



**GREATER REDMOND AREA ENTERPRISE ZONE
AGREEMENT FOR LONG-TERM RURAL ENTERPRISE ZONE ABATEMENT
FIRST AMENDMENT**

This first amendment to the agreement for Long-Term Rural Enterprise Zone Abatement (“Agreement”) is executed by and among DESCHUTES COUNTY, OREGON, a political subdivision of the State of Oregon (“Deschutes County”), the CITY OF REDMOND, OREGON (“City of Redmond”), the CITY OF SISTERS, OREGON (“City of Sisters”), and S.A. PIAZZA & ASSOCIATES, LLC, an Oregon limited liability company, and GRAND DESIGN, LLC, an Oregon limited liability company (collectively “Piazza”), herein collectively referred to as “Parties”.

RECITALS

Deschutes County, City of Redmond and City of Sisters are Sponsors of the Greater Redmond Area Enterprise Zone pursuant to the Oregon Enterprise Zone Act (ORS 285C.050 to 285C.250), and are collectively referred to herein as the “Zone Sponsors”.

On March 26, 2021, Parties executed the Agreement for a Long-Term Rural Enterprise Zone Abatement for Piazza.

Since March 26, 2021, Piazza has undertaken efforts to comply with the Agreement, specifically Section 4.c. Deadlines. These efforts have included purchasing 46 acres in Redmond as the location for the development; submitting a site plan for review with the City’s Planning Department, which was approved with conditions; refining Construction and production line equipment plans have been; developing phasing and alternative energy options; incorporating new technology which has become available; and recruitment of new operations associates to ensure the transition and startup will be timely and efficient.

With less than a month left before Piazza is required to commence construction at the Facility, Parties agree that it is unlikely Piazza will be able to meet the deadline contained in Agreement Section 4.c.

Piazza has requested a nine (9) month extension to Agreement Section 4.c.

INCORPORATED DOCUMENTS

Agreement: GREATER REDMOND AREA ENTERPRISE ZONE AGREEMENT FOR LONG-TERM RURAL ENTERPRISE ZONE ABATEMENT between Zone Sponsors and Piazza, effective March 26, 2021, is hereby referred to and by reference made a part of this Amendment as fully and completely as if the same were fully set forth herein and are mutually cooperative therewith.

NOW THEREFORE, in recognition of the foregoing recitals and incorporated documents, in consideration of the covenants contained herein, and in accordance with ORS 285C.400 through 285C.420, the Parties hereby agree as follows:

AGREEMENT

The following Amendment modifies the original contract terms.

Section 4. c. Deadlines: Piazza must:

- i. Commence construction at the Facility by not later than thirty-three (33) months following the Effective Date of the original Agreement.

- ii. Obtain the Certificate of Occupancy for the Facility by not later than twenty four months after issuance of building permit(s) for the Facility and notify the Deschutes County Assessor within sixty (60) days of receiving the Facility's Certificate of Occupancy.

Except as specifically amended herein, all other terms and conditions of the Agreement shall remain unchanged.

{signatures on next page}

IN WITNESS WHEREOF, the Parties, by their respective duly authorized representatives, have executed this Agreement in the date down below:

DESCHUTES COUNTY

Name:
Title:
Date:

ATTEST: _____
Name/Title:

CITY OF SISTERS

Name:
Title:
Date:

ATTEST: _____
Name/Title:

CITY OF REDMOND

Name:
Title:
Date:

ATTEST: _____
Name/Title:

S.A. PIAZZA & ASSOCIATES, LLC

Name:
Title:
Date:

ATTEST: _____
Name/Title:

GRAND DESIGN, LLC

Name:
Title:
Date:

ATTEST: _____
Name/Title: