

Exhibit 1

LEGAL DESCRIPTION
SW 9TH AVENUE STREET VACATION
BETWEEN SW GIBBS STREET AND SW US VETERANS HOSPITAL ROAD
PORTLAND, OREGON
Project No. 18086
RWA #8722

A tract of land in the City of Portland, Multnomah County, Oregon, being a portion of SW 9th Avenue as dedicated on the plat of Thirty Blocks in Portland City Homestead, lying in the Southwest Quarter of the Northeast Quarter of Section 9, Township 1 South, Range 1 East, Willamette Meridian, more particularly described as follows:

Beginning at the Southeast corner of Lot 3, Block 71, Thirty Blocks in Portland City Homestead, said point being on the West right of way line of SW 9th Avenue, 30.00 feet wide, as dedicated on said plat; thence along the east line of said Block 71 and the West line of said right of way North 04°17'22" East a distance of 99.61 feet, more or less, to the south line of SW Gibbs Street as dedicated on said plat; thence along the easterly extension of the south line of SW Gibbs Street South 85°42'38" East 15.00 feet; thence North 04°17'22" East a distance of 11.86 feet to a point on the westerly continuation of the south right of way line of SW Sam Jackson Park Road, as shown on map of S.W. Marquam Hill Road No. 1056, said point being on a 388.10 foot radius curve; thence along said westerly continuation and along said curve to the left, through a central angle of 02°17'48", and arc distance of 15.56 feet (the chord of which bears North 78°56'22" East a distance of 15.55) to a point on the east right of way line of said SW 9th Avenue; thence along said east right of way line South 04°17'22" West a distance of 100.94 feet, more or less, to a point on the north right of way line of US Veterans Hospital Road; thence along said north right of way line South 57°29'47" West a distance of 16.82 feet to the point of curvature of a 268.84 foot radius curve; thence along said curve to the left, through a central angle of 01°35'52", an arc distance of 7.50 feet (the chord of which bears South 56°41'51" West a distance of 7.50 feet) to a point on the easterly extension of the south line of said Lot 3; thence along said easterly extension North 85°42'38" West a distance of 10.59 feet to the Point of Beginning.

Containing 3,053 square feet, more or less

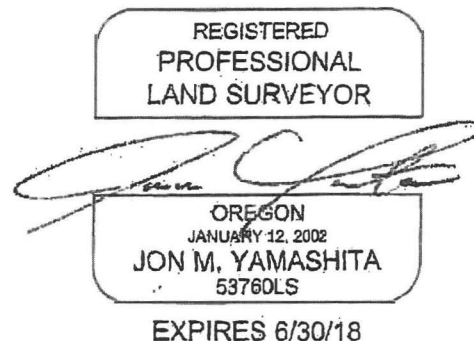


Exhibit 2

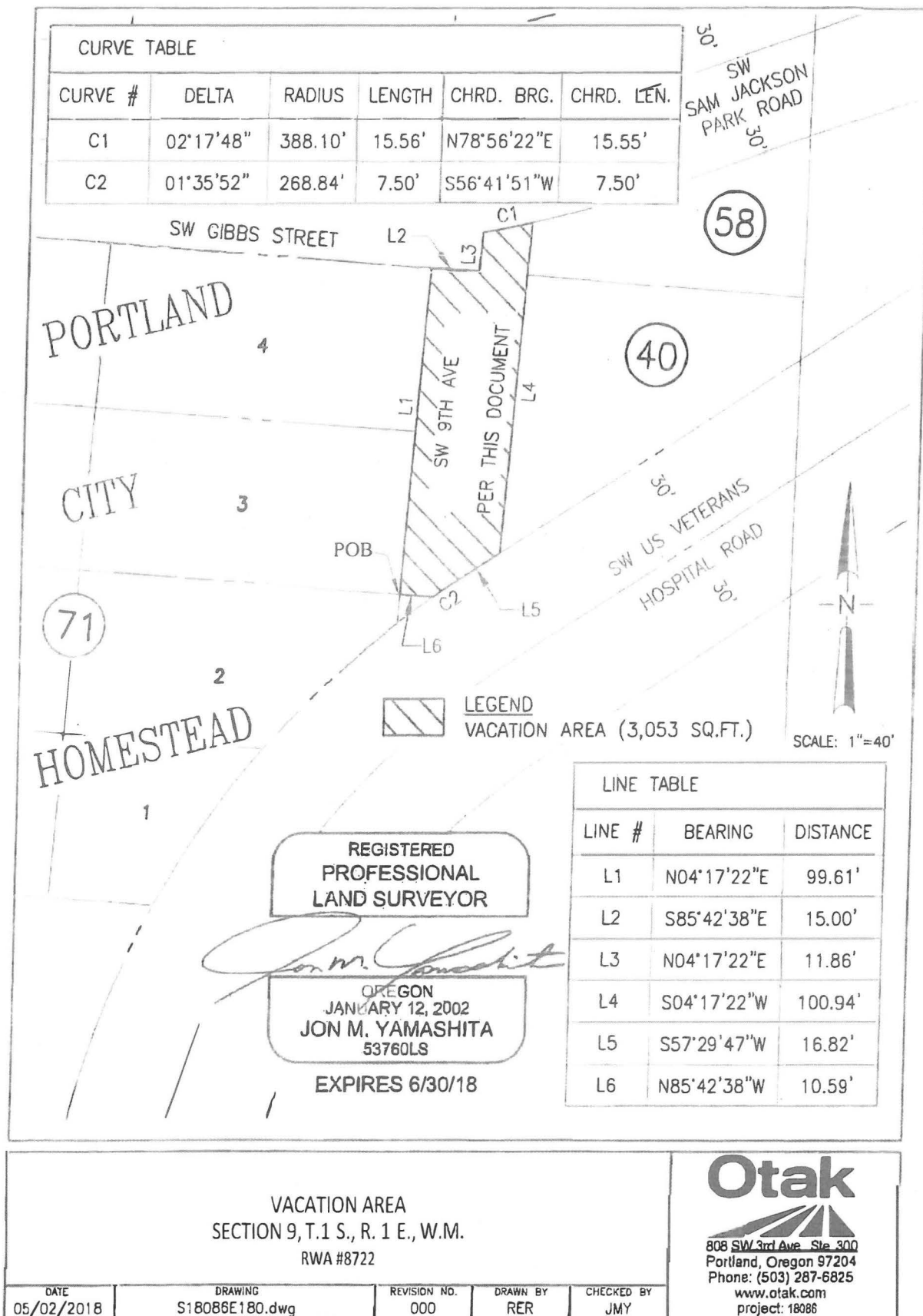


Exhibit 3**Grantor's Name & Address:**

Yoshida Real Estate Holdings XVIII, LLC
 8440 NE Alderwood Road, #A
 Portland, OR 97220

SEWER EASEMENT

Yoshida Real Estate Holdings XVIII, 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 ("Grantee"), a municipal corporation of the State of Oregon, a perpetual easement ("this Easement") for the purpose of laying down, constructing, reconstructing, operating, inspecting, monitoring and maintaining a sewer or sewers, and appurtenances, through, under, over and along the following described parcel ("the Easement Area"):

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

Contains * square feet, more or less.

IT IS UNDERSTOOD and agreed that:

- A. No other utilities, buildings, facilities, easements, material storage, grade changes or tree planting will be allowed within the Easement Area without the prior written consent of the Director of the Bureau of Environmental Services. Landscaping which by its nature is shallow-rooted and may be easily removed to permit access to the sewer lines and facilities authorized by this Easement shall not require consent.
- B. This Easement includes a right of access for Grantee and its contractors and agents for construction, inspection, maintenance, and other sewerage system activities.
- C. This Easement does not grant or convey to Grantee any right or title to the surface of the soil in the Easement Area except as may be necessary for the exercise of Grantee's rights under this Easement.

R/W #8722

1S1E09AC TL 7600 and 7700

After Recording Return to:

Lance Lindahl, City of Portland

1120 SW 5th Avenue, Suite 800

Portland, OR 97204

Tax Statement shall be sent to: No Change

- D. Grantor reserves all other rights not conveyed herein but will not exercise said rights in any manner that would be inconsistent or interfere with or materially affect the rights herein granted.
- E. This Easement shall bind the heirs and assigns of Grantor and shall inure to the benefit of the successors in title of Grantee.
- F. Grantor represents and warrants that it has the authority to grant this Easement, that the Easement Area is free from all liens and encumbrances that would materially affect the grant of this Easement, and that it will defend the same to Grantee against the lawful claims and demands of all persons whomsoever.
- G. Grantor represents that to the best of its knowledge, after appropriate inquiry under the circumstances, the Easement Area is in compliance with all local, State and Federal environmental laws and regulations.
- H. Grantor represents that it has disclosed all knowledge of any release of hazardous substances onto or from the Easement Area and disclosed any known report, investigation, survey or environmental assessment that may provide information relevant to the Easement Area. "Release" and "hazardous substance" shall have the meaning as defined under Oregon law.
- I. 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 Easement Area.
- J. Grantee, by accepting this Easement, is not accepting liability for any preexisting release of hazardous substances onto or from the Easement Area, and Grantor is not attempting to convey any such liability.
- K. This Easement will become effective upon recording with Multnomah County Recorder's Office.

This section is intentionally left blank.

IN WITNESS WHEREOF, Yoshida Real Estate Holdings XVIII, LLC, an Oregon limited liability company, pursuant to its Articles of Organization, duly and legally adopted, has caused these presents to be signed by its Member, this _____ day of _____, 20____.

YOSHIDA REAL ESTATE HOLDINGS XVIII, LLC,
AN OREGON LIMITED LIABILITY COMPANY

By _____
Member

STATE OF _____

County of _____

This instrument was acknowledged before me on _____, 20____, by _____ as a Member of Yoshida Real Estate Holdings XVIII, LLC, an Oregon limited liability company.

Notary Public for (state) _____
My Commission expires _____

APPROVED AS TO FORM:

City Attorney

APPROVED:

Bureau of Environmental Services Director
or designee

Date

Exhibit A

Professionally prepared legal description to be supplied by Petitioner and approved by the Bureau of Environmental Services Director or designee.

DRAFT

Exhibit B



Vacated SW 9th Avenue

Legal: A portion of Vacated SW 9th Avenue

Grantor: Yoshida Real Estate Holdings XVIII, LLC

R/W: 8722 Section: 1S1E09AC  Estimated Sewer Easement Area

1 in = 50 ft