

PORTLAND DEVELOPMENT COMMISSION

Portland, Oregon

RESOLUTION NO. 6994

AUTHORIZING THE EXECUTION OF A BARGAIN AND SALE DEED FOR THE DISPOSITION OF REAL PROPERTY LOCATED AT THE SOUTH WATERFRONT PARK AND WITHIN THE DOWNTOWN WATERFRONT URBAN RENEWAL AREA TO THE CITY OF PORTLAND

WHEREAS, the Portland Development Commission (“PDC”) is the owner of a 182,267 square foot parcel located at 1816 SW Montgomery Street (the “Property”), having acquired the Property over a five-year period from 1981 through 1985, to facilitate a future park use in implementation of the Downtown Waterfront Urban Renewal Plan (the “Project”);

WHEREAS, the South Waterfront Park was constructed by the City of Portland Bureau of Parks and Recreation (“PP&R”) with PDC financial assistance;

WHEREAS, the Property is currently used as a public park and is managed and maintained by and at the sole expense of the City of Portland but is still owned by PDC; and

WHEREAS, PDC and PP&R desire to consolidate ownership of the Property with other property used for public park purposes and owned by PP&R.

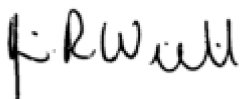
NOW, THEREFORE, BE IT RESOLVED, that the Chair and Secretary of the Board of Commissioners are authorized to execute a Bargain and Sale Deed substantially in the form attached hereto as Exhibit A (the “Deed”) to convey the Property to the City of Portland;

BE IT FURTHER RESOLVED, that the Deed may be modified to convey the Property to a different City bureau if requested by the City of Portland;

BE IT FURTHER RESOLVED, that the Chair and Secretary of the Board of Commissioners are authorized to make other modifications to the Deed so long as they determine, after consultation with PDC General Counsel, that such modifications do not materially increase PDC’s obligations or risks; and

BE IT FURTHER RESOLVED, that this resolution shall become effective immediately upon its adoption.

Adopted by Portland Development Commission on April 9, 2013



Gina Wiedrick, Recording Secretary

After recording return to,
and until a change is requested,
all tax statements shall be sent to:

Portland Parks and Recreation
1120 SW 5th Avenue, Suite 1302
Portland, Oregon 97204

BARGAIN AND SALE DEED

KNOW ALL PERSONS BY THESE PRESENTS, that the **CITY OF PORTLAND**, a municipal corporation of the State of Oregon, acting by and through the **PORTLAND DEVELOPMENT COMMISSION**, as the duly designated Urban Renewal Agency of the City of Portland (which, together with any successor public agency designated by or pursuant to law, is herein called “PDC”), does hereby grant, bargain, sell and convey to the **CITY OF PORTLAND**, a municipal corporation of the State of Oregon, acting by and through **PORTLAND PARKS AND RECREATION** (“PPR”), and unto its successors and assigns, all right, title and fee interest in and to the following described real property, with the tenements, hereditaments and appurtenances (herein called the “Property”), situated in the County of Multnomah and State of Oregon:

Parcel 2, PARTITION PLAT NO. 1999-129, in the City of Portland, County of Multnomah, and State of Oregon.

EXCEPTING THEREFROM that portion conveyed to the City of Portland, a municipal corporation, by Deed for Right-of-Way recorded November 19, 1999 at Fee No. 99-211548.

Tax Account No. R487357

Consideration for this conveyance is \$0. The true consideration for this conveyance consists entirely of other value.

The conveyance is subject to the following:

This Deed is made by PDC pursuant to powers exercised by it under Oregon Revised Statutes Chapter 457, and Chapter XV of the Charter of the City of Portland.

TO HAVE AND TO HOLD the same unto the said PPR and unto its successors and assigns forever.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

IN WITNESS WHEREOF, PDC has caused this Deed to be executed this ____ day of _____, 2013.

PDC:

CITY OF PORTLAND, a municipal corporation of the State of Oregon, acting by and through the PORTLAND DEVELOPMENT COMMISSION, as the duly designated Urban Renewal Agency of the City of Portland

By: _____

J. Scott Andrews, Chairman

By: _____

John C. Mohlis, Secretary

APPROVED AND ACCEPTED BY PPR:

CITY OF PORTLAND, a municipal corporation of the State of Oregon, acting by and through Portland Parks and Recreation

By: _____

Name: Mike Abbaté

Title: Director

STATE OF OREGON)

) ss.

County of Multnomah,)

The foregoing instrument was acknowledged before me this _____ day
of _____, 2013 by J. Scott Andrews, as Chairman of the Portland Development
Commission, on its behalf.

Notary Public for Oregon:

My Commission Expires:

STATE OF OREGON)

) ss.

County of Multnomah,)

The foregoing instrument was acknowledged before me this ____ day of
_____, 2013 by John C. Mohlis, as Secretary of the Portland Development
Commission, on its behalf.

Notary Public for Oregon:

My Commission Expires:

STATE OF OREGON)

) ss.

County of Multnomah,)

The foregoing instrument was acknowledged before me this _____ day of
_____, 2013 by Mike Abbaté, as Director of Portland Parks and Recreation, on its
behalf.

Notary Public for Oregon:

My Commission Expires:

RESOLUTION NO. 6994

RESOLUTION TITLE:

AUTHORIZING THE EXECUTION OF A BARGAIN AND SALE DEED FOR THE DISPOSITION OF REAL PROPERTY LOCATED AT THE SOUTH WATERFRONT PARK AND WITHIN THE DOWNTOWN WATERFRONT URBAN RENEWAL AREA TO THE CITY OF PORTLAND


Adopted by the Portland Development Commission on April 9, 2013

PRESENT FOR VOTE	COMMISSIONERS	VOTE		
		Yea	Nay	Abstain
<input checked="" type="checkbox"/>	Chair Scott Andrews	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Commissioner Aneshka Dickson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Commissioner John Mohlis	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Commissioner Steven Straus	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	Commissioner Charles Wilhoite	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Consent Agenda <input type="checkbox"/> Regular Agenda				

CERTIFICATION

The undersigned hereby certifies that:

The attached resolution is a true and correct copy of the resolution as finally adopted at a Board Meeting of the Portland Development Commission and as duly recorded in the official minutes of the meeting.

	<p>Date:</p> <p>April 10, 2013</p>
<p>Gina Wiedrick, Recording Secretary</p>	