

POLICY OF TITLE INSURANCE ISSUED BY

**PACIFIC NORTHWEST TITLE INSURANCE COMPANY, INC.**

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B AND THE CONDITIONS AND STIPULATIONS, PACIFIC NORTHWEST TITLE COMPANY, INC., a Washington corporation, herein called the Company, insures, as of Date of Policy shown in Schedule A, against loss or damage, not exceeding the Amount of Insurance stated in Schedule A, sustained or incurred by the insured by reason of:

1. Title to the estate or interest described in Schedule A being vested other than as stated therein
2. Any defect in or lien or encumbrance on the title;
3. Unmarketability of the title;
4. Lack of a right of access to and from the land;
5. The invalidity or unenforceability of the lien of the insured mortgage upon the title;
6. The priority of any lien or encumbrance over the lien of the insured mortgage;
7. Lack of priority of the lien of the insured mortgage over any statutory lien for services, labor or material:
  - a. arising from any improvement or work related to the land which is contracted for or commenced prior to Date of Policy; or
  - b. arising from an improvement or work related to the land which is contracted for or commenced subsequent to Date of Policy and which is financed in whole or in part by proceeds of the indebtedness secured by the insured mortgage which at Date of Policy the insured has advanced or is obligated to advance;
8. The invalidity or unenforceability of any assignment of the insured mortgage, provided the assignment is shown in Schedule A, or the failure of the assignment shown in Schedule A to vest title to the insured mortgage in the named insured assignee free and clear of all liens.

The Company will also pay the costs, attorneys' fees and expenses incurred in defense of the title or the lien of the insured mortgage, as insured, but only to the extent provided in the Conditions and Stipulations.

In witness whereof, Pacific Northwest Title Insurance Company, Inc., has caused this policy to be signed and sealed by its duly authorized officers as of Date of Policy shown in Schedule A.



\_\_\_\_\_  
 President  
 Countersigned by:

\_\_\_\_\_  
 Authorized Signatory

\_\_\_\_\_  
 Company **PACIFIC NORTHWEST TITLE OF LANE COUNTY, LLC**

\_\_\_\_\_  
 City, State

**M-1094- 617835**

# MORTGAGE TITLE INSURANCE POLICY

## Schedule A

File Number 00026274

Policy Number: M-1094 617835

Date of Policy: May 2, 2006 at 03: 11 P.M.

Amount of Insurance \$150,000.00

Premium: \$ 50.00

1. Name of Insured:

**REDTOP LIMITED PARTNERSHIP, AN OREGON LIMITED PARTNERSHIP,  
ITS SUCCESSORS AND/OR ASSIGNS**

2. The estate or interest in the land which is covered by this Policy is:

**fee simple**

3. Title to the estate or interest in the land is vested in:

**MATTHEW ALAN SLOAN, L.L.C., AN OREGON LIMITED COMPANY**

4. The insured mortgage and the assignments thereof, if any, are described as follows:

**TRUST DEED**, including the terms and provisions thereof to secure the amount noted below and other amounts secured thereunder, if any:

Trustor: **MATTHEW ALAN SLOAN L.L.C., AN OREGON LIMITED LIABILITY COMPANY**

Trustee: **ROBERT A. SMEJKAL, ATTORNEY AT LAW**

Beneficiary: **REDTOP LIMITED PARTNERSHIP, AN OREGON LIMITED PARTNERSHIP**

Dated: **MAY 2, 2006**

Recorded: **MAY 2, 2006, Reception No. 2006-030228, Lane County, Oregon**

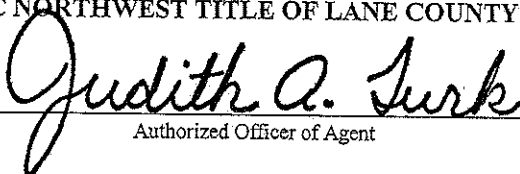
Amount: **\$150,000.00**

5. The land referred to in this Policy is described as follows:

**Parcel 3, Land Partition Plat 2004-P1815 as platted and recorded October 22, 2004, Reception No. 2004-082018, Lane County Deed Records, in Lane County, Oregon.**

PACIFIC NORTHWEST TITLE OF LANE COUNTY, LLC.

By: \_\_\_\_\_

  
Authorized Officer of Agent

This policy is invalid unless the insuring provisions and Schedules A and B are attached.

# MORTGAGE TITLE INSURANCE POLICY

## SCHEDULE B - PART I

File Number: Number 00026274

Policy No. M-1094 617835

This Policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public record. Proceedings by a public agency which may result in taxes or assessments, or notice of such proceedings, whether or not shown by the records of such agency or the public record.
2. Any facts, rights interests easements or claims of easement not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
3. (a) Unpatented mining claims;(b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the public records.
4. Discrepancies, conflicts in boundary lines, encroachments, overlaps, boundary disputes, shortage in area, or any other matter which would be disclosed by an accurate survey and inspections of the premises.
5. Statutory liens or other liens or encumbrances, or claims thereof, labor or material heretofore or hereafter furnished, imposed by law or not shown by the public records.
6. Rights or claims of parties in possession not shown by the public records.
7. Rights of the public in and to any portion of the herein described premises lying within the boundaries of streets, roads or highways.
8. An Easement created by instrument, including the terms and provisions thereof;  
Dated: March 23, 1967  
Recorded: September 8, 1967, Reel 361, Reception No. 97590, records of Lane County, Oregon.  
In favor of: The City of Springfield, a municipal corporation  
For: Constructing, reconstructing, maintaining and using a sanitary sewer
9. An Agreement as set out in an instrument, including the terms and provisions thereof,  
Recorded: March 9, 2004, Reception No. 2004-016623, records of Lane County, Oregon.  
Between: The City of Springfield and Mitch Ward (applicant)  
For: Improvement Agreement including Notice of Potential Assessment Lien (public improvements)
10. Notes as set forth upon the recorded plat;
  1. Portions of Parcels 2 and 3 are encumbered by a Wetland Protection easement. Grading activity within this easement is prohibited.
  2. The Northerly 134 feet of the Joint Use Access easement across the Westerly 25' (feet) of Parcel 2 shall be terminated upon the completion of public improvements for the cul-de-sac on the Easterly side of the partition.
  3. Parcels 1,2 and 3 are allowed to be developed as duplexes per City of Springfield Code.
  - 4.No building, structure, tree, shrub or any other obstruction shall be placed or located on or in a public utility easement.
11. Easement as delineated or dedicated on the recorded plat;  
For: Public utilities  
Affects: Easterly 7 feet adjacent to dedicated street

This policy is invalid unless the insuring provisions and Schedules A and B are attached.

**SCHEDULE B - PART I - continued**

File Number: Number 00026274

Policy No. M-1094 617835

12. Easement as delineated or dedicated on the recorded plat;  
For: Private joint use access, maintenance and private utility  
Affects: Westerly 25 feet
  
13. Easement as delineated or dedicated on the recorded plat;  
For: Public wetland buffer and maintenance access  
Affects: Northerly portion

# MORTGAGE TITLE INSURANCE POLICY

## SCHEDULE B - PART II

File Number: Number 00026274

Policy No. M-1094 617835

In addition to the matters set forth in Part I of this Schedule, the title to the estate or interest in the land described or referred to in Schedule A is subject to the following matters, if any be shown, but the Company insures that such matters are subordinate to the lien or charge of the insured mortgage upon said estate or interest:

NONE

## Privacy Policy Notice

### PURPOSE OF THIS NOTICE

Title V of the Gramm-Leach-Bliley Act (GLBA) generally prohibits any financial institution, directly or through its affiliates, from sharing nonpublic personal information about you with a nonaffiliated third party unless the institution provides you with a notice of its privacy policies and practices, such as the type of information that it collects about you and the categories of persons or entities to whom it may be disclosed. In compliance with the GLBA, we are providing you with this document, which notifies you of the privacy policies and practices of **Pacific Northwest Title of Lane County, L.L.C.**

- We may collect nonpublic personal information about you from the following sources:
- Information we receive from you, such as on applications or other forms.
- Information about your transactions we secure from our files, or from our affiliates or others.
- Information we receive from a consumer reporting agency.
- Information that we receive from others involved in your transaction, such as the real estate agent or lender.

Unless it is specifically stated otherwise in an amended Privacy Policy Notice, no additional nonpublic personal information will be collected about you.

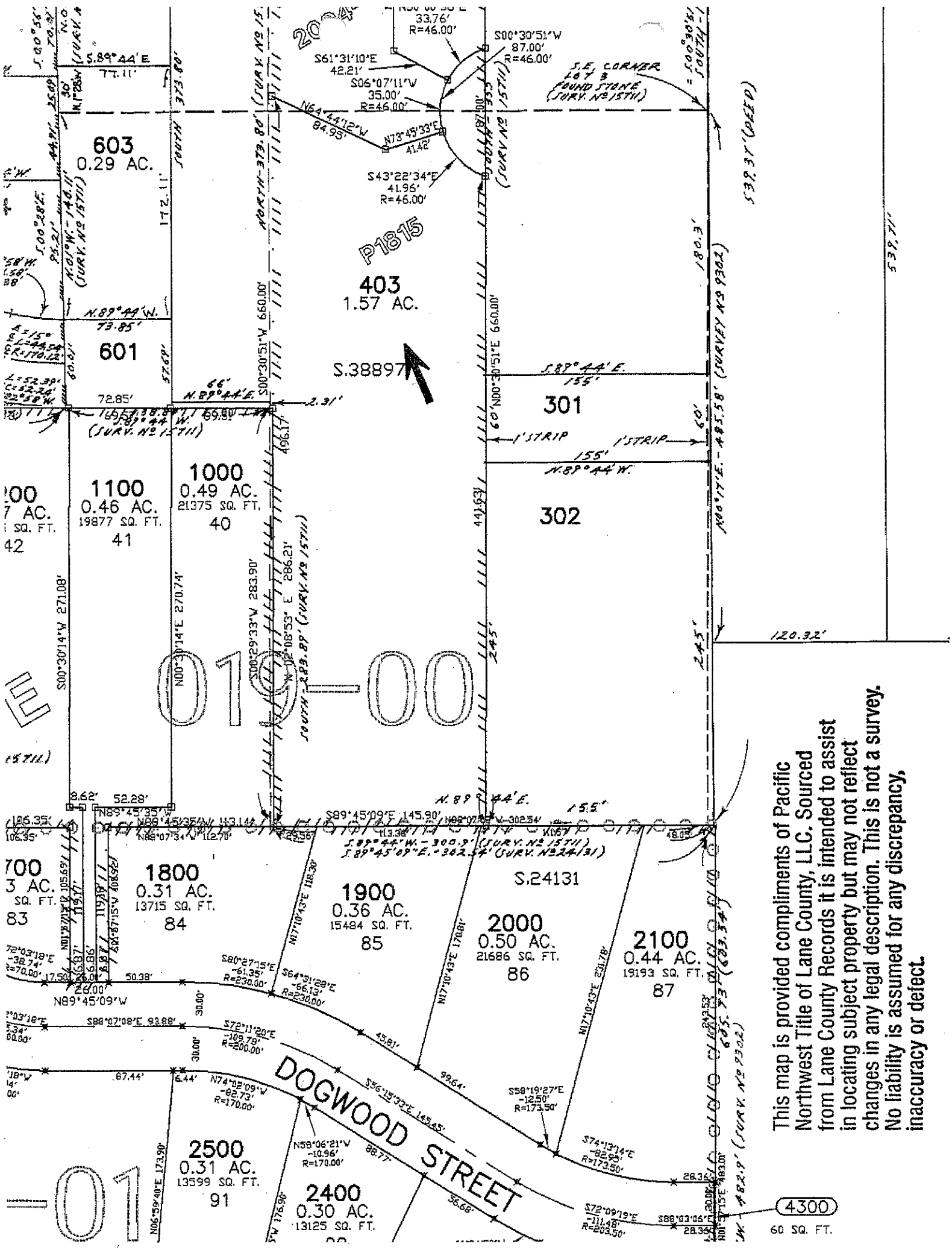
We may disclose any of the above information that we collect about our customers or former customers to our affiliates or to nonaffiliated third parties as permitted by law.

We also may disclose this information about our customers or former customers to the following types of nonaffiliated companies that perform marketing services on our behalf or with whom we have joint marketing agreements:

- Financial service providers such as companies engaged in banking, consumer finance, securities and insurance.
- Non-financial companies such as envelope stuffers and other fulfillment service providers.

**WE DO NOT DISCLOSE ANY NONPUBLIC PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT SPECIFICALLY PERMITTED BY LAW.**

We restrict access to nonpublic personal information about you to those employees who need to know that information in order to provide products or services to you. We maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.



This map is provided compliments of Pacific Northwest Title of Lane County, LLC. Sourced from Lane County Records it is intended to assist in locating subject property but may not reflect changes in any legal description. This is not a survey. No liability is assumed for any discrepancy, inaccuracy or defect.

FOR ASSESSMENT  
AND TAXATION  
ONLY

S.W.1/4 S.E. SEC.34 T.17S. R.2W. W.M.

17 02 34 43

LANE COUNTY

SCALE 1" = 100'

HIGHWAY

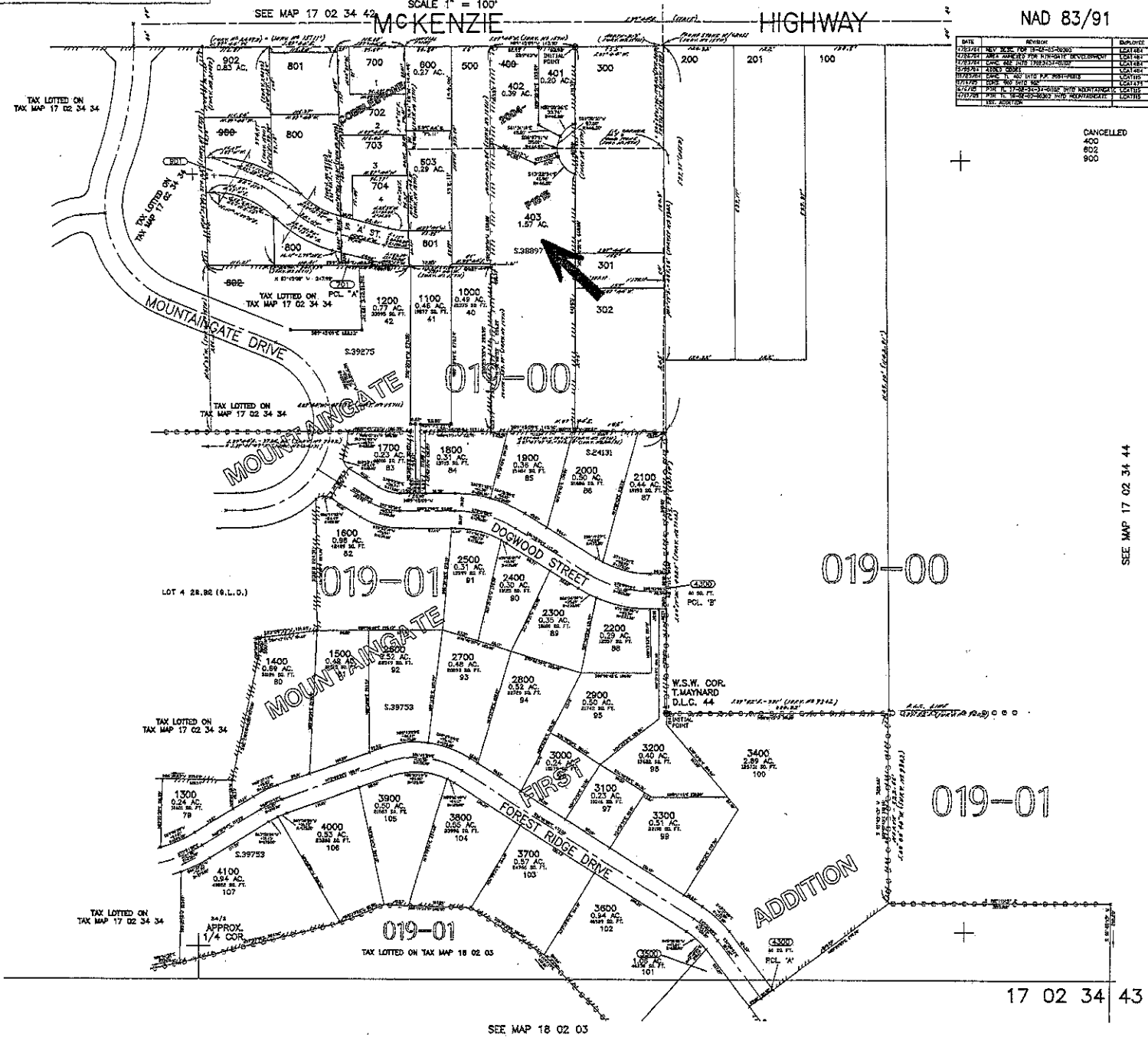
NAD 83/91

SEE MAP 17 02 34 43

MCKENZIE

DATE	REVISION	DRAWN
07/28/01	NEW SCALE FOR TOWNSHIP	LEHMAN
07/28/01	ADD ZONING FOR HIGHWAY DEVELOPMENT	LEHMAN
07/28/01	REMOVE CORNER FROM TOWNSHIP-BUILD	LEHMAN
07/28/01	ADD CORNER	LEHMAN
07/28/01	REMOVE CORNER TO ADD INTO TOWNSHIP	LEHMAN
07/28/01	REMOVE CORNER FROM TOWNSHIP	LEHMAN
07/28/01	REMOVE CORNER FROM TOWNSHIP	LEHMAN
07/28/01	REMOVE CORNER FROM TOWNSHIP	LEHMAN
07/28/01	REMOVE CORNER FROM TOWNSHIP	LEHMAN
07/28/01	REMOVE CORNER FROM TOWNSHIP	LEHMAN
07/28/01	REMOVE CORNER FROM TOWNSHIP	LEHMAN

CANCELLED  
400  
802  
900



SEE MAP 17 02 34 34

SEE MAP 17 02 34 44

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17 02 34 43

SEE MAP 18 02 03