

Grantor's Name and Address:

3900 Yeon LLC
 1800 Wazee St #500
 Denver, CO 80202

Multnomah County Official Records
 E Murray, Deputy Clerk

2021-057093

04/08/2021 08:41:01 AM

EASE-EASE Pgs=6 Stn=67 ATMH
 \$30.00 \$11.00 \$10.00 \$60.00

\$111.00**EASEMENT FOR RIGHT-OF-WAY PURPOSES**

3900 YEON LLC, a Delaware 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 on **Exhibit A** and depicted on **Exhibit B** attached and incorporated by reference.

Contains 423 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 Grantor's 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 Grantor 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. All known reports, investigations, surveys or environmental assessments regarding the Subject Property are listed on **Exhibit C** attached hereto.

R/W # 9182

1N1E20 TL 1700

Permit # 20-190132-000-00-CO

After Recording Return to:

Karl Arruda, City of Portland

1120 SW 5th Avenue, 12th Floor

Portland, OR 97204

Tax Statement shall be sent to: No Change

- C. Grantor warrants that, to the best of Grantor's 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 Grantor and of Grantor's 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 Grantor has the authority to grant this easement, that, except for the railroad spur tracks, the Subject Property is free from all liens and encumbrances that would materially affect the easement grant, and that Grantor and Grantor's 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. The right of repurchase has been waived pursuant to ORS 35.385(1)(b).
- I. Grantor understands and agrees that if Grantor 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, 3900 YEON LLC, has caused these presents to be signed this 25 day of March 2021.

3900 YEON LLC,
A DELAWARE LIMITED LIABILITY COMPANY

BY: DCT INDUSTRIAL VALUE FUND I, LP,
A DELAWARE LIMITED PARTNERSHIP,
ITS MEMBER

BY: DCT INDUSTRIAL VALUE FUND I, INC., A MARYLAND
CORPORATION,
IT GENERAL PARTNER

By: Terry Bendrick
Terry Bendrick, Vice President

STATE OF Washington
County of King

This instrument was acknowledged before me on March 25, 2021
by Terry Bendrick, as Vice President of DCT Industrial Value Fund I, Inc., a Maryland
corporation.



Brittane Sloan
Notary Public
My Commission expires 08/27/2024

APPROVED AS TO FORM:

Glenn Fullilove 4.6.21
City Attorney

APPROVED AND ACCEPTED:

DocuSigned by:
Amber Clayton
9FA7312C8190438...
Bureau Director

4/7/2021 | 3:43 PM PDT
Date

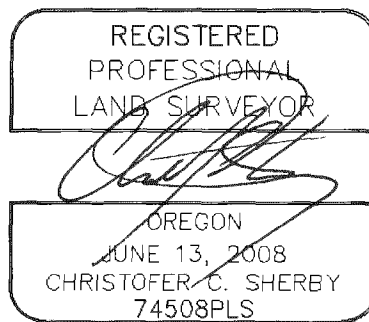
Exhibit A
RW#9182
Easement for Right-of-way Purposes

A strip of land situated in the Southwest Quarter of Section 20, Township 1 North, Range 1 East of the Willamette Meridian, City of Portland, Oregon, being a portion of that property conveyed to 3900 YEON LLC per Document Number 2020-018281, Multnomah County Deed Records, being more particularly described as follows:

Beginning at a 3/4" iron pipe marking the Northwest corner of that tract of land described in said Document Number 2020-018281, also being on the southerly Right-of-Way line of NW Yeon Avenue (being 60.00 feet from the centerline thereof, when measured perpendicular thereto); Thence along said southerly Right-of-Way line South 62°31'53" East 422.64 feet to the easterly line of said tract; Thence leaving said southerly Right-of-Way line, along said easterly line, South 00°16'19" West 1.12 feet; Thence leaving said easterly line, along a line 1.00 foot southerly of and parallel with said southerly Right-of-Way line North 62°31'53" West 422.64 feet to the westerly line of said tract; Thence along said westerly line North 00°13'32" East 1.12 feet to the **Point of Beginning**.

Containing 423 square feet, more or less.

Bearings based on Oregon Coordinate Reference System Portland Zone, North American Datum of NAD83/2011 (Epoch 2010.0000), units in international feet.



RENEWS 6/30/22

S&F Land Services

4858 SW Scholls Ferry Rd, Ste A Portland, OR 97225
(503) 345-0328 — www.sflands.com

2020-014-50
2/4/21
TLB

EXHIBIT B

RW#9182

**EASEMENT FOR RIGHT-OF-WAY PURPOSES
SW 1/4 SECTION 20, T1N, R1E, W.M., CITY OF
PORTLAND, MULTNOMAH COUNTY, OREGON**

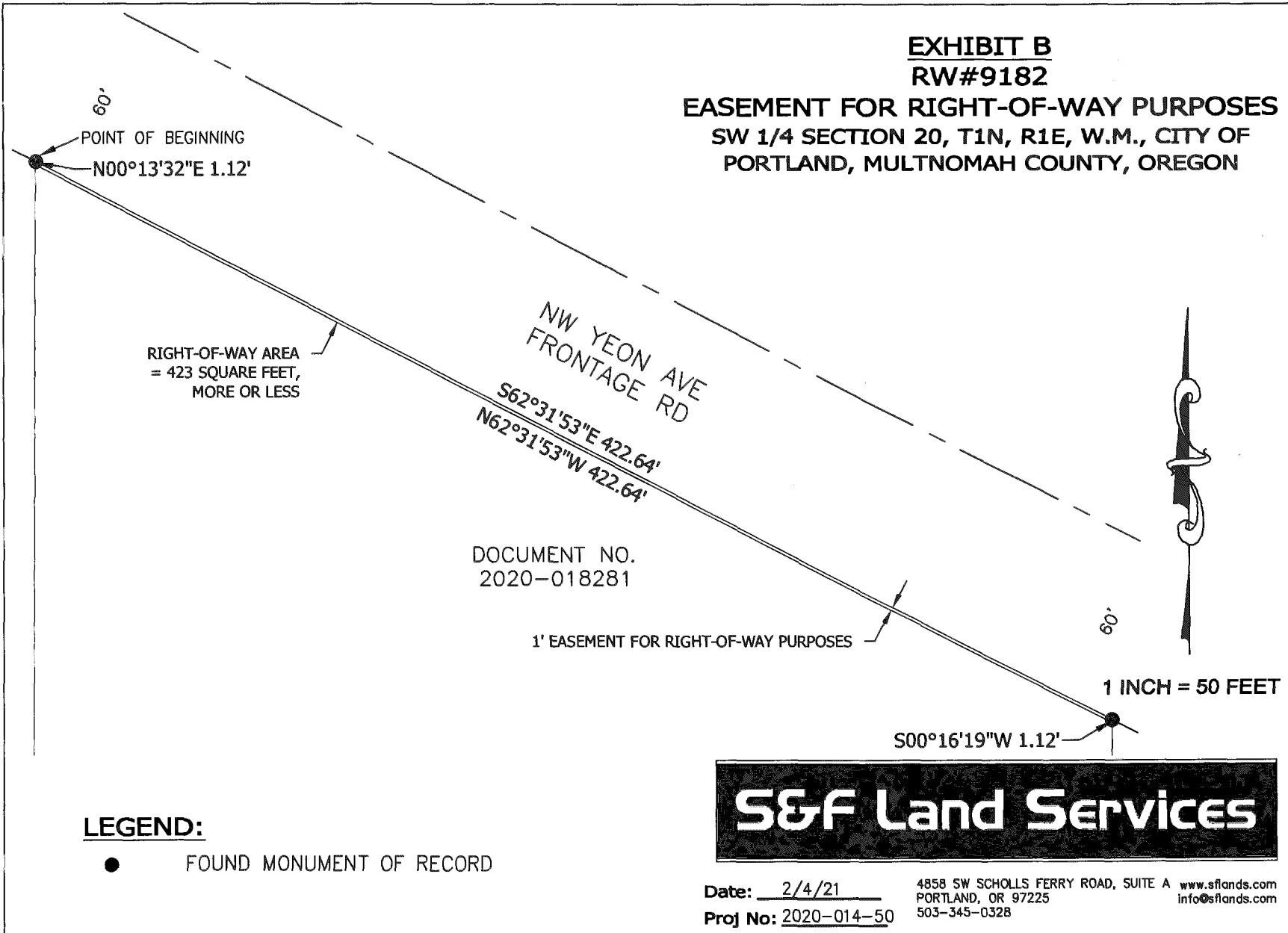


EXHIBIT C

1. Phase I Environmental Site Assessment Report by Farallon Consulting, LLC; Property: 3900 NW Yeon Avenue; Portland, OR; November 26, 2019.