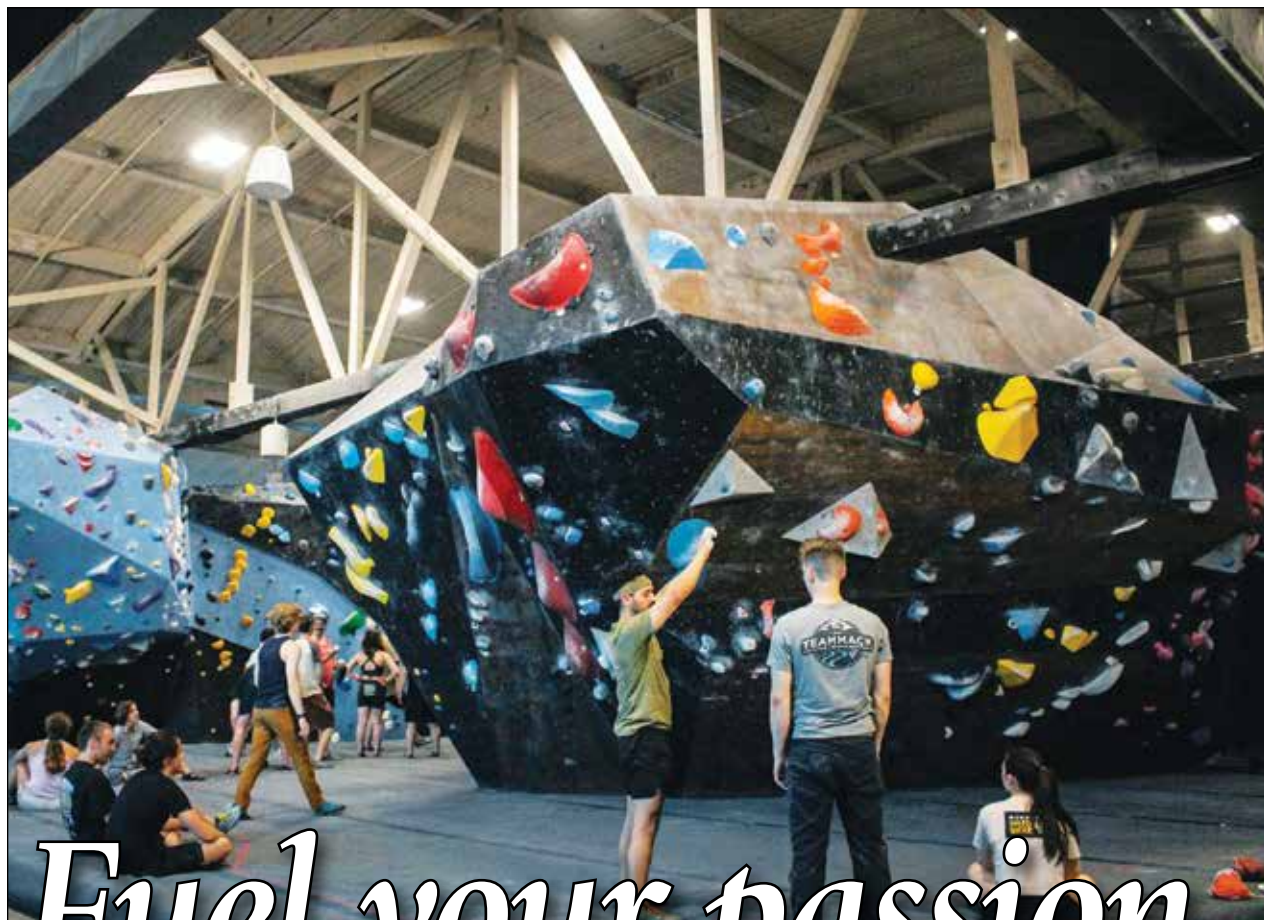




**IMAGINE THAT**  
Brent Boyer thrives on creating curiosity. **PAGE 16**



## Fuel your passion in **KERNS**

**CAN-DO SPIRIT**  
Neighborhood's one-of-a-kind vibe is a big draw. **PAGE 11**



**RISING TO THE OCCASION** Helen Bernhard Bakery marks a century of creating tasty delights in Northeast. **PAGE 8**



**GREAT GOURDS** Master pumpkin carver has some timely tips for a Halloween display. **PAGE 7**



**SCALES AND TAILS** Unusual pets need vets who can provide high-quality, specialized care. **PAGE 16**



**BENSON'S BACK ON TRACK** Long-anticipated high school renovation is complete. **PAGE 5**



**A GAME CHANGER**  
The Sports Bra begins franchising its women's sports-themed bars across the country. **PAGE 3**

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2000 N.E. 42ND AVENUE PMB 142  
PORTLAND, OREGON 97213



★ STAR COMMUNITY CONNECTIONS



BY TONY GREINER

TONYGREINER@STAR-NEWS.INFO

HELP JIM & PATTY'S KEEP POURING COFFEE

Jim and Patty Roberts, also known as the "Coffee People" ran a chain of coffee shops in Portland, and launched the first drive-through coffee in the country.

Unfortunately, Jim died after a long illness and some debts built up, but Patty is back now and working to save the business.

AID FOR SURVIVORS OF DOMESTIC ABUSE

FinAbility, a nonprofit providing financial help to people who have experienced domestic abuse, has received a \$500,000 grant from an anonymous family foundation.



Help Jim & Patty's Coffee stay afloat with a donation on their GoFundMe account. (Jim & Patty's Coffee)

emergency funds can be life-changing. FinAbility also offers mentorship programs, one-on-one, to help build the skills needed for financial independence.

NORTHEAST COALITION OF NEIGHBORHOODS REMADE

As part of the City of Portland District Coalition Model Updates, the Northeast Coalition of Neighborhoods announced the official start of the District 2 Coalition on July 1.

This year, Civic Life changed the District Coalition Office model to move from seven to four service areas which will all be supported by nonprofit-run district offices.

Funding will be distributed equitably by population between the four offices to allow similar levels of staffing and services. This will increase the district offices' ability to advocate for the people in their area.

Civic Life will work with the existing nonprofit to serve the new districts for the immediate future, with plans to begin an Request For Proposals (RFP) process for long-term service in 2026 as the city continues to carry out the government transition.



GRANTS FOR ARTISTS

The Regional Arts and Culture Council is accepting applications for grants through Oct 23. This will be their only grant-giving event this year.

- CONTINUED ON PAGE 3

The Hollywood Star News

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Places to pick up the Hollywood Star

Libraries: Albina, Gregory Heights, Hollywood, Kenton, and North

Grocery stores: New Seasons on Interstate, Williams and Broadway/33rd

Fairleys Pharmacy and 42nd Street Station

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★ STAR COMMUNITY CONNECTIONS

Applicants must reside or be headquartered in Portland, and can use the funds for “programming, presentations, events, or artistic development that results in sharing your learning or activity with the public. You will be asked to clearly explain what you need grant funding to support, and then make the case for how the public investment of the grant will impact both you and the community.” Awards range from \$1,000 to \$5,000. Full details can be found at <https://tinyurl.com/24eev3hv>.

Artistic people should also be aware of the “Community Listings” portion of the RACC webpage. It lists all sorts of opportunities, in the Portland region and around the world, and can be sorted by artistic discipline and application deadline. <https://racc.org>

**THE SPORTS BRA BEGINS OFFERING FRANCHISES**

The Sports Bra is expanding. As of Sept. 18, founder and CEO Jenny Nguyen began offering the opportunity to invest in a game-changing franchise. The sports bar televises and promotes women’s sports and values inclusivity.

“The Sports Bra has found its place in a movement that takes women’s sports to a whole new level. Now, we are taking the next big step. Our team is ready to begin the work of finding the right people to join the team and help take the Sports Bra to cities across the U.S.” Nguyen said.

Media coverage of women’s sports has nearly tripled, according to a 2023 report by Wasserman. According to Deloitte Insights, revenue generated by women’s elite sports will surpass \$1 billion for the first time in 2024.

Alexis Ohanian, co-founder of Reddit, founding control owner of Angel City FC, and founder of the 776 Foundation, which invested in The Sports Bra in April, said, “Everyone watches women’s sports and soon everyone will have a local sports bar to watch from.”

Interested in owning a franchise? Visit [TheSportsBraFranchise.com](https://TheSportsBraFranchise.com). The website outlines the business case for opening a franchise, steps for interested investors and the potential levels of investments required to open a location.



The Sports Bra founder and CEO Jenny Nguyen has begun offering franchises to investors. (The Sports Bra)

**LEARN MORE ABOUT LOCAL CANDIDATES**

KBOO community radio is putting on a series of interviews with candidates for City Council and Mayor. “Running on Air” can be heard Monday-Friday at 90.7 FM, and shows that have been broadcast can be downloaded as a podcast, or listened to on the KBOO.com website. Candidates for District 1 are interviewed from 7-8 p.m. Mondays, District 2 from 10-11 a.m. Tuesdays, and mayoral candidates from 7-8 p.m. Fridays. KBOO News Director Althea Bilings said the goal is to get every candidate on air before Election Day.

**WESTMINSTER CHURCH OPENS ACCELERATOR SPACE**

Working with the nonprofit RootedGood.org, Westminster Presbyterian Church, at 1624 N..E Hancock St. has repurposed some of the space in its building to focus on three community issues: health and safety; housing and food security; and support for

- CONTINUED ON PAGE 4

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young people. That led to a refurbishing of a classroom area to make office space, and bringing the largest kitchen to a commercial level.

WeShine, a nonprofit working to get homeless people into permanent housing already has moved its administrative office into the space. Other groups using the spaces include the Native American Youth and Family Center (NAYA), and the NW Children's Theater Wizarding Camp. The spaces are clean and well-lighted.

Karen Karn of the church's Good Futures Team stressed that the church is "serving as a landlord and nothing more," so religious affiliation is not necessary. Groups interested in learning more can contact the church at 503-287-1289.



Kids in the Northeast Community Center's Child Watch Program have a bright, fun place to play while their parents work out. (NECC)

illumination in our cities makes it easier for our winged friends to navigate.

### SPOOKY PHOTO BOOTH IN BEAUMONT

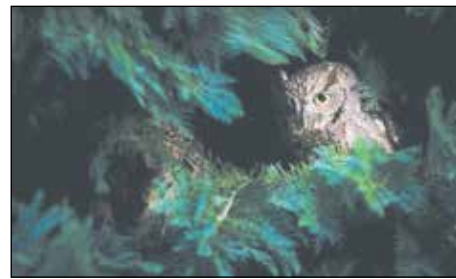
For all of October, Artistic Portland Gallery will be hosting a spooky photo booth. Black cats, wolves, owls, creepy trees and blacklight effects will allow you to set the mood for your Halloween selfies and "ussies." 10 a.m.-6 p.m. Tuesday-Sunday, 4110 N.E. Fremont St.; 971-339-0945.

### CHILD WATCH PROGRAM REOPENS AT NECC

The Child Watch program returns to the Northeast Community Center. The program provides onsite child care while parents take advantage of the center's amenities.

NECC membership includes access to multiple workout spaces, exercise classes, a pool with options for open and lap swim, saunas, a gym with drop-in pickleball and basketball, and various youth programs

The Child Watch program is available from 7:50 a.m.-12:15 p.m. Monday through Friday. Visit [necommunitycenter.org](http://necommunitycenter.org).



A western screech owl at dusk. (Rhett Wilkins)

### TURN OUT THE LIGHTS FOR BIRDS' SAKE

The Bird Alliance of Oregon is asking folks to turn off nonessential lights until Oct 20, as that is the peak bird migration period over Oregon and the Portland metro area is on the Pacific Flyway. This is no small problem, as a recent study found that 1 billion birds are killed flying into buildings every year in the U.S. alone. While many of them hit high-rises, reducing the total amount of



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## The Star News is For Sale

**BACK ON THE MARKET**

After 40 years, Mary DeHart, owner and publisher of The Star News is selling the paper.

The Star News provides hyperlocal news and information about Northeast and North Portland that is mailed directly to homes as well as distributed to many local locations.

The Star News has information that our readers want to know. It is engaging, stimulating and useful. Each month there is community news, neighborhood spotlights, features about local people and businesses, and a calendar of events.

The paper employs a team of writers, a sales person and designers who produce the paper each month.

The paper has always made certain that advertising rates are very affordable for the businesses in our circulation area.

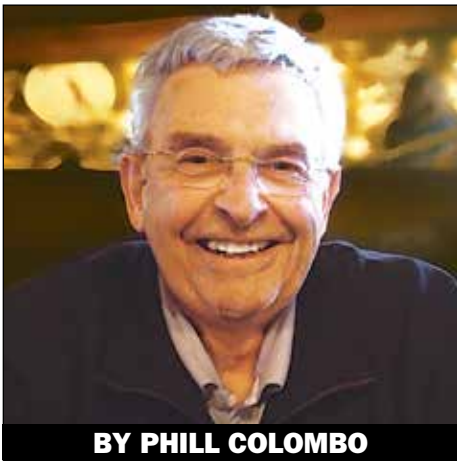
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or 503-282-9392



★ STAR DEVELOPMENT NEWS



BY PHILL COLOMBO

PHILLCOLOMBO@STAR-NEWS.INFO

UO CAMPUS TO OPEN AT CONCORDIA IN MID-OCTOBER

Two years after Concordia University shut down its campus between Northeast 26th and 29th avenues and Holman and Dekum streets, the University of Oregon will awaken academic vibes with an array of undergraduate and master's programs.

Envisioning an eventual 1,500-student population, UO will begin by meeting the needs of an initial class of 300. Faculty and staff numbers are expected to grow as new classes are added each year.

The expansion of the university's Northeast Portland presence is made possible by a \$450 million gift, \$60 million of which was used to purchase the campus and its buildings in 2022. Over the past two years, the school has been working with



A crowd of some 2,000 stood on the sidewalk in front of Benson Tech in mid-September to hear a half-dozen speakers before a ribbon-cutting. After the ceremony, hundreds spent two hours touring the newly renovated building. (Phill Colombo)

the neighborhood association to make maximum benefit of the campus. As seen from the air, a giant O is surrounded by buildings built in the late 1940s.

The first order of work was transforming buildings with upgrades and additions. A student center was outfitted with food courts and offices for student life. A one-time chapel was transformed into exhibition space. The library was cleared to form a first-floor atrium space and its second and third perimeter floors designed to hold books and offices of the Balmer Institute for Children's Behavioral Health.

RENOVATED BENSON HIGH SCHOOL OPENS DOORS

A mid-September celebration spilled out from Benson Polytechnic High School's facade, over the front lawn and onto the Northeast 12th Avenue sidewalk. The crowd listened to an hourlong parade of speakers with Benson Principal Curtis Wilson Jr., serving as master of ceremonies. The crowd's patience was rewarded with tours of the building, the result of an eight-year process.

Wilson led the speakers with his personal story of involvement in the renovation effort and thanks to voters who approved funding for the project in two separate bond issues (2017 and 2020). Wilson thanked parents,

teachers and students who formed the design committee that developed the vision of the "new Benson."

Structural improvements were complemented by replacement of older items with 21st century equipment, as the 2,000 who attended saw for themselves, walking the halls of the renewed building. Special raves were heard during visits to the gym and auditorium, both of which have multistory elements.

Also present were U.S. Rep. Earl Blumenauer and Rep. Suzanne Bonamici. Blumenauer noted that funds spent were well worth it. Bonamici echoed Blumenauer, saying renovating school buildings is the

- CONTINUED ON PAGE 6



The campus abandoned by Concordia University two years ago will open again in mid-October as an expanded University of Oregon presence in Portland. The first class will be served by some 300 faculty and staff, and additional classes in undergraduate and master's programs will be added each year. (University of Oregon)

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**★ STAR DEVELOPMENT NEWS**

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“best investment we can make.”

Also speaking on behalf of Benson Tech alums was Rob Johns. “This is the icing on the cake for the Alumni Association, as all of Portland is Benson Tech’s neighborhood. The school has replaced the old nickname, ‘Techmen,’ with a more inclusive and up to date “Astros.”

Royal Rosarians also were on hand to help memorialize the date with a rose planting. Principal Wilson assisted with this and the first watering of the newly planted rose. The planting was followed by the official ribbon-cutting ceremony, allowing all to tour the building.

**GROUND BROKEN FOR 82ND AVENUE PROJECT**

State, city and community leaders ceremonially broke ground for the 82nd Avenue Major Maintenance project in late August. The project will bring improvements to a 2.5-mile stretch of 82nd Avenue that has the dubious distinction of being one of the most dangerous streets in the city.

Project construction is already underway and will continue to ramp up through the winter, as part of the Portland Bureau of Transportation’s multiyear Build a Better 82nd program.

In the weeks ahead, periodic lane closures are planned for underground utility work along the heavily traveled north/south street and on adjacent side streets. ADA corner ramp, sidewalk and driveway construction began this fall with safety improvements focused on some major community destinations in the corridor, including McDaniel High School and the Jade District.

Maintenance upgrades will include new pavement from curb to curb at the Northeast Fremont intersection, from Northeast



State, city leaders and community advocates hold golden shovels and celebrate the ceremonial start in late August of 82nd Avenue’s major maintenance/construction project. (PBOT)



Construction crews finish concrete for an ADA corner ramp at Southeast 82nd Avenue and Schiller Street, one of the many projects Portland’s Bureau of Transportation has started work on since taking ownership of 82nd Avenue in 2022. (PBOT)

Siskiyou to Schuyler streets. Some sections of roadway will be completely rebuilt. The project also includes new or improved traffic signals or pedestrian crossings at seven intersections and widening or repair of over 10,000 linear feet of sidewalk.

The project will improve access to TriMet’s Line 72, the most-used bus route in Oregon.

At \$55 million, the project is the largest of more than a half-dozen to take place in the corridor through 2026 and is a key piece of the \$185 million overhaul of 82nd Avenue that the Oregon Legislature approved in 2021. Funding comes from the federal American Rescue Plan Act, Oregon Department of Transportation and Portland’s Clean Energy Fund. The financial plan was an essential part of the agreement to transfer the road from state to city control in 2022.

**PERMITS**

**In Cully at 6012, 6014 and 6016 N.E.**

**Mason St.,** Town Developments LLC of Vancouver, Washington, has secured permits to construct 11 two-story, single-family residences in a cottage cluster

without garages on a vacant shared lot.

**In Vernon at 5809 and 5819 N.E. 17th Ave**

**and at 1663 and 1675 N.E. Jarrett St.,** permits have been approved to issue permits for RBL Commons LLC to construct four single-family residences on vacant property.

**APPLICATIONS**

**In Cully at 5525 N.E. Jessup St.,** Richard X. Gil & Gladys D. Ordonez Llanos Revocable Living Trust is seeking a permit to build a detached, single-story accessory dwelling unit.

**In Grant Park at 2415 N.E. 38th Ave.,** Brian Pienovi of Northwest Portland has filed an application for a permit to build a detached, two-story accessory dwelling unit without a garage.

**In Piedmont at 8 N. Morgan St.,** Urban Cottage LLC of South Portland has asked for permission to build a two-story accessory dwelling unit without a garage west of an existing single-family residence. A permit was issued last May to demolish a garage built in 1953.

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★ STAR FEATURE

# Give them some pumpkins to talk about



This pumpkin is for The Portland Diamond Project, the effort to bring Major League Baseball to the city. On Sept. 24, project organizers announced a deal to buy 33 acres of land at Zidell Yards, on Portland's South Waterfront, with the intention of developing an MLB stadium.

**By Tony Greiner**  
tonygreiner@star-news.info

It began with Mike Wright's mother-in-law, Joyce. Specifically, her love of all things Halloween. Visiting one year, she bought a couple of pumpkins and suggested to Mike that they each carve one. Wright ended up with the typical triangle eyes and jagged mouth, but Joyce's was "beautiful."

So began Wright's journey as a master pumpkin carver. Each year, as Halloween approaches, he goes to Fred Meyer and picks up a nice, round gourd, which he believes provides a "better canvas." Then, using the theme of the year (baseball and the passing of a beloved dog are two of them) he sets to work.

Sometimes Wright will trace an image found online onto onion-skin paper, and then tack that onto a pumpkin. Other times he freestyles. After the image is set, he uses a power drill with a narrow bit to go over the image outline to provide a cutting guide for that year's creation. Then come some "simple woodworking tools" and the more detailed work begins. Wright isn't a fan of big holes in his jack-o-lanterns, thinking they let out



too much light and hide the details of his designs. Rather, he patiently scrapes away some of the orange rind, leaving the translucent interior of the gourd to shine into the night.

Wright engages in this hobby just once a year, on Oct. 31, beginning mid-morning with the goal of having the image complete by late afternoon — allowing time to fill a bowl with Kit Kat candy bars to dispense to the crowds of ghouls, princesses, superheroes and nostalgic parents who arrive to admire his work and snag a treat. This year's theme will be the Hollywood Star-News. You can see Wright's work Halloween night, Oct. 31, on Northeast 32d Place, south of Shaver Street.

It's all part of life's journey for Toronto-born Wright, who has had a career in sports marketing, working with the Olympic Games, WTA, NASCAR and now Hockey Canada. Wright also writes the "Mike on a Bike" column for the Star-News.

These carved pumpkins pay tribute to (left from top) Hockey Canada, Wright's golden retriever Miss Molly and the Toronto Maple Leafs NHL team.

(Photos by Mike Wright)

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★ STAR FEATURE

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*Helen Bernhard Bakery survives Great Depression, recession, wars, pandemic to turn out tasty treats*

By Tony Greiner  
tonygreiner@star-news.info

**T**hey come in at 2 a.m. to begin their work. In a busy week, they take 3,000 pounds of flour, the same of sugar, 1,000 pounds of eggs and 300 pounds of butter to make cookies, breads, doughnuts and cakes. Oh, those cakes. The cakes of Helen Bernhard Bakery.

This year marks 100 years since Bernhard began baking cakes out of her home at Northeast 17th Avenue and Broadway. The wife of Carl Bernhard, a preacher at Grace Lutheran Church, she had pulled together \$250 of capital, along with her considerable culinary skills, and went into business.

Her pencil-smudged recipe book — the first dated 1923 — is full of notes, erasures and ideas. As Bernhard refined her recipes, business took off, and the family expanded their home for the business. They eventually moved a block away and turned the entire house over to the bakery.



The Helen Bernhard Cakes shop used to occupy this Dutch Colonial house on Northeast Broadway, between 17th and 19th avenues. The bakery now is in a building that would be just out of the picture frame to the left. (City of Portland archives)

Bernhard was a progressive, self-assured woman and had an all-female staff for many years. In fact, her photo and a bit about her as “one of Portland’s most successful business women” appears in an ad for Equitable Savings and Loan in 1936.

But that wasn’t enough. In 1939, the bakery’s present building was constructed at 1717 N.E. Broadway. The family’s former home was retained as an office. Eventually Bernhard’s son, Ben, took over the business, although Helen kept her hands in the flour until her death in 1968. Keeping things in the family, Ben sold the bakery to Bernhard’s grandson David, and in 1988 David sold it to Richard and Mary Laufer, who owned other bakeries in Portland.

Since 2010, the bakery has been owned and operated by the Laufers’ son-in-law and daughter, Mike and Kellie Snaadt (rhymes with dad). Being the owner, Mike Snaadt gets to come in later than his bakers, usually clocking in about 4 a.m. Still, he prefers it to the corporate world he worked in previously.

To celebrate the bakery’s 100th anniversary this year, the Snaadts have put up big posters with photos and information about the business over the years. While tastes and times change, some things stay the same.



Helen Bernhard, center standing, was second vice president of the local Soroptimist Club in 1935.

“Everything is made by human hands,” Mike Snaadt says. Indeed, each cookie is individually decorated — “fast, but by hand,” Snaadt says.

Each month a different cake is featured, going back to classics from the bakery’s past,

- CONTINUED ON PAGE 9

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★ STAR FEATURE



Mike and Kellie Snaadt have owned the bakery since 2010. Making high-quality, hand-made goods is important to Mike, and he's proud of the fact that Helen Bernhard's pastries and breads are a family tradition for many. (Mike Snaadt)

such as a banana cake and a "Lady Baltimore." Boiled icing has been a tradition from the first cakes Bernhard made. The recipe dates back to the 1600s. It is one of Bernhard's most popular icings with a light and sweet texture, similar to marshmallow.

Snaadt talks about the importance of maintaining the tradition of high-quality, hand-made goods. "We've gone through people's lives — wedding cakes, christening cakes, graduation cakes, wedding cakes for the kids, anniversary cakes and birthday cakes through the years," he says.

Sometimes, such as after the death of Arlene Schnitzer, they make cakes for funeral receptions. Gender-reveal cakes are more common, and Snaadt is thinking of promoting "college reveal" cakes, decorated in the colors and logos of higher education institutions.

This type of bakery was once fairly common,

but they have declined with the advent of grocery store bakeries. But compare the butter cream on one of the Bernhard cupcakes with what you get at the supermarket, and your tongue will be happy.

The kitchen is well-organized and reflects changes in technology. There is an oven that has a rotating set of pans, like a very wide Ferris wheel that can hold 110 pies at time. Bread and other items that need to rise are placed in "The Caribbean," which feels like a motel bathroom after a long, hot shower — warm and steamy. And there are tables everywhere for shaping and decorating.

The work is hard, but there are rewards too. "Around Thanksgiving time we move over 1,000 pumpkin pies," Snaadt says. "That means this bakery is a part of 1,000 families gathered together to share food and love. What can be better than that?"

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# Gone but not forgotten

## Austin Raglione

Austin Raglione died Aug. 3, 2024, after living with metastatic breast cancer for eight years. Raglione was the owner of Mimosa Studios, which opened in 2001. The paint-your-own-pottery studio was known for its deep community roots. She made space for everyone to create art. Cost was never a barrier, and Raglione often shared proceeds with the community.

A Portland native, Raglione was active in politics. She ran Rep. Earl Blumenauer's first congressional campaign and served as chief of staff to Portland Mayor Tom Potter from 2005-09. She became an anti-corruption consultant to Ukraine. Raglione also led the Portland Police Bureau's Service Coordination Team, helping the toughest-to-reach chronic addicts find their way to treatment, jobs and a new life, an innovative approach for the city and one of the greatest honors of her life.

One of Raglione's greatest joys was serving on the Al Forthan Scholarship selection committee, which provides college



Austin Raglione

scholarships for students whose homes have been impacted by addiction. In 2023, Raglione created an endowment for the program. Just days before she died, Raglione was still sending letters and her pottery to thank people for their

participation.

Raglione is survived by her children, Kyle and Gabby, their partners Allison and Tim, and her three grandchildren, Cameron, Kingston and Leigh.

An Austin Celebration will be held at Mimosa Studios from 5:30-7:30 p.m. Oct. 19. It will be nontraditional and casual. Drop in and share your favorite memories of Raglione. Donations can be made to the Al Forthan Scholarship Fund through the Volunteers of America Oregon at <https://tinyurl.com/2r65ptcd>.

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## Nancy Varekamp

The Star News lost one of its own this summer. Features writer Nancy Varekamp died in her sleep on June 29, 2024.

Varekamp had a 21-year career working in public relations and as a communications consultant for Pacific Corp from 1980-2001.

She loved writing for a target audience.

A contributor to the Star News for two years, Varekamp enjoyed meeting her fellow Northeast Portlanders and sharing their stories with readers. She covered a variety of topics from Northeast Portland history, happenings around town, quirky residents, local businesses, disaster response, best places to meet and eat and much more.

She also was the Concordia News editor for several years and an editor for Washington County's Beaverton Times and Tigard Times.

When she wasn't reporting, Varekamp was also known as the beloved Rose City Park



Nancy Varekamp

Easter House lady. She began making panorama sugar eggs while in high school.

As an adult, Varekamp began selling them out of her living room for 12 or 15 years, and then started inviting other crafters to join her. She opened her

home every spring for tours of her extensive collection of eggs, imaginative handcrafted greeting cards, fused glass ornaments and cozy slippers.

Varekamp was truly one-of-a-kind and a friend to everyone she met. Her outgoing personality, zest for life and energetic spirit will be greatly missed.

— Star News staff



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# With some imagination, you too can have an *ah-ha!* life

## MIKE on a BIKE



Michael Wright | mgw1424@gmail.com

Imagine my surprise and delight to be zooming along Northeast Going Street and see Winnie the Pooh and Tigger riding shotgun atop a whimsical van with a huge propeller on the front. I made a quick right turn and began my investigation.

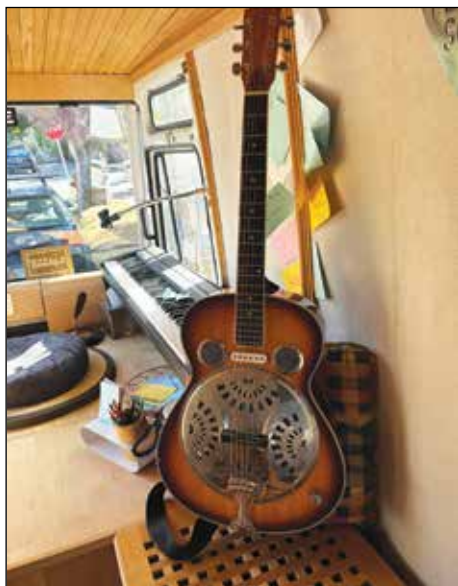
Welcoming steps led past Pooh who was sitting on the small back porch beside a sign that simply read, "Come On In." I could almost hear Pooh whisper as I stepped inside, "I'm not lost, for I know where I am. But however, where I am may be lost."

Close your eyes and imagine a person who wakes up every day seeking beauty in the world, a person who thrives on making a difference through art. Imagine that person loves to fix things, create and spark curiosity.

Ah-ha ... you just imagined Brent Boyer, an ebullient man who brings joy, curiosity and wonder to every conversation. The Imaginarium is his brainchild and his mission in life is to help people "live life on purpose." One of Boyer's guiding questions comes from Mark Twain: "The two most important days of your life are the day you are born and the day you find out why."

I asked Boyer about his desire to "fix" things. He is a really handy guy with all types of tools. He replied that having things in working order is one way to keep the world on its axis, to provide a semblance of balance in the universe — little things matter. My interpretation is that it is like "the butterfly effect," which supposes there are no little factors; that even the smallest action can set off a chain of actions that can make a huge difference.

Inside the Imaginarium, there is a working



piano keyboard, a guitar and a small bongo drum. A sign invites you to play them. Boyer has left small sheets of paper and pencils for visitors to write a thought and pin it on the corkboard. I wrote this quotation from Pooh, "People say nothing is impossible, but I do nothing every day."

Imagine that!



Brent Boyer says his mission is to help people "live life on purpose."

With Winnie the Pooh providing a guiding philosophy, the Imaginarium is Boyer's public happiness exhibit in the Alberta Arts District. Among other things inside the van are musical instruments, which visitors are invited to play.

(Photos by Mike Wright)



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★ STAR BLOCK X BLOCK

# Keepin' it real in Kerns

*Neighborhood may be small, but it's packed with fun finds*



BY MAGGIE GRAINGER

MAGGIEGRAINGER@STAR-NEWS.INFO

Creative things are always happening in Kerns. Bordering the Buckman, Lloyd, Sullivan's Gulch, Laurelhurst and Sunnyside neighborhoods, this enclave is full of hidden gems, city mainstays, hip bars and innovative restaurants. There's never a dull moment in this unique corner of the city, with new businesses popping up all the time.

## PARALLEL WINE BAR

Discover your next favorite pour at a new wine bar on Sandy Boulevard.

Parallel Wine Bar just opened in early August and already has people talking about its extensive wine list, unique bites and approachable staff.

"We want people to feel like they are welcomed and taken care of," says co-owner and sommelier Stacey Gibson. "We want guests to feel a balance of comfort, while also being able to discover something new."

Stacey — along with her partner, Joey Gibson — always knew they wanted to open their own pour house and played around with different concepts before landing on Parallel.

"We start with the wine first when coming up with menu items," says Joey, who is also the chef. "After Stacey decides to bring in a wine, we will taste it and figure out what we feel will be a really great pairing for that wine."

He says he draws inspiration from a deep well of past experiences and is heavily influenced by Southern and Italian-inspired dishes.

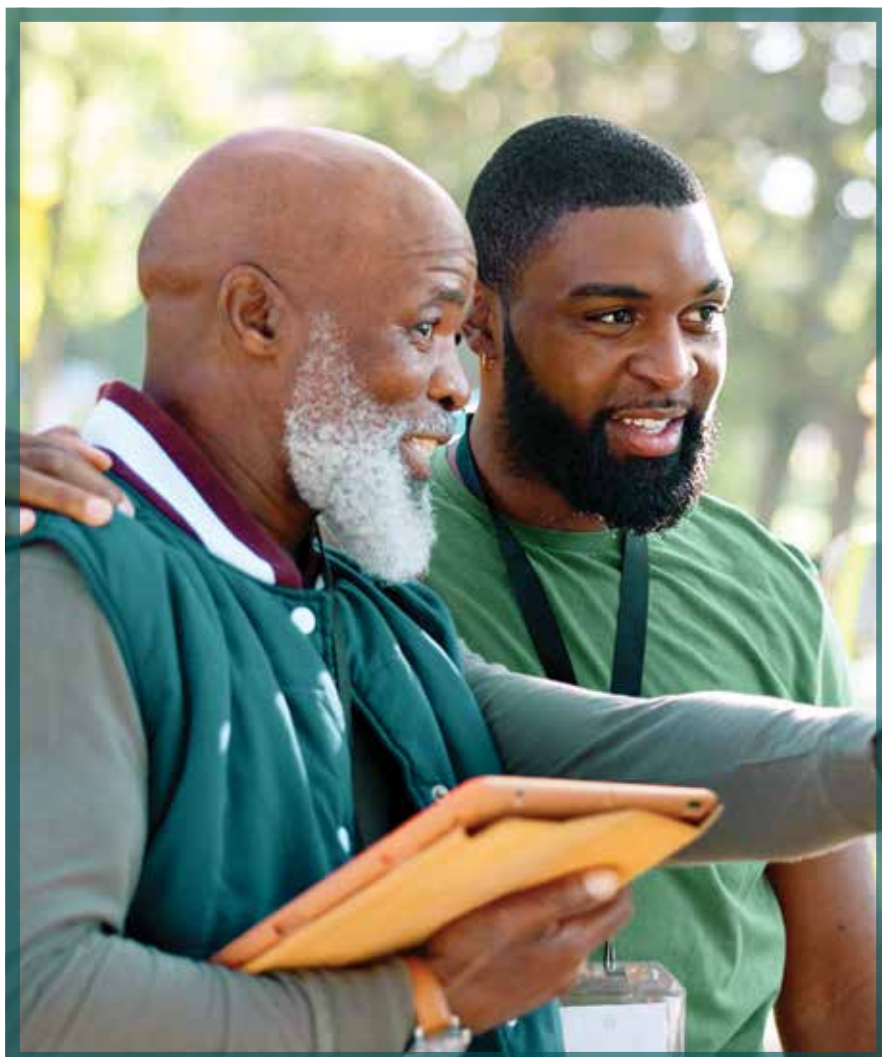
Stacey also draws on her time studying in Tuscany when choosing her wine selections.

"That experience planted the seed for my curiosity about the world of wine," she says. "And, of course, the Italian experience of a

- CONTINUED ON PAGE 13



Stacey and Joey Gibson have combined their talents — hers as a sommelier, his as a chef — to create Parallel, a bar specializing in pairing wine and food. (Josh Chang)



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★ STAR BLOCK X BLOCK



Clean lines and warm tones make for an elegant, but not stuffy atmosphere at Parallel Wine Bar. (Josh Chang)



At Parallel Wine Bar, as the seasons change, so do the wine and food pairings. (Josh Chang)

meal with all these beautiful elements like an aperitif, a perfectly paired wine and an amaro to finish was eye-opening.”

For those looking for a cocktail to wet their whistle, Parallel offers an assortment of creative cocktails like their anchovy-washed gin martini or the Bambi Old Fashioned with a hint of amaro.

And with the changing seasons, Joey says patrons can expect new wine pairings and new dishes that evoke the warm, cozy feelings of fall like cassoulets and ribolitta.

They are both excited to share their love of food and wine with fellow Portlanders and are looking forward to their official ribbon-cutting with the Portland Metro Chamber on Oct. 23.

“We moved to Portland over 10 years ago because we fell in love with the food and beverage culture here, and we are happy to be a part of it,” Stacey says. “We are residents of Northeast Portland, so it’s really wonderful to feel like we are investing in our neighborhood.”



ADDRESS: 3101 N.E. Sandy Blvd. WEBSITE: [parallelpdx.com](http://parallelpdx.com) INSTAGRAM: @parallelfoodanddrink  
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THE CIRCUIT

Climbers of all skill levels can reach new heights at the Circuit Bouldering Gym in Kerns.

The Northeast location has more than 225 routes designed for all fitness types and the team strives to build community through

- CONTINUED ON PAGE 14



The Circuit offers 225 different climbing routes to keep things challenging for everyone from newbies to those with lots of experience scaling rocks. (The Circuit)



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**★ STAR BLOCK X BLOCK**

camp, after-school programs, classes and happy hours.

“The climbing community as a whole is connected, but there is something special about Circuit,” says gym manager Randin Rector. “It is foundationally based on climbing with those around you, being social and engaging with other climbers so that anyone can get into the sport.”

Rector says owner Andy Coleman was inspired to open the gym after he climbed

in Fontainebleau, a popular rock climbing destination in France. Inspired by his trip, he wanted to take his experience and share it with the people of Portland. The Circuit now has four locations — three in Portland and one in Bend — with a fifth opening soon in Eugene.

“Climbing is a bit different because every climb is subjective to each person,” Rector says. “The difference in height, size, body shape, leg strength, arm strength, flexibility or, in my case, inflexibility are all things that will contribute to success.”

“Every new climb is going to challenge you differently every time.”

Rector encourages those new to climbing to sign up for their “Intro to Bouldering” class. Offered weekly, it covers the basics and also goes over climbing etiquette and navigating the gym.

“Our community is supportive and engaging and thrilled to welcome folks into it. I think our character helps prevent any sort of elitist or intimidating presence for anyone new to this sort of environment and helps strangers connect and talk about the climb in front of them and work together or ask for help,” Rector says.

“I think we offer a space for folks to get psyched and try hard, or just come for a more social and casual time with friends and try something new.”

**ADDRESS:** 410 N.E. 17th Ave. **WEBSITE:** thecircuitgym.com **INSTAGRAM:** @thecircuitgym **DON'T MISS:** Mark your calendar for their Black Friday sale in November. Get 20% off all prepaid membership options and punch cards, which can be used at all five locations.

**DEAR SANDY**

Looking for a side of nostalgia with your next cocktail? Look no further than Dear Sandy, an eclectic new spot on Sandy Boulevard.

The brainchild of co-owners Kate Marotta and Kyle Clark, the cafe/bar is an open love letter to coffee, cocktails and the creative spirit of Portland, all wrapped up in a bright, retro vibe.

“It’s a big, cozy time warp. The banquettes are made from reclaimed wood and the tables are made of old doors,” Marotta says. “We strive to be a low-waste business and buying almost everything secondhand plays a big part in that.”

Patrons can enjoy sipping on unique drinks like their Cigarettes & Coffee breakfast cocktail — which combines coffee and Johnnie Walker Black — in the a.m., or wind down with their signature Pizza Margarita — a mixture of sun-dried tomato tequila, Ancho Reyes Verde, lime, oregano and basil — in the p.m. Shared plates like prosciutto and fruit or one of their signature charcuterie boards pair



The Circuit is about more than just climbing. Owner Andy Coleman offers camps, after-school programs, classes and happy hours to create a community around fitness (The Circuit).



Dear Sandy co-owners Kate Marotta, left, and Kyle Clark have outfitted the cafe with secondhand, shabby chic furniture, reclaimed wood for banquettes and tables and vintage finds. The result is a casual, comfortable place to hang, with a retro vibe.

(Dear Sandy)

- CONTINUED ON PAGE 15

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★ STAR BLOCK X BLOCK



Coffee and cocktails get equal attention at Dear Sandy, making it a perfect outpost to catch up on work or to relax when the workday is done. (Dear Sandy)

perfectly with whatever you're feeling. "One of our cooks, Angelica Cole, is the queen of presentation, and she believes that making sure your board looks cute, while still being easy to share, makes for the perfect charcuterie," Marotta says. The cafe also has a large assortment of coffee drinks and mocktails, making it the perfect spot to catch up on work or catch up with friends any time of day. "This neighborhood is so supportive and kind," Marotta says. "We wanted to be like a warm hug for this community, and it feels so nice that they hugged back."

**ADDRESS:** 2800 N.E. Sandy Blvd. **WEBSITE:** dearsandypdx.com **INSTAGRAM:** @dearsandypdx **DON'T MISS:** Their Fear Sandy pop-up will be going on all October. Enjoy scary movies on Monday nights, a Fright Market and other spook-tacular events and menu items throughout the month. Check the website or Instagram for more details.



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# ★ STAR PET CONNECTIONS

## Specialized vets provide care for unusual pets



BY LISA LAKES

LISALAKES@STAR-NEWS.INFO

Owners of birds, reptiles, amphibians, small mammals, fish or more unusual pets, such as chimpanzees, will be happy to learn about Avian and Exotic Pet Veterinary Care at 7826 N.E. Sandy Blvd. Four veterinarians and eight support staff members serve clients seven days a week (excluding major holidays). In addition to veterinary care, the clinic offers boarding and educational materials about exotic pets.

The clinic was founded in 2016 by Lisa Harrenstien, who is a board-certified specialist in zoological medicine. Veterinarians on staff include Rebecca Mattucks, Kelsey Chapman and Taylr Wells, who have all completed specialized training for exotic animals of various types. All the

### Resources

- **Avian and Exotic Pet Veterinary:** [www.avianexoticvetcare.com/](http://www.avianexoticvetcare.com/)
- **Center for Bird and Exotic Animal Medicine** (Bothell, Washington): <https://tinyurl.com/4fp8mu>



veterinarians work with any of the exotic species. However, hospital manager Mandy Dickson notes that Chapman is fond of reptiles and Mattucks is drawn to birds and older rabbits. You may request that any of the four treat your pet.

Most commonly seen at the clinic in the bird category are parrots, conures and cockatiels. Chickens are also commonly treated at the clinic. In the mammal group, the staff sees a lot of rabbits and bearded dragons are the most common reptiles.

Before adopting an exotic pet, Dickson recommends that potential owners “take



Veterinarians at Avian and Exotic Pet Veterinary Care are trained to care for pets that are a little out of the ordinary. They can include reptiles, birds, amphibians and more. (Photos courtesy of Avian and Exotic Pet Veterinary Care)

time to research the desired species thoroughly and not just rely on pet store advice. The most common mistake we see here for bearded dragons is not providing them with a hiding spot to get away from the heat.

“Yes, they are from Australia, but bearded dragons only spend a few hours outside in the heat to warm up before retreating to a humid burrow.

“Exotic pets have just as much personality as a dog or a cat,” Dickson added. “They just look different.”



Avian and Exotic Pet Veterinary Care offers quality and reputable treatment to pets, such as ferrets, parrots and chinchillas, that would otherwise have limited care options.


If your pet has an emergency outside normal hours (8 a.m.-6 p.m. daily) Dickson recommends calling DoveLewis Emergency Animal Hospital or the Center for Bird and Exotic Animal Medicine in Bothell, Washington. Both are 24-hour emergency hospitals and the hospital in Bothell is an exotic-only location.

## COFFEE FOR A CURE


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★ STAR COMMUNITY CALENDAR

# COMMUNITY CALENDAR

## TO SUBMIT CALENDAR ITEMS

To include an item in The Star Calendar, send an email to [calendar@star-news.info](mailto:calendar@star-news.info) and include the title, time, date, location and a short description (50 words or less).

Entries must be received by the 15th day of the month preceding the publication month.

Photos are welcome, but must be suitable for print: 300 dpi JPG. If sending from a smartphone, download the largest size. Events will be included as space allows.

## IN YOUR NEIGHBORHOOD

### OMSI DISCOUNT DAY

Oct. 6. (and Nov. 3). All first Sundays at the Oregon Museum of Science and Industry (OMSI) have a reduced entrance fee of \$5. Tours of the USS Blueback submarine, planetarium and theater shows, and parking are each an additional \$5. Visit <https://tickets.oms.edu/events>. Choose Museum Admission and select the first Sunday of the month. Add number of tickets. The discount will be applied. You can add on exhibits, movies and other attractions. 1945 S.E. Water St.

### RANKED-CHOICE VOTING BASICS

Oct. 9. 7-9 p.m. This November, the election for mayor and City Council will use a system not only new to Portland, but to the country. Ranked Choice Voting with a Single Transferable Vote was adopted by voters in conjunction with the new governmental system of 12 city councilors elected by district. Speakers will be on hand to explain the new system. It is free, but an RSVP is requested. Fremont United Methodist Church; 2620 N.E. Fremont St. RSVP to [alamedanewsletter@gmail.com](mailto:alamedanewsletter@gmail.com)

### TREE WALK IN ROSEWAY

Oct. 12. 9:30-11 a.m. Catherine Clark and Jim Gersbach will lead a five-block walk



The ensemble singers of *In Mulieribus*, which translates to luminous in song, will present a set of madrigals by Maddalena Casulana this month at The Madeleine. (Ilsa Payne)

down the Roseway Parkway to discuss the trees planted along the way and a bit of history of the parkway itself. Free. Meet at Junior's/Upright Brewing, 7151 N.E. Prescott St., [rosewaypollinaorpathway@gmail.com](mailto:rosewaypollinaorpathway@gmail.com)

### VINTAGE, COLLECTIBLE MARKET

Oct. 12-13. 9 a.m.-5 p.m. Saturday, 10 a.m.-3 p.m. Sunday. There will be 50 vendors selling their goods. \$5, kids under 16 free. Double Tree Hilton, Lloyd Center Exhibit Hall, 1000 N.E. Multnomah St.

### BLOOD DRIVE

Oct 23. 10 a.m.-3 p.m. Halloween makes us think of vampires, which is a reminder that the Hollywood Lions will be hosting their semi-annual blood drive. Blood donors should make an appointment. Rose City Park Presbyterian Church. 1907 N.E. 45th Ave. Call Dan Norton at 503-720-6557; or visit [RedCrossblood.org](http://RedCrossblood.org)

### HOLLYWOOD FUN FEST

Oct. 26. 10 a.m.-1 p.m. Hollywood Fun Fest continues its free street fairs. There will be arts and crafts, performances, and no cars. October's meeting will be at the Hollywood Farmers Market, Northeast 44th Avenue between Sandy Boulevard and Hancock Street.

### FALL CRAWL IN MONTAVILLA

Oct. 26. all day. The Montavilla/East Tabor Business Association is sponsoring a pub/restaurant crawl. At the end of the event, customers will turn in their "passports"

(location TBD) entering them into a drawing for a prize. Send an email for details: [events@metba.org](mailto:events@metba.org)

### WINES FROM GREECE

Nov. 2. 6 p.m. The Hellenic-American Cultural Center will hold a tasting event featuring wines from Greece. Varietals include xinomarvvo and assyrtiko, and there will be snacks. Age 21 and over only. Tickets are \$75 (\$60 for members). Holy Trinity Greek Orthodox Cathedral, Father Elias Staphanopoulos Center, second floor. 3131 N.E. Glisan St; 503-858-8567. <https://hellenicamericanc.org/events/greek-wines>

### MUSICNOTES

#### NEIL DIAMOND TRIBUTE

Oct. 11. 7:30 p.m. Entertainer Tony Starlight will reprise his "Neil Diamond Experience," featuring Diamond's 1972 "Hot August Night" album, which included "Cherry, Cherry," "Solitary Man," "Cracklin' Rosie," and of course, "Sweet Caroline." Starlight sings with a live band. \$35-45; Alberta Rose Theatre; 3000 N.E. Alberta St. 503-719-6955; <https://tinyurl.com/TStarDiamond>

#### JAZZ CONCERT

Oct. 18. 7 p.m. Trumpeter Cyrus Nabipoor, a graduate of Grant High School (2012) is bringing his jazz quartet and a string quartet to join him for a program at his old school. The Grant High School Jazz Ensemble will



Trumpeter Cyrus Nabipoor, a Grant High alum, brings his jazz quartet to his alma mater Oct. 18. (Cyrus Nabipoor)

open. Tickets are \$15 for students, \$20 general. Grant High School auditorium, 2245 N.E. 36th Ave. <https://tinyurl.com/2s3cxytz>

### SINGING ANCIENT TUNES

Oct. 19-20. 7:30 p.m. Saturday; 4 p.m. Sunday. In *Mulieribus*, a vocal ensemble that features ancient music composed by women, has announced its series for 2024-25. Director Anna Song will lead the mostly female choir in "Lost & Found, the Madrigals of Maddalena Casulana." Madrigals are songs written for four or five voices. This set by Casulana had one part missing until 2021, when the alto portion was discovered. This time around there will be a lute player and two male voices, a tenor and a baritone. The Madeleine, 3123 N.E. 24th Ave. Tickets \$15-\$45. [www.inmulieribus.org](http://www.inmulieribus.org)

### ARTS AND CULTURE

#### "AMÉLIE THE MUSICAL"

Oct. 2-Nov. 10. This is a musical version of the 2001 movie about a shy waitress in Paris who does kind things for people, leading to, perhaps, finding love. The music is by Daniel Messé and book by Craig Lucas. General admission is \$60, with big discounts for people who have SNAP or Oregon Trail

- CONTINUED ON PAGE 18



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★ STAR COMMUNITY CALENDAR

COMMUNITY CALENDAR

benefits. Portland Playhouse, 602 N.E. Prescott St; <https://portlandplayhouse.org/>

GET CRAFTY

Oct. 8. 5-7 p.m. Collage is an arts and crafts store that offers free craft nights every second Tuesday. You don't need to be arty, but it helps to be crafty. 1639 N.E. Alberta St. <https://www.collagepdx.com/>

ART STUDIOS TOUR

Oct. 12-13, 19-20. 10 a.m.-4 p.m. Portland artists will open their studios to the public for a glimpse of the creative process. Started in 1998, the curious can visit the studios of painters, photographers, jewelry makers and others. Tours are self-guided, and locations range from sheds to industrial warehouses.

The Portland Open Studios website is organized geographically, so you can see what's in your part of the Rose City. Free. <https://portlandopenstudios.com/2024-artists/2024-artists/2024-artists-search.html>

'THE CRIME OF DANNY SEGAL'

Oct. 13, 2 p.m. A staged reading of Bobby Wittenberg's "The Crime of Danny Segal." The two-act comedy is the story of a young man on trial for ruining his life. The prosecution? His mother. The jury? Three Jewish mothers eager to convict. This is the first time the play will be performed in Portland. The reading will be followed by light refreshments. For details, contact Eric Stern, [ericstern@ejcpdx.org](mailto:ericstern@ejcpdx.org). Tickets are \$15, all ages, at [events.humanitix.com/staged-reading-the-crime-of-danny-segal](https://events.humanitix.com/staged-reading-the-crime-of-danny-segal). Eastside Jewish Commons, 2420 N.E. Sandy Blvd.

SWEENEY TODD

Oct. 18-Nov. 10. Twilight Theater in

Kenton is putting on Stephen Sondheim's musical about a "demon barber" in London. The show is also Portland Center Stage's fall production, so you can get a double-dose of Sondheim if you so choose. 7515 N. Brandon Ave. <https://app.arts-people.com/index.php?actions=7&p=28>

CHORAL CONCERT

Oct. 27. 2 p.m. The Bach Cantata Choir will present pieces from the Baroque period, including J.S. Bach's "Short Mass in G Major" and "A Mighty Fortress" by his friend George Philipp Telemann. The 55-voice choir and accompanying orchestra will be led by Ralph Nelson. Free, with a Holiday Market following the concert. Rose City Park Presbyterian Church; 1907 N.E. 45th Ave. [www.bachcantatachoir.org](http://www.bachcantatachoir.org)

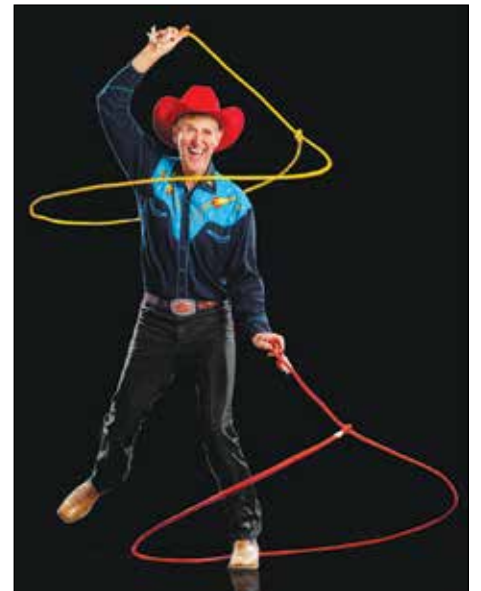
FAMILIES AND TEENS

SIGN UP TO STAY BUSY

Oct. 10. Portland Parks and Recreation opens registration for activities running from Nov. 4 to Jan. 5. There are "TeenForce" activities, such as baking with friends, group fitness classes, martial arts, musical instruction, dance, swimming and more. Prices vary and discounts are available. Register online, by phone, in person, or by mail. 503-307-4131. Find the catalog online at [www.portland.gov/sites/default/files/2024/ppr-fall-guide-2024\\_0.pdf](http://www.portland.gov/sites/default/files/2024/ppr-fall-guide-2024_0.pdf)

COWBOY CIRCUS

Oct. 13, 1 p.m. Leapin' Louie Lichtenstein, who bills himself as the "World's Funniest Latvian Jewish Cowboy" presents "A Cowboy Circus About Animals Who Fly." Lichtenstein is a versatile performer, earning four stars at the Edinburgh Fringe Festival. The



Leapin' Louie Lichtenstein, the Latvian Jewish Cowboy, must be seen to be believed. You can do just that Oct. 13. (Miri Stebivka)

Oregonian got it right when it said he "has to be seen to be believed." Adults \$18; under 17, \$10. Alberta Rose Theatre; 3000 N.E. Alberta St. 503-719-6955; <https://tinyurl.com/LeapinLouie>

TRICK OR TREAT IN MONTAVILLA

Oct. 27. All day. Got treats? Add your business to the Montavilla/East Tabor Business Association's trick-or-treat map. METBA will provide signage indicating you are a participating business. Participating businesses must allow minors. Email [events@metba.org](mailto:events@metba.org)

TRICK OR TREAT ON FREMONT ST.

Oct. 31, 4-6 p.m. The Beaumont Business district will be handing out sweet treats

- CONTINUED ON PAGE 19



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- 2 The smoke chamber is required to be sealed smooth with refractory mortar to protect exterior combustibles from igniting.
- 3 Wood can be found inside smoke chambers, which can lead to house fires.
- 4 Heat can transfer through masonry and actually ignite combustibles on the other side of a row of brick without actually touching it.




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Chimney Safety Institute of America (csia.org) According to the CSIA (csia.org) problems such as gaps, cracks, and spalling in your chimney's flue can present serious risks to your home and family, because your chimney can no longer perform its intended function - to safely contain and vent the products of combustion to the outside.  
National Fire Protection Association (NFPA) "If the flue liner in a chimney has softened, cracked or otherwise deteriorated so that it no longer has ability to contain the products of a combustion (i.e., heat, moisture, creosote, and flue gases), it shall be removed and replaced, repaired or relined..." NFPA 211-Standard for Chimney, Fireplaces, Vents, and Solid Fuel-Burning Appliances (2006)

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★ STAR COMMUNITY CALENDAR

to the ghouls, princesses and whatever figments and fantasies a child can come up with. The business district is along Fremont from roughly 40th to 50th avenues.

**FOR SENIORS**

**AGE BETTER**

Oct 5. 10 a.m.-4 p.m. The "Age Better Extravaganza" will be held at the Expo Center, featuring speakers, vendors, wellness checks and prizes. Former state senator Margaret Carter is one of the speakers. There will be health checks and representatives from senior housing, banks, travel agencies, home safety and more. Free; Portland Expo Center; 2060 Marine Drive West. www.seastarseniorservies.com/age-better

**VOLUNTEERING AT NE VILLAGE**

Oct. 10, Noon-1 p.m. NE Village PDX, which provides social activities and support services to people over age 60 will hold an "Introduction to Volunteering" session at the Village at the Hollywood Public Library. 4040 N..E Tillamook Ave. Terri McKenzie, 503-479-7061; info@nevillagepdx.org

**INGENERAL**

**TAKE A STAND FOR WOMEN**

Oct. 4. Noon-2 p.m. Join Women's Strike Portland in a rally and march for reproductive freedom, trans health care and ending gender-based violence. Speakers will include Portland mayoral candidate Carmen Rubio, City Council District 3 candidate

Angelita Morillo, District 1 candidate Candace Avalos and Dr. Jennifer Lincoln, ob-gyn physician, author and educator. Attendees are encouraged to wear red. Pioneer Courthouse Square, 701 S.W. Sixth Ave.

**TRICK OR TREAT FOR CANNED FOOD**

Oct. 31, 5-8 p.m. Those inclined to avoid sugar on Halloween night can instead ask for canned goods, which will then be collected and donated to the Sunshine Division of the Portland Police Bureau. The Sunshine Division has been around for decades, helping families

in need. Volunteers get a tote bag and be assigned a few blocks where they will seek donations. For details, contact Mary at bbaboardpresident@gmail.com



**ROLLER DERBY CHAMPIONSHIP**

Nov. 1-3. Portland's Wheels of Justice roller derby team and the Rose City Rollers will host the WFTDA Global Championships. Thirteen of the world's best teams will be in the Rose City for the event. There will be 16 games, concessions and halftime entertainment. Veterans Memorial Coliseum. Tickets and details at wftdaglobalchamps.com

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- Owner's title insurance premiums
- Real Estate Agent commissions
- Escrow fee (½ share)
- Washington County transfer tax - \$1.00 per\$1,000 of sales price (½ share)
- Any loan fees required by buyer's lender (FHA—VA)
- Payoff of all loans or existing loan balance not being assumed by buyer
- Interest accrued to payoff lender statement fees, prepayment penalties (if any), and any additional fees required by the payoff lender to fully satisfy the loan obligation.
- Inspection (according to contract)
- Repairs (according to contract)
- Any judgments, tax liens, etc. against seller
- Recording charges to clear all matters of record against seller
- Unpaid taxes plus tax pro-ration to date of recording
- Any unpaid homeowners dues plus pro-ration of current assessment to date of recording
- Any bonds or assessments (according to contract)
- Government service fee (Multnomah & Washington County- \$30 per tax parcel; Clackamas County- \$35 per tax parcel)

### BUYER

In the Portland Tri-County Area, the BUYER can generally be expected to pay for:

- Lender's title policy premiums
- Real Estate Agent commission (buyer's portion, if any)
- Escrow fee (½ share)
- Washington County transfer tax - \$1.00 per\$1,000 of sales price (½ share)
- Recording charges and electronic recording fees for title transfer and securing new loan(s)
- Inspection (according to contract)
- Tax pro-ration (from date of acquisition)
- All new loan charges (except those required by lender for seller to pay)
- Tax and insurance impound, if required by lender
- Interest on new loan from date of funding to 30 days prior to first payment date
- Assumption/Change of Records fees for takeover of existing loan (proration of payments, Escrow/Impound if applicable)
- Beneficiary Statement Fee for assumption of existing loan
- Inspection fees (roofing, property inspection, geological, etc.)
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- Early issue title insurance on new construction

\*All Fees are subject to change according to your sales contract and /or loan terms.



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