

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

ORDER NO. 01-032

Authorizing the Amended Purchase and Sale Agreement Between Multnomah County as Seller and REACH Community Development, Inc. as Purchaser

The Multnomah County Board of Commissioners Finds:

- a. Purchaser, REACH Community Development Inc., has requested an extension of the closing date to July 1, 2002 from the original deadline of April 1, 2001 as stated in the Purchase and Sale Agreement dated March 10, 2000.
- b. Extension is being requested in order to complete environmental testing and monitoring required by the Oregon Department of Environmental Quality and to complete application to the federal Department of Housing and Urban Development to finance the elderly housing project on the subject property.

The Multnomah County Board of Commissioners Orders:

The Chair of the Multnomah County Board of Commissioners is authorized to execute the attached Amended Real Estate Purchase and Sale Agreement to purchaser REACH Community Development Inc.

ADOPTED this 22nd day of March, 2001.



BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

Bill Farver, Interim Chair

REVIEWED:

THOMAS SPONSLER, COUNTY ATTORNEY
FOR MULTNOMAH COUNTY, OREGON

By

Matthew O. Ryan, Assistant County Attorney

AMENDED REAL ESTATE PURCHASE AND SALE AGREEMENT

RECITALS:

1. **REACH Community Development, Inc.**, (hereinafter referred to as "Purchaser") and **Multnomah County, Oregon** (hereinafter referred to as "Seller"), entered into a Purchase and Sale Agreement signed by Multnomah County Chair Beverly Stein on March 10, 2000, for certain real property (hereinafter referred to as "Property") described as follows:

Lot 1, Block 29, LADD'S ADDITION, in the City of Portland,
County of Multnomah and State of Oregon.

2. The purchaser requests an extension of the closing date to July 1, 2001 in order to complete environmental testing required by their Prospective Purchasers Agreement with Oregon Department of Environmental Quality (DEQ) and to complete application to the U.S. Department of Housing and Urban Development for Section 811 loan funds.

WHEREFORE, THE PARTIES NOW AGREE TO AMEND THE ORIGINAL PURCHASE AND SALE AGREEMENT AS FOLLOWS:

1. **Extension of Closing Date:** Seller agrees to extend the closing date to July 1, 2001.
2. **Testing Approval:** Purchaser shall receive written approval from DEQ for all environmental testing and monitoring at the site. Purchaser shall provide a copy of the written DEQ approval prior to commencement of any testing or monitoring. Purchaser shall coordinate all environmental testing with HC Tupper, Multnomah County Affordable Housing Development Program coordinator. Purchaser shall undertake no testing or other activity that in any way aggravates, spreads or exacerbates any hazardous or contaminated environmental condition at the site.
3. **Reporting Requirement:** Purchaser shall provide Seller with a report by December 31, 2001 concerning the status of the environmental testing and monitoring and Purchaser's intention to continue or terminate the Agreement.

4. **Continuance:** Except as amended herein, all other terms and conditions of the Agreement shall remain in full force and effect.
5. **Effective Date:** This Amended Agreement is effective upon the signature of both parties.

AGREED AND ACCEPTED:

SELLER:
MULTNOMAH COUNTY, OREGON

BY: Bill Farver
Bill Farver, Interim Chair
Board of Multnomah County
Commissioners

Date: March 22, 2001

AGREED AND ACCEPTED:

PURCHASER:
REACH COMMUNITY
DEVELOPMENT, INC.

BY: _____
Dee Walsh
Executive Director

Date: _____

REVIEWED:

THOMAS SPONSLER, COUNTY ATTORNEY
FOR MULTNOMAH COUNTY, OREGON

By: Matthew O. Ryan
Matthew O. Ryan, Assistant County Attorney