

TITLE COMMITMENT INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN THE FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT, FILE NO.: NCS-921187-PHX1, WITH AN EFFECTIVE DATE OF AUGUST 14, 2018.

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MULTNOMAH, STATE OF OREGON, AND IS DESCRIBED AS FOLLOWS:

PARCEL I :

A TRACT OF LAND IN SECTION 11, TOWNSHIP 1 SOUTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF GRESHAM, COUNTY OF MULTNOMAH AND STATE OF OREGON, SITUATED ADJACENT TO THE NORTHERLY RIGHT-OF-WAY LINE OF POWELL VALLEY ROAD, ADJACENT TO THE WESTERLY RIGHT-OF-WAY OF S.E. BURNSIDE ROAD, CONTIGUOUS WITH THE EAST LINE OF THE LAMBERT DONATION LAND CLAIM BOUNDED AS FOLLOWS:

BEGINNING AT A POINT OF INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF THIRD STREET AND THE EAST LINE OF THE J. H. LAMBERT DONATION LAND CLAIM, SAID POINT OF INTERSECTION BEARS SOUTH 01°24'42" WEST 496.23 FEET FROM THE NORTHEAST CORNER OF SAID J. H. LAMBERT DONATION LAND CLAIM, SECTION 11, TOWNSHIP 1 SOUTH, RANGE 3 EAST, WILLAMETTE MERIDIAN, IN THE COUNTY OF MULTNOMAH AND STATE OF OREGON, AND THENCE SOUTH 32°05'18" EAST 135.00 FEET TO A POINT; THENCE NORTH 57°54'42" EAST 112.26 FEET TO A POINT ON THE ARC OF A 5,689.58-FOOT RADIUS CURVE THAT IS CONCAVE TO THE SOUTHWEST, SAID CURVE DEFINING THE WESTERLY RIGHT-OF-WAY LINE OF S.E. BURNSIDE ROAD; THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF S.E. BURNSIDE ROAD AS FOLLOWS: SOUTHEASTERLY 476.24 FEET ALONG THE ARC OF SAID CURVE, THE CHORD BEARS SOUTH 29°41'05" EAST 469.45 FEET, TO THE POINT OF TANGENCY AND SOUTH 27°13'13" EAST 220.67 FEET TO THE POINT OF INTERSECTION OF SAID WESTERLY RIGHT-OF-WAY LINE AND THE NORTHEASTERLY CORNER OF THAT TRACT OF LAND DESCRIBED IN VOLUME 533, PAGE 0090, MULTNOMAH COUNTY RECORD OF DEEDS; THENCE SOUTH 46°00'47" WEST, COINCIDENT WITH THE NORTHWESTERLY BOUNDARY LINE OF SAID TRACT OF LAND, 190.05 FEET TO A 5/8-INCH IRON ROD ON THE NORTHERLY RIGHT-OF-WAY LINE OF POWELL VALLEY ROAD; THENCE WESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY OF POWELL VALLEY ROAD AS FOLLOWS: NORTH 74°58'12" WEST 41.94 FEET TO A 5/8-INCH IRON ROD WITH AN ALUMINUM CAP, NORTH 14°55'36" EAST 29.97 FEET TO A POINT; NORTH 74°58'53" WEST 99.94 FEET TO A POINT, SOUTH 14°58'30" WEST 30.00 FEET TO A 5/8-INCH IRON ROD WITH AN ALUMINUM CAP; NORTH 75°01'30" WEST 252.34 FEET TO A 5/8-INCH IRON ROD WITH AN ALUMINUM CAP MARKING THE POINT OF INTERSECTION OF SAID NORTHERLY RIGHT-OF-WAY LINE WITH THE EAST LINE OF THE J. H. LAMBERT DONATION LAND CLAIM; THENCE NORTH 01°24'42" EAST, COINCIDENT WITH THE EAST LINE OF SAID DONATION LAND CLAIM 688.90 FEET TO THE POINT OF BEGINNING.

THE LEGAL DESCRIPTION WAS CREATED PRIOR TO JANUARY 01, 2008.

PARCEL II :

A PERPETUAL, NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS GRANTED BY DOCUMENT RECORDED JANUARY 12, 1977 IN VOLUME 1150, PAGE 1984, DEED RECORDS, ACROSS THE FOLLOWING PROPERTY:

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF THIRD STREET AND THE EAST LINE OF THE J. H. LAMBERT DONATION LAND CLAIM, SAID POINT OF INTERSECTION BEARS SOUTH 01°24'42" WEST 496.23 FEET FROM THE NORTHEAST CORNER OF SAID J. H. LAMBERT DONATION LAND CLAIM, SECTION 11, TOWNSHIP 1 SOUTH, RANGE 3 EAST, WILLAMETTE MERIDIAN, IN THE COUNTY OF MULTNOMAH AND STATE OF OREGON, AND CONTINUING THENCE SOUTH 01°24'42" WEST, COINCIDENT WITH THE EAST LINE OF SAID DONATION LAND CLAIM, 67.17 FEET TO A POINT; THENCE NORTH 32°23'57" WEST 70.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF THIRD STREET; THENCE NORTHEASTERLY 40.00 FEET ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF THIRD STREET, SAID RIGHT-OF-WAY LINE BEING A 406.97 FOOT RADIUS CURVE LEFT, OF WHICH THE CHORD BEARS NORTH 78°23'21" EAST 39.98 FEET TO THE POINT OF BEGINNING.

PARCEL III :

A RECIPROCAL PARKING EASEMENT AS DESCRIBED IN THAT DOCUMENT RECORDED MARCH 23, 1977, IN VOLUME 1166, PAGE 0630, OVER THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF THIRD STREET AND THE EAST LINE OF THE J. H. LAMBERT DONATION LAND CLAIM, SAID POINT OF INTERSECTION BEARS SOUTH 01° 24' 42" WEST 496.23 FEET FROM THE NORTHEAST CORNER OF SAID J. H. LAMBERT DONATION LAND CLAIM, IN SECTION 11, TOWNSHIP 1 SOUTH, RANGE 3 EAST, WILLAMETTE MERIDIAN, COUNTY OF MULTNOMAH; THENCE NORTHEASTERLY ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF THIRD STREET, SAID SOUTHERLY RIGHT-OF-WAY LINE BEING THE ARC OF A 406.97 FOOT RADIUS CURVE LEFT OF WHICH THE CHORD BEARS NORTH 68° 53' 23" EAST 94.73 FEET TO THE POINT OF REVERSE CURVE WITH A 20.00 FOOT RADIUS CURVE RIGHT; THENCE SOUTHEASTERLY ALONG SAID CURVE RIGHT, THE CHORD BEARS SOUTH 75° 24' 42" EAST 26.96 FEET TO THE POINT ON CURVE ON THE WESTERLY RIGHT-OF-WAY LINE OF S.E. BURNSIDE ROAD; THENCE SOUTHEASTERLY, COINCIDENT WITH SAID WESTERLY RIGHT-OF-WAY LINE, ALONG A 5,689.58 FOOT RADIUS CURVE RIGHT, OF WHICH THE CHORD BEARS SOUTH 32° 32' 22" EAST 97.35 FEET TO A POINT; THENCE SOUTH 57° 54' 42" WEST 112.26 FEET TO A POINT; THENCE NORTH 32° 05' 18" WEST 135.00 FEET TO THE POINT OF BEGINNING.

NOTES CORRESPONDING TO SCHEDULE B

- 10. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN: RECORDING DATE: NOVEMBER 1, 1966... RECORDING INFORMATION: VOLUME 533, PAGE 0019... IN FAVOR OF: CITY OF GRESHAM FOR: SEWER AFFECTS: AREA ALONG E. BURNSIDE (AFFECTS, PLOTTED AND SHOWN)
11. THIS ITEM HAS BEEN INTENTIONALLY DELETED.
12. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN: RECORDING DATE: SEPTEMBER 25, 1975... RECORDING INFORMATION: VOLUME 1063, PAGE 1082 IN FAVOR OF: THE CITY OF GRESHAM FOR: STORM DRAIN AFFECTS: AREA ALONG E. BURNSIDE (AFFECTS, PLOTTED AND SHOWN)
13. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN: RECORDING DATE: JUNE 25, 1976... RECORDING INFORMATION: VOLUME 1111, PAGE 1993... IN FAVOR OF: PORTLAND GENERAL ELECTRIC COMPANY, AN OREGON CORPORATION FOR: UNDERGROUND DISTRIBUTION LINE AFFECTS: THE MOST NORTHERLY 6 FEET (AFFECTS, PLOTTED AND SHOWN)
14. MAINTENANCE PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "EASEMENT" RECORDED JANUARY 12, 1977 IN VOLUME 1150, PAGE 1984. (AFFECTS, PLOTTED AND SHOWN)
15. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "CROSS EASEMENT AGREEMENT" RECORDED MARCH 23, 1977 IN VOLUME 1166, PAGE 0630. (AFFECTS, PLOTTED AND SHOWN)
16. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN: RECORDING INFORMATION: MAY 10, 1990 IN VOLUME 2300, PAGE 1432 AS FEE NO. 90040242 IN FAVOR OF: PORTLAND GENERAL ELECTRIC COMPANY, AN OREGON CORPORATION FOR: UNDERGROUND DISTRIBUTION LINE (AFFECTS, LOCATION APPROXIMATED)
17. TERMS AND PROVISIONS OF AN UNRECORDED LEASE DATED MAY 18, 1998, BY AND BETWEEN GRESHAM VILLAGE SHOPPING CENTER LLC, AN OREGON LIMITED LIABILITY COMPANY AS LESSOR AND EVERGREEN STATE LIMITED PARTNERSHIP NO. 20, A WASHINGTON LIMITED PARTNERSHIP AS LESSEE, AS DISCLOSED BY A MEMORANDUM OF LEASE RECORDED NOVEMBER 24, 1998 AS FEE NO. 98215259. DEFECTS, LIENS, ENCUMBRANCES OR OTHER MATTERS AFFECTING THE LEASEHOLD ESTATE, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS ARE NOT SHOWN HEREIN. NOTE: SAID DOCUMENT CONTAINS RESTRICTIONS AFFECTING THE ENTIRE SHOPPING CENTER (AFFECTS, BLANKET IN NATURE)
29. THIS ITEM HAS BEEN INTENTIONALLY DELETED.

STATEMENT OF ENCROACHMENTS

PARKING APPEARS TO ENCR OACH IN TO THE PUBLIC RIGHT-OF-WAY BY AS MUCH AS 16.1'.

UTILITY INFORMATION

Table with columns: Ticket Number, District, Company, Marking/Concern, Cust/Service, Repair. Includes entries for Comcast Cable, City of Gresham, Frontier Communications, NW Natural, and City of Portland.

BOUNDARY DETAIL NOT TO SCALE

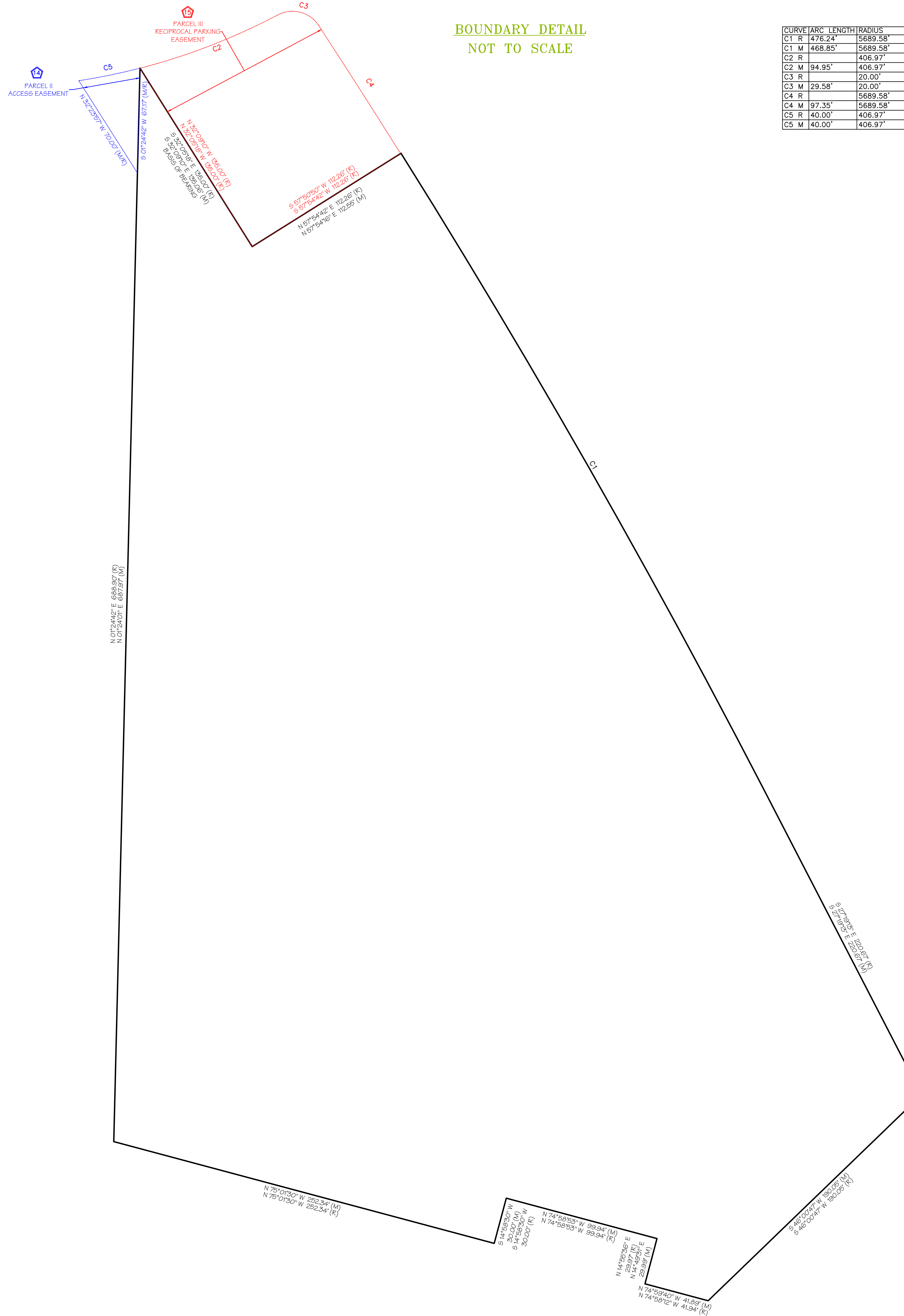


Table with columns: CURVE, ARC LENGTH, RADIUS, DELTA ANGLE, CHORD BEARING, CHORD LENGTH. Lists curves C1 through C5 with their respective measurements.

VICINITY MAP NOT TO SCALE. SHEET 1 OF 3. LAND AREA: 244221± SQUARE FEET, 5.606± ACRES. PARKING: REGULAR= 239, HANDICAP= 7, TOTAL= 246.

FLOOD INFORMATION. FLOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.MSC.FEMA.GOV...

BEARING BASIS. BEARINGS SHOWN HEREON ARE BASED ON THE NORTHERLY LINE WHICH BEARS S32°09'10"E PER OREGON STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83.

- GENERAL NOTES. 1. WITH REGARD TO TABLE A, ITEM 11, SOURCE INFORMATION FROM PLANS AND MARKINGS WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 2.E.IV... 2. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON...

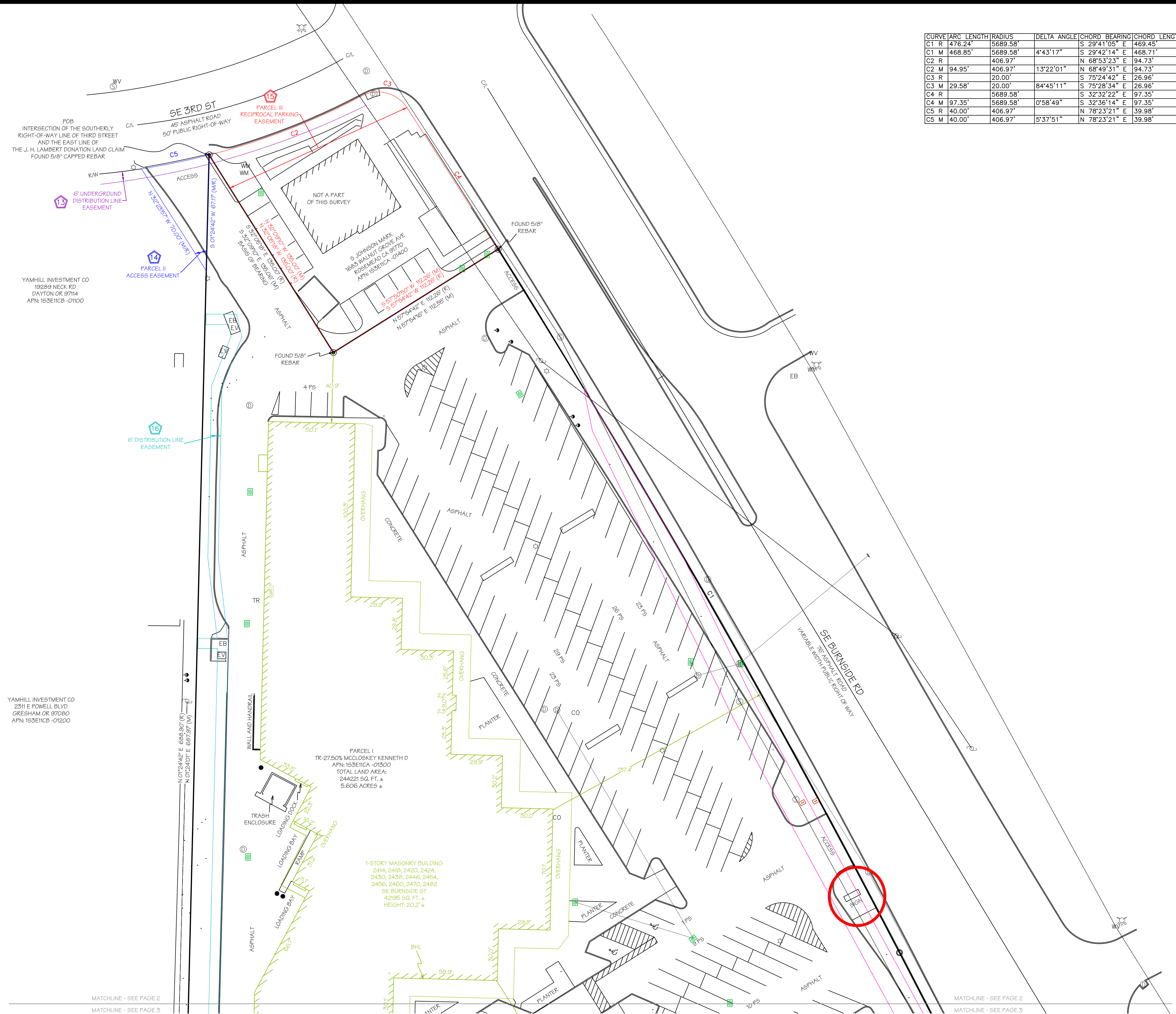
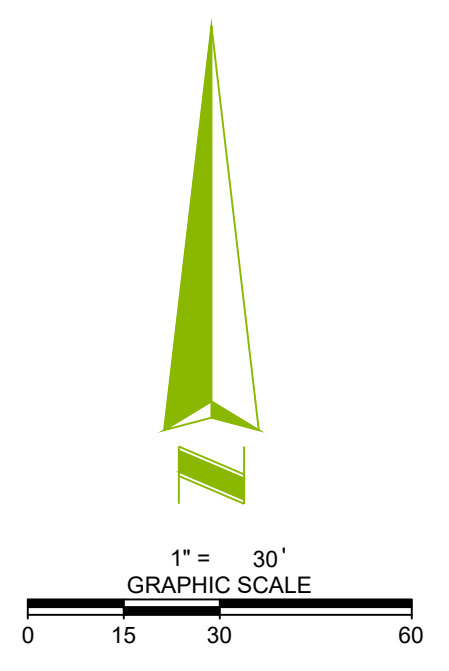
ALTA/NSPS LAND TITLE SURVEY. AEI JOB # 393872. SE BURNSIDE ROAD. 2506 SE BURNSIDE ROAD. GRESHAM, MULTNOMAH COUNTY, OREGON. SITE PICTURE.

COORDINATED BY: AEI CONSULTANTS. 2500 CAMINO DIABLO, WALNUT CREEK, CA, 94597. TELEPHONE: 925.746.6000. EMAIL: SURVEYS@AEICONSULTANTS.COM.

SURVEYOR'S CERTIFICATE. TO: QUATTRO GRESHAM VILLAGE, LLC; EVCAP INVESTMENT, LLC; STANCORP MORTGAGE INVESTORS, LLC; FIRST AMERICAN TITLE INSURANCE COMPANY. REGISTERED PROFESSIONAL LAND SURVEYOR: JASON M. PAGE. NOVEMBER 18, 2014. EXPIRATION DATE: 12-31-2020.

Table with columns: SURVEYED BY, DATE, REVISION HISTORY, BY, SURVEYOR JOB NUMBER, SCALE, COMMENTS. Includes entries for BLEW & ASSOCIATES, P.A. and Jason M. Page.

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1 R	476.24'	5689.58'	4°43'17"	S 29°41'05" E	469.45'
C1 M	468.85'	5689.58'	4°43'17"	S 29°42'14" E	468.71'
C2 R	406.97'	406.97'	13°22'01"	N 68°53'23" E	94.73'
C2 M	94.95'	406.97'	13°22'01"	N 68°49'31" E	94.73'
C3 R	20.00'	20.00'	84°45'11"	S 75°28'34" E	26.96'
C3 M	29.58'	20.00'	84°45'11"	S 75°28'34" E	26.96'
C4 R	5689.58'	5689.58'	0°58'49"	S 32°32'22" E	97.35'
C4 M	97.35'	5689.58'	0°58'49"	S 32°36'14" E	97.35'
C5 R	406.97'	406.97'	5°37'51"	N 78°23'21" E	39.98'
C5 M	40.00'	406.97'	5°37'51"	N 78°23'21" E	39.98'



LEGEND

- | | |
|--|--|
| <ul style="list-style-type: none"> □ SQ.FT. SQUARE FEET ▨ CONCRETE SURFACE ▩ NO PARKING AREA ⊕ HANDICAP PARKING SPACE ⊖ PS PARKING SPACE(S) ⊗ TF TRANSFORMER ⊙ AC AIR CONDITIONER ⊚ WM WATER METER ⊛ EM ELECTRIC METER ⊜ TR TELEPHONE RISER ⊝ CO CLEAN OUT ⊞ EV ELECTRIC VAULT ⊟ GM GAS METER ⊠ GV GAS VALVE ⊡ C/L CENTERLINE OF ROAD ⊢ R/W RIGHT-OF-WAY | <ul style="list-style-type: none"> ⊙ BHL BUILDING HEIGHT LOCATION ⊚ POB POINT OF BEGINNING ⊛ SET REBAR ⊜ FOUND MONUMENT AS NOTED ⊝ DRAINAGE INLET ⊞ WV WATER VALVE ⊟ EB ELECTRIC BOX ⊠ MANHOLE ⊡ STORM MANHOLE ⊢ SANITARY MANHOLE ⊣ UTILITY POLE ⊤ GUY ANCHOR ⊥ FIRE HYDRANT ⊦ SIGN ⊧ BOLLARD ⊨ OVERHEAD UTILITY LINE ⊩ FENCE |
|--|--|

ALTA/NSPS LAND TITLE SURVEY
 AEI JOB # 393872
 SE BURNSIDE ROAD
 2506 SE BURNSIDE ROAD
 GRESHAM, MULTNOMAH COUNTY, OREGON

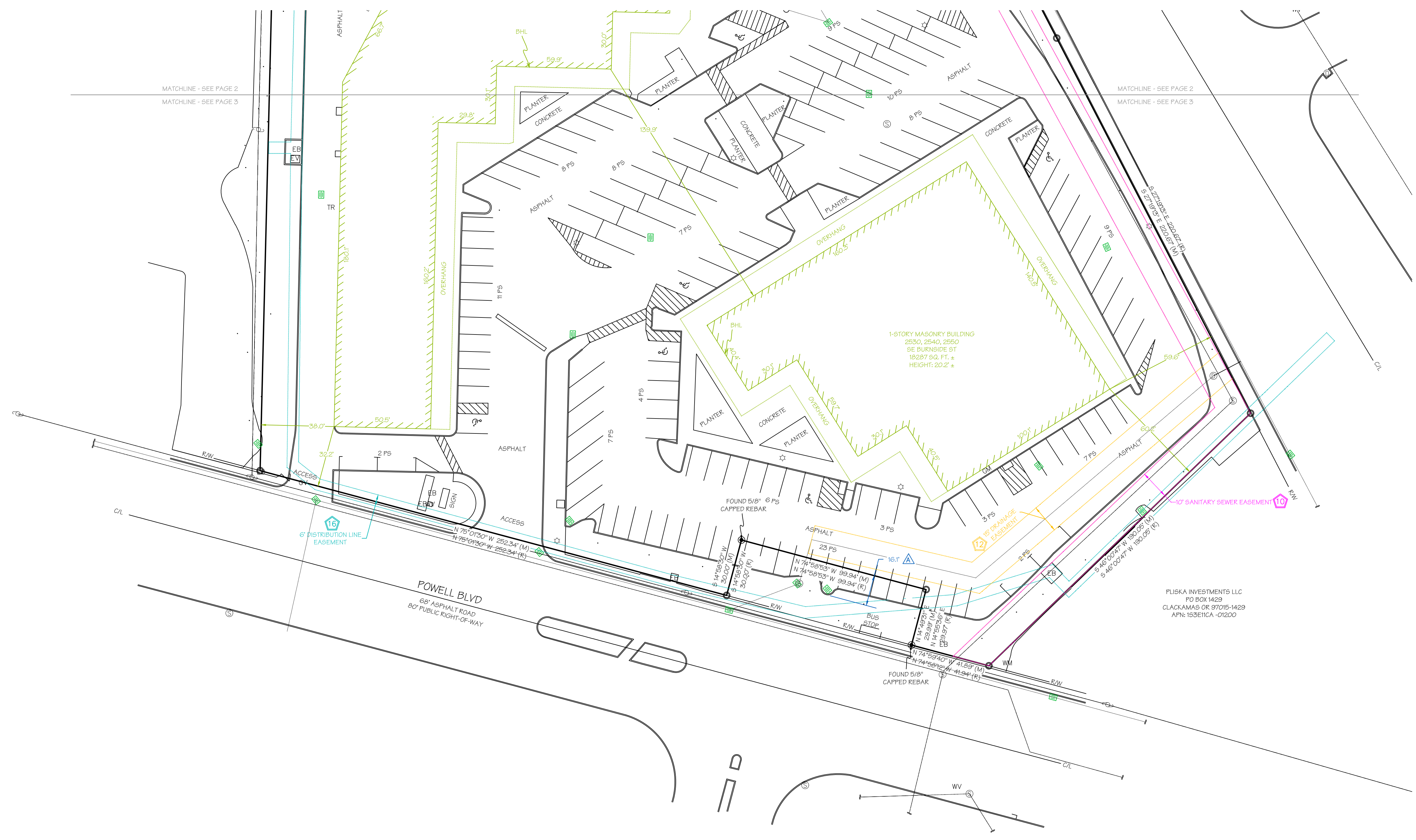
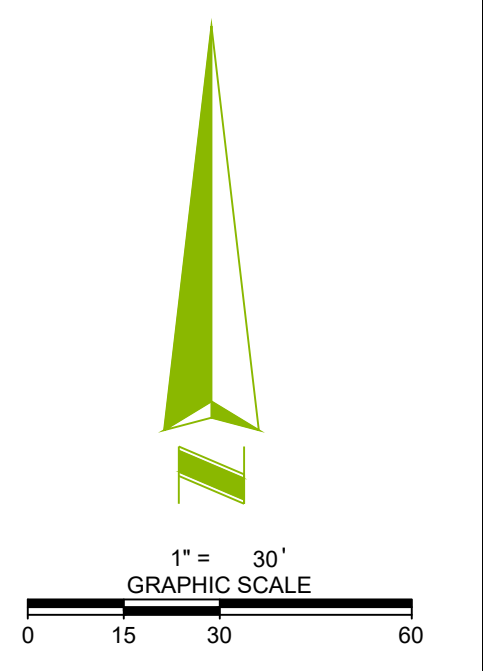
SURVEYED BY:

REGISTERED PROFESSIONAL LAND SURVEYOR
 OREGON
 NOVEMBER 18, 2014
JASON MATTHEW PAGE 88142
 EXPIRATION DATE: 12-31-2020

BLEW & ASSOCIATES, P.A.
 3825 N SHILOH DRIVE
 FAYETTEVILLE, AR 72703
 SURVEY@BLEWINC.COM
 (479) 443-4506

COORDINATED BY: AEI Consultants	DATE: 11/1/18	REVISION HISTORY: COMMENTS	BY: TN	SURVEYOR JOB NUMBER: 18-4404
TELEPHONE: 925.746.6000 EMAIL: SURVEYS@AEICONSULTANTS.COM	1/25/19	COMMENTS	SCALE: 1" = 30'	DRAWN BY: A.N.M.
				APPROVED BY: B.J.M.

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1 R	476.24'	5689.58'	29°41'05"	E 469.45'	469.45'
C1 M	468.85'	5689.58'	4°43'17"	S 29°42'14"	468.71'
C2 R	94.95'	406.97'	13°22'01"	N 68°53'23"	94.73'
C2 M	94.95'	406.97'	13°22'01"	N 68°49'31"	94.73'
C3 R	29.58'	20.00'	84°45'11"	S 75°24'42"	26.96'
C3 M	29.58'	20.00'	84°45'11"	S 75°28'34"	26.96'
C4 R	97.35'	5689.58'	0°58'49"	S 32°36'14"	97.35'
C4 M	97.35'	5689.58'	0°58'49"	S 32°36'14"	97.35'
C5 R	40.00'	406.97'	5°37'51"	N 78°23'21"	39.98'
C5 M	40.00'	406.97'	5°37'51"	N 78°23'21"	39.98'



LEGEND

- | | | | |
|--------|------------------------|-----|--------------------------|
| sq.ft. | SQUARE FEET | BHL | BUILDING HEIGHT LOCATION |
| ▨ | CONCRETE SURFACE | POB | POINT OF BEGINNING |
| ▨ | NO PARKING AREA | SR | SET REBAR |
| ♿ | HANDICAP PARKING SPACE | FM | FOUND MONUMENT AS NOTED |
| PS | PARKING SPACE(S) | DI | DRAINAGE INLET |
| TF | TRANSFORMER | WV | WATER VALVE |
| AC | AIR CONDITIONER | EB | ELECTRIC BOX |
| WM | WATER METER | ⊕ | MANHOLE |
| EM | ELECTRIC METER | ⊙ | STORM MANHOLE |
| TR | TELEPHONE RISER | ⊙ | SANITARY MANHOLE |
| CO | CLEAN OUT | UP | UTILITY POLE |
| EV | ELECTRIC VAULT | GA | GUY ANCHOR |
| GM | GAS METER | ⊙ | LIGHT POLE |
| GV | GAS VALVE | ⊙ | FIRE HYDRANT |
| C/L | CENTERLINE OF ROAD | ⊙ | SIGN |
| R/W | RIGHT-OF-WAY | ⊙ | BOLLARD |
| | | — | OVERHEAD UTILITY LINE |
| | | — | FENCE |

ALTA/NSPS LAND TITLE SURVEY
 AEI JOB # 393872
 SE BURNSIDE ROAD
 2506 SE BURNSIDE ROAD
 GRESHAM, MULTNOMAH COUNTY, OREGON

SURVEYED BY:
 BLEW & ASSOCIATES, P.A.
 3825 N SHILOH DRIVE
 FAYETTEVILLE, AR 72703.
 SURVEY@BLEWING.COM
 (479) 443-4506

REGISTERED PROFESSIONAL LAND SURVEYOR
Jason R. Page
 OREGON
 NOVEMBER 18, 2014
 JASON MATTHEW PAGE
 88142
 EXPIRATION DATE: 12-31-2020

COORDINATED BY:	DATE	REVISION HISTORY	BY	SURVEYOR JOB NUMBER:
AEI Consultants	11/1/18	COMMENTS	TN	18-4404
TELEPHONE: 925.746.6000 EMAIL: SURVEYS@AEICONSULTANTS.COM	1/25/19	COMMENTS		SCALE: 1" = 30'
				DRAWN BY: A.N.M.
				APPROVED BY: B.J.M.