



Property Profile Report

17680 SW HANDLEY ST SHERWOOD, OR 97140

Ownership Information

Owner Name:
HANDLE PROPERTIES LLC
Mailing Address:
15425 SW PLEASANT HILL RD SHERWOOD, OR 97140

Property Description

County: Washington
Map / Tax Lot: 2S130CD/01600 Map Grid: 684-E6
Account Num: R2054289 Census:
Property ID: R2054289 Owner Occ.: No
Land Use: 2010-
Subdivision: WYNDHAM RIDGE
Legal Description:
WYNDHAM RIDGE, LOT 13 & TRACT PT D, ACRES .84

Property Characteristics

| | | |
|---------------------------|------------------------|--------------|
| Property Type: COMMERCIAL | Building SF: 14,504 | Pool: No |
| House Style: | Living Area SF: 22,404 | Deck SF: |
| Year Built: | Square Feet: 14,504 | Deck Desc: |
| Bedrooms: | 1st Floor SF: 14,504 | Patio SF: |
| Bathrooms: | 2nd Floor SF: 7,900 | Patio Desc: |
| Heat: | 3rd Floor SF: | Foundation: |
| Cooling: | Attic SF: | Exterior: |
| Lot Size: 36,590 | Bsmnt SF: | Ext. Finish: |
| Acres: 0.84 | Fin Bsmt SF: | Interior: |
| Garage Type: | Garage SF: | Roof Style: |
| Fireplaces: | Bsmnt Type: | Roof Cover: |

Assessment Information

| | |
|------------------------------------|--------------------------|
| Real Market Value: \$ 2,945,520 | Taxes: \$ 39,998.51 |
| Land Value: \$ 271,600 | Imp. Value: \$ 2,673,920 |
| Total Assessed Value: \$ 2,114,880 | Levy Code: 08810 |
| M-5 Rate: 18.913 | Tax Year: 12-13 |

Previous Sale Information

Sale Amount: \$ 249,000

Sale Date: 03/16/2001

Document Num:

Transaction History

| Sale Date | Sale Amount | Document Date | Document Type | Reception Num | Book/Page |
|-----------|-------------|---------------|---------------|---------------|-----------|
| 7/30/2007 | | 7/30/2007 | Dw | 2007083189 | / |
| 5/31/2002 | | 5/31/2002 | Dw | 2002062303 | / |
| 3/16/2001 | \$ 249,000 | | | | / |

This information has been furnished, without charge, in conformance with the guidelines approved by the State of Oregon Insurance Commissioner. The Insurance division cautions intermediaries that this service is designed to benefit the ultimate insureds. Indiscriminate use only benefiting intermediaries will not be permitted. Said Services may be discontinued. No liability is assumed for any errors in this report.

*All information provided by ValueCheck, Inc is deemed reliable, but not guaranteed.
Accuracy of the information may vary by county.*

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- - Property Data - -

Owner: HANDLE PROPERTIES LLC

Prop ID : R2054289 (Real Estate) (556644) 15425 SW PLEASANT HILL RD
Map Tax Lot: 2S130CD-01600 SHERWOOD, OR 97140
Legal : WYNDHAM RIDGE, LOT 13 & TRACT PT D, ACRES .84

Situs : 17680 SW HANDLEY ST, Year Built : 2008
SHERWOOD, OR Living Area: 14504

Name(s) :
Area : 088.10

Sale Info : 2012 Roll Values
Deed Type : DW RMV Land \$ 271,600 (+)
Instrument: 2007083189 RMV Improvements \$ 2,673,920 (+)
2012 Tax Status * No Taxes Due * RMV Total \$ 2,945,520 (=)
Current Levied Taxes : 39,998.51 Total Exemptions \$ 0
Special Assessments : M5 Net Value \$ 2,945,520
M50 Assd Value \$ 2,114,880

- - Property Account Summary (R2054289) - -

Property: R2054289 2S130CD-01600 088.10 HANDLE PROPERTIES LLC (556644)
WYNDHAM RIDGE, LOT 13 & TRACT PT D, ACRES 15425 SW PLEASANT HILL RD
.84 SHERWOOD, OR 97140

Eff Date Paid: 09/12/2013

Table with 7 columns: ID#, Bill ID, Levied Tax, Tax Paid, Interest, Amount Paid, Date Paid. Contains 10 rows of tax payment data from 2003 to 2012.

*** No taxes are due on this property ***

- - 2012 Assessment Roll Uncertified Values Information - -

Property ID: R2054289 (Real Estate) 2S130CD-01600

RMV Land Non-LSU : 256,500 (+) Land Special Use
RMV Improvement : 2,661,070 (+) RMV : 0 SAV: 0
RMV Total Non-LSU: 2,917,570 (=) LSU : 0 MSAV: 0

Measure 50 Ex ID TaxYear Code Exception
Prev Assd Non-LSU: 2,114,880
Prev Assd Adj : 0 2012-13 SEG \$2,945,520
Prev Adj Assd +3%: 2,178,320 (+) 2010-11 NINC \$197,500
2009-10 NINC \$2,542,430
2008-09 NINC \$25,000
Measure 50 Exceptions 2007-08 CON \$80,220
Exception RMV : 0 2007-08 ACI \$81,800
Chg Prop Ratio : Class: 2 *** More ***
Exception MAV : 0 (+) Veteran/Cancel : 0
MAV Non-LSU : 2,178,320 (=) M50 Assd Value : 2,178,320

State of Oregon)

County of WASHINGTON) ss.

This instrument was acknowledged before me on June 20, 2007 by Nathan S. Doyel and Elizabeth P. Doyel.

Esther D. Ruehl
Notary Public for Oregon
Commission No.: 399983
My Commission Expires: Nov. 30, 2009

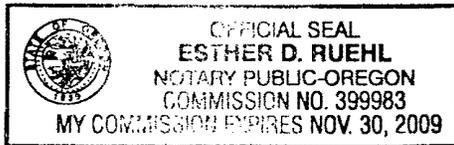


EXHIBIT A

Encumbrances

1. Limited access in deed to State of Oregon, by and through its Department of Transportation, Highway Department which provides that no right or easement of right of access to, from or across the State Highway other than expressly provided therein shall attach to the abutting property,

Recorded: August 17, 1954
As: B 0359 P 320

2. Restrictive covenants to waive future rights of remonstrance against the formation of a local improvement district and any assessment thereof,

Recorded: April 10, 1995
As: 95024635
For: Public street and utilities

3. Conditions, restrictions and/or setbacks, as shown on the recorded plat of Wyndham Ridge.

4. An easement disclosed by instrument,

Recorded: December 6, 2002
As: 2002-148476
In favor of: The State of Oregon, by and through its Department of Transportation
For: Slopes, water, gas, electric and communication service lines, fixtures and facilities

5. Limited access in deed to State of Oregon, by and through its Department of Transportation, Highway Department which provides that no right or easement of right of access to, from or across the State Highway other than expressly provided therein shall attach to the abutting property,

Recorded: July 29, 2003
As: 2003-124535

6. Easements for existing public utilities in vacated street area reserved by Ordinance No. 20006-011 and the conditions imposed thereby,

Recorded: July 26, 2006
As: 2006-088918

7. An easement disclosed by instrument,

Recorded: July 26, 2006
As: 2006-088918
In favor of: The City of Sherwood
For: Public utilities



Property Profile Report

22065 SW PACIFIC HWY SHERWOOD, OR 97140-8065

Ownership Information

Owner Name:

KNOB PROPERTIES LLC

Mailing Address:

15425 SW PLEASANT HILL SHERWOOD, OR 97140

Property Description

County: Washington

Map / Tax Lot: 2S131BA/02100

Map Grid: 684-E6

Account Num: R551209

Census: 0322.00

Property ID: R551209

Owner Occ.: No

Land Use: 2010-

Subdivision: MAP NO: 2S131BA

Legal Description:

ACRES 2.00

Property Characteristics

Property Type: COMMERCIAL

Building SF: 1,550

Pool: No

House Style:

Living Area SF: 1,550

Deck SF:

Year Built: 1962

Square Feet: 1,550

Deck Desc:

Bedrooms: 3

1st Floor SF: 1,550

Patio SF:

Bathrooms: 2.00

2nd Floor SF:

Patio Desc:

Heat: EWH

3rd Floor SF:

Foundation:

Cooling:

Attic SF:

Exterior: FRAME

Lot Size: 87,120

Bsmnt SF:

Ext. Finish:

Acres: 2

Fin Bsmt SF:

Interior:

Garage Type: DETACHED

Garage SF: 1,214

Roof Style: GABLE

Fireplaces:

Bsmnt Type:

Roof Cover: COMP SHNGL

Assessment Information

Real Market Value: \$ 927,760

Taxes: \$ 4,404.41

Land Value: \$ 878,170

Imp. Value: \$ 49,590

Total Assessed Value: \$ 232,880

Levy Code: 08810

M-5 Rate: 18.913

Tax Year: 12-13

Previous Sale Information

Sale Amount: \$ 785,000

Sale Date: 10/10/2011

Document Num:

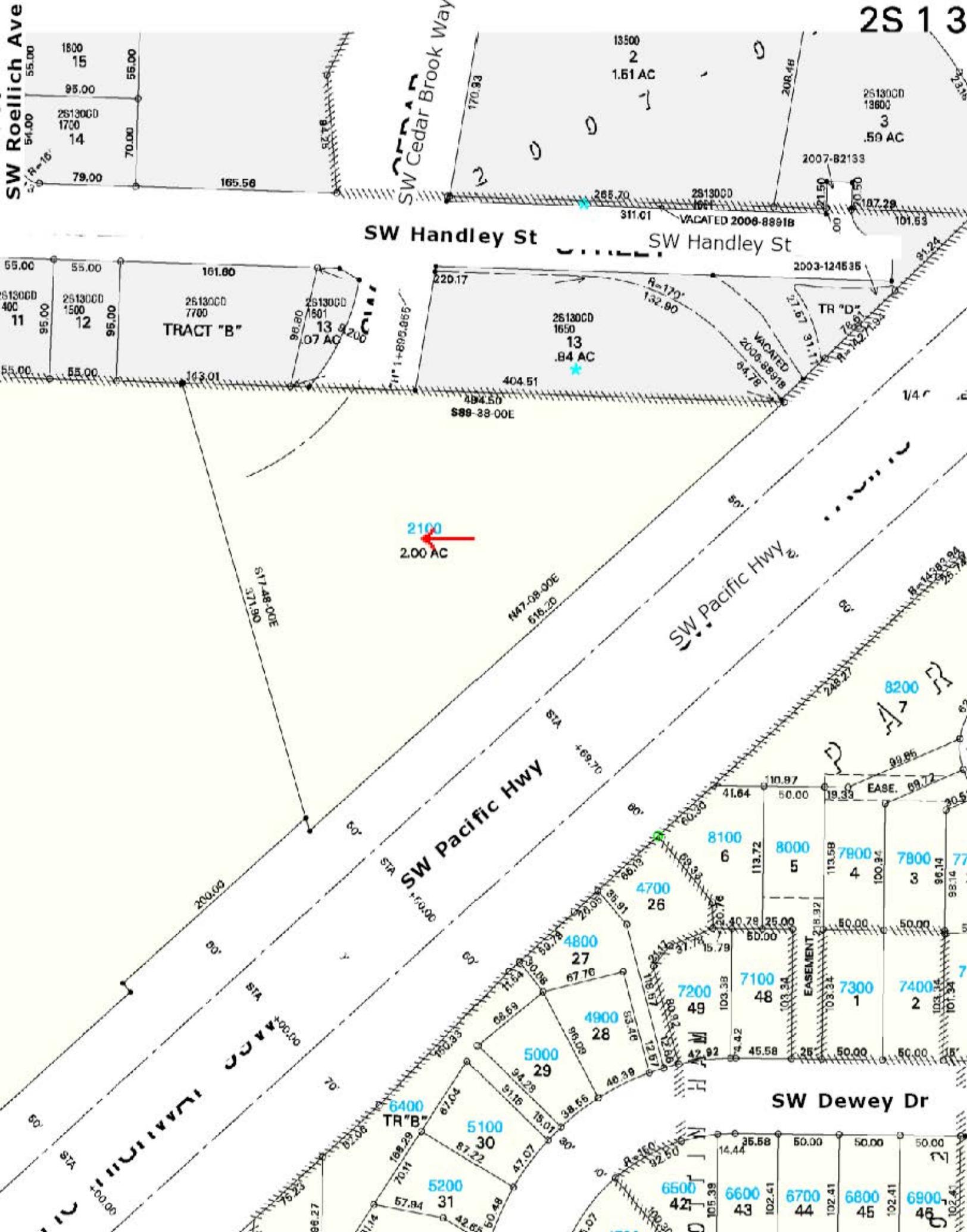
Transaction History

| Sale Date | Sale Amount | Document Date | Document Type | Reception Num | Book/Page |
|------------|-------------|---------------|---------------|---------------|-----------|
| 10/13/2011 | | 10/13/2011 | Dw | 2011071218 | / |
| 10/10/2011 | \$ 785,000 | | | | / |
| 9/8/1989 | \$ 96,000 | | | | / |

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SW Raellich Ave

SW Cedar Brook Way

SW Handley St

SW Handley St

TRACT "B"

TRACT "D"

2100
2.00 AC

SW Pacific Hwy

SW Pacific Hwy

SW Dewey Dr

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- - Property Data - -

Owner: KNOB PROPERTIES LLC

Prop ID : R551209 (Real Estate) (619945) 15425 SW PLEASANT HILL
Map Tax Lot: 2S131BA-02100 SHERWOOD, OR 97140
Legal : ACRES 2.00

Situs : 22065 SW PACIFIC HWY, Year Built : 1962
SHERWOOD, OR Living Area: 1550

Name(s) :
Area : 088.10

Sale Info : 10/10/11 \$785,000

2012 Roll Values

Deed Type : DW RMV Land \$ 878,170 (+)
Instrument: 2011071218 RMV Improvements \$ 49,590 (+)
2012 Tax Status * No Taxes Due * RMV Total \$ 927,760 (=)
Current Levied Taxes : 4,404.41 Total Exemptions \$ 0
Special Assessments : M5 Net Value \$ 927,760
M50 Assd Value \$ 232,880

- - Property Account Summary (R551209) - -

Property: R551209 2S131BA-02100 088.10 KNOB PROPERTIES LLC (619945)
ACRES 2.00 15425 SW PLEASANT HILL
SHERWOOD, OR 97140

Eff Date Paid: 09/12/2013

Table with 7 columns: ID#, Bill ID, Levied Tax, Tax Paid, Interest, Amount Paid, Date Paid. Contains 10 rows of payment data from 2003 to 2012.

*** No taxes are due on this property ***

- - 2012 Assessment Roll Uncertified Values Information - -

Property ID: R551209 (Real Estate) 2S131BA-02100

RMV Land Non-LSU : 574,770 (+) Land Special Use
RMV Improvement : 60,440 (+) RMV : 0 SAV: 0
RMV Total Non-LSU: 635,210 (=) LSU : 0 MSAV: 0

Measure 50 Ex ID TaxYear Code Exception
Prev Assd Non-LSU: 232,880
Prev Assd Adj : 0
Prev Adj Assd +3%: 239,860 (+)

Measure 50 Exceptions

Exception RMV : 0
Chg Prop Ratio : Class: 2
Exception MAV : 0 (+) Veteran/Cancel : 0
MAV Non-LSU : 239,860 (=) M50 Assd Value : 239,860

Allen W. Williams
Allen W. Williams
Nancy J. Williams
Nancy J. Williams

State of OREGON
COUNTY of Clackamas

This instrument was acknowledged before me on 10-10, 2011
by Allen W. Williams and Nancy J. Williams

Laura W. Flynn Notary Public - State of OREGON
My commission expires: 10-23-2011



EXHIBIT A

ENCUMBRANCES:

1. Property taxes in an undetermined amount, which are a lien but not yet payable, including any assessments collected with taxes to be levied for the fiscal year 2011-2012.
2. Rights of the public to any portion of the Land lying within the area commonly known as
S.W. Pacific Highway.
3. The herein described Land has no rights of ingress and egress to the thoroughfare named below, except across that portion of the boundary line herein after set forth, such rights having been:

Relinquished by a deed to the State of Oregon
Recording Date: November 20, 1954
Recording No: Book 362, Page 685
Street name: SW Pacific Highway

Amended by instrument

Recording Date: March 12, 1955
Recording No.: Book 366, Page 567
4. The herein described Land has no rights of ingress and egress to the thoroughfare named below, except across that portion of the boundary line herein after set forth, such rights having been:

Relinquished by a deed to the State of Oregon
Recording Date: May 22, 2003
Recording No: 2003-082221
Street name: SW Pacific Highway