

April 21, 2011

11-092

AUTHORIZE DISTRICT PRESIDENT OR HIS DESIGNEE  
TO EXECUTE REVISED LEASE WITH TUALATIN HILLS  
PARKS AND RECREATION DISTRICT

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 and long-term ground lease with Tualatin Hills Parks and Recreation District (THPRD) for development of a joint use recreational complex on the Rock Creek campus. Of particular benefit to PCC in these agreements is that PCC students/staff have priority use of the facilities and parking during early and middle parts of each weekday.

On November 18, 2010, by Resolution 11-043, the Board authorized the execution of a revised lease agreement, in order to allow THPRD to construct and maintain a "dog park" facility adjacent to the recreational complex.

Based on operating experience and the high level of usage of these facilities, THPRD has identified a need to construct a small, self-contained restroom facility at the far east edge of the recreational fields. In some cases, the sanitary facilities nearest the athletic fields are over a quarter mile away. This resolution seeks authority to execute a revised lease agreement that would expand the leased premises by 2500 sq. ft. on the far east edge of the PCC property, as described in attached Exhibits A and B. (On advice of College counsel, this added property is drawn so as to not encroach on the 20 foot easement granted in 1888 along the east property line of the PCC property).

RECOMMENDATION: That the Board of Directors authorize the District President or his designee to agree to the lease of 2500 sq. ft. of additional land to THPRD, as noted in Exhibits A and B, for the purpose of constructing a self-contained restroom facility.

**C CASWELL / HERTEL  
SURVEYORS, INC.**

Professional Land Surveyors  
info@chsurveyinc.com

**EXHIBIT A**

6150 S.W. 124<sup>th</sup> Avenue  
Beaverton, Oregon 97008-4724

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

JANUARY 31, 2011  
T.H.P.R.D.  
JOB NO. 7748

**LEGAL DESCRIPTION  
RESTROOM LEASE BOUNDARY**

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 1 NORTH, RANGE 1 NORTH, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, STATE OF OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE OF THE ARCHIBALD BULL DONATION LAND CLAIM NUMBER 50; THENCE N02°20'27"E, ALONG THE WEST LINE OF SAID DONATION LAND CLAIM, A DISTANCE OF 702.80 FEET; THENCE N89°39'33"W, AT RIGHT ANGLES TO THE WEST LINE OF SAID DONATION LAND CLAIM, A DISTANCE OF 20.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING N89°39'33"W, A DISTANCE OF 50.00 FEET; THENCE N02°20'27"E, PARALLEL TO THE WEST LINE OF SAID DONATION LAND CLAIM, A DISTANCE OF 50.00 FEET; THENCE S89°39'33"E, PERPENDICULAR TO THE WEST LINE OF SAID DONATION LAND CLAIM, A DISTANCE OF 50.00 FEET TO A POINT BEING 20 FEET WEST OF, WHEN MEASURED AT RIGHT ANGLE TO, THE WEST LINE OF SAID DONATION LAND CLAIM; THENCE S02°20'27"W, PARALLEL TO THE WEST LINE OF SAID DONATION LAND CLAIM, A DISTANCE OF 50.00 FEET TO THE TRUE POINT OF BEGINNING. THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 2500 SQUARE FEET, MORE OR LESS.

**REGISTERED  
PROFESSIONAL  
LAND SURVEYOR**

*Albert Hertel 2/2/11*

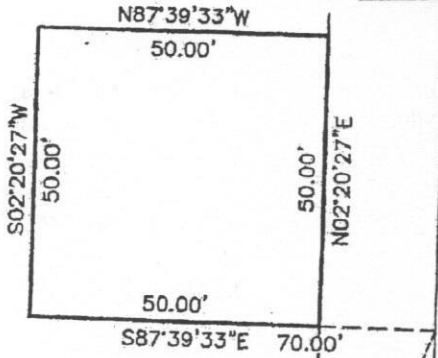
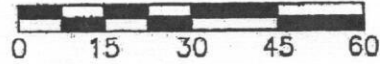
**OREGON  
JULY 18, 1980  
ALBERT HERTEL  
1896**

RENEWAL DATE: 6/30/2011

# EXHIBIT B

## EXHIBIT MAP

FOR TUALATIN HILLS PARK & RECREATION DISTRICT  
IN THE SE 1/4 OF SEC. 18. T. 1N. R. 1W, W.M.  
WASHINGTON COUNTY OREGON  
SCALE: 1"=30' JANUARY 31, 2011



WEST LINE OF THE  
ARCHIBALD BULL  
D.L.C. NO. 50

20.00' ROADWAY EASEMENT

702.80'

45'  
N.W. SPRINGVILLE ROAD

SOUTHWEST CORNER OF  
THE ARCHIBALD BULL  
D.L.C. NO. 50

**CASWELL/  
HERTEL**

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

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EXPIRES 6/30/2011

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