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Exhibit A

ENTERED
NOV 16 2005
IN REGISTER SD

FILED
05 NOV 14 PM 2:08
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,

Case No. 0412-12854

Plaintiff,

GENERAL
STIPULATED JUDGMENT

v.

D & E PROPERTIES, L.L.C., an Oregon Corporation, PARTS COMPANY NORTHWEST INC., an Oregon Corporation, dba LANDMARK EQUIPMENT, and WEST COAST BANK,

Defendants.

The plaintiff and defendants D & E Properties, LLC, the Kozera Family Trust, Parts Company Northwest, Inc., having so stipulated and West Coast Bank having been dismissed,

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 D & E Properties, LLC, the total sum of One Million Four Hundred Twenty Three Thousand Eight Hundred Dollars (\$1,423,800.00) as just compensation for the fee title awarded to the City of Portland, which includes the One Million One Hundred Seventy Six Five Hundred Dollars (\$1,176,500.00) deposited with the Court by the City and released to defendant from the Court, and the Five Thousand Dollars (\$5,000.00) withheld by plaintiff, with defendants' concurrence, to decommission a drywell on the property. Plaintiff shall provide to defendants

1 documentation of the cost of decommissioning the drywell and any excess funds upon
2 completion.

3 DATED this _____ day of **NOV 14 2005**, 2005.

4
5 *DALE R. KOCH*
6 Circuit Court Judge **DALE R. KOCH**

7 IT IS SO STIPULATED:

8 *Mark Moline for Jan Betz*
9 *OSB 81319*
Jan V. V. Betz, OSB # 87167

10 *Jack D. Hoffman*
11 Jack D. Hoffman, OSB # 76176
12 Attorney for Plaintiff Attorney for Defendants
13 D & E Properties, L.L.C., Kozera Family Trust, and
14 Parts Company Northwest, Inc.

15 Dated: 11/10, 2005

16 Dated: 11/10, 2005