

REVIEWED

LEGAL COUNSEL

Recording requested by and when
recorded return to:
Mountain View Community Development
1475 SW 35th Street
Redmond, Oregon 97756

MEMORANDUM OF GROUND LEASE AGREEMENT

THIS MEMORANDUM OF GROUND LEASE AGREEMENT ("Memorandum") is made as of the date of the last signature affixed hereto ("Commencement Date") by and between **DESCHUTES COUNTY**, a political subdivision of the State of Oregon ("Lessor"), and **MOUNTAIN VIEW COMMUNITY DEVELOPMENT**, an Oregon nonprofit public benefit corporation ("Lessee"). Lessor and Lessee are referred to herein as "Party" or "Parties."

The Parties have entered into a Ground Lease Agreement regarding the real property described on Exhibit A and as depicted on Exhibit A1 (the "Site"), with a term effective _____, 2025 ("Effective Date"), and shall expire April 30, 2090 unless sooner terminated in accordance with the Ground Lease Agreement.

The Ground Lease Agreement includes a Right of First Opportunity, which provides that if Lessor elects to sell the Site, Lessor shall deliver to Lessee a notice of first opportunity to purchase the Site.

The Ground Lease Agreement includes a Right of First Refusal, which provides that if Lessor receives from a third party a bona fide offer to purchase the Site, Lessor shall deliver to Lessee a written notice of the offer and provide to Lessee the terms of the offer, and Lessee shall, upon notice given to Lessor without fifteen (15) days of the Notice, have prior and preferential right to purchase the Site on the same terms and conditions the terms as contained in the Offer.

IN WITNESS WHEREOF, the Parties have caused this Memorandum to be effective for all purposes as of the Effective Date.

[SIGNATURE PAGES FOLLOWS]

LESSOR:

DATED this _____ day of _____, 2025

BOARD OF COUNTY COMMISSIONERS
OF DESCHUTES COUNTY, OREGON

ANTHONY DEBONE, Chair

PATTI ADAIR, Vice-Chair

Recording Secretary

PHIL CHANG, Commissioner

STATE OF OREGON)
) ss.
County of Deschutes)

Before me, a Notary Public, personally appeared, ANTHONY DEBONE, PATTI ADAIR, and PHIL CHANG the above-named Board of County Commissioners of Deschutes County, Oregon and acknowledged the foregoing instrument on behalf of Deschutes County, Oregon.

DATED this _____ day of _____, 2025

Notary Public for Oregon
My Commission Expires: _____

[SIGNATURE PAGE FOLLOWS]

LESSEE:

DATED this _____ day of _____, 2025

MOUNTAIN VIEW COMMUNITY
DEVELOPMENT, an Oregon nonprofit public
benefit corporation

RICHARD RUSSELL, Executive Director

STATE OF OREGON)
) ss.
County of Deschutes)

Before me, a Notary Public, personally appeared RICHARD RUSSELL, the Executive Director of Mountain View Community Development, an Oregon nonprofit public benefit corporation and acknowledged the foregoing instrument on behalf of Mountain View Community Development, an Oregon nonprofit public benefit corporation.

DATED this _____ day of _____, 2025

Notary Public for Oregon
My Commission Expires: _____

Exhibit A

A portion of Parcel 2 of Partition Plat 2022-17, located in the Southwest One-Quarter of the Southwest One-Quarter of Section 14, Township 15 South, Range 13 East, Willamette Meridian, City of Redmond, Deschutes County, Oregon, being more particularly described as follows:

Commencing at a brass cap at the Southwest corner of said Section 14; Thence along the West line of said Section 14 North $0^{\circ}25'21''$ West 164.84 feet to a $\frac{5}{8}$ " iron rod with a yellow plastic cap marked "HWA" at the Southeast corner of Parcel 3 of Partition Plat 2009-21 and the West line of said Parcel 2 of Partition Plat 2022-17; Thence North $11^{\circ}29'19''$ East 193.80 feet to the **TRUE POINT OF BEGINNING**; Thence parallel with and 40 feet Easterly of said West line of Section 14 North $0^{\circ}25'21''$ West 460.84 feet; Thence North $89^{\circ}34'39''$ East 920.00 feet; Thence on a nontangential curve to the left with a radius of 410.00 feet, a length of 305.68 feet, a central angle of $42^{\circ}43'01''$, and a chord that bears South $21^{\circ}46'52''$ East 298.65 feet; Thence South $58^{\circ}12'47''$ West 276.79 feet; Thence South $89^{\circ}34'39''$ West 344.16 feet; Thence South $44^{\circ}34'39''$ West 54.68 feet; Thence South $89^{\circ}34'49''$ West 409.60 feet to the **TRUE POINT OF BEGINNING**.

The Basis of Bearings is North $0^{\circ}25'21''$ West along the West line of Section 14.

The above described land contains 9.48 acres, more or less.

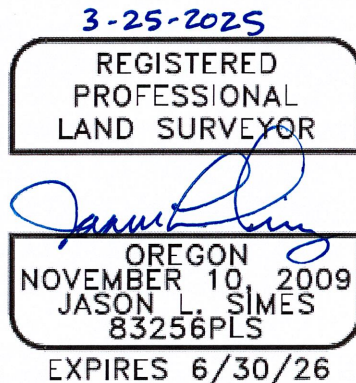
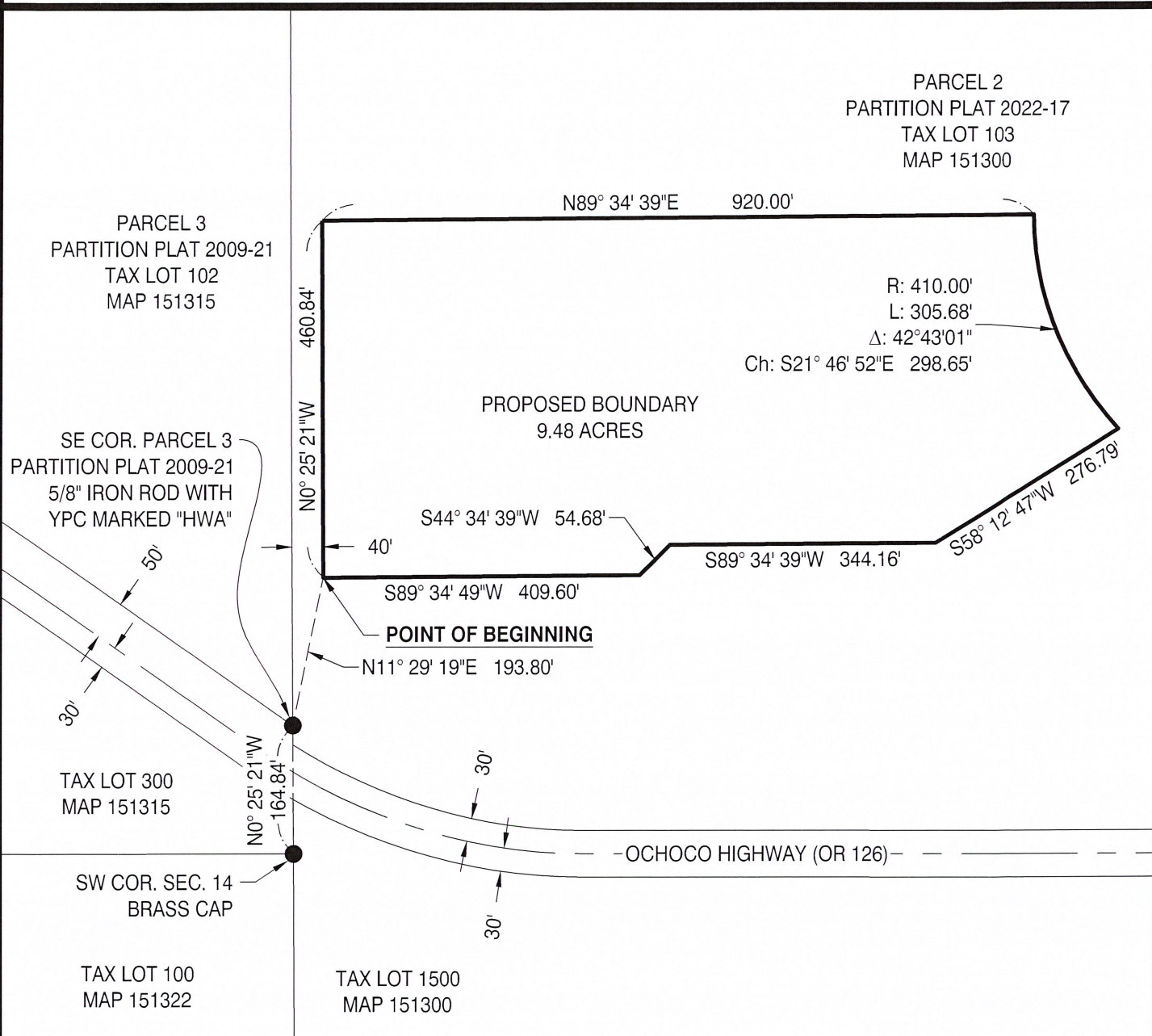


Exhibit A1

A PORTION OF PARCEL 2, PARTITION PLAT 2022-17,
LOCATED IN THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF
SECTION 14, TOWNSHIP 15 SOUTH, RANGE 13 EAST, WILLAMETTE MERIDIAN,
CITY OF REDMOND, DESCHUTES COUNTY, OREGON.



H.A. McCOY
ENGINEERING & SURVEYING LLC

1180 SW LAKE ROAD SUITE 201
REDMOND, OR 97756
(541) 923-7554

SCALE: 1" = 200'
FOR 8.5"x11" SHEETS



3-25-2025

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Jason L. Simes
OREGON
NOVEMBER 10, 2009
JASON L. SIMES
83256PLS

EXPIRES 6/30/26

PROJECT: EAST REDMOND MASTER PLAN

DRAWN BY: JJW DATE: 03/25/2025 PAGE 1 OF 1 PROJECT#: 22-170