Case 10-60244-aer11 Doc 12 Filed 01/21/10 UNITED STATES BANKRUPTCY COURT DISTRICT OF OREGON

)

In re Arlie & Company Case No. 10-60244-elp11

NOTICE OF **PRELIMINARY**HEARING ON MOTION
⊠FOR USE OF CASH COLLATERAL
□TO OBTAIN CREDIT
(Check One)

Debtor(s)

YOU ARE NOTIFIED THAT:

1. The undersigned moving party, <u>Arlie & Company</u>, filed a Motion ⊠ For Use of Cash Collateral □ To Obtain Credit *(check one)*. A copy of the motion is attached; and it includes BOTH (i) the statement required by <u>Local Form #541.7</u>, and (ii) the following allegations:

a. The immediate and irreparable harm that will come to the estate pending a final hearing is the inability to pay its ongoing operating expenses

b. The amount of 🛛 cash collateral 🗌 credit *(check one)* necessary to avoid the harm detailed above prior to the final hearing is set forth in Exhibits 1-7 to Debtor's motion

2. The name and service address of the moving party's attorney (or moving party, if no attorney) are: Albert N. Kennedy, Tonkon Torp LLP, 888 SW 5th Ave, #1600, Portland, OR 97204

3. A **PRELIMINARY** HEARING on the motion WILL BE HELD ON <u>01/27/10</u> AT <u>2:00 p.m.</u> IN <u>Courtroom 5, US Bankruptcy Court, 405 E 8th Ave., Eugene, OR 97401, before Judge Radcliffe</u> Testimony will be received if offered and admissible.

4. If you WISH TO OBJECT to the motion, YOU MUST DO ONE OR BOTH OF THE FOLLOWING: (1) ATTEND the preliminary hearing; <u>AND/OR</u> (2) FILE with the Clerk of Court (i.e., if the 5-digit portion of the Case No. begins with "3" or "4", mail to 1001 SW 5th Ave. #700, Portland OR 97204; <u>OR</u> if it begins with "6" or "7", mail to 405 E 8th Ave #2600, Eugene OR 97401), <u>BOTH</u>: (a) a written response, which states the facts upon which you will rely, <u>AND</u> (b) a certificate showing a COPY of the response was given DIRECTLY TO the Judge, and served on the U.S. Trustee and the party named in pt. 2 above. See <u>Local Form #541.51</u> for details.

5. On <u>01/21/10</u> copies of BOTH this notice AND the motion were served pursuant to FRBP 7004 on the debtor(s); any debtor's attorney; any trustee; any trustee's attorney; members of any committee elected pursuant to 11 U.S.C. §705; any Creditors' Committee Chairperson [or, if none serving, on all creditors listed on the list filed pursuant to FRBP 1007(d)]; any Creditors' Committee attorney; the U.S. Trustee; and all affected lien holders whose names and addresses used for service are as follows:

/s/ Albert N. Kennedy Signature Tonkon Torp LLP, 888 SW 5th Ave #1600, Portland, OR 97204, OSB No. 821429 (If debtor is movant) Debtor's Address & Taxpayer ID#(s) (last 4 digits)

541.1 (2/13/09) **LOCAL FORM #541.51 ATTACHED IF this NOTICE served on PAPER**

1	Albert N. Kennedy, OSB No. 821429 (Lead A Direct Dial: (503) 802-2013 Facsimile: (503) 972-3713 E Mail: al kappady@topkop.com	Attorney)
-	Michael W. Fletcher, OSB No. 010448	
4	Facsimile: (503) 972-3869	
5	TONKON TORP LLP	
6	888 S.W. Fifth Avenue Portland, OR 97204	
7	Attorneys for Debtor	
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9		
10		
11		D DANKKUPICI COUKI
12	FOR THE DISTR.	ICT OF OREGON
13	In re	Case No. 10-60244-aer11
14	Arlie & Company,	DEBTOR'S MOTION FOR TEMPORARY AND FINAL
15	Debtor.	AUTHORITY TO USE CASH COLLATERAL
16		EXPEDITED HEARING REQUESTED
17	Pursuant to 11 U.S.C. § 363(c) a	and Bankruptcy Rule 4001(b), Arlie &
18	Company, an Oregon corporation ("Debtor" or	"Debtor-In-Possession") moves this Court for
19	an order (1) authorizing Debtor to use cash col	lateral on a temporary basis until a final
20	hearing can be held on this motion; and (2) after	er a final hearing held pursuant to Bankruptcy
21	Rule 4001(c)(2), a final order authorizing Debt	or to use cash collateral during the pendency
22	of this case. In support of this motion, Debtor	states as follows:
23	1. On January 20, 2010 (th	e "Petition Date"), Debtor filed its voluntary
24	petition for relief under Chapter 11 of the United	ed States Bankruptcy Code.
25	2. Debtor has continued in	possession of its property and is continuing to
26	operate and manage its business as Debtor-In-H	Possession pursuant to 11 U.S.C. §§ 1107(a)
Page	e 1 of 11 - DEBTOR'S MOTION FOR TEMPO CASH COLLATERAL	RARY AND FINAL AUTHORITY TO USE

1	and 1108.
2	3. This court has jurisdiction over this matter pursuant to 28 U.S.C.
3	§§ 157 and 1334. Venue is proper in this district pursuant to 28 U.S.C. §§ 1408 and 1409.
4	This is a core proceeding pursuant to 28 U.S.C. §§ 157(b)(2).
5	4. No request has been made for the appointment of a trustee or an
6	examiner, and no official creditors' committee has yet been established in this case.
7	5. Debtor is an Oregon corporation headquartered in Eugene, Oregon.
8	Debtor is a commercial and residential real estate developer in Oregon and Hawaii and is a
9	leader in green building practices. Debtor owns and manages commercial developments and
10	properties in Oregon and Hawaii. Debtor also owns and manages a number of residential
11	rental properties in Eugene, Oregon. Prior to the Petition Date, 2911 Tennyson Avenue,
12	LLC, Arlie Property Management, Inc., Crescent Village Community Gardens, LLC,
13	Crescent Village Homes, LLC, and Hawaii Forest Products, LLC were merged into and
14	became a part of Arlie & Company (Debtor). Prior to the merger, all of the membership
15	interests in and ownership of the merged LLCs and corporations were under common control
16	of the sole shareholder of Arlie.
17	6. Debtor has entered into various loan and security agreements with
18	lenders pertaining to its various properties. Debtor has the need to use the cash collateral of
19	the lenders generated from each of its facilities in order to continue its operations and
20	preserve the value of Debtor and its properties. Debtor has the need for use of cash collateral
21	with respect to Bank of America, Century Bank, Siuslaw Bank, Summit Bank, Umpqua
22	Bank, and Washington Federal (collectively "Lenders").
23	Bank of America
24	7. On or about February 28, 2007, Debtor entered into a loan with Bank
25	of America in the original principal sum of \$9,000,000 secured by property commonly
26	referred to as Building A, Crescent Village ("Bldg. A Loan"). The current balance due and
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Tonkon Torp LLP 888 SW Fifth Avenue, Suite 1600 Portland, Oregon 97204 503-221-1440

CASH COLLATERAL

owing under the Bldg. A Loan is approximately \$8,956,961, plus accrued interest. 2 Building A is a multi-use retail/residential building.

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3 8. On or about November 2, 2007, Debtor entered into a loan with Bank of America in the original principal sum of \$5,970,000 secured by property commonly 4 5 referred to as Building D, Crescent Village ("Bldg. D Loan"). The current balance due and 6 owing under the Bldg. D Loan is approximately \$5,376,069, plus accrued interest. 7 Building D is a multi-use office/retail building.

Century Bank

9 9. On or about April 10, 2009, Debtor entered into a loan with Century 10 Bank in the original principal sum of \$236,000 secured by property commonly referred to as 11 3058 Kinney Loop ("3058 Kinney Lp. Loan"). The current balance due and owing under the 3058 Kinney Lp. Loan is approximately \$236,000, plus accrued interest. 3058 Kinney Loop 12 13 is a single family rental.

14 10. On or about January 13, 2009, Debtor entered into a loan with Century 15 Bank in the original principal sum of \$339,435 secured by property commonly referred to as 16 2843 Lord Byron Place ("2843 Lord Byron Loan"). The current balance due and owing 17 under the 2843 Lord Byron Loan is approximately \$339,435, plus accrued interest. 18 2843 Lord Byron Place is a single family rental.

19 11. On or about January 13, 2009, Debtor entered into a loan with Century 20 Bank in the original principal sum of \$357,660 secured by property commonly referred to as 21 2853 Lord Byron Place ("2853 Lord Byron Loan"). The current balance due and owing 22 under the 2853 Lord Byron Loan is approximately \$357,660, plus accrued interest. 23 2853 Lord Byron Place is a single family rental.

24 12. On or about January 13, 2009, Debtor entered into a loan with Century 25 Bank in the original principal sum of \$331,920 secured by property commonly referred to as 2863 Lord Byron Place ("2863 Lord Byron Loan"). The current balance due and owing 26

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under the 2863 Lord Byron Loan is approximately \$331,920, plus accrued interest. 2 2863 Lord Byron Place is a single family rental.

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3 13. On or about January 13, 2009, Debtor entered into a loan with Century Bank in the original principal sum of \$346,950 secured by property commonly referred to as 4 5 2873 Lord Byron Place ("2873 Lord Byron Loan"). The current balance due and owing 6 under the 2873 Lord Byron Loan is approximately \$346,950, plus accrued interest. 7 2873 Lord Byron Place is a single family rental.

8 14. On or about January 13, 2009, Debtor entered into a loan with Century 9 Bank in the original principal sum of \$339,435 secured by property commonly referred to as 10 2883 Lord Byron Place ("2883 Lord Byron Loan"). The current balance due and owing 11 under the 2883 Lord Byron Loan is approximately \$339,435, plus accrued interest. 2883 Lord Byron Place is a single family rental. 12

Siuslaw Bank

14 15. On or about July 10, 2008, Debtor entered into a loan with Siuslaw 15 Bank in the original principal sum of \$88,318 secured by property commonly referred to as 16 2850 Kinney Loop ("2850 Kinney Lp. Loan"). The current balance due and owing under the 17 2850 Kinney Lp. Loan is approximately \$88,318 plus accrued interest. 2850 Kinney Loop is 18 a single family rental.

19 16. On or about August 20, 2008, Debtor entered into a loan with Siuslaw 20 Bank in the original principal sum of \$245,000 secured by property commonly referred to as 21 2960 and 3100 Kinney Loop ("2960 & 3100 Kinney Lp. Loan"). The current balance due 22 and owing under the 2960 & 3100 Kinney Lp. Loan is approximately \$245,000 plus accrued 23 interest. 2960 & 3100 Kinney Loop are single family rentals.

24 17. On or about October 15, 2007, Debtor entered into a loan with Siuslaw 25 Bank in the original principal sum of \$219,910 secured by property commonly referred to as 3082 Kinney Loop ("3082 Kinney Lp. Loan"). The current balance due and owing under the 26

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3082 Kinney Lp. Loan is approximately \$219,910 plus accrued interest. 3082 Kinney Loop is a single family rental.

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18. On or about October 15, 2007, Debtor entered into a loan with Siuslaw Bank in the original principal sum of \$180,000 secured by property commonly referred to as 3108 Kinney Loop ("3108 Kinney Lp. Loan"). The current balance due and owing under the 3108 Kinney Lp. Loan is approximately \$180,000 plus accrued interest. 3108 Kinney Loop is a single family rental.

8 19. On or about March 20, 2007, Debtor entered into a loan with Siuslaw
9 Bank in the original principal sum of \$1,087,500 secured by property commonly referred to
10 as Kinney Loop Lots ("Kinney Lp. Lots Loan"). The current balance due and owing under
11 the Kinney Lp. Lots Loan is approximately \$1,087,500 plus accrued interest. The Kinney
12 Loop Lots are single family rentals.

20. On or about August 20, 2008, Debtor entered into a loan with Siuslaw
Bank in the original principal sum of \$4,000,000 secured by property commonly referred to
as Crescent Village Lots 10, 11, 12 and 13 ("Crescent Village Lots Loan"). The current
balance due and owing under the Crescent Village Lots Loan is approximately \$3,999,702
plus accrued interest. The Crescent Village Lots 10, 11, 12 and 13 consist of vacant
developable land.

21. On or about February 22, 2008, Debtor entered into a loan with
 Siuslaw Bank in the original principal sum of \$945,000 secured by property commonly
 referred to as Natron Vacant Land ("Natron Loan"). The current balance due and owing
 under the Natron Loan is approximately \$944,925 plus accrued interest. The Natron Vacant
 Land consists of vacant developable land.

24 22. On or about March 27, 2009, Debtor entered into a loan with Siuslaw
25 Bank in the original principal sum of \$611,250 secured by property commonly referred to as
26 4480 Hwy 101 N., Florence ("Florence Loan"). The current balance due and owing under

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the Florence Loan is approximately \$611,175, plus accrued interest. 4480 Hwy 101 N., 2 Florence is a medical office building.

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Summit Bank

23. On or about November 4, 2004, Debtor entered into a loan with 4 5 Summit Bank in the original principal sum of \$370,400 secured by property commonly 6 referred to as Goodpasture Island Road Radio Tower ("Radio Tower Loan"). The current 7 balance due and owing under the Radio Tower Loan is approximately \$331,786, plus accrued 8 interest. The Goodpasture Island Road Radio Tower consists of a radio tower.

Umpqua Bank

10 24. On or about October 27, 2008, Debtor entered into a loan with 11 Umpqua Bank in the original principal sum of \$2,000,000 secured by property commonly 12 referred to as 2892 Crescent Ave. ("2892 Crescent Ave. Loan"). The current balance due and 13 owing under the 2892 Crescent Ave. Loan is approximately \$1,295,950, plus accrued 14 interest. 2892 Crescent Ave. consists of an office building.

15 25. On or about April 3, 2007, Debtor entered into a loan with Umpqua 16 Bank in the original principal sum of \$245,000 secured by property commonly referred to as 17 Arlie Hanger #2 (#272) ("Hangar #2 Loan"). The current balance due and owing under the 18 Hangar #2 Loan is approximately \$234,608, plus accrued interest. Arlie Hanger #2 (#272) 19 consists of an airplane hangar.

20 26. On or about March 19, 2002, Debtor entered into a loan with Umpqua 21 Bank in the original principal sum of \$5,285,999 secured by property commonly referred to 22 as Crescent Village Vacant Land ("CV Vacant Land Loan"). The current balance due and 23 owing under the CV Vacant Land Loan is approximately \$2,754,311, plus accrued interest. 24 The Crescent Village Vacant Land consists of vacant developable land.

25 27. On or about August 10, 2006, Debtor entered into a loan with Umpqua Bank in the original principal sum of \$10,350,000 secured by property commonly referred to 26

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as Building B, Crescent Village ("Building B Loan"). The current balance due and owing
 under the Building B Loan is approximately \$10,152,075, plus accrued interest. Building B,
 Crescent Village is a multi-use retail/residential building.

28. On or about April 8, 2008, Debtor entered into a loan with Umpqua
Bank in the original principal sum of \$806,280 secured by property commonly referred to as
Garden Valley Roseburg Loan #2 ("Garden Valley Loan #2"). The current balance due and
owing under the Garden Valley Loan #2 is approximately \$804,529, plus accrued interest.
The Garden Valley Roseburg Loan #2 consists of a shopping center.

9 29. On or about January 23, 2004, Debtor entered into a loan with
10 Umpqua Bank in the original principal sum of \$2,630,000 secured by property commonly
11 referred to as Garden Valley Roseburg Loan ("Garden Valley Loan"). The current balance
12 due and owing under the Garden Valley Loan is approximately \$2,308,881, plus accrued
13 interest. The Garden Valley Roseburg Loan consists of a shopping center.

30. On or about January 20, 2006, Debtor entered into a loan with
Umpqua Bank in the original principal sum of \$3,400,000 secured by property commonly
referred to as LOC, College Park and Woodburn ("LOC, College Park & Woodburn Loan").
The current balance due and owing under the LOC, College Park & Woodburn Loan is
approximately \$3,395,000, plus accrued interest. LOC, College Park and Woodburn consists
of vacant developable land.

31. On or about July 31, 2008, Debtor entered into a loan with Umpqua
Bank in the original principal sum of \$668,000 secured by property commonly referred to as
Oil Can Henry's West 11th ("Oil Can Henry's Loan"). The current balance due and owing
under the Oil Can Henry's Loan is approximately \$652,911, plus accrued interest. Oil Can
Henry's is a single tenant retail space.

25 32. On or about August 22, 2005, Debtor entered into a loan with Umpqua
26 Bank in the original principal sum of \$661,600 secured by property commonly referred to as

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My Coffee West 11th ("My Coffee Loan"). The current balance due and owing under the My
 Coffee Loan is approximately \$609,933, plus accrued interest. My Coffee is a single tenant
 retail space.

33. On or about December 30, 2003, Debtor entered into a loan with
Umpqua Bank in the original principal sum of \$1,004,550 secured by property commonly
referred to as West 11th Commercial Land ("West 11th Loan"). The current balance due and
owing under the West 11th Loan is approximately \$837,125, plus accrued interest. The West
11th Commercial Land consists of vacant developable land.

9 34. On or about February 15, 2002, Debtor entered into a loan with
10 Umpqua Bank in the original principal sum of \$5,600,752 secured by property commonly
11 referred to as Westlane Shopping Center, Veneta ("Westlane Loan"). The current balance
12 due and owing under the Westlane Loan is approximately \$5,091,787, plus accrued interest.
13 Westlane Shopping Center, Veneta is a shopping center.

14 35. On or about December 23, 2008, Debtor entered into a loan with
15 Umpqua Bank in the original principal sum of \$184,000 secured by property commonly
16 referred to as 3032 Kinney Loop ("3032 Kinney Lp. Loan"). The current balance due and
17 owing under the 3032 Kinney Lp. Loan is approximately \$184,000, plus accrued interest.
18 3032 Kinney Loop is a single family rental.

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Washington Federal

36. On or about November 14, 2008, Debtor entered into a loan with
Washington Federal in the original principal sum of \$390,374 secured by property commonly
referred to as 2909 Lord Byron Place ("2909 Lord Byron Loan"). The current balance due
and owing under the 2909 Lord Byron Loan is approximately \$390,274, plus accrued
interest. 2909 Lord Byron Place is a single family rental.

25 37. On or about November 14, 2008, Debtor entered into a loan with
26 Washington Federal in the original principal sum of \$403,818 secured by property commonly

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referred to as 2915 Lord Byron Place ("2915 Lord Byron Loan"). The current balance due
 and owing under the 2915 Lord Byron Loan is approximately \$403,818, plus accrued
 interest. 2915 Lord Byron Place is a single family rental.

38. On or about November 14, 2008, Debtor entered into a loan with
Washington Federal in the original principal sum of \$414,273 secured by property commonly
referred to as 2931 Lord Byron Place ("2931 Lord Byron Loan"). The current balance due
and owing under the 2931 Lord Byron Loan is approximately \$414,273, plus accrued
interest. 2931 Lord Byron Place is a single family rental.

9 39. On or about November 14, 2008, Debtor entered into a loan with
10 Washington Federal in the original principal sum of \$382,729 secured by property commonly
11 referred to as 2977 Lord Byron Place ("2977 Lord Byron Loan"). The current balance due
12 and owing under the 2977 Lord Byron Loan is approximately \$382,729, plus accrued
13 interest. 2977 Lord Byron Place is a single family rental.

40. On or about November 14, 2008, Debtor entered into a loan with
Washington Federal in the original principal sum of \$414,273 secured by property commonly
referred to as 2993 Lord Byron Place ("2993 Lord Byron Loan"). The current balance due
and owing under the 2993 Lord Byron Loan is approximately \$414,273, plus accrued
interest. 2993 Lord Byron Place is a single family rental.

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Cash Collateral and Adequate Protection

20 41. In order to preserve and maintain the assets of this bankruptcy estate,
21 Debtor requires the use of cash generated from its properties for the payment of ongoing
22 operating expenses.

42. Debtor has prepared budgets setting forth the amounts necessary for
Debtor's continued operations. Debtor's budgets project the amounts Debtor will need on an
interim basis for payment of operating expenses pending a final hearing on this matter.
Debtor's budgets then project the amounts Debtor will need thereafter as additional expenses

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1 necessarily incurred for Debtor's continued operations. The budgets for the use of cash 2 collateral on which Bank of America claims an interest are attached hereto as Exhibit 1. The 3 budgets for which Century Bank claims an interest are attached hereto as Exhibit 2. The budgets for the use of cash collateral on which Siuslaw Bank claims an interest are attached 4 5 hereto as Exhibit 3. The budgets for the use of cash collateral on which Summit Bank claims 6 an interest are attached hereto as Exhibit 4. The budgets for the use of cash collateral on 7 which Umpqua Bank claims an interest are attached hereto as Exhibit 5. The budgets for the 8 use of cash collateral on which Washington Federal Bank claims an interest are attached 9 hereto as Exhibit 6.

43. It is in the best interest of Debtor, its creditors, and its estate for Debtor
to use each Lender's cash collateral because the use of cash collateral will allow the
continued operation of Debtor as a going concern and will maximize the likelihood of
reorganization, thereby maximizing the recovery to all creditors.

44. To provide adequate protection for the use by Debtor of cash in which
each Lender claims or may claim an interest, Debtor proposes that each Lender be granted a
replacement security interest in and lien upon Debtor's property and revenue from each of
Debtor's properties in which each respective Lender held a valid and perfected prepetition
lien and security interest.

19 45. The Lenders' replacement security interest and lien upon the assets 20 from and after the petition date shall be of the same category, kind, character, and description 21 as were subject to perfected and valid security interest in existence on the Petition Date. The 22 adequate protection lien granted to Lenders shall not enhance or improve the position of any 23 Lender. Debtor believes the value of the real property securing the indebtedness owing to 24 each Lender exceeds the amount of the indebtedness to each Lender. 25 46. To preserve the value of Debtor as a going concern, Debtor requires

the use of cash collateral in which Lenders claim an interest as described above.

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1	47. Debtor will suffer immediate and irreparable harm if it is not permitted
2	to use the cash collateral in which the Lenders claim an interest. Without use of the cash,
3	Debtor's operations will need to immediately cease.
4	48. None of the provisions listed in LBF 541.7 are included in this motion
5	or the proposed order.
6	49. A copy of the proposed interim order authorizing use of cash collateral
7	and granting adequate protection is attached hereto as Exhibit 7.
8	WHEREFORE, Debtor prays that this court enter an interim order
9	(1) authorizing Debtor to use cash collateral, pending a final hearing on this motion;
10	(2) granting to Lenders adequate protection as herein proposed or is otherwise approved by
11	the court; and (c) setting a final hearing on this motion.
12	DATED this 21st day of January, 2010.
13	TONKON TORP LLP
14	
15	By /s/ Albert N. Kennedy
16	Michael W. Fletcher, OSB No. 010448 Attorneys for Debtor
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	Total For Period 01/10 - 06/10	SSS.353.03	88	8	625.00	80	885	38	808	COR'R	;8 ;8	88	88	18 : 18	23,822 30	626.00	80	8 22 8 8 22 8 9 9	800	649.811.78		83	888	6,628.75	882	00.052,1	88	88	88	38	2362	2005	88 20 20 20 20 20 20 20 20 20 20 20 20 20	2, 10, 12 2,75 (S)	81		1.570.00	2.000.82	•
	Kay	112,980.33	800	8	125.00	000	1,900.00	800	12.00	0.00	000	800	88	36.23	4,/64,45	125.00	0.00	1,825.00	8	130,281.36		0.0	152.00	1,325.75	00.00	250.00	000	000	000 275 00	300	22.80 25.80	20:00	25.00	115.00	0.00	105.00	314.00	600,00 50,00	
	Ş	114,555.33	000	0.0	250.00	0.00	1,400.00	88	12.00	000	00.0	000	000	36.23	1.550.00	125,00	000	2,778,34	000	131,381.36		000	152.00	1.325.75	0,00	250.00	38	00:0	75.00	30.00	25.00 75.00	20.00	25.00	115.00	000	105.00	30.00	400.00 50.00	
CV - Bidg D	Var 10	113,365,33	000	000	225.00	0.00	1,400.00	000	12.00	0.0	88	800	000	36.23	1,550,00	125.00	0.00	2,778,34	0.00	130,166.36		2000	152.00	1,325,75 425.00	00.00	250.00	000	8	75.00	30.00	25.00 75.00	50.00	25.00 860.00	115,00	0,00 35,00	105.00	30.05	400.00 50.00	
4516:00	Feb 10	112,558.33	80	125 000	250.00	00'0	0000	0.00	3 960 00	00.0	000	800	800	36.23	1,550.00	125.00	0.00	2,778.34	0.00	129,084.36		0.00	162.00	1,325.75 425.00	000	250.00	000	000	75.00	30.00	75,00	50.00	23.00	115,00	35.00	105.00	15.00	200.00	
	Aan to	111,897,33	000	125.00	225.00	0.00	000	00.0	3 960 00	0.00	88	000	000	30.23 4 764 46	1,550.00	125.00	1,825,00	2,778,34	0.00	128,898.36	000	709.00	152.00	1,325.75 425.00	0.00	250,00	0.00	0.00	75.00	30,00	75.00	50.00	2000 2000	115.00	35.00	105.00 314.00	30,00	400,00 50,00	
000		100	000	0.0	0.1	0 12 2 2	0.20	030	0.50	0.60	0.67	063	0.64	0,66	0.67	0.68	080	0.81	0.90		.00	0.02	0.03	0.05	0.06	0.07	0.11	0,12	0.14	0.15 0.15	0.17	0.18	0.20	0.21	0 23	0.24 0.25	0.30	0.32	
Revenue Expense	INCOME	Rent Income Managers Rent Credit	Concessions	Application Fees	Late/NSF Fees	Move Out Charnes	Laundry Income	Property Tax Refund	Miscellaneous Income	Pass Thru R&M	Pass Thru Prkg Lot Clean	Pass Thru Prkg Lot Maint	Pass Thru Mgmm Fees	Pass Thru Prop Tax	Pass Thru Utilities	Pass Thru Electricity	Estimated CAM Charge	CAM Reimbursement	unity income Keimbursement	FXDENSE	Pino Tay Recoverable	Landscape Recoverable	Pring Lot Clean Recoverable	Water/Sewer Recoverable	Signage Recoverable	Parkg Lot Lighting	Roof Repair & Maint	Concrete/Asphait Repairs & Maint	HVAC Repairs	Electrical Repairs Pharabing Repairs	Appliance Repairs	Backflow Testing Painting	Landscape Maint	Pool Maint & Supplies Pest Control	Lock & Keys	Janitonal Security/Fire Service	Cleaning/Turnover	Drapery Cleaning/Turnover	

4516.00 CV - Bldg A 4516.00 CV - Bldg D

Bank of America Properties Summary

						Period								Tradition
Comfers/Renjacement		1 reb 70	Nar 10	Apr	Mav	01/10 - 02/10	1				and the second			Davine
Floor Coverinn/Renlacement		000	800	0,00	80	040	000	an a	AUT	Sep	5	Nov	2100	01010-4200
Appliance Renjarament		0.0	80	000	000	12		3.0	000	0.00	0000	0.00	00.0	
Window CovertRentscement		000	000	000	000			33	000	000	0.00	000	000	100
MisciRentacemente		000	0.00	000	000	ξ S C		200	000	000	000	00.0	800	
Electricity		175.00	175.00	175,00	175.00	00 X 22	175.00		20.0	000	00.0	000	80	
Gas	0.40 987.0	347,00	00.708	947.00	947.00	1898.7	00.01	1/5/00	175.00	175.00	175.00	175.00	175.00	00.001.0
Water & Sewer		2500	55.00	55.00	55.00			00.120.1	1,067.00	1.027.00	987.00	987.00	00100	00 101 11
Trach Dismusal	0.42 1,434,0	1,480.00	1,510.00	1,542,00	1.527.00	1 402 02 1		20.00	55,00	55,00	55,00	55.00	SS m	ACC
Micril Innovational	0.43 360.0	360,00	350.00	360.00	360.05		00.110,1	1,449,00	1,662,00	1,481.00	1,581,00	1.562 00	4 514 000	
Management	0.50	0000	0000	000	000		20.002	360.00	360.00	360:00	360.00	UU USE	oc use	
	0.51 5,519,5	2 5,525,62	5,557,62	5 594 62	2000	3	000	0000	0.00	00.0	000	20000	00.000	4,320.00
Advertising & Promotion	0.52 1,425.0	0 1,425,00	1 425.00	1 425.00	20,100,1	Back and	5,557.62	5,515,62	5,489,62	5.505,62	5 505.62	1010	3.1	6.00
Legal & Accounting	0.53 15.0	15.00	15.00	00 41		8	1,425.00	1,425.00	1,425.00	1.425.00	1425.00		20.040.0	56,413,40
orre Supplies	0.54 75.0	75,00	24.00	70.00	3 2 2	\$ 8	15.00	15,00	15,00	15.00	15.00		00.024.1	17,100.00
Unes & Subscriptions	0.55 0.00	000			Do.c/	8	75,00	75.00	75.00	75 00	75.00	20.61	19.00	130.00
Tenant Screening	0.56 0.00	000		200	800	88	000	0.00	000			00.67	75.00	200.00
Other Professional	0.57 125.00	125.00	100.00		800	8	000	0.00	000		200	000	000	8
Insurance	0,60 1.765.00	1 765 00	00.621	00.671	125.00	825.00	125.00	125.00	125.00	125.00	20.00	000	800	0.00
Property Tax	0.01		00'00'''	./65.00	1,765.00	8,825.00	1,765,00	1.765.00	1 765.00	1 765 00	00.621	125,00	125.00	1,500.00
Personal Prop Tax	3.62		0.00	000	0.00	80	000	0000	000		1,/05,00	1,765.00	1,755,00	21,180.00
Taxes & Licenses	0.63	3.6	0.00	000	000	80	0000	000	000	202	200	183,577.11	0.00	83.577.11
Wages	0.70 7.586.00	5 260.00	20.0	000	800	0.0	0:00	000	600	0000	88	000	80	000
Payroli Taxes	0.75 1.178.07	202000	0,956,00	o,294.00	5,414.00	29,587,00	5,519,00	8.414.00	5 617 00	0.00	800	0.00	0.00	0.00
Employee Benefits	76 1478.00	1 262 00	00.000	532.00	556.00	3,335,00	562.00	849.00		00.100,0	5,547.00	5,662.00	5,812,00	72,155,00
Bank Fees	5.00		00.000	1,262.00	1,272.00	6,611.00	1,277.00	1.456.00	1 281 00	001.000	5/4.00	577.00	592.00	7,895.00
Wiscellaneous	.81 0.00	200	0.0	8	2.00	82 72	5.00	5.00	2005	00.0444	00.583.0	1,285.00	1,292.00	15,933.00
Interest	060	800	3.5	000	0.00	80	0.00	000		200	8	00.0	5.00	EREO
Depreciation	0.00			000	80	8	0.00	000	200	3.6	000	0.00	0.00	000
		20.2	2000	0.00	000	88	00'0	0000	000	0000	0.0	000	0.00	00'0
	27,282,37	23,646.37	24 493 37	23.013.37	10.101.10				2	200	0.00	000	0.00	0.00
.:					10:404:47	1.25.219.05	24,370.37	27,882.37	24,641.37	25.062.37	24 569 37	208 4 X4 46		
Net Income (Loss)	101,615.99	105,437,39	105,672,99	107 467 90	105 706 00							OWYTE	10.144,42	452,528,54
Subtract Property Depreciation	0:00	00.00	800	0.00	Dene inne	1000	105,790.99	00,871,99	03,227,99	01,978,99	103.832 99	178 780 171	105 010 00	
Other Income Allocate	000	00'0	00.0	0000	80	8 8 5 4	88	0.00	0.00	00.0	00.0	000	86'010'm	0,0000
Admin Dani Evnence Allocation	2,792,62	2,792.62	2,792.62	2,792,62	2.792.62	2 8 8 2 8 8	0000	000	0.00	0000	000	000	80	20.5
Acd Back Admin Amore & Donne	(33,525,44	(41,450,32)	(66,208.65)	(38,858,52)	(38,555,32)	1028 800 251	20,207	29767	2,792,62	2,792.62	2,792.62	2.792.62	2 792 62	20.510
Development Dept Fxn Altoration	0.00	000	0.00	000	000	8	(2000) (200)	(11:600/80)	41,542,33)	(37,796.94)	(37,796.94)	(37,784.77)	(37, 839, 33)	(1) (2) (2) (2)
APM Dept Expense Allocation	11,003.90	(1,079.21)	(1,077.72)	(1,077.72)	(1,064,10)	(5.352.74)	(1.063.82)	11 065 62)	0000	0.00	0,00	000	0000	
Marketing Dept Expense Allocation	11,400,10	(1,449,75) ////////////////////////////////////	(1,449.75)	(1,449.75)	(1,449.75)	(7.257.18)	(1.411.93)	(1 411 93)	(247200)(1)	(1.062.42)	(1,062,42)	(1.062.57)	(1,062.42)	(12,824 44)
	i annoi	(trees)	(097/2)	(655.10)	(668.38)	(3,315,13)	(654,96)	(713.71)	(653.74)	(28.1.441)	(1,411.93)	(1,411.93)	(1,412,66)	(17, 141.42)
Cash Flow			-	*****					10 in 10	11.2000	(17)9001	(653.71)	(653.84)	(7, 952, 47)
	47,381,76	63,595.55	39,051,87	68.219.40	E6.852.04	285,100,63	66,344.57	60,614,18	61.350 24	63 RAF 61	ee thore			
										201040 C	19:000.00	(116,889.48)	67,138,35	653,205,67

Case 10-60244-aer11 Doc 12 Filed 01/21/10

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	00	8,150.00	0.00	000	000	0.00	000	80	000	000	0.00	0.00	000	00.00	0.00	000	0.00	000	000	0.00	8,150.00	c D C	80	000	000	800	800	0.00	000	8	000	800	000	120.00	000	000	0.00	ç
	23 03	8,150,00	000	885	88	000		80	000	800	88	88	88	0.00	000	000	000	800	0.00	000	8,150.00	000	89	0000	000	000	88	000	800	000	000	000	000	120.00	000	000	0.00	0000
	415	8,150.00	88		00:0	0.00	000	80	800	000	000	80	000	000	80	000	000	800	000	000	8,150.00	80	000	88	000	0.0	800	800	000	1,155.00	000	000	800	120.00	000	0.00	880	00.0
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Total David	01/10 - 02/10	40,750,00	88	10	80	88	88	8	88	8	88	38	8	81	38	88	88	38	880	3	40,750,00	83	83	88	88	38	80	88	8	88	38	83	88	600.00	88	88	38	8
	May	8,150.00	8 8 9 8 9 8	80	88	88	88	88	885	80	800	800	80	800	800	0.0	885	88	88	~~~	8,150.00	00.0	88	38	88	38	88	200	80	88	800	000	38	120.00	000	800	88	0000
	Apr	8,150.00	000	0.00	88		0.00	88	38	0.00	88	8	00.0	800	000	0.0	300	0.00	800		8,150.00	0:00	000	800	88	000	000	0000	0.0	000	800	8.0	0.0	120.00	000	000	88	000
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000		500	0.03	004	2.0	0.12	0.13	020	070	0.50	0.51	0.62	80	0.65	0.66	0.69	0.69	080	0.90			0.01	200	500	900 000	0.07	0.10	0.12	0.13 0.13	0.15	0.16	0.17 0.18	0,19	0.20	0.22	0.24	0.25	
vienue	COME	nt Income nagers Rent Credit	ncessions	rcentage Rent	einsF Fees	ve In Charges	we Out Charges	perty Tax Refund	arest income	scellaneous Income	ss Thru Landscaping	ss Thru Privg Lot Clean	ss Thru Prkg Lot Maint 18 Thru Momnt Fees	ss Thru Insurance	ss Thru Prop Tax	ss i mu usimes is Thru Electricity	ss Thru Water & Sewer	imated CAM Charge M Peimhursement	ity Income Reimbursement		PENSE	p Tax Recoverable	usuape recoverable g Lot Clean Recoverable	ity Recoverable	nage Recoverable	c Recoverable	vg Lot Lighting X Repair & Maint	ncrete/Asphalt	bairs & Maint 4C Renaire	ctrical Repairs	mbing Repairs	ktiow Testing	nting	roscape maint N Maint & Supplies	t Control	k a heys (torial	urity/Fire Service aning/Turnover	and flaminal trades

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Century Bank Properties Summary

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Siuslaw Bank	Properties Summary

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INCOME Rent Income Manaders Rent Credit	Concessions Percentage Rent Application Fees	LaterNort Fees Move In Charges Move Out Charges Laundry Income	rroperty 1ax ketund Interest Income Miscellaneous Income Pass Thru R&M	Pass Thru Landscaping Pass Thru Prkg Lot Clean Pass Thru Prkg Lot Maint Pass Thru Mgmnt Fees	Pass Thru Insurance Pass Thru Prop Tax Pass Thru Utilities Pass Thru Electricity	Pass Thru Water & Sewer Estimated CAM Charge CAM Reimbursement Utility Income Reimbursement
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1	EXPENSE Prop Tax Ree Landscape R Prkg Lot Clee Utility Recover	Signage Rec Misc Recove Parkg Lot Lig Roof Repair	Concrete/Ast Repairs & Mt HVAC Repair HVAC Repair Electrical Rep Plumbing Rep Appliance Re	Backflow Tes Painting Landscape M Pool Maint & Pest Control Lock & Keys	Janitorial Security/Fire Cleaning/Tun Carpet Clean

Tatal Kor Pariod 1700-1248	235,246,440 6,009 6,009 210,000 210,000	888888888888888888888888888888888888888	1.31160 0.00 0.00 0.00 0.00 0.00 0.00 0.00	0.00 4,430.00 1,095.00 6,221.50 6,221.50 6,221.50	259,542,22 6,928,22 1,311,09	88888 98 88 88 88 88 88 88 88 88 88 88 8	33888888 3993 3993	500 540.00 0.00 0.00 0.00 0.00 0.00 0.00
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Net Income (Loss)	18.23	9.58 17,4	74.58 1	7,464,58	18,395,24	18 310 88	20 877 02	47 604 76	an and he						
Mod back Property Depreciation		000	0.00	0000	000	80	\$ 8 \$ 8 \$	0010	10,223,01	18,0/8,68	18,261.04	16,323.64	42.67	18,400.11	198,859,09
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Add Back Admin Amort & Deprec		000		0000		(17 mm/c)	(10) 38 (2)	(5,072,94)	(5,170.34)	(5,388.67)	(4,902.83)	(4,902,83)	(4 901 26)	VE2 800 P)	
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Marketing Dept Expense Allocation	2		10000	(00.001)	(188.06)	(168.06)	(94:37)	(183.15)	(183.15)	(183.15)	(183.15)	(183 16)	182 151	(00,421,2)	120-0-021
	().			102.000,1	(0Z-016*L)	(1.336.77)	(6,630.26)	(1,309,93)	(1,427.41)	(1,307.41)	(1,307.41)	(1,307.41)	(1.307.41)	(1 3/7 68)	14,440,000
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Cash Flow	7,93	6.08 8.8	02.08	5,539,85	10.063.23	10.018.89	AC YES CA	0.960 00	~ ~ ~ ~ ~						
							C 2. 2 MANY Street	CO.200.00	5,0/5,90	9,435,85	10,105.04	8, 167, 65	(8,112,05)	10.228.26	54 735/6 x

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			4529.00 W	illow Creek											
Revenue Expense	800		4554.00 66	oodpasture To	kër										
						Lini	Total For							L	Total for
		Jan 10	Feb 10	Mar 10	245	125	01/10 - 05/10	Jun	1.1	A	Sen 1	Geo 1			Period
RUCOME Peri Innua	100										4				
Managers Rent Credit	0.02	0.00	1000	1000	3,906,77	3,906,77	98 00 00 00 00 00 00 00 00 00 00 00 00 00	3,906.77	3,906.77	3,906.77	3,906.77	3,896.88	3,896,88	3,896,68	46,851,87
Concessions	0,03	80	000	80	88	36	38	000	88	80	0.0	80	0.00	0.00	0.0
Percentage Rent	0.04	0.00	0.00	00:0	800	000	\$8 \$8	80		200	3.8	8.8	000	80	83
Application Fees	0.10	00.0	80	000	0.00	0000	8	0.00	80	300	200	800	000	88	6.00
Late/NSF Fees	0,11	000	000	0.00	000	0.00	80	00.0	000	000	800		899	33	0000
Move In Charges	0.12	8	000	0.00	000	000	80	00.0	0,00	000	000	800		300	200
wove out charges	610	8.8	000	0.00	800	80	80	00:0	0,00	000	000	000	000	88	2 2 5 4
Lauruy IIcone Pronedu Tay Refind		30	000	0.00	80	8	80	0.00	00.0	00:0	000	000	000	88	100
Interest Income	0.40	800	0000		000	88	83	8	80	0.00	0.00	000	00.00	0.00	000
Miscellaneous Income	0,50	000	000	38		88	38	800	88	8	000	000	000	0.00	0.00
Pass Thru R&M	0.60	000	800	000	80	88	3 8 3 c		200	000	000	000	000	0000	0.00
Pass Thru Landscaping	0.61	000	0.00	0.00	80	800	8				800	000	000	0.0	8
Pass Thru Prkg Lot Clean	0.62	000	000	0,00	0.00	0.00	88	000	000	800		300	300	3.6	83
Pass Inru Pikg Lot Maint	0.63	0.00	000	00'0	000	80	0.00	0.00	0.00	00 0	000	80	000	38	38
Pace Thru hoursens	100		000	0.00	000	800	80	000	0.00	0.00	0.00	0.00	000	88	3 A C
Pass Thru Rouging	0.00	8	000	88	000	8	900	000	0.0	0000	000	0.00	000	00.0	000
Pass Thru UNities	0.67		800		800	88	88	000	000	0,00	000	0.00	00.00	000	000
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Pass Thru Water & Sewer	0,68	000	000	000	0.00			18 10	08.45 0	60.18 0.00	61.52	55.67	62.00	62.00	718.92
Estimated CAM Charge	0.80	0.00	000	000	0000	88	88	800	800	200	0.0	88	800	80	0.00
CAM Reimbursement	0.81	0:00	0.00	000	0.00	0.00	000	000	000	000		000	202	38	88
Utility Income Reimbursement	0:00	0.00	0.00	0.00	0.00	80	8	0.00	80	000	800	000	0000	800	88
		3.965.81	3.956.57	3 068 87	3 068 87	3 060 04		2 222 22	0.000.00						
EXPENSE					10:000	0,000	00000	2,300.00	3,305.23	3,900,95	3,968.29	3,952,55	3,958,88	3 958,88	47,568.49
Prop Tax Recoverable	0.01	0.00	0.00	0.00	00'0	000	8	0.00	000	CO O	un n	000	0000	. ¢	;
Landscape Recoverable	88	0.00	0000	000	0.00	0.00	8	0.00	0.00	00,0	000	000	3.5	300	202
First Lot Gean Recoverable	800		000	0000	80	80	83	000	0.00	0,00	0.00	00:0	000	2000	38
Viater/Sevier Recoverable	500	40.90	29,60	62.10	62.10	52.14	295,18	61.91	58.46	60,18	61.52	55.67	62,00	62.00	1392
Signage Recoverable	000	000	200		800	38	33	000	80	0.00	0,00	000	0.00	0:00	800
Misc Recoverable	0.07	000	00.0	0000	000	38	38				0.00	000	80	00.00	0.00
Parkg Lot Lighting	0.10	0,00	0.00	000	0000	0.00	8	000					000	00.0	0.00
Roof Repair & Maint	0.11	000	0.00	000	0.00	0.00	88	000	000	000		800	000	38	8.
	0.12	000	000	0.00	0.00	0.00	8	00'0	000	0.0	000	00.0	800	800	3 E
HVAC Bonaire	51.0		800	80	000	0,00	8	0,00	0.00	0.0	0:00	0,00	000	00.0	8.9
Electrical Repairs	0.15			800		38	88	0.00	0.00	0000	000	000	0:00	0.00	0.00
Plumbing Repairs	0.16	0000	000	000	800	38	38		88	000	000	000	0,00	0.00	000
Appliance Repairs	0.17	00.00	0.00	0.00	0.00	800	38	800		0,00	200		000	0.00	88
Backflow Testing	0.38	0.00	0:00	0,00	0.00	000	8	000	000	38	000	300	000	88	8
Painting	0.19	0.00	0.00	000	0000	0.00	8	00.00	0.00	000	000		00.0	320	32
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Janitorial	0.24	00.0	000	86		380	B X S X	000	800	0.00	0.0	000	00.0	0.00	80
Security/Fire Service	0.25	000	00.0	00.00	000	800	38	000	000	000	0.00	88	000	800	0,00
Cleaning/Turnover	0.30	0.00	0.00	00'0	0.00	00.0	80	000	000	000	38	800	200	88	800
Carpet Cleaning/Turnover	0.31	0.0	80	000	0.00	800	80	0.00	000	0000	000	000	800	38	200
niapery waaning i umover	0.32	0000	0.00	8	0.00	0.00	000	000	000	0.00	0.00	000	000	00.0	

Summit Bank Properties Summary By Lendor By Acct

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Umpqua Bank Properties Properties Summary

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anger		Dec	100 558 01	000	80	500,00	000	975.00	0.00	800	0.00	12.00	21.010.12	365.00	1,035.00	80	000	802		750.00	22,534.00	215.00	2,950,00		225,908.04	ŝ	715.00	1,109.00	500.00	1,500.00	128.12	750.00	000	770.00	00.0	0.0	38	800	0.00	910,00	800	280.00
irumman Rd H		Max	190.313.92	000	0.00	500.00	8	00.076	2.250.00	000	000	12.00	000	365.00	1,035.00	0000	0.00	3,315.00	40.00	550.00	1,905,00	215.00	3,050.00		355,462.29	144 047 DE	715.00	1,109.00	530.00	1,600.00	3,443.12	550.00		770,00	0000	8.6	800	0.0	000	00.019	00.0	0.00
4596.00		Ş	191.173.92	0.00	0.00	000	000	000	2,250.00	0.00	000	1 018 10	000	365.00	1,035.00	000	000	1 075 00	65.00	540.00	1,945.00	215.00	3,050.00		216,569,17	000	715.00	1,109,00	555.00	000	128.12	540.00	200	\$20.00	0.00	0.0	000	0.00	0.00	0000	000	0.00 280.00
		Sep	192,148,97	00.0	80	000	000		2,250.00	000	0.00	101810	0000	365.00	1,035.00	000	0.0	1 075 00	65.00	440.00	1,925,00	215.00	5,250.00		206,524.09	000	715.00	1, 109,00	555.00 1 200 20	0000	128,12	440.00	880	770.00	1,040.00	000	000	0.00	000	0.00	0.0	280.00
den Way	Ave op Lot	- CnV	191,243.94	00:0	0.0	0.00	0.00	00.0	2,250.00	0.00	855	1.018.12	000	715.00	1,035.00	000	8.8	1.075.00	65,00	450.00	2,003.00	215.00	1,550.00		00°700°007	0.00	1,115.00	1,109,00	00,000	00.00	128.12	450.00	000	770.00	000	0000	0.00	0.0	000	000	800	280.00
toseburg - Gar Ay Coffee atrway Inn MI Can Henry	892 Crescent 032 Kinney Lo	205	189,880,94	000	000	00,000,01	975.00	000	2,250.00	800	17:00	1.018.12	0,0	715.00	1,035,00			1.075.00	65.00	440,00	2,003,00	2050.012	1,550.00	00 100 010	07.107.012	0.00	1,065.00	1,109,00	200.0U	0.00	128.12	440.00	000	770 00	350.00	38	00.0	800	0.00	000	000	280.00
4528.00 F 4549.00 F 4553.00 F 4572.00 C	4578.00 2	- tot	185,826.93	800	000		00 526	0.00	2,250,00	000	19.00	1,018,12	0.00	755.00	on contra	0004	000	1,075.00	65.00	410.00	1,964.00	3 150 00	1,550.00	201 201 DE	001010	000	1,105.00	1,109.00	1 700 00	0.00	128.12	410.00	00'0	170.00	800	000	0.00	800	5.410.00	0.00	000	280,00
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:		ALL.	185,484,50	800		800	1,175.00	000	2,250.00	880	12.00	1,018,12	80	715.00	000	800	0.0	1,075,00	50.00	20000	215.00	3.050.00	1,550.00	00 181 62		0.00	1,065,00	540.00	1,600,00	0.00	128.12	000	800	1 040 00		0.00	0.0	000	910.00	000	88	280.00
:	m Land	MDC 1	185,303.50	000	800	000	975,00	000	2,250.00		12.00	1,153.12	0.00	365.00	000	00.0	0,00	1,075.00	10.00	500.00	215.00	3,050,00	1,550.00	199,545,62		0.00	715.00	500.00	1,600.00	0.0	128,12	000	000	000/	000	0;0	88	0000	910.00	80	00.0	280,00
ollege Park Voodburn V Building B X Land	Vest 11th Com Voctiane Cente	1	185,494,36		80	000	975,00	0.00	2,250.00	300	12.00	1,018.12	0.00	305,00 1,035,00	000	0.00	0:00	1,075.00	25.00	520.00	215.00	3,000.00	1,550.00	199,484,48		0.00	715.00	515,00	1,550.00	000	620.00	0.00	000	0000	000	0.00	000	000	1,070.00	00'0	000	280.00
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	01		182,400.36	000	13,000.00	0.00	1,175,00	0000	000	000	12.00	1,018,12	000	1.035.00	000	0.00	000	1,075.00	20.01	1 868 00	215.00	2,960,00	1,550.00	209,563.48		000	110900	500.00	1,510.00	0.00	630.00	0.00	000	1,390.00	0.00	000		000	910,00	000	000	280.00
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evenue		COME	ent income anagers Rent C	oncessions	proentage Rent	oplication Fees	ate/NSF Fees	ove nu unaiges	undry income	operty Tax Ref	terest income	ISCENEIREOUS IN	tes Thru Lands	iss Thru Prkg L	ass Thru Prkg L	ass Thru Mgmn	ass Inru Insura	ss Thru Prop	iss Thru Electric	iss Thru Water	timated CAM C	M Reimburser	inty moome Ke		(PENSE	op.Tax Recove Indscane Recov	rg Lot Clean R	lity Recoverabl	ater/Sewer Rec	grage recover sc Recoverable	rkg Lot Lighting	of Repair & Ma	peirs & Maint	AC Repairs	actrical Repairs	unbing Repairs	ckflow Testing	inting	ndscape Maint	or mains a sup st Control	ck & Keys	
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Total for	0110-1210	2.732.52	7.800.00	6,120,00	000	800	0.00	000	600.000	1,853.00	17.992.40	4,560.00	23,275,60	4,500.00	3,200,00	110,566.25	11,275,00	200	000	8.5	33				38	72,359,00	7,070.00	24,926.00	624.00	4,132.00	88	2	347.179.80	* 200 579 Pr		882	65.726.72	(1,001,505.82)	0.00	(170,586.08)	(105,767,82)	42.811.71
	Dec	182.71	650.00	510.00	0.00	00.0	000	000	20.00	147.00	1,650.00	380.00	1,898.00	375.00	225.00	20714'S	1.430.00			200	8		00.77	800	000	5,787,00	287.00	1,290,00	52.00	100.00	000	22.5	31,600.56	104 307 AB		0000	5,477.23	(74,215,23)	000	(14, 130.22)	(8,696.07)	99,972,49
	Now	182.73	650,00	510.00	8	0.00	80	000	50.00	155,00	1,470.00	380.00	1,938.00	375.00	2225.00	00,204,21		800		38	8.8	80 COV	373 794 90	000	80	5,667.00	578.00	1,285,00	52.00	100.00	000		552,914,41	101 282 101	000	00.0	5,477.23	(74,108.22)	000	(14,132,222)	(0,694,30)	(291,678,89)
	000	347.27	650,00	510.00	80	0.0	000	0.00	50.00	155.00	1,390.00	380.00	1,918,00	375.00	0.454 C	1 125 00		800	000	800		19 568 46	0.00	000	0.0	5,637,00	572.00	1,283.00	52.00	100.00	000		51,055.94	165.502.23	00.0	000	5,477.23	(74,132.08)	000	(27.00.22)	(8,694,30)	71,253.59
	Sep	182.71	650,00	510.00	()) ()	000	0,00	000	20,00	155.00	1,343.22	380.00	1,996.00	370.00	0.412 66	1 425 00	000	000	000	000	000	492.08	000	0000	0.00	5,803.00	590,00	10,442.00	52.00	0000	800	00000	42,000,68	164,517,41	0,00	00.0	5,477.23	(74,732.08)	0.00	10,750 251	(8,694.30)	70,268,77
	Aug.	18275	650.00	20.06	000	88	00.0	0000	00.00	155.00	08,182,1	00,085	00.026	00.675	0 36 35 0	1 500.00	uou	000	000	000	000	492.08	000	0000	0.0	5,713.00	587.00	00.067.5	2022	0000	88	20.000.00	00.000.20	173,820,20	00:0	0.00	5,477.23	(81,478.02)	1000	12 759 251	(8,694.30)	72,225,63
	Jul	317.71	650,00	00.010	3	000	88		0000	00.00	1,012.60	380,055	276.00	225.00	10.072/15	1,425,00	000	000	000	000	000	492.08	000	0.0	00.0	8,480.00	862.00		00.26		000	30 000 30	00'00'00	183,200,20	0.00	0.00	5,477.23	(/a,1/a,/9)	182 425 751	(2.769.25)	(9,492,30)	84,066.30
	- Jem	162.71	00,000	2000	3		35			1 287 04		00,000	375.00	225.00	9.238.30	1,425,00	000	000	0000	000	0.00	492.08	0.00	0.00	0.00	00'509'9	00.670	20.00	00.00	80	0.00	36.201.02	201102100	165,500.03	000	0.00	5,4/7.23	(71 thorsan)	(14 148 78)	(2.769.25)	(8,711.03)	68,644.07
Total For Period	01/10 - 02/10	35	2) AND C) { } {	3 E	380	8 6 6 8 6 8 6 8 6 8 6 8 6 8 6 8 6 8 6 8	No pac	500 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		\$2.50	1 875.00	1.375.00	46,204,15	2.18.8	000	000	80	0.00	80	246040	000	8	8	200000	36			200	8	165 242 47		840,148,20	8	8	20,000,75		CT1 580 414	(14,233,60)	8 8 8	269.056.75
•	A COX	17701	00002		200	000		50.05	164.00	1 494 85	380.00	2.045.00	375.00	475,00	9,181.97	1,425,00	000	80	80	0,00	000	492.08	000	0.00	0.00	0,984,00	1 249 00	20.09	100.00	000	0.0	32.710.73		167,470,88	000	8.0	75 610 601	0000	(14,152.59)	(2,843,44)	(8,839,50)	71,443.05
	¥6.670	650.00	20005	000	000	000	0.00	20,00	147 00	1,450,00	380.00	1.880.00	375,00	225.00	9,154,97	1,425.00	000	800	0.00	000	0.00	492.08	0.00	000	0.00	546.00	1.268.00	52.00	100.00	00.0	0:00	31.024.88		168,520,73	000	20.0	176 214 201	000	(14,333.71)	(2,843.44)	(8,712,36)	71,893.56
	-1. CSV	GEO DO	510.00	00.0	0.00	00'0	0.00	50.00	155.00	1,718,33	380.00	1,843.00	375,00	225.00	9,169.57	1,450.00	80	8	000	00.0	000	492.05	800	8.0	0.00	583.00	1.377.00	52.00	3,082.00	0,0	0.00	34,558.81		164,925,67	8.0	0,00	(129,856,60)	80	(14,333.71)	(2,843.44)	(9,012.11)	14,356.95
	+82.73	650.00	510.00	000	000	0.00	000	50.00	155.00	1,724,25	380.00	1,898,00	375.00	225.00	9,032.82	1,425.00	80	80	000	83	80	492.08		38	5.423.00	558.00	1,274,00	52.00	100.00	0.00	0.00	30,628.98		165,813.50	0000	56.775.2	(81 297 55)	00.0	(14,353,47)	(2,843,44)	(8,721.76)	64,074.52
	317 M	650.00	510.00	0.00	0000	00:0	000	50.00	155.00	1,753.34	380.00	1,861.00	375.00	225.00	9,664,B2	1,425.00	00.0	000	3.6	200	000	492,00	38		7 968.00	802.00	1,423.00	52.00	100.00	000	0.0	36,146,07		173,417.41	36	5 477 23	(105,571,14)	0.00	(14,416.93)	(2,859.93)	(8,/54,97)	47.291.67
L	0.25	0.30	0.31	0.32	0.33	0.34	0.35	0.36	0.37	0,40	0.41	0.42	0.43	0.50	0.51	20.0	50.0	51	000	0000	000	800	5 6	190	20	0.75	0.76	0,80	0.81	06'0	0.95		ľ								-	
	Security/Fire Service	Cleaning/Turnover	Carpet Cleaning/Turnover	Drapery Cleaning/Turnover	Counters/Replacement	Floor Covering/Replacement	Appliance Replacement	Window Cover/Replacement	Misc/Replacements	Electricity	Gas	Water & Sewer	Irash Disposal	Misc/Unrecoverable	wanagement		Site Sumition	Drive & Subreviations	Tenant Screening	Other Professional	Insurance	Property Tax	Personal Prno Tax	Taxes & Licenses	Wages	Payroli Taxes	Employee Benefits	Bank Fees	Miscellaneous	Interest	uepreciation			Net Income (Loss) Add Back Property Demoniation	Subtract Principal	Other Income Allocation	Admin Dept Expense Allocation.	Add Back Admin Amort & Deprec	Development Dept Exp Allocation	Artivi Liepi Expense Allocation	warven & nchr cyballse Anocallo	Cash Flow

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	Total for Period	01/10-12/10	50 UC 88	0.00	0.00	0.00	83	0.00	88		33	0.00	80	0.00	83	202	220	0.00	0.60	0.03	0.00	88	38	0.00		\$8,200.00	90 G	000	0.00	0.00	0.00	200	38	000	000	0.00	1,417,20	000	000	32		2.160.00	6.00	000	0.0	3.6	2
		Dec	7.350.00	00.0	000	00.0	000	000	00.0		000	0.00	0.00	000	8.0	000	000	0.00	000	0.00	0.00	800	000	0.00	1 010 20	00.065.7	000	80	0.00	0.00	8.8	000	0.0	0.00	0.00	0.00	800	8.6	8.8		0000	180,00	00'0	000	000	800	~~~
		Nov	7,350.00	00'0	000	000	0.00	000		800	000	000	00.0	80	3.8		0000	0.00	0.00	0.00	000		000	000	2 250.00	1.300.00	00.0	0.00	0.00	00.00	0000		000	0000	0.00	0.00	000	000	380		0000	180.00	000	000	0.00	000	2.2.2
·		ti O	7,350.00	000	000	000	00'0	000	300	000	000	000	0.00	000	000	000	00:0	000	000	000	200	38	0.0	0.00	7.360.00	DD DCC' I	0.00	0.00	0.0	000		000	000	000	0.00	00'0	00.0	000	000	000	0.00	180.00	000	80	300	0.00	
	and and a state	Sap	7,350,00	000	000	800	8.8	200	800	000	000	800	0.0	3		0.0	00.00	0:00	80	000	8.8	800	0.0	000	7 350 00		000	000	80	88	800	80	0.00	0000	00'0	000		800	000	000	0.00	180.00	000	000	000	0,00	
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		unr	7,350.00	8	900 0	88	38	000	0000	0.00	000	32	200	000	0.00	00.00	0.00	800	38	8.0	00.0	0.00	000	0.00	7,350.00		0.0	000	800	8.6	80	0.0	0.00	000	000		800	00.0	0000	000	0.00	180.00	88	000	00'0	0.00	600
Total For	Partod	01/10 - 05/10	36.750.00	8,	38	38		88	80	8	88	32	38	80	80	8	8	38	38	38	80	80	8.	3	36,750,00		8	80	38	80	800	80	8	88	3.5	Co pas	38	000	80	80	8	88	38	38	8	8	eeee.
· ••••••		Xew	7,350,00	8.8	80	80	80	000	000	000	88	800	000	80	0.0	000	88	200		000	0.00	0.00	88	20.0	7.350.00		80	88	200	000	80	80	000	300		000	000	000	0.00	8	0.00		800	000	0.00	000	0.00.5
			7.350.00	200	000	000	000	0.00	0.00	000	000	000	0000	0.00	000	000	9.8	88	800	00:0	0.0	80	000	20.0	7,350.00		000	000	800	0.00	0.00	000	000			800	00.0	000	0.00	000	0.00	800	0000	00.0	0:00	800	C K J 2 J
2909 LBP 2915 LBP 2933 LBP 2977 LBP 2993 LBP			7,350.00	8	800	8	000	000	000	000		000	0.00	000	80	0.0		800	000	00'0	80	0.00	000		7,350,00		80	800	000	00'0	0.00	000		800	000	350,00	000	0.00	000	0.00			000	00.0	000	8.0	1.2.1.2.1
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	An 13		7,350,00	000	000	0:00	0.0	0.00	0.00	0000	000	000	0,00	0.00	0.00	3.6	000	0000	8.0	0.0	0.00	000	000		7,350.00		80	000	000	0.00	0.00	0.00	800	0000	0.00	00.0	0.00	000	0.00	000	180.00	000	000	000	000	8	22.2
000			0.01	0.03	0.04	0.10	0.11	0,12	0.13		0.40	0.50	0,60	0.61	20.0	0.00	0.65	0.66	0.67	C.68	0.69	0.80	060			4	600	800	0.04	0.05	90.0 20.0	200	0.11	0.12	0.13	0.14	0,15	0.15	11.0	0 0 0 0	0.20	0.21	0.22	0.23	0.24	07.0	>>:>
Revenue Expanse		INCOME	Rent Income Managers Rent Credit	Concessions	Percentage Rent	Application Fees	Late/NSF Fees	Move In Charges	I aundru Innemo	Property Tax Refined	Interest Income	Miscellanecus income	Pass Thru R&M	Pass Thru Landscaping	Pase Thru Pring Cot Clean	Pass Thru Minini Fees	Pass Thru Insurance	Pass Thru Prop Tax	Pass Thru Utilities	Pass Thru Electricity	Fass Into Water & Sever	Cambridge CAM Reimbursement	Utility Income Reimbursement			EXPENSE	Landscape Recoverable	Prkg Lot Clean Recoverable	Utility Recoverable	Water/Sewer Recoverable	Signage recoverable Miss Permission	Parko 1 of 1 obtino	Roof Repair & Maint	Concrete/Asphalt	Repairs & Maint	HVAC Repairs	Electrical Repairs	Anniance Densire	Applie ice Repails Barkfow Testion	Painting	Landscape Maint	Pool Maint & Supplies	Pest Control	Lock & Keys	Janiichai SecturityFire Service	Cleaning/Turnover	

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					·	Total For Period								Total for
Dranery Cleaning/Timmuer	0.33	4L 08-	1 War 10	Apr	May	01/10-05/10	- unc	1.101	Aug. 1	Sec. 1	Oct 1	New 1	202	Anno anna
Counters/Renlacement	0.0 0.72			80	8	0.02	83	000	0.00	0.00	0.00	. 00.0	200	
Elone Country/Doutseament		000	000	800	0.00	80	00'0	000	000	000			3 6	31
	0.0	000	000	000	00.0	80	000	000	000	000			38	201
Application repletement	0.0	0.00	899	000	000	880	000	0.00	0000			3	000	000
window cover/keplacement	0.36 0.0	000	000	000	200	Şc	000			3	3	00.0	000	000
Misc/Replacements	0.37 0.0	000	000	0.00	000	2		000	3	00:0	0070	0.00	800	6.00
Electricity	0.40 80.0	9 80.00	80.00	SO ON				0.0	800	080	000	000	0.00	000
Gas	0.41 25.9	05.93	25.02	20.00			00.08	80.00	80,00	80.00	80.00	30.00	80.00	550.50
Water & Sewer	0.42 0.42		25.02	26.07	20	10°871	25.92	26.92	25.92	25.92	25.92	25.92	25.92	101 101
Trash Dismeal			9 9 9	0	46.15	230.80	46.16	46.16	46, 16	46.16	46.16	46 16	46.46	267.03
Mischinscrube			3	000	0.00	8	000	000	0000	000	000	6	000	
		2000	800	80	80	88	000	0000	000	0000	000			3
	0.51 237.5	0 237,50	237,50	237.50	237.50	1 187.50	237.50	237.50	337 ED	227 50	03.500	000		0.00
Advenusing & Promotion	0.52 0.00	0.00	000	0.00	000	80	000	000			00.162	251.50	00'/27	2,850.00
Legal & Accounting	0.53 0.0	000	0000	000	CC C	202	000	8	00.0		8.9	000	000	8.0
Site Supplies	0.54 0.0	000	w c	000	200			3.0	0.00	000	0.00	000	0.00	0.00
Dues & Subscriptions	0.55 0.0	000			3.6	22	3	000	0.00	0.00	000	00:0	0.00	0.00
Tenant Screening	0.58		800	2,0	3	8	800	0.00	0,00	0.00	00'0	000	000	69.0
Other Destance		0.00	201	0.00	80	800	0.00	000	0.00	000	000	000	8	
	1000 / CO	0.00	80	000	800	000	0.00	0.00	000	000	200	800	3	2
insurance .	0.60	000	0.00	800	000	80	000	000	200	8		3	00'0	30
Property lax	0.61 0.01	000	000	0,00	800	S.C.	000			3	1,036.00	800	800	3,538,28
Personal Prop Tax	0.62 0.00	0.00	00.0	0.00	w c	80			3	200	000	26,542,44	80	26,542,44
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IN THE UNITED STATES BANKRUPTCY COURT

FOR THE DISTRICT OF OREGON

In re

Arlie & Company,

Debtor.

Case No. 10-60244-aer11

INTERIM ORDER AUTHORIZING USE OF CASH COLLATERAL AND GRANTING ADEQUATE PROTECTION

THIS MATTER having come before the Court upon Debtor's Motion for Temporary and Final Authority to Use Cash Collateral ("Motion") and the Court being duly advised in the premises and finding good cause; now, therefore;

IT IS HEREBY ORDERED as follows:

1. For the Interim Period, Debtor be and hereby is authorized to use cash collateral in which Bank of America, Century Bank, Siuslaw Bank, Summit Bank, Umpqua Bank, and Washington Federal (collectively "Lenders") claim a security interest in accordance with and for the purposes set forth in the budgets attached to the Motion as Exhibits 1-6, respectively.

2. As adequate protection for the use by Debtor of cash collateral, Lenders shall be and hereby are granted a lien on and security interest in Debtor's property and revenue therefrom in which each respective Lender held a valid and enforceable prepetition lien and

Page 1 of 2 - INTERIM ORDER AUTHORIZING USE OF CASH COLLATERAL AND GRANTING ADEQUATE PROTECTION

security agreement, that is acquired or generated post-petition, and is of the type, character and description referred to in the prepetition security agreements between Debtor and Lenders.

3. The lien and security interest granted in paragraph 2 above shall have the same relative priority as each Lenders' lien and security interests had on the Petition Date.

4. The lien and security interests granted herein shall secure the impairment, if any, of the value of the interest of the Lenders in cash collateral, but shall not be construed to enhance the secured position of the Lenders as of the Petition Date.

IT IS FURTHER ORDERED that a further interim hearing on Debtor's Motion for Temporary and Final Authority to Use Cash Collateral shall be held by the Court in Courtroom ______ of the United States Bankruptcy Court for the District of Oregon, Wayne L. Morse Courthouse, 405 East 8th Avenue, Suite 1100, Eugene, Oregon 97401, on _______, 2010, at _______ .m., or as soon thereafter as counsel may be heard. Within three (3) business days after the entry hereof, Debtor shall mail or otherwise serve a copy of this Order, together with a notice of the further interim hearing pursuant to LBR 4001-1.D and LBF 541.50.

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Presented by:

TONKON TORP LLP

By

Albert N. Kennedy, OSB No. 821429 Michael W. Fletcher, OSB No. 010448 888 S.W. Fifth Avenue, Suite 1600 Portland, OR 97204-2099 Telephone: 503-221-1440 Facsimile: 503-274-8779 E-Mail: al.kennedy@tonkon.com michael.fletcher@tonkon.com Attorneys for Debtor

cc: List of Interested Parties

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Page 2 of 2 - INTERIM ORDER AUTHORIZING USE OF CASH COLLATERAL AND GRANTING ADEQUATE PROTECTION

Case 10-60244-aer11 Doc 12 Filed 01/21/10

LIST OF INTERESTED PARTIES

In re Arlie & Company U.S. Bankruptcy Court Case No. 10-60244-aer11

ECF PARTICIPANTS:

- Patrick Wade (for Washington Federal Savings) hhecfb@hershnerhunter.com
- United States Trustee ustpregion18.EG.ECF@usdoj.gov

NON-ECF PARTICIPANTS:

Karen L. Merwin 35379 McKenzie View Dr. Springfield OR 97478

Alyce Smith 32624 Christian Way Coburg OR 97408

Linda S. Trickey 83780 Raintree Creswell OR 97426

TOP 20 UNSECURED CREDITORS

Balzhiser & Hubbard Inc 100 West 13th Ave Eugene OR 97401

Burr, Pilger & Mayer LLP Two Palo Alto Square Palo Alto CA 94306

Century Bank POB 769 Eugene OR 97440

Cessna Aircraft Co 23260 Network Pl Chicago IL 60673-1232

City of Veneta 88184 8th St Veneta OR 97487

Comfort Flow Heating 1951 Don St Springfield OR 97477

Eugene Sand & Gravel Inc POB 1067 Eugene OR 97440

Gartland Nelson McCleery 44 Club Rd # 200 Eugene OR 97401

Adam Grosowsky 1675 Crest Dr Eugene OR 97405 JB Electric Inc 4685 Isabelle St Eugene OR 97402

Jeff King Contractor POB 798 Lebanon OR 97355

JRH Engineering 4765 Village Plaza Loop Eugene OR 97401

Michael P. Kearney, PC POB 1758 Eugene OR 97440-1758

Mid-Valley Glass & Millwork POB 2666 Eugene OR 97402-0245\

National Surety Corporation General Counsel Office Attn: Debbie Holstedt 777 San Marin Dr Novato CA 94998

Northwest Wall Systems Inc Attn: Thomas Allen 751 River Ave Eugene OR 97404

Pension Planners Northwest 71 Centennial Loop Eugene OR 97401

Rowell Brokaw Architects, PC 1 East Broadway #300 Eugene OR 97401

Triple J&S Signs 86501 Lorane Hwy Eugene OR 97405

Twin Rivers Plumbing 1525 Irving Rd Eugene OR 97402

US TRUSTEE:

U.S. Trustee's Office 405 East 8th Ave #1100 Eugene OR 97401 ustpregion18.pl.ecf@usdoj.gov

SECURED CREDITORS

Century Bank POB 769 Eugene OR 97440

Siuslaw Bank POB 11529 Eugene OR 97440

GE Capital POB 31001-0802 Pasadena CA 91110

Summit Bank 96 East Broadway Eugene OR 97401

Umpqua Bank POB 1820 Roseburg OR 97470

Pioneer Asset Investment Ltd. c/o Joseph Boucher Neider & Boucher S.C. 440 Science Dr., #300 Madison WI 53711

Herbert D. McKillop c/o Emerald Exchange 240 E. 15th Eugene OR 97401

Francis G. Cline c/o Emerald Exchange 240 E. 15th Eugene OR 97401

William R. Greenhoot 1126 Gateway Loop #100 Springfield OR 97477

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