

Grantor's Name and Address:
Olympic Foundry, Inc.
5200 Airport Way South
Seattle, WA 98108

Multnomah County Official Records	2022-086624
E Murray, Deputy Clerk	09/14/2022 02:41:14 PM
EASE-EASE Pgs=6 Stn=67 ATMH	
\$30.00 \$11.00 \$10.00 \$60.00	\$111.00

EASEMENT FOR RIGHT-OF-WAY PURPOSES

Olympic Foundry, Inc., a Washington Corporation, ("Grantor"), in consideration of the sum of Thirty Thousand Three Hundred Twenty Four and no/100 Dollars (\$30,324.00), 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 1,092 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.
- D. It is understood and agreed that the Grantee, by accepting this dedication, is not

R/W # 9323-2

After Recording Return to:

1N2E18BC TL 3400

Kara Campbell, City of Portland

1N2E18BC TL 3500

1120 SW 5th Avenue, Suite 1331

1N2E18BC TL 3600

Portland, OR 97204

1N2E18BC TL 3700

Tax Statement shall be sent to: No Change

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 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).

This section is intentionally left blank.

IN WITNESS WHEREOF, Olympic Foundry, Inc., a Washington corporation, pursuant to a resolution of its Board of Directors, duly and legally adopted, has caused these presents to be signed by its ~~President~~ ^{CEO} this 17th day of JUNE, 2022.

[Handwritten signature]
CEO

Olympic Foundry, Inc., a Washington Corporation

By:

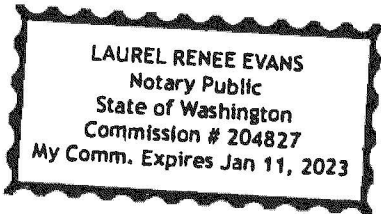
[Handwritten signature]

Scott, McLaughlin ~~President~~ ^{CEO}

STATE OF Washington

County of KING

This instrument was acknowledged before me on June 17th, 2022, by Scott McLaughlin as President of Olympic Foundry, Inc., a Washington corporation.



Notary Public for (state) Washington
My Commission expires January 11, 2023

APPROVED AS TO FORM:

Adrianna DellCotto

City Attorney

APPROVED AND ACCEPTED:

Catherine Ciardo

Bureau Director

8/24/2022 | 3:07 PM PDT

Date



EXHIBIT "A"
R/W 9323-2

January 7, 2022

Easement For Right Of Way Purposes – NE 42ND Avenue

A tract of land lying in the Southwest Quarter of the Northwest Quarter of Section 18, Township 1 North, Range 2 East, Willamette Meridian, City of Portland, Multnomah County, Oregon, being a portion of that property conveyed by Bargain and Sale Deed - Statutory Form to Olympic Foundry, Inc. per Document No. 95-3229, Multnomah County Deed Records, said tract being that portion of said property lying northerly of the below described line on the southerly side of NE 42ND Avenue, the centerline of which is described as follows:

Beginning at engineer's centerline station 8+64.98, from which the Southeast Corner of the William Hall Donation Land Claim Number 57 bears South 42°11'45" West, 992.62 feet; thence South 11°55'55" West, 65.00 feet; thence on a 100.00 foot radius curve right (the long chord of which bears S73°28'14"W 175.83 feet) 214.81 feet; thence on a 477.46 foot radius curve left (the long chord of which bears North 67°11'16" West, 360.76 feet) 369.95 feet; thence North 89°20'04" West, 77.33 feet; thence on a spiral curve left (the long chord of which bears South 86°00'06" West, 398.94 feet) 400.00 feet; thence on a 818.60 foot radius curve left (the long chord of which bears South 45°59'13" West, 835.37 feet) 876.67 feet; thence on a spiral curve left (the long chord of which bears South 05°58'19" West, 398.94 feet) 400.00 feet; thence South 01°18'30" West, 1847.02 feet to engineer's centerline station 51+15.76 and the terminus of this centerline description, being the section corner common to Section 13 and Section 24, Township 1 North, Range 1 East & Section 18 & Section 19, Township 1 North, Range 2 East.

The southerly line of said easement is described as follows:

<u>station</u>	to	<u>station</u>	<u>width on southerly side of centerline</u>
13+38.00		14+09.00	32.00 feet
14+09.00		14+09.00	32.00 feet in a straight line to 34.50 feet
14+09.00		14+68.00	34.50 feet
14+68.00		14+68.00	34.50 feet in a straight line to 36.50 feet
14+68.00		15+51.00	36.50 feet
15+51.00		15+51.00	36.50 feet in a straight line to 33.00 feet
15+51.00		16+19.05	33.00 feet



The bearings of this description are based on Oregon State Plane Coordinate System, North Zone, NAD 83 (91).

This parcel of land contains 1,092 square feet, more or less, outside the existing right of way.

**REGISTERED
PROFESSIONAL
LAND SURVEYOR**

DIGITALLY SIGNED 2022.01.21
10:40:54-08'00'

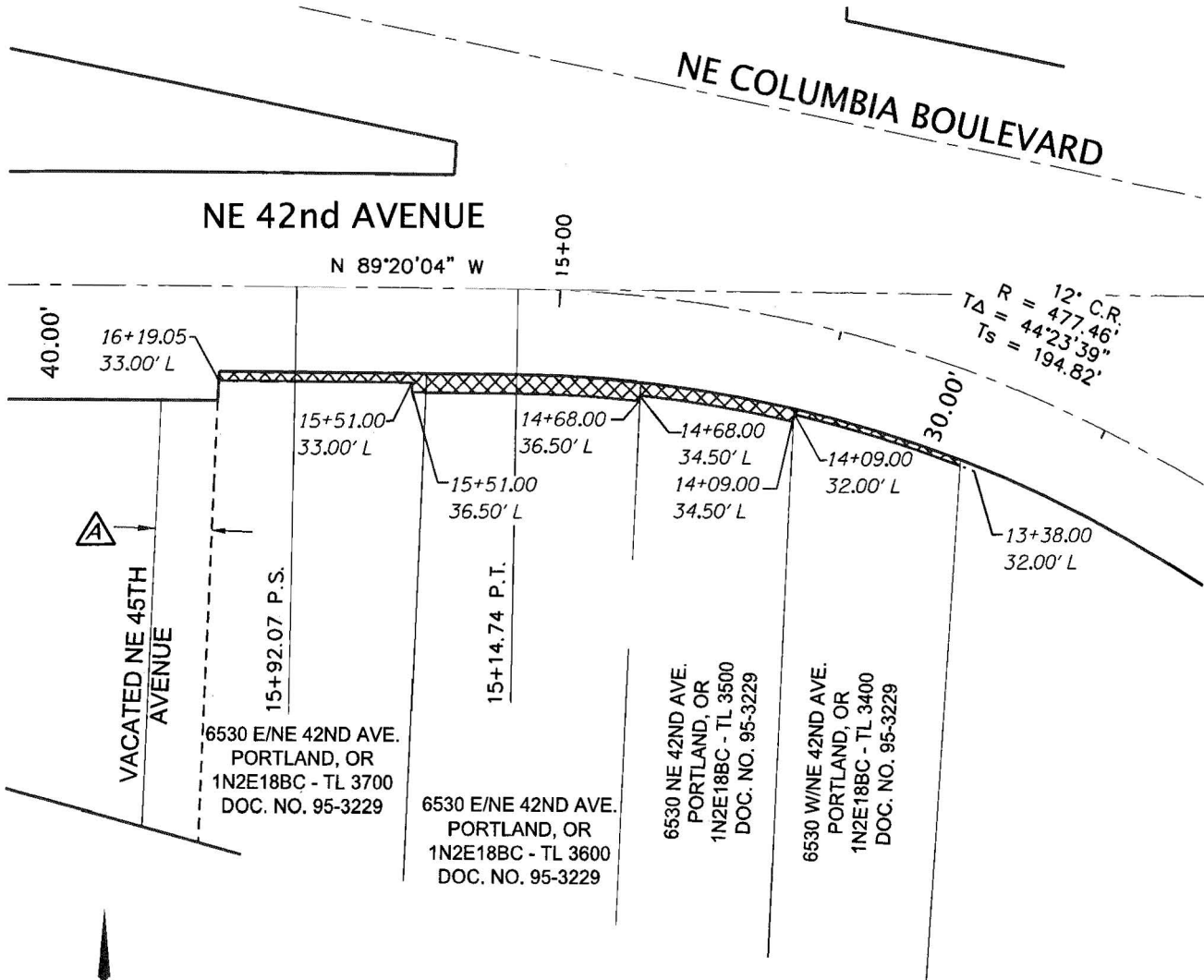
OREGON
JULY 10, 2018
DEREK ALLEN FEIGEL
77555

RENEWS:12/31/2023

EXHIBIT B
RW 9323-2



DAVID EVANS
AND ASSOCIATES INC.
2100 Southwest River Parkway
Portland Oregon 97201
Phone: 503.223.6663



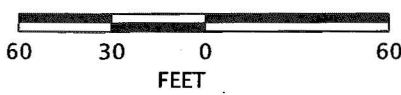
LEGEND



EASEMENT FOR RIGHT-OF-WAY PURPOSES 1092 SQ. FT ±



20' COMMUNICATION EASEMENT,
PER BOOK 2640, PAGE 191



PORTLAND BUREAU OF TRANSPORTATION
JO ANN HARDESTY COMMISSIONER
STEVE TOWNSEN, P.E. CITY ENGINEER

SECTION	ACQUISITIONS AT NE 42ND AVE		
STREET	NE 42ND AVE	SCALE	1" = 60'
COUNTY	MULTNOMAH	FILE	9323-2
DATE	JANUARY 7, 2022	SHEET 1 OF 1	