

November 18, 2010

11-043

AUTHORIZE DISTRICT PRESIDENT OR HIS
DESIGNEE TO EXECUTE REVISED LEASE WITH
TUALATIN HILLS PARKS AND RECREATION
DISTRICT; RESCIND APPROVAL OF RESOLUTION
10-076

PREPARED BY: Randy McEwen, District Vice President

APPROVED BY: Wing-Kit Chung, Vice President, Administrative Services
Dr. Preston Pulliams, District President

REPORT: On September 11, 2003 the Board of Directors by Resolution 04-041 approved a Master Development Agreement with Tualatin Hills Parks and Recreation District (THPRD) for development of a joint use recreational complex on the Rock Creek campus.

On March 18, 2010 the Board by Resolution 10-076 authorized the District President to negotiate a revised lease for purposes of THPRD constructing and maintaining a "dog park" facility. Exhibit A to that resolution was a detailed surveyor document describing the proposed leased premises, which totaled 74,125 sq. ft. Exhibit A became a part of the official College records. This revised lease was not executed because subsequent planning showed the proposed lease premises to be smaller and of slightly different shape. Accordingly new authorization is required to execute the lease to conform to current plans, which entail 65,029 sq. ft., as further described in Exhibits A and B.

RECOMMENDATION: That the Board of Directors rescind Resolution 10-076, and authorize the District President or his designee to agree to the lease of increased land to THPRD as noted in Exhibits A and B to this resolution upon assurance that final development plans meet PCC's requirements.

**CASWELL / HERTEL
SURVEYORS, INC.**

Exhibit A

Professional Land Surveyors
info@chsurveyinc.com

6150 S.W. 124th Avenue
Beaverton, Oregon 97008-4724

Telephone 503/644-3179
Fax 503/644-3190

November 2, 2010
JOB NO. 7748

**LEGAL DESCRIPTION
PCC ROCK CREEK DOG PARK**

A PARCEL OF LAND IN THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE WILLAMETE MERIDIAN, COUNTY OF WASHINGTON, STATE OF OREGON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

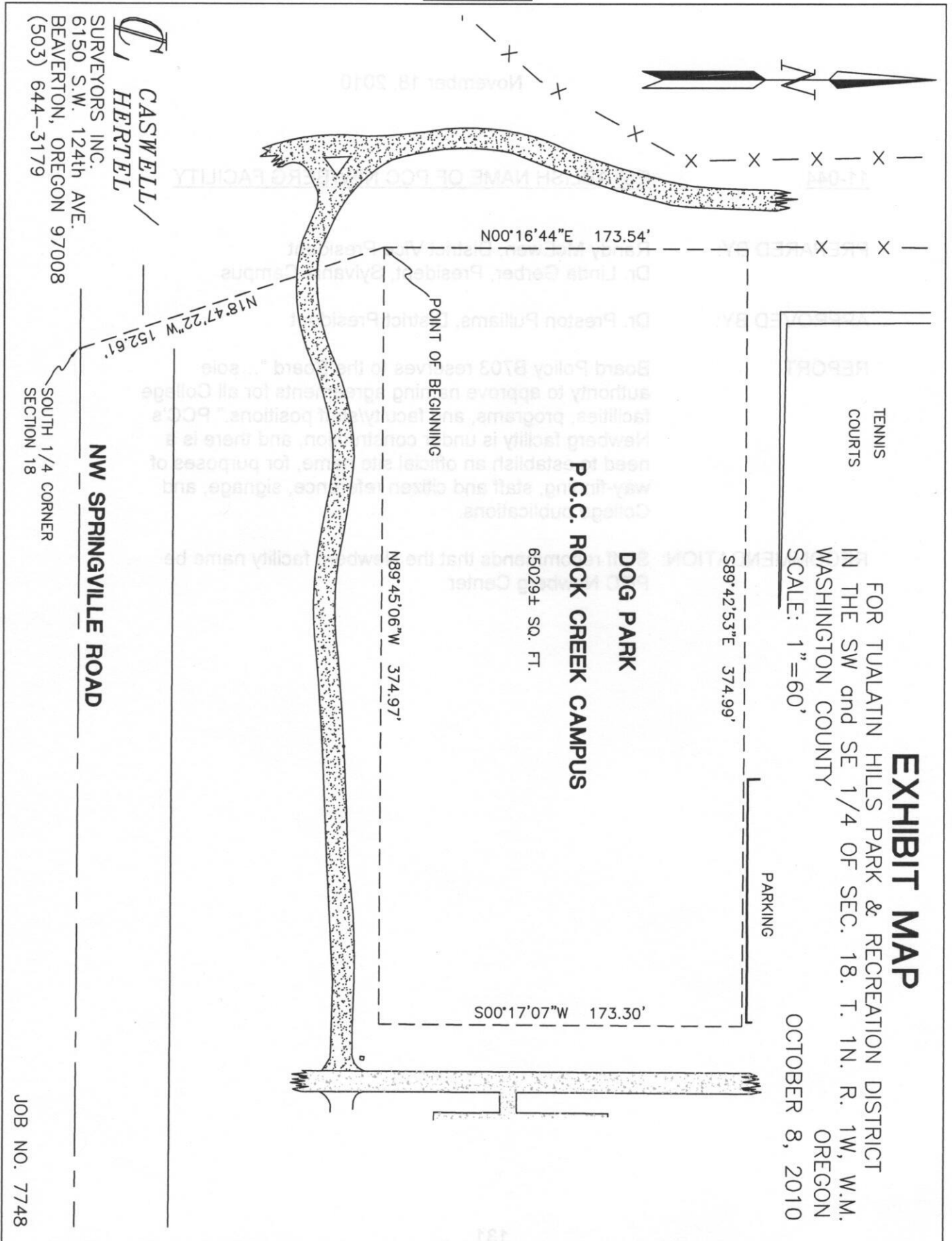
BEGINNING AT A POINT WHICH BEARS N18°47'22"W 152.61 FEET FROM A 2 INCH BRASS DISC AT THE SOUTH 1/4 CORNER OF SAID SECTION 18; THENCE N00°16'44"E 173.54 FEET TO A WESTERLY SOUTHWEST CORNER OF THAT "GROUND LEASE AND JOINT USE AGREEMENT" BETWEEN PORTLAND COMMUNITY COLLEGE AND TUALATIN HILL PARK AND RECREATION DISTRICT EXECUTED ON JUNE 22nd 2006; THENCE S89°42'53"E, ALONG THE SOUTHERLY LINE OF SAID LEASE 374.99 FEET; THENCE S00°17'07"W ALONG THE WESTERLY LINE OF SAID LEASE 173.30 FEET; THENCE N89°45'06"W 374.97 FEET TO THE POINT OF BEGINNING HAVING AN AREA OF 65,029 SQUARE FEET MORE OR LESS. BEARINGS ARE BASED ON SURVEY RECORDED AS NUMBER 30246 IN WASHINGTON COUNTY SURVEY RECORDS.

**REGISTERED
PROFESSIONAL
LAND SURVEYOR**

OREGON
JULY 18, 1980
ALBERT HERTEL
1896

EXPIRES 06/30/2011

Exhibit B



TENNIS COURTS

FOR TUALATIN HILLS PARK & RECREATION DISTRICT
 IN THE SW and SE 1/4 OF SEC. 18. T. 1N. R. 1W, W.M.
 WASHINGTON COUNTY
 SCALE: 1"=60'
 OCTOBER 8, 2010

P.C.C. ROCK CREEK CAMPUS

65029± SQ. FT.

DOG PARK

PARKING

NW SPRINGVILLE ROAD

SOUTH 1/4 CORNER SECTION 18

CASWELL / HERTEL

SURVEYORS INC.
 6150 S.W. 124th AVE.
 BEAVERTON, OREGON 97008
 (503) 644-3179

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