

Exhibit A

FILED  
05 NOV 14 PM 2:05  
CIRCUIT COURT  
FOR MULTNOMAH COUNTY

IN THE CIRCUIT COURT OF THE STATE OF OREGON  
FOR THE COUNTY OF MULTNOMAH

CITY OF PORTLAND, a municipal corporation,

Plaintiff,

v.

DOUGLAS S. RHINE, VIRGINIA J. RHINE,  
KILLINGSWORTH LLC and CUMMINS  
NORTHWEST, INC., a Washington  
Corporation dba THERMO KING  
NORTHWEST

Defendants.

Case No. 0411-12013

GENERAL  
STIPULATED JUDGMENT

ENTERED  
NOV 16 2005  
IN REGISTER NM

The plaintiff and defendants Douglas S. Rhine, Virginia J. Rhine, Killingsworth LLC having so stipulated and defendant Cummins Northwest, Inc., having stipulated to dismissal,

NOW THEREFORE IT IS ORDERED AND ADJUDGED that the City of Portland is awarded title in fee to the property described in the attached Exhibit A, free and clear of encumbrances with the exception of those described in the attached Exhibit B.

IT IS FURTHER ORDERED AND ADJUDGED that the City of Portland shall pay to Defendant Killingsworth LLC the total sum of Three Million Seven Hundred Fifty Thousand Dollars (\$3,750,000.00) as just compensation for the fee title awarded to the City of Portland,

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1 which includes the Three Million Three Hundred Ninety Thousand One Hundred and Seventy  
2 Nine Dollars (\$3,390,179.00) deposited with the Court by the City and released to defendant  
3 from the Court.

NOV 14 2005

4 DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2005.

*DALE R. KOCH*

Circuit Court Judge

DALE R. KOCH

7 IT IS SO STIPULATED:

8  
9 *Jan V. V. Betz*  
10 Jan V. V. Betz, OSB # 87167  
Attorney for Plaintiff

*Jack D. Hoffman*  
11 Jack D. Hoffman, OSB # 76176  
Attorney for Defendants Rhine & Killingsworth

12 Dated: *9 November*, 2005

Dated: *11/9*, 2005