

## Exhibit H: Ownership Information and Signing Authority of Trust

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# FIRST AMERICAN TITLE

# Property Research Report

**SUBJECT PROPERTY**

11500 SW Choban Ln

**Parcel #:** R9804

**Map & Taxlot #:** 1S103BA01400

**County:** Washington

**OWNER**

Choban, Anastasia & Choban, George Family Tr

**DATE PREPARED**

Date: 07/17/2024

**PREPARED BY**

rrizo@firstam.com



*First American Title*

Customer Service Department

503.219.8746

cs.oregon@firstam.com

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IMPORTANT – READ CAREFULLY: THIS REPORT IS NOT AN INSURED PRODUCT OR SERVICE OR A REPRESENTATION OF THE CONDITION OF TITLE TO REAL PROPERTY. IT IS NOT AN ABSTRACT, LEGAL OPINION, OPINION OF TITLE, TITLE INSURANCE COMMITMENT OR PRELIMINARY REPORT, OR ANY FORM OF TITLE INSURANCE OR GUARANTY. THIS REPORT IS ISSUED EXCLUSIVELY FOR THE BENEFIT OF THE APPLICANT THEREFOR, AND MAY NOT BE USED OR RELIED UPON BY ANY OTHER PERSON. THIS REPORT MAY NOT BE REPRODUCED IN ANY MANNER WITHOUT FIRST AMERICAN'S PRIOR WRITTEN CONSENT. FIRST AMERICAN DOES NOT REPRESENT OR WARRANT THAT THE INFORMATION HEREIN IS COMPLETE OR FREE FROM ERROR, AND THE INFORMATION HEREIN IS PROVIDED WITHOUT ANY WARRANTIES OF ANY KIND, AS-IS, AND WITH ALL FAULTS. AS A MATERIAL PART OF THE CONSIDERATION GIVEN IN EXCHANGE FOR THE ISSUANCE OF THIS REPORT, RECIPIENT AGREES THAT FIRST AMERICAN'S SOLE LIABILITY FOR ANY LOSS OR DAMAGE CAUSED BY AN ERROR OR OMISSION DUE TO INACCURATE INFORMATION OR NEGLIGENCE IN PREPARING THIS REPORT SHALL BE LIMITED TO THE FEE CHARGED FOR THE REPORT, IF ANY. RECIPIENT ACCEPTS THIS REPORT WITH THIS LIMITATION AND AGREES THAT FIRST AMERICAN WOULD NOT HAVE ISSUED THIS REPORT BUT FOR THE LIMITATION OF LIABILITY DESCRIBED ABOVE. FIRST AMERICAN MAKES NO REPRESENTATION OR WARRANTY AS TO THE LEGALITY OR PROPRIETY OF RECIPIENT'S USE OF THE INFORMATION HEREIN.



**First American Title**

Customer Service Department  
503.219.8746  
cs.oregon@firstam.com  
Date: 07/17/2024

### OWNERSHIP INFORMATION

Owner: Choban, Anastasia & Choban, George Family Trust  
CoOwner:  
Site: 11500 SW Choban Ln Portland OR 97225  
Mail: 4245 NW 174th Ave Portland OR 97229

Parcel #: R9804  
Ref Parcel #: 1S103BA01400  
TRS: 01S / 01W / 03 / NW  
County: Washington

### PROPERTY DESCRIPTION

Map Grid: 595-C6  
Census Tract: 030105 Block: 2005  
Neighborhood: BVRC - Central Beaverton  
School Dist: 48J Beaverton  
Impr Type: F2 - Dining  
Subdiv/Plat:  
Land Use: 2210  
Std Land Use: CEAT - Restaurant Bar Food Service  
Zoning: Beaverton-TO:RC - Transit Oriented - Retail  
Commercial District  
Lat/Lon: 45.51598608 / -122.79588675  
Watershed: Rock Creek-Tualatin River  
Legal: ACRES 0.44

### ASSESSMENT AND TAXATION

Market Land: \$444,340.00  
Market Impr: \$4,120.00  
Market Total: \$448,460.00 (2023)  
% Improved: 1.00%  
Assessed Total: \$167,380.00 (2023)  
Levy Code: 51.51  
Tax: \$3,537.22 (2023)  
Millage Rate: 21.1328  
Exemption:  
Exemption Type:

### PROPERTY CHARACTERISTICS

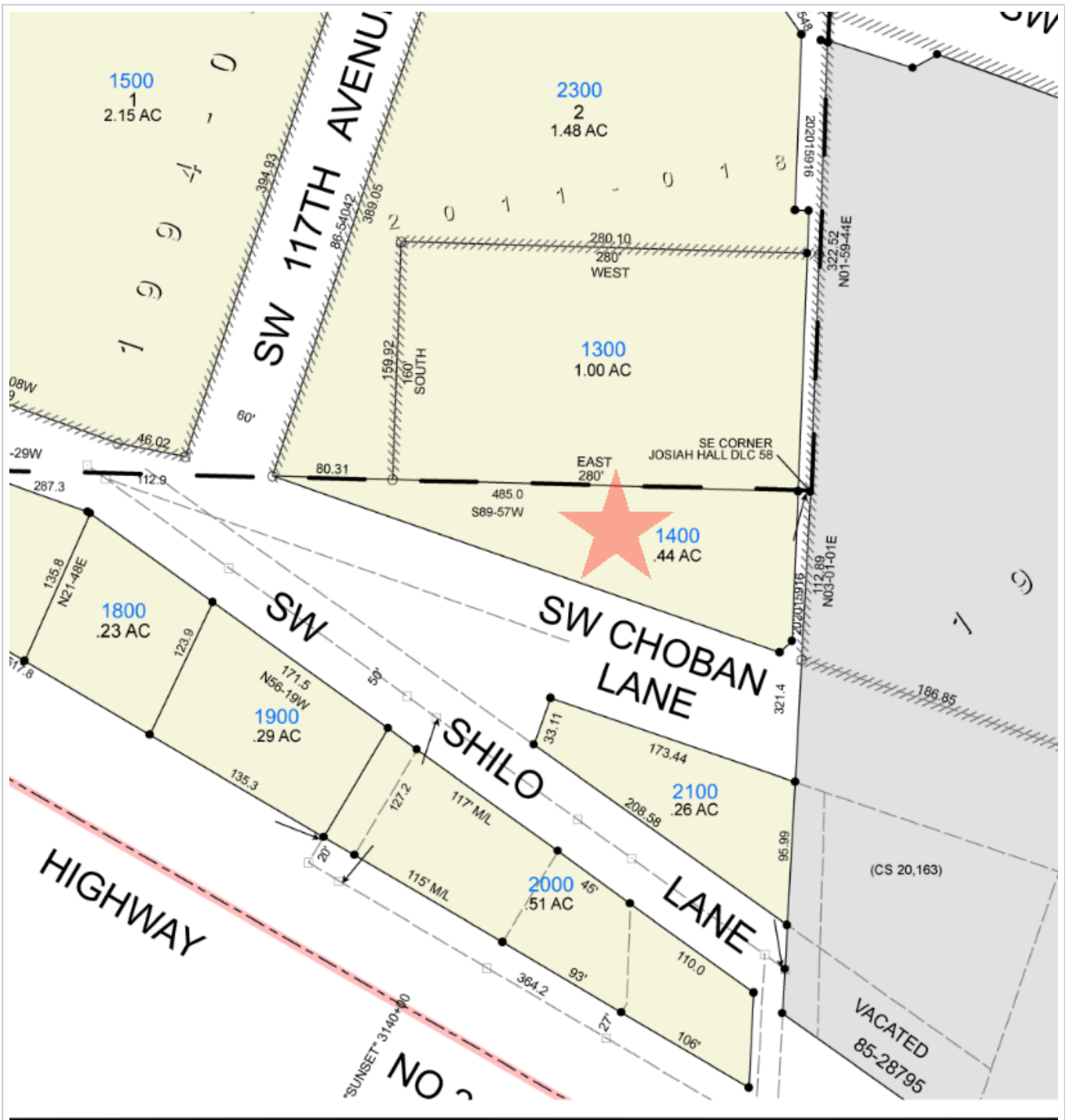
Bedrooms:	Total SqFt: 8,000 SqFt	Year Built:
Baths, Total:	First Floor: 8,000 SqFt	Eff Year Built:
Baths, Full:	Second Floor:	Lot Size Ac: 0.44 Acres
Baths, Half:	Basement Fin:	Lot Size SF: 19,166 SqFt
Total Units:	Basement Unfin:	Lot Width:
# Stories:	Basement Total:	Lot Depth:
# Fireplaces:	Attic Fin:	Roof Material:
Cooling:	Attic Unfin:	Roof Shape:
Heating:	Attic Total:	Ext Walls:
Building Style: ESO - Restaurant	Garage:	Const Type:

### SALES AND LOAN INFORMATION

Owner	Date	Doc #	Sale Price	Deed Type	Loan Amt	Loan Type
GEORGE ANASTASIA CHOBAN				Deed		Conv/Unk

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

Assessor Map



**First American Title**

**Parcel ID: R9804**

**Site Address: 11500 SW Choban Ln**

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Aerial Map



**First American Title**

**Parcel ID: R9804**

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Until a change is requested,  
all tax statements shall be  
sent to the following address:  
Anastasia Choban  
4245 NW 174<sup>th</sup> Ave.  
Portland, OR 97229-3001

Washington County, Oregon	<b>2023-032880</b>
D-DW	08/08/2023 10:13:20 AM
Stn=61 N MEJIA	
\$15.00 \$5.00 \$11.00 \$5.00 \$60.00 \$20.00	<b>\$116.00</b>
I, Joe Nelson, Director of Assessment and Taxation and Ex-Officio County Clerk for Washington County, Oregon, do hereby certify that the within instrument of writing was received and recorded in the book of records of said county.	
Joe Nelson, Director of Assessment and Taxation, Ex-Officio County Clerk	

After Recording Return To:  
Rob C. Fotheringham  
17355 SW Boones Ferry Rd., Ste. A  
Lake Oswego, OR 97035

### WARRANTY DEED

Anastasia Choban, Grantor, conveys and warrants to Anastasia Choban, Trustee of the Nonmarital Share of the Family Trust U/W/O George Choban dated January 5, 2010, Grantee, an undivided one-half (1/2) interest in the following real property situated in Washington County, Oregon, to-wit:

Parcel 1:

Beginning at a stone at the northeast corner of the land conveyed to Robert Johnson and Sine Johnson, husband and wife, by Mary J. G. Smith, recorded in the record of deeds in book 126, page 421, of Washington County, Oregon, said corner being the southeast corner of the Josiah Hall D. L. C. No. 58; thence S. 89 degrees 57 minutes W. 485.0 feet to a point in the center of County Road No. 466; thence south 56 degrees 4 minutes E. 574.87 feet along the center of said road to a point; thence N. 1 degree 26 minutes E. 321.3 feet to the point of beginning.

Parcel 2:

Lot 2, Partition Plat No. 2011-018, Washington County, Oregon (1.53 acres)

Parcel 3:

A tract of land in Section 10, Township 1 North, Range 2 West, Willamette Meridian, Washington County, Oregon, being a portion of that tract of land described in instrument recorded in Book 436, Page 144, Washington County Deed Records and awarded to Ruth Pubols, being more particularly described as follows:

Beginning at the Southeast corner of said Pubols Tract, being in the Center of Cedar Mill Road (County Road No. 1175); thence North 66°7.5' West to the East line of that tract described in deed to the United States of America, recorded in Book 700, Page 618; thence North along the East line of said United States of America Tract to a point of the North line of said Pubols Tract; thence South 86°38' East along the North line of said Pubols Tract, 964.16 feet, more or less, to an iron rod set on the Easterly line of the property of Rudolph Pubols as defined by Circuit Court Suit No. 5087; thence South 25°49' West, 1178.9 feet to the point of beginning.

EXCEPTING THEREFROM that portion described as follows:

The Easterly 50 feet of that certain tract in Sections 14 and 15, Township 1 North, Range 2 West of the Willamette Meridian, in the County of Washington and State of Oregon, conveyed to Ruth Pubols and described in that certain Agreement and Quitclaim Deed confirming the Last Will and Testament of Rudolph Pubols, recorded in Book 436, Page 142, as instrument 3486, Deed Records of Washington County, Oregon, being more particularly described as follows:

Beginning at the Northeast corner of LENOX ACRES, a plat of record, a point in the center of North Plains - Cedar Mill Road (County Road No. 1175), at the Southeasterly corner of said Ruth Pubols Tract; thence running along the Easterly line thereof North 25°49' East 1,178.0 feet to an iron rod at the Northeasterly corner of said Pubols Tract; thence along the Northerly line thereof, North 86°38' West 54.10 feet to a point; thence parallel and 50 feet Westerly of the Easterly line of said Pubols Tract South 25°49' West 1,159.04 feet to a point in the center of said County Road on the Southerly line of said Pubols Tract; thence along the Southerly line thereof South 66°07'30" East 50.03 feet to the place of beginning.

SUBJECT TO: Special assessment as farm use land; rights of the public and governmental agencies in and to any portion of the property lying within the boundaries of streets, roads, and highways; and an easement recorded August 29, 1961, in Book 448, Page 546.

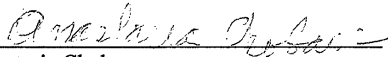
SUBJECT TO: All easements, rights-of-way, and restrictions of record.

The liability and obligations of the Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to Grantor under a standard policy of title insurance. The limitations contained herein expressly do not relieve Grantor of any liability or obligations under this instrument, but merely define the scope, nature, and amount of such liability or obligations.

The true consideration for this conveyance is NONE.

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS WHICH, IN FARM AND FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND WHICH LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, IN ALL ZONES. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

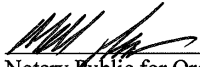
DATED: May 30, 2023.

  
Anastasia Choban

STATE OF OREGON )  
County of ~~Clackamas~~ <sup>Washington</sup> ) ss. July 17<sup>th</sup>, 2023

Personally appeared before me the above-named Anastasia Choban, and declared the same to be her voluntary act and deed.



  
Notary Public for Oregon

**STATE OF OREGON**

CERTIFICATION OF VITAL RECORD

1022844

I.D. TAG NO.

OREGON HEALTH AUTHORITY  
CENTER FOR HEALTH STATISTICS  
CERTIFICATE OF DEATH

136-2022-029273

STATE FILE NUMBER

TO BE COMPLETED BY FUNERAL FACILITY	Legal Name		First	Middle	Last	Suffix	Death Date
			George	James	Choban		September 09, 2022
	Sex:	Age	Social Security Number		County of Death		
	Male	93 years	[REDACTED]		Washington		
	Birthdate	Birthplace		Was Decedent Ever in U.S. Armed Forces?			
	July 13, 1929	Portland, Oregon		Yes			
	Residence:		City/Town				
	4245 NW 174th Avenue		Portland				
	Residence/County		State of Foreign Country		Zip Code + 4		Inside City Limits?
	Washington		Oregon		97229		No
	Marital Status at Time of Death		Spouse's Name Prior to First Marriage				
	Married		Anastasia Michaelides				
	Father's Name			Mother's Name Prior to First Marriage			
	Dimitros Choban			Marica Ainai			
Informant's Name		Telephone Number	Relationship to Decedent	Mailing Address			
Anastasia Choban		Not Available	Spouse	4245 NW 174th Avenue, Portland, OR 97229			
Place of Death		Facility Name					
Decedent's Residence							
Location of Death		City/Town or Location of Death		State	Zip Code + 4		
4245 NW 174th Avenue		Portland		Oregon	97229		
Method of Disposition		Place of Disposition		Location (City/Town and State)			
Burial		Skyline Memorial Gardens		Portland, Oregon			
Name and Complete Address of Funeral Facility							
Skyline Memorial Gardens Funeral Home 4101 NW Skyline Blvd, Portland, Oregon 97229							
Date of Disposition		Funeral Director's Signature			OR License Number		
September 14, 2022		Daniel R Brewer			45-0642		
Registrar's Signature		Date Received		Local File Number			
Jennifer A. Woodward		September 14, 2022					
Amendment							

45-2065 (01/06)



I CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF THE ORIGINAL CERTIFICATE ON FILE OR THE VITAL RECORDS FACTS ON FILE IN THE OREGON CENTER FOR HEALTH STATISTICS.

September 15, 2022

DATE ISSUED:

JENNIFER A. WOODWARD, PH.D.  
STATE REGISTRAR

THIS COPY IS NOT VALID WITHOUT INTAGLIO STATE SEAL AND BORDER.



ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE.





# FIRST AMERICAN TITLE

# Property Research Report

**SUBJECT PROPERTY**

11507 SW Shilo Ln, Ste #E

**Parcel #:** R1232044

**Map & Taxlot #:** 1S103BA02100

**County:** Washington

**OWNER**

Choban, Anastasia & Choban, George Family Tr

**DATE PREPARED**

Date: 07/17/2024

**PREPARED BY**

rrizo@firstam.com



*First American Title*

Customer Service Department

503.219.8746

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**First American Title**

Customer Service Department  
503.219.8746  
cs.oregon@firstam.com  
Date: 07/17/2024

### OWNERSHIP INFORMATION

Owner: Choban, Anastasia & Choban, George Family Trust  
CoOwner:  
Site: 11507 SW Shilo Ln, Ste #E Portland OR 97225  
Mail: 4245 NW 174th Ave Portland OR 97229

Parcel #: R1232044  
Ref Parcel #: 1S103BA02100  
TRS: 01S / 01W / 03 / NW  
County: Washington

### PROPERTY DESCRIPTION

Map Grid: 595-C6  
Census Tract: 030105 Block: 2005  
Neighborhood: BVRC - Central Beaverton  
School Dist: 48J Beaverton  
Impr Type: O2 - Office-Multiple Ten  
Subdiv/Plat:  
Land Use: 2210  
Std Land Use: COFF - Office Building  
Zoning: Beaverton-TO:BUS - Transit Oriented: Business  
Lat/Lon: 45.5155166 / -122.79569797  
Watershed: Rock Creek-Tualatin River  
Legal: ACRES 0.26

### ASSESSMENT AND TAXATION

Market Land: \$272,650.00  
Market Impr: \$499,060.00  
Market Total: \$771,710.00 (2023)  
% Improved: 65.00%  
Assessed Total: \$534,940.00 (2023)  
Levy Code: 51.51  
Tax: \$11,304.80 (2023)  
Millage Rate: 21.1328  
Exemption:  
Exemption Type:

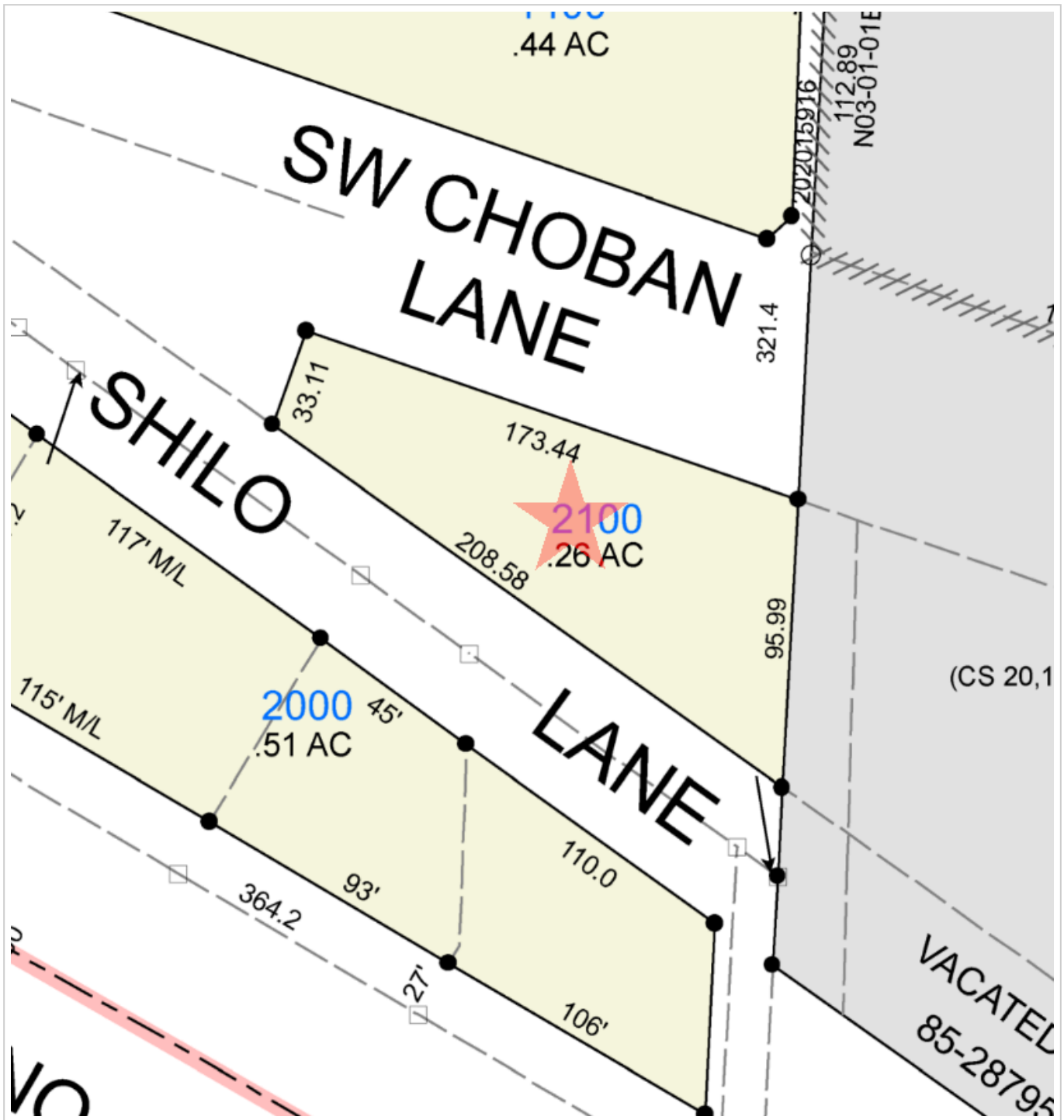
### PROPERTY CHARACTERISTICS

Bedrooms:	Total SqFt:	Year Built:
Baths, Total:	First Floor:	Eff Year Built:
Baths, Full:	Second Floor:	Lot Size Ac: 0.26 Acres
Baths, Half:	Basement Fin:	Lot Size SF: 11,326 SqFt
Total Units:	Basement Unfin:	Lot Width:
# Stories:	Basement Total:	Lot Depth:
# Fireplaces:	Attic Fin:	Roof Material:
Cooling:	Attic Unfin:	Roof Shape:
Heating:	Attic Total:	Ext Walls:
Building Style: C60 - Office	Garage:	Const Type:

### SALES AND LOAN INFORMATION

Owner	Date	Doc #	Sale Price	Deed Type	Loan Amt	Loan Type
	06/01/1978					
ANASTASIA CHOBAN				Deed		Conv/Unk

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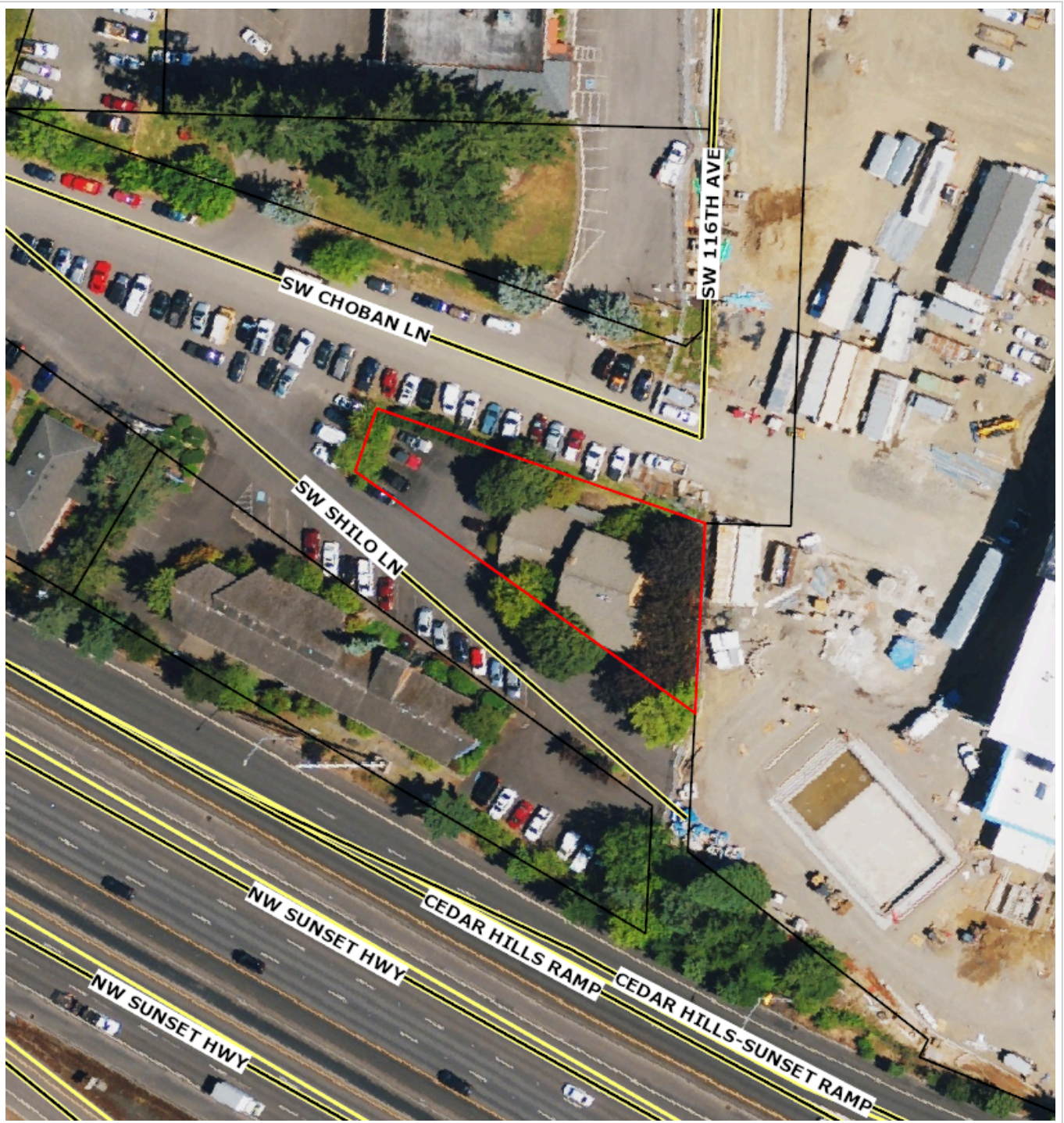
**First American Title**

Parcel ID: R1232044

Site Address: 11507 SW Shilo Ln, Ste #E

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Aerial Map



*First American Title*

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Until a change is requested,  
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Anastasia Choban  
4245 NW 174<sup>th</sup> Ave.  
Portland, OR 97229-3001

Washington County, Oregon	<b>2023-032880</b>
D-DW	08/08/2023 10:13:20 AM
Stn=61 N MEJIA	
\$15.00 \$5.00 \$11.00 \$5.00 \$60.00 \$20.00	<b>\$116.00</b>
I, Joe Nelson, Director of Assessment and Taxation and Ex-Officio County Clerk for Washington County, Oregon, do hereby certify that the within instrument of writing was received and recorded in the book of records of said county.	
Joe Nelson, Director of Assessment and Taxation, Ex-Officio County Clerk	

After Recording Return To:  
Rob C. Fotheringham  
17355 SW Boones Ferry Rd., Ste. A  
Lake Oswego, OR 97035

### WARRANTY DEED

Anastasia Choban, Grantor, conveys and warrants to Anastasia Choban, Trustee of the Nonmarital Share of the Family Trust U/W/O George Choban dated January 5, 2010, Grantee, an undivided one-half (1/2) interest in the following real property situated in Washington County, Oregon, to-wit:

Parcel 1:

Beginning at a stone at the northeast corner of the land conveyed to Robert Johnson and Sine Johnson, husband and wife, by Mary J. G. Smith, recorded in the record of deeds in book 126, page 421, of Washington County, Oregon, said corner being the southeast corner of the Josiah Hall D. L. C. No. 58; thence S. 89 degrees 57 minutes W. 485.0 feet to a point in the center of County Road No. 466; thence south 56 degrees 4 minutes E. 574.87 feet along the center of said road to a point; thence N. 1 degree 26 minutes E. 321.3 feet to the point of beginning.

Parcel 2:

Lot 2, Partition Plat No. 2011-018, Washington County, Oregon (1.53 acres)

Parcel 3:

A tract of land in Section 10, Township 1 North, Range 2 West, Willamette Meridian, Washington County, Oregon, being a portion of that tract of land described in instrument recorded in Book 436, Page 144, Washington County Deed Records and awarded to Ruth Pubols, being more particularly described as follows:

Beginning at the Southeast corner of said Pubols Tract, being in the Center of Cedar Mill Road (County Road No. 1175); thence North 66°7.5' West to the East line of that tract described in deed to the United States of America, recorded in Book 700, Page 618; thence North along the East line of said United States of America Tract to a point of the North line of said Pubols Tract; thence South 86°38' East along the North line of said Pubols Tract, 964.16 feet, more or less, to an iron rod set on the Easterly line of the property of Rudolph Pubols as defined by Circuit Court Suit No. 5087; thence South 25°49' West, 1178.9 feet to the point of beginning.

EXCEPTING THEREFROM that portion described as follows:

The Easterly 50 feet of that certain tract in Sections 14 and 15, Township 1 North, Range 2 West of the Willamette Meridian, in the County of Washington and State of Oregon, conveyed to Ruth Pubols and described in that certain Agreement and Quitclaim Deed confirming the Last Will and Testament of Rudolph Pubols, recorded in Book 436, Page 142, as instrument 3486, Deed Records of Washington County, Oregon, being more particularly described as follows:

Beginning at the Northeast corner of LENOX ACRES, a plat of record, a point in the center of North Plains - Cedar Mill Road (County Road No. 1175), at the Southeasterly corner of said Ruth Pubols Tract; thence running along the Easterly line thereof North 25°49' East 1,178.0 feet to an iron rod at the Northeasterly corner of said Pubols Tract; thence along the Northerly line thereof, North 86°38' West 54.10 feet to a point; thence parallel and 50 feet Westerly of the Easterly line of said Pubols Tract South 25°49' West 1,159.04 feet to a point in the center of said County Road on the Southerly line of said Pubols Tract; thence along the Southerly line thereof South 66°07'30" East 50.03 feet to the place of beginning.

SUBJECT TO: Special assessment as farm use land; rights of the public and governmental agencies in and to any portion of the property lying within the boundaries of streets, roads, and highways; and an easement recorded August 29, 1961, in Book 448, Page 546.

SUBJECT TO: All easements, rights-of-way, and restrictions of record.

The liability and obligations of the Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to Grantor under a standard policy of title insurance. The limitations contained herein expressly do not relieve Grantor of any liability or obligations under this instrument, but merely define the scope, nature, and amount of such liability or obligations.

The true consideration for this conveyance is NONE.

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS WHICH, IN FARM AND FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND WHICH LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, IN ALL ZONES. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED: May 30, 2023.

Anastasia Choban  
Anastasia Choban

STATE OF OREGON )  
County of ~~Clackamas~~ <sup>Washington</sup> ) ss. July 17<sup>th</sup>, 2023

Personally appeared before me the above-named Anastasia Choban, and declared the same to be her voluntary act and deed.



[Signature]  
Notary Public for Oregon

**STATE OF OREGON**

**CERTIFICATION OF VITAL RECORD**

1022844

I.D. TAG NO.

OREGON HEALTH AUTHORITY  
 CENTER FOR HEALTH STATISTICS  
**CERTIFICATE OF DEATH**

136-2022-029273

STATE FILE NUMBER

TO BE COMPLETED BY FUNERAL FACILITY	Legal Name		First	Middle	Last	Suffix	Death Date
			George	James	Choban		September 09, 2022
	Sex:	Age	Social Security Number		County of Death		
	Male	93 years	[REDACTED]		Washington		
	Birthdate		Birthplace		Was Decedent Ever in U.S. Armed Forces?		
	July 13, 1929		Portland, Oregon		Yes		
	Residence:				City/Town		
	4245 NW 174th Avenue				Portland		
	Residence/County		State of Foreign Country		Zip Code + 4		Inside City Limits?
	Washington		Oregon		97229		No
	Marital Status at Time of Death			Spouse's Name Prior to First Marriage			
	Married			Anastasia Michaelides			
	Father's Name			Mother's Name Prior to First Marriage			
	Dimitros Choban			Marica Ainai			
Informant's Name		Telephone Number	Relationship to Decedent	Mailing Address			
Anastasia Choban		Not Available	Spouse	4245 NW 174th Avenue, Portland, OR 97229			
Place of Death			Facility Name				
Decedent's Residence			Skyline Memorial Gardens				
Location of Death		City/Town or Location of Death		State	Zip Code + 4		
4245 NW 174th Avenue		Portland		Oregon	97229		
Method of Disposition		Place of Disposition		Location (City/Town and State)			
Burial		Skyline Memorial Gardens		Portland, Oregon			
Name and Complete Address of Funeral Facility							
Skyline Memorial Gardens Funeral Home 4101 NW Skyline Blvd, Portland, Oregon 97229							
Date of Disposition		Funeral Director's Signature			OR License Number		
September 14, 2022		Daniel R Brewer			45-0642		
Registrar's Signature		Date Received		Local File Number			
Jennifer A. Woodward		September 14, 2022					
Amendment							

45-2065 (01/06)



I CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF THE ORIGINAL CERTIFICATE ON FILE OR THE VITAL RECORDS FACTS ON FILE IN THE OREGON CENTER FOR HEALTH STATISTICS.

September 15, 2022

DATE ISSUED:

JENNIFER A. WOODWARD, PH.D.  
 STATE REGISTRAR

THIS COPY IS NOT VALID WITHOUT INTAGLIO STATE SEAL AND BORDER.



ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE.

**RESIGNATION OF TRUSTEE**

I hereby resign as the Trustee of the Nonmarital Share of the George J. Choban Family Trust dated January 5, 2010, effective immediately.

DATED Sept. 28, 2023.

Anastasia Choban

Anastasia Choban

STATE OF OREGON )  
County of Washington ) ss. Sept. 28, 2023

Personally appeared before me the above-named Anastasia Choban and acknowledged the foregoing instrument to be her voluntary act and deed.



Caitlyn Tedford  
Notary Public for Oregon



**CERTIFICATE OF INCUMBENCY OF CO-TRUSTEES**

We hereby certify:

That the Nonmarital Share of the George J. Choban Family Trust dated January 5, 2010, was established under the Last Will of George J. Choban (the "Trust");

That the initial Trustee, Anastasia Choban, resigned as the Trustee of the Trust per the attached Resignation of Trustee;

That the Trust provides that in the event Anastasia Choban ceases to act as Trustee, Maria E. Choban, Alexandra N. Borok, and Anna D. Peterkort shall succeed as successor co-Trustees;

That attached to this Certificate is a copy of the Second Codicil to Will of George J. Choban showing that Maria E. Choban, Alexandra N. Borok, and Anna D. Peterkort are designated as successor co-Trustees;

That Maria E. Choban, Alexandra N. Borok, and Anna D. Peterkort, as successor co-Trustees, were not appointed by a court and are not required to be appointed by a court under Oregon law;

That by their signatures below, Maria E. Choban, Alexandra N. Borok, and Anna D. Peterkort consent to serve as successor co-Trustees of the Trust and accept the position of co-Trustee.

Maria E. Choban  
Maria E. Choban, Co-Trustee

STATE OF OREGON )  
 ) ss.  
County of Washington )

This instrument was acknowledged before me on Sept. 28, 2023, by Maria E. Choban as co-Trustee.

Caitlyn Tedford  
Notary Public for Oregon



Alexandra N. Borok  
Alexandra N. Borok, Co-Trustee

STATE OF OREGON )  
 ) ss.  
County of Washington )

This instrument was acknowledged before me on Sept. 28, 2023, by  
Alexandra N. Borok as co-Trustee.

Caitlyn Tedford  
Notary Public for Oregon



Anna D. Peterkort  
Anna D. Peterkort, Co-Trustee

STATE OF OREGON )  
 ) ss.  
County of Washington )

This instrument was acknowledged before me on Sept. 28, 2023, by  
Anna D. Peterkort as co-Trustee.

Caitlyn Tedford  
Notary Public for Oregon



**Certification and Memorandum of Trust**

We, Marie E. Choban, Alexandra N. Borok, and Anna D. Peterkort, co-Trustees of the Nonmarital Share of the George J. Choban Family Trust dated January 5, 2010, make this certification pursuant to ORS 130.860.

1. Trust. The Nonmarital Share of the George J. Choban Family Trust is presently in existence. It was executed on January 5, 2010.
2. Trustor and Co-Trustees. The trustor is George J. Choban. We are currently the co-Trustees of the trust.
3. Trust Powers. Under the terms of the trust agreement, the co-Trustees are given powers granted a trustee under ORS 130.720, including the right to sell, exchange, assign, lease, encumber or otherwise alienate all or any part of the trust estate on such terms as the co-Trustees shall determine.
4. Co-Trustees' Mailing Address. The mailing address as current acting co-Trustees is 4245 NW 174<sup>th</sup> Ave., Portland, OR 97229.
5. Trust Irrevocable. The trust is irrevocable.
6. Modification of Trust. The trust cannot be modified, amended, or revoked.
7. Three Co-Trustees. We are acting together as co-Trustees and have authority to exercise trust powers and make decisions relating to the trust by majority rule; however, any one of the co-Trustees, acting alone, may sign and endorse checks on any trust account.
8. Taxpayer Identification Number. The trust taxpayer identification number is 93-6405121.
9. Title to Trust Property. Trust property is to be titled as follows:  
  
Marie E. Choban, Alexandra N. Borok, and Anna D. Peterkort, Co-Trustees of the Nonmarital Share of the George J. Choban Family Trust dated January 5, 2010.
10. No Change in Trust. The trust has not been revoked, modified, or amended in any manner that would cause the representations contained in this certification to be incorrect.
11. Jurisdiction. The trust was established under the laws of the State of Oregon.

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*Maria E. Choban*

Maria E. Choban, Trustee

STATE OF OREGON )  
 ) ss.  
County of Washington )

This instrument was acknowledged before me on Sept. 28, 2023, by Maria E. Choban, as acting co-trustee.

*Caitlyn Tedford*  
Notary Public for Oregon



*Alexandra N. Borok*  
Alexandra N. Borok, Trustee

STATE OF OREGON )  
 ) ss.  
County of Washington )

This instrument was acknowledged before me on Sept. 28, 2023, by Alexandra N. Borok, as acting co-trustee.

*Caitlyn Tedford*  
Notary Public for Oregon



*Anna D. Peterkort*  
Anna D. Peterkort, Trustee

STATE OF OREGON )  
 ) ss.  
County of Washington )

This instrument was acknowledged before me on Sept. 28, 2023, by Anna D. Peterkort, as acting co-trustee.

*Caitlyn Tedford*  
Notary Public for Oregon

