



Preliminary Title Report CIVIC STADIUM PROPERTIES

The Preliminary Title Report is included on the following pages, prepared by Cascade Title Co., dated September 2, 2010, Report No. 0268168. Supplemental information regarding the easements of record along with property maps showing approximate locations is also provided.

If questions arise regarding specific items identified in the referenced report, proposers are advised to seek assistance from qualified professionals for clarification, further explanation, analysis, or documentation. Copies of the actual recordings referenced in the Preliminary Title Report are available upon request.

Lane County School District No. 4J makes no representations or warranties as to conditions of title.



PRELIMINARY TITLE REPORT

AMENDED

EVANS, ELDER AND BROWN
ATTN: JOHN BROWN
101 EAST BROADWAY
EUGENE, OR 97401

September 2, 2010
Report No: 0268168
Your No: --
Seller: SCHOOL DISTRICT NO. 4
Buyer: TO COME

PRELIMINARY REPORT FOR:

Owner's Standard Policy \$T/C

PREMIUMS:

Owner's Standard Premium \$T/C
Government Service Fee \$35.00
Temporary Billing \$225.00

We are prepared to issue 2006 (6/17/06) ALTA title insurance policy(ies) of OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, in the usual form insuring the title to the land described as follows:

SEE ATTACHED

Vestee:

SCHOOL DISTRICT NO. 4,
Lane County Oregon

DATED AS OF: AUGUST 25, 2010 at 8:00 A.M.

Schedule B of the policy(ies) to be issued will contain the following general and special exceptions unless removed prior to issuance:

GENERAL EXCEPTIONS (Standard Coverage Policy Exceptions):

- 1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, not shown by the Public Records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.

No liability is assumed hereunder until policy has been issued and full policy premium has been paid.

MAIN OFFICE * 811 WILLAMETTE ST. * EUGENE, OREGON 97401 * PH: (541) 687-2233
FLORENCE * 1901 HWY 101 - S. 2 * FLORENCE, OREGON 97439 * PH: (541) 997-8417
EUGENE FAX: 485-0307 * E-MAIL: info@cascadetitle.com * FLORENCE FAX: 997-8246

4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
5. Any lien, or right to a lien, for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the Public Records.

SPECIAL EXCEPTIONS:

6. Taxes for the fiscal year 2010-2011, a lien not yet payable.
7. Rights of the public in and to that portion lying within streets, roads and highways.
8. Easement, including the terms and provisions thereof, granted to City of Eugene, by instrument recorded March 27, 1925, in Book 145, Page 74, Lane County Oregon Deed Records.
9. Easement, including the terms and provisions thereof, granted to City of Eugene, by instrument recorded March 27, 1925, in Book 145, Page 75, Lane County Oregon Deed Records.
10. Easement, including the terms and provisions thereof, granted to City of Eugene, by instrument recorded March 27, 1925, in Book 145, Page 76, Reception No. 64841, Lane County Oregon Deed Records.
11. Easement, including the terms and provisions thereof, granted to City of Eugene, by instrument recorded March 27, 1925, in Book 145, Page 76, Reception No. 64843, Lane County Oregon Deed Records.
12. Easement, including the terms and provisions thereof, granted to City of Eugene, by instrument recorded September 29, 1926, in Book 150, Page 237, Lane County Oregon Deed Records.
13. Conditions and restrictions contained in the Deed from Charles L. Teshner, et ux, to S.E. Henderson, Inc., recorded December 3, 1927, in Book 155, Page 359, Lane County Oregon Deed Records, and in the Deed from C.L. Teshner and Lydia Teshner, to S.E. Henderson, Inc., recorded January 16, 1929, in Book 161, Page 113, Lane County Oregon Deed Records, as follows:

"That no building or structure other than a residence building and private garage shall be constructed upon any single lot, and said house as constructed shall be of the value of at least \$3,000.00 and any such garage shall be of the same exterior construction as said dwelling house. That said premises or the building thereon shall not be at any time used for the purpose of any trade, manufacture or business of any kind or description, or as a hotel or other place of public resort. That no building or portion of any building erected upon the said premises shall be closer than twenty-five feet to the property line of 18th, 19th or 20th Avenue. Providing, however, that nothing herein contained shall prevent any such purchasers from erecting a business structure or conducting a business on land within 160 feet of Willamette Street."
14. Easement, including the terms and provisions thereof, granted to City of Eugene, by and through the Eugene Water Board, by instrument recorded December 6, 1935, in Book 185, Page 32, Lane County Oregon Deed Records.
15. Easement, including the terms and provisions thereof, granted to City of Eugene, for the use and benefit of the Eugene Water & Electric Board, by instrument recorded April 11, 1969, Reception No. 60338, Lane County Official Records.

- 16. The affect of those documents entitled "Release of Covenants" recorded February 2, 1956, Reception Nos. 76849 to 76855, Lane County Oregon Deed Records, regarding the conditions and restrictions set forth above as Exception No. 13.
- 17. Easement, including the terms and provisions thereof, granted by Eugene School District 4J, to the City of Eugene, recorded September 17, 2007, Reception No. 2007-063826, Lane County Deeds and Records.

NOTE: The property address as shown on the Assessor's Roll is:

2077 Willamette Street
Eugene, OR 97401

NOTE: Taxes, Account No. 0611820, Assessor's Map No. 18 03 06 1 1, #8505, Code 4-00, 2009-2010, EXEMPT.
 Taxes, Account No. 0611697, Assessor's Map No. 18 03 06 1 1, #7900, Code 4-00, 2009-2010, EXEMPT.
 Taxes, Account No. 1588498, Assessor's Map No. 18 03 06 1 1, #7901, Code 4-00, 2009-2010, EXEMPT.
 Taxes, Account No. 0611705, Assessor's Map No. 18 03 06 1 1, #7901, Code 4-00, 2009-2010, EXEMPT.


NOTE: A judgment search has been made on the above named Vestee(s), and we find NONE except as set forth above.

NOTE: The report is amended to add additional property descriptions that were inadvertently omitted from the original report.

NOTE: The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than the amount, if any, set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties.

This report is preliminary to the issuance of a policy of title insurance and shall become null and void unless a policy is issued and the full premium paid.

Cascade Title Co.

By:  _____

ks: Title Officer: KURT BEATY

Cc: LARRY MASSEY
EMAIL: MASSEY_L@4J.LANE.EDU

PROPERTY DESCRIPTION

PARCEL 1:

All of Lot C, TESHNER'S ADDITION to Eugene, as platted and recorded in Book 9, Page 17, Lane County Oregon Plat Records, in Lane County, Oregon.

PARCEL 2:

Beginning at a point of the East line of Claim No. 47, Township 18 South, Range 3 West, Willamette Meridian, 15.34 chains South of the Southeast corner of Section 31, Township 17 South, Range 3 West, Willamette Meridian; thence South along the East line of said Claim 10.04 chains; thence West 17.29 chains to the East line of Willamette Street; thence Northwesterly along said East line of Willamette Street to a point 1277 feet South 82° 54' West of the point of beginning; thence North 82° 54' East 1277 feet to the point of beginning; all in Lane County, Oregon;

EXCEPT that portion lying Easterly of the Westerly line of that tract of land described in deed to City of Eugene, recorded November 10, 1960, Reception No. 15149, Lane County Oregon Deed Records.

PARCEL 3:

Beginning at a point in the East line of the Daniel R. Christian and wife Donation Land Claim No. 47, in Township 18 South of Range 3 West of the Willamette Meridian, 12.78 chains South of the Southeast corner of Section 31, Township 17 South of Range 3 West of said Willamette Meridian; and running thence South along the East line of said claim and of Section 6 in said Township 18, 169.1 feet; thence South 82° 54' West 1277 feet to the East line of Willamette Street in the City of Eugene, Oregon; thence North 14° 15' West along the line of said street 169.1 feet; thence North 82° 54' East 1318.9 feet to the place of beginning, and all a part of said Donation Land Claim No. 47, and in the City of Eugene, Lane County, State of Oregon;

EXCEPTING therefrom the following described premises: Beginning at a point on the East line of Willamette Street 65.1 feet South 14° 15' East of the intersection of the East line of Willamette Street and the South line of Twentieth Avenue East as laid out and platted in the City of Eugene, said point being the Southwest corner of TESHNER'S ADDITION to Eugene, as platted and recorded in Book 9, Page 17, in Lane County Oregon Plat Records; running thence North 82° 54' East along the South line of said TESHNER'S ADDITION to Eugene to the West line of Oak Street; thence South 14° 15' East parallel to the East line of Willamette Street, 169.1 feet; thence South 82° 54' West 230 feet, more or less, to the East line of Willamette Street; thence North 14° 15' West along the East line of Willamette Street, to the place of beginning, all in Eugene, Lane County, Oregon;

ALSO EXCEPT that portion lying Easterly of the Westerly line of that tract of land described in deed to City of Eugene, recorded November 10, 1960, Reception No. 15149, Lane County Oregon Deed Records, in Lane County, Oregon.

continued-

Order No. 0268168

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PROPERTY DESCRIPTION - continued -

PARCEL 4:

Lots 14, 15, 16, 17 and 18, Block 6, TESHNER'S ADDITION to Eugene, as platted and recorded in Book 9, Page 17, Lane County Oregon Plat Records, in Lane County, Oregon.

Easements shown on CT0268168 (dated 9/2/2010)

Easement, including the terms and provisions thereof, granted to City of Eugene, by instrument recorded March 27, 1925, in Book 145, Page 74, Lane County Oregon Deed Records.
(No location given)

Easement, including the terms and provisions thereof, granted to City of Eugene, by instrument recorded March 27, 1925, in Book 145, Page 75, Lane County Oregon Deed Records.
(No location given)

Easement, including the terms and provisions thereof, granted to City of Eugene, by instrument recorded March 27, 1925, in Book 145, Page 76, Reception No. 64841, Lane County Oregon Deed Records.
(No location given)

Easement, including the terms and provisions thereof, granted to City of Eugene, by instrument recorded March 27, 1925, in Book 145, Page 76, Reception No. 64843, Lane County Oregon Deed Records.
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Easement, including the terms and provisions thereof, granted to City of Eugene, by instrument recorded September 29, 1926, in Book 150, Page 237, Lane County Oregon Deed Records.
(See attached map showing approximate location)

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(See attached map showing approximate location)

18030614
EUGENE

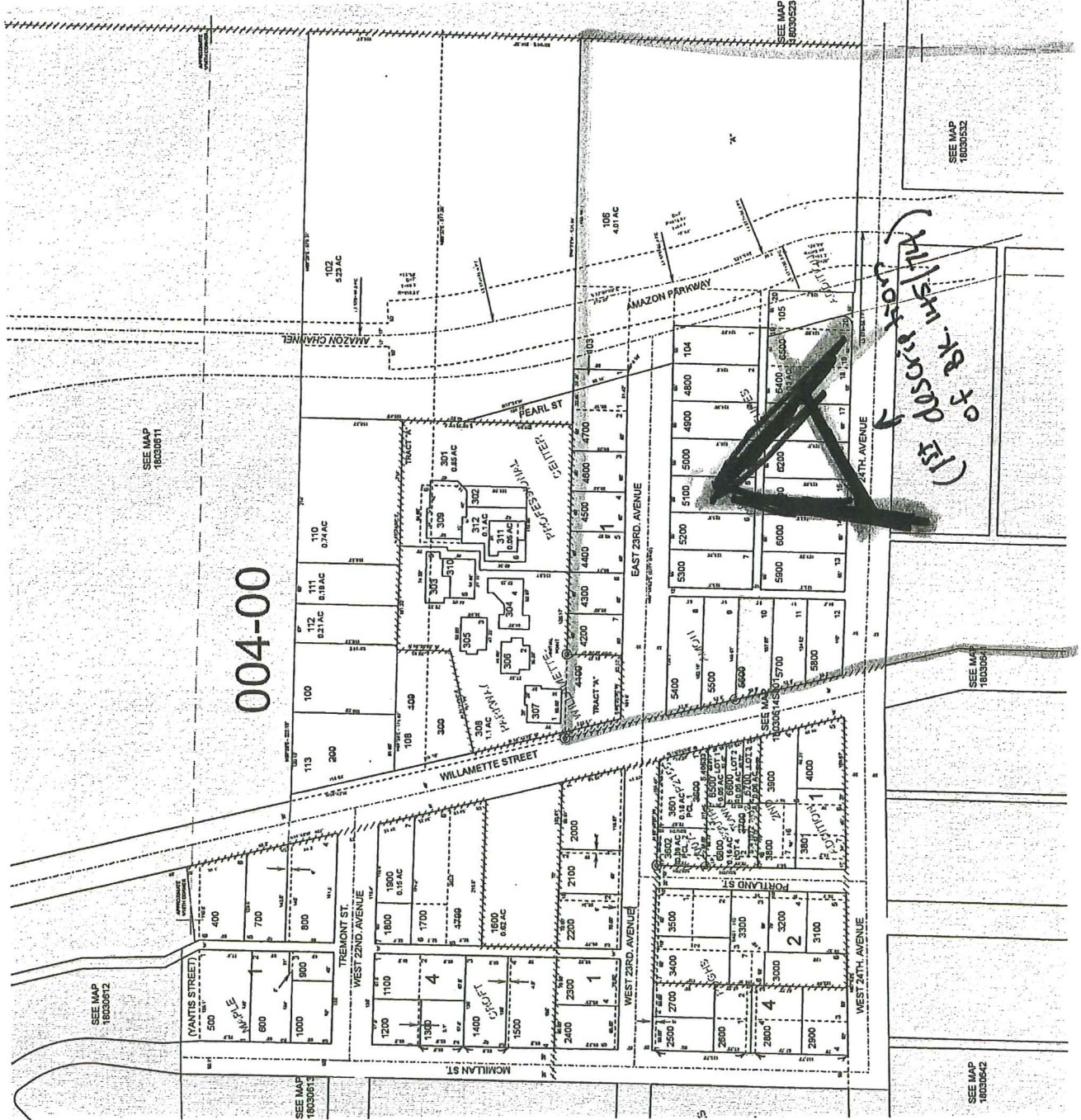
S.E. 1/4 N.E. 1/4 SEC. 6 T. 18S. R. 3W. W.M.
Lane County
1" = 100'

FOR ASSESSMENT AND
TAXATION ONLY

SEE DATA
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CANCELLED:

- 3700
- 101
- 102
- 108
- 109
- 200
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18030614
EUGENE

18030611
EUGENE

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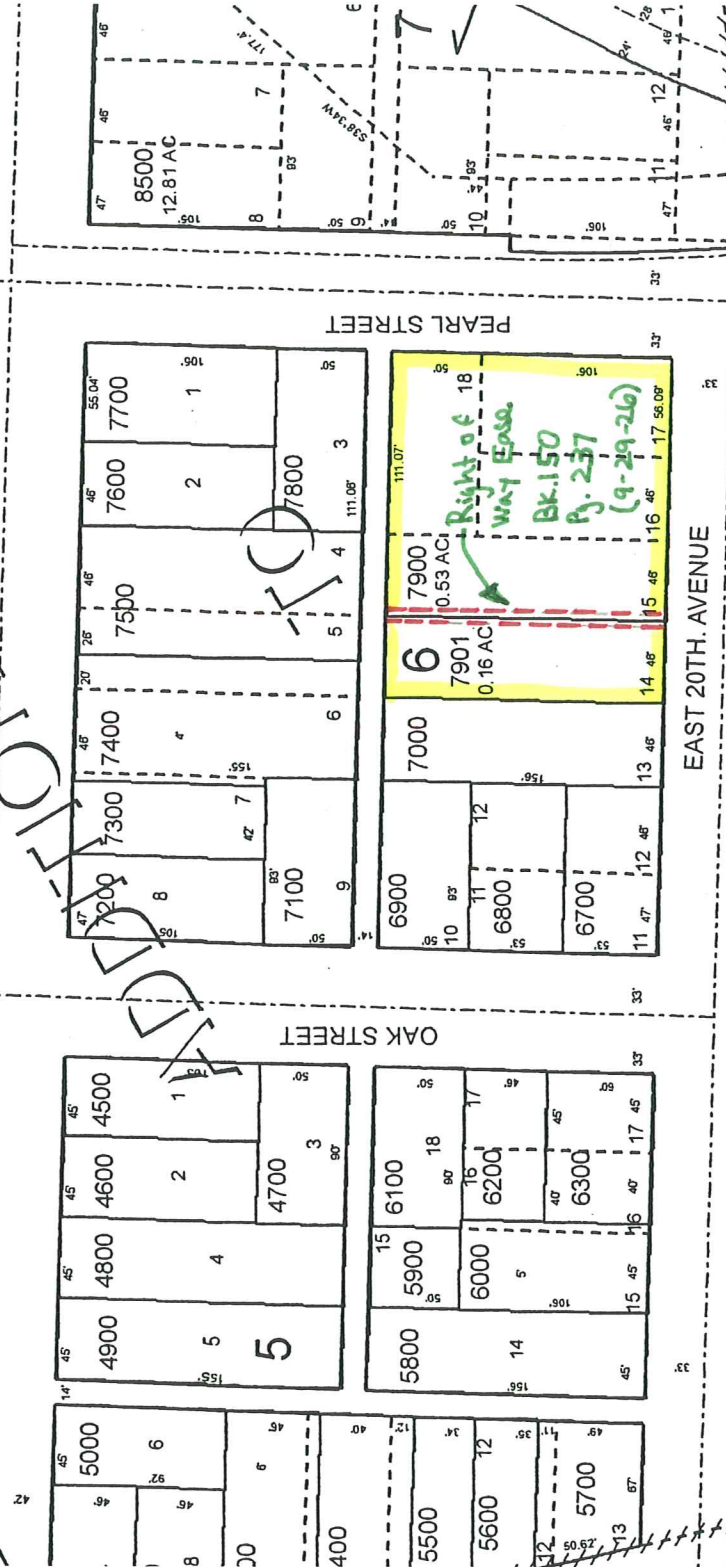
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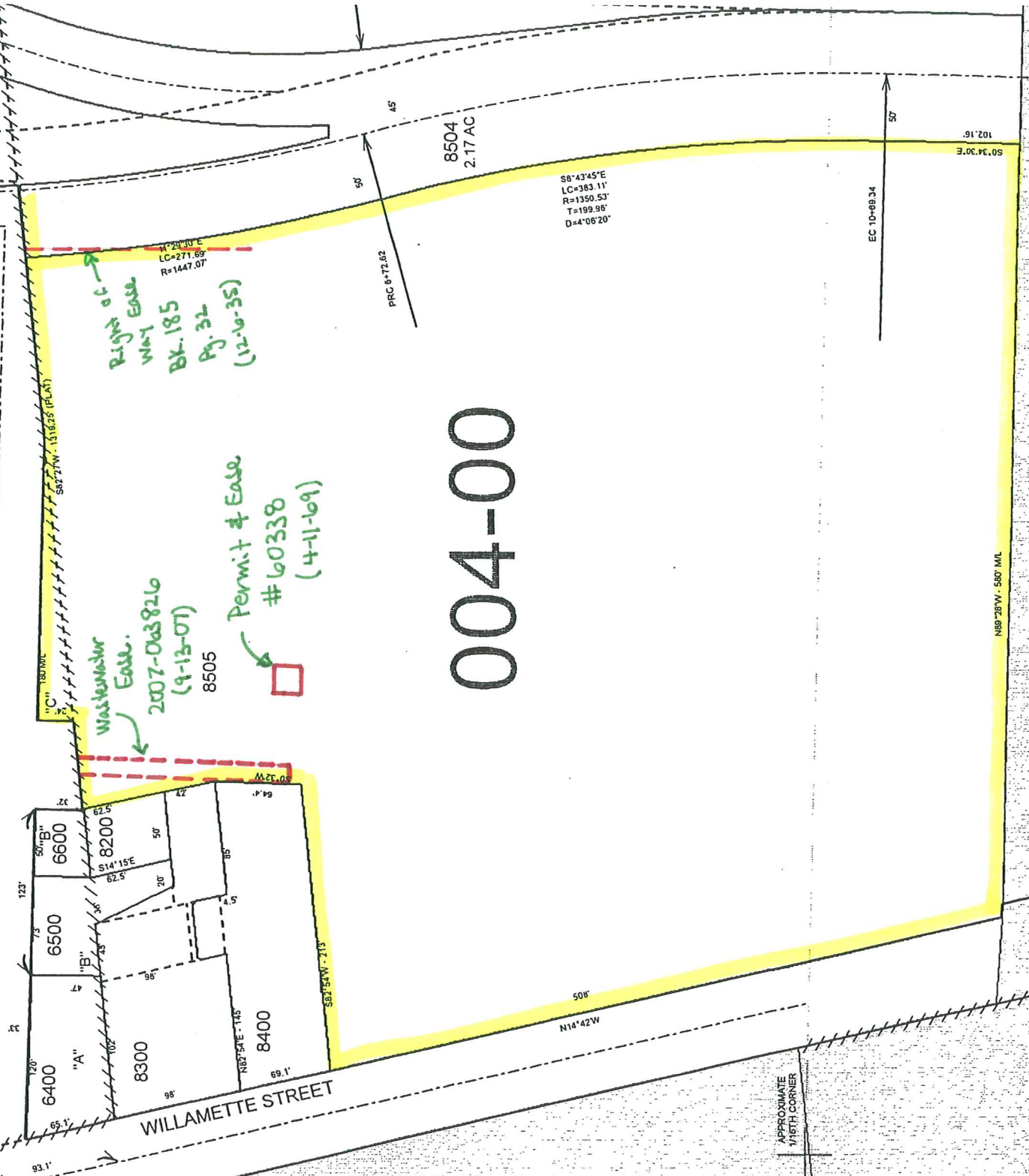
EUGENE
18030611

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EAST 19TH AVENUE



EAST 20TH AVENUE



004-00

APPROXIMATE
MIRTH CORNER

N89°28'W - 580' WAL