



Real Estate Technical Services

PD-OR-T5CE
111 SW 5th Avenue, Suite 580
Portland, OR 97204
503-275-6653 (P)
503-275-3257 (F)

February 11, 2008

Mr. Chris Gaskins MAI
Petroleum Realty Advisors
One Centerpointe Dr., #130
Lake Oswego, OR 97035

RE: Appraisal Assignment

77522 Highway 207
Hermiston, OR 97838
Retechs File # CCV 08-45 POR

Dear Mr. Gaskins:

We would like to engage your services for the appraisal of the referenced property as indicated in the addendum to this letter. Your engagement is as an independent contractor and not as an employee or agent of U.S. Bank. The appraisal assignment is to be prepared in accordance with the requirements of the current edition of Uniform Standards of Professional Appraisal Practice (USPAP).

A qualified staff appraiser may perform the appraisal, but you must review and sign the report. The appraisal may not be subcontracted to an outside individual or firm without my prior written consent. By accepting this appraisal assignment, you and all members of your organization certify that they have no direct or indirect interest, financial or otherwise, in the property or transaction, or relationship with the ownership or borrower. Moreover, you agree not to accept or pursue the appraisal, or related assignments, of the subject property for a minimum of one year from the delivery date of the final appraisal report without written consent from U.S. Bank.

Timing and Fee of Appraisal Assignment: It is our understanding that the fee for this assignment includes all expenses and an allowance for any technical assistance you feel necessary or appropriate. The original, signed appraisals should be delivered to the undersigned no later than the specified due date. **If delays are anticipated or occur, you must immediately request an extension of the due date in writing from the undersigned in order to avoid late fees or penalties.**

Should the appraisal not be delivered on or before this date, U.S. Bank reserves the right, at its sole discretion, to either cancel the assignment for cause without payment of the fee or deduct a penalty of one percent (1%) per business day until the appraisal is received. Additionally, U.S. Bank reserves the right to cancel this assignment. Upon cancellation, payment of the fee will be limited to actual time spent and any out-of-pocket expenses incurred up to the date of termination.

We understand that you and all personnel associated with the assignment will be available to discuss any concerns we might have regarding the analysis and the value conclusions. U.S. Bank reserves the right to withhold payment if, at our sole discretion, the appraiser fails to address our concerns with the appraisal within ten working days of such notice.

Mr. Chris Gaskins MAI
Page 2
February 11, 2008

RE: RETECHS File No. CCV 08-45 POR

Property Contact / Information: Please arrange an inspection of the property and make your initial request for information with the property contact listed in the addendum to this letter. Your initial request for information should be made in writing within two business days of receipt of this letter and a copy of the request should be sent to the undersigned. **Any questions regarding this assignment should be directed to the undersigned at 503-275-6653 or bryan.chase@usbank.com.**

When applicable, discounted cash flow analysis should be performed using the most recent version of ARGUS. Please send a copy of the ARGUS data file via e-mail or CD.

Confidentiality: U.S. Bank is your client and unless authorized by the undersigned, you may not disclose confidential data, including the value conclusion, to anyone other than the undersigned, including the owner of the property, our borrower, or any other individual connected directly or indirectly to this transaction.

To enable you to complete this assignment, the Bank will provide to you information, some of which the Bank regards as highly confidential. Your acceptance of the assignment includes your agreement to keep confidential **any and all information** provided to you by the Bank, regardless of whether any information provided is marked or otherwise designated as "Confidential Information."

Specifically, any and all information about customers of the Bank, of any nature whatsoever, including but not limited to customer financial information, and the fact of the existence of a relationship, or potential relationship, between the Bank and customers, is confidential. Some of the information provided to you by the Bank may not be confidential if:

- it was known to you before the Bank or the customer provided it to you; or
- it was public knowledge before the Bank or the customer provided it to you; or
- it becomes available from a third party, not subject to any restrictions, after the bank or customer provided it to you.

You must protect the Confidential Information provided to you using at least a reasonable degree of care, to prevent the unauthorized disclosure of such Confidential Information. You can disclose the Confidential Information to your employees, but you must tell them that the information is confidential and must be maintained that way. You may use the Bank's Confidential Information only:

- for the purpose of completing your assignment, and
- for the purpose of meeting your professional obligations.

Your obligation to maintain the confidentiality of the Bank's Confidential Information continues even after the completion of your assignment, except that you have the right to use the Confidential Information to fulfill your professional obligations with respect to mandated file retention and disclosure for purposes of peer review.

If you are, or may be, required by a court or a governmental agency to disclose any Confidential Information, you agree to notify the Bank before you make any disclosure.

RE: RETECHS File No. CCV 08-45 POR

If a representative of the Bank inquires as to what provisions you have made to keep the Bank's information confidential, you agree to disclose in detail what steps you have taken and are taking to ensure confidentiality.

If you have any questions about your obligations as set forth above, or about how to meet your obligations set forth above, please call the Chief Appraiser immediately. The Chief Appraiser will assist you in meeting your obligations if at all possible. It is essential that the Bank's Confidential Information be maintained as confidential.

Acceptance: If you are in agreement with all of the above, please sign and FAX a copy of this letter to my attention immediately. **A copy of the fully executed engagement letter must be included in the addenda of each copy of the final appraisal report.**

Please send the appraisals and two original invoices to the undersigned at:

U.S. Bank
RETECHS
PD-OR-T5CE
111 SW 5th Avenue, Suite 580
Portland, OR 97204

Sincerely,
Bryan W Chase
Senior Income Property Appraiser

This PDF was generated using Lotus Notes and was authenticated using the Lotus Notes ID for Bryan W Chase. The original copy of this document will be kept on file. U.S. Bancorp and RETECHS reserve the right to compare any returned documents with the original, with the understanding that any discrepancy between documents defaults to the original document.

Agreed and Accepted:

Date: _____

By: _____



ADDENDUM TO ENGAGEMENT LETTER RETECHS File #: CCV 08-45 POR

Property Data

Ownership: Pliska Investments LLC
Contact Name: Jim Pliska
Contact Phone Number: 503-665-5693 / NA
Property Address: 77522 Highway 207
Hermiston, OR 97838

Property Description: Truck stop, Gas Station

Appraisal Assignment

Appraisal Fee: 6500.00
Due Date: 03/17/2008
Number of Originals: Four
Intended Use of the Appraisal: Underwriting for mortgage financing
Intended Users of the Appraisal: U.S. Bank and our financial services participants agents and assignees
Purpose of the Appraisal: To estimate market value
Property Rights to be Appraised: Fee Simple
Scope & Reporting Format: Complete Self-Contained
Levels of Market Analysis: B
Effective Date of Appraisal: As Is
Additional Instructions: Requesting all applicable value approaches in a self-contained report. Please send ONE of the report copies AND YOUR INVOICE TO BRYAN CHASE at the address shown in the engagement letter and THREE copies to:
U. S. Bank
(Continued).



ENGAGEMENT LETTER (Continued) RETECHS File #: CCV 08-45 POR

Additional Instructions (Continued)

Attention: Chris Davis
111 SW 5th Avenue, Suite 400
Portland, OR 97204