

public notices

TRUSTEE'S NOTICE OF SALE**TRUSTEE'S NOTICE OF SALE**

Reference is made to that certain Fee and Leasehold Deed of Trust, Assignment of Leases and Rents and Security Agreement dated **October 30, 2012** (the "Trust Deed"), made by OGG Salem Center LLC (the "Grantor") to **First American Title Insurance Company**, as Trustee, whose mailing address is 200 Southwest Market Street, Suite 250, Portland, Oregon 97201, for the purposes of securing payment and performance of certain obligations of Grantor to **JP Morgan Chase Bank, National Association**, as lender, including repayment of a promissory note dated **October 30, 2012**, in the principal amount of \$33,250,000.00 (the "Note"). The Trust Deed was recorded on **November 2, 2012**, in **Reel 3440 at Page 409** in the official real property records of Marion County, Oregon. The beneficial interest under the Trust Deed was assigned to **Wells Fargo Bank, National Association**, as Trustee for the registered holders of **J.P. Morgan Chase Commercial Mortgage Securities Trust 2012-LC9, Commercial Mortgage Pass-Through Certificates, Series 2012-LC9** by that instrument recorded **February 15, 2013**, in **Reel 3473 at Page 379** in the official real property records of Marion County, Oregon. The beneficial interest under the Trust Deed was further assigned to **RSS JPMCC2012LC19-OR SCL, LLC, an Oregon limited liability company** (the "Beneficiary"), by that instrument recorded March 5, 2018, in Reel 4052 at Page 171 in the official real property records of Marion County, Oregon. The Beneficiary is the holder of the Note and all other obligations secured by the Trust Deed.

The legal description of the real property covered by the Trust Deed is as follows:

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

PARCEL I:

THE LEASEHOLD INTEREST AS DEFINED AND DESCRIBED IN THAT CERTAIN RESTATED LEASE, A LEASE MEMORANDUM OF WHICH WAS, DATED JANUARY 15, 1979, AND RECORDED JANUARY 18, 1979, IN REEL 153, PAGE 1914, FILM RECORDS FOR MARION COUNTY, OREGON, IN THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT THE INTERSECTION OF THE WESTERLY LINE OF BLOCK 23, CITY OF SALEM, MARION COUNTY, OREGON, WITH THE SOUTHWEST CORNER OF PARCEL I DESCRIBED IN THAT CERTAIN DEED TO PIONEER TRUST COMPANY, RECORDED IN VOLUME 483, PAGE 299, DEED RECORDS WHICH IS 87.0 FEET SOUTHERLY FROM THE NORTHWEST CORNER OF LOT 7, IN SAID BLOCK; THENCE NORTHERLY, ALONG THE WESTERLY LINE OF SAID BLOCK, 18.50 FEET MORE OR LESS TO A POINT WHICH IS 151.0 FEET SOUTHERLY FROM THE NORTHWEST CORNER OF SAID BLOCK; THENCE SOUTH 67° 26' EAST, PARALLEL WITH THE NORTHERLY LINE OF SAID BLOCK, TO THE CENTER LINE OF THE ALLEY IN SAID BLOCK; THENCE SOUTHERLY, ALONG SAID CENTER LINE TO A POINT WHICH IS 196 FEET SOUTHERLY FROM THE NORTH LINE OF SAID BLOCK 23; THENCE NORTH 67° 26' WEST PARALLEL WITH THE NORTHERLY LINE OF SAID BLOCK TO THE WESTERLY LINE OF SAID BLOCK; THENCE NORTH 22° 32' EAST TO THE PLACE OF BEGINNING.

(SAID PARCEL CONSISTS OF SEPARATE TAX LOT UNDER TAX ACCOUNT NO. 89162)

PARCEL II:

BEGINNING AT THE SOUTHEAST CORNER OF LOT FIVE (5), BLOCK TWENTY-THREE (23), CITY OF SALEM, OREGON, AND RUNNING THENCE NORTHERLY ALONG THE WEST LINE OF THE ALLEY IN SAID BLOCK, EIGHTY-NINE (89) FEET; TO THE SOUTHEAST CORNER OF THE PROPERTY DESCRIBED IN THE DOCUMENT RECORDED DECEMBER 27, 1973, IN VOLUME 768, PAGE 255, DEED

RECORDS FOR MARION COUNTY, OREGON; THENCE WESTERLY PARALLEL WITH THE SOUTH LINE OF SAID BLOCK AND ALONG THE SOUTH LINE OF THE PARCEL DESCRIBED IN THE DOCUMENT ABOVE, FIFTY-TWO (52) FEET; THENCE SOUTHERLY PARALLEL WITH THE WEST LINE OF THE ALLEY IN SAID BLOCK, EIGHTY-NINE (89) FEET, MORE OR LESS, TO THE SOUTH LINE OF LOT FIVE (5); THENCE EASTERLY ALONG SAID LINE, FIFTY-TWO (52) FEET TO THE PLACE OF BEGINNING; AND BEING A PART OF LOTS FIVE (5) AND SIX (6), IN BLOCK TWENTY-THREE (23), CITY OF SALEM, MARION COUNTY, OREGON, ACCORDING TO THE DULY RECORDED PLAT ON FILE AND OF RECORD IN THE OFFICE OF THE COUNTY RECORDER FOR SAID COUNTY AND STATE.

TOGETHER WITH THAT PORTION OF LAND BEGINNING AT THE SOUTHWEST CORNER OF LOT FIVE (5), BLOCK TWENTY-THREE (23), IN THE CITY OF SALEM, MARION COUNTY, OREGON; THENCE NORTH ALONG THE WEST LINE OF SAID BLOCK TWENTY-THREE (23), 89.00 FEET; THENCE EASTERLY PARALLEL TO CHEMEKETA STREET, 113 FEET, MORE OR LESS, TO A POINT 52 FEET WEST OF THE WEST LINE OF THE ALLEY RUNNING NORTH AND SOUTH THROUGH SAID BLOCK TWENTY-THREE (23); THENCE SOUTHERLY PARALLEL TO THE WEST LINE OF SAID ALLEY, 89 FEET TO THE NORTH LINE OF CHEMEKETA STREET; THENCE WESTERLY ALONG THE LINE OF CHEMEKETA STREET 113 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING.

TOGETHER WITH THAT PORTION OF LAND BEGINNING AT A POINT ON THE WEST LINE OF BLOCK NO. 23, IN THE CITY OF SALEM, IN MARION COUNTY, OREGON, EIGHTY-NINE (89) FEET NORTH OF THE SOUTHWEST CORNER OF BLOCK AFORESAID, AND RUNNING THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID BLOCK TO THE WEST LINE OF THE ALLEY RUNNING THROUGH THE SAME; THENCE NORTH ALONG THE WEST LINE OF SAID ALLEY TO A POINT WHICH IS 196 FEET SOUTHERLY FROM THE NORTH LINE OF BLOCK 23; THENCE NORTH 67° 26' WEST PARALLEL WITH THE SOUTH LINE OF SAID BLOCK TO THE WEST LINE THEREOF; THENCE SOUTH ALONG THE WEST LINE OF SAID BLOCK, TO THE PLACE OF BEGINNING, AND BEING A PART OF LOT 6, IN SAID BLOCK 23, IN THE CITY OF SALEM, MARION COUNTY, OREGON.

TOGETHER WITH THAT PORTION OF THE VACATED ALLEY IN THE SAID BLOCK 23 WHICH INURES TO THE ABOVE DESCRIBED PROPERTY BY OPERATION OF LAW.

(SAID PARCEL CONSISTS OF A PORTION OF A TAX LOT UNDER TAX ACCOUNT NO. 89158)

(PARCELS II, III AND VI TOGETHER COMPRISE ONE SEPARATE TAX LOT UNDER ACCOUNT NO. 89158)

PARCEL III:

LOT 2, BLOCK 23, CITY OF SALEM, MARION COUNTY, OREGON, TOGETHER WITH THAT PORTION OF THE VACATED ALLEY IN SAID BLOCK WHICH INURES TO THE ABOVE DESCRIBED PROPERTY BY OPERATION OF LAW.

SAVE AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY LYING WITHIN SAID LOT 2 AND THE VACATED ALLEY MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF SAID BLOCK 23; THENCE SOUTH 67° 26' EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF CENTER STREET NE, 203.00 FEET; THENCE SOUTH 22° 32' WEST 111.25 FEET; THENCE SOUTH 20° 55' 43" EAST 1.05 FEET; THENCE SOUTH 67° 04' 22" WEST 56.65 FEET; THENCE NORTH 67° 26' WEST 162.60 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF LIBERTY STREET NE; THENCE NORTH 22° 32' EAST ALONG SAID RIGHT-OF-WAY LINE 151.00 FEET TO THE TRUE POINT OF BEGINNING.

SAVE AND EXCEPT THE NORTH 4.03 FEET OF SAID LOT 2.

(SAID PARCEL CONSISTS

OF A PORTION OF A TAX LOT UNDER TAX ACCOUNT NO. 89158)

(PARCELS II, III AND VI TOGETHER COMPRISE ONE SEPARATE TAX LOT UNDER ACCOUNT NO. 89158)

PARCEL IV:

THE LEASEHOLD INTEREST AS DEFINED AND DESCRIBED IN THAT CERTAIN RESTATED LEASE RECORDED JANUARY 18, 1979, IN REEL 153, PAGE 1923, FILM RECORDS FOR MARION COUNTY, OREGON; BEGINNING AT THE NORTHEAST CORNER OF BLOCK 23, CITY OF SALEM, MARION COUNTY, OREGON; THENCE WESTERLY, ALONG THE NORTH LINE OF SAID BLOCK 145.54 FEET, MORE OR LESS, TO A POINT MEASURED 203.0 FEET EASTERLY FROM THE NORTHWEST CORNER OF SAID BLOCK; THENCE SOUTHERLY, PARALLEL WITH THE EASTERLY LINE OF SAID BLOCK, 86.53 FEET; THENCE EASTERLY PARALLEL WITH THE NORTHERLY LINE OF SAID BLOCK 145.54 FEET, TO THE EASTERLY LINE OF SAID BLOCK; THENCE NORTHERLY 86.53 FEET TO THE PLACE OF BEGINNING.

(SAID PARCEL CONSISTS OF SEPARATE TAX LOT UNDER TAX ACCOUNT NO. 89156)

PARCEL V:

THE SUBLEASEHOLD INTEREST AS DEFINED AND DESCRIBED IN THAT CERTAIN SUBLEASE, DATED JANUARY 15, 1979, AND RECORDED JANUARY 18, 1979, IN REEL 153, PAGE 1824, RECORDS FOR MARION COUNTY, OREGON, IN THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT THE SOUTHEAST CORNER OF BLOCK 23, SALEM ADDITION AS RECORDED IN VOLUME 1, PAGE 20, BOOK OF TOWN PLATS, CITY OF SALEM, MARION COUNTY, OREGON; THENCE NORTH 22° 32' EAST ALONG THE EAST LINE OF SAID BLOCK 23, 165.60 FEET, THENCE NORTH 67° 26' WEST PARALLEL WITH THE NORTH LINE OF SAID BLOCK 23, 65 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 68° 46' 55" WEST 139.77 FEET; THENCE NORTH 22° 32' EAST PARALLEL WITH THE EAST LINE OF SAID BLOCK 23, 96.60 FEET; THENCE SOUTH 67° 26' EAST PARALLEL WITH THE NORTH LINE OF SAID BLOCK 23, 101.02 FEET TO THE POINT OF BEGINNING.

(SAID PARCEL CONSISTS OF SEPARATE TAX LOT UNDER TAX ACCOUNT NO. 89160)

PARCEL VI:

THE EAST HALF OF THE VACATED ALLEY LYING WITHIN BLOCK 23 OF THE CITY OF SALEM, MARION COUNTY, OREGON.

SAVE AND EXCEPT THAT PORTION LYING WITHIN THE FOLLOWING DESCRIBED PROPERTY:

A PARCEL OF LAND BEING A PORTION OF BLOCK 23, "SALEM ADDITION" TO THE CITY OF SALEM, MARION COUNTY, OREGON, AS RECORDED IN VOLUME 1, PAGE 20, BOOK OF TOWN PLATS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF SAID BLOCK 23; THENCE SOUTH 67° 26' EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF CENTER STREET NE, 203.00 FEET; THENCE SOUTH 22° 32' WEST 111.25 FEET; THENCE SOUTH 20° 55' 43" EAST 1.05 FEET; THENCE SOUTH 67° 04' 22" WEST 56.65 FEET; THENCE NORTH 67° 26' WEST 162.60 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF LIBERTY STREET NE; THENCE NORTH 22° 32' EAST ALONG SAID RIGHT-OF-WAY LINE 151.00 FEET TO THE TRUE POINT OF BEGINNING.

(SAID PARCEL CONSISTS OF A PORTION OF A TAX LOT UNDER TAX ACCOUNT NO. 89158)

(PARCELS II, III AND VI TOGETHER COMPRISE ONE SEPARATE TAX LOT UNDER ACCOUNT NO. 89158)

PARCEL VII:

A LEASEHOLD INTEREST AS DEFINED AND DESCRIBED IN THAT CERTAIN AMENDMENT TO LEASE, DATED MARCH 1, 1986, AND RECORDED MARCH 5, 1986, IN REEL 447, PAGE 194, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE EAST LINE OF LIBERTY STREET IN THE

CITY OF SALEM, MARION COUNTY, OREGON, 3 ¼ FEET SOUTHERLY FROM THE NORTHWEST CORNER OF LOT 5, IN BLOCK 24, IN SAID CITY OF SALEM; AND RUNNING THENCE EASTERLY PARALLEL WITH THE NORTH LINE OF SAID LOT 5, 98.62 FEET TO THE WEST LINE OF PREMISES DESCRIBED IN DEED RECORDED AT PAGE 74 OF VOLUME 185, OF THE RECORD OF DEEDS FOR MARION COUNTY, OREGON, WHEREIN ETHEL G. FOLGER IS GRANTOR AND LADD AND BUSH TRUST COMPANY IS GRANTEE; THENCE NORTHERLY, PARALLEL WITH LIBERTY STREET 16.56 FEET TO THE NORTHWEST CORNER OF THE LAND DEEDED BY ETHEL G. FOLGER AS AFORESAID; THENCE EASTERLY ALONG THE NORTH LINE OF THE LAND DEEDED BY ETHEL G. FOLGER AS AFORESAID, 67.5 FEET TO THE EAST LINE OF LOT 6 IN SAID BLOCK 24; THENCE NORTHERLY ALONG THE EAST LINE OF SAID LOT 6, 28.66 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF THE SOUTH ONE HALF OF SAID LOT 6; THENCE WESTERLY, PARALLEL WITH THE SOUTH LINE OF SAID LOT 6, 166.12 FEET TO THE EAST LINE OF LIBERTY STREET; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LOTS 5 AND 6, 45.22 FEET TO THE PLACE OF BEGINNING.

TOGETHER WITH ALL THAT PORTION OF THE WESTERLY ONE-HALF OF THE ALLEY ADJACENT TO THE EASTERLY BOUNDARY OF THE HEREIN DESCRIBED PREMISES, AS VACATED BY THE CITY OF SALEM ORDINANCE NO. 22-65, RECORDED JULY 9, 1965, IN VOLUME 603, PAGE 583, DEED RECORDS FOR MARION COUNTY, OREGON.

(SAID PARCEL CONSISTS OF SEPARATE TAX LOT UNDER TAX ACCOUNT NO. 89170)

PARCEL VIII:

A LEASEHOLD INTEREST AS DEFINED AND DESCRIBED IN THAT CERTAIN AMENDMENT TO LEASE, DATED APRIL 4, 1986, AND RECORDED APRIL 24, 1986, IN REEL 458, PAGE 49, MARION COUNTY, RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF LOT 5, BLOCK 24, SALEM, IN MARION COUNTY, OREGON, WHICH POINT IS 24.38 FEET EASTERLY OF THE SOUTHWEST CORNER OF SAID LOT 5; THENCE NORTHERLY, PARALLEL WITH THE WESTERLY LINE OF SAID LOT 5, A DISTANCE OF 79.16 FEET TO A POINT ON THE SOUTHERLY LINE OF THAT TRACT OF LAND CONVEYED TO ROBERT W. GORMSEN AND NANCY W. GORMSEN BY DEED RECORDED IN VOLUME 469, PAGE 520, DEED RECORDS FOR MARION COUNTY, OREGON; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID GORMSEN TRACT AND PARALLEL WITH THE NORTHERLY LINE OF SAID LOT 5, A DISTANCE OF 74.18 FEET TO A POINT ON THE WESTERLY LINE OF THAT TRACT OF LAND CONVEYED TO LADD AND BUSH TRUST COMPANY BY DEED RECORDED IN VOLUME 185, PAGE 74, DEED FOR MARION COUNTY, OREGON; THENCE NORTHERLY, PARALLEL WITH THE WESTERLY LINE OF SAID BLOCK 24, A DISTANCE OF 16.56 FEET TO THE NORTHWEST CORNER OF SAID LADD AND BUSH TRACT; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LADD AND BUSH TRACT AND THE EASTERLY EXTENSION THEREOF, A DISTANCE OF 75.75 FEET TO A POINT IN THE CENTER OF THE ALLEY AS VACATED BY CITY OF SALEM ORDINANCE NO. 22-65, RECORDED JULY 9, 1965, IN VOLUME 603, PAGE 583, DEED RECORDS FOR MARION COUNTY, OREGON; THENCE SOUTHERLY ALONG THE CENTER OF SAID VACATED ALLEY A DISTANCE OF 95.71 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID BLOCK 24; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID BLOCK 24, A DISTANCE OF 149.93 FEET TO THE POINT OF BEGINNING.

(SAID PARCEL CONSISTS OF SEPARATE TAX LOT UNDER TAX ACCOUNT NO. 89169)

PARCEL IX:

A LEASEHOLD INTEREST AS DEFINED AND DESCRIBED IN THAT CERTAIN AMENDMENT TO LEASE, DATED APRIL 22, 1986, AND RECORDED APRIL 24, 1986, IN REEL 458, PAGE 51, RECORDS FOR MARION COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 4, BLOCK 24, SALEM, IN MARION COUNTY, OREGON; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID BLOCK 24, A DISTANCE OF 64.14 FEET; THENCE WESTERLY PARALLEL WITH THE SOUTHERLY LINE OF SAID BLOCK, A DISTANCE OF 81.06 FEET TO A POINT ON THE EASTERLY LINE OF THAT TRACT OF LAND CONVEYED TO PIONEER TRUST COMPANY, BY DEED RECORDED IN VOLUME 556, PAGE 512, DEED RECORDS FOR MARION COUNTY, OREGON; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID TRACT, 64.14 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID BLOCK 24;

THENCE EASTERLY ALONG SAID SOUTHERLY LINE, A DISTANCE OF 81.06 FEET TO THE POINT OF BEGINNING.

(SAID PARCEL CONSISTS OF SEPARATE TAX LOTS UNDER TAX ACCOUNT NOS. 89163, 89166 AND 89168)

AS DEFINED AND DESCRIBED IN THAT CERTAIN AMENDMENT TO LEASE, DATED MARCH 3, 1986, AND RECORDED MARCH 5, 1986, IN REEL 447, PAGE 195, RECORDS FOR MARION COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 4, BLOCK 24, CITY OF SALEM, MARION COUNTY, OREGON; THENCE EASTERLY, ALONG THE SOUTH LINE OF SAID LOT, A DISTANCE OF 85.00 FEET; THENCE NORTHERLY, PARALLEL WITH THE WEST LINE OF SAID LOT, A DISTANCE OF 82.5 FEET TO THE NORTH LINE OF SAID LOT; THENCE WESTERLY, ALONG THE NORTH BOUNDARY OF SAID LOT, A DISTANCE OF 85.00 FEET TO THE WEST LINE OF SAID LOT; THENCE SOUTHERLY, ALONG THE WEST LINE OF SAID LOT, A DISTANCE AT 82.5 FEET TO THE PLACE OF BEGINNING.

ALSO: BEGINNING AT THE SOUTHWEST CORNER OF LOT 3, BLOCK 24, CITY OF SALEM, MARION COUNTY, OREGON; THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT, A DISTANCE OF 40.00 FEET; THENCE EASTERLY PARALLEL WITH THE SOUTH LINE OF SAID LOT, A DISTANCE OF 85.00 FEET; THENCE SOUTHERLY, PARALLEL WITH THE WEST LINE OF SAID LOT, A DISTANCE OF 40.00 FEET THENCE WESTERLY, ALONG THE SOUTH LINE OF SAID LOT, A DISTANCE OF 85.00 FEET TO THE PLACE OF BEGINNING.

ALSO: BEGINNING AT A POINT ON THE WEST LINE OF LOT 3, BLOCK 24, CITY OF SALEM, MARION COUNTY, OREGON, SAID POINT BEING 40.00 FEET NORTHERLY OF THE SOUTHWEST CORNER OF SAID LOT, SAID POINT OF BEGINNING BEING ALSO THE NORTHWEST CORNER OF THE PREMISES DESCRIBED IN DEED FROM WILLIAM FREEMONT SMITH, ET AL, TO TINKHAM GILBERT, ET AL, RECORDED JULY 11, 1944, IN VOLUME 305, PAGE 354, DEED RECORDS FOR MARION COUNTY, OREGON; THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT, A DISTANCE OF 42.94 FEET TO THE NORTHWEST CORNER OF SAID LOT; THENCE EASTERLY ALONG THE NORTH BOUNDARY OF SAID LOT, A DISTANCE OF 166.12 FEET TO THE NORTHEAST CORNER OF SAID LOT; THENCE SOUTHERLY ALONG THE EAST BOUNDARY OF SAID LOT A DISTANCE OF 42.94 FEET; THENCE WESTERLY, PARALLEL WITH THE NORTH LINE OF SAID LOT A DISTANCE OF 166.12 FEET TO THE PLACE OF BEGINNING.

TOGETHER WITH ALL THAT PORTION OF THE EASTERLY ONE-HALF OF THE ALLEY ADJACENT TO THE WESTERLY BOUNDARY OF THE HEREIN DESCRIBED PREMISES, AS VACATED BY THE CITY OF SALEM, ORDINANCE NO. 22-65, RECORDED JULY 9, 1965, IN VOLUME 603, PAGE 583, DEED RECORDS FOR MARION COUNTY, OREGON.

(SAID PARCEL CONSISTS OF SEPARATE TAX LOT UNDER TAX ACCOUNT NO. 89165)

PARCEL X

A LEASEHOLD INTEREST AS DEFINED AND DESCRIBED IN THAT CERTAIN AMENDMENT TO LEASE, DATED APRIL 22, 1986, AND RECORDED APRIL 24, 1986, IN REEL 458, PAGE 51, RECORDS FOR MARION COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 4, BLOCK 24, SALEM, IN MARION COUNTY, OREGON; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID BLOCK 24, A DISTANCE OF 64.14 FEET; THENCE WESTERLY PARALLEL WITH THE SOUTHERLY LINE OF SAID BLOCK, A DISTANCE OF 81.06 FEET TO A POINT ON THE EASTERLY LINE OF THAT TRACT OF LAND CONVEYED TO PIONEER TRUST COMPANY, BY DEED RECORDED IN VOLUME 556, PAGE 512, DEED RECORDS FOR MARION COUNTY, OREGON; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID TRACT, 64.14 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID BLOCK 24;

THENCE EASTERLY ALONG SAID SOUTHERLY LINE, A DISTANCE OF 81.06 FEET TO THE POINT OF BEGINNING.

(SAID PARCEL CONSISTS OF SEPARATE TAX LOT UNDER TAX ACCOUNT NO. 89167)

PARCEL XI BEGINNING AT THE SOUTHWEST CORNER OF LOT 5, BLOCK 24, SALEM, IN MARION COUNTY, OREGON; THENCE SOUTH 70° 28' 35" EAST ALONG THE SOUTHERLY LINE OF SAID LOT, 24.38 FEET; THENCE NORTH 19° 29' 12" EAST PARALLEL WITH THE WESTERLY LINE OF SAID LOT 5, A DISTANCE OF 79.16 FEET TO A POINT ON THE SOUTHERLY LINE OF THAT TRACT OF LAND CONVEYED TO ROBERT W. GORMSEN AND NANCY W. GORMSEN BY DEED RECORDED IN VOLUME 469, PAGE 520, DEED RECORDS FOR MARION COUNTY, OREGON; THENCE NORTHWESTERLY ALONG THE SOUTHERLY LINE OF SAID GORMSEN TRACT, 24.38 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 5; THENCE SOUTH 70° 29' 12" WEST ALONG SAID WESTERLY LINE, 79.16 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

ALSO: BEGINNING AT A POINT ON THE WESTERLY LINE OF LOT 6, BLOCK 24, SALEM, IN MARION COUNTY, OREGON, MARKING THE NORTHWEST CORNER OF THAT TRACT OF LAND CONVEYED TO ROBERT W. GORMSEN AND NANCY W. GORMSEN BY DEED RECORDED IN VOLUME 469, PAGE 520, DEED RECORDS FOR MARION COUNTY, OREGON, WHICH POINT BEARS NORTH 19° 29' 12" EAST 124.37 FEET FROM THE SOUTHWEST CORNER OF SAID BLOCK 24; THENCE SOUTH 70° 28' 16" EAST ALONG THE NORTHERLY LINE OF SAID GORMSEN TRACT AND THE SOUTHEASTERLY EXTENSION THEREOF, 174.32 FEET TO A POINT IN THE CENTER OF THE ALLEY VACATED BY CITY OF SALEM ORDINANCE NO. 22-65; THENCE NORTH 19° 29' 36" EAST ALONG THE CENTER OF SAID VACATED ALLEY, A DISTANCE OF 41.45 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE NORTHERLY LINE OF LOT 3 OF SAID BLOCK 24; THENCE SOUTH 70° 28' 09" EAST ALONG THE NORTHERLY LINE OF SAID LOT 3, A DISTANCE OF 174.33 FEET TO THE NORTHEAST CORNER THEREOF; THENCE NORTH 19° 30' 00" EAST ALONG THE EASTERLY LINE OF SAID BLOCK 24, A DISTANCE OF 19.09 FEET; THENCE NORTH 70° 28' 11" WEST A DISTANCE OF 311.58 FEET; THENCE NORTH 19° 31' 49" EAST A DISTANCE OF 26.92 FEET; THENCE NORTH 70° 26' 11" WEST A DISTANCE OF 37.10 FEET TO A POINT ON THE WESTERLY LINE OF SAID BLOCK 24; THENCE SOUTH 19° 29' 12" WEST ALONG SAID WESTERLY LINE, DISTANCE OF 87.46 FEET TO THE POINT OF BEGINNING.

ALSO: BEGINNING AT A POINT ON THE EASTERLY LINE OF LOT 4, BLOCK 24, SALEM, IN MARION COUNTY, OREGON, WHICH POINT BEARS NORTH 19° 30' 00" EAST 64.14 FEET FROM THE SOUTHEAST CORNER OF SAID BLOCK; THENCE NORTH 19° 30' 00" EAST ALONG THE EASTERLY LINE OF SAID BLOCK, A DISTANCE OF 58.75 FEET; THENCE NORTH 70° 28' 09" WEST PARALLEL WITH THE NORTH LINE OF LOT 3 OF SAID BLOCK 24, A DISTANCE OF 81.07 FEET; THENCE SOUTH 19° 29' 36" WEST PARALLEL WITH THE WEST LINE OF SAID LOT 3, A DISTANCE OF 58.76 FEET; THENCE SOUTH 70° 28' 35" EAST PARALLEL WITH THE SOUTH LINE OF SAID LOT 4, A DISTANCE OF 81.06 FEET TO THE POINT OF BEGINNING.

(SAID PARCEL CONSISTS OF SEPARATE TAX LOTS UNDER TAX ACCOUNT NOS. 89163, 89166 AND 89168)

PARCEL XII

A NONEXCLUSIVE EASEMENT TO ALLOW THE FOOTINGS BELOW STREET LEVEL FOR A RETAIL CENTER OVER THOSE STRIPS OF LAND LYING BETWEEN ELEVATIONS 136.45 AND 138.45 U.S.G.S. DATUM, AS SET FORTH IN EASEMENT RECORDED AUGUST 27, 1986, IN REEL 485, PAGE 372, RECORDS FOR

(CONTINUED ON PAGE B3)