

SECOND AMENDMENT TO CITY OF TUALATIN MANAGEMENT AND OPERATIONS  
AGREEMENT for Basalt Creek Park Property  
(23515 SW Boones Ferry Road, Tualatin OR 97062)

WHEREAS, on or about September 29, 2022, the City of Tualatin, Oregon ("City") and Randall and Karen Alvstad ("Provider"), entered into a Management and Operations Agreement ("Original Agreement") for the property located at 23515 SW Boones Ferry Road, Tualatin OR 97062 ("Premises"); and

WHEREAS, the Premises shall constitute a portion of the future City Basalt Creek Park; and

WHEREAS, the Original Agreement sets out the terms and conditions Provider agreed to in order to maintain the condition and useful value of the Premises consistent with the terms of the 2022 IGA between the City and Metro as well as all applicable City laws and policies; and

WHEREAS, Section 2 of the Original Agreement was amended on October 28, 2024 (Resolution 5818-24) to extend the term of the Original Agreement to December 31, 2025; and

WHEREAS, City and Provider wish to extend the term of the Original Agreement to June 30, 2026.

THE PARTIES AGREE AS FOLLOWS:

**Section 1. Extension.** Section 2 of the Original Agreement is amended to allow Provider to use the Premises for the purposes outlined in the Agreement until June 30, 2026.

**Section 2. Controlling Documents.** Except as modified by this Second Amendment, the terms of the Original Agreement remain in full force and effect.

**Section 3. Effective Date.** This Second Amendment is effective upon the date of the last signature affixed below.

APPROVED AND ENTERED INTO this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

PROVIDER

CITY OF TUALATIN, OREGON

By \_\_\_\_\_  
Randall Alvstad

By \_\_\_\_\_  
Sherilyn Lombos,  
City Manager

By \_\_\_\_\_  
Karen Alvstad