

Curry County Title, Inc.

29820 Ellensburg Avenue
P.O. Box 672
Gold Beach, OR 97444
(541) 247-6645
(541) 247-6914 Fax
(541) 247-2708 Escrow Fax
1-(800) 535-9465
Email: docs@currycountytile.com

Date : April 30, 2010
Name : Crook Family LLC
Ref. : #76692T

This supplemental report is to change the following:

- Who copies are sent to:
 - Add Owners Policy
 - Add Mortgagee's Policy
 - Add Alta Policy
 - Add Early Issue Liability/Premium
 - Fees or Changes
 - Inspection
- X Legal Description - Deleted Parcel IV
 - Address
 - Vesting
 - Note and conveyance
 - Note: 24 month chain
 - New plant date
 - Taxes
 - Add new buyer
 - Add new sellers

Change exceptions:

- Add :
- X Delete : Deleted Exceptions for Parcel IV
- Change :

Comments:

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Underwritten by: Old Republic National Title Insurance Company

TITLE ONLY:

Borrower: Crook Family, LLC

April 30, 2010

1st Supplemental

Crook Family, LLC
94727 S. Bank Pistol River
Brookings, OR 97415
Attn: Melody Crook

Five Star Land Development, LLC
Attn: Grant Hornbeak
246 W. Manson Highway #27
Chelan, WA 98816

Title Number : 76692T
Title Officer : Lacey Kreick

PRELIMINARY REPORT FOR: STANDARD MORTGAGEE'S POLICY

Liability \$To Follow
Premiums \$To Follow

We are prepared to issue title insurance in the form and amount shown above. This Report is preliminary to the issuance of a policy of title insurance and shall become null and void unless a policy is issued, and the full premium therefore paid. The land hereinafter described is:

See Exhibit A attached hereto and made a part hereof.

and as of April 23, 2010 at 5:00 p.m., title is vested in:

CROOK FAMILY, LLC

The policy shall be issued subject to the usual printed exceptions, conditions, stipulations and exclusions from coverage appearing in such policy form and the following:

The following effect Parcel I:

1. Rights of the public in and to any portion lying within the limits of public roadways, if any, and/or right of private parties over any portion lying within existing roadways or driveways not disclosed by the public records.
2. An easement created by instrument, including the terms and provisions thereof;
Dated : August 17, 1950
Recorded : August 23, 1950 DV: 35 Page: 481
Corrected : February 3, 2003 Inst. #2003-905
In Favor of : Coos Curry Electric Cooperative, Inc.
3. 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 therein provided for shall attach to the abutting property;
Recorded : September 26, 1961 DV: 62 Page: 563
4. Agreement, including the terms and provisions thereof between Ron J. Crook, William V. Crook, Mary Jacqueline Crook and the City of Gold Beach;
Recorded : September 25, 1996 Inst. #96-04676
5. An easement created by instrument, including the terms and provisions thereof;
Dated : December 9, 2001
Recorded : December 11, 2001 Inst. #2001-6390
In Favor of : Ron J. Crook, et al
6. As disclosed by the assessment and tax roll, the premises herein have been specially assessed for farm use. If the land becomes disqualified for this special assessment under the statutes, an additional tax, plus interest and penalty, will be levied for the number of years in which this special assessment was in effect for the land.
7. Trust deed, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$185,000.00;
Dated : September 21, 2002
Recorded : September 30, 2002 Inst. #2002-5666
Trustor : Ron J. Crook, an unmarried individual
Trustee : Curry County Title, a Oregon corporation
Beneficiary : Washington Mutual Bank, a Washington corporation

(continued)

8. Measure 37, including the terms and provisions thereof;

Recorded : October 25, 2007 Inst. #2007-5769

Order : #12722

9. An easement created by instrument, including the terms and provisions thereof;

Dated : January 18, 2008

Recorded : January 23, 2008 Inst. #2008-524

In Favor of : Clark G. Rasch and Kay D. Rasch

10. Subject to the requirements and provisions of ORS Chapter 481, pertaining to the registration and transfer of ownership of a mobile home and any interests or liens disclosed thereby.

11. The policy when issued will not insure title to the mobile home.

12. Before we can insure a conveyance from "Crook Family LL.", we must be provided with an acceptable copy of the Limited Liability Company minutes, designating authorized signers and their powers.

NOTE: Taxes for the year 2009-2010 in the amount of \$1,505.67 paid in full.

Map No. 38-14-31, Tax Lot No. 100 (R19330)

NOTE: Taxes for the year 2009-2010 in the amount of \$109.03 paid in full.

Map No. 38-14-31, Tax Lot No. 100 (R33823)

NOTE: Taxes for the year 2009-2010 in the amount of \$48.46 paid in full.

Map No. 38-14-31, Tax Lot No. 100 (M30395) (assessed to James & Melody Crook)

The following effect Parcel II:

1. Rights of the public in and to any portion lying within the limits of public roadways, if any, and/or right of private parties over any portion lying within existing roadways or driveways not disclosed by the public records.
2. Any adverse claim based upon the assertion that some portion of said land is tide, submerged or submersible lands, or has been created by artificial means or has accreted to such portion so created.
3. The rights of the public and of the State of Oregon in the ocean shore and dry sands area as declared acquired under the provisions of Chapter 601 of Oregon Laws of 1967, and Chapter 601 of Oregon Laws of 1969, or otherwise.
4. An easement created by instrument, including the terms and provisions thereof;
Recorded : January 20, 1928 Cont. Bk: 1 Page: 151
In Favor of : telephone lines and poles
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 therein provided for shall attach to the abutting property;
Recorded : October 17, 1958 Volume: N Page: 190 CCCC#3618
Modified : May 18, 1979 BR: 69 Page: 446
6. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof;
Recorded : October 17, 1958 Volume: N Page: 190 CCCC#3618
Modified : May 18, 1979 BR: 69 Page: 446
Modified : October 8, 1979 BR: 72 Page: 846
Recorded : December 18, 2007 Inst. #2007-6712
7. An easement created by instrument, including the terms and provisions thereof;
Dated : November 1, 1979
Recorded : March 20, 1980 BR: 76 Page: 394
In Favor of : Harvey D. Crook, et al
8. As disclosed by the assessment and tax roll, the premises herein have been specially assessed for farm use. If the land becomes disqualified for this special assessment under the statutes, an additional tax, plus interest and penalty, will be levied for the number of years in which this special assessment was in effect for the land.

(continued)

9. An easement created by instrument, including the terms and provisions thereof;

Dated : October 11, 2002
Recorded : February 3, 2003 Inst. #2003-905
In Favor of : Coos Curry Electric Cooperative, Inc.

10. Trust deed, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$500,000.00;

Dated : May 5, 2009
Recorded : May 15, 2009 Inst. #2009-2197
Trustor : William V. Crook, Mary J. Crook, and Ronnie J. Crook
Trustee : Curry County Title
Beneficiary : Chetco Federal Credit Union

Assignment of Rents, including the terms and provisions thereof;

Dated : May 5, 2009
Recorded : May 15, 2009 Inst. #2009-2198
From : William V. Crook, Mary J. Crook, and Ronnie J. Crook
To : Chetco Federal Credit Union
given as additional security to the Trust Deed;
Recorded : May 15, 2009 Inst. #2009-2197

11. Measure 37, including the terms and provisions thereof;

Recorded : October 25, 2007 Inst. #2007-5767
Order : #12720

12. Taxes for the year 2009-2010 payable in the amount of \$4,807.18, plus interest.
Map No. 39-14, Tax Lot 1600 (R12012)

Taxes for the year 2009-2010 payable in the amount of \$224.05, plus interest.
Map No. 39-14, Tax Lot 1600 (R33880)

13. Before we can insure a conveyance from "Crook Family LL.", we must be provided with an acceptable copy of the Limited Liability Company minutes, designating authorized signers and their powers.

NOTE: EXEMPT OCEAN SHORES: Map No. 39-14, Tax Lot 1602 (R23204)

NOTE: EXEMPT OCEAN SHORES: Map No. 39-14, Tax Lot 1603 (R23205)

The following effect Parcel III:

1. Rights of the public in and to any portion lying within the limits of public roadways, if any, and/or right of private parties over any portion lying within existing roadways or driveways not disclosed by the public records.
2. Any adverse claim based upon the assertion that some portion of said land is tide, submerged or submersible lands, or has been created by artificial means or has accreted to such portion so created.
3. The rights of the public and of the State of Oregon in the ocean shore and dry sands area as declared acquired under the provisions of Chapter 601 of Oregon Laws of 1967, and Chapter 601 of Oregon Laws of 1969, or otherwise.
4. An easement created by instrument, including the terms and provisions thereof;
Recorded : January 9, 1931 DV: 21 Page: 31
In Favor of : Marion G. Binkely, et ux
5. An easement created by instrument, including the terms and provisions thereof;
Dated : April 23, 1938
Recorded : April 26, 1938 DV: 25 Page: 4
In Favor of : Brookings Land & Townsite Co.
6. An easement created by instrument, including the terms and provisions thereof;
Dated : August 17, 1950
Recorded : August 23, 1950 DV: 35 Page: 480
In Favor of : Coos-Curry Electric Cooperative, Inc.
7. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof;
Recorded : October 17, 1958 DV: Page: 187
Modified : May 3, 1974 BR: 34 Page: 145
Recorded : December 18, 2007 Inst. #2007-6712
8. As disclosed by the assessment and tax roll, the premises herein have been specially assessed for farm use. If the land becomes disqualified for this special assessment under the statutes, an additional tax, plus interest and penalty, will be levied for the number of years in which this special assessment was in effect for the land.
9. An easement created by instrument, including the terms and provisions thereof;
Dated : February 28, 1994
Recorded : April 26, 1994 Inst. #94-02530
In Favor of : GTE Northwest, Inc.

(continued)

10. An easement created by instrument, including the terms and provisions thereof;
Dated : July 9, 1996
Recorded : July 31, 1996 Inst. #96-03632
In Favor of : Coos Curry Electric Cooperative, Inc.

11. An easement created by instrument, including the terms and provisions thereof;
Dated : November 18, 1997
Recorded : December 16, 1997 Inst. #97-05851
In Favor of : GTE Northwest, Inc.

12. An easement created by instrument, including the terms and provisions thereof;
Dated : October 11, 2002
Recorded : February 3, 2003 Inst. #2003-905
In Favor of : Coos Curry Electric Cooperative, Inc.

13. Taxes for the year 2007-2008 delinquent in the amount of \$2,490.77, plus interest.
Map No. 38-14, Tax Lot 8200 (R19572)

Taxes for the year 2008-2009 delinquent in the amount of \$2,574.67, plus interest.
Map No. 38-14, Tax Lot 8200 (R19572)

Taxes for the year 2009-2010 payable in the amount of \$2,598.09, plus interest.
Map No. 38-14, Tax Lot 8200 (R19572)

Taxes for the year 2008-2009 delinquent in the amount of \$273.35, plus interest.
Map No. 38-14, Tax Lot 8200 (R33824)

Taxes for the year 2009-2010 payable in the amount of \$270.08, plus interest.
Map No. 38-14, Tax Lot 8200 (R33824)

14. Measure 37, including the terms and provisions thereof;
Recorded : October 25, 2007 Inst. #2007-5770
Order : #12723

15. An easement created by instrument, including the terms and provisions thereof;
Dated : January 18, 2008
Recorded : January 28, 2008 Inst. #2008-523 & Inst. #2008-524

16. Subject to the requirements and provisions of ORS Chapter 481, pertaining to the registration and transfer of ownership of a mobile home and any interests or liens disclosed thereby.

17. The policy when issued will not insure title to the mobile home.

(continued)

18. Before we can insure a conveyance from "Crook Family LL.", we must be provided with an acceptable copy of the Limited Liability Company minutes, designating authorized signers and their powers.

NOTE: Taxes for the year 2009-20010 in the amount of \$550.13, paid in full.
Map No. 38-14, Tax Lot 8200 (M30919)

NOTE: EXEMPT OCEAN SHORES: Map No. 38-14, Tax Lot 8201 (R23191)

The following effect Parcel IV:

PARCEL IV INTENTIONALLY DELETED

The following effect Parcel V:

1. Rights of the public in and to any portion lying within the limits of public roadways, if any, and/or right of private parties over any portion lying within existing roadways or driveways not disclosed by the public records.

2. An easement created by instrument, including the terms and provisions thereof;

Dated : August 17, 1950

Recorded : August 23, 1950 DV: 35 Page: 481

In Favor of : Coos-Curry Electric Cooperative, Inc.

3. 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 therein provided for shall attach to the abutting property;

Recorded : September 26, 1961 DV: 62 Page: 563

4. As disclosed by the assessment and tax roll, the premises herein have been specially assessed for farm use. If the land becomes disqualified for this special assessment under the statutes, an additional tax, plus interest and penalty, will be levied for the number of years in which this special assessment was in effect for the land.

5. An easement created by instrument, including the terms and provisions thereof;

Dated : November 18, 1997

Recorded : December 16, 1997 Inst. #98-05851

In Favor of : GTE Northwest

6. An easement created by instrument, including the terms and provisions thereof;

Dated : December 9, 2001

Recorded : December 11, 2001 Inst. #2001-6390

In Favor of : Ron J. Crook, et al

7. Taxes for the year 2008-2009 delinquent in the amount of \$101.96, plus interest.
Map No. 38-14, Tax Lot 7800 (R19269)

Taxes for the year 2009-2010 payable in the amount of \$100.61, plus interest.
Map No. 38-14, Tax Lot 7800 (R19269)

8. Measure 37, including the terms and provisions thereof;

Recorded : October 25, 2007 Inst. #2007-5767

9. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof;

Recorded : December 18, 2007 Inst. #2007-6712

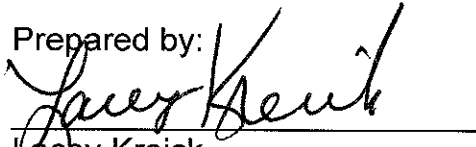
(continued)

10. Waiver, including the terms and provisions thereof;
Recorded : January 28, 2008 Inst. #2008-607

11. Before we can insure a conveyance from "Crook Family LL.", we must be provided with an acceptable copy of the Limited Liability Company minutes, designating authorized signers and their powers.

NOTE: Any conveyance or encumbrance should include the following:
TOGETHER WITH an appurtenant easement as disclosed by Inst. #2008-523 and
Inst. #2008-524 recorded January 23, 2008

Prepared by:

A handwritten signature in black ink, appearing to read "Lacey Kreick", written over a horizontal line.

Lacey Kreick
Title Officer

Exhibit A

Parcel I:

The East 1/2 of the Northeast Quarter (NE¼) of Section Thirty-one (31), Township Thirty-eight (38) South, Range Fourteen (14) West, Willamette Meridian, Curry County, Oregon.

Parcel II:

That portion of Government Lot Three (3), Government Lot Four (4), and Government Lot Five (5) lying West of the Westerly boundary of the relocated Oregon Coast Highway 101 in Section Five (5), Township Thirty-nine (39) South, Range Fourteen (14) West, Willamette Meridian, Curry County, Oregon.

Parcel III:

Beginning at the Quarter (1/4) Corner in the center of the West line of Section Thirty-two (32), Township Thirty-eight (38) South, Range Fourteen (14) West, Willamette Meridian, Curry County, Oregon;

thence South to the meander line of the Pacific Ocean following the meander line Southeast to the intersection with the South line of said Section 32;

thence East following the said South line to the Southeast corner of said Section 32;

thence North along the East line of said Section 32, 1/2 mile to the Quarter Corner in the center of the East side of said Section 32;

thence West Quarter (W1/4) of a mile, more or less, to the Oregon Coast Highway;

thence West and North following along the South and West side of said Oregon Coast Highway to its intersection with a line drawn East and West through the center of said Section 32;

thence West following said center line 3/8ths of a mile, more or less, to the place of beginning.

SAVE and EXCEPT any portion lying within the U.S. Highway 101, Relocated Oregon Coast Highway or public roads.

ALSO EXCEPT that portion conveyed to State of Oregon, State Highway Commission by deed recorded January 29, 1949 DV: 33 Page: 609.

Parcel IV: 

PARCEL IV INTENTIONALLY DELETED

Parcel V:

That portion of the West Half (W1/2) of the Northwest Quarter (NW1/4) of Section Thirty-two (32) lying West of Highway U.S. 101, all in Township Thirty-eight (38) South, Range Fourteen (14) West, Willamette Meridian, Curry County, Oregon.

38S 14W 18

16

OCEAN

CURRY COUNTY TITLE INSURANCE COMPANY
CURRY COUNTY

PLAT 1997-44
PART 1

POR. PAR 3

4700

CROOK

4600
649.02 AC.

P.P.
2005-25

4602
83.93 AC.

4601
83.20 AC.

80.00 CH. = 5280.00'

THIS SKETCH IS PROVIDED, WITHOUT CHARGE, FOR YOUR INFORMATION. IT IS NOT INTENDED TO SHOW ALL MATTERS RELATED TO THE PROPERTY, INCLUDING BUT NOT LIMITED TO AREA, DIMENSIONS, EASEMENTS, ENCROACHMENTS OR LOCATIONS OF BOUNDARIES. IT IS NOT A PART OF NOR DOES IT MODIFY THE COMMITMENT OR POLICY TO WHICH IT IS ATTACHED. THE COMPANY ASSUMES NO LIABILITY FOR ANY MATTER RELATED TO THIS SKETCH, UNLESS SUCH COVERAGE IS SPECIFICALLY PROVIDED BY THE COVERED RISKS OF THE POLICY. REFERENCE SHOULD BE MADE TO AN ACCURATE SURVEY FOR FURTHER INFORMATION.

38S 14W 19

4603
172.52 AC.

P1

P1
PISTOL RIVER

4600

21
4600

PACIFIC

4900
96.87 AC.

4603
5000

SEE MAP
38S 14W 21C

6600
80.00 AC.

6501

5100
120.00

SEE MAP

38S 14W 30

SEE MAP

38S 14W 29

6400
1187.57 AC.

CS 38-142

28

CS 38-151

7700
128.76 AC.
7700A1

7800
68.30 AC.

6400

N89°45'W

80.57 CH. = 5217.62'

N89°53'E

79.50 CH. = 5247.00'

CROOK SADDLE ROCK
7701
4.96 AC.
7701A1

SEE MAP

8100

32

6400

BURNT HILL

33

870

MACK REEF

38S 14W 31

8200

EQUATION
847+08.7 PT. =
401+94.9 =

SEE MAP
38S 14W

MACK POINT 0.77 AC.
8201

30.40

8200
185.29 AC.

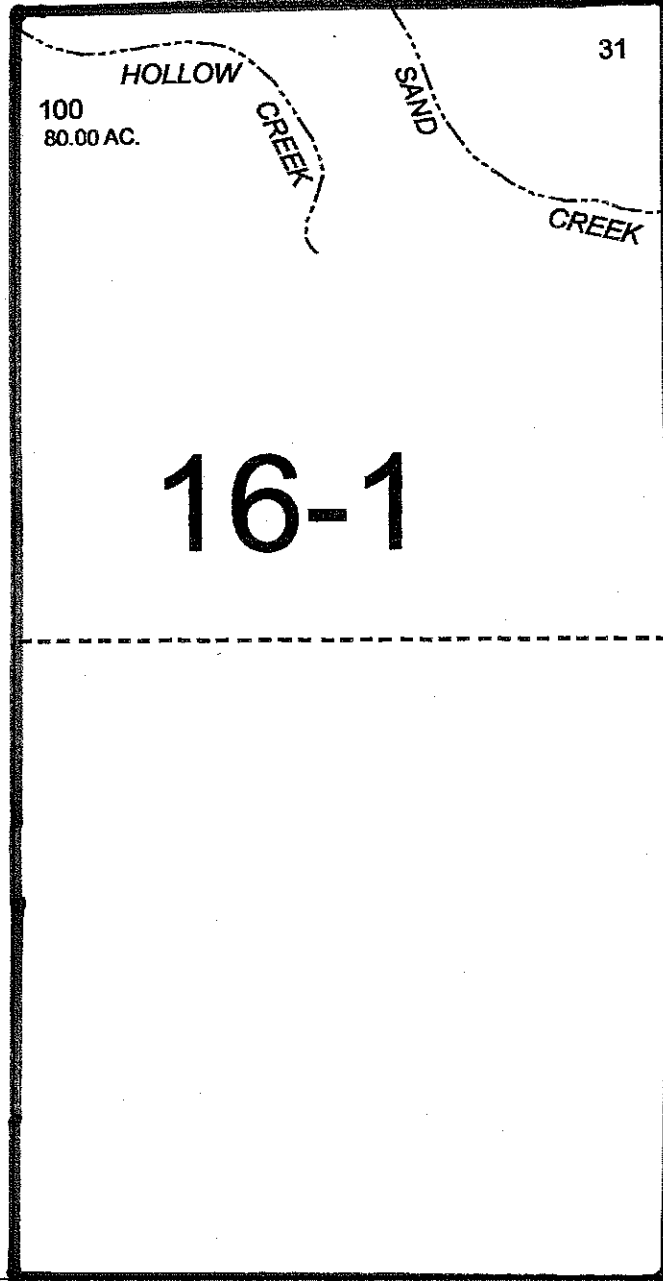
I



SEE MAP 38S 14W 30

30

29

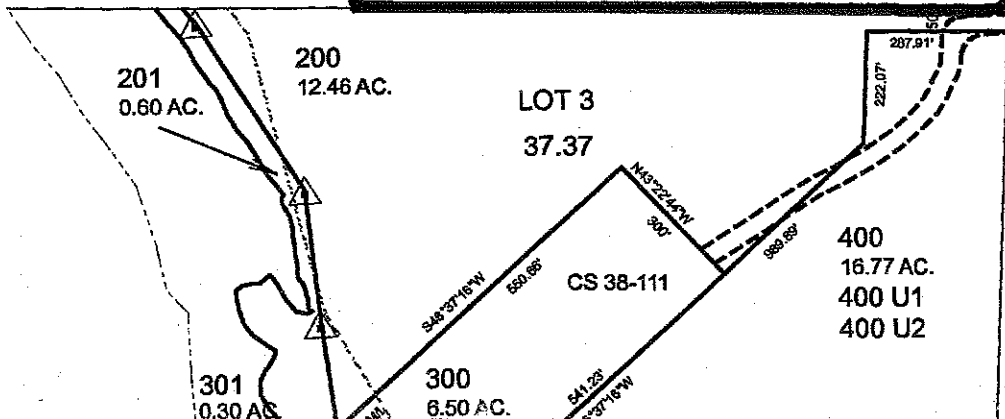


16-1

SEE MAP 38S 14W

SEE MAP 38S 14W

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I

SEE MAP

38S 14W 18

OCEAN

PLAT 199 PART. 17 44

3104 60.22 AC. POR. PAR 2
3102 4700 POR. PAR 3

4600 649.02 A

SEE MAP

38S 14W 19

PACIFIC

4602 83.93 AC. P3
4601 83.20 AC. P1
4603 172.52 AC. P1 CS 38-162 P2

SEE MAP
38S 14

SEE MAP

38S 14W 30

SEE MAP

38S 14W 29

4900 96.87 AC. 6
29.62 36.59 22.40 14.50 28.00
CS 38-165
1 38.67
2 17.98 34.58
6400
1 34.58
6400
80.57 CH. = 5317.62
N89°45'W
79.50

6600 80.00 AC.
6400 1187.57 AC. CS 38-142

N
CURRY COUNTY TITLE INSURANCE COMPANY OF CURRY COUNTY

7700 128.76 AC. 7700A1
CROOK PT.
SADDLE ROCK
7701 4.96 AC. 7701A1
MACK REEF

SEE MAP

38S 14W 31

7800 68.30 AC.
8100
217.8'
8200
1 30.40
EQUATION 847+08.7 PT. = 401+94.9 =

32

8200 185.29 AC.

6400 BURNT HILL 33

SEE MAP 3

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corrected map 2-22-10

III

38S 14W 18

OCEAN

PLAT 1997 PART 1

16

POR. PAR 3

4700

CROOK

4600
649.02 AC.

P.P.
2005-25

CURRY COUNTY TITLE INSURANCE COMPANY OF CURRY COUNTY

SEE MAP

38S 14W 19

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4602
83.93 AC.

4601
83.20 AC.

4603
172.52 AC.

P1

80.00 CH. = 5280.00'

21
4600

SEE MAP

38S 14W 21C

PACIFIC

SEE MAP

38S 14W 30

SEE MAP

38S 14W 29

6600
80.00 AC.

6501

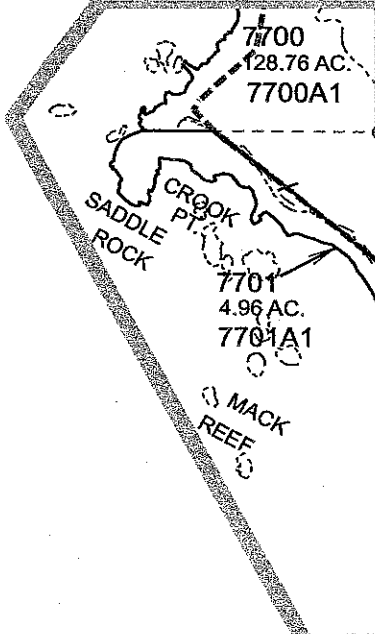
5100
120.00

6400
1187.57 AC.

CS 38-142

28

CS 38-151



7800
68.30 AC.

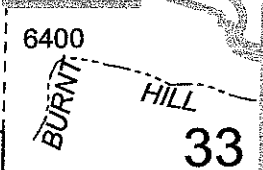
SEE MAP

38S 14W 31

6400

32

EQUATION
847+08.7 PT. =
401+94.9 =



SEE MAP

38S 14W

A