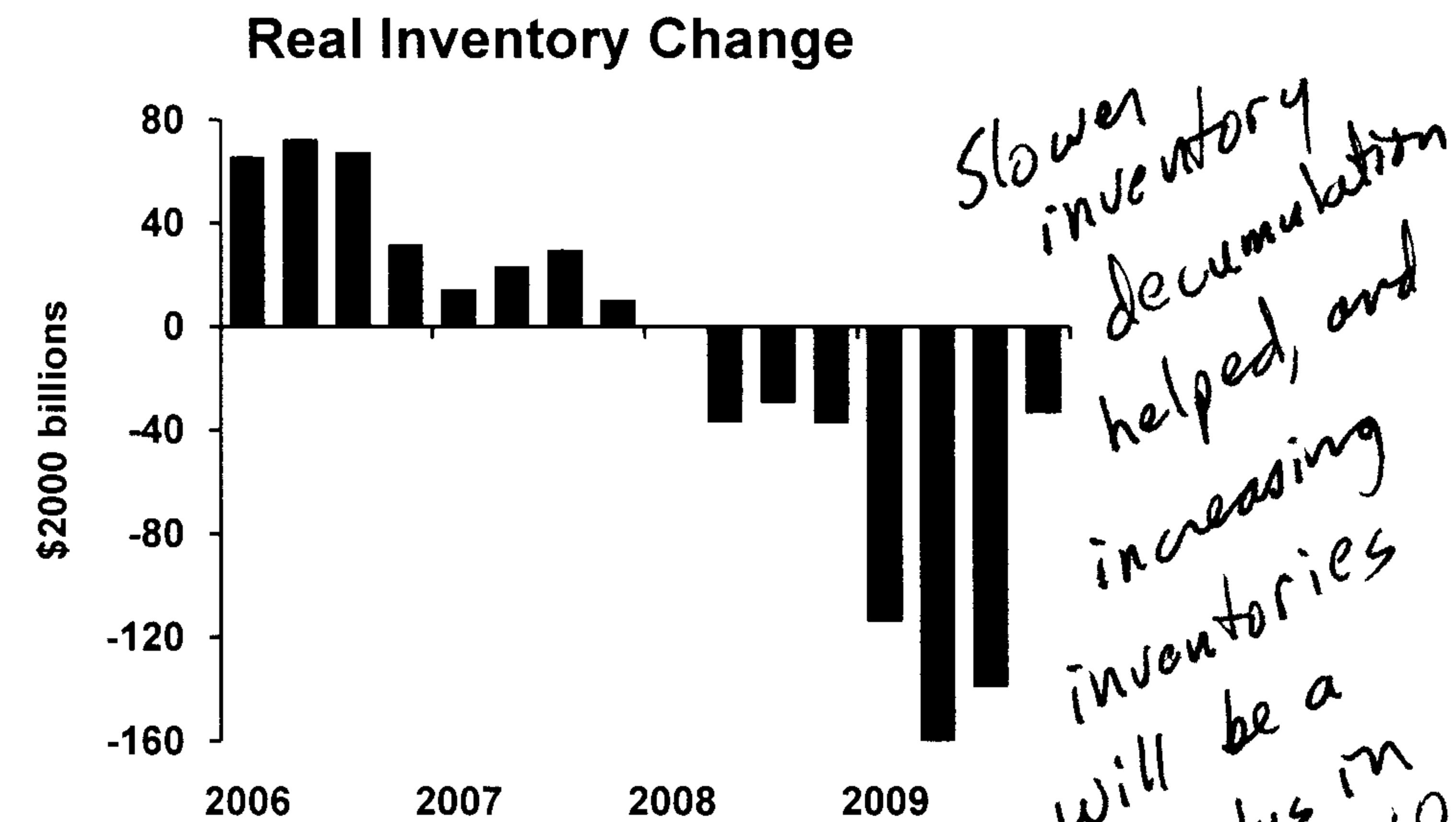
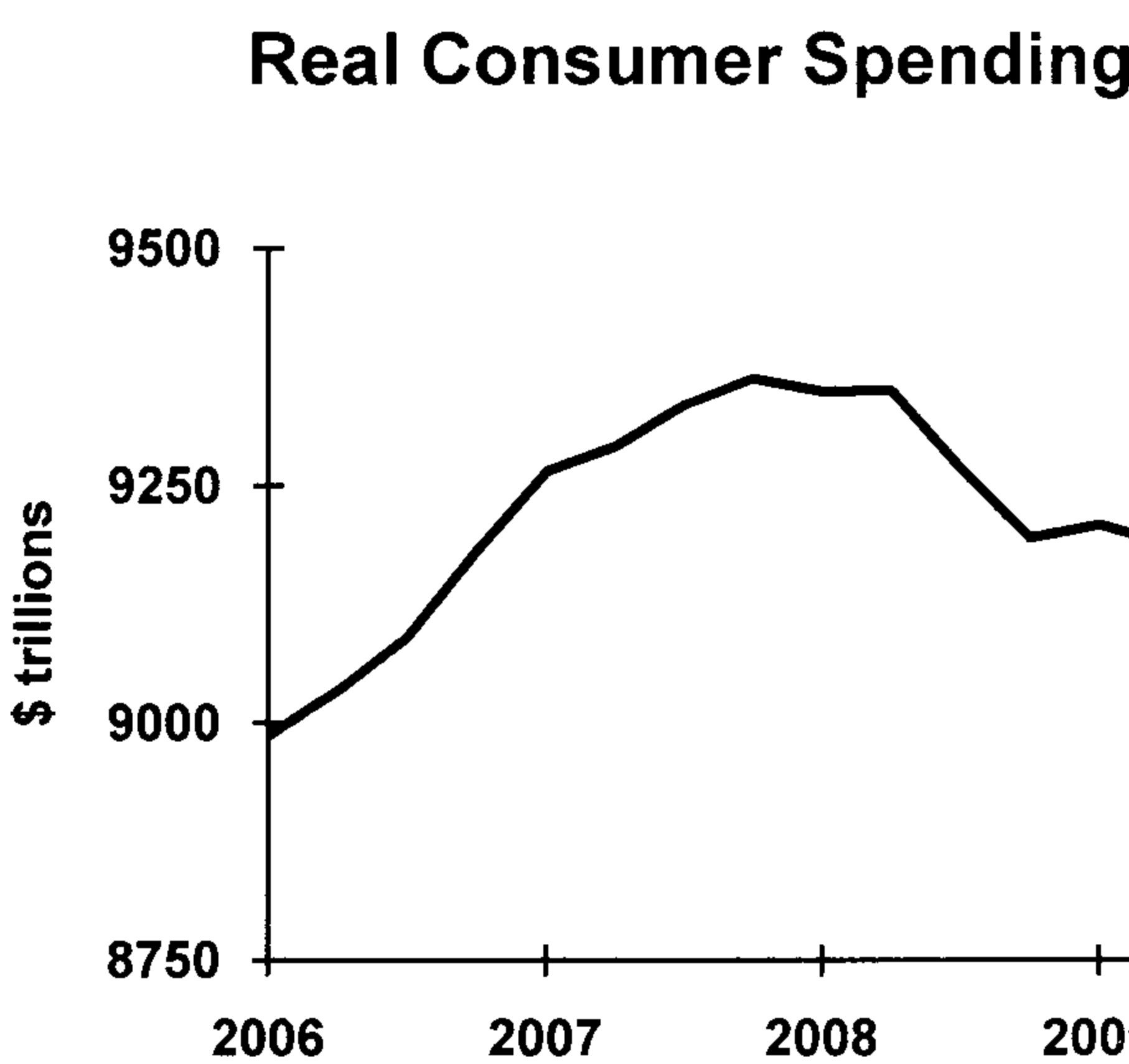


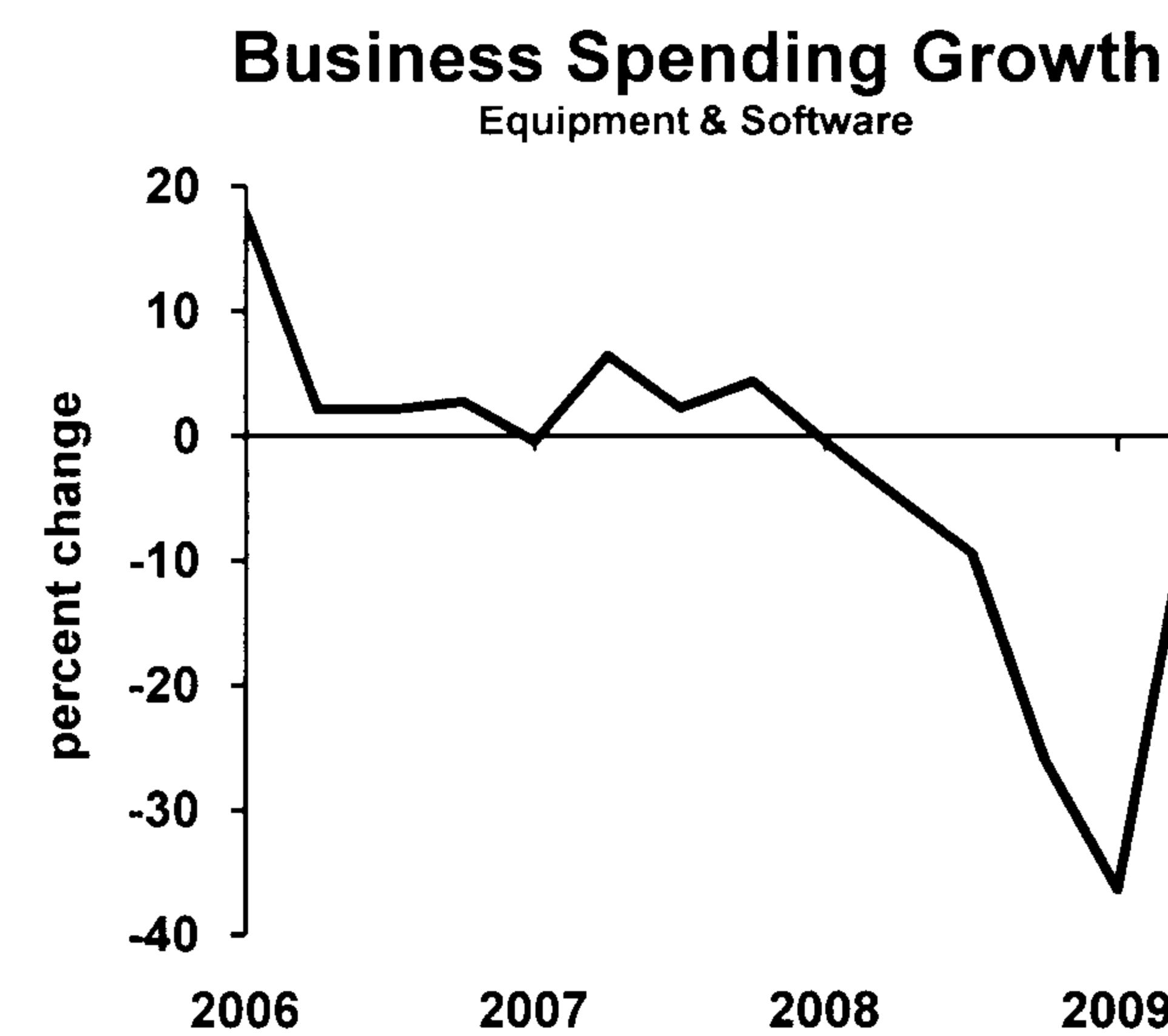
A big quarter!



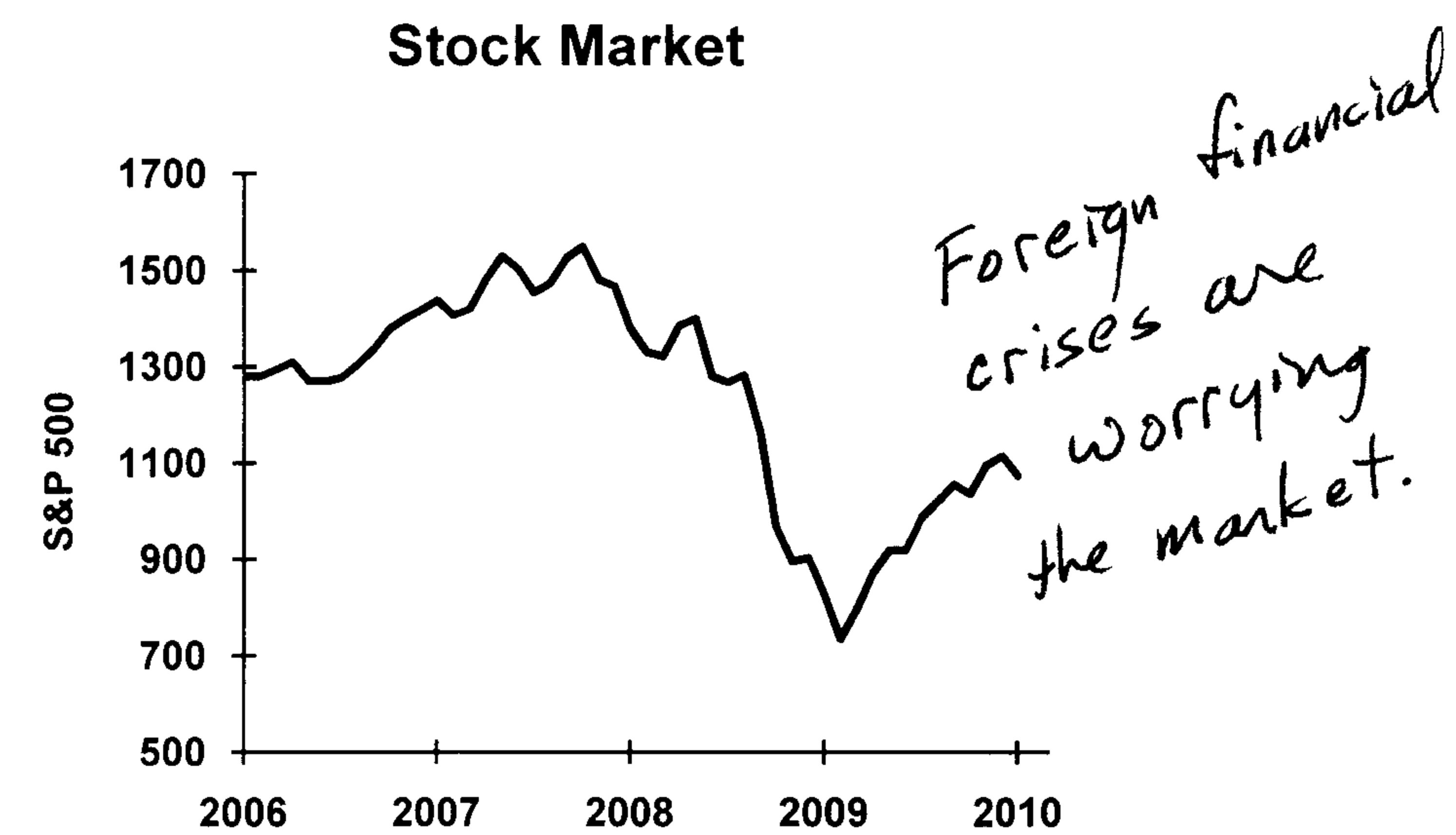
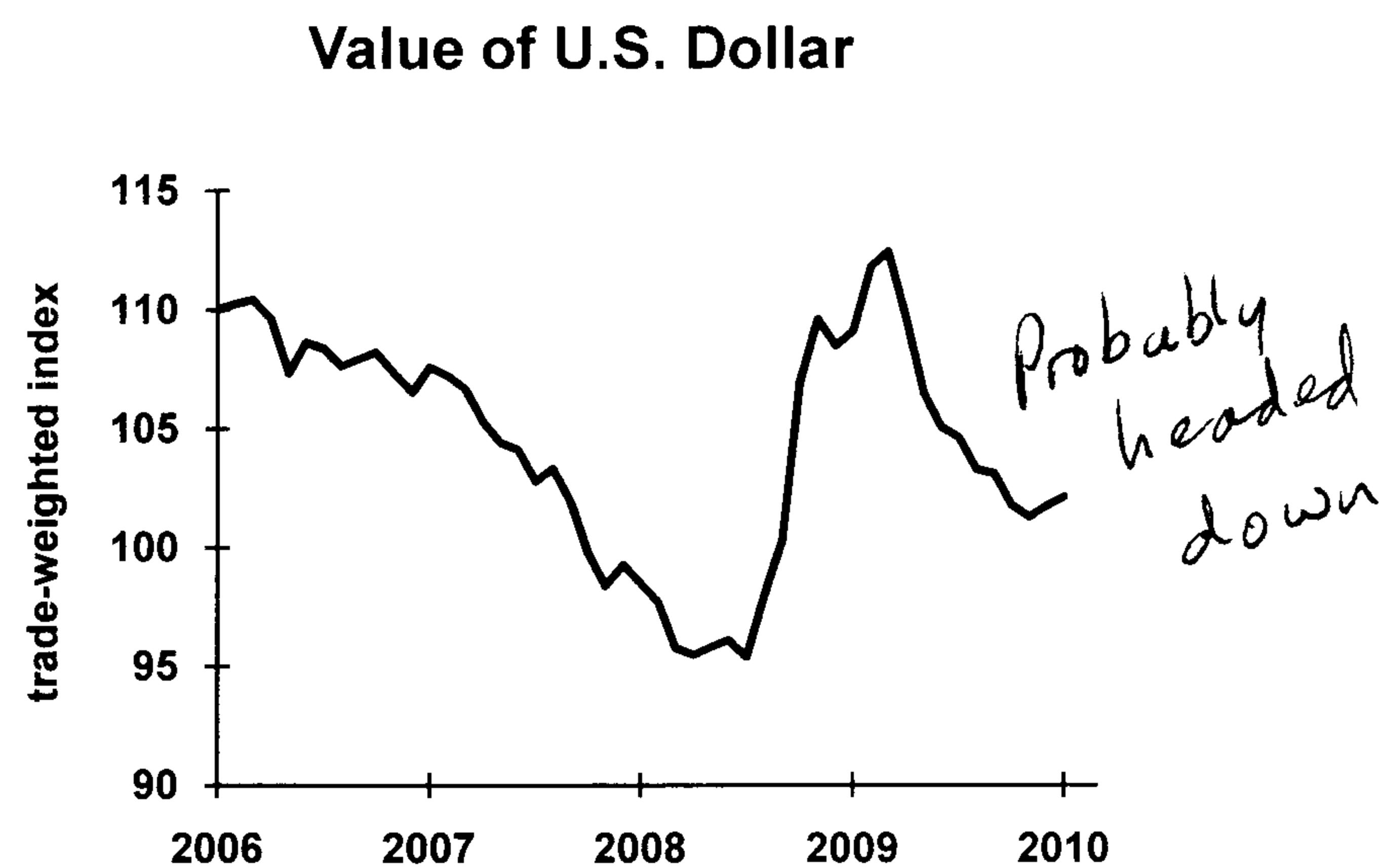
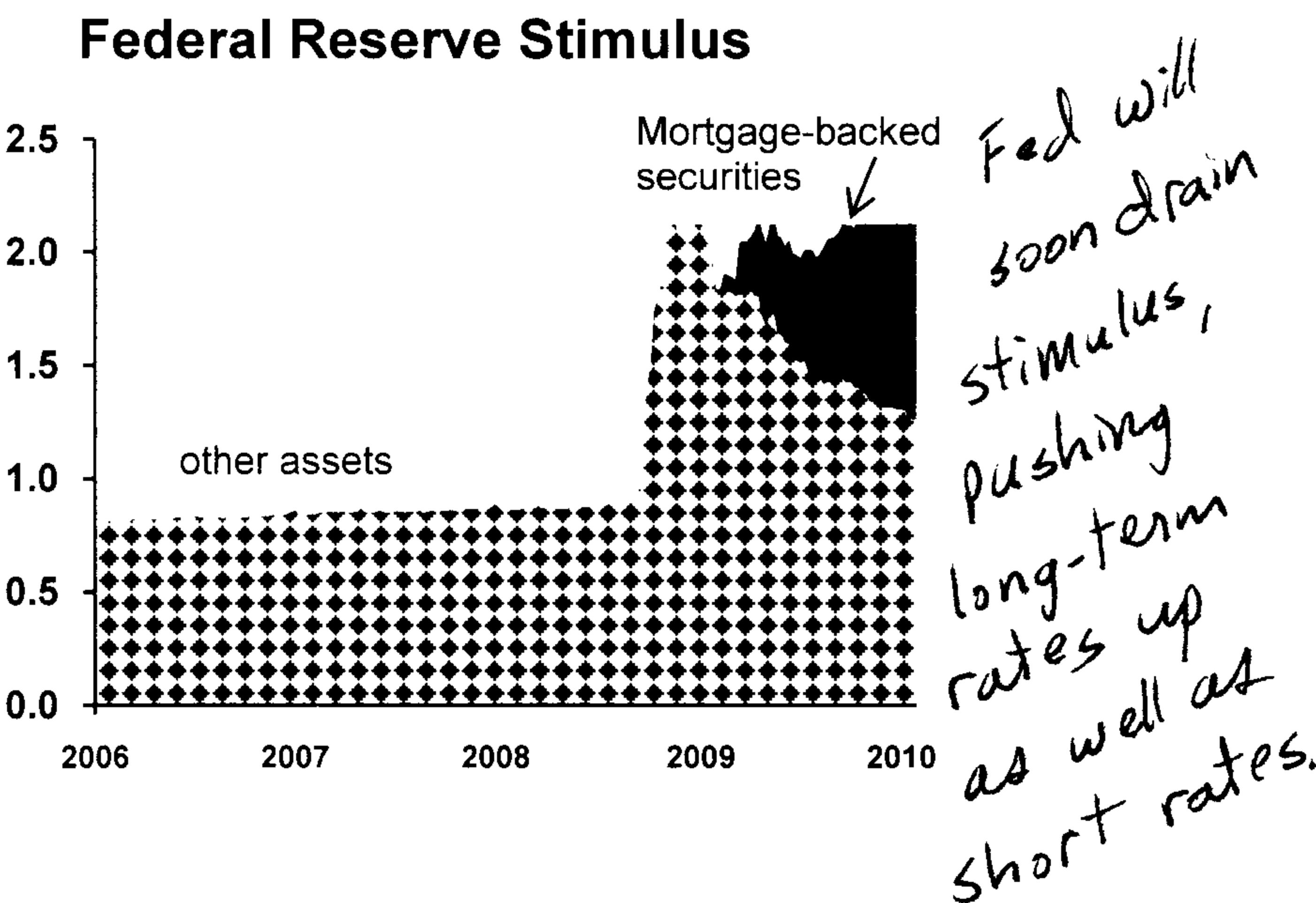
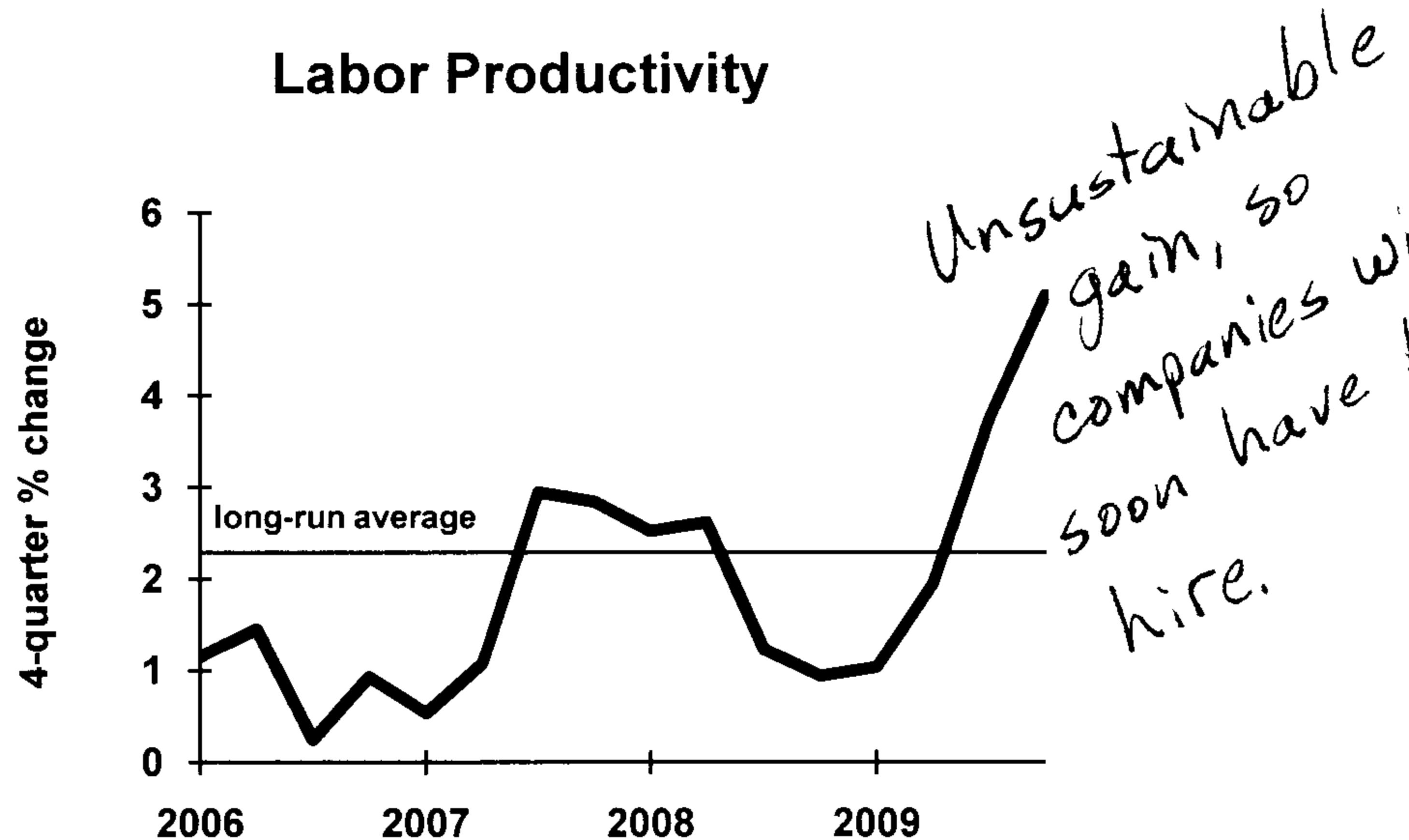
Slower inventory accumulation helped, and increasing inventories will be a big plus in 2010



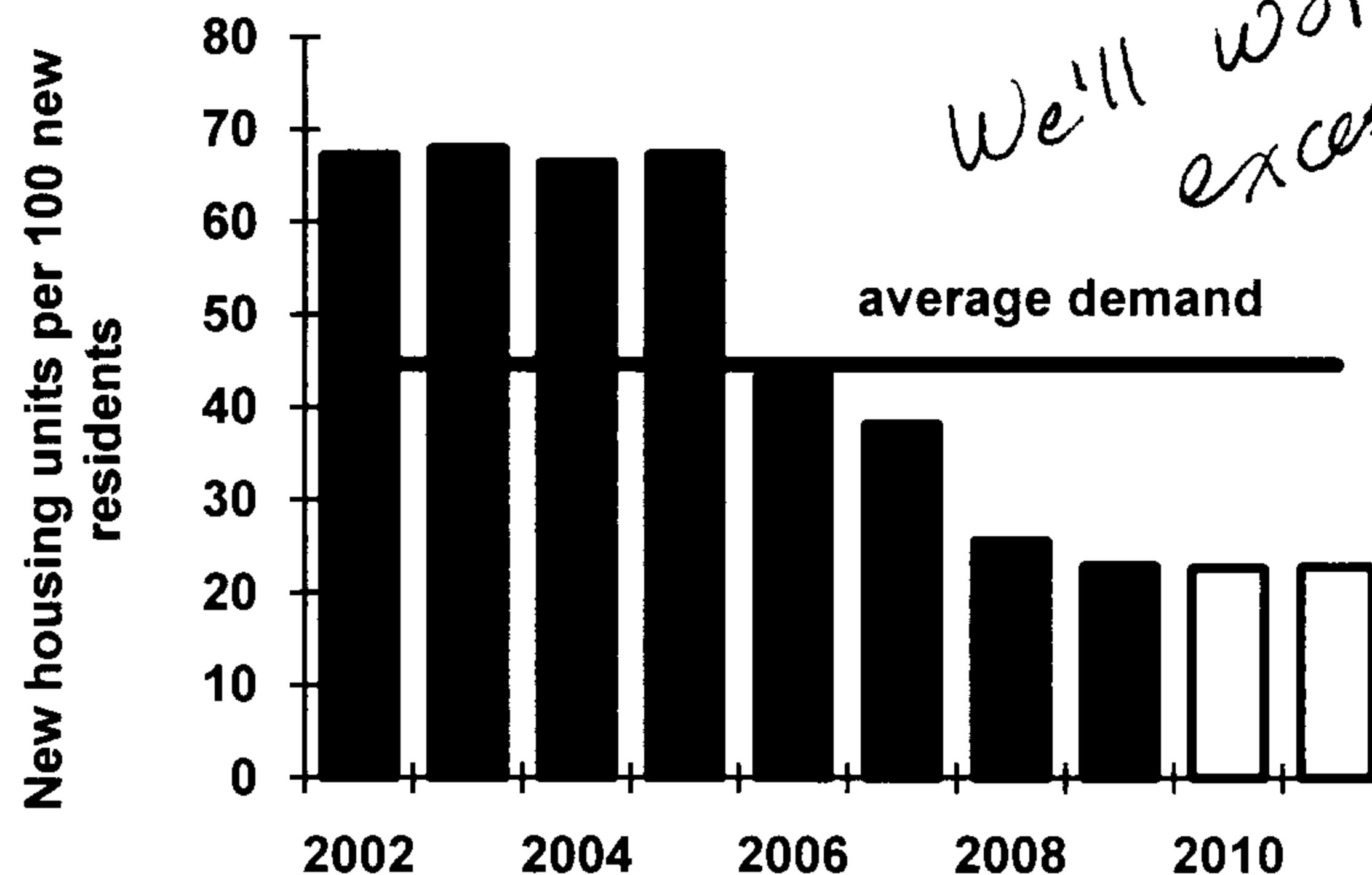
Consumers slowly coming back.



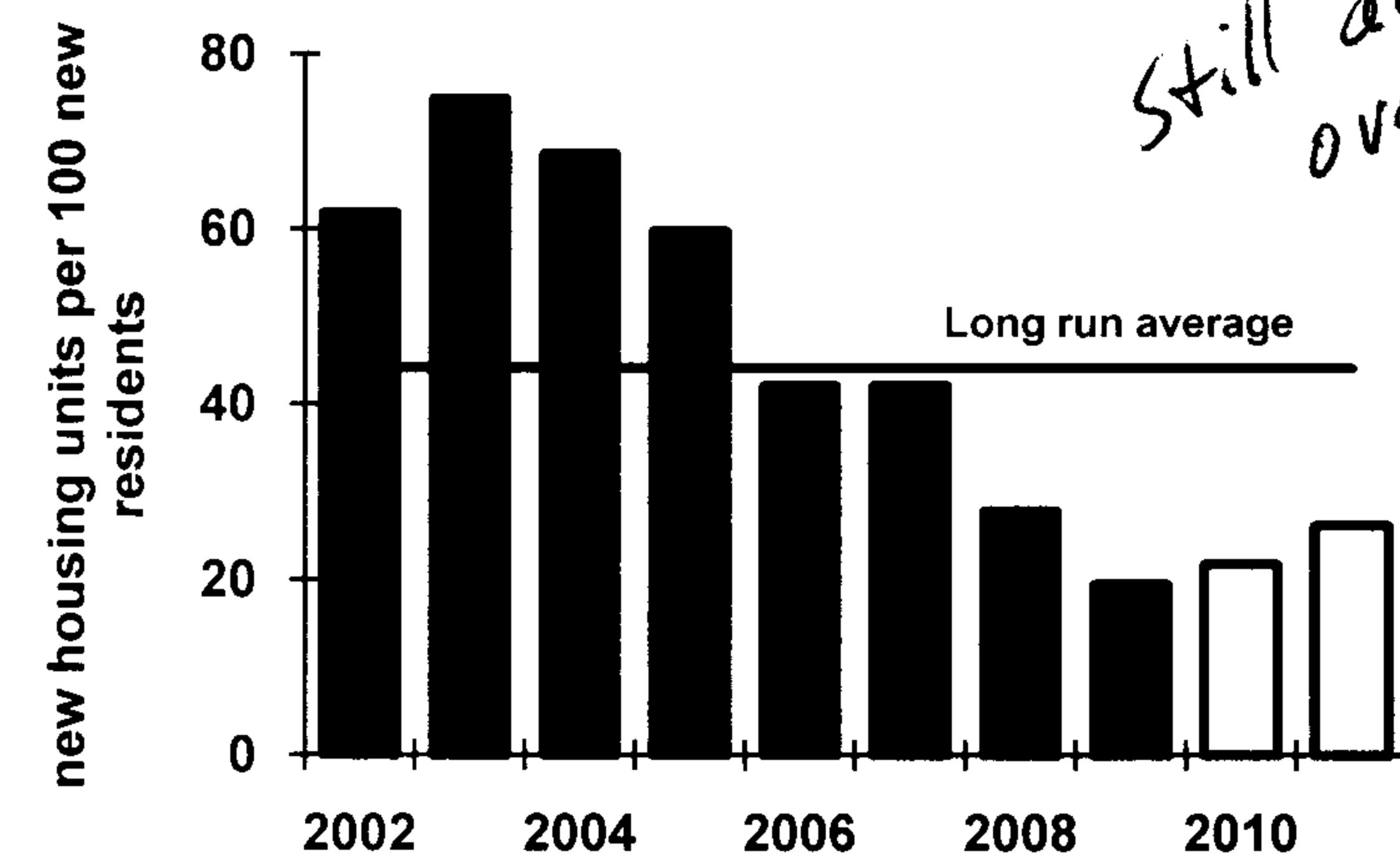
Here's a surprise, and a nice one.



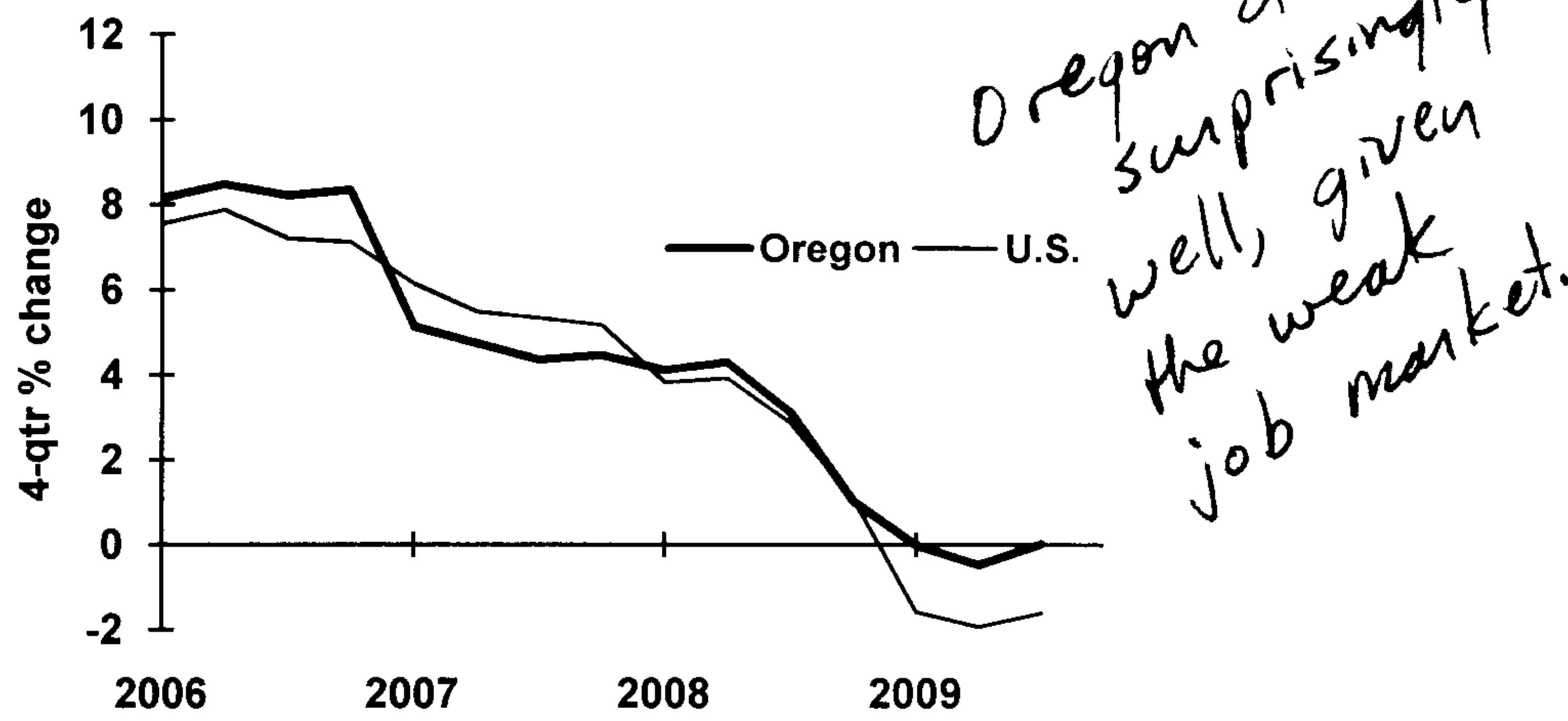
Oregon Housing Ratio



Washington Housing Ratio



Oregon Personal Income



Washington Personal Income

