

R/W # 7101-2572

OMSI

S.E. Water Avenue

1S1E03DD 0300

1S1E3D 0302

EXHIBIT A1

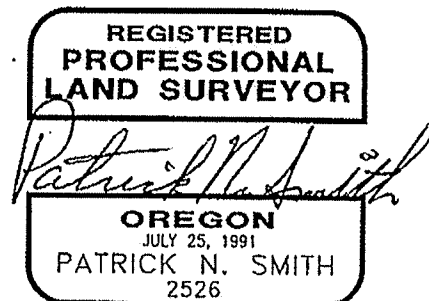
PERMANENT RIGHT-OF-WAY

A parcel of land situated in the Southeast one-quarter of Section 3, Township 1 South, Range 1 East, W.M., City of Portland, Multnomah County, Oregon, and being a portion of that property described in a Special Warranty Deed With Restrictive Covenants to Oregon Museum of Science & Industry recorded December 30, 2005 as Document No. 2005-256076 and a Bargain and Sale Deed to Oregon Museum of Science and Industry, recorded December 31, 1986 in Book 1969, Page 3954 Multnomah County Records, more particularly described as follows:

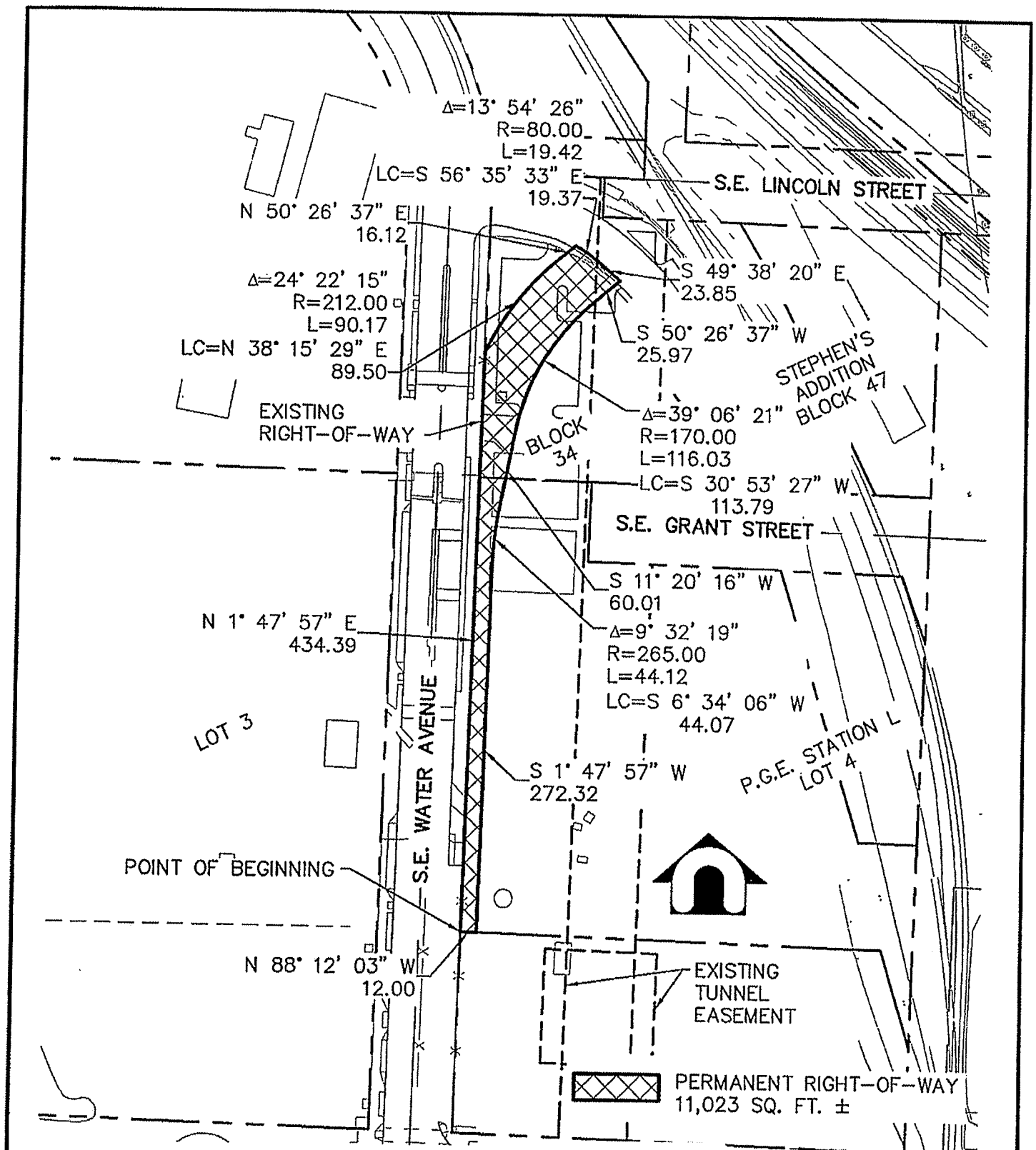
Beginning at the southwest corner of Lot 4, in the duly recorded plat of Portland General Electric Station L; thence North 01° 47' 57" East 434.39 feet along the easterly right-of-way line of S. E. Water Avenue to a point of non-tangent curvature; thence leaving said right-of-way line along the arc of a 212.00 foot radius curve to the right, the radial center of which bears South 63° 55' 38" East, through a central angle of 24° 22' 15", an arc distance of 90.17 feet (the long chord of which bears North 38° 15' 29" East 89.50 feet); thence North 50° 26' 37" East 16.12 feet to a point of non-tangent curvature; thence along the arc of a 80.00 foot radius curve to the right, the radial center of which bears South 26° 27' 14" West, through a central angle of 13° 54' 26", an arc distance of 19.42 feet (the long chord of which bears South 56° 35' 33" East 19.37 feet); thence South 49° 38' 20" East 23.85 feet; thence South 50° 26' 37" West 25.97 feet to a point of curvature; thence along the arc of a 170.00 foot radius curve to the left, through a central angle of 39° 06' 21", an arc distance of 116.03 feet (the long chord of which bears South 30° 53' 27" West 113.79 feet); thence South 11° 20' 16" West 60.01 feet to a point of curvature; thence along the arc of a 265.00 foot radius curve to the left, through a central angle of 09° 32' 19", an arc distance of 44.12 feet (the long chord of which bears South 06° 34' 06" West 44.07 feet); thence South 01° 47' 57" West 272.32 feet to the south line of said lot; thence along said south line North 88° 12' 03" West 12.00 feet to the Point of Beginning.

This parcel contains 11,023 square feet, more or less.

The bearings of this description are based on the Oregon Coordinate System of 1983, north zone, 1991 adjustment.



RENEWS: 6/30/10



**DAVID EVANS
AND ASSOCIATES INC.**

2100 Southwest River Parkway
Portland Oregon 97201
Phone: 503.223.6663

PROJECT

TITLE

PORTLAND STREETCAR LOOP

DWG. REF. PROJECT
SvEm13Ursx0041_R2 URSX0041

DRAWN BY
TAS

DESIGN BY
PNS

SCALE
1" = 100'
APPROVED BY

AMENDMENT NO.
2.0

DATE
11/16/09

SHEET

1

EXHIBIT B1

R/W # 7101-2572
 OMSI
 S.E. Water Avenue
 1S1E03DD 0300
 1S1E3D 0302

EXHIBIT A2

AERIAL EASEMENT

A parcel of land situated in the Southeast one-quarter of Section 3, Township 1 South, Range 1 East, W.M., City of Portland, Multnomah County, Oregon, and being a portion of that property described in a Bargain and Sale Deed to Oregon Museum of Science and Industry, recorded December 31, 1986 in Book 1969, Page 3954, Multnomah County Records, more particularly described as follows:

Commencing at the northwest corner of Lot 4, in the duly recorded plat of Portland General Electric Station L; thence North $01^{\circ} 47' 57''$ East 200.09 feet along the easterly right-of-way line of S. E. Water Avenue to the south right-of-way line of S.E. Lincoln Street (60.00 feet wide) extended; thence South $88^{\circ} 12' 34''$ East 95.12 feet along said south line to the True Point of Beginning; thence along the south right-of-way line of S.E. Lincoln Street South $88^{\circ} 12' 34''$ East 45.69 feet; thence leaving said right-of-way line South $52^{\circ} 23' 27''$ West 64.06 feet; thence North $49^{\circ} 38' 20''$ West 12.19 feet to a point of curvature; thence along the arc of a 80.00 foot radius curve to the left, through a central angle of $12^{\circ} 55' 14''$, an arc distance of 18.04 feet (the long chord of which bears North $56^{\circ} 05' 57''$ West 18.00 feet); thence North $52^{\circ} 23' 27''$ East 37.00 feet to the True Point of Beginning.

This parcel contains 1,447 square feet, more or less.

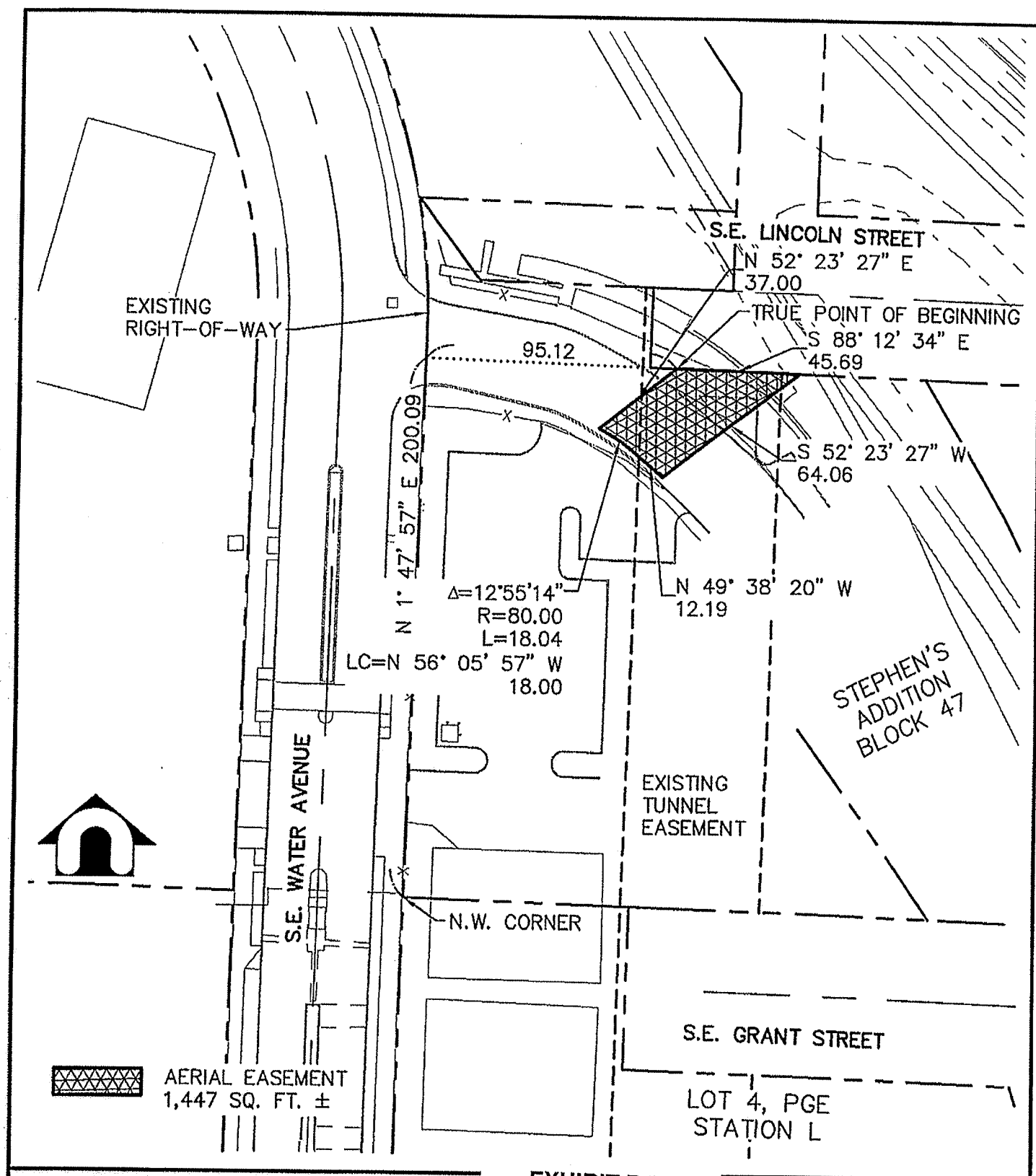
The bearings of this description are based on the Oregon Coordinate System of 1983, north zone, 1991 adjustment.

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Patrick N. Smith

OREGON
 JULY 25, 1991
 PATRICK N. SMITH
 2526

RENEWS: 6/30/10



**DAVID EVANS
AND ASSOCIATES INC.**

2100 Southwest River Parkway
Portland Oregon 97201
Phone: 503.223.6663

PROJECT

TITLE

PORTLAND STREETCAR LOOP

EXHIBIT B2

SHEET

DWG. REF.

SvEm06Ursx0041_R1 URSX0041

DRAWN BY

TAS

PROJECT

DESIGN BY

PNS

SCALE

1" = 50'

APPROVED BY

AMENDMENT NO.

1.0

DATE

11/16/09

1

R/W # 7101-2572

OMSI

S.E. Water Avenue

1S1E03DD 0300

1S1E3D 0302

EXHIBIT A3

FEE

A parcel of land situated in the Southeast one-quarter of Section 3, Township 1 South, Range 1 East, W.M., City of Portland, Multnomah County, Oregon, and being a portion of that property described in a Bargain and Sale Deed to Oregon Museum of Science and Industry, recorded December 31, 1986 in Book 1969, Page 3954, Multnomah County Records, more particularly described as follows:

Commencing at the southwest corner of Lot 4, in the duly recorded plat of Portland General Electric Station L; thence North $01^{\circ} 47' 57''$ East 434.39 feet along the easterly right-of-way line of S. E. Water Avenue to the True Point of Beginning; thence along said right-of-way line North $01^{\circ} 47' 57''$ East 95.58 feet to a point of non-tangent curvature; thence leaving said right-of-way line along the arc of a 20.00 foot radius curve to the right, the radial center of which bears South $11^{\circ} 16' 23''$ East, through a central angle of $23^{\circ} 41' 34''$, an arc distance of 8.27 feet (the long chord of which bears South $89^{\circ} 25' 36''$ East 8.21 feet); thence South $77^{\circ} 34' 49''$ East 39.11 feet to a point of curvature; thence along the arc of a 80.00 foot radius curve to the right, through a central angle of $14^{\circ} 02' 03''$, an arc distance of 19.60 feet (the long chord of which bears South $70^{\circ} 33' 47''$ East 19.55 feet); thence South $50^{\circ} 26' 37''$ West 16.12 feet to a point of curvature; thence along the arc of a 212.00 foot radius curve to the left, through a central angle of $24^{\circ} 22' 15''$, an arc distance of 90.17 feet (the long chord of which bears South $38^{\circ} 15' 29''$ West 89.50 feet) to the True Point of Beginning.

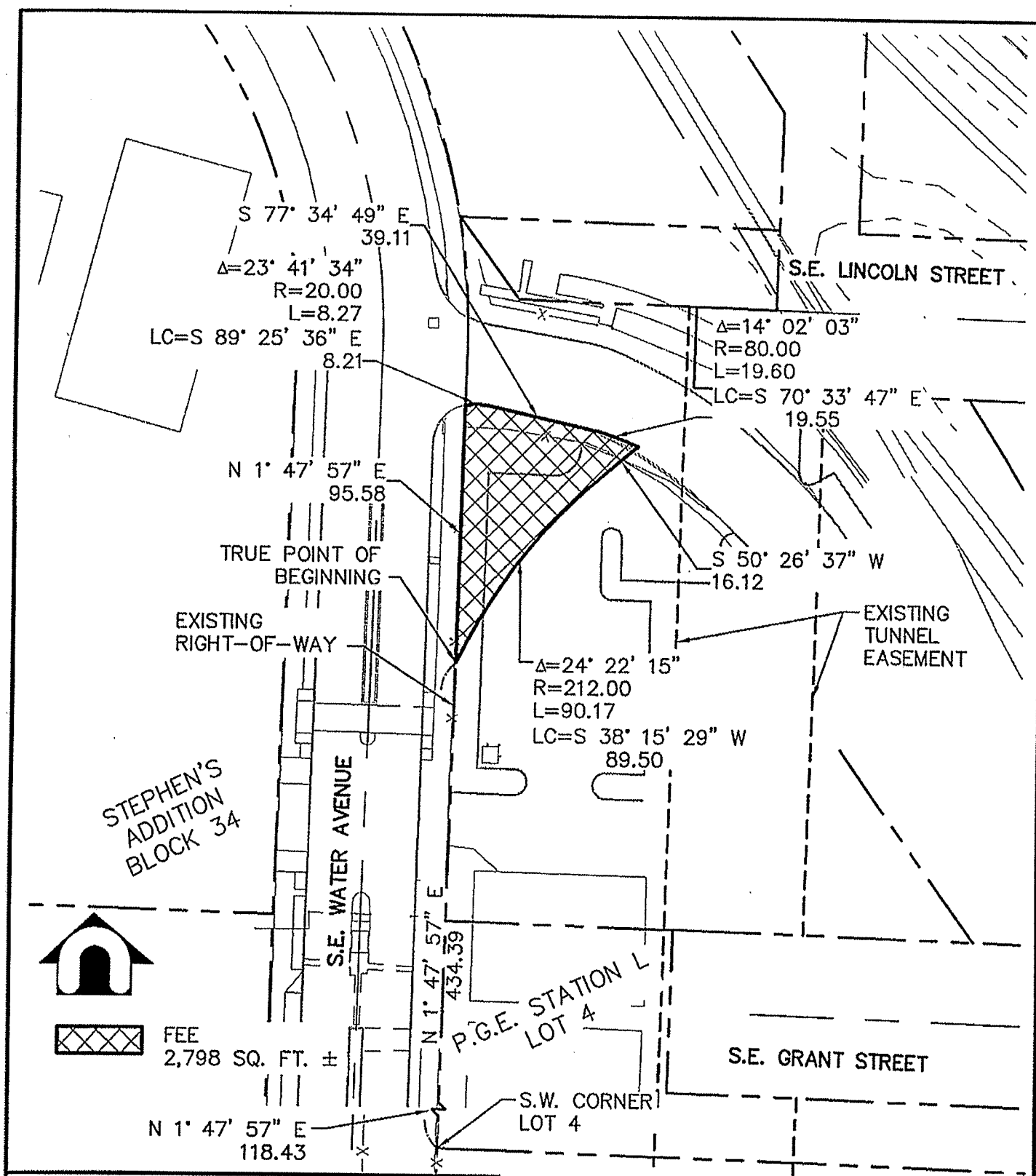
This parcel contains 2,798 square feet, more or less.

The bearings of this description are based on the Oregon Coordinate System of 1983, north zone, 1991 adjustment.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Patrick N. Smith
OREGON
JULY 25, 1991
PATRICK N. SMITH
2526

RENEWES: 6/30/10



PROJECT

EXHIBIT B3

SHEET

TITLE

PORTLAND STREETCAR LOOP

**DAVID EVANS
AND ASSOCIATES INC.**

2100 Southwest River Parkway
Portland Oregon 97201
Phone: 503.223.6663

DWG. REF.

SvEm05Ursx0041_R2 URSX0041

PROJECT

SCALE

1" = 50'

AMENDMENT NO.

2.0

DRAWN BY

TAS

DESIGN BY

PNS

APPROVED BY

DATE

11/16/09

1

R/W #7101-2572

OMSI

S.E. Water Avenue

1S1E03DD 0300

1S1E3D 0302

EXHIBIT A4

TEMPORARY CONSTRUCTION EASEMENT

A parcel of land situated in the Southeast one-quarter of Section 3, Township 1 South, Range 1 East, W.M., City of Portland, Multnomah County, Oregon, and being a portion of that property described in a Special Warranty Deed With Restrictive Covenants to Oregon Museum of Science & Industry recorded December 30, 2005 as Document No. 2005-256076, Multnomah County Records, more particularly described as follows:

Commencing at the southwest corner of Lot 4, in the duly recorded plat of Portland General Electric Station L; thence North 01° 47' 57" East 118.43 feet along the easterly right-of-way line of S. E. Water Avenue; thence leaving said right-of-way line South 88° 12' 03" East 12.00 feet to the True Point of Beginning; thence North 01° 47' 57" East 40.00 feet; thence South 88° 12' 03" East 11.50 feet; thence South 01° 47' 57" West 40.00 feet; thence North 88° 12' 03" West 11.50 feet to the True Point of Beginning.

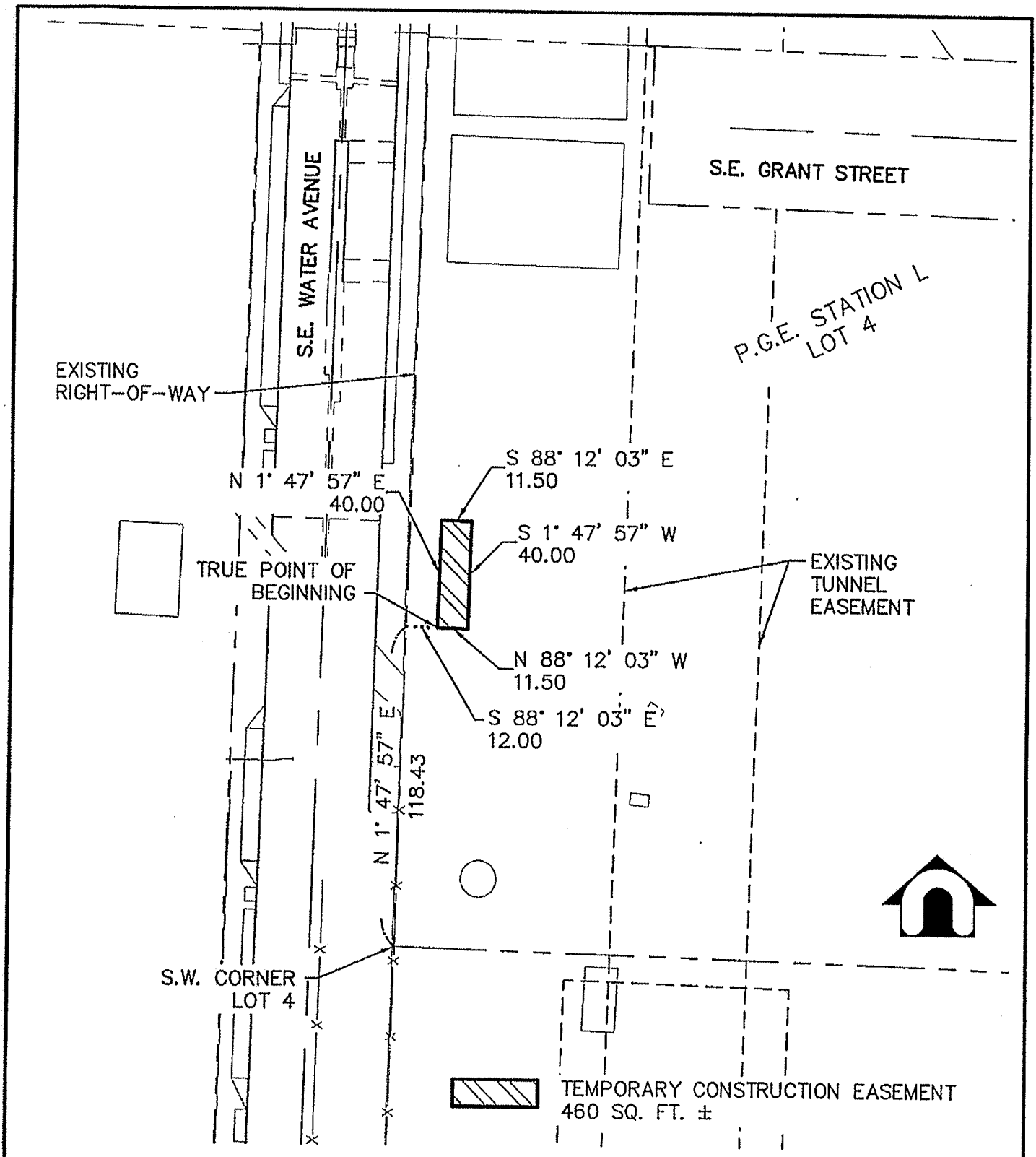
This parcel contains 460 square feet, more or less

The bearings of this description are based on the Oregon Coordinate System of 1983, north zone, 1991 adjustment.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Patrick N. Smith
OREGON
JULY 25, 1991
PATRICK N. SMITH
2526

RENEWALS: 6/30/10



DAVID EVANS

AND ASSOCIATES INC.

2100 Southwest River Parkway

Portland Oregon 97201

Phone: 503.223.6663

PROJECT

TITLE

PORTLAND STREETCAR LOOP

EXHIBIT B4

SHEET

DWG. REF.

SvEm09Ursx0041_R2 URSX0041

PROJECT

DRAWN BY

TAS

DESIGN BY

PNS

SCALE

1" = 50'

APPROVED BY

AMENDMENT NO.

2.0

DATE

11/16/09

1

R/W # 7101-2572

OMSI

S.E. Water Avenue

1S1E03DD 0300

1S1E03D 0302

EXHIBIT A5

TEMPORARY CONSTRUCTION EASEMENT

A parcel of land situated in the Southeast one-quarter of Section 3, Township 1 South, Range 1 East, W.M., City of Portland, Multnomah County, Oregon, and being a portion of that property described in a Special Warranty Deed With Restrictive Covenants to Oregon Museum of Science and Industry recorded December 30, 2005 as Document No. 2005-256076 and a Bargain and Sale Deed to Oregon Museum of Science and Industry, recorded December 31, 1986 in Book 1969, Page 3954 Multnomah County Records, more particularly described as follows:

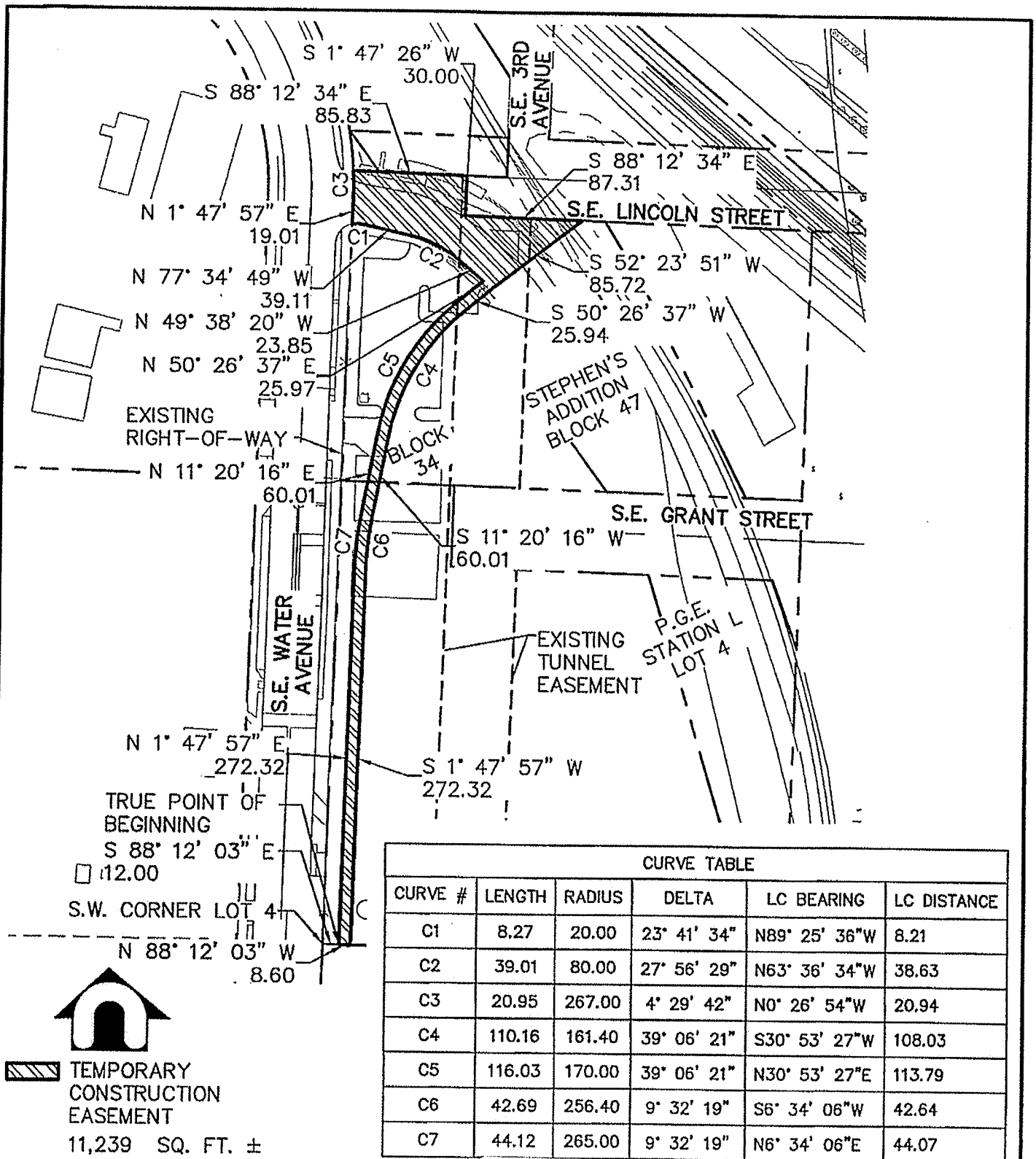
Commencing at the southwest corner of Lot 4, in the duly recorded plat of Portland General Electric Station L; thence along the south line of said lot South 88° 12' 03" East 12.00 feet to the True Point of Beginning; thence North 01° 47' 57" East 272.32 feet to a point of curvature; thence along the arc of a 265.00 foot radius curve to the right, through a central angle of 9° 32' 19", an arc distance of 44.12 feet (the long chord of which bears North 6° 34' 06" East 44.07 feet); thence North 11° 20' 16" East 60.01 feet to a point of curvature; thence along the arc of a 170.00 foot radius curve to the right, through a central angle of 39° 06' 21", an arc distance of 116.03 feet (the long chord of which bears North 30° 53' 27" East 113.79 feet); thence North 50° 26' 37" East 25.97 feet; thence North 49° 38' 20" West 23.85 feet to a point of curvature; thence along the arc of a 80.00 foot radius curve to the left, through a central angle of 27° 56' 29", an arc distance of 39.01 feet (the long chord of which bears North 63° 36' 34" West 38.63 feet); thence North 77° 34' 49" West 39.11 feet to a point of curvature; thence along the arc of a 20.00 foot radius curve to the left, through a central angle of 23° 41' 34", an arc distance of 8.27 feet (the long chord of which bears North 89° 25' 36" West 8.21 feet) to the easterly right-of-way line of S.E. Water Avenue; thence North 01° 47' 57" East 19.01 feet along said right-of-way line to a point of curvature; thence along the arc of a 267.00 foot radius curve to the left, through a central angle of 4° 29' 42", an arc distance of 20.95 feet (the long chord of which bears North 0° 26' 54" West 20.94 feet) to the north line of vacated S.E. Lincoln Street (30.00 feet wide); thence South 88° 12' 34" East 85.83 feet along said north line to the west line of S.E. 3rd Avenue; thence South 01° 47' 26" West 30.00 feet along said west line to the south line of S.E. Lincoln Street; thence South 88° 12' 34" East 87.31 feet along said south line; thence leaving said south line South 52° 23' 51" West 85.72 feet; thence South 50° 26' 37" West 25.94 feet to a point of curvature; thence along the arc of a 161.40 foot radius curve to the left, through a central angle of 39° 06' 21", an arc distance of 110.16 feet (the long chord of which bears South 30° 53' 27" West 108.03 feet); thence South 11° 20' 16" West 60.01 feet to a point of curvature; thence along the arc of a 256.40 foot radius curve to the left, through a central angle of 9° 32' 19", an arc distance of 42.69 feet (the long chord of which bears South 06° 34' 06" West 42.64 feet); thence South 01° 47' 57" West 272.32 feet; thence North 88° 12' 03" West 8.60 feet to the True Point of Beginning.

This parcel contains 11,239 square feet, more or less.

The bearings of this description are based on the Oregon Coordinate System of 1983, north zone, 1991 adjustment.



RENEWS: 6/30/10



**DAVID EVANS
AND ASSOCIATES INC.**

2100 Southwest River Parkway
Portland Oregon 97201
Phone: 503.223.6663

PROJECT

TITLE

PORTLAND STREETCAR LOOP

EXHIBIT B 5

SHEET

DWG. REF.

SvEm11Ursx0041

DRAWN BY

TAS

PROJECT

URSX0041

DESIGN BY

PNS

SCALE

1" = 100'

APPROVED BY

AMENDMENT NO.

1.0

DATE

8/05/09

1

R/W # 7101-2355
 The Pearl LLC
 900 N.W. Lovejoy Street
 1N1E34BC 0300

EXHIBIT C1

PUBLIC WALKWAY EASEMENT

A parcel of land situated in the Northwest one-quarter of Section 34, Township 1 North, Range 1 East, W.M., City of Portland, Multnomah County, Oregon, and being a portion of that property described in Special Warranty Deed to The Pearl LLC, an Oregon limited liability company, recorded April 18, 2000 as Document No. 2000-054071, Multnomah County Records, more particularly described as follows:

Commencing at the northwest corner of Lot 55, in the duly recorded plat of Pearl Block No. 4; thence South 00° 04' 07" West 16.03 feet along the easterly right-of-way line of N.W. 10th Avenue to a point of non-tangent curvature and the True Point of Beginning of this description; thence leaving said easterly right-of-way line along the arc of a 76.52 foot radius to the right, the radial center of which bears South 48° 03' 49" East, through a central angle of 6° 23' 43", an arc distance of 8.54 feet (the long chord of which bears North 45° 08' 03" East 8.54 feet); thence South 89° 55' 53" East 15.95 feet; thence South 52° 42' 52" West 27.67 feet to a point on the easterly right-of-way line of N.W. 10th Avenue; thence along said easterly right-of-way line North 00° 04' 07" East 10.76 feet to the True Point of Beginning.

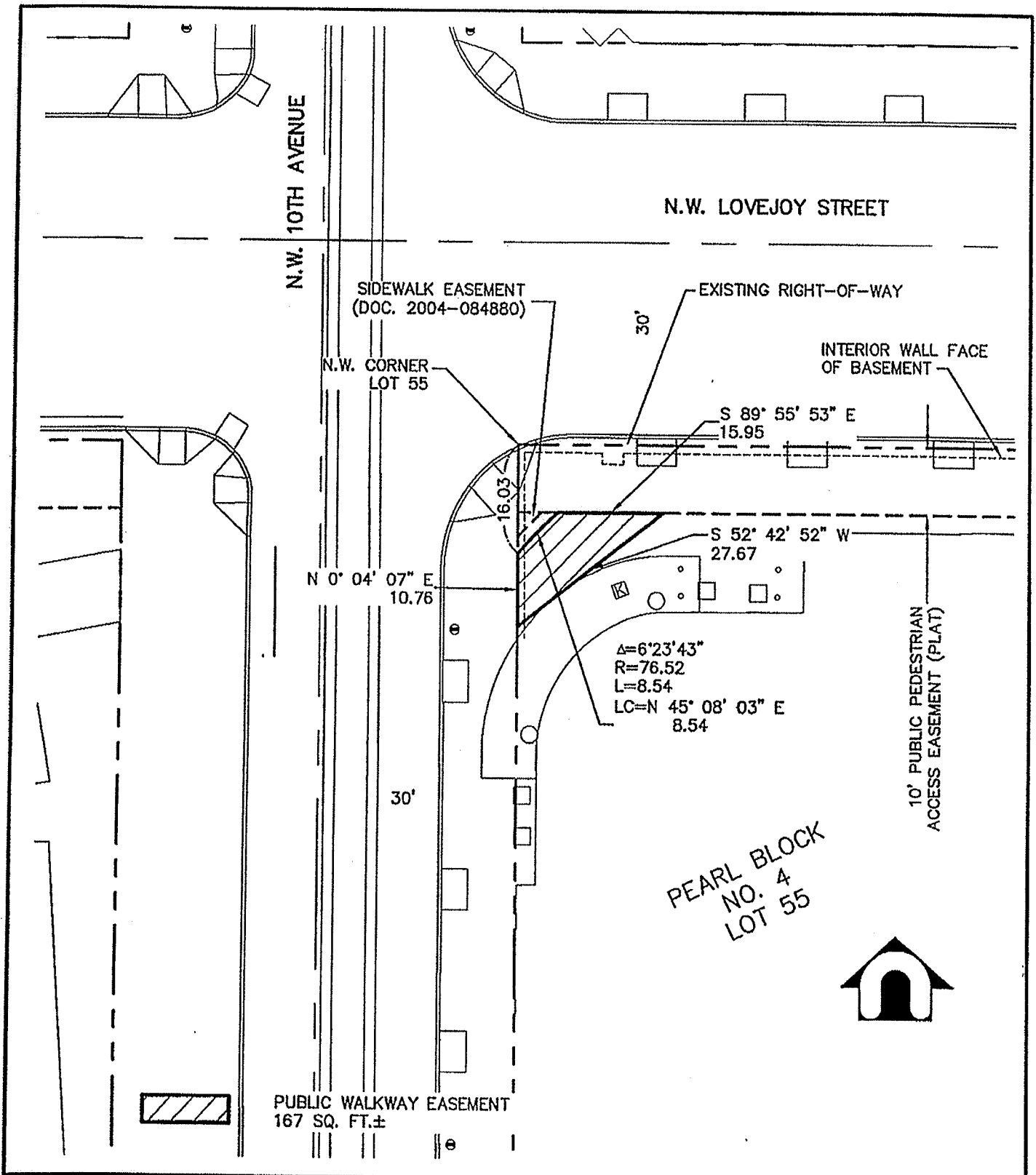
This parcel contains 167 square feet, more or less.

The bearings of this description are based on the Oregon Coordinate System of 1983, north zone, 1991 adjustment.

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Patrick N. Smith
 OREGON
 JULY 25, 1991
 PATRICK N. SMITH
 2526

RENEWS: 6/30/10



**DAVID EVANS
AND ASSOCIATES INC.**

2100 Southwest River Parkway
Portland Oregon 97201
Phone: 503.223.6663

PROJECT

EXHIBIT D1

SHEET

TITLE

PORTLAND STREETCAR LOOP

1N1E 34 BC 300

DWG. REF.

SvEm02Ursx0041b_R5 URSX0041

SCALE

1" = 20'

AMENDMENT NO.

5.0

DRAWN BY

TAS

DESIGN BY

PNS

APPROVED BY

DATE

11/16/09

1

R/W # 7101-2355
 The Pearl LLC
 900 N.W. Lovejoy Street
 1N1E34BC 0300

EXHIBIT C2

STREET DEDICATION

A parcel of land situated in the Northwest one-quarter of Section 34, Township 1 North, Range 1 East, W.M., City of Portland, Multnomah County, Oregon, and being a portion of that property described in Special Warranty Deed to The Pearl LLC, an Oregon limited liability company, recorded April 18, 2000 as Document No. 2000-054071, Multnomah County Records, more particularly described as follows:

Beginning at the northwest corner of Lot 55, in the duly recorded plat of Pearl Block No. 4; thence; South 89° 55' 53" East 20.20 feet along the southerly right-of-way line of N.W. Lovejoy Street to a point of non-tangent curvature; thence leaving said southerly right-of-way line along the arc of a 76.52 foot radius to the left, the radial center of which bears South 28° 39' 58" East, through a central angle of 19° 23' 51", an arc distance of 25.91 feet (the long chord of which bears South 51° 38' 07" West 25.78 feet) to a point on the easterly right-of-way line of N.W. 10th Avenue; thence along said easterly right-of-way line North 00° 04' 07" East 16.03 feet to the Point of Beginning.

EXCEPT therefrom space below the roof of the existing building basement. The roof is computed to be at these elevations:

Point A, the northeast corner of this parcel, 29.72 feet.

Point B, the northwest corner of this parcel, 30.14 feet.

Point C, on the west line South 00° 04' 07" West 13.10 feet from Point B, 33.78 feet.

Point D, on the southeast line South 89° 55' 53" East 2.76 feet from Point C, 33.72 feet.

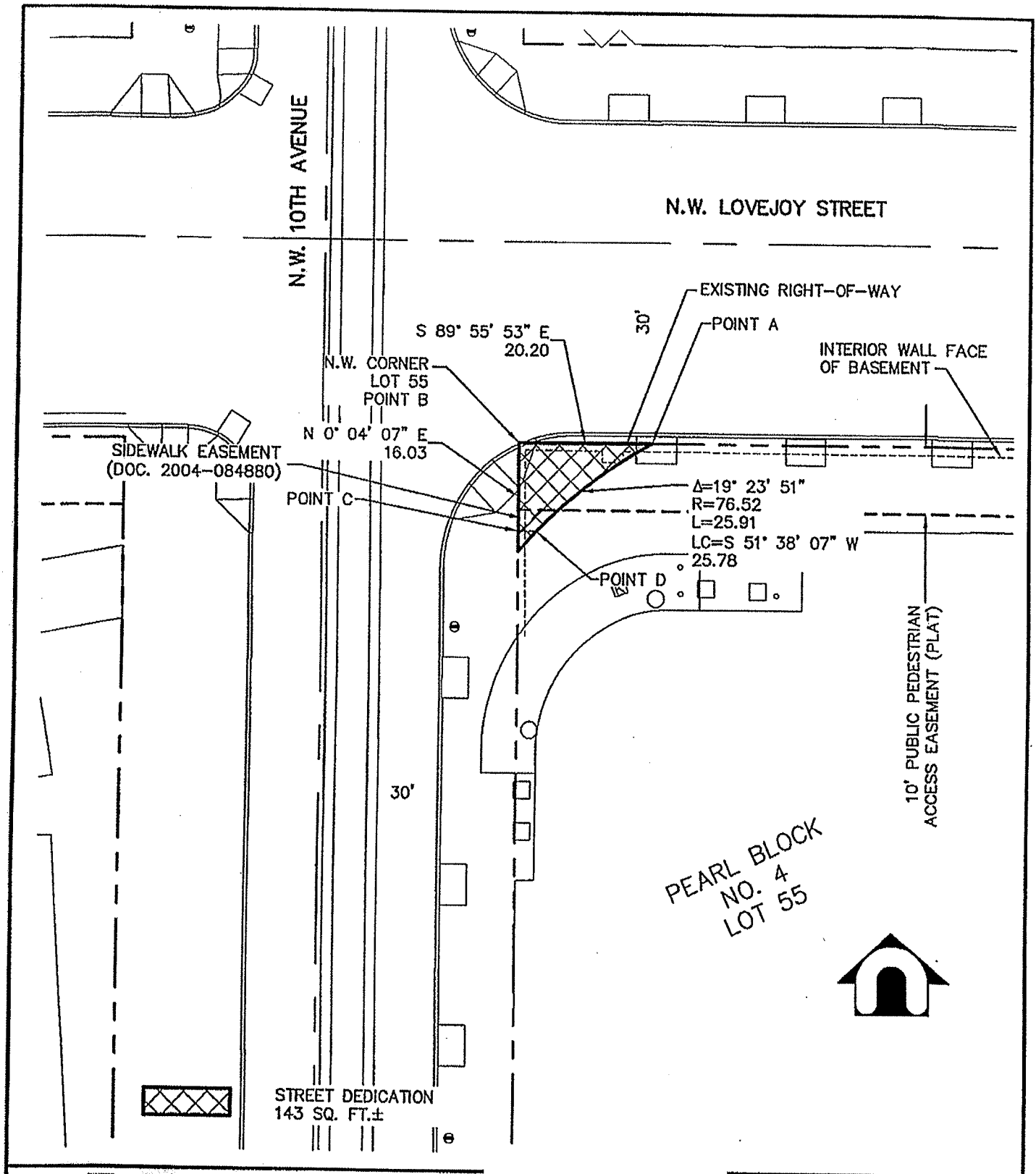
South of the line between Point C and Point D, 34.31 feet.

This parcel contains 143 square feet, more or less.

The bearings of this description are based on the Oregon Coordinate System of 1983, north zone, 1991 adjustment. The elevations of this description are based on the City of Portland vertical datum.



RENEWS: 6/30/10



**DAVID EVANS
AND ASSOCIATES INC.**

2100 Southwest River Parkway
Portland Oregon 97201
Phone: 503.223.6663

PROJECT

EXHIBIT D2

SHEET

TITLE

PORTLAND STREETCAR LOOP

1N1E 34 BC 300

DWG. REF. PROJECT
SvEm02Ursx0041a_R5 URSX0041

SCALE
1" = 20'

AMENDMENT NO.
5.0

DRAWN BY
TAS

DESIGN BY
PNS

APPROVED BY

DATE
11/16/09

EXHIBIT C3

R/W # 7101-2355
The Pearl LLC
900 N.W. Lovejoy Street
1N1E34BC 0300

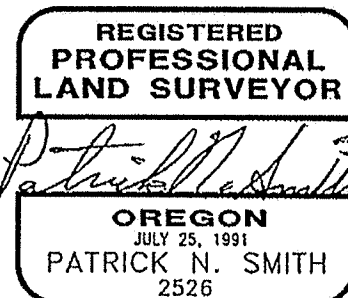
TEMPORARY CONSTRUCTION EASEMENT

A parcel of land situated in the Northwest one-quarter of Section 34, Township 1 North, Range 1 East, W.M., City of Portland, Multnomah County, Oregon, and being a portion of that property described in Special Warranty Deed to The Pearl LLC, an Oregon limited liability company, recorded April 18, 2000 as Document No. 2000-054071, Multnomah County Records, more particularly described as follows:

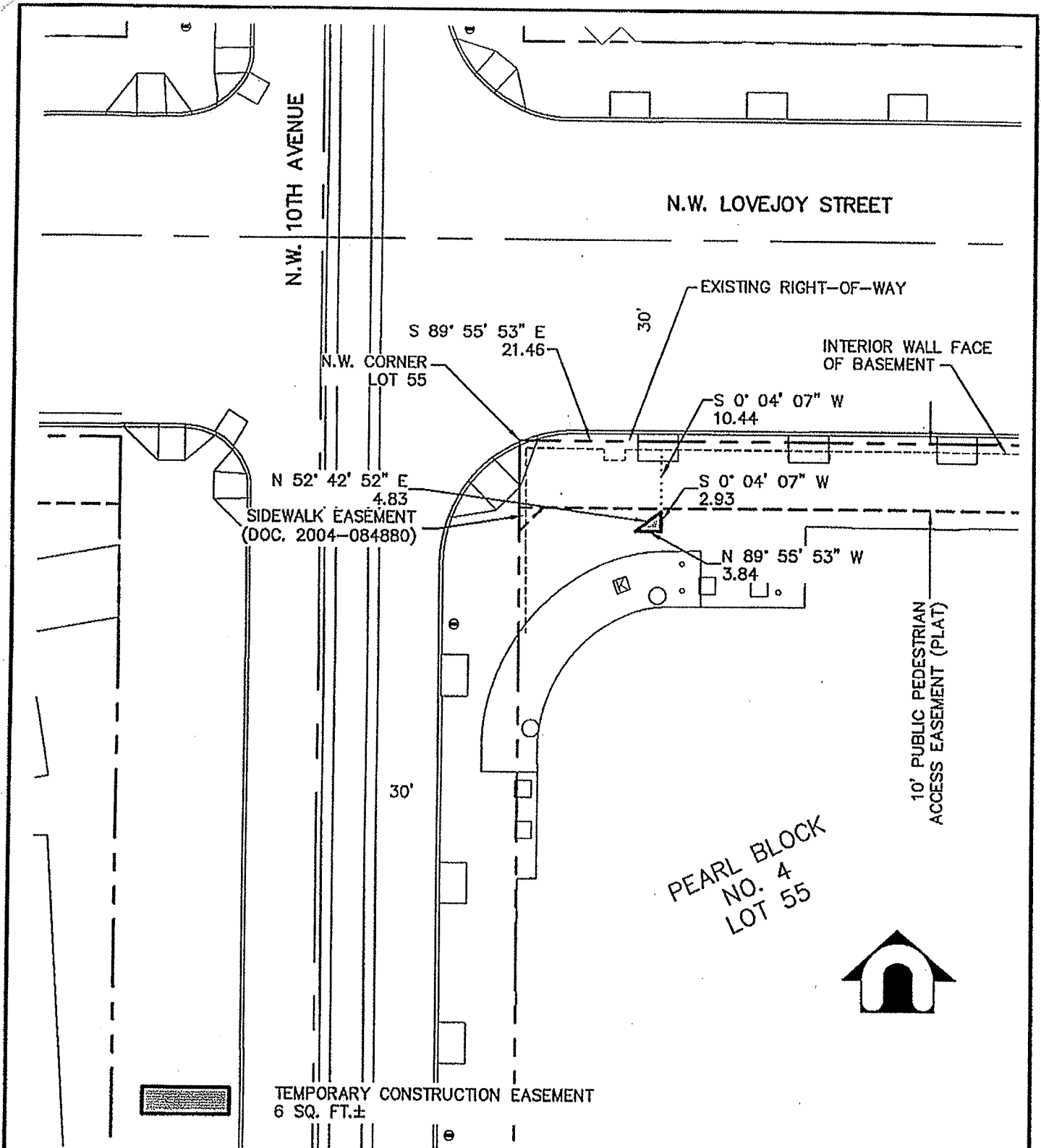
Commencing at the northwest corner of Lot 55, in the duly recorded plat of Pearl Block No. 4; thence South 89° 55' 53" East 21.46 feet along the southerly right-of-way line of N.W. Lovejoy Street; thence leaving said southerly right-of-way line South 00° 04' 07" West 10.44 feet to the True Point of Beginning; thence South 00° 04' 07" West 2.93 feet; thence North 89° 55' 53" West 3.84 feet; thence North 52° 42' 52" East 4.83 feet to the True Point of Beginning.

This parcel contains 6 square feet, more or less.

The bearings of these descriptions are based on the Oregon Coordinate System of 1983, north zone, 1991 adjustment.



RENEWS: 6/30/10



**DAVID EVANS
AND ASSOCIATES INC.**

2100 Southwest River Parkway
Portland Oregon 97201
Phone: 503.223.6663

PROJECT

EXHIBIT D3

SHEET

TITLE

PORTLAND STREETCAR LOOP

1N1E 34 BC 300

DWG. REF.

SvEm02Ursx0041d_R5 URSX0041

SCALE

1" = 20'

AMENDMENT NO.

5.0

DRAWN BY

TAS

DESIGN BY

PNS

APPROVED BY

DATE

11/16/09

R/W #7101-2355
The Pearl LLC
900 N.W. Lovejoy Street
1N1E34BC 0300

EXHIBIT C4

TEMPORARY CONSTRUCTION EASEMENT

A parcel of land situated in the Northwest one-quarter of Section 34, Township 1 North, Range 1 East, W.M., City of Portland, Multnomah County, Oregon, and being a portion of that property described in Special Warranty Deed to The Pearl LLC, an Oregon limited liability company, recorded April 18, 2000 as Document No. 2000-054071, Multnomah County Records, more particularly described as follows:

Commencing at the northwest corner of Lot 55, in the duly recorded plat of Pearl Block No. 4; thence South 00° 04' 07" West 26.79 feet along the easterly right-of-way line of N.W. 10th Avenue to the True Point of Beginning; thence leaving said easterly right-of-way line North 52° 42' 52" East 1.26 feet; thence South 00° 04' 07" West 23.89 feet; thence North 89° 55' 53" West 1.00 feet to said easterly right-of-way line; thence North 00° 04' 07" East 23.12 feet along said easterly right-of-way line to the True Point of Beginning.

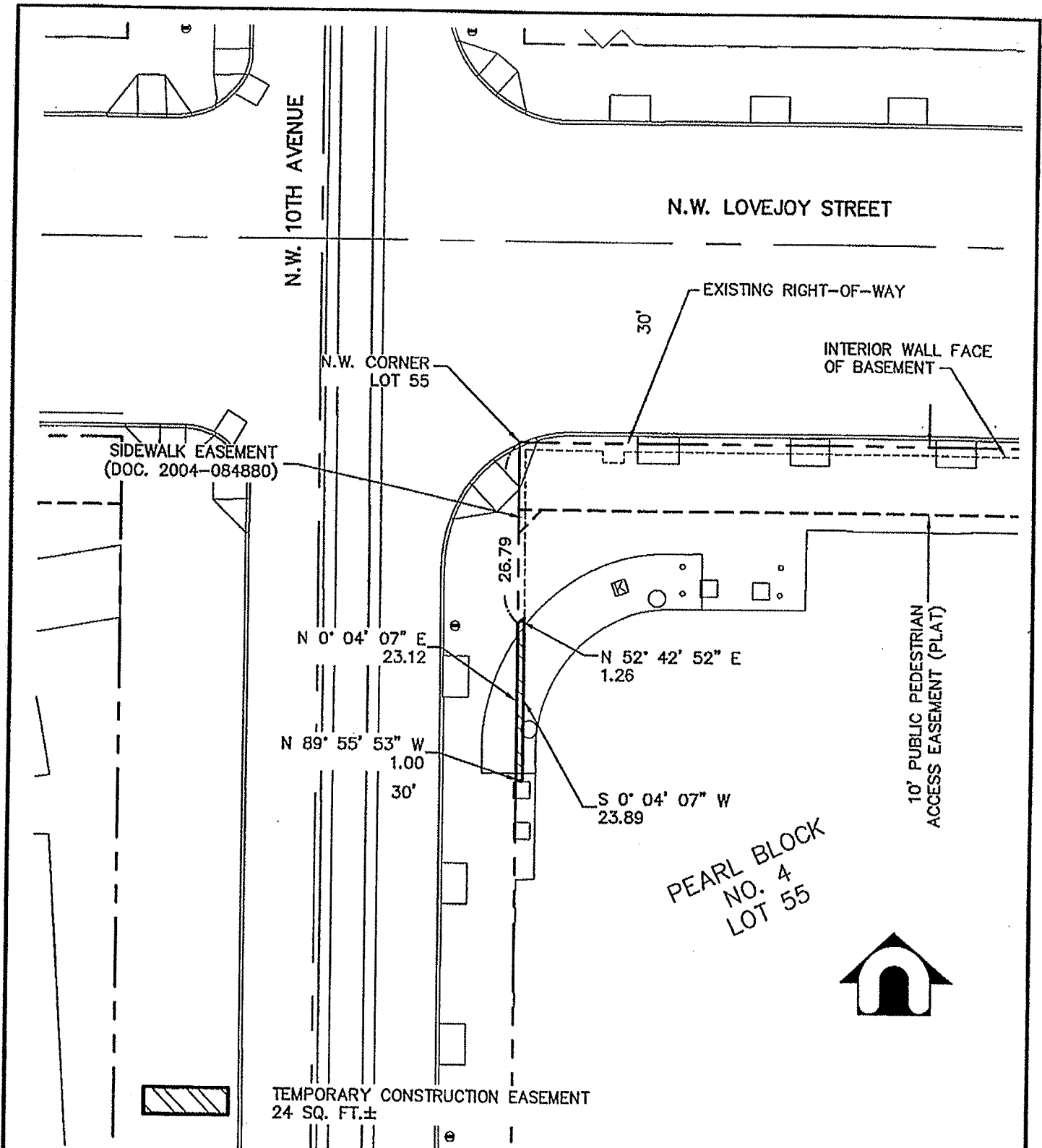
This parcel contains 24 square feet, more or less.

The bearings of these descriptions are based on the Oregon Coordinate System of 1983, north zone, 1991 adjustment.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Patrick N. Smith
OREGON
JULY 25, 1991
PATRICK N. SMITH
2526

RENEWS: 6/30/10



**DAVID EVANS
AND ASSOCIATES INC.**

2100 Southwest River Parkway
Portland Oregon 97201
Phone: 503.223.6663

PROJECT

EXHIBIT D4

SHEET

TITLE

PORTLAND STREETCAR LOOP

1N1E 34 BC 300

DWG. REF.

SvEm02Ursx0041c_R5 URSX0041

SCALE

1" = 20'

AMENDMENT NO.

5.0

DRAWN BY

TAS

DESIGN BY

PNS

APPROVED BY

DATE

11/16/09