

July 19, 2007

08-004

MODIFY LEASE BOUNDARIES FOR THE
WASHINGTON COUNTY HISTORICAL MUSEUM
SOCIETY BY ADDENDUM 2 TO AN EXISTING LEASE
AGREEMENT FOR THE PURPOSES OF EXPANDING
THE MUSEUM FACILITIES

PREPARED BY: Steven Hopf, Purchasing Manager

FINANCIAL
RESPONSIBILITY: Steve Sivage, Director, Physical Plant

APPROVED BY: Randy McEwen, District Vice President
Dr. Preston Pulliams, District President

REPORT:

Portland Community College (PCC) entered into an agreement with Washington County on July 1, 1979 to lease a portion of the Rock Creek campus for the purposes of establishing a Washington County Historical Museum. On September 8th, 1979 Washington County, with PCC approval, assigned its interest in the lease to the Washington County Historical Society (SOCIETY), an Oregon nonprofit corporation.

In 2003 the SOCIETY asked PCC for and received permission to lease additional land in order to expand the museum facility. In the course of investigating this possibility it was discovered that none of the parties to the lease had a description of the lease boundaries which had been identified in the original lease agreement. Hence, EXHIBIT B to ADDENDUM TO LEASE that defined the original boundaries in to the satisfaction of all parties was approved on February 19, 2004.

The purpose of this resolution is to modify the boundaries of the lease agreement by ADDENDUM 2 TO LEASE and allow SOCIETY sufficient land to expand their facilities.

PCC has reviewed all Museum plans at the various stages of development to assure that Museum expansion has sufficient need for the new boundaries and that Museum use of its leased property is compatible and will not hinder or interfere with PCC use of its property. The property leased by the Museum will increase from the current 1.26 acres to 2.47 acres.

RECOMMENDATION:

That the Board of Directors approve modifying the lease boundaries for the Washington County Historical Museum as described by ADDENDUM 2 to the existing lease agreement for the purposes of expanding the Museum facilities.

ADDENDUM TO LEASE

THIS ADDENDUM TO LEASE is attached to and made a part of that certain Lease dated July 1, 1979 (the "Lease") between Portland Community College District ("College"), and Washington County ("County")

RECITALS

A. College and County entered into the Lease in order to lease a portion of College's property located in Washington County, Oregon to County.

B. By Agreement to Operate Museum, Transfer of Building, Assignment of Ground Lease, and Lease of Artifacts dated September 8, 1987, County assigned its interest as lessee under the Lease to the Washington County Historical Society, an Oregon nonprofit corporation ("Society")

C. An Addendum to the Lease and Exhibit B was put in place February 19, 2004. This document legally described the premises leased to the County and Society.

D. In 2003 Society asked College and received permission to lease additional land to expand Museum facility.

E. All capitalized terms not defined herein shall have the meanings set forth in the Lease.

AGREEMENT

NOW THEREFORE, College, County and Society agree and affirm that attached hereto is Exhibit B to the Lease, and legally describes the increased premises leased to County and Society.

All other terms and conditions of the Lease remain unmodified and in full force and effect.

DATED this ____ day of July, 2007

PORTLAND COMMUNITY COLLEGE
DISTRICT

By: _____

Its: _____

WASHINGTON COUNTY

By: _____

Its: _____

WASHINGTON COUNTY
HISTORICAL SOCIETY

By: _____

Its: _____

EXHIBIT "B"

LEGAL DESCRIPTION LEASE AREA

A tract of land located in the southwest one-quarter of Section 18, Township 1 North, Range 1 West, Willamette Meridian, Washington County, Oregon, more particularly described as follows:

Beginning at a point lying N 14°25'37" W, 1085.10 feet from a 2 inch brass disk in a monument box at the South $\frac{1}{4}$ corner of said Section 18 as remonumented in U.S.B.T. Book 4, Page 527, Washington County Survey Records, and as shown in Survey No. 14, 109, Washington County Survey Records, Said point also being at the beginning of a 150 foot radius curve to the left; thence along said curve 131.58 feet through a central angle of 50°15'31" (long chord bears N 05°30'48" E); thence N 19°36'58" W, 14.53 feet; thence N 66°02'13" E, 131.62 feet; thence N 55°09'28" E, 190.99 feet; thence S 29°13'33" E, 211.09 feet; thence S 00°48'08" W, 205.00; thence N 89°11'52" W, 245.00 feet; thence N 59°21'27" W, 162.26 feet to the Point of Beginning.

Contains 2.47 acres, more or less.

This legal description along with the basis of bearings thereof is based upon Survey No. 14,109, Washington County Survey Records.