475 a month for 769 square feet. The brick and wood exterior have large windows facing Callow Street. The remaining three spaces could be leased out individually, or as one unit having up to 7,365± square feet. The zoning allows for uses such as general retail, fitness club, personal services, drinking and entertainment. All utilities are available. A Phase I Environmental Site Assessment was prepared due to the building's prior use as The Callow Cleaners, which occupied the building from 1963 to 1978. The report is available in the Supplemental Information Package with Bid Documents.

LOCATION: 324 – 328 N. Callow Avenue, Bremerton, Washington

SEALED BIDS DUE NO LATER THAN 5:00 PM, MAY 20, 2015



PUBLISHED RESERVE: \$60,000

BENTON COUNTY 2015 ASSESSMENT:
\$71,740

SIZE: 2,360± Square Foot Building on 10,000±
Square Foot Lot

ZONING: CMSC (Misc. Commercial)

PROPERTY INSPECTION: Call Auction
Information Office

FINANCING: None – All Cash

DESCRIPTION: This 2,360± Quonset-style
metal covered building along Bennett
Avenue in Prosser, Washington, contains
a utility shop, and office/counter area, and
restroom. The building is on a 10,000±
square foot site at the corner of 8th Street
and Bennett Avenue. The property is surplus
to Pendleton Grain Growers operations in
Prosser, and is near Auction Property #118.

LOCATION: 1331 Bennett Avenue, Prosser,
Washington.

**SEALED BIDS DUE NO LATER THAN 5:00
PM, MAY 20, 2015**





PUBLISHED RESERVE: \$50,000

Benton County 2015 Assessment \$91,710

SIZE: 20,000± Square Foot Lot

ZONING: IFOO – Food Processing

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: This grain elevator is located on a 20,000± square foot site in Prosser, Washington and, along with Auction Property # 117, is surplus to operations for Pendleton Grain Growers. The property is at the corner of 8th Street and Stacey Avenue. The grain elevator was built in the mid 1960s and was used until 1998. It has rail access, but the rail spur has been abandoned. All of the bins are cone bottom. The leg has a capacity of an estimated 3000 bu per hour. The scale is a Franklin Morse 100,000 pound platform scale. The scale deck is 35 feet by 10 feet. It is a balance beam scale, without an electronic interface or digital printer. Copy of bin map and chart included in Supplemental Information Package.

A new owner has the option to either utilize or sell the equipment so that the property could be developed for an alternate use.

LOCATION: 1416 Stacy Avenue, Prosser, Washington. APN: 102841020042017

SEALED BIDS DUE NO LATER THAN 5:00 PM, MAY 20, 2015



108 S. Washington St.



109 S. Oak St.

The 3,800± square foot commercial building at 610 W. Main Street is on a 7,297± square foot site and had one tenant, the El Agave Mexican Grocery, which has since vacated the space. The remainder of the building, which totals 2,500± square feet, has a storefront and is also vacant.

There are three structures located on the 108 S. Washington Street on a 14,560± square foot site, including a two-story building with a total of 4,344± square feet. The main level is vacant and was to be divided into four commercial spaces, but is unfinished. The upper level of the building is 1,200± square feet and contains a three bedroom, two bathroom apartment which is currently leased at \$600 per month. A 2,000± square foot wood-frame storage/shop building is at the rear of the site and has no heating or lighting. There is also a 690± square foot garage in poor condition near the building. Both the shop and garage have access from S. Washington Street. The property could be renovated for a combination of live/work space for artists, or other craftsman.

The two bedroom, one bathroom home, at 109 S. Oak Street, is on a 6,001± square foot site, was built in 1880, and is vacant. The home is in need of repair to both the roof and electrical system. The back porch had been used as a hair salon and there is a one-vehicle carport attached.

The parking lot at the rear of the home is used to serve the commercial building at 610 W. Main Street.

Centralia College's 30± acre campus is located a block south of the property and the popular McMenamens Olympic Club, with hotel, theatre, pub and brewery, is within a five-minute walk of the property.

LOCATION: in Centralia, Washington:
 610 W. Main Street - APN 000460002000
 108 S. Washington Street – APN 000463000000
 109 S. Oak Street – APN 000460003000

SEALED BIDS DUE NO LATER THAN 5:00 PM, MAY 20, 2015



	Parcel A	Parcel B	Parcel C
BULK PUBLISHED RESERVE: \$88,500	\$50,000*	No Min*	\$38,500*
LAST ASKING: \$208,500	\$69,500	\$69,500	\$69,500
SIZE: 1.35± Acres	.45± Ac.	.45± Ac.	.45± Ac.

* Sales of Parcels A, B, and C are subject to total bids in the aggregate to equal, or exceed, \$88,500.

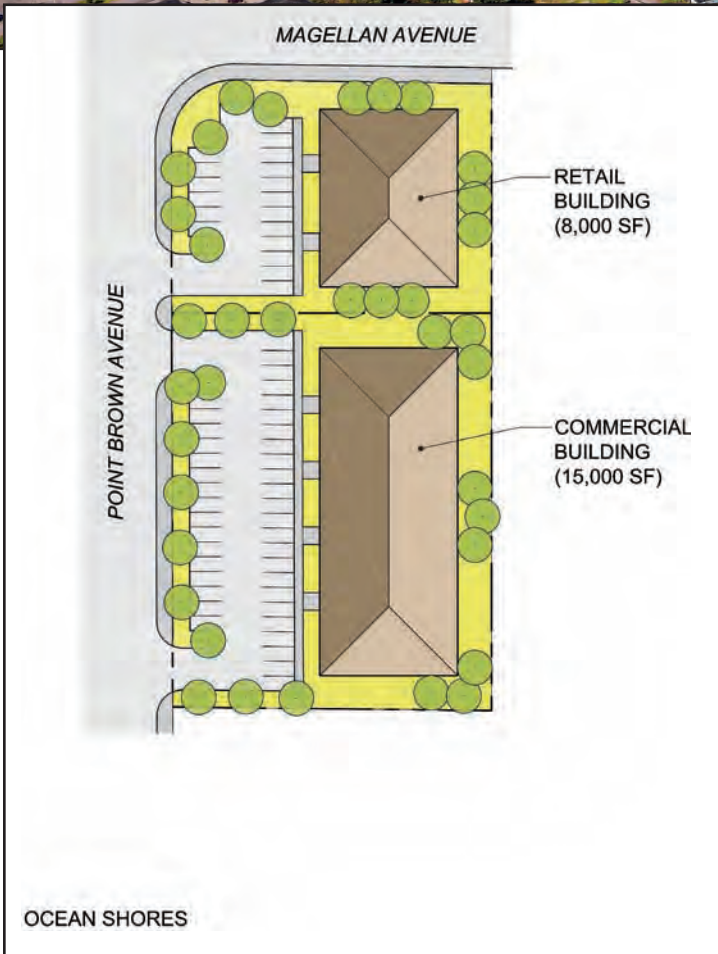
ZONING: C – 2 General Commercial

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: This 1.35± acre commercial development site is located at the corner of Magellan Avenue and Point Brown Avenue, in the city of Ocean Shores, a popular Washington ocean front resort community. Ocean Shores is a six-mile-long peninsula, bordered by the Pacific Ocean and Grays Harbor, providing for year-round recreation activities. Over 3 million visitors come to Ocean Shores annually. The Quinault Beach Resort and Casino is just north of Ocean Shores.

The 1.35± acre wooded commercial development site may be purchased in either its entirety, or by bids submitted for each of three individual parcels of .45 acre or 19,602± square feet each.



Please Note: Sketch plan is conceptual only. Neither the Seller nor its agents have submitted plan or made any applications to a public agency.

Sales of Parcels A, B and C are subject to total bids in the aggregate to equal, or exceed, \$88,500.

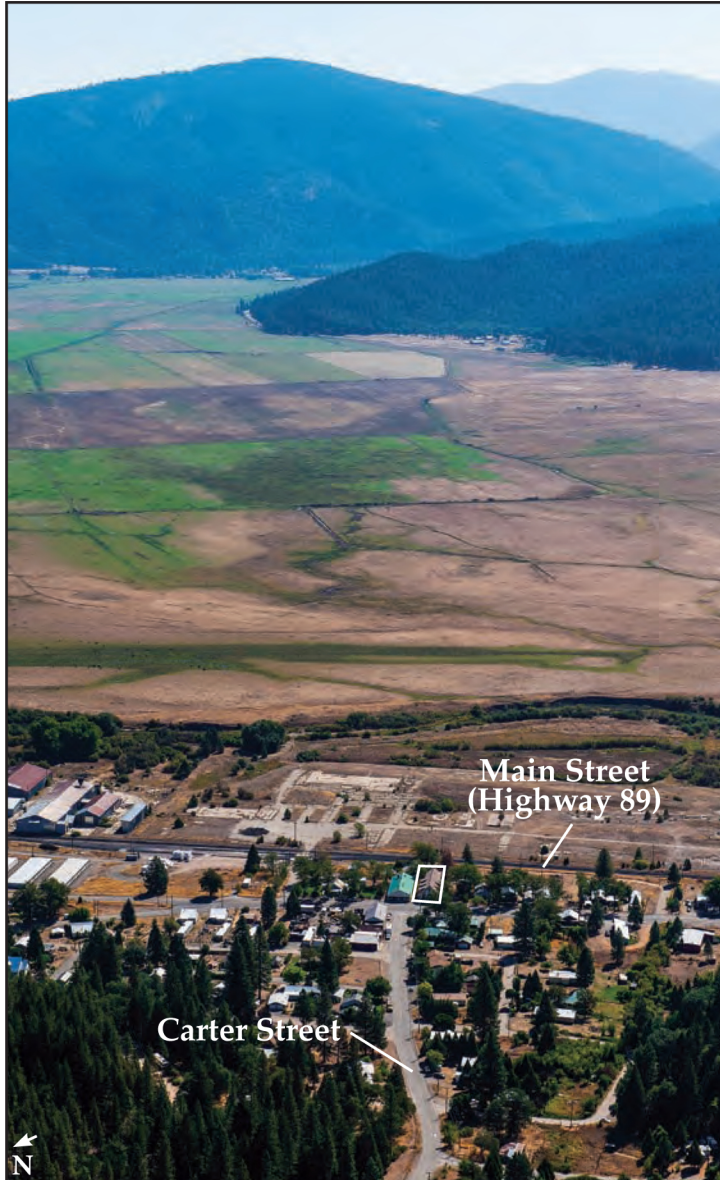
All three parcels are served by water, sewer and power.

TwinStar Credit Union, Catala Mall, Porthole Pub, C J Detailing, and Ocean Shores Laundry and Tanning Salon are located at Point Brown and Magellan Avenue.

Zoning will allow most retail business uses and services, including mini-storage and marijuana processing and retailing.

LOCATION: Corner of Magellan and Point Brown Avenue
 898, 891, 896 Point Brown Avenue
 APN # 092500000 – 300, 400, 500, 600
 Parcel A 300 / 400, Parcel B 500, Parcel C 600

SEALED BIDS DUE NO LATER THAN 5:00 PM, MAY 20, 2015



PUBLISHED RESERVE: \$60,000

LAST ASKING: \$112,500

SIZE: 7,696± Square Feet on .41± Acre Site

ZONING: Core Commercial – C1

PROPERTY INSPECTION: Call Auction Information Office to arrange

FINANCING: None – All Cash

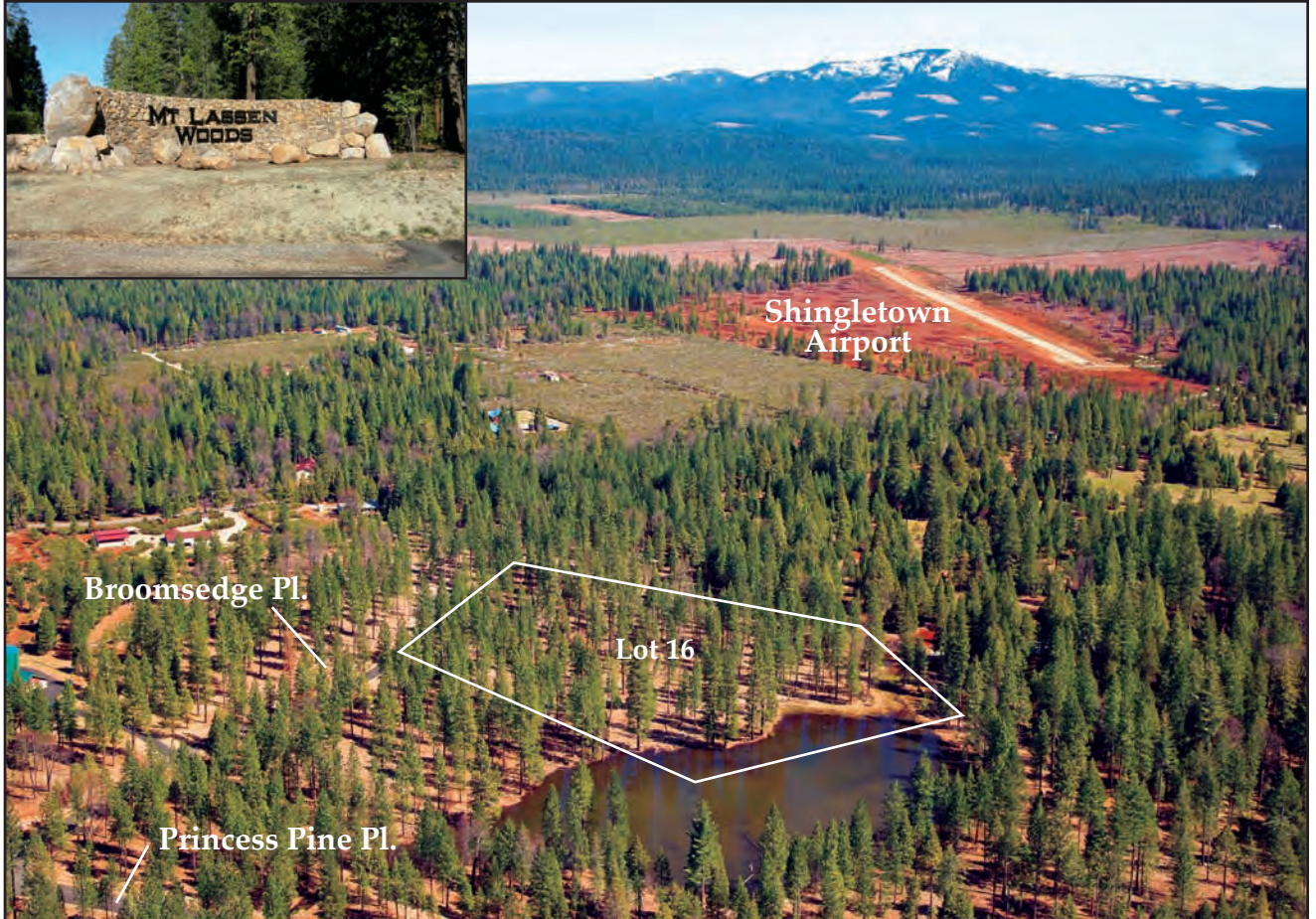
DESCRIPTION: This 7,696± square foot former bed and breakfast is located in unincorporated Crescent Mills, approximately 25 miles east of Lake Almanor, which is a major year-round recreation destination area. The property is located along State Route 89 (Main Street) on the northeast side of the Indian Valley, with views of Mt. Hough.

The two-story building, built in 1927, has been vacated for several years and is in poor condition. The first floor of the building contains a large bar and lounge area as well as a formal dining room. There is a second bar and dining area towards the rear of the building, along with a full-service kitchen and pantry. The second floor has a large common space which functioned as a lounge and kitchenette for guests, as well as a laundry area. There are eight small rooms which all share one common bathroom, and two larger guest rooms which each have a bathroom. A small 576± square foot single-family residence that could function as a manager's unit is located on the site. Please see Supplemental Information Package for floor plans.

The property is considered a non-conforming use by Plumas County as it does not meet current on-site required parking spaces without the development of a parking lot.

LOCATION: 15778 Main Street, Crescent Mills, APN: 111-084-001

SEALED BIDS DUE NO LATER THAN 5:00 PM, MAY 20, 2015



	Bulk	Lot 11	Lot 16	Lot 19
PUBLISHED RESERVE:	\$400,000	\$139,900	\$199,900	\$159,900

LAST ASKING: First Time Offered, with New Home Construction Credits

SIZE: 2± to 4.8± Acres

ELEVATION: 3,700± Feet

ZONING: RR (Rural Residential)

PROPERTY INSPECTION: At Any Time

FINANCING: Subject to Seller's approval of Purchaser's credit: A 30% down payment with the balance secured by a first deed of trust, amortized over 30 years at 7% interest, calling for monthly payments of principal and interest; all due and payable at the end of 3 years.

DESCRIPTION: The 35 lot Mt. Lassen Woods Subdivision is located within a 30-minute drive of Redding, near Shingletown, known as gateway to Lassen Volcanic National Park. Mt. Lassen Woods was developed by Sierra Pacific Industries, who is offering the purchaser of each lot in the Auction a one-time \$50,000 credit toward the price of the lot if a home is constructed in the subdivision within two years of close. Additionally, special three-year financing is being provided as an added incentive as part of the Auction. The three lots can be purchased individually, with lot acquisition costs to be reduced to \$89,900 using the impact of the \$50,000 credit to be provided by Sierra Pacific Industries.



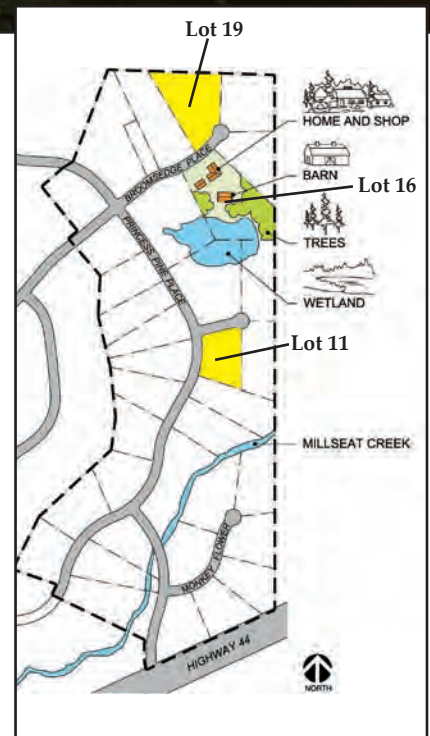
Acquisition of all three lots, or any individual lot, is a rare opportunity to obtain a \$50,000 credit toward construction of a new home at Mt. Lassen Woods.

Mt. Lassen Woods Subdivision has a landscaped entry from Highway 44, and was developed for primary, retirement and vacation homes. Each lot has power and telephone. A community water system services each lot. On-site septic is required. CCRs are recorded with architectural guidelines. Minimum floor area for a single-story home is 1,800± square feet. Minimum floor area for a two-level home is 2,200± square feet. Please see Supplemental Information Package for copy of CCRs.

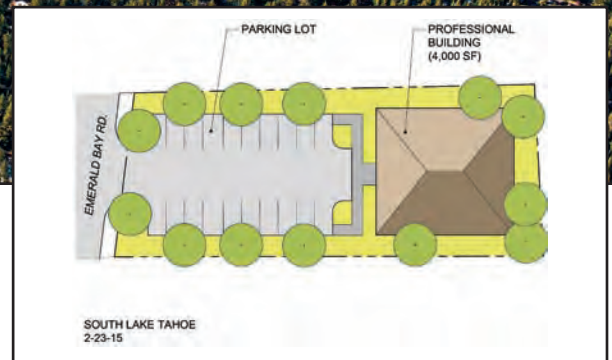
Lot 11 is 2± acres and is located along Princess Pine Place. Both lots 16 and 19 are located along Broomsedge Place. Lot 16 at 4.8± acres is the largest lot in the Subdivision, and has frontage along a small pond. Lot 19 is 3.3± acres in size.

LOCATION: Township 31 North, Range 1 East, Section 26. From I-5, take Highway 44 east to Shingletown . Proceed 3.3 miles east of Shingletown on Highway 44, and take Velvet Place north and turn right at Princess Pine Place. Turn right on Broomsedge Place.

SEALED BIDS DUE NO LATER THAN 5:00 PM, MAY 20, 2015



Please Note: Sketch plan is conceptual only. Neither the Seller nor its agents have submitted plan or made any applications to a public agency.



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PUBLISHED RESERVE: \$150,000

LAST ASKING: \$189,000

SIZE: 29,155± Square Feet

ZONING: TRPA Plan Area Statement 110, South Y – Commercial/Public Service

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: This 29,155± square foot commercial development site is located along Emerald Bay Road (US Highway 50) in the South Lake Tahoe “Y” neighborhood, which is one of the most heavily traveled intersections within the Lake Tahoe Basin, with shopping centers and factory stores as the focal point. Property and usage development in the immediate neighborhood includes restaurants, medical, dental and professional offices, older motels, single and multi-family residences and the Tahoe Valley Campground. The Lake Tahoe Airport is located a short distance to the southeast, and Barton Memorial Hospital is a short distance to the northeast.

The rectangular site is comprised of two tax parcels that total 18,993± square feet of existing land coverage and could accommodate a professional office, or commercial building with on-site parking. Please see Supplemental Information Package for zoning details. The southerly portion of parcel 7 is improved as a parking area containing four parking spaces. The site has good access and visibility, with approximately 104 feet of frontage along US Highway 50, and access directly from the Highway. The property is within the TRPA Plan Area 110 – South Y, which allows for development of Commercial/Public Service uses. All utilities are available to the site.

Auction Property #126, a 15,000± square foot site, is located nearby at 3868 Lake Tahoe Blvd.

LOCATION: 1189 and 1201 Emerald Bay Road. APN's: 032-196-06 and 07

SEALED BIDS DUE NO LATER THAN 5:00 PM, MAY 20, 2015



PUBLISHED RESERVE: \$100,000

LAST ASKING: \$150,000

SIZE: 15,000± Square Feet

ZONING: Tourist Accommodation, Multi-Family Residential within Stateline/Ski-Run, District 1D – Midway District Community Plan

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

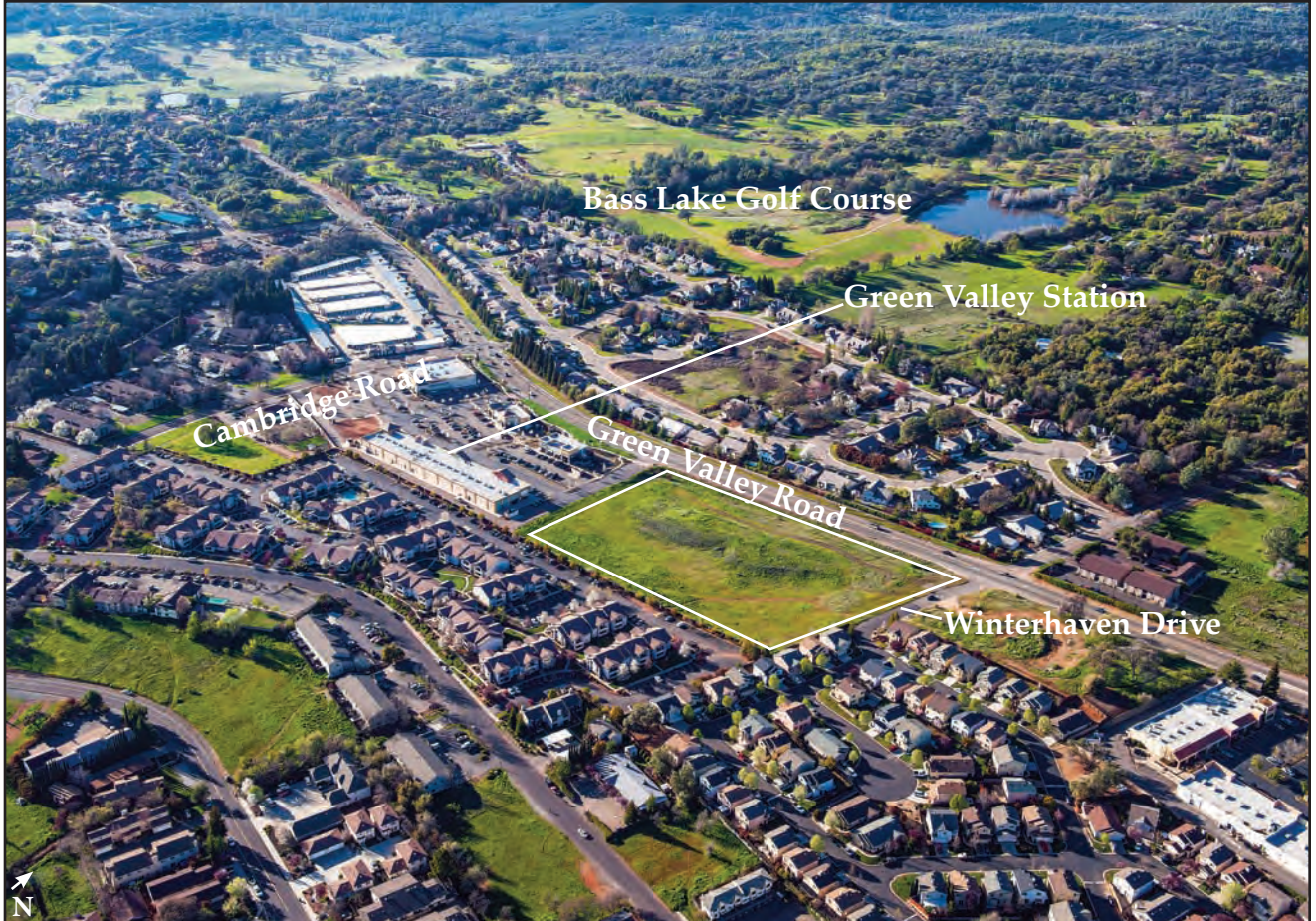
DESCRIPTION: This 15,000± square foot development site is located in South Lake Tahoe within the Lake Tahoe Basin, an area considered to be one of the most diversified year-round recreation resort areas in the western United States. This in-fill development site is located in an area of South Lake Tahoe that has been substantially revitalized over the last ten years, due to redevelopment of the Stateline casinos as well as additional investments in the Heavenly Gondola, The Shoppes at Heavenly Village, the 18-hole championship Edgewood Gold Course, and Ski Run Marina.

The property was originally developed as a 21-unit motel, and included a single residence. The motel has been demolished and the 20 Tourist Accommodation Units and 1 Residential Unit rights, associated with the prior improvements, were subsequently sold. Remaining on the site is a concrete slab foundation and asphalt paving. BMP Application (Best Management Practice for storm water) is required in order to bring the property into compliance with the Tahoe Regional Planning Agency (TRPA). Property compliance includes removal of the concrete slab and rejuvenation of the lot in order to obtain issuance of a BMP Certificate. Future development of the property is subject to the Tourist Core Area Plan.

All utilities are available to the site and access is off of Lake Tahoe Blvd, where the site has 100 feet of frontage.

LOCATION: 3868 Lake Tahoe Blvd., South Lake Tahoe, California, 96150. APN: 029-161-24

SEALED BIDS DUE NO LATER THAN 5:00 PM, MAY 20, 2015



PUBLISHED RESERVE: \$930,000

EL DORADO COUNTY 2013-204 RMV: \$1,947,500

SIZE: 5.37± acres

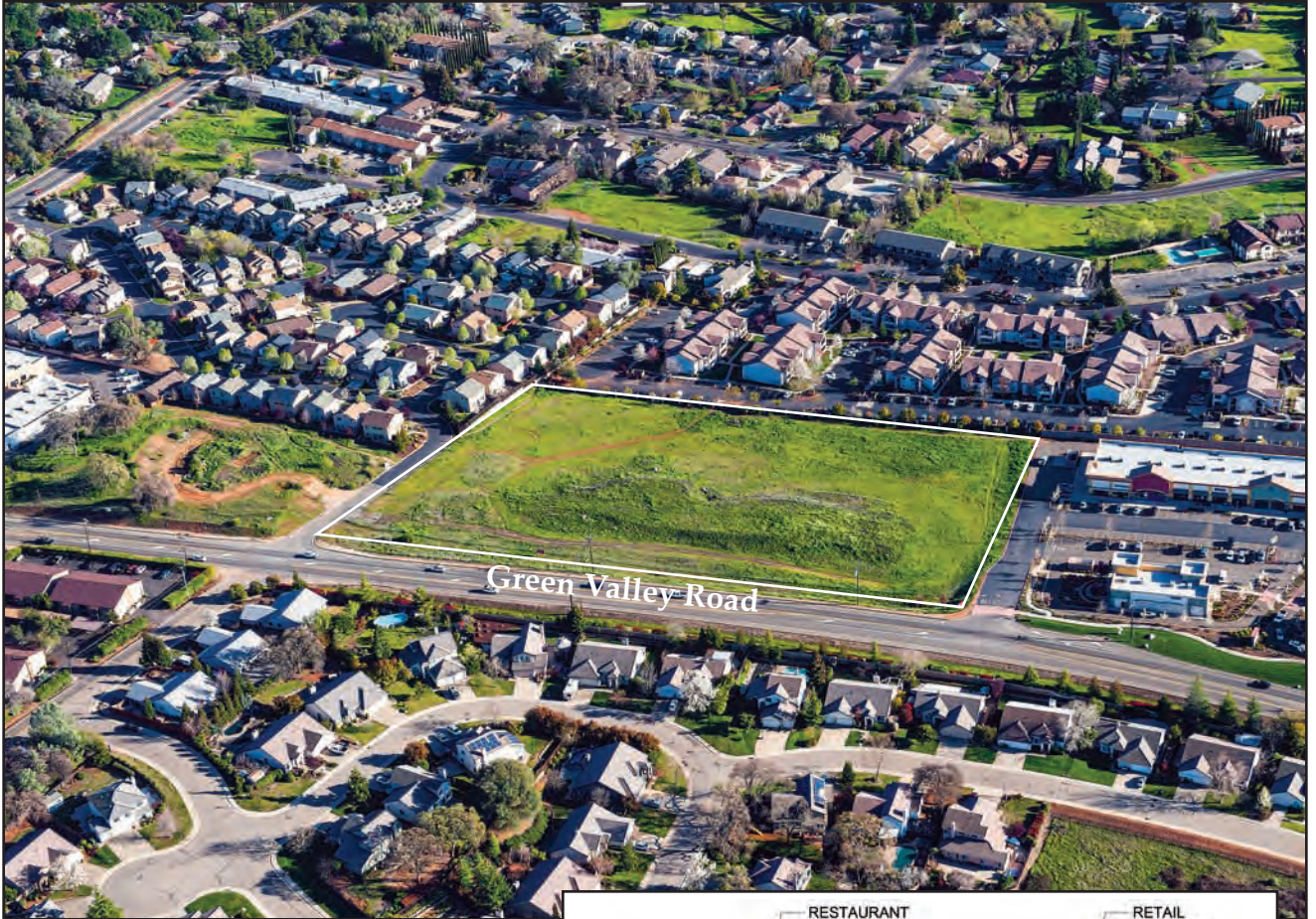
ZONING: Planned Development – Planned Commercial with Retail Uses (PD-CP/DC)

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: This 5.37± acre retail development site is located along the south side of Green Valley Road, east of Cambridge Road in unincorporated El Dorado County, in Cameron Park. It is part of the Green Valley Station Planned Development and has been proposed for restaurant and retail uses. The city of Sacramento is within a 30-minute drive west on Highway 50, South Lake Tahoe is 75± miles northeast, and the city of Placerville is ten miles east of Cameron Park. Green Valley Road is a primary east-west arterial serving the northern portion of Cameron Park. Cambridge Road, along with Cameron Park Drive, are the major north-south arterials, both of which connect to the Highway 50 Interchange.

The site is rectangular in shape and is comprised of one tax parcel with approximately 483 feet of frontage along the heavily traveled Green Valley Road, with excellent visibility and access to the property. The site is part of the Green Valley Station planned development, and as such is planned for

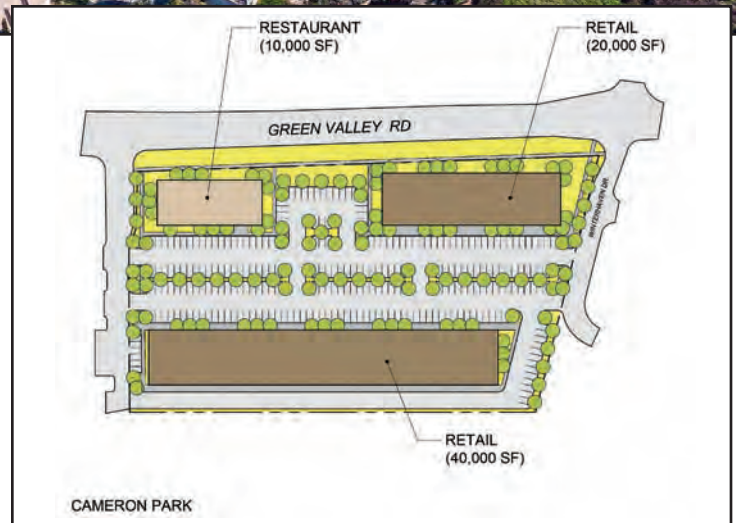


the development of restaurant and other retail uses similar to Green Valley Station Phase I. Any other proposed use of the site would require a revision to the Green Valley Station Planned Development. Please see Supplemental Information Package for zoning.

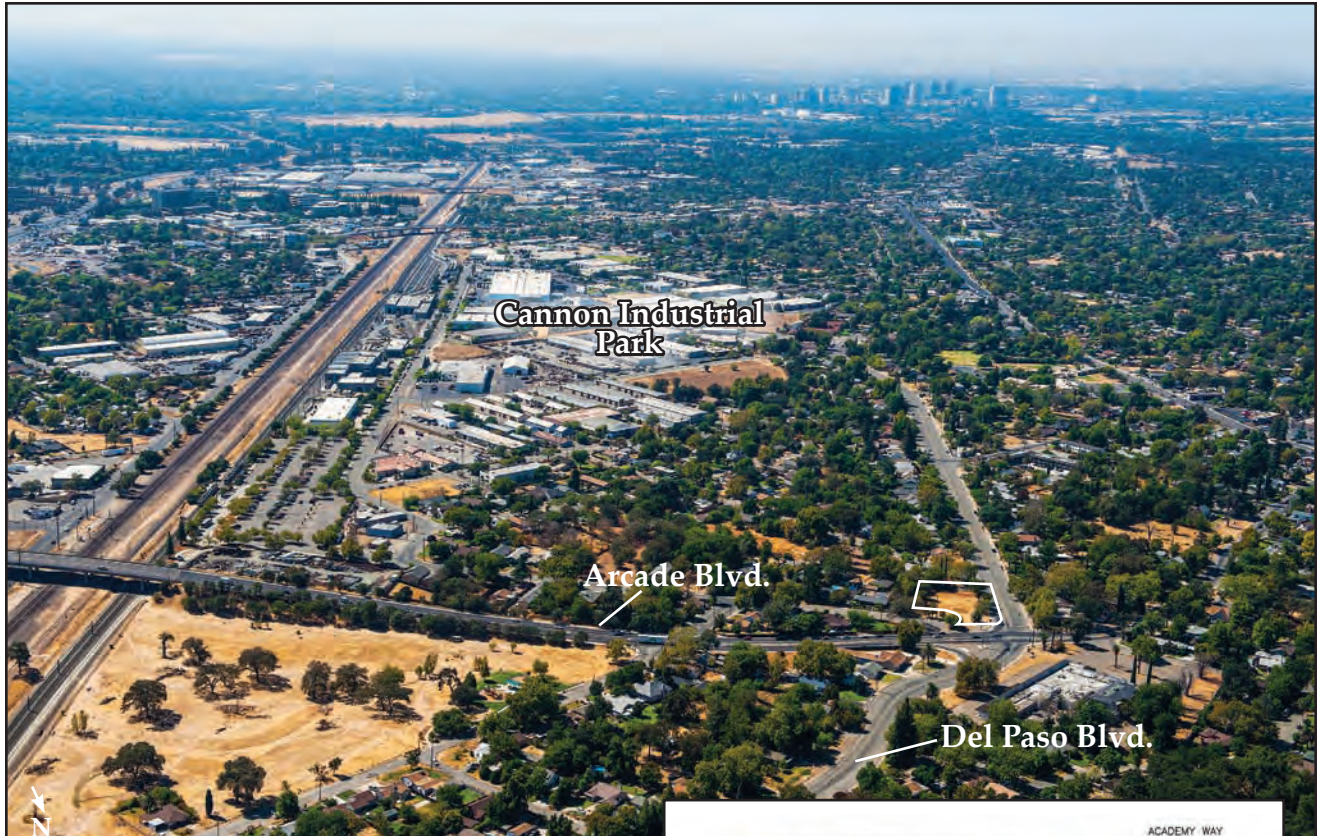
All utilities are available to the site.

LOCATION: Lot 8 Green Valley Station,
APN 116-301-12

**SEALED BIDS DUE NO LATER THAN
5:00 PM, MAY 20, 2015**



Please Note: Sketch plan is conceptual only. Neither the Seller nor its agents have submitted plan or made any applications to a public agency.



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PUBLISHED RESERVE: \$30,000

LAST ASKING: \$69,500

SIZE: 24,394± Square Feet

ZONING: Residential Office - RO

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: This 24,394± square foot residential development site known as Academy Place has approval for the development of seven single-family homes. The approvals specify two-story plans ranging in size from 1,300± to 1,400± square feet, at a density of 12.5 units per acre. The entitlements are due to expire in 2015. (Please see Supplemental Information Package for Site Plan and Elevations.)

The property is located in the long-established neighborhood of Del Paso Heights, situated north of downtown Sacramento, with excellent access from Interstate-80. The site is located at the corner of Del Paso and Academy Boulevards and has surrounding uses comprised of single and multi-family dwellings. The site is improved with concrete sidewalks and rolled curbs.

The RO zoning has a maximum density of 36 dwellings per unit and allows for the development of office uses, subject to a special use permit. A Phase I Environmental, completed in October 2013, requires no further assessments. All utilities are available to the site, including sewer, water, gas and electricity.

LOCATION: 3163 Academy Way, Sacramento, California. APN #: 265-0384-011

SEALED BIDS DUE NO LATER THAN 5:00 PM, MAY 20, 2015



PUBLISHED RESERVE: \$499,500

LAST ASKING: \$549,000

SIZE: 2,747± Square Feet (net rentable)

ZONING: Planned Unit Development
(PUD-347)

PROPERTY INSPECTION: Do not disturb tenant. Call Auction Information Office to arrange an Inspection.

FINANCING: None – All Cash



DESCRIPTION: The property is comprised of five ground floor condominiums consisting of 2,747± net rentable square feet which have been configured into one large contiguous medical office suite in Pleasant Hill, on Gregory Lane, and is currently leased to John Muir Health.

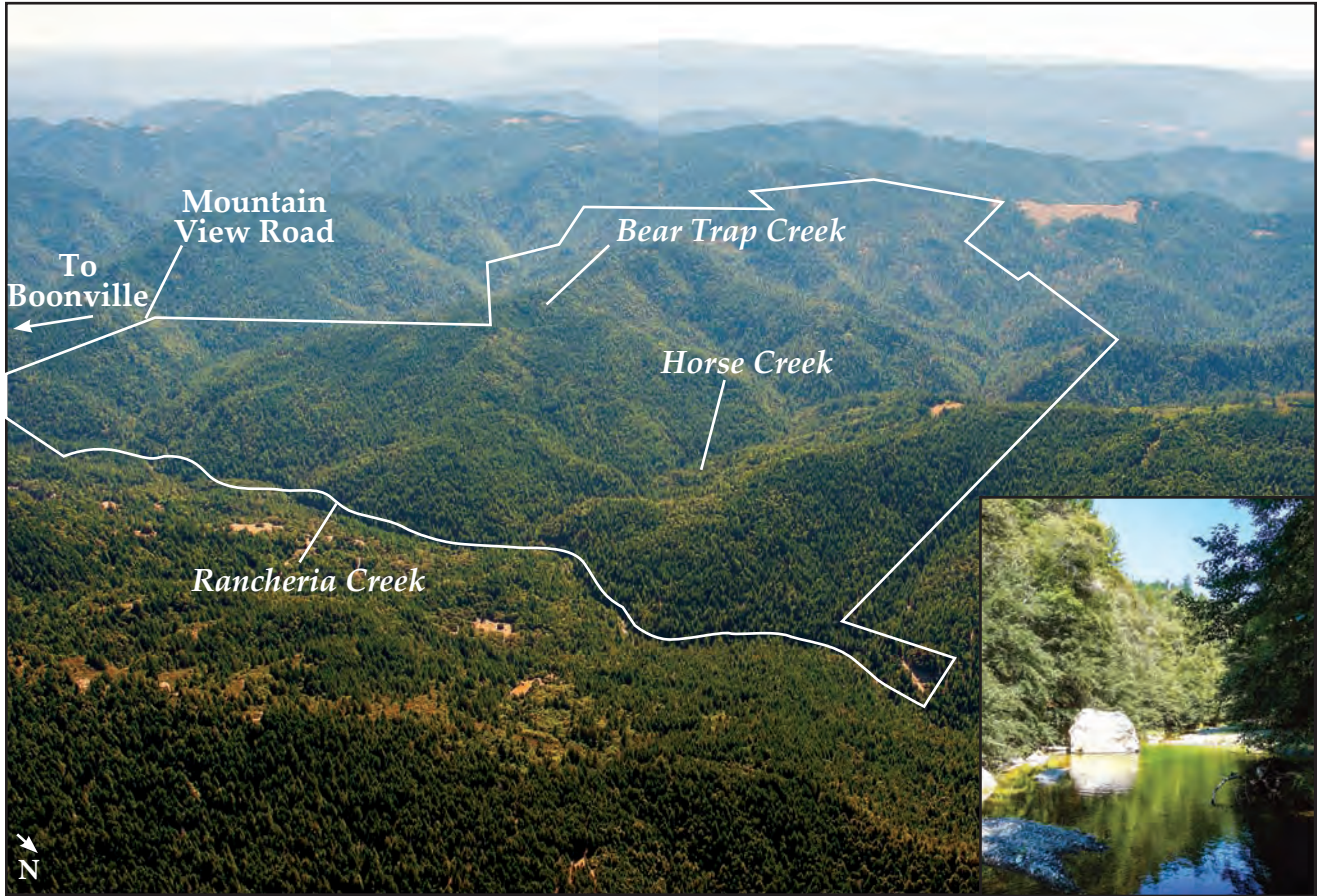
Two Worlds Condominiums was built in 1984, and the office space has a highly-partitioned central hall layout, with an open reception area. There are two private offices, nine exam rooms and two restrooms. The medical office has been leased since 1996 to the same user, with the current lease generating \$6,531 per month, with a lease expiration of October 2016. The lease is modified gross with the tenant responsible for utilities and janitorial service and the landlord responsible for real estate taxes, property management and exterior maintenance. HOA monthly fees of \$2,658 are paid by the landlord and cover exterior maintenance, insurance, outside common area, utilities, landscaping, management and reserves. See Supplemental Information Package for a copy of the Lease.



Pleasant Hill is located in the heart of Contra Costa County with Interstate 680 running north/south, connecting the city with Highway 24 to Oakland, the Bay Bridge and San Francisco. The property's immediate neighborhood is fully built-up with mostly retail, commercial, multi-family and single family residences. The Pleasant Hill BART Station is located approximately four miles southeast of the site, which services 250,000+ riders daily. The property is part of a larger condominium complex, Two Worlds-Pleasant Hill, which consists primarily of residential units with retail/commercial uses on the ground floor of some of the buildings. There are residential units situated above the condominiums.

LOCATION: 91 Gregory Lane (Units 13/14/15/15/18), Pleasant Hill, California, APNS: 150-240-046-6; 047-4; 048-2; 049-0; 051-6

SEALED BIDS DUE NO LATER THAN 5:00 PM, MAY 20, 2015



	Bulk	Parcel A	Parcel B
PUBLISHED RESERVE:	\$4,500,000	\$3,275,000*	\$1,225,000*
SIZE:	1,942± Acres	1,521± Acres	421± Acres
LAST ASKING PRICE:	\$4,900,000	\$3,575,000	\$1,325,000

* Sale of Parcel A and Parcel B is subject to bids in the aggregate to total, or exceed, \$4,500,000

ZONING: TPZ (Timber Production Zone)

ELEVATION: 400± to 1,600± Feet

PROPERTY INSPECTION: Locked Gates – Call Auction Information Office to Arrange

FINANCING: Financing may be available through American AgCredit by contacting David Jackson, Vice President, at 707-445-8871. See Supplemental Information Package for details.

DESCRIPTION: The 1,942± acre South Rancheria Creek property is a rare North Coast redwood investment-grade tree farm, located along Mountain View Road, within a two-hour drive of San Francisco and in the heart of the Anderson Valley, renowned for its vineyards. The tree farm is within five



Anderson Valley



miles of historic Boonville, which has an airport that can accommodate private aircraft, and is a 45-minute drive to the Mendocino Coast. There are 3.1± miles of Rancheria Creek frontage, and 11 legal parcels within the Tree Farm which could provide significant conservation values through obtainment of a Working Forest Easement which would restrict harvests near South Rancheria Creek, and limit parcelization of the Tree Farm.

The South Rancheria Creek Tree Farm has a location strategic to domestic log markets in nearby Ukiah, Cloverdale and Willits, with sawmills operated by Mendocino Redwood Company, Redwood Empire, Agwood Mill and Lumber, and Willits Redwood. Additional domestic log markets are to the north in Humboldt County in Scotia, Eureka and Arcata. Export facilities for Douglas-fir are located to the north at Humboldt Bay, and to the south at the Port of Oakland.

The property has been managed as a commercial tree farm by the Seller for over thirty years, and has had no significant harvest activities since 1992. There is an estimated 27,600± MBF of primarily 50- to 70-year old Douglas-fir and redwood, at an average of 14,460 board feet per acre, providing a new owner with near-term cash flow and long-term asset growth.

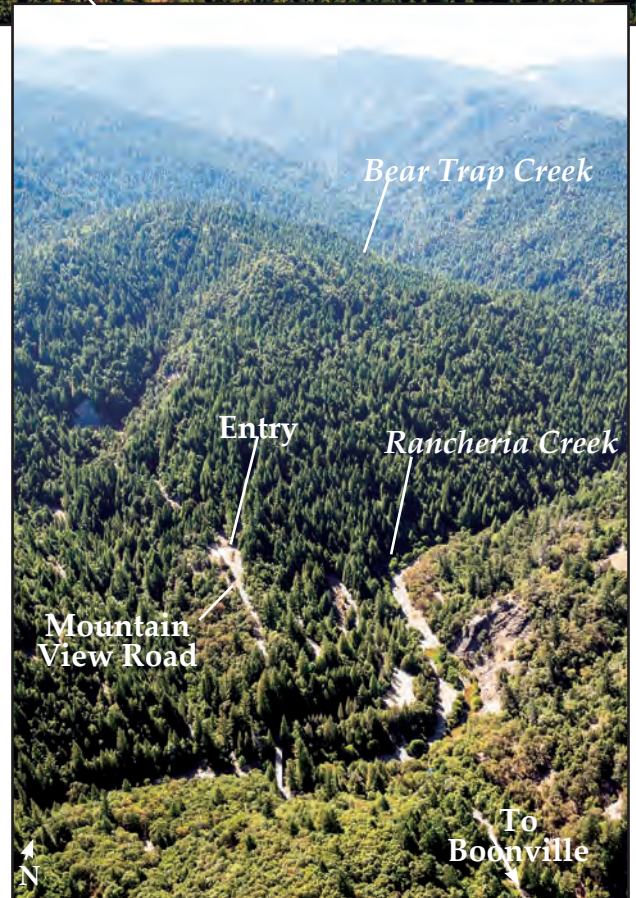
Ridgetop vineyards are located north of property

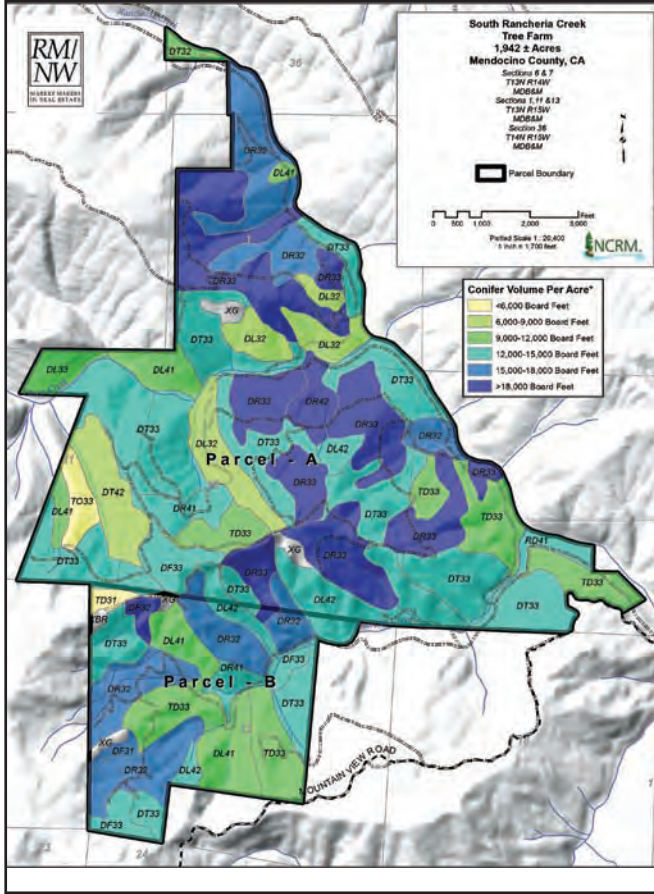


Left: 3.21 miles of Rancheria Creek frontage



Right: Gated entry from Mountain View Road





One-third of the property, or 684± acres, has over 15,000 board feet per acre, with opportunity to undertake some thinning in order to increase growth and productivity. Sixty-four percent, or 17,700± MBF of the Tree Farm, is Douglas-fir and thirty-six percent, or 9,900± MBF, is redwood. North Coast Resource Management (NCRM), as forest manager for the Seller, has updated a 2008 inventory and has prepared a 20-year growth projection, all available in the Supplemental Information Package. NCRM has projected an annual growth rate of 5.1% and has also projected that within the next ten years, the total Douglas-fir and redwood volume will increase to 42,300± MBF, or an average of 22,000± board feet per acre: NCRM has projected that redwood volume will increase to 13,700± MBF and Douglas-fir to 28,600± MBF.

The increased growth and productivity of the South Rancheria Creek Tree Farm is due in part to the well-stocked 50- to 70-year-old age class of both Douglas-fir and redwood, along with nearly 50% of the Tree Farm having north-aspect-facing slopes. The tract is a Site Class III.

There is a total of 18.5± miles of mostly rocked logging roads which provide access throughout the property. Additionally, a rock source is located on the property. Cable logging systems will be required for the majority of the tract. Access to the tree farm is from Mountain View Road, via an easement. Additional easements provide access to the southwest section of the property.

There are no active THPs on the property. There is an owl activity area located near Horse Creek that North Coast Resource Management has been monitoring.

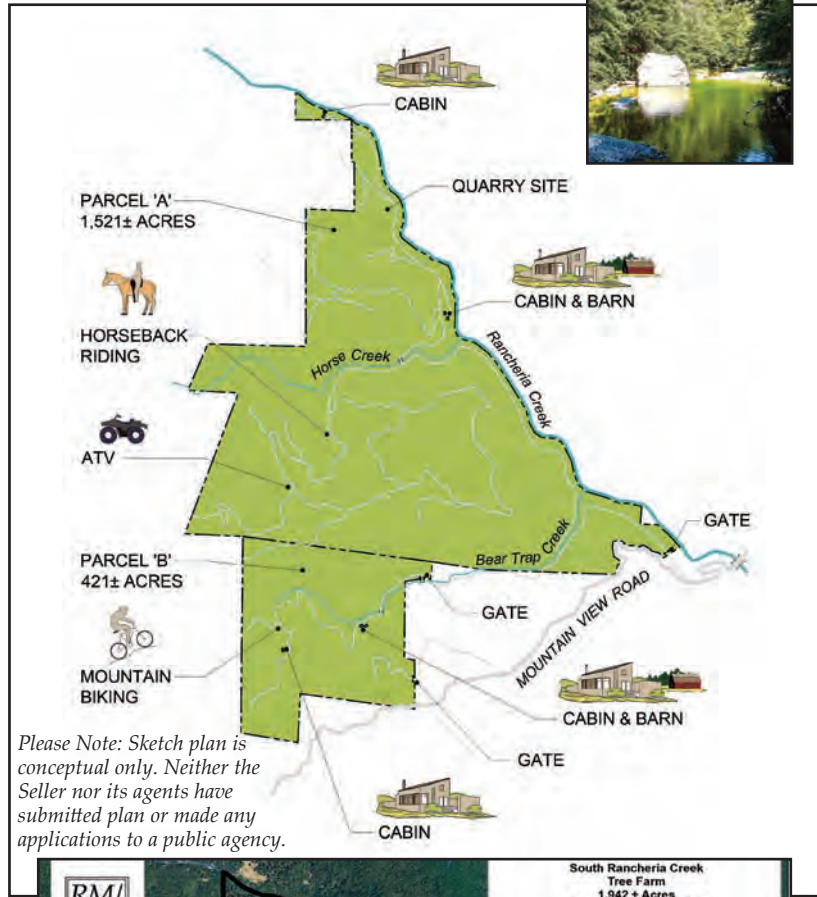
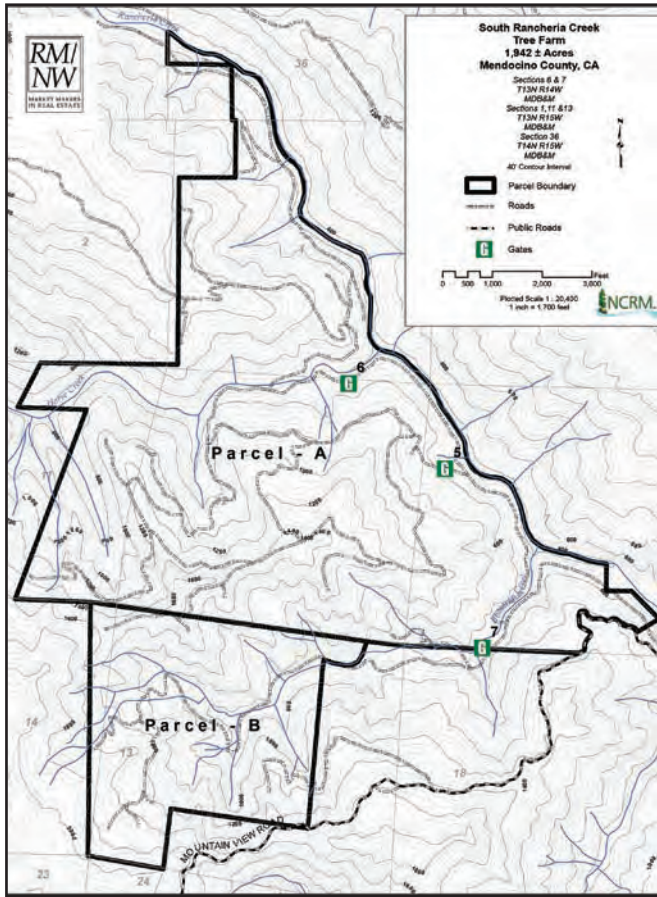
The 1,942± acre South Rancheria Creek Tree Farm may be acquired in either its entirety, or in two parcels. Parcel A is 1,521± acres and contains a total of 23,236± MBF. Parcel B is 421± acres and contains a total of 6,325± MBF. The volume by species is as follows:

Parcel	Size (± Acres)	Douglas-fir (± MBF)	Redwood (± MBF)	Total Volume (± MBF)
A	1,521	13,813	7,424	21,236
B	421	3,835	2,491	6,325
Total	1,942	17,648	9,915	27,561

The ten-year growth projection for Parcel A is that it will increase to 32,930± MBF and for Parcel B is that it will increase to 9,326± MBF. Copies of the timber inventory and growth projections, with maps (GIS) are available for each parcel in the Supplemental Information Package.

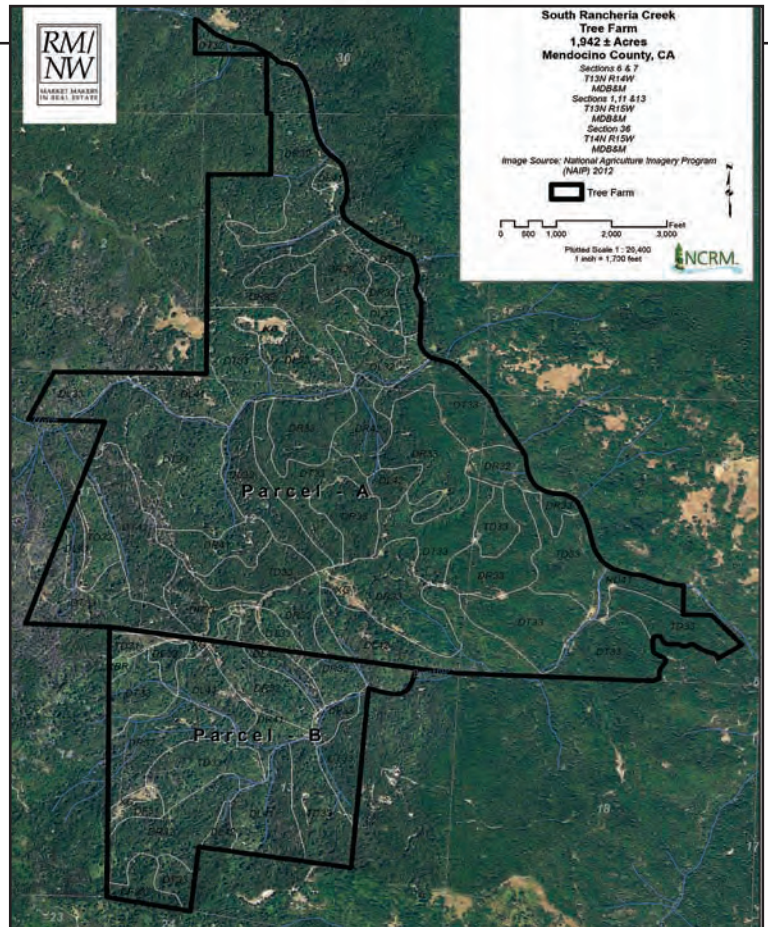
The Tree Farm's location, near the Anderson Valley and Boonville, with proximity to the San Francisco Bay Area, provides opportunity to develop a legacy private family retreat on the 1,942± acre property. There are a number of excellent sites for development of a lodge and cabins with views, all having access to South Rancheria Creek. Existing logging roads can be used for horseback riding, hiking, and mountain biking. South Rancheria Creek is part of the greater Navarro River Watershed which is a popular stream for kayaking. There is a locked gated entry from Mountain View Road, providing privacy to the owner.

The combination of the South Rancheria Creek Tree Farm location, exceptional growth rates for Douglas-fir and redwood, proximity to log markets, accessibility to San Francisco, and the added benefit of potential conservation values, provides a rare opportunity to acquire a North Coast redwood investment-grade tree farm.



LOCATION: Township 14 North, Range 15 West, Sections 25, 26, 35 and 36 and Township 13 North, Range 14 West, Sections 1, 2, 11, 12 and 13, APN# 02644046, 02644038, 02646046, 02646056, 02646034, 02646058, 02646059, 02646060, 02646061, 02646062, 02646063, 02966034, 02966035, 02966032, 02648060, 02648062, 02648064, 02648050, 02648051

SEALED BIDS DUE NO LATER THAN 5:00 PM, JUNE 5, 2015





PUBLISHED RESERVE: \$150,000

LAST ASKING: \$169,000

SIZE: 3,376± SF, 4 Bedroom 4 Bathroom
on 6,000± SF Lot

ZONING: Residential (R-1-6)

PROPERTY INSPECTION: Call Auction
Information Office to arrange

FINANCING: None – All Cash

DESCRIPTION: This 1.5 story residence is located in Fortuna along California's North Redwood Coast and is 18 miles south of the city of Eureka. Originally constructed in 1943, the dwelling is situated in a neighborhood near downtown and Fortuna's Historic District. Highway 101 is located approximately one-quarter mile from the property.

For the previous 50± years the home was used as an in-home care facility, and was configured for such use. There are 14 rooms total with 4 bedrooms and 4 bathrooms, a living room, dining room and recreation room. The second floor has a small apartment with bedroom, kitchenette and bathroom. There is a detached garage that was used as a storage shed, and a covered patio and concrete parking area. The home has not had any updates since the early 1980s and is in fair condition, with deferred maintenance. It is not likely that the use of the property as a care home could be continued due to the current condition of the improvements, and the layout, which does not meet ADA requirements. The home would likely need to be converted back to a single family residence, which would require a change to existing floor plan and updating.

LOCATION: 527 9th Street, Fortuna, California. APN: 040-182-005-000

SEALED BIDS DUE NO LATER THAN 5:00 PM, MAY 20, 2015



PUBLISHED RESERVE: \$265,000

LAST ASKING: \$325,000

SIZE: 65± Acres

ZONING: M District -- Manufacturing and Industrial

PROPERTY INSPECTION: Locked Gate. Call Auction Information Office

FINANCING: None – All Cash

DESCRIPTION: This 65± acre industrial site is located 3 miles northeast of Crescent City, California, along Elk Valley Road, between Highway 101 and the Jedediah Smith Redwood State Park, which is adjacent to the eastern boundary of the property. The property was originally used as a sawmill site by the Medply Corporation, which ceased operations in the late 1970s. The buildings were removed, and the former log pond was filled by the prior owner.

Caltrans currently leases a 2 acre portion of the site at a monthly rate of \$350.00.

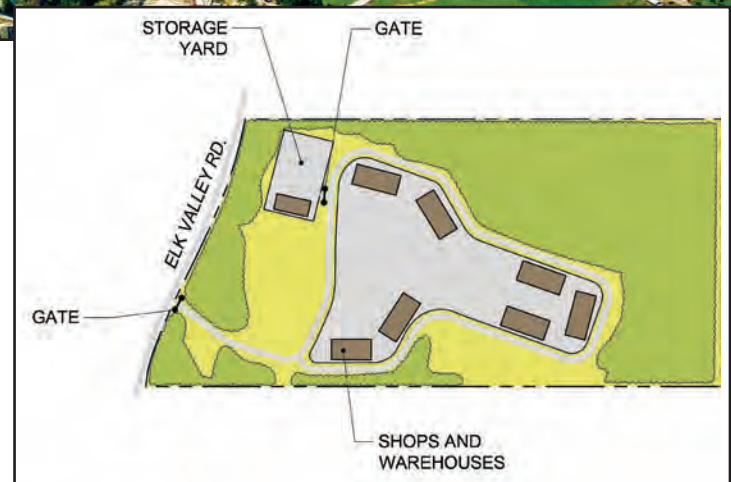
The balance of the site could be developed for industrial use with ample room for a shop or other industrial buildings, plus yard area. The northeast and eastern sections of the property have residual timber.

Elk Valley Road provides excellent access both north and south to Highway 101.

Tidewater Starry Rock Pit is next to the property to the north. Power is available along Elk Valley Road. On-site septic and well will be required.

LOCATION: 1805 Elk Valley Road, Crescent City, California. Assessor Parcel #112-020-09

SEALED BIDS DUE NO LATER THAN 5:00 PM, MAY 20, 2015



Please Note: Sketch plan is conceptual only. Neither the Seller nor its agents have submitted plan or made any applications to a public agency.



PUBLISHED RESERVE: \$1,800,000

LAST ASKING: \$3,000,000

SIZE: 53,976± square foot site

ZONING: Urban Village District

PROPERTY INSPECTION: At Any Time

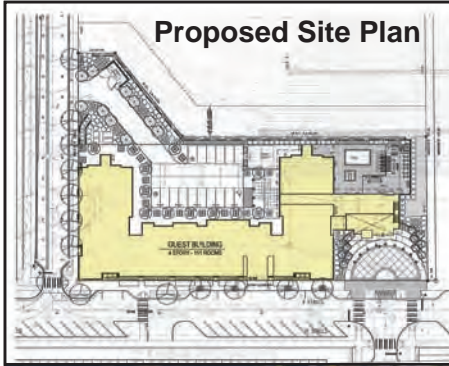
FINANCING: Subject to Seller's approval of Purchaser's credit: A 30% down payment with the balance secured by a first deed of trust, amortized over 25 years at 6% interest, calling for monthly payments of principal and interest; all due and payable at the end of 2 years.

DESCRIPTION: This hotel development site is located at the corner of 10th Avenue N.E. and Falls Drive, next to Grand Ridge Plaza, the only major retail center in Issaquah Highlands. Grand Ridge Plaza is anchored by Safeway, Regal Cinemas, Marshall's and Dick's Sporting Goods. Issaquah Highlands is a 2,200± acre master-plan community 18 miles east of Seattle, along I-90. When complete, Issaquah Highlands is projected to contain 3,250 residential units, 2.9 million square feet of commercial use, and 425,000 square feet of retail.

Swedish Medical Center, with both hospital and medical office complex, is located at Issaquah Highlands. Bellevue College is building a new campus on a 20± acre site near-by. A 63± acre site next to Swedish Medical Center, originally purchased by Microsoft, was sold to a Seattle developer in 2013 for a mixed-use project, with both multi-family and commercial uses.

The hotel site had been approved with permits for a 111 room, five-story Residence Inn by Marriott. The room mix in the proposed extended-stay hotel was: 57 studio rooms, 30 one-bedroom suites, and 24 two-bedroom suites, with garage parking for 83 vehicles, plus 16 on-site, and 12 on the street. The Motor Court Reception and garage entrance is from 10th Avenue N.E.

The seller has invested \$750,000 in site preparation, including construction of a foundation wall to be used in development of the hotel.



Permits have expired, and the site is now non-strategic to the seller's on-going operations.

The Declarant of Use Covenant, which restricts the site to hotel use and incidental retail uses, expires on December 31, 2017, providing a new owner the option to develop the site for both commercial and general office uses and benefitting from the existing foundation wall.

There is an estimated balance of \$500,000 in system development charges pertaining to the property, based on its current proposed use. Please see Supplemental Information Package for copies of pertinent documents.



Sketch of proposed Residence Inn

The seller has discounted the last asking price by 40%, and is also providing short-term seller financing, as incentives in order to accelerate the sale of this development site at Issaquah Highlands.

LOCATION: 1100 10th Avenue N.E.

APN# 3630360050

SEALED BIDS DUE NO LATER THAN 5:00 PM, June 5, 2015

CONDITIONS of AUCTION

REALTY MARKETING/NORTHWEST AUCTION INFORMATION OFFICE

Oregon Office:
522 SW Fifth Avenue, Suite 725
Portland, Oregon 97204

Washington Office:
112 West 11th Street, Suite 250
Vancouver, Washington 98660

California Office:
1860 Howe Avenue, Suite 210
Sacramento, California 95825

Phones (during regular business hours - 8:30 a.m. to 5:00 p.m. Pacific Time)
Portland Metro Area: 503-228 3248
Toll-Free: 800-845-3524
FAX: 503-242-1814
Email: info@rmnw-auctions.com

SUPPLEMENTAL INFORMATION PACKAGES
Additional detailed information is available for each property. Supplemental Information Packages include all pertinent data provided by the Sellers. To purchase supplemental information, mail, fax or email the Supplemental Information Package Request Form on page 119 of this Catalog.

Hard Copy Supplemental Information Package:
\$15 each

Individual Supplemental Information Package
(CD): \$5 each

Email: NO CHARGE

ORAL AUCTION (Properties 1-21)
Saturday, May 16, 2015, at 12:00 p.m. in Portland, Oregon at the Sheraton Portland Airport Hotel, located at 8235 Northeast Airport Way. The Auction will begin promptly at noon. Please arrive by 11:30 a.m.

Directions:
From I-205 North – take Exit 24A, Portland International Airport. This will put you onto Airport Way, going toward the Airport. Take the “Frontage Road, Hotels, Cargo” Exit and take a quick left onto Frontage Road. Follow Frontage Road west to the Sheraton Hotel, which will be on the right side.

From I-5 North/I-205 South – take Exit 24, Portland International Airport. Take a right onto Airport Way. Take the “Frontage Road, Hotels, Cargo” Exit and take a quick left onto Frontage Road. Follow Frontage Road west to the Sheraton Hotel on the right side.

SEALED BID SALES (Properties 100 - 133)
Sealed Bids must be received no later than 5:00 p.m., Wednesday, May 20, 2015 for all properties with the exception of Properties 100, 105, 108, 130 and 133 which will be due June 5, 2015. Property 115 is due June 11, 2015.

PUBLISHED RESERVES

The Auction properties are being offered with a Published Reserve price. This means when the bidding reaches, or exceeds, the Published Reserve price, the Seller is committed to sell the property to the high bidder. Should the bidding fail to reach the amount of the Published Reserve price, the Seller reserves the right to accept, counter or reject the high bid no later than five business days following the Auction.

ORAL AUCTION

Bids by Mail

If you are unable to attend the Oral Auction, request a Mail Bid Form by contacting the Auction Information Office at 1-800-845-3524 or info@rmnw-auctions.com. Mail Bid Forms will be accepted when accompanied with Certified Funds made payable to the Realty Marketing/Northwest Client Trust Account in the amount equal to 10% of the maximum authorized bid for the property you wish to purchase. If you are not a successful bidder, your deposit will be returned to you by mail by the third business day following the Auction.

Registration

Registration is required for eligibility to bid at the Oral Auction. Complete and return the Auction Registration Form at least three days prior to the Oral Auction.

On Auction day, all registered bidders must show that they have in their possession a separate Cashier’s Check or Certified Check (“Certified Funds”) made out to the bidder (no cash, please) in the amount of \$2,500 for each property the bidder intends to purchase.

Auction Day Procedures

Pre-Registered Bidders: As a pre-registered bidder, you will check in at the Pre-Registered Bidder area prior to the Auction. You will be asked to show your \$2,500 in Certified Funds as described under Registration. You will receive your assigned Bidder Number. If you are planning to purchase more than one property, you must present separate Certified Funds for each property you wish to purchase.

Auction Day Registration: Those who register on Auction Day will be required to complete the Auction Registration Form and provide evidence of Certified Funds in the amount of \$2,500 for each property you wish to purchase. Auction Day registrants should plan to arrive at least thirty minutes prior to the Auction in order to complete the registration process.

Bidding on each property will take approximately two minutes. The properties will not necessarily be auctioned in the order they appear in the Catalog. The order of the bidding will be announced prior to the Auction. As the successful bidder, you will sign a Bid Confirmation Sheet immediately upon acceptance of your high bid. An Auction escort will then usher you to the Contract Area, where you will complete the sales contract.

Writing the Sales Contract

In the Contract Area on Auction Day, you will sign the sales contract and make an earnest money deposit of ten percent (10%) of your bid price, but in no event less than the amount of your Certified Funds for each property you purchase. Your Certified Funds will be deposited as a portion of your earnest money deposit. The balance of the earnest money deposit may be by personal, or company, check. In addition to the Purchase and Sale Agreement, you will be required to sign a Buyer Acknowledgement Form verifying that you have inspected the property and are purchasing it in its "as is" condition. No allowances will be made for contingencies. Sample copies of contract documents are available in each Supplemental Information Package. The sales contract is a binding contract.

SEALED BID AUCTION

All Sealed Bids must be accompanied by Certified Funds for ten percent (10%) of the bid price as an earnest money deposit. Within three (3) business days of acceptance of a bid, earnest money deposit must be increased to ten percent (10%) of

the accepted bid price. Checks should be made payable to the Realty Marketing/Northwest Client Trust Account. Due diligence should be completed prior to bid submissions. Bidders will be notified of acceptance or rejection of bids no later than five business days after the bid submission deadline. Escrows will close within 30-45 days of the date of the bid acceptance.

FINANCING

Some Sellers offer financing subject to approval of Buyers' credit. See individual property descriptions for details.

COOPERATING BROKERS

Broker cooperation is invited. A commission ranging from 1% to 2% will be paid to the real estate agent whose Buyer closes on the purchase of any Auction Property. The real estate agent must be a broker currently licensed by his/her state of residence or a salesperson licensed under such broker. Cooperating broker commissions will be paid upon close of escrow. Cooperating brokers will not share in any payment of liquidated damages.

Buyers must register their real estate agent on the Auction Registration Form or on the Sealed Bid Form. For the Oral Auction, the Registration Form should be received by the Auction Information Office at least three days prior to the Auction. No Auction Day Registration of real estate agents will be accepted.

For the Oral Auction, registered real estate agents must attend the Auction with their Buyer and must accompany their Buyer into the contract area if their Buyer is the successful high bidder.

No real estate agent will be recognized for a Buyer where that Buyer has previously contacted, or been contacted by, the Seller, or Realty Marketing/Northwest, concerning the Auction Property purchased. No commission will be paid to any real estate agent participating as a principal in the purchase of the property. The commission will be earned and paid upon the full and final closing by the Buyer on the conveyance of the property and the receipt of the full purchase price by Seller. No exceptions to this procedure will be made and no oral registrations will be accepted.

CLOSING AND COSTS

All sales must close within 30 to 45 days of the Auction, unless extended by the Seller, in writing.

Prior to making a bid, refer to the Supplemental Information Package with regard to customary closing costs including, but not limited to, recording fees, normal prorations, title fees, transfer and/or excise taxes (if applicable), sales tax on personal property (if applicable), local improvements and irrigation district assessments (if applicable), and document preparation fees. Buyers will be responsible for any real estate compensation taxes or rollback taxes and penalties as a result of a change in use or designation of the property including, but not limited to, a change from open space, agriculture, forest land or recreation.

For the properties being offered for sale with No Minimum Bid, the Buyer will be required to pay all customary closing costs, including, but not limited to, title insurance premiums and sales tax thereon (if any), full escrow fees, back taxes and penalties (if any), local improvement and irrigation district assessments (if any), and state excise taxes.

ADDITIONAL CONDITIONS

(A) No claim will be considered for allowance, adjustment or rescission based on failure of the property to correspond to any particular expectation or standard, other than the Preliminary Title Report.

(B) No bidder shall offer an advance on the previous bid of less than the amount the Auctioneer directs. In the event of a dispute between bidders, the Auctioneer will make the sole and final decision to either accept the final bid or to re-offer and resell the property in dispute. The Auction will be recorded, and if any dispute arises following the Auction, the Auctioneer's records will be conclusive in all respects.

(C) Title insurance is available for each property, ensuring the title of such property to be in fee simple, subject to no encumbrances except current taxes and assessments, easements, rights of way, reservations, covenants, conditions and restrictions of record, purchase money financing and printed exceptions in the standard form Owner's Title Policy. A copy of the Preliminary Title Report for each property may be inspected prior to the Auction.

(D) To the extent permitted by law, properties will be sold "As Is". Prospective buyers should examine the property and all supporting documentation carefully. Each bidder is responsible for evaluating the property and shall not rely on the Seller or sales agents. All buyers will take possession at the close of escrow.

(E) Sizes and square footages set forth for the properties are approximations only, based on the best information available, but the actual sizes and square footages may be different. All sketch plans are conceptual in nature and neither Seller nor its agents have submitted plans or made applications to any public agency.

(F) Agency Disclosure. The selling and listing agent, Realty Marketing/Northwest, represents the Seller in these transactions.

(G) Seller and Sellers' Agents reserve the right to refuse admittance to or expel anyone from the Auction premises for interference with Auction activities, causing a nuisance, canvassing or other reasons.

(H) Seller has the right to postpone or cancel the Auction in whole or in part, at its sole discretion, and to modify or add any terms and conditions of sale and to announce such modifications or additional conditions either prior to, or at, the Auction.

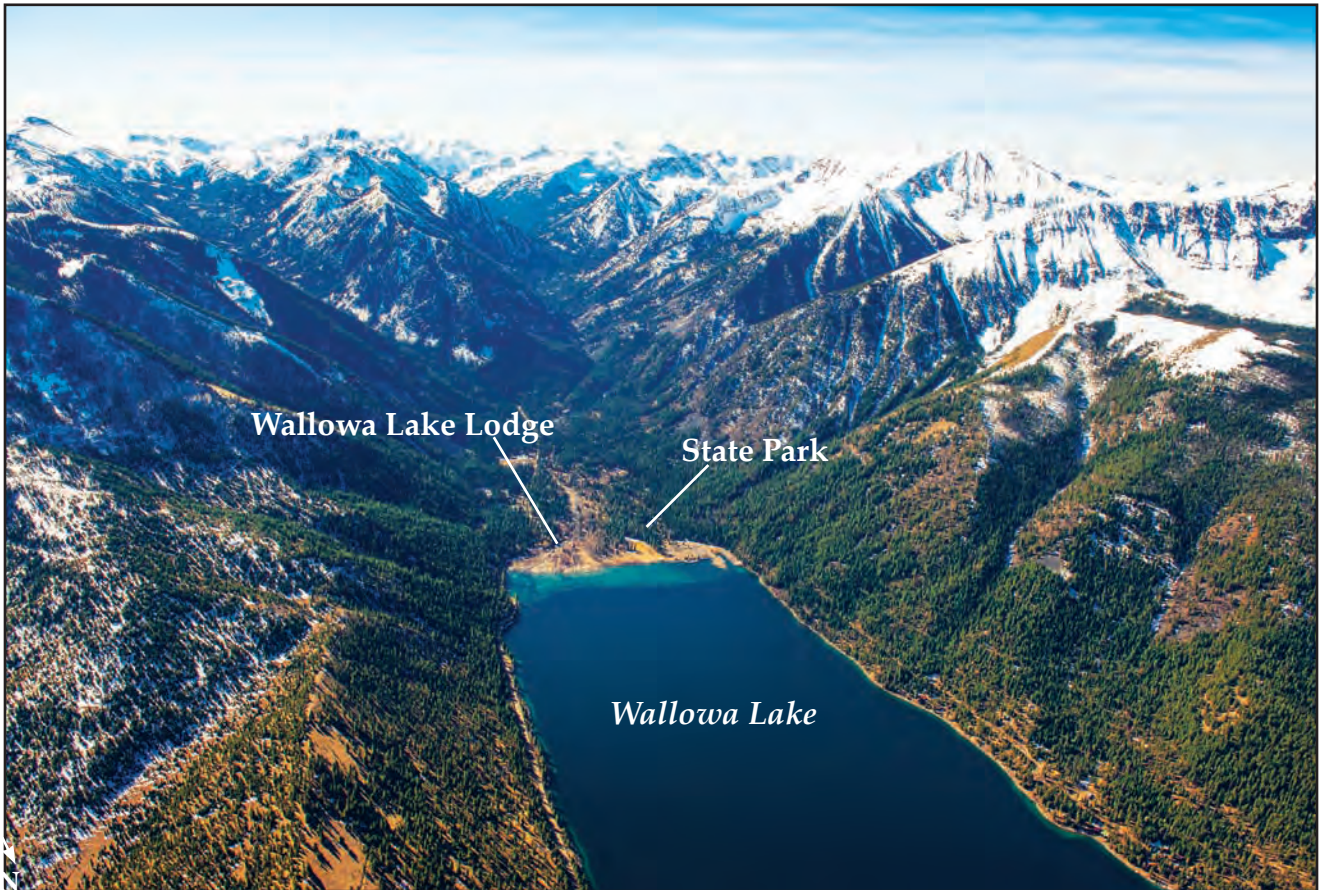
(I) Offer void where prohibited. Catalog will not be mailed to residents of any state in which this offering is not in compliance with the real estate laws or other laws of that state.

(J) The information contained here has been gathered from sources deemed reliable; however, Realty Marketing/Northwest makes no warranties expressed or implied as to the accuracy of the information contained here.

NEED HELP?

Realty Marketing/Northwest prides itself on the quality of its service. If at any time you need special assistance, please contact John Rosenthal, President at (800) 845-3524 or (503) 228-3248.

*Wallowa Lake Lodge
Historic Oregon Legacy Resort Property at Gateway to Eagle Cap Wilderness
Joseph, Oregon*



The Wallowa Lake Lodge, an operating resort located on the only private property at the southern end of the five-mile-long gorge-shaped Wallowa Lake, second only to Crater Lake in its water clarity, is being offered for sale to the general public for the first time in twenty-five years through a July 29 Sealed Bid Auction, being conducted by Realty Marketing/Northwest. A Published Reserve Price of \$2,750,000 has been established, and includes the twenty-two room Lodge, eight cabins, and all furnishings, fixtures and equipment on the 8.7± acre lake front property. Eastern Bank of Oregon is the preferred lender, with competitive financing available to qualified parties.

The Supplemental Information Package with bid documents, and special Auction Catalog, will be available May 15, and inspections will begin in June. Prospective buyers can contact the Auction Information Office at 1-800-845-3524 for Catalog #1505, and bid documents.

The 8.7± acre Wallowa Lake Lodge property is the only property along Wallowa Lake that has Resort Commercial Recreation zoning which will allow a new owner opportunity to expand existing resort and lodging accommodations, develop condominiums, and/or subdivide portions of the property for private home sites. A Concept Plan prepared by the Seller outlines development of up to fifty-two condominium units and thirteen home sites, plus 9,730± square feet of retail and housing in a new building to be located near the existing Lodge.

The Wallowa Lake Lodge, known as “One of Oregon’s Seven Wonders,” was built in 1923, and has been compared to the great lodges of the national parks. It has been featured in a Public Broadcasting Service special Great Lodges of the National Parks, produced by Oregon Public Broadcasting, and is included in the Great Lodges of the National Parks, volume two, by Christine Barnes. A link to the video is available at www.rmnw-auctions.com

The Seller has undertaken a careful restoration of the twenty-two-room Lodge in order to preserve its historic character on both the interior and exterior. All walls and ceilings have been refinished



The Lobby fills first floor of the lodge



Wallowa Lake is gateway to Eagle Cap Wilderness



8 cabins are available for rent year-round



22 gracious guest rooms, some with lakeside balconies



Large lakefront lawn



Built in 1923 and well-maintained



and restored. Locally hand-crafted bedding and draperies along with antique prints and mirrors, and additional period furnishings, have been used throughout. Improvements have been made to the kitchen, as well as upgrades to plumbing and electrical systems.

The 16,471± square foot three-story Lodge operates mid-May to mid-October, and can accommodate approximately sixty guests in twenty-two rooms. Eight rooms are two-room suites that have both lake and mountain views.

The Lodge's main level has a large reception area, full-service restaurant, meeting room, and large outdoor deck which fronts an expansive landscaped lawn and views to Wallowa Lake.

Eight cabins are located on the 8.3± acre site, available for rental year-round. There are four two-bedroom cabins, three one-bedroom cabins, and one studio cabin.

Overall, Wallowa Lake Lodge and cabins can accommodate ninety guests nightly during the May to October season.

2014 gross revenues from operations were \$536,000, with an estimated 49% of revenue from lodge rentals, 25% from cabin rentals, 25% from food and beverage service, and 1% from miscellaneous income. 2011 - 2014 financials are available in the Supplemental Information Package.

The existing owners have not ever promoted Wallowa Lake Lodge for events such as weddings, reunions or as a conference center, which would provide expanded business opportunity for a new owner/operator.

Wallowa Lake Lodge has a strategic location, not only as gateway to Oregon's largest wilderness area often referred to as "Little Switzerland of America," but also to the town of Joseph, which is less than a ten minute drive and embodies classic western culture rich in history, and is itself a growing year-round center for arts and recreation.

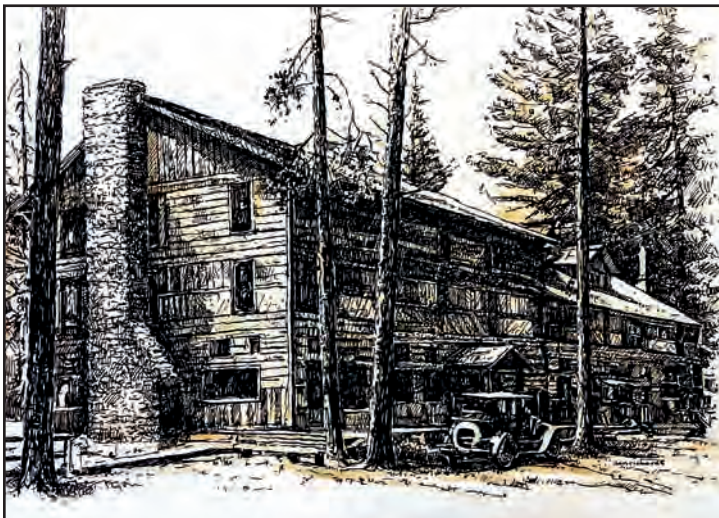
Wallowa Union Railroad, operated by Wallowa and Union Counties, runs a 63 mile Eagle Cap Excursion Train from Elgin to Joseph along dramatic landscape from May, through the end of October. Elgin is a



Joseph is a ten-minute drive from the lodge



Lodge dining room on first floor is popular with guests



Lodge is in the style of the great lodges of the national parks

twenty-minute drive from I-84.

Joseph is home to Valley Bronze of Oregon, responsible for manufacturing several thousand ornamental bronze pieces for the World War II Memorial on the National Mall in Washington D.C. Valley Bronze of Oregon has helped Joseph become an important center for bronze design and manufacturing.

The town of Joseph is host to Wallowa Valley Festival of the Arts; Nez Perce Tamkaliks Celebration; Bronze, Blues and Brews Festival; Chief Joseph Days Rodeo; and Alpenfest, a yearly Swiss-Bavarian festival held near Wallowa Lake Lodge.

Wallowa State Park, with marina, is next door. Wallowa Lake holds eight state records for kokanee, as well as the world record for the largest kokanee ever caught, in 2010. The Wallowa River, spawning ground for kokanee, has its headwaters within the Eagle Cap Wilderness and runs along the western boundary of the property.

Wallowa Lake Lodge is the only lodging option that has a lake front setting and is walking distance to the Wallowa Lake Tramway and a general store. One of the most popular trailheads into the Eagle Cap Wilderness is located one-half mile from the Lodge.

The nearby Joseph State Airport has recently been improved with a 5,200' paved runway that can accommodate private jet aircraft.

Acquisition of the historic Wallowa Lake Lodge property and its turn-key resort operation provides a new owner with a number of options that include:

- Expand lodge facility and operations with additional rooms or cabins in order to accommodate private and public events and conferences
- Reuse of Lodge as a public or private school for hotel and resort year-round education, in affiliation with the new hospitality program at Oregon State University-Cascades campus, or other institute
- Development of private cabins and condominiums to be used as part of resort operations

An additional option is to acquire the property and obtain significant value from a conservation easement which restricts additional development that is currently allowed under the existing Commercial Recreation Resort zoning, to be achieved through either a sale, or donation, to a conservation organization or land trust.

Acquisition of Wallowa Lake Lodge and its 8.7± acre site may be one of the last opportunities to own a historic legacy property within the Pacific Northwest that can be used for a destination resort, or developed and expanded for year-round use.



www.rmnrw-auctions.com

TRUSTEE'S SALE

By Order of the Secured Lender

TWO RETAIL AND COMMERCIAL BUILDINGS

16,250± Square Feet

22825 and 22835 Antelope Blvd.

Red Bluff, California



Strategic location at intersection of Antelope Blvd. and Highway 36,
near I-5 Exit 649 in Red Bluff, California

Opportunity to acquire buildings individually, or as a portfolio
22825 Antelope Blvd is 85% Leased

Trustee's Sale Date: To be scheduled for mid- to late - May

Call Auction Information Office for Catalog #1506 and Supplemental Information Package

800-845-3524



THE OPPORTUNITY

The secured lender, under the terms of the deed of trust, has initiated a Trustee's Sale to be conducted on the steps of the Tehama County California Courthouse, located at 633 Washington Street in Red Bluff, California.

The two buildings are located at the intersection of Antelope Blvd (Highway 36) and Highway 99 E, three miles east of I-5 Exit 649 in Red Bluff, California. The buildings were built in 1980 and 1981 and provide opportunity to acquire the two buildings individually, or together, for either investment, or to relocate a business.

Both buildings were fully leased until late-December 2014, and generated annual lease income of \$235,512. The retail building at 22825 Antelope Blvd has four suites which total 8,718± net rentable square feet, and were leased to a restaurant, social service agency, auto parts store and stove retailer, with annual lease income of \$50,388.

The other building at 22835 Antelope Blvd with 7,157± net rentable square feet was leased to the California Department of Corrections, and generated lease income of \$185,124.

On December 4, 2014 a flash flood caused damage to both buildings, forcing the termination of the California Department of Corrections Lease from 22835 Antelope Blvd., which was due to expire in January 2017.

The flood damage at 22825 Antelope Blvd., with four suites, was less severe, with only two tenants needing to vacate. The two remaining tenants are Stove Junction, a stove retailer, and North State Starter and Alternator Exchange, an automotive parts store. A third tenant, Lighthouse Living Services, is returning to the property in April. These three tenants occupy 7,450± square feet, or 85%, of the rentable space, with monthly base rent at \$.38, \$.41 and \$.51 per square foot, or annual base rent totaling \$40,272. Lease expirations for Stove Junction, Lighthouse Living Services and North State Starter are May 31, 2016, February 28, 2017 and month-to-month, respectively.

The secured lender, StanCorp Mortgage Investors, LLC, has spent approximately \$110,000 in flood remediation and approximately \$40,000 in repairs including removal of damaged flooring, doors and partial walls in both buildings. The remediation was conducted by a state licensed industrial hygienist and was certified as complete.

The multi-tenant building has one suite with 1,250± square feet now available for lease.

A Property Condition Assessment and Phase I Environmental Site Report dated February 2, 2015 and prepared by AEI Consulting are available in the Supplemental Information Package.

The secured lender will allow each building to be sold individually at the Trustee's Sale, as each building is situated on an individual tax lot.

THE BUILDINGS

The ten-foot high buildings were constructed in 1980 and 1981 and are each on a separate tax lot. The buildings are on a reinforced concrete slab, and have metal frame siding, and metal roof with wood frame facades. Heating is forced hot air with individual HVAC. All utilities, including gas, serve both buildings. There is a shared parking lot with 69 spaces and a Pylon sign for the multi-tenant building.

The building at 22825 Antelope Blvd was built in 1981, has a gross building size of 8,750± square feet, with net rentable of 8,718± square feet. There is a total of six suites which have been rented to three tenants. Current tenants are Stove Junction, which occupies Suites C and D, with 2,200± square feet of net rentable area, North State Starter and Alternator Exchange, which occupies Suite E, with 1,750± square feet of net rentable area, and Lighthouse Living Service, which occupies Suite F, with 3,500± square feet of net rentable area. Current annual base rent is \$40,272.

Suite A is vacant, and contains 1,250± square feet of net rentable area. Copies of existing leases are in the Supplemental Information Package.

The building at 22835 Antelope Blvd was built in 1980, has a gross building size of 7,500± square feet, with net rentable of 7,157± square feet. It is vacant and is in shell condition.

ZONING

The zoning is C-3 (General Commercial). Zoning designation and detail is included in the Supplemental Information Package.

PROPERTY INSPECTION

A Court Appointed Receiver is available for property inspections, by appointment only. Prospective bidders should contact Sharon Peede at the Auction Information Office at 1-800-845-3524.



Property has strategic location at Highway 36 and Antelope Blvd.



*22825 Antelope Blvd., Tax Lot 041-230-23-1.
2014-2015 Taxes \$4,515. Tax Assessment: \$446,690*



*22835 Antelope Blvd., Tax Lot 041-230-23-1.
2014-2015 Taxes: \$3,604. Tax Assessment: \$356,605*





SUPPLEMENTAL INFORMATION PACKAGE REQUEST FORM

RETURN TO: Realty Marketing/Northwest
P.O. Box 6465
Portland, Oregon 97228

Fax # (503) 242-1814
Email: info@rmnw-auctions.com

Please send me the Supplemental Information Package for the following:

Property Number	Property Name	Cost
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
Total		_____

The cost is: \$15.00 each
Supplemental Information Packages are also available on CD at a cost of \$5.00 each

Enclosed is a check for \$_____

Please print below:

NAME: _____ TELEPHONE: (____) _____

COMPANY: _____ FAX: (____) _____

ADDRESS: _____ Email: _____

CITY/STATE/ZIP: _____

Business Profile: Broker Investor Owner/User Other _____



WHO WE ARE

Realty Marketing/Northwest is a real estate marketing and brokerage company with offices in Portland, Oregon; Vancouver, Washington; and Sacramento, California. The firm was established in 1985 and is the largest operation of its kind in the northwestern United States.

Renowned for its creative marketing techniques, thoroughness of information provided and follow-through to close of escrow, Realty Marketing/Northwest is widely acclaimed by both Buyers and Sellers.

In addition to its auction marketing programs, Realty Marketing/Northwest has earned a reputation for innovative marketing through traditional channels.

To learn more about how Realty Marketing/Northwest can serve your real estate needs — as Buyer or Seller — call John Rosenthal, President, at 800-433-4669.

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RE/MAX Professional Realty
Sykes Real Estate
Windermere Real Estate Ocean Shores
Windermere Swifterra
Windermere Western View Properties

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