

Grantee's Name and Address:
PREG NW Portland, LLC
1900 S Norfolk Street, Suite 150
San Mateo, CA 94403

Multnomah County Official Records
E Murray, Deputy Clerk

2021-162585

11/02/2021 09:37:24 AM

DEED-DEED Pgs=25 Stn=68 ATJN
\$125.00 \$11.00 \$10.00 \$60.00

\$206.00

QUITCLAIM DEED

The **City of Portland**, ("Grantor") a municipal corporation, duly organized and existing under the laws of the State of Oregon, for good and valuable non-monetary consideration, does hereby remise, release and quitclaim unto **PREG NW Portland, LLC**, an Oregon limited liability company ("Grantee"), and unto Grantee's successors and assigns, all of Grantor's right, title and interest in and to that certain utility easement interests described in **Exhibit A** and depicted on **Exhibit B** (the "Easement") with the tenements, hereditaments and appurtenances belonging or appertaining and encumbering Grantee's property, as described in **Exhibit C**, including:

That certain Utility Easement reserved in Section 1.(b) in Ordinance No. 125197, recorded on October 17, 1968 in Book 645, Page 1389, Multnomah County Deed Records (Exhibit A).

Contains 6,000 square feet, more or less.

All exhibits attached and incorporated by reference.

As a condition of releasing the Easement and in consideration of such release, Grantee agrees to accept ownership of any abandoned facilities (the "Facilities") in the easement area and hereby waives any claims of any nature that may arise in connection with the continued existence of the Facilities. Grantee's acceptance of ownership of the Facilities, if any, and waiver of claims relating to the facilities, is binding on Grantee's heirs, successors and assigns.

TO HAVE AND TO HOLD, the same unto Grantee's successors and assigns forever.

RW # 9254

1N1E33BA TL 105

After Recording Return to :

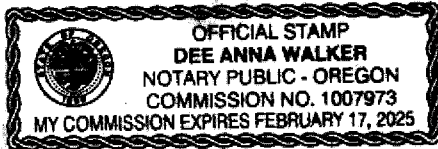
Dee A. Walker, City of Portland

1120 SW 5th Avenue, Suite 1331

Portland, OR 97204

Tax Statement shall be sent to: No Change

IN WITNESS WHEREOF, the Grantor above named has caused this instrument to be executed by its Director of the **Bureau of Environmental Services**, or his designee, this 12th day of October, 2021.



CITY OF PORTLAND, GRANTOR

By: [Signature]

Bureau of Environmental Services Director
or his designee

Jeremiah Hess

State of OREGON

County of MULTNOMAH

On this 12th day of October, 2021 personally appeared Jeremiah D. Hess who being duly sworn, did say that he is the Director, Bureau of Environmental Services, or his designee, of the City of Portland, a municipal corporation, and that said instrument was signed on behalf of said corporation by authority of its City Council and acknowledged said instrument to be its voluntary act and deed.

Before me [Signature]

Notary Public for OREGON

My Commission expires 2-17-25

The remaining signature page intentionally left blank.

IN WITNESS WHEREOF, the Grantor above named has caused this instrument to be executed by its Chief Engineer or designee of the **Portland Water Bureau** this 21st day of October, 2021.

Pursuant to authority granted to the Chief Engineer of the Portland Water Bureau of the City of Portland, a municipal corporation of the State of Oregon, by City Code 21.12.330 "Approval and Release of Easements and Real Property," approved December 9, 2020 by the City Council of the City of Portland, Oregon.

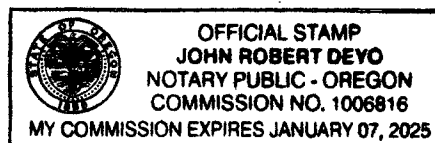
By: Jodie Inman
Name: Jodie Inman
Chief Engineer or designee, Portland Water Bureau

State of OREGON

County of Washington

This instrument was acknowledged before me on October 21, 2021 by Jodie Inman as Chief Engineer or designee of the Portland Water Bureau of the City of Portland, a municipal corporation of the State of Oregon.

John B. Deyo
Notary Public – State of Oregon

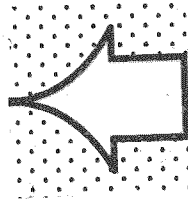


The remaining signature page intentionally left blank

Acknowledged and Agreed:

By:

[Signature]



**SIGN
HERE**

STATE OF _____

County of _____

This instrument was acknowledged before me on *attached*, 20____,
by _____ as a Member of PREGNW Portland, LLC, an Oregon limited
liability company.

see

Notary Public for (state) _____

My Commission expires _____

APPROVED AS TO FORM:

Type text here

Adrienne DelCotto

City Attorney

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

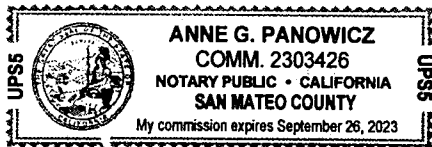
State of California

County of San Mateo

On October 29 2021 before me, ANNE G. PANOWICZ, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Kevin Wilkinson
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Anne G. Panowicz
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer is Representing: _____

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer is Representing: _____

EXHIBIT A

Aud. 99-175-120
4-65 2M

OFFICE OF
AUDITOR OF THE CITY OF PORTLAND
PORTLAND, OREGON 97204

ROOM 303
CITY HALL

BOOK 645 PAGE 1389

COPY CERTIFICATE

STATE OF OREGON,
County of Multnomah,
CITY OF PORTLAND,

ss

I, RAY SMITH, Auditor of the City of Portland, do hereby certify that I have compared the following copy of Ordinance No. 125197, passed by the City Council August 16, 1967, being, "An Ordinance vacating that portion of N.W. Quimby Street lying between the west line of N.W. 20th Avenue and the east line of N.W. 21st Avenue, under certain conditions.",

with the original thereof, and that the same is a full, true and correct copy of such original

ORDINANCE NO. 125197

and of the whole thereof as the same appears on file and of record in my office, and in my care and custody.

IN WITNESS WHEREOF, I have hereunto set my hand and seal of the City of Portland affixed this 17th day of August, 1967.



By

Ray Smith
Auditor of the City of Portland

Deputy

42194

OCT 17 1968

ACCEPTANCE

BOOK 645 PAGE 1390

Portland, Oregon, August 17, 1967

RAY SMITH
Auditor of the City of Portland,
Room 202, City Hall
Portland, Oregon 97204

Dear Sir:

This is to advise the City of Portland, Oregon, that I hereby accept the terms and provisions of Ordinance No. 125197, passed by the Council August 16, 1967, vacating that portion of N.W. Quimby Street lying between the west line of N.W. 20th Avenue and the east line of N.W. 21st Avenue, under certain conditions,

and in consideration of the benefits to be received thereunder by me I hereby agree to abide by and perform each and all of the terms and provisions thereof applicable to me.

Very truly yours,

[CORPORATE
SEAL]

FREIGHTWAYS TERMINAL COMPANY

By A. A. Schnase
A. A. Schnase, President

P. O. Box 2747, Portland, Oregon 97208

Approved as to form:

Alexander H. Brown
City Attorney

*When an acceptance is required from a firm or corporation the Acceptance must be signed by an officer of the firm or corporation stating his or her official title, and corporations must affix the corporate seal.

OCT 17 1968

42194

An Ordinance vacating that portion of N.W. Quimby Street lying between the west line of N.W. 20th Avenue and the east line of N.W. 21st Avenue, under certain conditions.

The City of Portland ordains:

Section 1. The Council finds that Freightways Terminal Company, by A. A. Schmase, President, P.O. Box 2747, Portland, Oregon 97208, on January 5, 1967 filed a petition with the City Council for the vacation of N.W. Quimby Street and N.W. Raleigh Street from the west line of N.W. 20th Avenue to the east line of N.W. 21st Avenue; that the purpose of such street vacation is to consolidate terminal facilities for trucking terminal use; that by report to the City Commissioner of Public Works from the City Engineer, dated May 9, 1967, it was recommended that the petition be granted in part only, namely the vacation of N.W. Quimby Street lying between the west line of N.W. 20th Avenue and the east line of N.W. 21st Avenue, and that the vacation of N.W. Raleigh Street be denied at this time; that the petition complies in all respects with all of the provisions of ORS 271.080 in that it includes the consents of owners of all abutting property and of not less than two-thirds in area of the real property affected thereby; that pursuant to ORS 271.100 the Council fixed a time and place for public hearing before the City Council, to-wit: 9:30 A.M., June 28, 1967, in the Council Chambers of the City Hall, in the City of Portland, Oregon, at which time and place said hearing was held; that the Auditor published notice of such hearing in the city's official newspaper, The Daily Journal of Commerce, once each week for four consecutive weeks and posted such notice in certain places in area to be vacated, all in accordance with provisions of ORS 271.100 et seq; that such vacation will not interfere with any improvements proposed by the Commissioner of Public Docks, nor with the reasonable access to the water front, nor any transportation terminal, and that approval of such vacation by the Port of Portland and by the Dock Commission is attached to CC 3956 (1967); that any objections or remonstrances made or filed against said street vacation were heard and considered by the Council, and the Council found and does now find that said vacation should be granted in part under certain conditions; now, therefore, the following described property hereby is vacated under the following conditions:

That portion of N.W. Quimby Street lying between the west line of N.W. 20th Avenue and the east line of N.W. 21st Avenue.

- (a) That the petitioner pay all costs incidental to the vacation proceedings;
- (b) Nothing herein contained shall cause or require the removal or abandonment of any sewer, water or gas main, conduit of any kind, wire, pole or thing used,

42194

OCT 17 1968

BOOK 645 PAGE 1392

or intended to be used, for any public service, and the right hereby is reserved for the owner of any such utility or thing to maintain, continue, repair, reconstruct, renew, replace, rebuild, and/or enlarge any and all such things; that no building or structure of any kind shall be built or erected within a distance of ten feet from the center line of any such utility, except with the written consent of the City Engineer and the owner of the utility, and that any and all such contemplated building plans in said vacated area shall be submitted for approval to the City Engineer and to the Director of the Bureau of Buildings, to the end that such construction may be so adjusted with reference to all public utilities in said area as to cause a minimum of danger or inconvenience to the public and to the owner of such utility and to protect and preserve the same as presently constructed or hereafter reconstructed, renewed, replaced and/or enlarged;

- (c) That the petitioner agrees to pay all costs in connection with cutting and plugging a 6 inch diameter water main in N.W. 20th Ave. and N.W. 21st Ave. and for the relocation of a 4 inch diameter water service from N. W. Quimby St. to an adjoining city street, all as required by the Water Engineer;
- (d) That the petitioner agrees to pay all costs in connection with the abandonment by the city of an existing 12 inch diameter sewer, said costs to include construction of a manhole in N.W. 20th Ave. and relocation of inlets as required by the City Engineer;
- (e) That the petitioner agrees to pay all costs of reconstructing the intersections of N.W. Quimby St. and the west side of N.W. 20th Ave. and the east side of N.W. 21st Ave., said reconstruction to be in accordance with plans and specifications to be furnished by the City Engineer;
- (f) Petitioners shall file with the City Auditor, in form approved by the City Attorney, a document in writing accepting the terms and conditions of this ordinance.

ORDINANCE No.

BOOK 645 PAGE 1393

Section 2. The City Auditor shall at the expense of the petitioner file with the Recorder, the Assessor and the Surveyor of the county in which said property is located a certified copy of this ordinance and the acceptance thereof, and any map, plat or other record which may be required by law.

Passed by the Council, AUG 16 1967

Order of Council
July 31, 1967
AGB/fg

Attest:

Sam A. Schrank
Mayor of the City of Portland
Ray Smith

Auditor of the City of Portland

Page No. 3.

OCT 17 1968

42194

EXHIBIT B

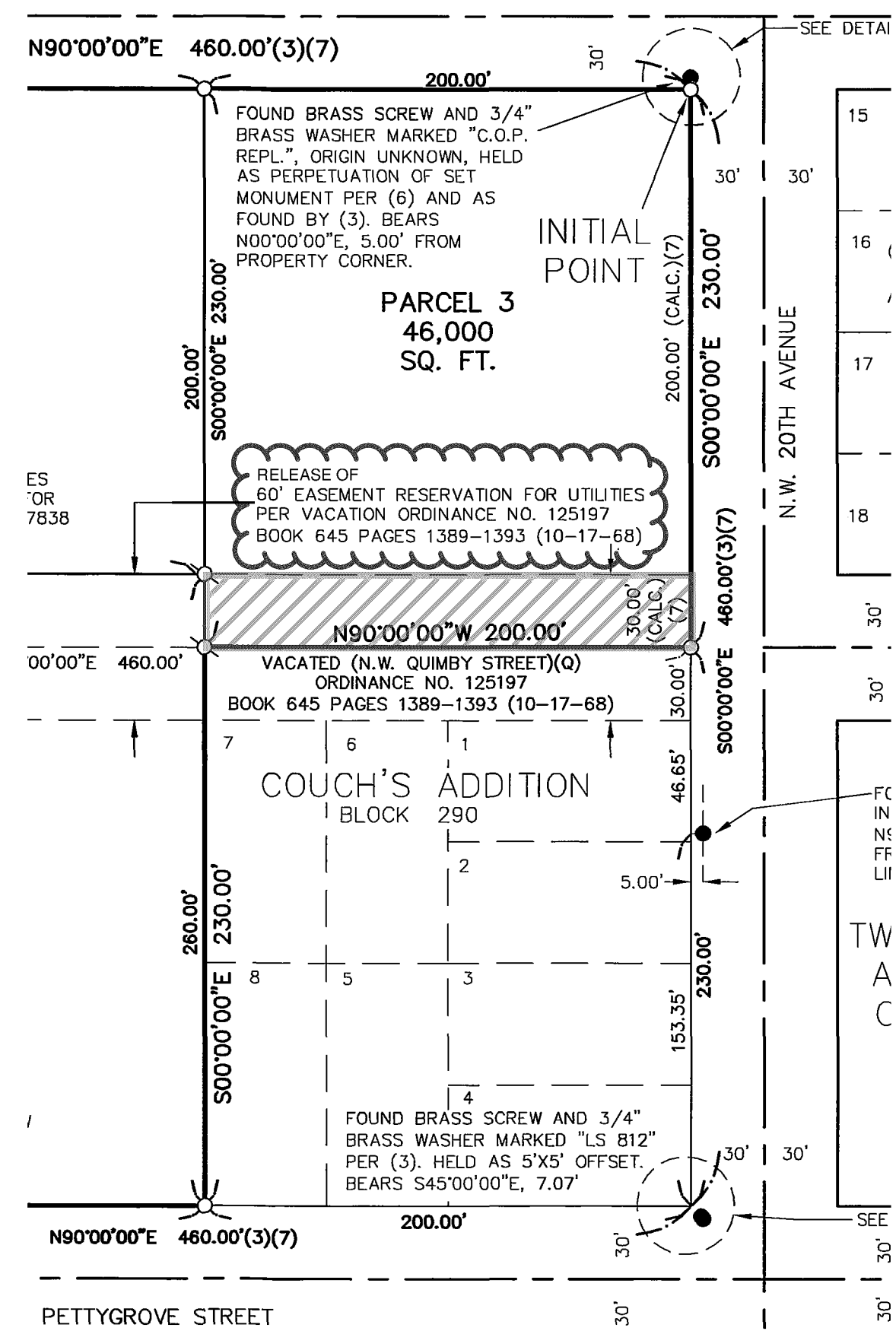


EXHIBIT C

After recording return to:

Philip J. Levine, Esq.
Morrison & Foerster, LLP
755 Page Mill Road
Palo Alto, CA 94304

Multnomah County Official Records
E Murray, Deputy Clerk

2017-156772

12/28/2017 02:51:21 PM

1R-W DEED Pgs=4 Stn=28 HAK
\$20.00 \$11.00 \$6.00 \$20.00

\$57.00

Until a change is requested, all tax statements
shall be sent to Grantee at the following
address:

GRANTOR: XPO PROPERTIES, INC., a
Delaware corporation

c/o Prometheus Real Estate Group, Inc.
1900 South Norfolk St., Ste. 150

GRANTEE: PREG NW PORTLAND, LLC, an
Oregon limited liability company

San Mateo, CA 94403
Attn: Jaclyn B. Safier and John Millham

STATUTORY SPECIAL WARRANTY DEED

XPO PROPERTIES, INC., a Delaware corporation, as to Parcels I and II, which acquired title to Parcel I as CNF Properties, Inc., a Delaware corporation ("Grantor"), conveys and specially warrants to PREG NW PORTLAND, LLC, an Oregon limited liability company ("Grantee"), the real property in Multnomah County, Oregon, more particularly described on Exhibit A attached hereto and by this reference incorporated herein, free of encumbrances created or suffered by the Grantor, except for those encumbrances set forth on Exhibit B, attached hereto and by this reference incorporated herein.

The true consideration for this conveyance in terms of dollars is \$39,375,000.00.

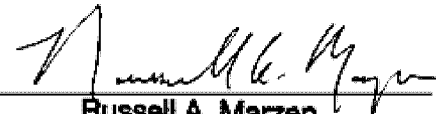
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

(Signature page follows.)

CHICAGO TITLE 472517006587-50 Comm

DATED: December 28, 2017

XPO PROPERTIES, INC., a Delaware
corporation

By: 
Name: Russell A. Marzen
Its: SVP, Corporate Real Estate
XPO Logistics

State of Oregon

County of Multnomah

This record was acknowledged before me on December 27, 2017, by

Russell A. Marzen as SVP Corp Real Estate of
XPO PROPERTIES, INC., a Delaware corporation.

Karen L. Jones
Notary Public



Signature page to STATUTORY SPECIAL WARRANTY DEED

Exhibit A

Legal Description

PARCEL I:

All of Block 291, COUCH'S ADDITION TO THE CITY OF PORTLAND, in the City of Portland, County of Multnomah and State of Oregon

TOGETHER WITH that portion of N.W. Quimby Street which inured thereto by Vacation Ordinance No. 125197, recorded October 17, 1968 in Book 645, page 1389.

PARCEL II:

All of Block 292, COUCH'S ADDITION TO THE CITY OF PORTLAND, in the City of Portland, County of Multnomah and State of Oregon,

TOGETHER WITH that portion of N.W. Savier Street which inured thereto by Vacation Ordinance No. 103485 recorded April 3, 1956 in Book 1777, page 64

ALSO TOGETHER WITH that portion of N.W. 20th Avenue which inured thereto by Vacation Ordinance No. 151795 recorded October 23, 1986 in Book 1948, page 1314.

Exhibit B

Permitted Encumbrances

1. Existing storm drainage line, over and across a portion of N.W. Savier Street now vacated, and the conditions imposed thereby as allowed for in Street Vacation Ordinance;
Ordinance No.: 103485
Recording Date: April 3, 1956
Book: 1777 Page: 64 (Affects: Parcel II)
2. City of Portland Ordinance No. 133765 granting a Revocable Permit, including the terms and provisions thereof;
Recording Date: December 17, 1971
Book: 830 Page: 233
3. City of Portland Land Use Review Document No. LU 15-135162 MS for the Con-Way Master Plan, including the terms and provisions thereof;
Recording Date: October 2, 2012
Recording No.: 2012-125044

And amended by City of Portland Land Use Review Document No. LU 15-142459 MS;
Recording Date: September 2, 2016
Recording No.: 2016-110621
4. Street LID (as of the date hereof, if any)
Reference No.: 00157192 (Affects Parcel I)
Reference No.: 00157193 (Affects Parcel II)
5. All matters that would be disclosed by a physical inspection or a properly performed ALTA/NSPS survey of the Property.
6. Declaration of Covenant and Subordination Agreement (Transportation Demand Management Plan), recorded in the real property records of Multnomah County, Oregon on December 28, 2017, as Recording No. 2017-156710.
7. Covenant Transferring Floor Area Ratio recorded in the real property records of Multnomah County, Oregon on December 28, 2017, as Recording No. 2017-156709.
8. Exclusive Easement Agreement recorded in the real property records of Multnomah County, Oregon on December 28, 2017, as Recording No. 2017-156708.
9. Memorandum of Supplemental Real Property Agreement and Agreement to Quitclaim Interest recorded in the real property records of Multnomah County, Oregon on December 28, 2017, as Recording No. 2017-156707.

CHICAGO TITLE

Courtesy Only-Not Examined

RECORDING REQUESTED BY, AND
WHEN RECORDED, RETURN TO:

Brix Law LLP
75 SE Yamhill St Ste 202
Portland, OR 97214
Attn: Bradley S. Miller

Multnomah County Official Records
E Murray, Deputy Clerk

2019-141997

12/27/2019 02:59:57 PM

DEED-DEED Pgs=10 Stn=28 ATEG
\$50.00 \$11.00 \$6.00 \$60.00

\$127.00

**PROPERTY LINE ADJUSTMENT DEED
(Block 291)**

CT ACC 1912-15
PREG NW PORTLAND LLC, an Oregon limited liability company ("Grantor"), owner of Tract 1, that certain real property conveyed to it under Statutory Warranty Deed recorded as Document No. 2017-156772, Official Records of Multnomah County, Oregon, conveys to PREG NW PORTLAND LLC, an Oregon limited liability company ("Grantee"), owner of Tract 2, that certain real property conveyed to it under Statutory Warranty Deed recorded as Document No. 2017-156772, Official Records of Multnomah County, Oregon, the real property located in Multnomah County, State of Oregon, legally described on the attached **Exhibit A ("Exchange Property")**.

The descriptions of the properties following the property line adjustment are described in the attached **Exhibit B ("Tract 1 Post-Exchange")** and **Exhibit C ("Tract 2 Post-Exchange")**.

This deed is recorded to effectuate the establishment of a property line adjustment approved by the City of Portland under File No. PLA 19-235731.

The true and actual consideration paid for this conveyance consists of or includes other property or other value given or promised.

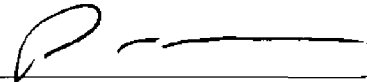
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

IN WITNESS WHEREOF, the Grantor has executed this Deed as of this 18 day of November 2019.

GRANTOR:

PREG NW PORTLAND LLC,
an Oregon limited liability company

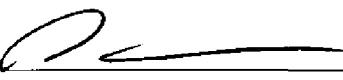
By: SUNSET RIDGE DEVELOPMENT CO., INC.,
a California corporation, its managing member

By: 
Name: David Krasowski
Title: VP, Construction

GRANTEE:

PREG NW PORTLAND LLC,
an Oregon limited liability company

By: SUNSET RIDGE DEVELOPMENT CO., INC.,
a California corporation, its managing member

By: 
Name: David Krasowski
Title: VP, Construction

[Notary acknowledgment on following page]

ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Mateo)

On 11/18/2019 before me, Heidi Bradford
(insert name and title of the officer)

Personally appeared David Krasowski, who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity~~(ies)~~, and that by his/~~her/their~~ signature~~(s)~~ on the instrument the person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.

Signature

Heidi Bradford

(Seal)



ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Mateo

On 11/18/2019 before me, Heidi Bradford
(insert name and title of the officer)

Personally appeared David Krasowski, who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity~~(ies)~~, and that by his/~~her/their~~ signature~~(s)~~ on the instrument the person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.

Signature Heidi Bradford

(Seal)



Exhibit A

Legal Description
(Exchange Property)

attached



PO Box 398
Camas, WA 98607
360.834.2519
www.kcdevelopment.net

PROVIDING SURVEYING AND PLANNING SERVICES WITH A PERSONAL COMMITMENT TO EXCELLENCE.

CONVEYANCE AREA

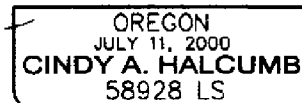
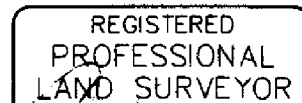
Legal Description

September 24, 2019

A PORTION OF PARCEL 2, PARTITION PLAT NUMBER 2019-21, MULTNOMAH COUNTY RECORDS, SITUATED IN THE SE 1/4 OF THE SW 1/4 OF SECTION 28 AND IN THE NE 1/4 OF THE NW 1/4 OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 1 EAST, W.M., CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF PARCEL 3, PARTITION PLAT NUMBER 2019-21, MULTNOMAH COUNTY RECORDS, BEING A 5/8" REBAR WITH ORANGE PLASTIC CAP INSCRIBED "HHPR INC" WHICH BEARS N00°00'00"E, 30.00 FEET FROM THE SOUTHWEST CORNER THEREOF; THENCE LEAVING SAID LINE, ALONG THE SOUTH LINE OF PARCEL 2, SAID PARTITION PLAT, N90°00'00"W, 30.03 FEET; THENCE LEAVING SAID LINE, N00°00'00"E, 200.00 TO THE SOUTHERLY RIGHT OF WAY LINE OF N.W. RALEIGH STREET, A 60.00 FOOT WIDE PUBLIC STREET; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE, N90°00'00"E, 30.03 FEET TO THE WEST LINE OF SAID PARCEL 3; THENCE ALONG SAID LINE, S00°00'00"W, 200.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 6,006 SQUARE FEET (0.14 ACRES).



EXPIRATION 06/30/21

Exhibit B

Legal Description
(Tract 1 Post-Exchange)

attached



PROVIDING SURVEYING AND PLANNING SERVICES WITH A PERSONAL COMMITMENT TO EXCELLENCE.

PO Box 398
Camas, WA 98607
360.834.2519
www.kcdevelopment.net

NEW TRACT 1
Legal Description
September 24, 2019

A PORTION OF PARCEL 2, PARTITION PLAT NUMBER 2019-21, MULTNOMAH COUNTY RECORDS, SITUATED IN THE SE 1/4 OF THE SW 1/4 OF SECTION 28 AND IN THE NE 1/4 OF THE NW 1/4 OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 1 EAST, W.M., CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "KC DEVELOPMENT" WHICH BEARS N90°00'00"E, 3.00 FEET FROM THE SOUTHWEST CORNER OF PARCEL 2, PARTITION PLAT NUMBER 2019-21, MULTNOMAH COUNTY RECORDS, THENCE ALONG A LINE PARALLEL WITH AND 33.00 FEET DISTANT AND EASTERLY FROM THE CENTERLINE OF N.W. 21ST AVENUE, A 66.00 FOOT WIDE PUBLIC STREET, BEING THE EASTERLY LINE OF THAT EASEMENT FOR RIGHT OF WAY PURPOSES RECORDED IN DOCUMENT NUMBER 2019-081401, SAID RECORDS, N00°00'00"E, 200.00 TO THE SOUTHERLY RIGHT OF WAY LINE OF N.W. RALEIGH STREET, A 60.00 FOOT WIDE PUBLIC STREET; THENCE ALONG SAID RIGHT OF WAY LINE, N90°00'00"E, 227.00 FEET; THENCE LEAVING SAID LINE, S00°00'00"W, 200.00 FEET TO THE SOUTH LINE OF SAID PARCEL 2, BEING THE NORTH RIGHT OF WAY LINE OF VACATED N.W. QUIMBY STREET; THENCE ALONG SAID LINE, S90°00'00"W, 227.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 45,400 SQUARE FEET (1.04 ACRES).

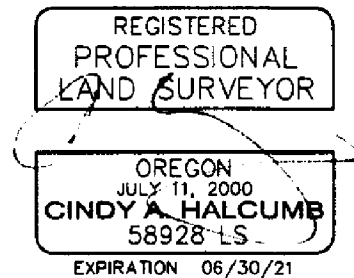


Exhibit C

Legal Description
(Tract 2 Post-Exchange)

attached



PO Box 398
Camas, WA 98607
360.834.2519
www.kcdevelopment.net

PROVIDING SURVEYING AND PLANNING SERVICES WITH A PERSONAL COMMITMENT TO EXCELLENCE.

NEW TRACT 2
Legal Description
September 24, 2019

A PORTION OF PARCEL 2 AND ALL OF PARCEL 3, PARTITION PLAT NUMBER 2019-21, MULTNOMAH COUNTY RECORDS, SITUATED IN THE SE 1/4 OF THE SW 1/4 OF SECTION 28 AND IN THE NE 1/4 OF THE NW 1/4 OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 1 EAST, W.M., CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF PARCEL 3, PARTITION PLAT NUMBER 2019-21, MULTNOMAH COUNTY RECORDS, BEING A 5/8" REBAR WITH ORANGE PLASTIC CAP INSCRIBED "HHPR INC"; THENCE ALONG THE WEST LINE OF SAID PARCEL 3, N00°00'00"E, 30.00 FEET; THENCE LEAVING SAID LINE, ALONG THE SOUTH LINE OF PARCEL 2, SAID PARTITION PLAT, N90°00'00"W, 30.03 FEET; THENCE LEAVING SAID LINE, N00°00'00"E, 200.00 TO THE SOUTHERLY RIGHT OF WAY LINE OF N.W. RALEIGH STREET, A 60.00 FOOT WIDE PUBLIC STREET; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE, N90°00'00"E, 230.00 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 3; THENCE ALONG THE EAST LINE OF SAID PARCEL 3, BEING PARALLEL WITH AND 30.00 FEET DISTANT AND WESTERLY FROM THE CENTERLINE OF N.W. 20TH AVENUE, A 60.00 FOOT WIDE PUBLIC STREET, S00°00'00"W, 230.00 FEET TO THE CENTERLINE OF VACATED N.W. QUIMBY STREET AND THE SOUTHEAST CORNER OF SAID PARCEL 3; THENCE ALONG THE SOUTH LINE OF SAID PARCEL 3, S90°00'00"W, 199.97 FEET TO THE POINT OF BEGINNING.

CONTAINING 51,999 SQUARE FEET (1.19 ACRES).

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 11, 2000
CINDY A. HALCUMB
58928 LS

EXPIRATION 06/30/21