

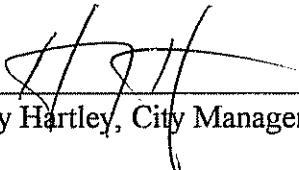
ORDINANCE NO. 1074

An Ordinance selling real property in Baldwin Road Industrial Park

RECITALS

- A. Rodney L. Stevens Equipment Sales and Service, LLC, (hereinafter, "LLC") has offered to purchase Lot 20 of Baldwin Road Industrial Park from the City of Prineville.
- B. As required by state statute, the City published notice of the proposed sale in the Central Oregonian and conducted a public hearing on November 9, 1999.
- C. The nature of the proposed sale and the general terms thereof, including evidence of market price, was presented at such hearing.
- D. The people of the City of Prineville ordain as follows:
1. The City of Prineville shall sell to LLC real property in Crook County, Oregon, described as Lot 20 of Baldwin Road Industrial Park according to the official plat thereof on file and of record in the office of the County Clerk for Crook County, Oregon.
 2. The purchase price for this property shall be \$40,000.00 plus LLC shall pay ½ of the closing costs.
 3. LLC, as a condition to this sale, shall agree to construct a minimum 2500 square foot building on the property and employ not less than three full-time persons at the property within 18 months from the date of the deed from the City of Prineville to LLC. After the minimum number of employees as described in the previous sentence has been reached, the number of employees shall remain at or above that level for at least 36 consecutive months. If LLC violates this Section of this Ordinance, City shall have the right to return to buyer the sale price of \$40,000.00 and LLC shall deed said property together with all improvements to City and have no further rights to the property nor on any improvements located thereon. This covenant shall be made a part of the deed from City to LLC.
 4. LLC shall submit and have approved a site plan as required by the CC & Rs of Baldwin Road Industrial Park and City zoning requirements prior to this ordinance being effective.
 5. The Mayor and City Manager shall execute the necessary documents to complete this sale.

Passed by the City Council this 23rd day of November, 1999.



Henry Hartley, City Manager/Recorder



Ann Graf, Mayor

1/4 NE1/4 SEC. 5 T.15S. R.16E. W.M.
CROOK COUNTY
1" = 100'

AS PREPARED FOR
1 PURPOSE ONLY

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CROOK COUNTY
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EXHIBIT "A"

