

Grantor's Name and Address:

JJS Holdings LLC
 3439 NE Sandy Blvd #356
 Portland, OR 97232

Multnomah County Official Records
 E Murray, Deputy Clerk

2020-166418

12/09/2020 10:04:37 AM

ROW-ROW Pgs=5 Stn=23 ATPC
 \$25.00 \$11.00 \$10.00 \$60.00

\$106.00**EASEMENT FOR RIGHT-OF-WAY PURPOSES**

JJS HOLDINGS LLC, an Oregon limited liability company ("Grantor"), for good and valuable non-monetary consideration, the receipt whereof is hereby acknowledged, hereby grants unto the City of Portland, a municipal corporation of the State of Oregon, ("Grantee"), which acquires pursuant to its eminent domain power and authority, an easement for public street and right-of-way purposes in the real property, being particularly described as follows ("Subject Property"):

As described in Exhibit A and depicted on Exhibit B attached and incorporated by reference.

Contains 59 square feet, more or less.

TO HAVE AND TO HOLD, the same easement to the City of Portland for the uses and purposes aforesaid forever.

- A. Grantor represents that, to the best of its knowledge after appropriate inquiry under the circumstances, the Subject Property complies with all local, State and Federal environmental laws and regulations.
- B. Grantor represents that it has disclosed all knowledge of any release of hazardous substances onto or from the Subject Property and has disclosed any known report, investigation, survey, or environmental assessment regarding the Subject Property in Grantor's possession, including documents in the possession of Grantor's contractors or agents. "Release" and "hazardous substance" have the meaning as defined under Oregon law.

R/W # 8788-1

1S2E16DC-9900

After Recording Return to:

Gerry Caruso, City of Portland

1120 SW 5th Avenue, Suite 1331

Portland, OR 97204

Tax Statement shall be sent to: No Change

- C. Grantor warrants that, to the best of its knowledge after appropriate inquiry under the circumstances, there are no underground storage tanks, as defined under Oregon law, presently on or under the Subject Property.
- D. It is understood and agreed that the Grantee, by accepting this dedication, is not accepting any liability for any release of hazardous substances onto or from the Subject Property, and that the Grantor is not attempting to convey any such liability.
- E. Grantor, on behalf of itself, and its successors and assigns, agrees to defend, indemnify, and hold Grantee and its officers, agents, and employees harmless against all liabilities, damages, losses, claims, demands, actions, and suits (including attorney fees and costs) resulting from the presence or release of hazardous substances onto or from the Subject Property. This provision shall not apply to a release of hazardous substances onto or from the Subject Property caused by the officers, agents or employees of the Grantee. Any action taken pursuant to this provision shall not constitute an admission of liability or waiver of any defenses to liability.
- F. Grantor represents and warrants that it has the authority to grant this easement, that the Subject Property is free from all liens and encumbrances that would materially affect the easement grant, and that Grantor and its successors will defend the same to the Grantee against all claims and demands of all persons whomsoever.
- G. Grantor agrees that the consideration recited herein is just compensation for the Subject Property or property rights conveyed, which includes damage to the property remainder, if any, resulting from the acquisition or use of said Subject Property or property rights.
- H. Grantor understands and agrees that if it terminates the development for any reason, and a dedication of right-of-way was required and granted to the Grantee as a condition of the building permit, Grantor is not entitled to the return of the property rights granted to Grantee.

This section is intentionally left blank.

IN WITNESS WHEREOF, JJS Holdings LLC, pursuant to its Operating Agreement, duly and legally adopted, has caused these presents to be signed by its this 6th day of November 2020.

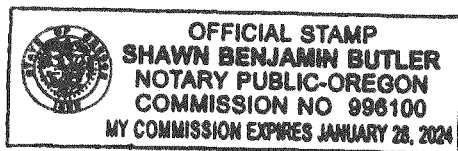
JJS HOLDINGS LLC
AN OREGON LIMITED LIABILITY COMPANY

By: [Signature]
Jeremy Pratt, Member

STATE OF Oregon

County of Josephine

This instrument was acknowledged before me on NOVEMBER 6th, 2020, by Jeremy Pratt as a member of JJS Holdings LLC, an Oregon limited liability company.



[Signature]
Notary Public Shawn Benjamin Butler - Oregon
My Commission expires January 28th, 2024

APPROVED AS TO FORM:

[Signature: Glenn Fullilove] 12.8.20
City Attorney Date

APPROVED AND ACCEPTED:

DocuSigned by:
[Signature: David E. McEldowney] 12/9/2020 | 8:03 AM PST
AB5036AEF3E1476
Bureau Director Date

EXHIBIT A

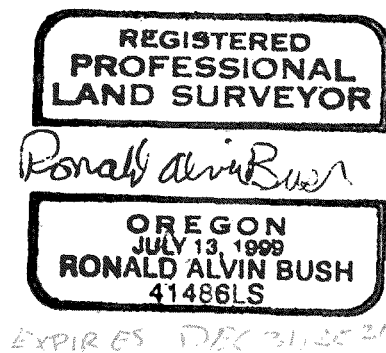
RWA # 8788 - 1

Easement for Right-of-Way Purposes
(Tax Lot 9900)

A variable width tract of land over a portion of land conveyed to JSS Holdings LLC in deed Document No. 2018-058017, recorded May 31, 2018, Multnomah County Deed Records, and being situated in the southeast one-quarter, Section 16, T1S, R2E, W.M. City of Portland, Multnomah County, Oregon, being described as follows:

Beginning at the southwest corner of document number 2019-076280, Tract 1: Thence southwesterly, tracing the easterly right-of-way boundary of said SE 92nd Ave., at a bearing of S46°47'55"W a distance of 13.04 feet; Thence southerly, tracing the easterly boundary of document number 2019-076280 Tract 2, S00°04'04"W a distance of 5.00 feet; Thence northeasterly at a bearing of N47°35'25"E a distance of 18.10 feet; Thence northwesterly at a bearing of N65°57'32"W a distance of 4.22 feet, tracing the southerly boundary of document number 2019-076280, Tract 1, to the POINT OF BEGINNING.

Easement containing 59 square feet more or less.



EASEMENT FOR RIGHT-OF-WAY PURPOSES
EXHIBIT "B"

RWA # 8788-1

DEED DOCUMENT NUMBER 2018-058017, MULTNOMAH COUNTY RECORDS
LOCATED IN THE SOUTHWEST 1/4 OF SECTION 16,
TOWNSHIP 1 SOUTH, RANGE 2 EAST, BLOCK 4, TOWN OF LENT
OF THE WILLAMETTE MERIDIAN,
CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

ADDRESS:
9222 SE WOODSTOCK BLVD.
PORTLAND, OREGON 97266

SEPTEMBER 10, 2020



LEGEND

SQ FT SQUARE FEET

DOC. MULTNOMAH COUNTY DOCUMENT NUMBER

CLIENT:

HARKA ARCHITECTURE LLC
107 SE WASHINGTON ST, SUITE 740
PORTLAND, OR 97214

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Ronald Alvin Bush

OREGON
JULY 13, 1999
RONALD ALVIN BUSH
41486LS

EXPIRES DEC 31, 2021

S.E. WOODSTOCK BLVD.
(VARIES)

DOC. 2001-125095
DOC. 2019-076280 TRACT 1

EASEMENT FOR RIGHT-OF-WAY PURPOSES

AREA=59 SQ FT±

9222 SE WOODSTOCK BLVD.
DOC. 2018-058017

TL 9900
SW 1/4, SE 1/4, SECTION 16
T1S, R2E, WM
CITY OF PORTLAND
MULTNOMAH COUNTY, OR

LOT 20

LOT 19 DOC. 2018-055019

POINT OF BEGINNING
SW CORNER OF DOC.
2019-076280 TRACT 1

S46°47'55"W 13.04'

S00°04'04"W 5.00'

N65°57'32"W 4.22

N47°35'25"E 18.10

S.E. 92ND AVE.
(VARIES)

DOC. 2019-076280 TRACT 2

LOT 21

LENT