

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

In re) Case No. 10-60244-elp11
Arlie & Company)
) NOTICE OF **PRELIMINARY**
) HEARING ON MOTION
) FOR USE OF CASH COLLATERAL
) TO OBTAIN CREDIT
Debtor(s)) (Check One)

YOU ARE NOTIFIED THAT:

1. The undersigned moving party, **Arlie & Company**, 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 Local Form #541.7, 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 01/27/10 AT 2:00 p.m. IN Courtroom 5, US Bankruptcy Court, 405 E 8th Ave., Eugene, OR 97401, before Judge Radcliffe. 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; AND/OR (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; OR if it begins with "6" or "7", mail to 405 E 8th Ave #2600, Eugene OR 97401), BOTH: (a) a written response, which states the facts upon which you will rely, AND (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 Local Form #541.51 for details.
5. On 01/21/10 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)

Albert N. Kennedy, OSB No. 821429 (Lead Attorney)

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Portland, OR 97204

Attorneys for Debtor

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF OREGON

In re

Arlie & Company,

Debtor.

Case No. 10-60244-aer11

**DEBTOR'S MOTION FOR
TEMPORARY AND FINAL
AUTHORITY TO USE CASH
COLLATERAL**

EXPEDITED HEARING REQUESTED

Pursuant to 11 U.S.C. § 363(c) and Bankruptcy Rule 4001(b), Arlie & Company, an Oregon corporation ("Debtor" or "Debtor-In-Possession") moves this Court for an order (1) authorizing Debtor to use cash collateral on a temporary basis until a final hearing can be held on this motion; and (2) after a final hearing held pursuant to Bankruptcy Rule 4001(c)(2), a final order authorizing Debtor to use cash collateral during the pendency of this case. In support of this motion, Debtor states as follows:

1. On January 20, 2010 (the "Petition Date"), Debtor filed its voluntary petition for relief under Chapter 11 of the United States Bankruptcy Code.
2. Debtor has continued in possession of its property and is continuing to operate and manage its business as Debtor-In-Possession pursuant to 11 U.S.C. §§ 1107(a)

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

1 owing under the Bldg. A Loan is approximately \$8,956,961, plus accrued interest.

2 Building A is a multi-use retail/residential building.

3 8. On or about November 2, 2007, Debtor entered into a loan with Bank
4 of America in the original principal sum of \$5,970,000 secured by property commonly
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.

8 **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
12 3058 Kinney Lp. Loan is approximately \$236,000, plus accrued interest. 3058 Kinney Loop
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
26 2863 Lord Byron Place ("2863 Lord Byron Loan"). The current balance due and owing

1 under the 2863 Lord Byron Loan is approximately \$331,920, plus accrued interest.

2 2863 Lord Byron Place is a single family rental.

3 13. On or about January 13, 2009, Debtor entered into a loan with Century
4 Bank in the original principal sum of \$346,950 secured by property commonly referred to as
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.

12 2883 Lord Byron Place is a single family rental.

13 **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
26 3082 Kinney Loop ("3082 Kinney Lp. Loan"). The current balance due and owing under the

1 3082 Kinney Lp. Loan is approximately \$219,910 plus accrued interest. 3082 Kinney Loop
2 is a single family rental.

3 18. On or about October 15, 2007, Debtor entered into a loan with Siuslaw
4 Bank in the original principal sum of \$180,000 secured by property commonly referred to as
5 3108 Kinney Loop ("3108 Kinney Lp. Loan"). The current balance due and owing under the
6 3108 Kinney Lp. Loan is approximately \$180,000 plus accrued interest. 3108 Kinney Loop
7 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.

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

19 21. On or about February 22, 2008, Debtor entered into a loan with
20 Siuslaw Bank in the original principal sum of \$945,000 secured by property commonly
21 referred to as Natron Vacant Land ("Natron Loan"). The current balance due and owing
22 under the Natron Loan is approximately \$944,925 plus accrued interest. The Natron Vacant
23 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

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

3 **Summit Bank**

4 23. On or about November 4, 2004, Debtor entered into a loan with
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.

9 **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
26 Bank in the original principal sum of \$10,350,000 secured by property commonly referred to

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

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

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

20 31. On or about July 31, 2008, Debtor entered into a loan with Umpqua
21 Bank in the original principal sum of \$668,000 secured by property commonly referred to as
22 Oil Can Henry's West 11th ("Oil Can Henry's Loan"). The current balance due and owing
23 under the Oil Can Henry's Loan is approximately \$652,911, plus accrued interest. Oil Can
24 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

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

4 33. On or about December 30, 2003, Debtor entered into a loan with
5 Umpqua Bank in the original principal sum of \$1,004,550 secured by property commonly
6 referred to as West 11th Commercial Land ("West 11th Loan"). The current balance due and
7 owing under the West 11th Loan is approximately \$837,125, plus accrued interest. The West
8 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.

19 **Washington Federal**

20 36. On or about November 14, 2008, Debtor entered into a loan with
21 Washington Federal in the original principal sum of \$390,374 secured by property commonly
22 referred to as 2909 Lord Byron Place ("2909 Lord Byron Loan"). The current balance due
23 and owing under the 2909 Lord Byron Loan is approximately \$390,274, plus accrued
24 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

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

4 38. On or about November 14, 2008, Debtor entered into a loan with
5 Washington Federal in the original principal sum of \$414,273 secured by property commonly
6 referred to as 2931 Lord Byron Place ("2931 Lord Byron Loan"). The current balance due
7 and owing under the 2931 Lord Byron Loan is approximately \$414,273, plus accrued
8 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.

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

19 **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.

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

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
4 budgets for the use of cash collateral on which Siuslaw Bank claims an interest are attached
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.

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

14 44. To provide adequate protection for the use by Debtor of cash in which
15 each Lender claims or may claim an interest, Debtor proposes that each Lender be granted a
16 replacement security interest in and lien upon Debtor's property and revenue from each of
17 Debtor's properties in which each respective Lender held a valid and perfected prepetition
18 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
26 the use of cash collateral in which Lenders claim an interest as described above.

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47. Debtor will suffer immediate and irreparable harm if it is not permitted to use the cash collateral in which the Lenders claim an interest. Without use of the cash, Debtor's operations will need to immediately cease.

48. None of the provisions listed in LBF 541.7 are included in this motion or the proposed order.

49. A copy of the proposed interim order authorizing use of cash collateral and granting adequate protection is attached hereto as Exhibit 7.

WHEREFORE, Debtor prays that this court enter an interim order
(1) authorizing Debtor to use cash collateral, pending a final hearing on this motion;
(2) granting to Lenders adequate protection as herein proposed or is otherwise approved by the court; and (c) setting a final hearing on this motion.

DATED this 21st day of January, 2010.

TONKON TORP LLP

By /s/ Albert N. Kennedy
Albert N. Kennedy, OSB No. 821429
Michael W. Fletcher, OSB No. 010448
Attorneys for Debtor

033739/00003/1918766v3

EXHIBIT 1

	Jan 10	Feb 10	Mar 10	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total For Period 01/10 - 12/10
0.33	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.34	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.35	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.37	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	2,100.00
0.40	947.00	947.00	947.00	947.00	947.00	947.00	947.00	947.00	947.00	947.00	947.00	947.00	11,764.00
0.41	55.00	55.00	55.00	55.00	55.00	55.00	55.00	55.00	55.00	55.00	55.00	55.00	660.00
0.42	1,434.00	1,480.00	1,510.00	1,542.00	1,527.00	1,511.00	1,449.00	1,682.00	1,481.00	1,581.00	1,562.00	1,511.00	17,650.00
0.43	360.00	360.00	360.00	360.00	360.00	360.00	360.00	360.00	360.00	360.00	360.00	360.00	4,320.00
0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.51	5,519.62	5,525.62	5,557.62	5,594.62	5,561.62	5,557.62	5,515.62	5,489.62	5,505.62	5,505.62	5,594.62	5,545.62	66,413.40
0.52	1,425.00	1,425.00	1,425.00	1,425.00	1,425.00	1,425.00	1,425.00	1,425.00	1,425.00	1,425.00	1,425.00	1,425.00	17,100.00
0.53	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	180.00
0.54	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	900.00
0.55	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.56	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.57	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	1,500.00
0.60	1,765.00	1,765.00	1,765.00	1,765.00	1,765.00	1,765.00	1,765.00	1,765.00	1,765.00	1,765.00	1,765.00	1,765.00	21,180.00
0.61	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.62	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.63	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.64	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.65	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.66	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.67	7,986.00	5,369.00	5,534.00	5,294.00	5,414.00	5,519.00	8,414.00	5,617.00	5,867.00	5,647.00	5,662.00	5,812.00	72,165.00
0.70	1,178.00	535.00	565.00	532.00	595.00	562.00	849.00	568.00	607.00	574.00	577.00	592.00	7,695.00
0.76	1,436.00	1,263.00	1,378.00	1,262.00	1,272.00	1,277.00	1,456.00	1,281.00	1,448.00	1,283.00	1,285.00	1,292.00	15,833.00
0.80	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	60.00
0.81	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.95	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.95	27,282.37	23,646.37	24,493.37	23,913.37	24,464.37	24,370.37	27,862.37	24,841.37	25,062.37	24,569.37	208,141.48	24,441.37	482,628.51
Net Income (Loss)	101,615.96	105,437.99	105,672.99	107,457.99	105,796.99	105,780.99	100,871.99	103,227.99	101,978.99	103,832.99	(78,769.12)	105,313.99	1,069,239.78
Add Back Property Depreciation	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtract Principal	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Other Income Allocation	2,792.62	2,792.62	2,792.62	2,792.62	2,792.62	2,792.62	2,792.62	2,792.62	2,792.62	2,792.62	2,792.62	2,792.62	33,511.39
Admin Dept Expense Allocation	(53,826.44)	(41,450.32)	(66,209.65)	(58,656.52)	(36,595.32)	(39,106.32)	(39,659.17)	(41,542.33)	(37,796.94)	(37,796.94)	(37,796.94)	(37,796.94)	(519,527.14)
Add Back Admin Amort & Deprec	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
APM Dept Expense Allocation	(1,458.16)	(1,449.75)	(1,449.75)	(1,449.75)	(1,449.75)	(1,449.75)	(1,449.75)	(1,449.75)	(1,449.75)	(1,449.75)	(1,449.75)	(1,449.75)	(17,141.42)
Marketing Dept Expense Allocation	(655.27)	(655.77)	(677.60)	(655.10)	(688.38)	(664.96)	(713.71)	(653.71)	(653.71)	(653.71)	(653.71)	(653.71)	(7,952.47)
Cash Flow	47,381.76	63,595.55	39,051.87	68,219.40	66,852.04	66,344.57	60,614.18	61,350.21	63,846.61	65,700.61	(116,869.46)	67,136.35	553,235.57

EXHIBIT 2

Century Bank
Properties Summary

4586.00 2843 LBP
4587.00 2853 LBP
4588.00 2863 LBP
4589.00 2873 LBP
4590.00 2883 LBP

Revenue 0.00
Expense 0.00

	Total For Period 01/10 - 12/10											
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
INCOME	40,750.00											
Rent Income	8,150.00	8,150.00	8,150.00	8,150.00	8,150.00	8,150.00	8,150.00	8,150.00	8,150.00	8,150.00	8,150.00	8,150.00
Managers Rent Credit	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Concessions	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Percentage Rent	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Application Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Late/NSF Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Move-In Charges	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Move Out Charges	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Laundry Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Property Tax Refund	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Miscellaneous Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Pass Thru R&M	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Pass Thru Landscaping	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Pass Thru Prkg Lot Clean	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Pass Thru Prkg Lot Maint	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Pass Thru Mgmt Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Pass Thru Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Pass Thru Prop Tax	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Pass Thru Utilities	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Pass Thru Electricity	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Pass Thru Water & Sewer	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Estimated CAM Charge	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
CAM Reimbursement	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Utility Income Reimbursement	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
EXPENSE	40,750.00											
Prop Tax Recoverable	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Landscape Recoverable	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Prkg Lot Clean Recoverable	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Utility Recoverable	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Water/Sewer Recoverable	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Signage Recoverable	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Misc Recoverable	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Parkg Lot Lighting	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Roof Repair & Maint	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Concrete/Asphalt	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Repairs & Maint	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
HVAC Repairs	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Electrical Repairs	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Plumbing Repairs	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Appliance Repairs	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Backflow Testing	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Painting	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Landscape Maint	120.00	120.00	120.00	120.00	120.00	120.00	120.00	120.00	120.00	120.00	120.00	120.00
Pool Maint & Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Pest Control	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Lock & Keys	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Janitorial	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Security/Fire Service	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Cleaning/Turnover	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Carpet Cleaning/Turnover	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

	Jan 10	Feb 10	Mar 10	Apr 10	May	Total For Period 01/10 - 05/10	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total For Period 01/10 - 12/10
0.32 Drapery Cleaning/Turnover	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.33 Counters/Replacement	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.34 Floor Covering/Replacement	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.35 Appliance Replacement	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.36 Window Cover/Replacement	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.37 Misc/Replacements	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.40 Electricity	80.00	80.00	80.00	80.00	80.00	400.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	800.00
0.41 Gas	12.46	12.46	12.46	12.46	12.46	62.30	12.46	12.46	12.46	12.46	12.46	12.46	12.46	143.52
0.42 Water & Sewer	53.66	53.66	53.66	53.66	53.66	268.50	53.66	53.66	53.66	53.66	53.66	53.66	53.66	563.92
0.43 Trash Disposal	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.50 Misc/Unrecoverable	407.50	407.50	407.50	407.50	407.50	2,037.50	407.50	407.50	407.50	407.50	407.50	407.50	407.50	4,886.00
0.51 Management	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.52 Advertising & Promotion	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.53 Legal & Accounting	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.54 Site Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.54 Dues & Subscriptions	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.55 Tenant Screening	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.56 Other Professional	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.57 Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.60 Property Tax	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.61 Personal Prop Tax	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.62 Taxes & Licenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.63 Wages	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.70 Payroll Taxes	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.75 Employee Benefits	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.76 Bank Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.80 Miscellaneous	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.81 Interest	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.90 Depreciation	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.95	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	673.62	673.62	673.62	673.62	673.62	3,368.10	673.62	673.62	1,668.62	683.62	2,412.64	26,593.53	673.62	36,947.37
	7,476.38	7,476.38	7,476.38	7,476.38	7,476.38	37,281.80	7,476.38	7,476.38	6,261.38	7,466.38	5,737.36	(18,443.53)	7,476.38	60,852.63
	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	213.65	213.65	213.65	213.65	213.65	1,068.27	213.65	213.65	213.65	213.65	213.65	213.65	213.65	2,553.65
	(4,118.09)	(3,171.24)	(5,065.42)	(2,872.95)	(2,949.75)	(16,277.45)	(2,992.06)	(3,178.28)	(2,891.73)	(2,891.73)	(2,891.73)	(2,891.73)	(2,891.73)	(39,696.51)
	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	(111.56)	(110.92)	(110.92)	(110.92)	(110.92)	(554.22)	(108.02)	(108.02)	(108.02)	(108.02)	(108.02)	(108.02)	(108.02)	(1,311.44)
	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	3,460.38	4,407.88	2,513.70	4,606.16	4,629.37	19,817.50	4,589.96	4,532.51	3,708.74	4,680.29	2,951.27	(21,228.69)	4,686.99	25,038.84

EXHIBIT 3

Siuslaw Bank
Properties Summary

4591.00 4480 Hwy 101 N Florence

4570.00 3108 KL
4571.00 3018 KL
4573.00 3110 KL
4574.00 Natron
4575.00 2960 KL
4576.00 2850 KL

4583.00 2890 KL - Comm Garden
4584.00 2834 KL
4585.00 2801-2804 KL
4586.00 2743 Coburg
4587.00 2729 Coburg
4589.00 2082 KL

Revenue 0.00
Expense 0.00

	Jan 10	Feb 10	Mar 10	Apr 10	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total for Period 01/10 - 12/10
INCOME													
Rent Income	19,869.56	19,869.56	20,009.56	19,869.56	19,939.56	19,869.56	19,869.56	19,869.56	19,869.56	20,070.12	20,070.12	20,070.12	239,246.48
Managers Rent Credit	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Concessions	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Percentage Rent	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Application Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Late/NSF Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Move In Charges	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Move Out Charges	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Laundry Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Property Tax Refund	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Miscellaneous Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Pass Thru R&M	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Pass Thru Landscaping	98.80	98.80	98.80	98.80	98.80	98.80	98.80	98.80	98.80	98.80	98.80	98.80	1,311.00
Pass Thru Prkg Lot Clean	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Pass Thru Prkg Lot Maint	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Pass Thru Mgmt Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Pass Thru Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Pass Thru Prop Tax	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Pass Thru Utilities	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Pass Thru Electricity	506.00	506.00	506.00	506.00	506.00	506.00	506.00	506.00	506.00	506.00	506.00	506.00	6,378.22
Pass Thru Water & Sewer	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	5,000.00
Estimated CAM Charge	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	960.00
CAM Reimbursement	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Utility Income Reimbursement	523.00	523.00	523.00	523.00	523.00	523.00	523.00	523.00	523.00	523.00	523.00	523.00	6,378.22
	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	21,071.36	21,111.36	20,921.36	21,051.36	20,971.36	21,046.76	21,036.36	20,881.36	20,936.36	21,131.92	28,110.14	21,271.92	259,542.22
EXPENSE													
Prop Tax Recoverable	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Landscaping Recoverable	98.80	98.80	98.80	98.80	98.80	98.80	98.80	98.80	98.80	98.80	98.80	98.80	1,311.00
Prkg Lot Clean Recoverable	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Utility Recoverable	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	6,000.00
Water/Sewer Recoverable	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	960.00
Signage Recoverable	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Misc Recoverable	523.00	523.00	523.00	523.00	523.00	523.00	523.00	523.00	523.00	523.00	523.00	523.00	6,378.22
Prkg Lot Lighting	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Roof Repair & Maint	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Concrete/Asphalt	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Repairs & Maint	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
HVAC Repairs	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	4,200.00
Electrical Repairs	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Plumbing Repairs	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Appliance Repairs	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Backflow Testing	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Painting	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Landscaping Maint	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Pool Maint & Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Pest Control	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Lock & Keys	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	360.00
Janitorial	430.00	430.00	430.00	430.00	430.00	430.00	430.00	430.00	430.00	430.00	430.00	430.00	5,160.00
Security/Fire Service	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Cleaning/Turnover	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	2,700.00
Carpet Cleaning/Turnover	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	21,071.36	21,111.36	20,921.36	21,051.36	20,971.36	21,046.76	21,036.36	20,881.36	20,936.36	21,131.92	28,110.14	21,271.92	259,542.22

	Jan 10	Feb 10	Mar 10	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total For Period 01/10 - 12/10
0.32 Drapery Cleaning/Turnover	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.33 Counters/Replacement	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.34 Floor Covering/Replacement	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.35 Appliance Replacement	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.36 Window Cover/Replacement	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.37 Misc/Replacements	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.40 Electricity	155.50	266.50	236.50	116.50	106.50	96.50	96.50	96.50	106.50	116.50	166.50	156.50	1,358.00
0.41 Gas	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.42 Water & Sewer	37.00	97.00	92.00	51.34	75.70	87.32	82.90	82.90	88.74	51.00	37.00	37.00	633.00
0.43 Trash Disposal	23.00	23.00	23.00	23.00	23.00	23.00	23.00	23.00	23.00	23.00	23.00	23.00	230.00
0.50 Misc/Unrecoverable	993.48	993.48	993.48	993.48	993.48	993.48	993.48	993.48	993.48	1,003.51	1,003.51	1,003.51	11,943.52
0.51 Management	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.52 Advertising & Promotion	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.53 Legal & Accounting	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.54 Site Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.55 Dues & Subscriptions	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.56 Tenant Screening	140.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	140.00
0.57 Other Professional	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.60 Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.61 Property Tax	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.62 Personal Prop Tax	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.63 Taxes & Licenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.70 Wages	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.75 Payroll Taxes	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.76 Employee Benefits	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.80 Bank Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.81 Miscellaneous	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.90 Interest	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.95 Depreciation	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	2,841.78	3,636.78	3,456.78	2,656.12	2,660.48	3,352.50	2,812.56	2,302.68	2,675.92	4,309.28	2,657.47	2,871.81	62,543.13
Net Income (Loss)	18,229.58	17,474.58	17,464.58	18,395.24	18,310.68	17,694.26	18,223.80	18,078.68	18,261.04	18,323.64	42.67	18,400.11	199,999.09
Add Back Property Depreciation	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtract Principal	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Other Income Allocation	362.24	362.24	362.24	362.24	362.24	362.24	362.24	362.24	362.24	362.24	362.24	362.24	4,346.93
Add Back Admin Amort & Deprec	(6,982.10)	(5,376.73)	(8,598.26)	(5,040.55)	(5,091.21)	(5,072.94)	(5,170.34)	(5,388.67)	(4,902.83)	(4,902.83)	(4,901.26)	(4,908.33)	(65,236.95)
Development Dept Exp Allocation	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
APM Dept Expense Allocation	(2,167.96)	(2,158.42)	(2,155.45)	(2,155.45)	(2,128.21)	(2,127.64)	(2,131.25)	(2,124.85)	(2,124.85)	(2,124.85)	(2,125.15)	(2,124.85)	(25,648.89)
Marketing Dept Expense Allocation	(189.15)	(188.06)	(188.06)	(188.06)	(188.06)	(183.15)	(183.15)	(183.15)	(183.15)	(183.15)	(183.15)	(183.15)	(2,223.50)
	(1,316.54)	(1,311.54)	(1,355.20)	(1,310.20)	(1,336.77)	(1,309.93)	(1,427.41)	(1,307.41)	(1,307.41)	(1,307.41)	(1,307.41)	(1,307.68)	(15,963.94)
Cash Flow	7,996.08	8,802.08	5,639.86	10,063.23	10,018.69	9,362.85	9,673.90	9,436.85	10,106.04	8,167.65	(8,112.05)	10,238.26	81,233.54

EXHIBIT 4

Summit Bank
Properties Summary

4529.00 Willow Creek
4554.00 Goodpasture Tower

	Jan 10	Feb 10	Mar 10	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total For Period 01/10 - 12/10
Revenue	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
INCOME	3,906.77	3,906.77	3,906.77	3,906.77	3,906.77	3,906.77	3,906.77	3,906.77	3,906.77	3,906.77	3,906.88	3,906.88	46,851.57
Rent Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Managers Rent Credit	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.02
Concessions	0.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.03
Percentage Rent	0.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.04
Application Fees	0.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.10
Late/NSF Fees	0.11	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.11
Move In Charges	0.12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.12
Move Out Charges	0.13	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.13
Laundry Income	0.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.20
Property Tax-Relund	0.30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.30
Interest Income	3.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.40
Miscellaneous Income	0.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.60
Pass Thru R&M	0.81	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.81
Pass Thru Landscaping	0.82	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.82
Pass Thru Prkg Lot Clean	0.83	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.83
Pass Thru Prkg Lot Maint	0.84	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.84
Pass Thru Mgmt Fees	0.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.85
Pass Thru Insurance	0.86	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.86
Pass Thru Prop Tax	0.87	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.87
Pass Thru Utilities	0.88	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.88
Pass Thru Electricity	59.04	59.80	62.10	62.10	62.10	61.91	58.46	60.18	61.52	55.67	62.00	62.00	716.92
Pass Thru Water & Sewer	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Estimated CAM Charge	0.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.80
CAM Reimbursement	0.81	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.81
Utility Income Reimbursement	0.90	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.90
EXPENSE	3,905.81	3,906.57	3,908.87	3,908.87	3,908.87	3,908.68	3,905.23	3,906.95	3,908.29	3,952.55	3,958.88	3,958.98	47,588.40
Prop Tax Recoverable	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01
Landscape Recoverable	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.02
Prkg Lot Clean Recoverable	0.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.03
Utility Recoverable	0.04	59.04	62.10	62.10	62.10	61.91	59.46	60.18	61.52	55.67	62.00	62.00	716.92
Water/Sewer Recoverable	0.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.05
Signage Recoverable	0.06	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.06
Misc Recoverable	0.07	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.07
Park Lot Lighting	0.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.10
Roof Repair & Maint	0.11	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.11
Concrete/Asphalt	0.12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.12
Repairs & Maint	0.13	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.13
HVAC Repairs	0.14	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.14
Electrical Repairs	0.15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.15
Plumbing Repairs	0.16	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.16
Appliance Repairs	0.17	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.17
Backflow Testing	0.18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.18
Painting	0.19	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.19
Landscape Maint	0.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.20
Pool Maint & Supplies	0.21	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.21
Pest Control	0.22	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.22
Lock & Keys	0.23	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.23
Janitorial	0.24	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.24
Security/Fire Service	0.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.25
Cleaning/Turnover	0.30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.30
Carpet Cleaning/Turnover	0.31	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.31
Drapery Cleaning/Turnover	0.32	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.32

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total For Period 01/10 - 12/10
0.33 Counters/Replacement:	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.34 Floor Covering/Replacement	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.35 Appliance Replacement	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.36 Window Cover/Replacement	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.37 Misc/Replacements	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.40 Electricity	130.00	130.00	130.00	130.00	130.00	130.00	130.00	130.00	130.00	130.00	140.00	150.00	1,590.00
0.41 Gas	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.42 Water & Sewer	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.43 Trash Disposal	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.50 Misc/Unrecoverable	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.51 Management	195.34	195.34	195.34	195.34	195.34	195.34	195.34	195.34	195.34	194.84	194.84	194.84	2,342.58
0.52 Advertising & Promotion	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.53 Legal & Accounting	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.54 Site Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.55 Dues & Subscriptions	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.56 Tenant Screening	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.57 Other Professional	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.60 Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.61 Property Tax	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.62 Personal Prop Tax	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.65 Taxes & Licenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.70 Wages	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9,974.12	0.00	9,974.12
0.75 Payroll Taxes	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.76 Employee Benefits	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.80 Bank Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.81 Miscellaneous	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.90 Interest	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.95 Depreciation	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	384.38	385.14	387.44	387.44	377.48	387.25	383.80	1,335.52	385.85	2,117.09	10,370.96	466.84	17,510.29
Net Income (Loss)	3,581.43	3,581.43	3,581.43	3,581.43	3,581.43	3,581.43	3,581.43	2,831.43	3,581.43	1,835.46	(6,412.06)	3,552.04	30,258.29
Add Back Property Depreciation	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtract Principal	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Other Income Allocation	100.10	100.10	100.10	100.10	100.10	100.10	100.10	100.10	100.10	100.10	100.10	100.10	1,201.10
Admin Dept Expense Allocation	(1,929.37)	(1,465.75)	(2,373.20)	(1,382.86)	(1,381.99)	(1,401.81)	(1,428.72)	(1,489.05)	(1,354.80)	(1,354.80)	(1,354.37)	(1,356.32)	(15,383.03)
Add Back Admin Amort & Deprec	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Development Dept Exp Allocation	(216.80)	(215.84)	(215.54)	(215.54)	(212.82)	(212.76)	(213.12)	(212.46)	(212.46)	(212.48)	(212.51)	(212.48)	(2,564.83)
APM Dept Expense Allocation	(52.27)	(51.97)	(51.97)	(51.97)	(51.97)	(50.61)	(50.61)	(50.61)	(50.61)	(50.61)	(50.61)	(50.64)	(644.42)
Marketing Dept Expense Allocation	(131.65)	(131.15)	(135.52)	(131.02)	(130.68)	(130.99)	(142.74)	(130.74)	(130.74)	(130.74)	(130.74)	(130.77)	(1,586.48)
Cash Flow	1,351.45	1,796.81	905.30	1,850.14	1,901.08	1,895.35	1,846.33	848.64	1,932.89	186.92	(8,060.22)	1,901.93	8,386.64

EXHIBIT 5

Arlie & Company
Umpqua Bank Properties
Properties Summary

	Jan '10	Feb '10	Mar '10	Apr '10	May '10	Jun '10	Jul '10	Aug '10	Sep '10	Oct '10	Nov '10	Dec '10	Total for Period 01/10 - 12/10
Revenue	182,400.35	182,872.35	185,494.35	185,303.50	185,484.50	185,826.93	189,880.94	191,243.94	192,148.97	191,173.92	190,313.92	190,668.92	2,252,812.58
Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
INCOME	182,400.35	182,872.35	185,494.35	185,303.50	185,484.50	185,826.93	189,880.94	191,243.94	192,148.97	191,173.92	190,313.92	190,668.92	2,252,812.58
Managers Rent Credit	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Concessions	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Percentage Rent	0.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Application Fees	0.04	13,000.00	0.00	0.00	0.00	0.00	15,000.00	0.00	0.00	0.00	500.00	500.00	23,000.00
Letter/NSF Fees	0.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Move In Charges	0.11	1,175.00	975.00	975.00	1,175.00	975.00	975.00	975.00	1,175.00	975.00	975.00	975.00	12,300.00
Move Out Charges	0.12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Laundry Income	0.13	2,250.00	2,250.00	2,250.00	2,250.00	2,250.00	2,250.00	2,250.00	2,250.00	2,250.00	2,250.00	2,250.00	27,900.00
Property Tax Refund	0.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Interest Income	0.30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Miscellaneous Income	0.40	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	144.00
Pass Thru R&M	0.50	1,018.12	1,018.12	1,153.12	1,018.12	1,018.12	1,018.12	1,018.12	1,018.12	1,018.12	1,018.12	1,018.12	12,382.44
Pass Thru Landscaping	0.61	365.00	365.00	365.00	365.00	365.00	365.00	365.00	365.00	365.00	365.00	365.00	5,820.00
Pass Thru Prkg Lot Clean	0.62	1,035.00	1,035.00	1,035.00	1,035.00	1,035.00	1,035.00	1,035.00	1,035.00	1,035.00	1,035.00	1,035.00	12,420.00
Pass Thru Prkg Lot Maint	0.63	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Pass Thru Maint Fees	0.64	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Pass Thru Insurance	0.65	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Pass Thru Prop Tax	0.66	1,075.00	1,075.00	1,075.00	1,075.00	1,075.00	1,075.00	1,075.00	1,075.00	1,075.00	1,075.00	1,075.00	14,875.13
Pass Thru Utilities	0.67	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	160,183.25
Pass Thru Electricity	0.68	690.00	310.00	620.00	570.00	500.00	440.00	450.00	440.00	540.00	560.00	570.00	4,900.00
Pass Thru Water & Sewer	0.69	1,868.00	1,868.00	1,868.00	1,868.00	1,868.00	1,868.00	1,868.00	1,868.00	1,868.00	1,868.00	1,868.00	22,530.00
Estimated CAM Charge	0.80	215.00	215.00	215.00	215.00	215.00	215.00	215.00	215.00	215.00	215.00	215.00	2,585.00
CAM Reimbursement	0.81	2,980.00	3,050.00	3,050.00	3,050.00	3,050.00	3,050.00	3,250.00	3,250.00	3,050.00	3,050.00	2,950.00	36,950.00
Utility Income Reimbursement	0.90	1,550.00	1,550.00	1,550.00	1,550.00	1,550.00	1,550.00	1,550.00	1,550.00	1,550.00	1,550.00	1,550.00	18,640.00
EXPENSE	209,593.48	196,642.48	199,484.48	199,545.62	200,181.62	201,701.05	219,284.05	205,857.05	206,524.09	216,569.17	355,462.29	225,908.04	2,638,723.40
Prop Tax Recoverable	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Landscape Recoverable	0.02	715.00	715.00	715.00	715.00	715.00	715.00	715.00	715.00	715.00	715.00	715.00	8,580.00
Prkg Lot Clean Recoverable	0.03	1,109.00	1,109.00	1,109.00	1,109.00	1,109.00	1,109.00	1,109.00	1,109.00	1,109.00	1,109.00	1,109.00	13,308.00
Utility Recoverable	0.04	500.00	515.00	500.00	500.00	555.00	555.00	555.00	555.00	555.00	530.00	500.00	6,360.00
Water/Sewer Recoverable	0.05	1,510.00	1,600.00	1,550.00	1,600.00	1,700.00	1,600.00	1,600.00	1,800.00	1,600.00	1,600.00	1,500.00	19,450.00
Signage Recoverable	0.06	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Misc Recoverable	0.07	128.12	128.12	128.12	128.12	128.12	128.12	128.12	128.12	128.12	128.12	128.12	1,540.00
Parkg Lot Lighting	0.10	630.00	310.00	620.00	500.00	500.00	440.00	450.00	440.00	540.00	560.00	570.00	4,882.44
Roof Repair & Maint	0.11	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Concrete/Asphalt	0.12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Repairs & Maint	0.13	770.00	770.00	770.00	770.00	770.00	770.00	770.00	770.00	770.00	770.00	770.00	9,390.00
HVAC Repairs	0.14	1,390.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,823.00
Electrical Repairs	0.15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Plumbing Repairs	0.16	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Appliance Repairs	0.17	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Backflow Testing	0.18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Painting	0.19	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Landscape Maint	0.20	910.00	910.00	1,070.00	910.00	910.00	910.00	910.00	985.00	910.00	910.00	910.00	15,655.00
Pool Maint & Supplies	0.21	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Pest Control	0.22	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Lock & Keys	0.23	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Janitorial	0.24	280.00	280.00	280.00	280.00	280.00	280.00	280.00	280.00	280.00	280.00	280.00	3,460.00

	Jan 09	Feb 09	Mar 09	Apr 09	May 09	Total For Period 01/10 - 05/10	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total For Period 01/10 - 12/10
0.25 Security/Fire Service	317.71	182.71	182.71	317.71	182.71	317.71	182.71	182.71	182.71	182.71	182.71	182.71	182.71	182.71
0.30 Cleaning/Turnover	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00
0.31 Carpet Cleaning/Turnover	510.00	510.00	510.00	510.00	510.00	510.00	510.00	510.00	510.00	510.00	510.00	510.00	510.00	510.00
0.32 Drapery Cleaning/Turnover	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.33 Counters/Replacement	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.34 Floor Covering/Replacement	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.35 Appliance Replacement	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.36 Window Cover/Replacement	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00
0.37 Misc/Replacements	155.00	155.00	155.00	155.00	155.00	155.00	155.00	155.00	155.00	155.00	155.00	155.00	155.00	155.00
0.40 Electricity	1,753.34	1,718.33	1,718.33	1,450.00	1,494.85	1,460.77	1,387.81	1,312.80	1,297.80	1,343.22	1,390.00	1,470.00	1,470.00	1,365.00
0.41 Gas	380.00	380.00	380.00	380.00	380.00	380.00	380.00	380.00	380.00	380.00	380.00	380.00	380.00	380.00
0.42 Water & Sewer	1,861.00	1,898.00	1,843.00	1,880.00	2,045.00	1,957.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	1,898.00
0.43 Trash Disposal	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00
0.50 Misc/Unrecoverable	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00
0.51 Management	9,664.82	9,169.57	9,154.97	9,181.97	9,181.97	48,234.15	9,238.30	10,072.15	9,384.15	9,413.56	9,451.65	12,409.65	9,412.65	3,280.00
0.52 Advertising & Promotion	1,425.00	1,425.00	1,425.00	1,425.00	1,425.00	7,163.00	1,425.00	1,425.00	1,500.00	1,425.00	1,425.00	1,475.00	1,450.00	17,275.00
0.53 Legal & Accounting	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.54 Dues & Subscriptions	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.55 Tenant Screening	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.56 Other Professional	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.57 Insurance	492.08	492.08	492.08	492.08	492.08	2,460.40	492.08	492.08	492.08	492.08	492.08	492.08	492.08	492.08
0.61 Property Tax	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.62 Personal Prop Tax	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.63 Taxes & Licenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.70 Wages	7,968.00	5,423.00	5,527.00	5,357.00	5,384.00	23,656.00	5,603.00	8,480.00	5,713.00	5,803.00	5,637.00	5,667.00	5,787.00	72,359.00
0.75 Payroll Taxes	902.00	558.00	593.00	544.00	548.00	3,015.00	579.00	862.00	587.00	590.00	572.00	578.00	287.00	7,070.00
0.76 Employee Benefits	1,423.00	1,274.00	1,377.00	1,268.00	1,249.00	6,591.00	1,284.00	1,461.00	1,290.00	1,044.00	1,285.00	1,285.00	1,285.00	24,936.00
0.80 Bank Fees	52.00	52.00	52.00	52.00	52.00	265.00	52.00	52.00	52.00	52.00	52.00	52.00	52.00	624.00
0.81 Miscellaneous	100.00	100.00	3,082.00	100.00	100.00	3,482.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	4,182.00
0.90 Interest	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.95 Depreciation	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	36,146.07	30,828.98	34,556.81	31,024.85	32,710.73	165,230.47	36,201.02	36,083.86	32,036.66	42,036.68	51,068.94	552,914.41	31,600.56	947,179.93
Net Income (Loss)	173,417.41	165,813.50	164,925.67	168,520.73	167,470.86	640,145.25	165,500.03	163,200.20	173,820.20	164,517.41	165,502.23	(197,452.12)	194,307.48	1,636,543.51
Add Back Property Depreciation	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtract Principal	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Other Income Allocation	5,477.23	5,477.23	5,477.23	5,477.23	5,477.23	27,386.13	5,477.23	5,477.23	5,477.23	5,477.23	5,477.23	5,477.23	5,477.23	85,728.72
Admin Dept Expense Allocation	(105,571.14)	(81,297.55)	(129,856.69)	(76,214.39)	(75,619.53)	(462,559.29)	(76,704.12)	(78,176.79)	(81,478.02)	(74,132.08)	(74,132.08)	(74,108.22)	(74,215.23)	(1,001,505.82)
Add Back Admin. Amort & Deprec	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Development Dept Exp Allocation	(14,416.93)	(14,353.47)	(14,333.71)	(14,333.71)	(14,152.59)	(71,550.41)	(14,148.78)	(14,172.78)	(14,130.22)	(14,130.22)	(14,130.22)	(14,130.22)	(14,130.22)	(170,565.06)
APM Dept Expense Allocation	(2,859.93)	(2,843.44)	(2,843.44)	(2,843.44)	(2,843.44)	(14,233.66)	(2,769.25)	(2,769.25)	(2,769.25)	(2,769.25)	(2,769.25)	(2,769.25)	(2,770.69)	(33,619.50)
Marketing Dept Expense Allocation	(8,754.97)	(8,721.76)	(9,012.11)	(5,712.86)	(8,889.50)	(44,081.20)	(8,711.03)	(9,482.30)	(8,694.30)	(8,694.30)	(8,694.30)	(8,694.30)	(8,696.07)	(105,767.82)
Cash Flow	47,291.67	64,074.52	14,356.95	71,953.58	71,443.05	259,059.75	68,644.07	84,056.30	72,225.63	70,268.77	71,253.59	(291,678.89)	99,972.49	443,811.71

EXHIBIT 6

Washington Federal
Properties Summary

4581.00 2909 LBP
4582.00 2915 LBP
4583.00 2931 LBP
4584.00 2977 LBP
4585.00 2995 LBP

Revenue 0.00
Expense 0.00

	Jan 09	Feb 10	Mar 10	Apr 10	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total For Period 01/10 - 12/10
INCOME	7,350.00	7,350.00	7,350.00	7,350.00	7,350.00	7,350.00	7,350.00	7,350.00	7,350.00	7,350.00	7,350.00	7,350.00	88,200.00
Rent Income	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Managers Rent Credit	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Concessions	0.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Percentage Rent	0.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Application Fees	0.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Later/NSF Fees	0.11	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Move in Charges	0.12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Laundry Income	0.13	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Property Tax Refund	0.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Interest Income	0.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Miscellaneous Income	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Pass Thru R&M	0.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Pass Thru Landscaping	0.61	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Pass Thru Prkg Lot Clean	0.62	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Pass Thru Prkg Lot Maint	0.63	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Pass Thru Mgmt Fees	0.64	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Pass Thru Insurance	0.65	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Pass Thru Prop Tax	0.66	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Pass Thru Utilities	0.67	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Pass Thru Electricity	0.68	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Pass Thru Water & Sewer	0.69	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Estimated CAM Charge	0.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
CAM Reimbursement	0.81	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Utility Income Reimbursement	0.90	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
EXPENSE	7,350.00	7,350.00	7,350.00	7,350.00	7,350.00	7,350.00	7,350.00	7,350.00	7,350.00	7,350.00	7,350.00	7,350.00	88,200.00
Prop Tax Recoverable	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Landscaping Recoverable	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Prkg Lot Clean Recoverable	0.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Utility Recoverable	0.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Water/Sewer Recoverable	0.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Signage Recoverable	0.06	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Misc Recoverable	0.07	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Parfg Lot Lighting	0.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Roof Repair & Maint	0.11	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Concrete/Asphalt	0.12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Repairs & Maint	0.13	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
HVAC Repairs	0.14	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Electrical Repairs	0.15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Plumbing Repairs	0.16	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Appliance Repairs	0.17	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Backflow Testing	0.18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Painting	0.19	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Landscaping Maint	0.20	180.00	180.00	180.00	180.00	180.00	180.00	180.00	180.00	180.00	180.00	180.00	2,160.00
Pool Maint & Supplies	0.21	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Pest Control	0.22	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Lock & Keys	0.23	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Janitorial	0.24	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Security/Fire Service	0.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Cleaning Turnover	0.30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Carpet Cleaning/Turnover	0.31	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

By Lendor By Acct

	Jan 10	Feb 10	Mar 10	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total for Period 01/10 - 12/10
0.32 Drapery Cleaning/Turnover	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.33 Counters/Replacement	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.34 Floor Covering/Replacement	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.35 Appliance Replacement	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.36 Window Cover/Replacement	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.37 Misc/Replacements	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.40 Electricity	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	960.00
0.41 Gas	25.92	25.92	25.92	25.92	25.92	25.92	25.92	25.92	25.92	25.92	25.92	25.92	311.04
0.42 Water & Sewer	46.16	46.16	46.16	46.16	46.16	46.16	46.16	46.16	46.16	46.16	46.16	46.16	553.92
0.43 Trash/Disposal	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.50 Misc/Unrecoverable	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.51 Management	237.50	237.50	237.50	237.50	237.50	237.50	237.50	237.50	237.50	237.50	237.50	237.50	2,850.00
0.52 Advertising & Promotion	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.53 Legal & Accounting	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.54 Site Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.55 Dues & Subscriptions	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.56 Tenant Screening	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.57 Other Professional	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.60 Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.61 Property Tax	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.62 Personal Prop Tax	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.63 Taxes & Licenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.70 Wages	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.75 Payroll Taxes	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.76 Employee Benefits	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.80 Bank Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.81 Miscellaneous	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.90 Interest	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.95 Depreciation	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	569.58	608.58	919.58	569.58	569.58	569.58	569.58	1,397.58	569.58	2,207.66	27,112.02	569.58	38,432.48
Net Income (Loss)	6,780.42	6,541.42	6,430.42	6,780.42	6,780.42	6,780.42	6,780.42	5,952.42	6,780.42	5,142.34	(19,762.02)	6,780.42	\$3,757.52
Add Back Property Depreciation	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtract Principal	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Other Income Allocation	210.68	210.68	210.68	210.68	210.68	210.68	210.68	210.68	210.68	210.68	210.68	210.68	2,528.12
Admin Dept Expense Allocation	(4,069.71)	(3,127.04)	(4,994.83)	(2,931.52)	(2,908.64)	(3,007.00)	(3,007.00)	(3,133.98)	(2,851.43)	(2,851.43)	(2,850.51)	(2,854.63)	(38,522.09)
Add Back Admin Amort & Deprec	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Development Dept Exp Allocation	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
APM Dept Expense Allocation	(110.00)	(109.37)	(109.37)	(109.37)	(109.37)	(108.52)	(108.52)	(108.52)	(108.52)	(108.52)	(108.52)	(108.52)	(1,283.16)
Marketing Dept Expense Allocation	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Cash Flow	2,820.39	3,515.68	1,536.90	3,950.20	3,973.08	3,987.58	3,984.22	2,922.60	4,033.15	2,395.07	(22,508.37)	4,029.90	14,489.40

EXHIBIT 7

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
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 michael.fletcher@tonkon.com
Attorneys for Debtor

cc: List of Interested Parties

033739/00003/1918766v3

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

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 ustpreion18.EG.ECF@usdoj.gov

NON-ECF PARTICIPANTS:

US TRUSTEE:

U.S. Trustee's Office
405 East 8th Ave #1100
Eugene OR 97401
ustpreion18.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
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Springfield OR 97478

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32624 Christian Way
Coburg OR 97408

Linda S. Trickey
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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