

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

RESOLUTION NO. 05-110

Approving an Amendment to a Real Property Lease and Termination Payment at Powell Villa, Located at 3552 SE 122nd, Portland, Oregon

The Multnomah County Board of Commissioners Finds:

- a. Multnomah County currently leases 6,685 square feet at Powell Villa, 3552 SE 122nd, Portland, Oregon, from Paul S. Markley Enterprises. The lease expires April 30, 2007.
- b. In February 2005, Aging and Disability Services Department's Nursing Facilities Group relocated from Powell Villa to consolidated space at Multnomah County East (MCE), resulting in increased building efficiencies.
- c. The Powell Villa building leasehold was previously identified as a candidate for disposition in the Multnomah County Facilities Portfolio Consolidation and Disposition Strategy dated October 2004 and adopted by Resolution 04-168 dated November 18, 2004. The Strategy planned for this building included a program relocation to MCE and a negotiated lease termination.
- d. Multnomah County and Paul S. Markley Enterprises have conducted negotiations resulting in agreed terms for a lease termination. Both parties desire to amend the Lease by changing the termination date from April 30, 2007, to immediately upon execution of the Lease Amendment. In exchange, Multnomah County will make a one time payment to the Landlord of \$94,737.00.
- e. It is in the best interests of the County to amend the Lease on the terms and conditions set forth in the attached Lease Amendment Terms Letter.

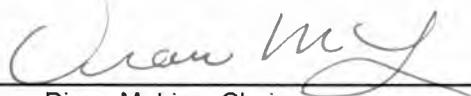
The Multnomah County Board of Commissioners Resolves:

1. The Board approves the terms of the lease termination. The County Chair is authorized to execute an Amendment on substantially the same terms as the attached Lease Amendment Terms Letter.
2. The County Chair is authorized to execute additional amendments to the Lease without further Board action.

ADOPTED this 16h day of June, 2005.



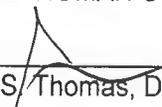
BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON



Diane M. Linn, Chair

REVIEWED:

AGNES SOWLE, COUNTY ATTORNEY
FOR MULTNOMAH COUNTY, OREGON

By  _____
John S. Thomas, Deputy County Attorney



MULTNOMAH COUNTY OREGON

DEPARTMENT OF BUSINESS AND COMMUNITY SERVICES
FACILITIES AND PROPERTY MANAGEMENT DIVISION
401 N DIXON ST
PORTLAND, OREGON 97227
(503) 988-3322

BOARD OF COUNTY COMMISSIONERS
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May 19, 2005

**Scott Perry, CPM®
Norris & Stevens, Inc.
621 SW Morrison, Suite 800
Portland, OR 97205**

Subject: Termination of Lease, Powell Villa, 3552 SE 122nd Avenue, Portland, OR

Dear Scott:

Based upon our prior discussions and your telephone message, I am pleased to recommend for approval the following terms for lease termination at the above premises. In exchange for immediate termination of the lease, Multnomah County will continue to pay as due, rent and charges for May and June 2005. By July 15, 2005, Multnomah County will pay a lump sum of \$94,737.00, with no further obligations, fees, commissions, or prorations.

Any proposed amendments to terms and conditions of the current lease will be subject to review by the County Attorney. Please note any amendment requested, proposal made, or counteroffer accepted by me or other authorized County representative for the above referenced property is not binding on the County until and unless the Board and/or County Chair approves the proposed amendment upon such terms and conditions that may be imposed.

If you have any questions, please do not hesitate to contact me at (503) 988-4149. You may facsimile your response to me at (503) 988-5082 or e-mail: michael.a.sublett@co.multnomah.or.us. Your acknowledgement, on behalf of the landlord, will advance my recommendation and commence preparation of a termination agreement. Thank you for your assistance.

Sincerely,

**Michael Sublett
Senior Property Management Specialist**