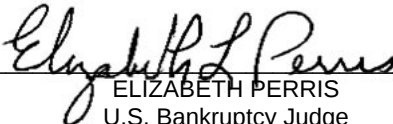


Below is an Order of the Court.


ELIZABETH PERRIS
U.S. Bankruptcy Judge

UNITED STATES BANKRUPTCY COURT

DISTRICT OF OREGON

In re

General Auto Building, LLC,
Debtor.

Case No. 12-31450-elp11

**ORDER EXTENDING INTERIM USE
OF CASH COLLATERAL**

THIS MATTER having come before the Court upon Debtor's Motion for Temporary and Final Authority to Use Cash Collateral (Docket No. 13) and the Court having entered a series of orders granting Debtor's use of cash collateral (Docket Nos. 35, 73, 159, and 204) and the Court being otherwise fully advised and finding good cause; NOW, THEREFORE:

IT IS HEREBY ORDERED that Debtor be and hereby is authorized to continue to use cash collateral in which Park & Flanders LLC claims a security interest, under the same terms and conditions as the Final Order Granting Debtor's Motion for Authority to Use Cash Collateral (Docket No. 73) (the "Final Cash Collateral Order") provided, however, that (i) all references to "HomeStreet Bank" and "Portland Development Commission" shall be superseded and replaced by "Park & Flanders LLC," (ii) the going-forward budget shall be as attached hereto as **Exhibit 1**, and (iii) Debtor must provide Park & Flanders with two weeks' notice of its intent to pay for lease commissions and tenant improvements. If upon expiration of

such two week period Park & Flanders has failed or refused to consent to any commission payment or tenant improvement expenditure, the Debtor may request a hearing at which the Court will determine whether to authorize the Debtor to pay the commission and/or tenant improvement expenses from Park & Flanders' cash collateral.

Nothing in this order shall modify Park & Flanders' rights and the Debtor's duties regarding tenant leases at the General Automotive Building or alter, amend, or modify the Final Cash Collateral Order or the subsequent orders extending Debtor's use of cash collateral in the case (Docket Nos. 159 and 204).

#

I certify that I have complied with the requirements of LBR 9021-1(a)(2)(A).

Presented by:

TONKON TORP LLP

By /s/ Ava L. Schoen

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cc: List of Interested Parties

EXHIBIT 1

General Auto Building 120 Day Budget (2012/2013)
As of 11/28/12

Estimated	Dec-12	Jan-13	Feb-13	Mar-13
	Budgeted	Budgeted	Budgeted	Budgeted
RACC	11,839.00	11,839.00	11,839.00	11,839.00
VACANT	-	-	-	1,800.00
Lapchi ¹	-	-	-	-
Parilli Renison LLC	5,738.36	5,738.36	5,738.36	5,738.36
Mambo Media	3,456.04	3,456.04	3,456.04	3,456.04
ENTP/Motorola ²	2,000.00	2,000.00	2,000.00	2,000.00
ShopIgniter	5,849.48	5,849.48	5,849.48	5,849.48
Iron Horse/Vacant ³	-	-	4,886.00	4,886.00
ShopIgniter II	6,219.20	6,219.20	6,219.20	6,219.20
Aginsky	2,635.42	2,635.42	2,635.42	2,635.42
Swellpath	4,805.00	4,805.00	4,805.00	4,805.00
Stepchange	11,477.65	11,477.65	11,477.65	11,477.65
Puppet Labs/Under Armour ⁴	21,700.00	-	-	-
Rental Income	75,720.15	54,020.15	58,906.15	60,706.15
Reimbursed Expenses	2,941.55	3,093.60	3,314.95	3,093.60
Security Deposit Income	-	-	4,886.00	3,600.00
Security Deposit Refund	-	-	-	-
Effective Gross Income	78,661.70	57,113.75	67,107.10	67,399.75
Operating Expenses	(27,856.67)	(29,004.68)	(28,229.68)	(28,929.68)
NOI	50,805.03	28,109.07	38,877.42	38,470.07
Property Tax	(9,000.00)	(9,873.01)	(9,873.01)	(9,873.01)
PGE	(5,695.00)	(4,995.00)	(4,995.00)	(5,695.00)
Water	-	-	-	-
Janitorial	(3,500.00)	(3,500.00)	(3,500.00)	(3,500.00)
Janitorial Supplies	(300.00)	(300.00)	(300.00)	(300.00)
Property Insurance	(825.00)	(825.00)	(825.00)	(825.00)
Property Manager	(1,800.00)	(1,800.00)	(2,000.00)	(2,000.00)
Asset/BK Manager	(2,000.00)	(2,000.00)	(2,000.00)	(2,000.00)
Elevator Contract	-	-	-	-
Plumbing Maintenance	(750.00)	(750.00)	(750.00)	(750.00)
Elevator Maintenance	(531.67)	(531.67)	(531.67)	(531.67)
Siemens (fire monitoring)	-	-	-	-
Sprinkler Testing	-	-	-	-
HVAC Maintenance/Repair	(250.00)	(250.00)	(250.00)	(250.00)
Maint/Repair/Sweeping	(1,000.00)	(1,000.00)	(1,000.00)	(1,000.00)
Travel	(1,000.00)	(1,000.00)	(1,000.00)	(1,000.00)
Century Link	(150.00)	(150.00)	(150.00)	(150.00)
Waste Management	(555.00)	(555.00)	(555.00)	(555.00)
Misc Expense	(500.00)	(500.00)	(500.00)	(500.00)
Signage	-	-	-	-
US Trustee Fee	-	(975.00)	-	-
TOTAL OPERATING EXP	(27,856.67)	(29,004.68)	(28,229.68)	(28,929.68)
LEASING COSTS				
Lease commissions - Prior ENTP space	(900.00)	-	-	-
Lease Commissions - Prior Iron Horse Space	-	(13,192.20)	-	-
Tenant Improvements - Est. for prior Iron Horse Space	-	-	(20,000.00)	-
Tenant Improvements - UnderArmour	-	(46,500.00)	-	-
Misc	-	-	-	-
NET PROFIT THIS MONTH	49,905.03	14,916.87	18,877.42	38,470.07
LOAN PAYMENT	(29,000.00)	(29,000.00)	(29,000.00)	(29,000.00)
Net Profit After Loan Payment	20,905.03	(14,083.13)	(10,122.58)	9,470.07
Profit From Prior Months	225,560.97	246,466.00	232,382.88	222,260.30
TOTAL DEBTOR CASH (RESERVES)	246,466.00	232,382.88	222,260.30	231,730.37

¹ Lapchi setoff against unpaid Landlord TIs.

² ENTP/Motorola denotes Motorola as new tenant as of 12/1/12. Lease is with P&F for approval.

³ Iron Horse vacated November 2012.

⁴ Puppet/Under Armour denotes UA as new tenant as of 1/1/13. \$21,700 rent deposit applies to March 2013 rent.

LIST OF INTERESTED PARTIES

In re General Auto Building, LLC
U.S. Bankruptcy Court Case No. 12-31450-elp11

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