

Multnomah County Official Records
E Murray, Deputy Clerk

2023-040013

06/27/2023 04:15:29 PM

EASE-EASE Pgs=5 Stn=10 ATCG
\$25.00 \$11.00 \$10.00 \$60.00

\$106.00

Grantor's Name and Address:

Corvel, LLC
101 E. 8th Street
#210
Vancouver, WA 98660

EASEMENT FOR RIGHT-OF-WAY PURPOSES

Corvel, LLC. A Nevada limited liability company, ("Grantor"), in consideration of the sum of Twenty-One Thousand Five Hundred Eighty-Five and 52/100 Dollars (\$21,585.52), and other good and valuable 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 421 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 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. "Release" and "hazardous substance" have the meaning as defined under Oregon law.
- C. Grantor warrants that there are no underground storage tanks, as defined under Oregon law, presently on or under the Subject Property.

R/W #9404-89
1S2E20AD TL 7200

After Recording Return to:
Heather Key, City of Portland
1120 SW 5th Avenue, Suite 1331
Portland, OR 97204
Tax Statement shall be sent to: No Change

- 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 of 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 Grantor 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 Grantors 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).

This section is intentionally left blank.

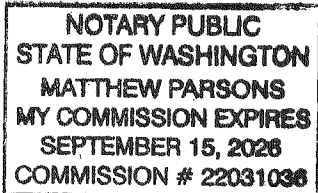
IN WITNESS WHEREOF, Corvel, LLC, a Nevada limited liability company, pursuant to its Operating Agreement, duly and legally adopted, has caused these presents to be signed by its Manager, this 14th day of June, 2023.

CORVEL, LLC,
A NEVADA LIMITED LIABILITY COMPANY

By Jeff Garbarino, Manager

STATE OF Washington
County of Clark

This instrument was acknowledged before me on June 14th, 2023, by Jeff Garbarino as a Manager of Corvel, LLC, a Nevada limited liability company.



Matthew Parsons
Notary Public for (state) Washington
My Commission expires 9-15-2026

APPROVED AS TO FORM:
Approved as to form
by Eric Shaffner
for the City Attorney
City Attorney

APPROVED AND ACCEPTED:

David E. McEldowney 6/27/2023 | 3:42 PM PDT
Bureau Director Date

EXHIBIT A

**BRENTWOOD-DARLINGTON BIKE PED IMPROVEMENTS
R/W# 9404-89
EASEMENT FOR RIGHT OF WAY PURPOSES
1S2E20AD-07200**

A portion of that tract of land conveyed by deed to Corvel, LLC, a Nevada limited liability company in document 2008-000858 Multnomah County Deed Records, situated in the Southeast one-quarter of the Northeast one-quarter of Section 20, Township 1 South, Range 2 East of the Willamette Meridian in the City of Portland, County of Multnomah and State of Oregon, more particularly described as follows:

COMMENCING at the Northeast corner of Lot 12, Block 6, plat of "Sterling", plat book 870, page 49, Multnomah County Survey Records;

Thence, along the east line of said Lot 12, South 00°17'30" East, a distance of 6.37 feet to the **POINT OF BEGINNING**;

Thence, continuing along said east line and the east line of Lot 13, Block 6, said plat of "Sterling", South 00°17'30" East, a distance of 74.00 feet;

Thence, leaving said east line, South 89°42'30" West, a distance of 5.68 feet, to a point 5.68 feet westerly, when measured at right angles to said east line;

Thence, parallel with said east line, North 00°17'30" West, a distance of 74.00 feet;

Thence, North 89°42'30" East, a distance of 5.68 feet, to the **POINT OF BEGINNING**.

Containing 421 square feet.

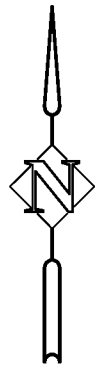
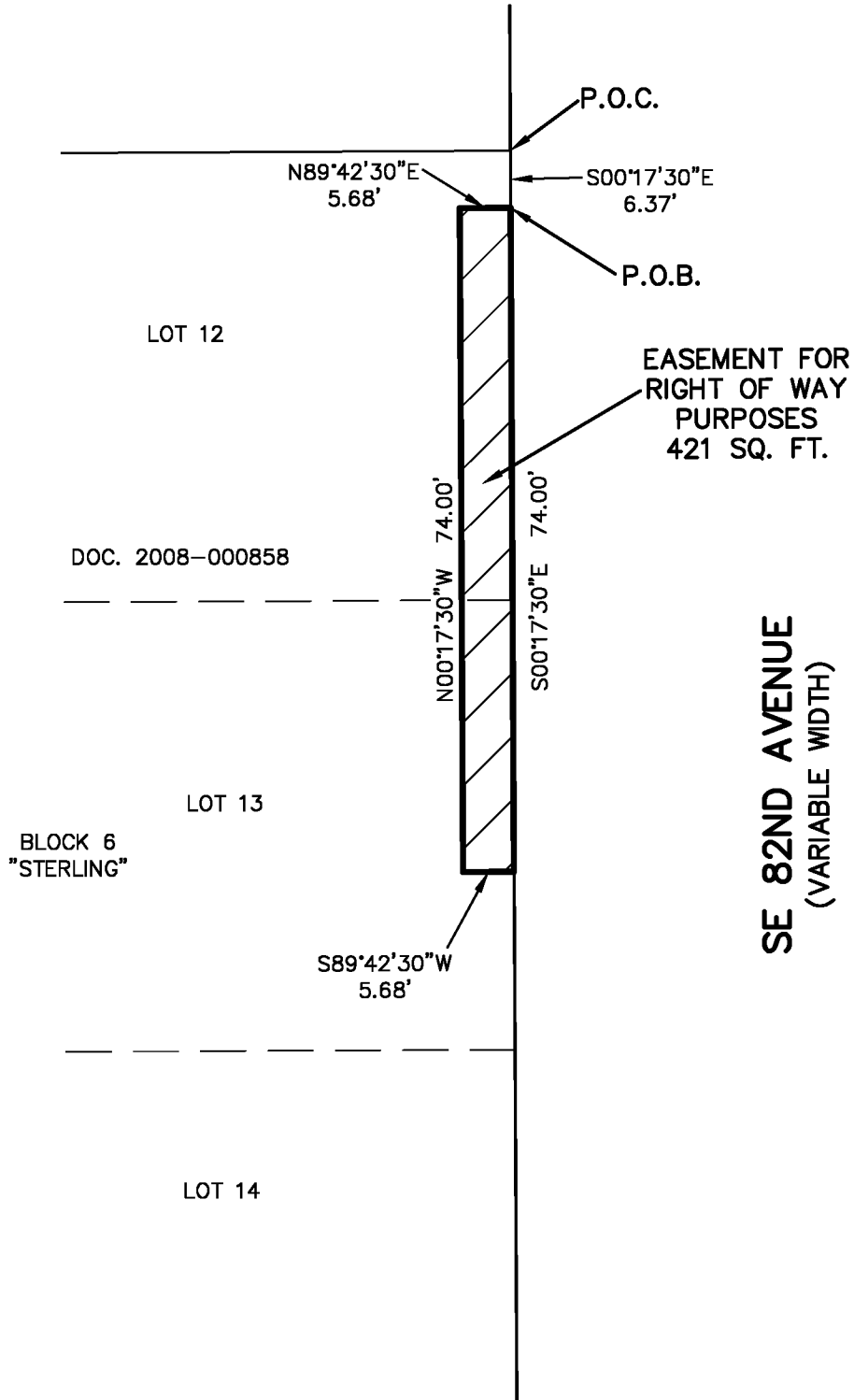
REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
July 15, 2003
JOHN T. CAMPBELL
60070

Project No. 1363
May 23, 2022

RENEWS: 12/31/2023

EXHIBIT "B"



SCALE
1" = 20'

R/W# 9404-89	EASEMENT FOR RIGHT OF WAY PURPOSES	PREPARED BY: MPS
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PROJ# 1363	PROJ. NAME: BRENTWOOD DARLINGTON BIKE PED IMPROV.	DATE: 5/23/2022
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205 SE SPOKANE STREET SUITE 200 PORTLAND, OR 97202 PHONE: 503-221-1131	CORVEL, LLC 8137 SE HENDERSON STREET 1S2E20AD-07200	HHPR HARPER HOUF PETERSON RIGHELLIS INC.
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