

## **Exhibit "A"**

Real property in the County of Multnomah , State of Oregon, described as follows:

### **PARCEL I**

THE WEST 95 FEET OF LOT 10, EASTWOOD, IN THE COUNTY OF MULTNOMAH AND STATE OF OREGON.

EXCEPTING THEREFROM THOSE PORTIONS CONTAINED IN DEED TO ROCKWOOD-STARK CENTER, INC., AN OREGON CORPORATION, RECORDED JULY 7, 1961 IN BOOK 2070, PAGE 189, MULTNOMAH COUNTY DEED RECORDS AND ALSO IN DEED RECORDED MARCH 6, 1962 IN BOOK 2105, PAGE 359, MULTNOMAH COUNTY DEED RECORDS.

### **PARCEL II**

THE NORTH 162.00 FEET OF THE WEST 136.00 FEET OF LOT 10, EASTWOOD ADDITION, MULTNOMAH COUNTY, OREGON

### **PARCEL III**

THAT CERTAIN PORTION OF EASTWOOD, LOT 10, MULTNOMAH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF LOT 10 EASTWOOD THAT IS SOUTH 0 DEG. 46'15" 162.00 FEET FROM THE NORTHWEST CORNER THEREOF AND RUNNING

THENCE SOUTH 0 DEG. 46'15" E ALONG SAID LOT LINE 88.00 FEET;

THENCE EAST 116.00 FEET;

THENCE NORTH 0 DEG. 46'15" W 88.00 FEET;

THENCE WEST 116.00 FEET TO THE POINT OF BEGINNING.

### **PARCEL IV**

THAT CERTAIN PORTION OF EASTWOOD, LOT 10, MULTNOMAH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT THAT IS MARKED BY AN IRON PIPE SET IN CONCRETE SAID POINT BEING THE NORTHEAST CORNER OF LOT 10, EASTWOOD, AND RUNNING

THENCE SOUTH 0 DEG. 36'45" E 283.76 FEET;

THENCE SOUTH 89 DEG. 23'15" W 173.76 FEET;

THENCE NORTH 0 DEG. 46'15" W 285.59 FEET TO THE SOUTH LINE OF S.E. STARK STREET;

THENCE EAST ALONG SAID STREET 174.53 FEET TO THE POINT OF BEGINNING.

1. General and special taxes and assessments for the fiscal year 2007-2008, a lien not yet due or payable.
2. City liens, if any, for the city of Gresham.  
  
Note: An inquiry has NOT been made concerning the actual status of such liens. A fee of \$25.00 will be charged per tax account each time an inquiry request is made.
3. The terms, provisions and easement(s) contained in the document entitled "Agreement" recorded March 23, 1964 in Book 4, Page 0102.
4. Easement, including terms and provisions contained therein:  
Recording Information: October 17, 1967 in Book 587, Page 0053  
In Favor of: Canteen Company of Oregon  
For: Tavern, bar, restaurant or similar business
5. Easement, including terms and provisions contained therein:  
Recording Information: September 18, 1969 in Book 698, Page 0336  
In Favor of: Allen L. Jones and Ruth Jones, husband and wife  
For: Ingress and egress
6. Easement, including terms and provisions contained therein:  
Recording Information: August 07, 1985 in Book 1842, Page 0337 as Fee No. 85054357  
In Favor of: Multnomah County  
For: Construction and maintenance of Traffic signal loops detection
7. Easement, including terms and provisions contained therein:  
Recording Information: August 07, 1985 in Book 1842, Page 0339 as Fee No. 85054358  
In Favor of: Multnomah County, a political subdivision of the State of Oregon  
For: Traffic signal loops detection
8. The terms and provisions contained in the document entitled "Agreement Concerning Real Property", executed by and between City of Gresham, an Oregon municipal corporation and Rockwood Stark Center, Inc., recorded October 31, 1985 in Book 1861, Page 1854 as Fee No. 85078212.
9. The terms and provisions contained in the document entitled "Sanitary Sewer Connection Agreement", executed by and between City of Gresham, Oregon, a municipal corporation and Rockwood Stark Center, Inc., recorded October 31, 1985 in Book 1861, Page 1856 as Fee No. 85078213.
10. The terms, provisions and easement(s) contained in the document entitled "Sewer Easement and Reciprocal Maintenance Agreement" recorded June 05, 1989 in Book 2209, Page 0879 as Fee No. 89044855.

11. The terms, provisions and easement(s) contained in the document entitled "Water Easement and Maintenance Agreement" recorded June 05, 1989 in Book 2209, Page 0894 as Fee No. 89044858.
12. The terms, provisions and easement(s) contained in the document entitled "Sewer Easement and Maintenance Agreement" recorded June 09, 1989 in Book 2210, Page 1712 as Fee No. 89046257.
13. The terms and provisions contained in the document entitled "Payment Plan Agreement for Sanitary Sewer Agreement", executed by and between The City of Gresham, Oregon, a municipal corporation and Rockwood-Stark Center, Inc., recorded June 28, 1989 in Book 2215, Page 1456 as Fee No. 89051687.
14. An unrecorded lease dated January 11, 1993, executed by Rockwood Stark Center, and Oregon corporation as lessor and Taco Bell Corp., a California corporation as lessee, as disclosed by a Memorandum of Lease recorded August 06, 1993 in Book 2735, Page 1355 as Fee No. 93104248.

(Affects portion of Parcel IV)

15. The terms and provisions contained in the document entitled "License Agreement", executed by and between Taco Bell Corp., a California corporation and Rockwood Bowling Center, Inc., an Oregon corporation, recorded August 06, 1993 in Book 2735, Page 1360 as Fee No. 93104249.
16. The terms and provisions contained in the document entitled "Declaration of Restrictive Covenant" recorded August 06, 1993 in Book 2735, Page 1366 as Fee No. 93104250.
17. The terms, provisions and easement(s) contained in the document entitled "Agreement for Easement" recorded August 18, 1993 in Book 2740, Page 3306 as Fee No. 93110135.
18. Easement, including terms and provisions contained therein:  
Recording Information: September 08, 1993 in Book 2749, Page 1265 as Fee No. 93120183  
In Favor of: Multnomah County, a political subdivision of the State of Oregon  
For: Construction and maintenance of utilities
19. An unrecorded lease dated February 21, 1989, executed by Rockwood-Stark center, Inc., an Oregon corporation as lessor and Kentucky Fried Chicken of California, Inc., a Delaware corporation as lessee, as disclosed by a Memorandum of Lease recorded July 22, 1998 as Fee No. 98129388.

(Affects Parcel No. II)

20. An unrecorded lease dated February 25, 2002, executed by Rockwood Bowling Centers, Inc., an Oregon corporation, successor in interest to Rockwood Lanes, Inc. as lessor and AMF Bowling Centers, Inc., a Virginia corporation, successor by merger to AMF Leisureland centers, Inc., successor by name change to Bowl-Opp, Inc. as lessee, as disclosed by a Memorandum of Lease recorded April 01, 2002 as Fee No. 2002 057689.
21. Unrecorded leases or periodic tenancies, if any.

**= M E T R O S C A N P R O P E R T Y P R O F I L E =**  
**Multnomah (OR)**

**OWNERSHIP INFORMATION**

Parcel Number :R153562  
Ref Parcel Number :1S3E05BB 02600  
Old Parcel Number :R23350 1520  
Map Number :3149 T:01S R:03E S:05 Q:NW  
Owner :Rockwood-stark Center Inc  
CoOwner :  
Site Address :18430 SE Stark St Portland 97233  
Mail Address :17331 135th Ave NE #B Woodinville Wa 98072  
Telephone :Owner: Tenant:

**SALES AND LOAN INFORMATION**

Transferred :	Loan Amount :
Document # :2070-0189	Lender :
Sale Price :	Loan Type :
Deed Type :	Interest Rate :
% Owned :	Vesting Type :

**ASSESSMENT AND TAX INFORMATION**

MktLand :\$271,890	Levy Code :901
MktStructure :\$415,310	06-07 Taxes :\$6,461.17
MktTotal :\$687,200	Exempt Amount :
% Improved :60	Exempt Type :
AssessedTotal:\$392,300	

**PROPERTY DESCRIPTION**

Map Page & Grid :598 G6  
Census :Tract:98.01 Block:2  
Improvement Type :Ja Fast Food  
Zoning :Gc  
Subdivision/Plat :Eastwood  
Neighborhood Cd :700  
Land Use :201 Com, Improved  
Legal :EASTWOOD; EXC PT IN RD ORD 3195 N  
:162' OF W 136' OF LOT 10 MAP 3149  
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**= M E T R O S C A N P R O P E R T Y P R O F I L E =**  
**Multnomah (OR)**

**OWNERSHIP INFORMATION**

Parcel Number :R153563  
Ref Parcel Number :1S3E05BB 02300  
Old Parcel Number :R23350 1530  
Map Number :3149 T:01S R:03E S:05 Q:NW  
Owner :Rockwood-stark Center Inc  
CoOwner :  
Site Address :18442 SE Stark St Portland 97233  
Mail Address :10626 SW Barbur Blvd Portland Or 97219  
Telephone :Owner: Tenant:

**SALES AND LOAN INFORMATION**

Transferred :	Loan Amount :
Document # :2105-0359	Lender :
Sale Price :	Loan Type :
Deed Type :	Interest Rate :
% Owned :	Vesting Type :

**ASSESSMENT AND TAX INFORMATION**

MktLand :\$138,830	Levy Code :901
MktStructure :\$207,700	06-07 Taxes :\$2,747.50
MktTotal :\$346,530	Exempt Amount :
% Improved :60	Exempt Type :
AssessedTotal :\$166,820	

**PROPERTY DESCRIPTION**

Map Page & Grid :598 G6  
Census :Tract:98.01 Block:2  
Improvement Type :Kd Free Standing Store  
Zoning :Gc  
Subdivision/Plat :Eastwood  
Neighborhood Cd :700  
Land Use :201 Com, Improved  
Legal :EASTWOOD; W 116' OF S 88' OF N 250'  
:OF LOT 10 MAP 3149  
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**= M E T R O S C A N P R O P E R T Y P R O F I L E =**  
**Multnomah (OR)**

**OWNERSHIP INFORMATION**

Parcel Number :R153560  
Ref Parcel Number :1S3E05BB 02100  
Old Parcel Number :R23350 1490  
Map Number :3149 T:01S R:03E S:05 Q:NW  
Owner :Rockwood Lanes Inc  
CoOwner :  
Site Address :18500 SE Stark St Portland 97233  
Mail Address :8100 Amf Dr Mechanicsville Va 23111  
Telephone :Owner: Tenant:

**SALES AND LOAN INFORMATION**

Transferred :	Loan Amount :
Document # :2068-0103	Lender :
Sale Price :	Loan Type :
Deed Type :	Interest Rate :
% Owned :	Vesting Type :

**ASSESSMENT AND TAX INFORMATION**

MktLand :\$783,280	Levy Code :901
MktStructure :\$928,960	06-07 Taxes :\$15,005.48
MktTotal :\$1,712,240	Exempt Amount :
% Improved :54	Exempt Type :
AssessedTotal:\$911,080	

**PROPERTY DESCRIPTION**

Map Page & Grid :598 H6  
Census :Tract:98.01 Block:2  
Improvement Type :Yb Bowling Alley  
Zoning :Gc  
Subdivision/Plat :Eastwood  
Neighborhood Cd :700  
Land Use :201 Com, Improved  
Legal :EASTWOOD; TL 2100 LOT 10 MAP 3149  
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**= M E T R O S C A N P R O P E R T Y P R O F I L E =**  
**Multnomah (OR)**

**OWNERSHIP INFORMATION**

Parcel Number :R153564  
Ref Parcel Number :1S3E05BB 02400  
Old Parcel Number :R23350 1540  
Map Number :3149 T:01S R:03E S:05 Q:NW  
Owner :Rockwood-stark Center Inc  
CoOwner :  
Site Address :18510 Wi/ SE Stark St Gresham 97233  
Mail Address :10626 SW Barbur Blvd Portland Or 97219  
Telephone :Owner: Tenant:

**SALES AND LOAN INFORMATION**

Transferred :	Loan Amount :
Document # :2105-0359	Lender :
Sale Price :	Loan Type :
Deed Type :	Interest Rate :
% Owned :	Vesting Type :

**ASSESSMENT AND TAX INFORMATION**

MktLand :\$436,490	Levy Code :901
MktStructure :\$15,630	06-07 Taxes :\$3,287.07
MktTotal :\$452,120	Exempt Amount :
% Improved :3	Exempt Type :
AssessedTotal:\$199,580	

**PROPERTY DESCRIPTION**

Map Page & Grid :  
Census :Tract: Block:  
Improvement Type :Ja Fast Food  
Zoning :Gc  
Subdivision/Plat :Eastwood  
Neighborhood Cd :700  
Land Use :201 Com, Improved  
Legal :EASTWOOD; TL 2400 LOT 10 MAP 3149  
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**= M E T R O S C A N P R O P E R T Y P R O F I L E =**  
**Multnomah (OR)**

**OWNERSHIP INFORMATION**

Parcel Number :R153566  
Ref Parcel Number :1S3E05BB 02500  
Old Parcel Number :R23350 1560  
Map Number :3149 T:01S R:03E S:05 Q:NW  
Owner :Rockwood-stark Center Inc  
CoOwner :  
Site Address :18510 SE Stark St Portland 97233  
Mail Address :PO Box 35370 Louisville Ky 40232  
Telephone :Owner: Tenant:

**SALES AND LOAN INFORMATION**

Transferred :	Loan Amount :
Document # :2105-0359	Lender :
Sale Price :	Loan Type :
Deed Type :	Interest Rate :
% Owned :	Vesting Type :

**ASSESSMENT AND TAX INFORMATION**

MktLand :\$204,000	Levy Code :901
MktStructure :\$185,200	06-07 Taxes :\$3,648.77
MktTotal :\$389,200	Exempt Amount :
% Improved :48	Exempt Type :
AssessedTotal :\$221,540	

**PROPERTY DESCRIPTION**

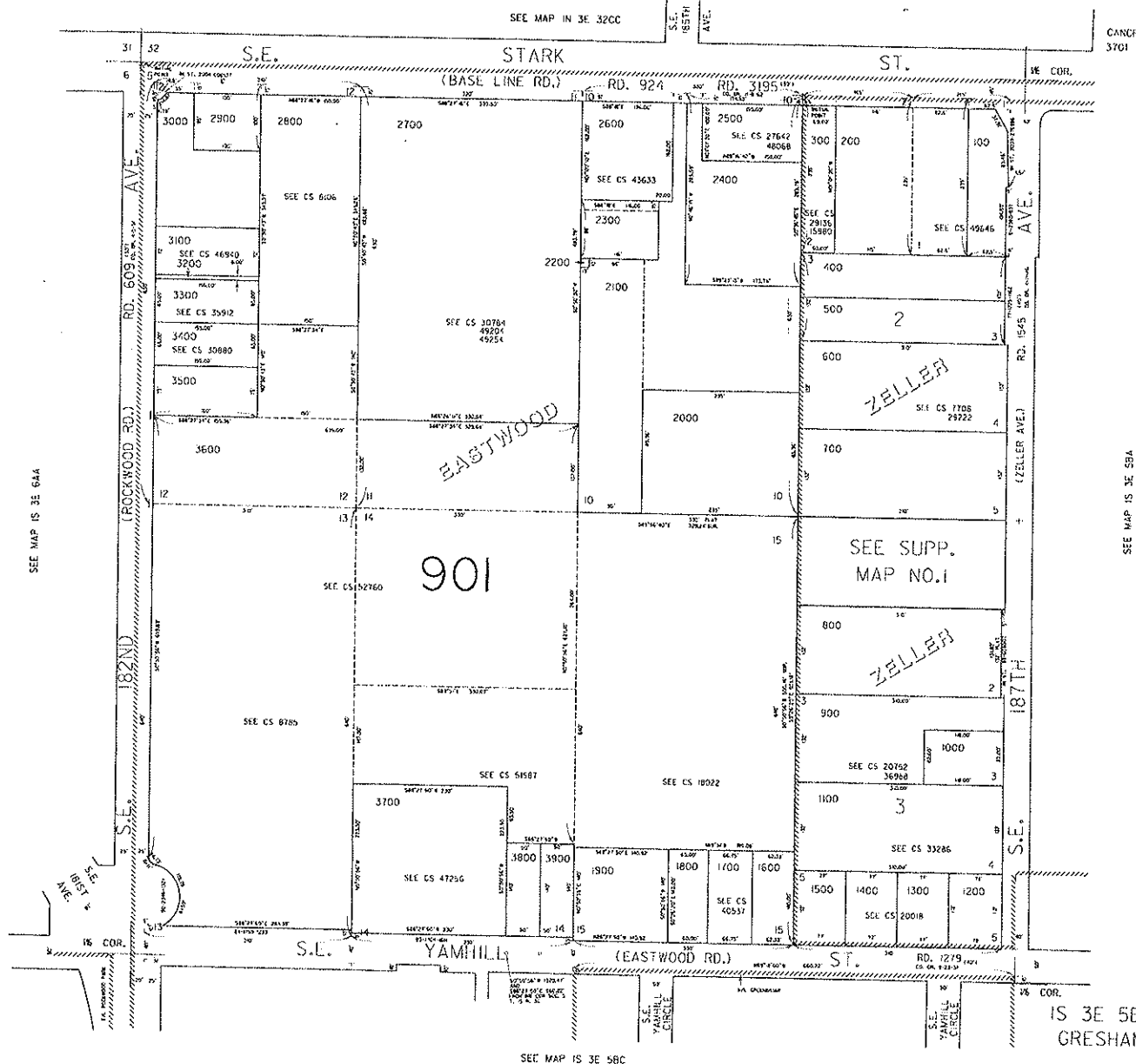
Map Page & Grid :598 H6  
Census :Tract:98.01 Block:2  
Improvement Type :Ja Fast Food  
Zoning :Gc  
Subdivision/Plat :Eastwood  
Neighborhood Cd :700  
Land Use :201 Com, Improved  
Legal :EASTWOOD; TL 2500 LOT 10 MAP 3149  
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$$1^{\circ} = 100'$$

SEE MAP IN 3E 32CC

CANCELLED NO.  
3701



IS 3E 5BB  
GRESHAM

SEC MAP IS 3E 58C