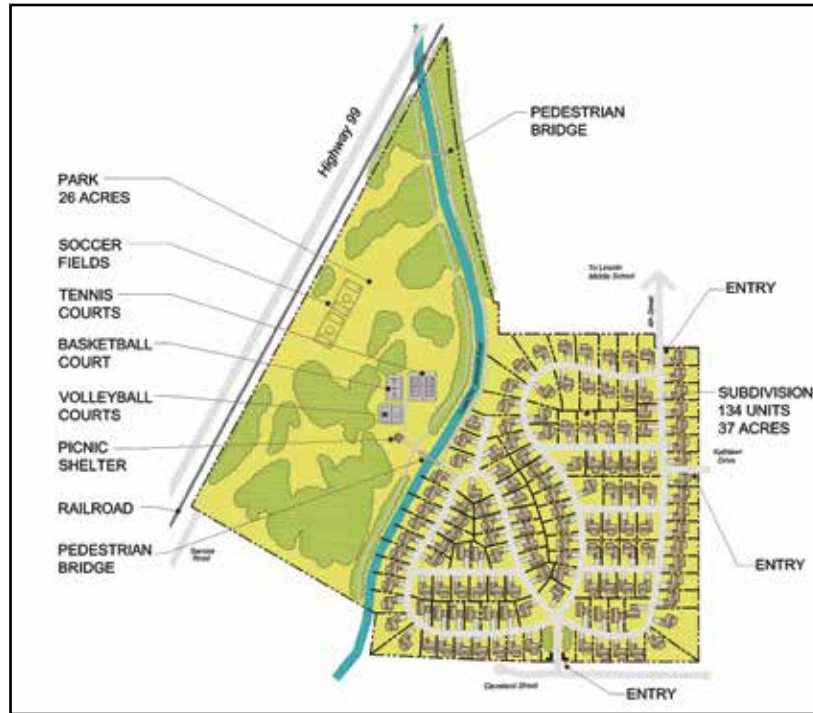


There is a first right of refusal on the sale of this section of the property and the high bidder will receive a payment from the Seller of \$35,000 if the right is exercised. Funds will be paid at closing. Please see Supplemental Information Package for details.

Parcel B – 40.20± Acres

Published Reserve Price: \$565,000

Parcel B is the largest parcel and includes the 26± acre site on the west bank of the river and the balance, or 12± acres, with access from both 4th Street and Kathleen Drive. There is an estimated 1,500 feet of North Coast Fork Willamette River frontage, providing the option to design a clustered residential development on the 12± acres near Lincoln Middle School. The river front parcel could be developed for housing with construction of a vehicular bridge, or used for a community park with pedestrian access.



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

Additional value could be gained through sale of a conservation easement or as a riverfront park with pedestrian trail and bridge to both Lincoln Middle School and Washburn Field.

Parcel C – 3.03± Acres

Published Reserve Price: No Minimum Bid

This 3.03± acre parcel, tax lot 3100, is a narrow remnant which starts at the end of Hayes Avenue and has some utility as plottage to the adjoining owners, or could be used as part of a river trail system to connect to Lincoln Middle School.

The Seller is offering short term financing on a bulk sale, or for Parcels A, and B, as an added incentive to the Published Reserve Pricing.

LOCATION: Township 20 South, Range 3 West, and Sections 32 and 33 and Township 21 South, Range 3 West and Sections 4 and 5. The property is located north of Cleveland Avenue. Take Cottage Grove Lake Exit 172 and turn right on to South 6th Street and proceed ¼ mile to Cleveland Avenue. Turn left and proceed to the end of the road. There is a locked gate at the end of 4th Avenue to walk the property. (Take South 6th Street to Grant Avenue. Turn left, and proceed to South 4th street, turn left at end of road by gate.)

SEALED BIDS DUE NO LATER THAN 5:00 PM, JUNE 6, 2014