

From: Marc Wilkins <[REDACTED]>
Sent time: 04/14/2021 05:54:13 PM
To: Rance <[REDACTED]>
Cc: Matthew Cady <[REDACTED]>
Subject: RE: Incident / Lowes
Attachments: Lowe's Property Boundary Map .pdf image001.jpg image002.jpg image003.jpg image004.jpg image005.png (Amended) Delta Park Center Scope of Work for Security Service.pdf

Hi Harris,

I will look into this with our Ground Lease tenant.

As a reminder, Lowe's is a Ground Lease and they are responsible for everything within the blue boundary line, see attached. This technically includes security. As we discussed during our recent call with myself and Brian, I am reviewing how to scale back the involvement Cornerstone has with our Ground Lease tenants but for now, nothing will change.

This all should have been made clear when you first started security activity at Delta Park Center, this is completely on us. Right now, it's going to be challenging to pull this back but I'm working on it and will update you accordingly.

Also, regarding managing the activity of our tenants vendors. I completely understand the reason why we need to be aware of who's behind the building but this might be another area we need to re-evaluate which I will review with the Landlord.

Moving forward, next time your officers encounter Mr. Nelson, can you please give him my number if he still does not feel he should be excluded.

Finally, is Cornerstone willing to share their "exclusion" list? I'm curious how you track this.

MARC WILKINS | Property Manager

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From: Rance <[REDACTED]>
Sent: Wednesday, April 14, 2021 12:50 PM
To: Marc Wilkins <[REDACTED]>
Subject: Incident / Lowes

Marc,

Regarding this incident.

This has been a huge issue with us and Lowes.

I am sending this email to inform you.

Lowes has constantly and consistently undermined both CSG and TMT guidelines on trespass in the back of the building and letting people take their pallets.

Not only has this been an ongoing issue, Lowes has now decided to hire a company (Pacific Pallet) that is solely ran by a subject who has been excluded from DPC on numerous occasions and is living in his vehicle on Kirby road.

Subject Freddy Nelson has on many occasions harassed, threatened and undermined CSG security officers and operations at DPC for well over a year now.

Cornerstone WILL NOT un-exclude this subject or honor Lowes agreement to let this subject back on the property.

We ask once again for TMT to get a handle on the tenant and resolve this issue formally and finally.

Thank you.

Respectfully,

Harris J.R.
Director
Cornerstone Security Group
[REDACTED]

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Cornerstone Security Group was founded in 2017 on the principle of reinventing the security industry in the State of Oregon and abroad. Our founding principles are based on raising the security industry standard. We bring professionalism, honesty, integrity, loyalty, and combined 25 years experience to the table.