

Exhibit 1

ACCESS EASEMENT

KNOW ALL PERSONS BY THESE PRESENTS, that **Jameson Partners LLC, an Oregon limited liability company**, (Grantor), in consideration of the sum of Twenty-Four Thousand Forty-Five and no/100 Dollars (\$24,045.00), and other good and valuable consideration, to it paid by the City of Portland, a municipal corporation of the State of Oregon (Grantee), does hereby grant unto said City of Portland a perpetual, non-exclusive easement for the purpose of ingress, egress and construction and maintenance of a roadway through, over and across the following described parcel (the "Easement Area"):

As described on Exhibit "A" and depicted on Exhibit "B" attached hereto and by this reference made a part hereof.

IT IS UNDERSTOOD:

- A. This easement is for the purpose of providing occasional maintenance vehicle access over Grantor's property, primarily over existing roadways, for routine and emergency maintenance activities within that certain Berm, Drainage Channel and Flood Water Management Easement described on Exhibit C and depicted on Exhibit D attached hereto and by this reference made a part hereof.
- B. No obstructions preventing access by Grantee shall be permitted within the traveled portions of the Easement Area without the prior written consent of Grantee, which consent shall not be unreasonably refused or conditioned.
- C. In the event that Grantor's property is redeveloped and an alternative easement location is desired, Grantor may request relocation of the Easement Area. The relocation of the Easement Area, including but not limited to construction of a

1S2E16DD 6500, 1S2E21A 100,
1S2E22BB 3200
R/W #7160
BES #E07384

After Recording Return to:

106/800/John Deyo

Tax Statement shall be sent to:

No Change

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roadway therein and development of legal documentation to relocate the Easement Area, shall be at Grantor's sole expense and subject to the written approval of and acceptance by Grantee, which approval shall not be unreasonably refused or conditioned. The roadways constructed within the relocated easement shall be of a condition that is as good as or better than the roadways within the Easement Area.

- D. Grantor represents and warrants that it has the authority to grant the easement.
- E. Grantor agrees that the consideration recited herein is just compensation for the property or property rights conveyed, which includes damages to Grantor's remaining property, if any, resulting from the acquisition of said property or property rights.

IN WITNESS WHEREOF, Jameson Partners LLC, an Oregon limited liability company, pursuant to its Operating Agreement, duly and legally adopted, has caused these presents to be signed by its Manager, this 9th day of August, 2010.

JAMESON PARTNERS LLC,
AN OREGON LIMITED LIABILITY COMPANY

By: [Signature]
Warren J. Rosenfeld, Manager

STATE OF OREGON

County of Multnomah

This instrument was acknowledged before me on August 9th, 2010, by Warren J. Rosenfeld as Manager of Jameson Partners LLC, an Oregon limited liability company.

Karrie E. Hanford
Notary Public for Oregon
My Commission expires 6-28-13

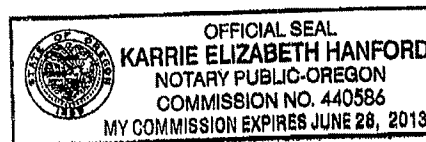


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Approved as to form:

C. K. M. 8/19/10
City Attorney

Approved:

Bureau of Environmental Services Director
or designee

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EXHIBIT A 15' ACCESS EASEMENT EAST LENTS FLOODPLAIN RESTORATION DESCRIPTION APRIL 15, 2010

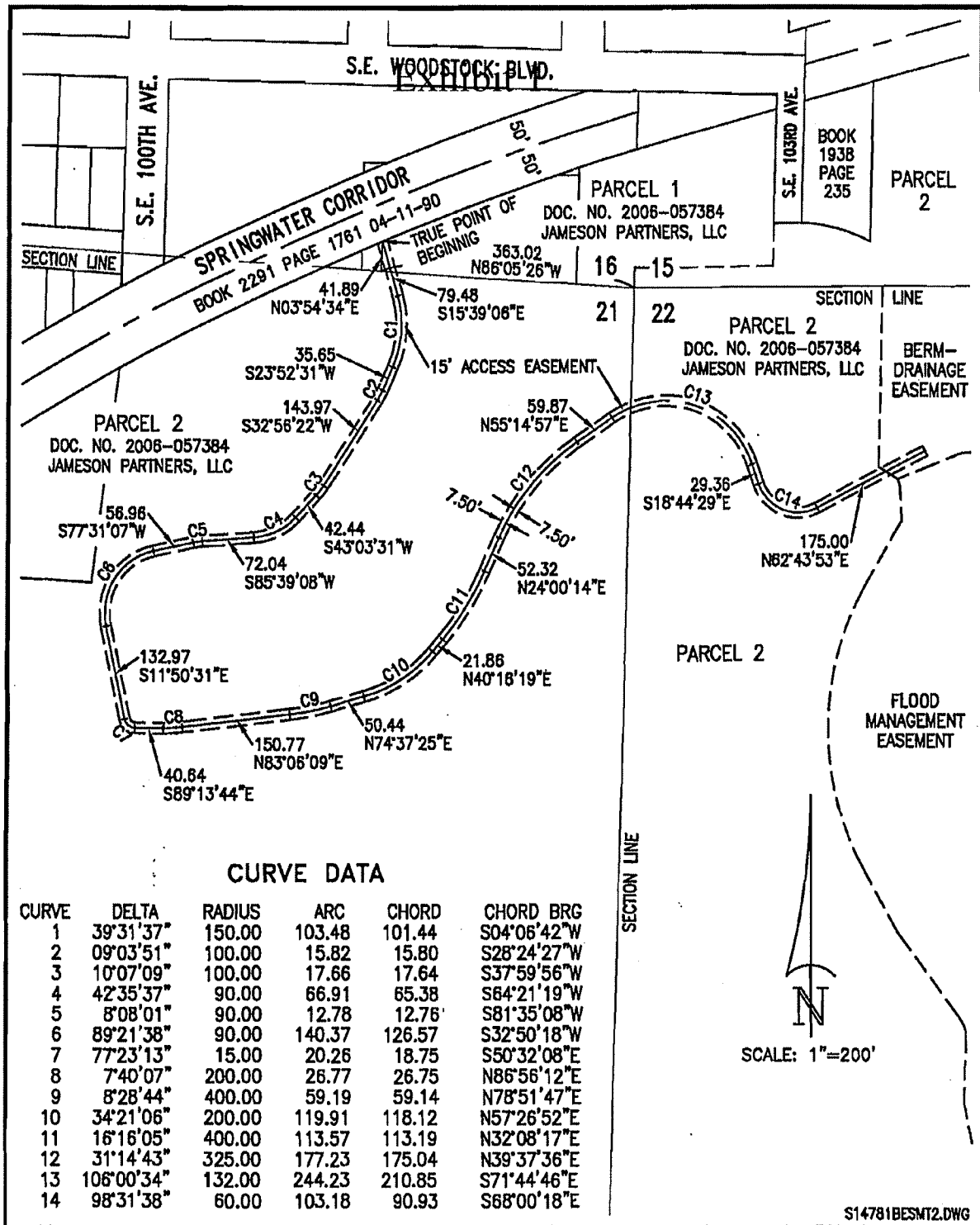
A strip of land, 15.00 feet wide, located in the southeast one-quarter of Section 16, the northeast one-quarter of Section 21, and the northwest one-quarter of Section 22, Township 1 South, Range 2 East, Willamette Meridian, City of Portland, Multnomah County, Oregon, being a portion of Parcels 1 and 2 of that property as described in Document Number 2006-057384, Multnomah County Records, the centerline of said strip being described as follows:

Commencing at the northeast corner of Section 21, Township 1 South, Range 2 East, Willamette Meridian; thence N.86°05'26"W. along the north line of said Section 21, a distance of 363.02 feet; thence leaving said north line N.03°54'34"E., 41.89 feet to a point on the southerly line of the Springwater Corridor as described in Book 2291, Page 1761, recorded April 11, 1990, Multnomah County Deed Records, and the **True Point of Beginning** of the strip herein described; thence S.15°39'06"E., 79.48 feet to the point of curve right of a 150.00 foot radius curve; thence along the arc of said curve right through a central angle of 39°31'37", 103.48 feet (chord bears S.04°06'42"W., 101.44 feet); thence S.23°52'31"W., 35.65 feet to the point of curve right of a 100.00 foot radius curve; thence along the arc of said curve right through a central angle of 09°03'51", 15.82 feet (chord bears S.28°24'27"W., 15.80 feet); thence S.32°56'22"W., 143.97 feet to the point of curve right of a 100.00 foot radius curve; thence along the arc of said curve right through a central angle of 10°07'09", 17.66 feet (chord bears S.37°59'56"W., 17.64 feet); thence S.43°03'31"W., 42.44 feet to the point of curve right of a 90.00 foot radius curve; thence along the arc of said curve right through a central angle of 42°35'37", 66.91 feet (chord bears S.64°21'19"W., 65.38 feet); thence S.85°39'08"W., 72.04 feet to the point of curve left of a 90.00 foot radius curve; thence along the arc of said curve left through a central angle of 8°08'01", 12.78 feet (chord bears S.81°35'08"W., 12.76 feet); thence S.77°31'07"W., 56.96 feet to the point of curve left of a 90.00 foot radius curve; thence along the arc of said curve left through a central angle of 89°21'38", 140.37 feet (chord bears S.32°50'18"W., 126.57 feet); thence S.11°50'31"E., 132.97 feet to the point of curve left of a 15.00 foot radius curve; thence along the arc of said curve left through a central angle of 77°23'13", 20.26 feet (chord bears S.50°32'08"E., 18.75 feet); thence S.89°13'44"E., 40.64 feet to the point of curve left of a 200.00 foot radius curve; thence along the arc of said curve left through a central angle of 7°40'07", 26.77 feet (chord bears N.86°56'12"E., 26.75 feet); thence N.83°06'09"E., 150.77 feet to the point of curve left of a 400.00 foot radius curve; thence along the arc of said curve left through a central angle of 8°28'44", 59.19 feet (chord bears N.78°51'47"E., 59.14 feet); thence N.74°37'25"E., 50.44 feet to the point of curve left of a 200.00 foot radius curve; thence along the arc of said curve left through a central angle of 34°21'06", 119.91 feet (chord bears N.57°26'52"E., 118.12 feet); thence N.40°16'19"E., 21.86 feet to the point of curve left of a 400.00 foot radius curve; thence along the arc of said curve left through a central angle of 16°16'05", 113.57 feet (chord bears N.32°08'17"E., 113.19 feet); thence N.24°00'14"E., 52.32 feet to the point of curve right of a 325.00 foot radius curve; thence along the arc of said curve right through a central angle of 31°14'43", 177.23 feet (chord bears N.39°37'36"E., 175.04 feet); thence N.55°14'57"E., 59.87 feet to the point of curve right of a

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132.00 foot radius curve; thence along the arc of said curve right through a central angle of $106^{\circ}00'34''$, 244.23 feet (chord bears $S.71^{\circ}44'46''E.$, 210.85 feet); thence $S.18^{\circ}44'29''E.$, 29.36 feet to the point of curve left of a 60.00 foot radius curve; thence along the arc of said curve left through a central angle of $98^{\circ}31'38''$, 103.18 feet (chord bears $S.68^{\circ}00'18''E.$, 90.93 feet); thence $N.62^{\circ}43'53''E.$, 175.00 feet to the terminus of the strip herein described.

EXHIBIT B



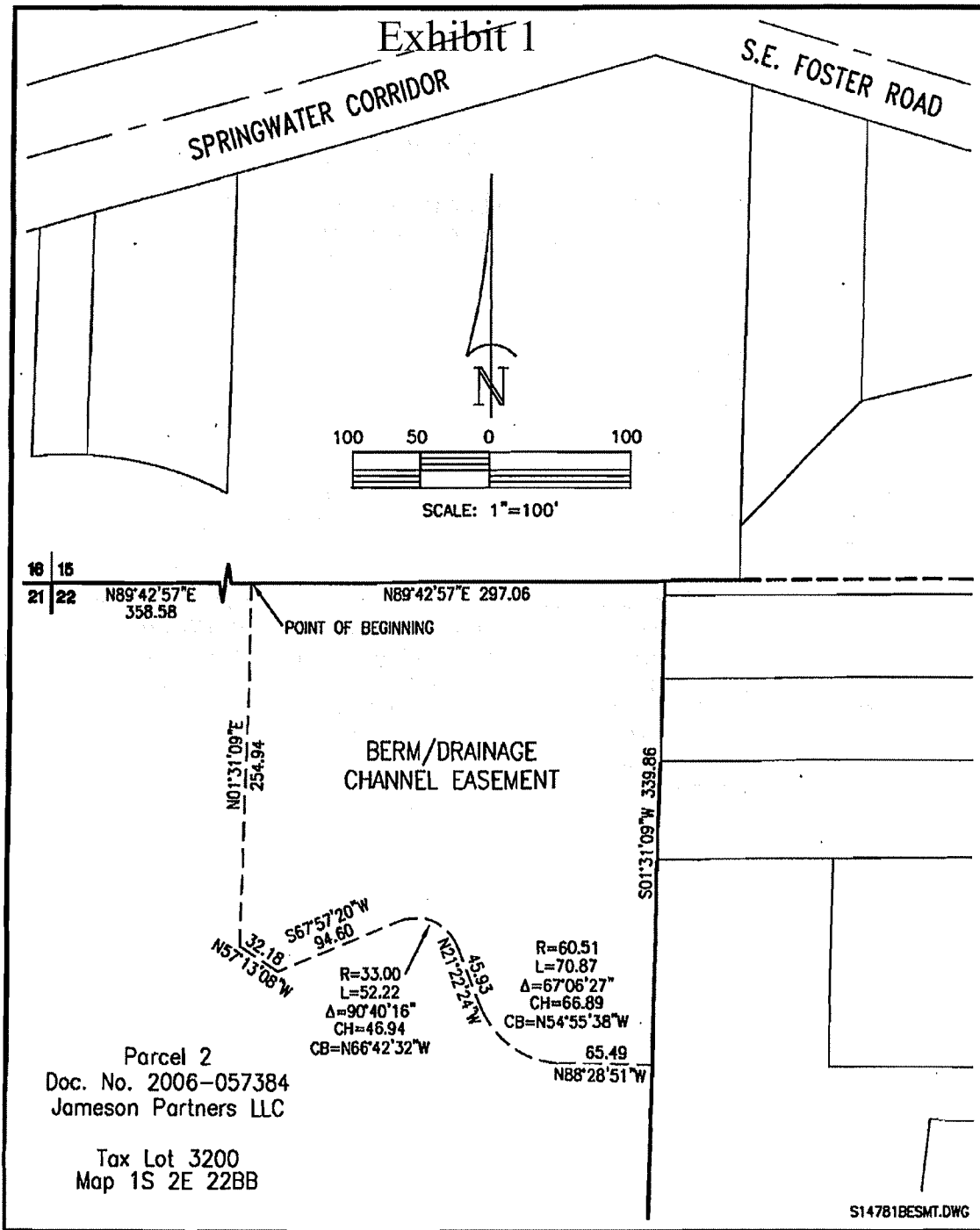
15' ACCESS EASEMENT
EAST LENTS FLOODPLAIN RESTORATION
CITY OF PORTLAND
MULTNOMAH COUNTY, OREGON
APRIL 15, 2010

otak
 Incorporated

surveyors
 engineers
 planners

17355 S.W. BOONES FERRY ROAD
 LAKE OSWEGO, OREGON 97035
 (503)635-3618 FAX (503)635-5395

EXHIBIT C



BERM/DRAINAGE CHANNEL EASEMENT
EAST LENTS FLOODPLAIN RESTORATION
CITY OF PORTLAND
MULTNOMAH COUNTY, OREGON
JANUARY 11, 2010

otak
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EXHIBIT D

BERM, DRAINAGE CHANNEL AND FLOOD WATER MANAGEMENT EASEMENT EAST LENTS FLOODPLAIN RESTORATION DESCRIPTION JANUARY 11, 2010

A tract of land in the northwest one-quarter of Section 22, Township 1 South, Range 2 East, Willamette Meridian, City of Portland, Multnomah County, Oregon, being a portion of Parcel 2 of that property as described in Document Number 2006-057384, Multnomah County Records, and being described as follows:

Beginning at a point on the north line of the northwest one-quarter of Section 22, Township 1 South, Range 2 East, Willamette Meridian, said point bearing N.89°42'57"E., 358.58 feet from the northwest corner of said Section 22; thence N.89°42'57"E. along said north line, 297.06 feet to the east line of Parcel 2 as described in Document Number 2006-057384, Multnomah County Records, said east deed line also being the east line of the west one-half of the northwest one-quarter of the northwest one-quarter of said Section 22; thence S.01°31'09"W. along said east deed line, 339.86 feet; thence leaving said east deed line N.88°28'51"W., 65.49 feet to the point of curve right of a 60.51 foot radius curve; thence along the arc of said curve right through a central angle of 67°06'27", 70.87 feet (chord bears N.54°55'38"W., 66.89 feet); thence N.21°22'24"W., 45.93 feet to the point of curve left of a 33.00 foot radius curve; thence along the arc of said curve left through a central angle of 90°40'16", 52.22 feet (chord bears N.66°42'32"W., 46.94 feet); thence S.67°57'20"W., 94.60 feet; thence N.57°13'08"W., 32.18 feet; thence N.01°31'09"E., 254.94 feet to the Point of Beginning.

Contains 85,163 square feet or 1.96 acres.