

Beginning at the intersection of the northerly line of SW Lincoln Street extended easterly with the easterly line of the Southern Pacific Company's right of way, said point being 279.4 feet easterly from the former easterly line of SW Hood Street measured along said northerly line of SW Lincoln Street extended; thence southerly along said railway right of way, being along the arc of a circular curve to the left having a radius of 1432.69 feet; to a point which is 65 feet southerly from, when measured at right angles to, the northerly line of SW Lincoln Street extended; thence south $89^{\circ} 17'$ east, parallel with the northerly line of SW Lincoln Street extended, 272.7 feet, more or less, to a point which is 65 feet south $0^{\circ} 40' 30''$ west of a point which bears north $48^{\circ} 28' 36''$ east 1204.74 feet from the monument at the intersection of SW Front Avenue and SW Caruthers Street, the bearing of SW Front Avenue being taken as north $0^{\circ} 42' 30''$ east; thence south $0^{\circ} 40' 30''$ west 372.54 feet, more or less, to the southwest corner of a tract of land conveyed by Eugene Lumber Company to The Robert Dollar Co. by deed dated August 25, 1942, and recorded in PS Book 704, Page 26, Deed Records of Multnomah County, which southwest corner bears north $68^{\circ} 04' 15''$ east 966.76 feet from said monument at the intersection of SW Front Avenue and SW Caruthers Street; thence along the south line of said tract of land conveyed by Eugene Lumber Company to The Robert Dollar Co. south $89^{\circ} 19' 30''$ east 605 feet to a point; thence continuing along said south line east to the west harbor line of the Willamette River; thence north $20^{\circ} 57' 50''$ west along said harbor line to the most easterly corner of a tract of land conveyed by Portland Lumber Company to Northwestern Electric Company by deed dated February 27, 1918, and recorded in Book 749, Page 143, Deed Records of Multnomah County; thence south $84^{\circ} 07' 45''$ west 146.73 feet to a point; thence south $1^{\circ} 02'$ west 55.5 feet; thence north $88^{\circ} 58'$ west 15 feet; thence south $1^{\circ} 02'$ west 110.42 feet; thence north $88^{\circ} 58'$ west 314.58 feet; thence north $1^{\circ} 02'$ east 160 feet; thence south $88^{\circ} 58'$ east 144.58 feet; thence north $1^{\circ} 02'$ east 17.56 feet; thence north $88^{\circ} 58'$ west 6.07 feet; thence on a curve to the right with a radius of 222.5 feet 135.77 feet; thence south $88^{\circ} 53' 45''$ west 149.18 feet to a point "B", as established by stipulation filed in Case (JR) #93304 in the Circuit Court of the State of Oregon for Multnomah County; thence north $89^{\circ} 17'$ west 250.86 feet, more or less, to the easterly line of the Southern Pacific Company's right of way; thence south $6^{\circ} 23'$ west 200.98 feet to the point of beginning; TOGETHER with all riparian rights appurtenant to said premises; subject, however, to the following: