

PORTLAND DEVELOPMENT COMMISSION

Portland, Oregon

RESOLUTION NO. 7051

AUTHORIZING THE EXECUTIVE DIRECTOR TO ACQUIRE REAL PROPERTY LOCATED AT 9101 SE FOSTER ROAD IN THE LENTS TOWN CENTER URBAN RENEWAL AREA FROM THE CITY OF PORTLAND FOR A PURCHASE PRICE OF \$1.00 FOR THE PURPOSE OF REDEVELOPMENT IN ACCORDANCE WITH THE LENTS TOWN CENTER URBAN RENEWAL PLAN

WHEREAS, by virtue of the laws of the State of Oregon, the Portland Development Commission ("PDC") is authorized and empowered to acquire by purchase real property for the purpose of carrying out a duly adopted urban renewal plan;

WHEREAS, it has been determined that a certain 2,390 square foot unimproved real property located at 9101 SE Foster Road (the "Property") in the Lents Town Center Urban Renewal Area ("URA") is strategic for the future development of the URA;

WHEREAS, PDC has completed its pre-acquisition due diligence investigations and finds the Property in a condition acceptable for acquisition; and

WHEREAS, PDC and the City of Portland ("City") Bureau of Transportation desire to consolidate control of the Property with other property owned by PDC.

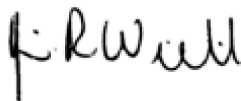
NOW, THEREFORE, BE IT RESOLVED, that the PDC Board of Commissioners authorizes the Executive Director to execute a Bargain and Sale Deed substantially in the form attached hereto as Exhibit A (the "Deed") to accept legal ownership of the Property from the City of Portland;

BE IT FURTHER RESOLVED, that the Deed may be modified to accept the Property to a different City Bureau if requested by the City;

BE IT FURTHER RESOLVED, that the Executive Director is authorized to modify the Deed so long as the modifications, in the opinion of the Executive Director after consultation with General Counsel, do not materially increase PDC's obligations or risks; and

BE IT FURTHER RESOLVED, that this resolution shall become effective immediately upon its adoption.

Adopted by Portland Development Commission on June 4, 2014



Gina Wiedrick, Recording Secretary

PORTLAND DEVELOPMENT COMMISSION

Portland, Oregon

RESOLUTION NO. 7051

EXHIBIT A

AUTHORIZING THE EXECUTIVE DIRECTOR TO ACQUIRE REAL PROPERTY LOCATED AT 9101 SE FOSTER ROAD IN THE LENTS TOWN CENTER URBAN RENEWAL AREA FROM THE CITY OF PORTLAND FOR A PURCHASE PRICE OF \$1.00 FOR THE PURPOSE OF REDEVELOPMENT IN ACCORDANCE WITH THE LENTS TOWN CENTER URBAN RENEWAL PLAN

Exhibit A includes this page and contains six pages:

- Statutory Bargain and Sale Deed
 - Exhibit "A" property description
 - Exhibit "B" property map

Until a change is requested, all tax statements shall be sent to Grantee:
Portland Development Commission
Attn: Christine Sale
222 NW 5th Ave.
Portland, OR 97209



STATUTORY BARGAIN AND SALE DEED

City of Portland, a municipal corporation of the State of Oregon, Grantor, conveys to City of Portland, acting by and through its Portland Development Commission, the duly designated urban renewal agency of the City of Portland, Oregon, Grantee, the following described real property:

As described on Exhibit A and shown on Exhibit B attached hereto and by this reference made a part hereof.

The true consideration for this conveyance is \$1.00 and other good and valuable consideration [*Comply with the requirements of ORS 93.030.*]

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON’S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE

R/W # 7704

1S2E16CA 9200

After Recording Return to:

Martin Maloney, City of Portland

1120 SW 5th Avenue, 8th Floor

Portland, OR 97204

APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED: _____, 20____.

CITY OF PORTLAND, a municipal corporation

By: _____
PBOT Director or Designee

STATE OF OREGON)
)ss
County of Multnomah)

This instrument was acknowledged before me on the _____ day of _____, 20____, by _____ as PBOT Director or Designee, on behalf of the City of Portland, a municipal corporation of the State of Oregon.

Notary Public for OREGON
My Commission expires _____

APPROVED AS TO FORM:

City Attorney

APPROVED AND ACCEPTED BY :

CITY OF PORTLAND, a municipal corporation of
the State of Oregon, acting by and through the
PORTLAND DEVELOPMENT COMMISSION

By: _____

Name:

Title:

By: _____

Name:

Title:

Lents Towncenter – Foster Street Scape
1S2E16CA 09200
ROW No. 7170-27
Remainder Property

EXHIBIT "A"

A portion of that tract of land described in warranty deed recorded in Book Number 1143, Page 2328, on December 7, 1976, Multnomah County Deed Records, and being a portion of Lots "G" and "H" of the duly recorded Plat Of Carlyle Addition, Multnomah County Plat Records, situated in the Southwest One-Quarter of Section 16, Township 1 South, Range 2 East of the Willamette Meridian, in the City of Portland, County of Multnomah and State of Oregon, being more particularly described as follows:

Beginning at the Northeast corner of Lot "G" of said Plat;

Thence along the East line of said Plat, South $01^{\circ}37'26''$ West, a distance of 103.44 feet, to a point on the North Right-of-Way line of S.E. Foster Road, 36.75 feet from centerline when measured at right angles to;

Thence parallel with said centerline, North $65^{\circ}24'30''$ West, a distance of 24.24 feet;

Thence, North $01^{\circ}37'26''$ East, a distance of 40.68 feet;

Thence, Northerly, a distance of 55.54 feet along the arc of a tangent circular curve to the left of which the radius point lies, North $88^{\circ}22'39''$ West, a radius of 150.00 feet, and having a central angle of $21^{\circ}12'48''$, (long chord bears, North $08^{\circ}58'58''$ West, a distance of 55.22 feet) to a point of non-tangency, on the North line of Lot H;

Thence along the North line of Lots H and G, South $86^{\circ}39'02''$ East, a distance of 32.50 feet to the POINT OF BEGINNING.

Containing 2,390 square feet.

Job No. 40045
October 22, 2013

REGISTERED
PROFESSIONAL
LAND SURVEYOR

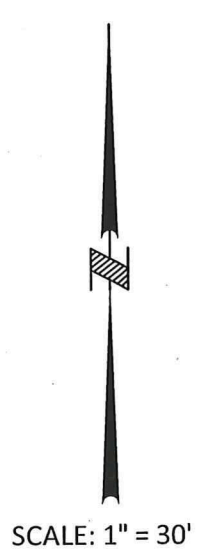
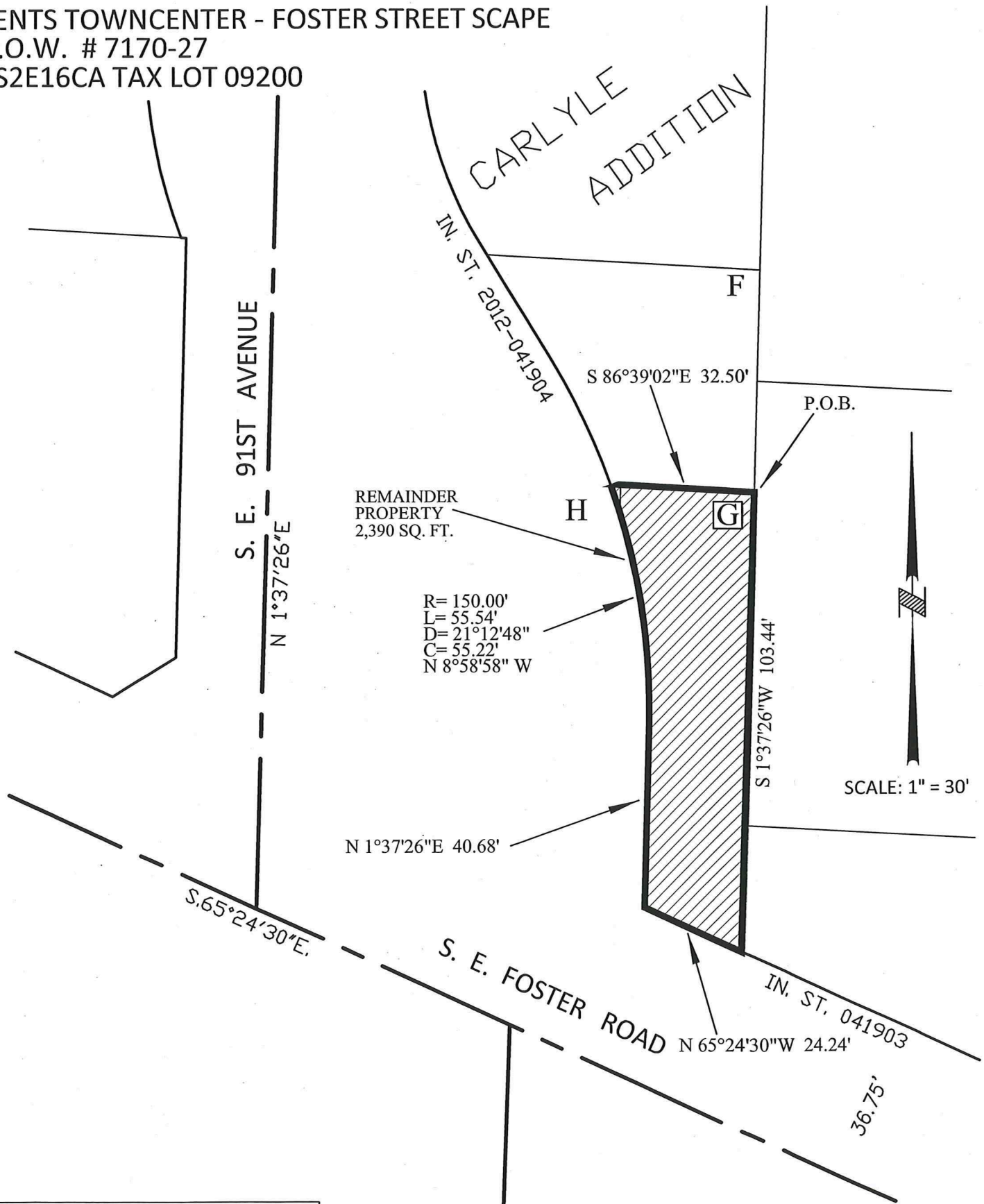
Thomas P. Beinbauer

OREGON
JULY 17, 1994
THOMAS P. BEINHAEUER
2654

EXPIRES 12-31-2013

EXHIBIT B

LENTS TOWNCENTER - FOSTER STREET SCAPE
R.O.W. # 7170-27
1S2E16CA TAX LOT 09200



SURVEY DEPARTMENT,
1120 SW 5TH AVE., SUITE 800
PORTLAND, OREGON 97204
PHONE 503-823-7150

JOB #40045
OCTOBER 22, 2013

RESOLUTION NO. 7051

RESOLUTION TITLE:

AUTHORIZING THE EXECUTIVE DIRECTOR TO ACQUIRE REAL PROPERTY LOCATED AT 9101 SE FOSTER ROAD IN THE LENTS TOWN CENTER URBAN RENEWAL AREA FROM THE CITY OF PORTLAND FOR A PURCHASE PRICE OF \$1.00 FOR THE PURPOSE OF REDEVELOPMENT IN ACCORDANCE WITH THE LENTS TOWN CENTER URBAN RENEWAL PLAN

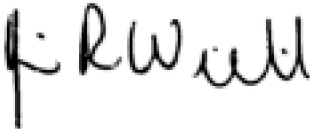
Adopted by the Portland Development Commission on June 4, 2014

PRESENT FOR VOTE	COMMISSIONERS	VOTE		
		Yea	Nay	Abstain
<input checked="" type="checkbox"/>	Chair Scott Andrews	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	Commissioner Aneshka Dickson	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Commissioner Tom Kelly	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Commissioner John Mohlis	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Commissioner Charles Wilhoite	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Consent Agenda <input type="checkbox"/> Regular Agenda				

CERTIFICATION

The undersigned hereby certifies that:

The attached resolution is a true and correct copy of the resolution as finally adopted at a Board Meeting of the Portland Development Commission and as duly recorded in the official minutes of the meeting.

	Date: July 9, 2014
Gina Wiedrick, Recording Secretary	