

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

RESOLUTION NO. 03-159

Approving a Real Property Lease between Pacific Realty Associates, L.P. (PacTrust) and Multnomah County, Leasing Property at 700 N.E. 55th Avenue, Portland, Oregon, and Authorizing the County Chair to Execute the Lease Agreement and other Instruments Required to Complete the Lease of said Real Property

The Multnomah County Board of Commissioners Finds:

- a. By County Resolution 03-093, the Board found that Tenants in the Ford Building need to be moved including Materiel Management/Central Stores and Distribution, and the Board resolved and authorized Facilities and Property Management to negotiate with Portland Public Schools for the leasing of warehouse space in the Blanchard Building.
- b. Facilities and Property Management and Portland Public Schools (PPS) were unable to satisfactorily complete negotiations. In comparison to other properties that better suited our needs, PPS offered property that would result in the County paying an additional \$987,968 over a five-year period (see Attachment 1).
- c. By County Resolution 03-093, the Board resolved and directed Facilities and Property Management to evaluate efficiency and cost-savings of co-location or merger of Central Stores and the Sheriff's warehouse.
- d. The County Sheriff's Office has consistently stated its position that its warehouse should be independent. Facilities and Property Management identified a potential warehouse space for Materiel Management/Central Stores and Distribution in the same industrial park with the Sheriff's warehouse that may offer some efficiencies and cost-savings of co-location.
- e. Pacific Realty Associates, L.P., (PacTrust) as Landlord of the property known as 700 N.E. 55th Avenue, (A portion of Building "A" of Banfield Industrial Park) Portland, Oregon, wishes to lease to Multnomah County, as Tenant, space for warehouse, distribution, and office uses. Facilities and Property Management has negotiated lease terms for warehouse space which meets the needs of Materiel Management/Central Stores and Distribution.

The Multnomah County Board of Commissioners Resolves:

1. Multnomah County shall enter into and execute a real property lease agreement between Pacific Realty Associates, L.P., (PacTrust) and the County for the

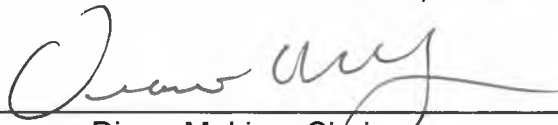
property known as 700 N.E. 55th Avenue, (A portion of Building "A" of Banfield Industrial Park) Portland, Oregon.

2. The County Chair is hereby authorized to execute a lease agreement between Pacific Realty Associates, L.P., (PacTrust) and Multnomah County for the property known as 700 N.E. 55th Avenue and other instruments required to complete the lease of said real property, including future lease amendments to renew the lease.

ADOPTED this 13th day of November, 2003.

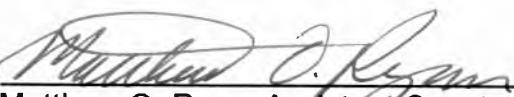


BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON


Diane M. Linn, Chair

REVIEWED:

AGNES SOWLE, COUNTY ATTORNEY
FOR MULTNOMAH COUNTY, OREGON

By 
Matthew O. Ryan, Assistant County Attorney