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November 10, 2021

Pastor Stan Russell  
Horizon Community Church  
c/o Ken Allen  
The Heitman Allen Group

RE: LETTER OF INTENT TO ENTER INTO UTILITY AND ACCESS EASEMENT AGREEMENT

Dear Pastor Stan,

Community Partners for Affordable Housing (Grantee) presents this offer and letter of intent to acquire a utility and access easement agreement across the real property owned by the Horizon Community Church (Grantor) commonly referred to the Horizon Community Church property located at 23370 SW Boones Ferry Road. Tualatin Oregon 97062 as depicted on attached Exhibit A including parcel number/s 2S135DO-00106.

This is not a binding agreement for either party; only a fully executed Easement Agreement will legally bind the parties involved.

- 1. Property:** The "Property" is the land referenced above and on Exhibit A, and includes all plans, specifications, and surveys of the land, permits, approvals and all of the rights, titles, interest, privileges and appurtenances which are related to or used in connections with the land.
- 2. Consideration:** The consideration for the Easement shall be Two Hundred Fifty Thousand dollars (\$250,000.00) to be paid concurrently with recording of the completed Easement Agreement. In addition, Grantee will be responsible for any, and all costs associated with the creation of the Easement Area and Easement Agreement including but not limited to engineering, legal expense, platting, and recording.
- 3. Easement Area:** The Easement Area will be approximately sixty feet wide and fifty across. And aligned with the to be created Tract on the to be determined by Survey approximately as depicted in Exhibit B.



**4. Coordination:** Grantee and Grantor agree to use commercially reasonable efforts to mutually agree on materials and finishes related to retaining walls that may be adjacent to Grantors neighboring property. Grantor and Grantee agree to cooperate and support each parties planning and development goals for their respective property, including but not limited to zone changes, comprehensive plan amendments, variances, and construction plans.

**5. Expiration:** This Letter of Intent will expire at 5:00 PM November 19, 2021, if not accepted by Grantor.

Upon acceptance of this Letter by Grantor, Grantee will prepare a draft Easement Agreement within thirty days and deliver the agreement to Grantor for Grantor’s review and comment.

Thank you for the opportunity to present this Letter of Intent. Please don’t hesitate to call regarding the terms of the transaction.

Sincerely,

Skip Rotticci CCIM  
VP, Colliers International

Accepted by Grantee: Community Partners for Affordable Housing

By: DocuSigned by:  
Rachael Duke  
4C4674A85D244EB... Date: 11/10/2021  
Rachael Duke, Executive Director

Accepted by Grantor: Horizon Community Church

By: DocuSigned by:  
Stan Russell  
CCEE6905723C4DA... Date: 11/18/2021  
Stan Russell, Pastor