

_____, 2024

TO: City of Cottage Grove, Oregon

Re: **Letter of Intent to Purchase Property located at 79030 Thornton Lane, Cottage Grove, OR 97424**

This non-binding letter of intent outlines in broad and general terms, the conditions upon which Purchaser would be interested in purchasing the above-referenced property. Parties shall be bound only at a such time that a binding Purchase and Sale agreement is fully executed. Final Purchase and Sales Agreement (PSA) to be presented to the Cottage Grove City Council for approval at its April 22nd, 2024 meeting.

Seller: City of Cottage Grove

Purchaser: _____

Property: The real property located at 79030 Thornton Lane, Cottage Grove, OR 97424 consisting of approximately 0.30 acres. See Exhibit A.

Purchase Price: The purchase price of the Property shall be _____ (\$_____).

Earnest Money: The Earnest Money shall be 20% of purchase price, to be delivered within five (5) business days after the PSA Effective Date and deposited into escrow at Title Company of Seller’s choice. Earnest Money shall be refundable during Purchaser’s Due Diligence Period.

Due Diligence Period: Purchaser’s Due Diligence Period shall continue for fifteen (15) calendar days from the Effective Date but in no event later than June 1st, 2024. Purchaser may terminate the Agreement at any time prior to the expiration of the Due Diligence Period and the Earnest Money shall be refunded to Purchaser.

Upon Purchaser’s satisfaction or waiver of the Due Diligence Contingency, Purchaser’s original earnest money will be non-refundable except in the event of Seller non-performance.

Closing Date: Closing shall occur within Thirty Calendar Days of PSA Effective Date, but not later than June 30, 2024.

Effective Date: The Effective Date shall be the date on which the Purchase and Sale Agreement is fully executed by both Purchaser and Seller.

Purchaser intends to present an executed LOI to the City Council on April 22nd, 2024, for final approval. To that end, please indicate your agreement with these terms as a non-binding basis (except as to exclusivity) upon which to commence PSA negotiations by signing below and returning a copy no later than April 19th, 2024. City’s legal counsel will thereafter provide a PSA, based upon the terms set herein.

The foregoing terms are satisfactory as a basis for the preparation of necessary documents and any further discussions.

PURCHASER:

SELLER:

By: _____
Printed Name: _____
Date: _____

City of Cottage Grove
By: _____
Printed Name: _____
Date: _____

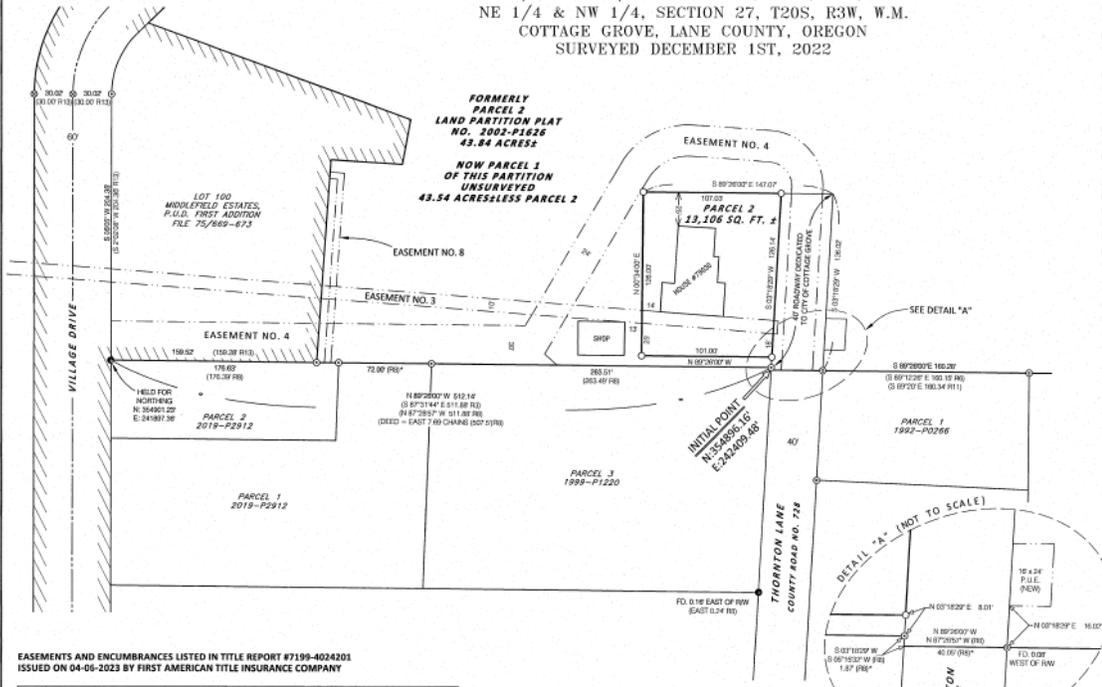
EXHIBIT A

Lane County Clerk
Lane County Deeds and Records
2023-012955
RECORDED
DATE: 17 MAY 2023
LANE COUNTY CLERK
FILING DATE: 15 MAY 2023
\$122.00
05/12/2023 02:15:34 PM
BOOK PART: Cabt-1 Page-1 Sheet-1 CASHIER 05
\$40.00 \$18.00 \$11.00 \$61.00

LAND PARTITION PLAT
FOR
CITY OF COTTAGE GROVE
BEING A REPLAT OF PARCEL 2
LAND PARTITION PLAT NO. 2002-P1626
LYING IN
SE 1/4 & SW 1/4, SECTION 22, T20S, R3W, AND
NE 1/4 & NW 1/4, SECTION 27, T20S, R3W, W.M.
COTTAGE GROVE, LANE COUNTY, OREGON
SURVEYED DECEMBER 1ST, 2022

LANE COUNTY SURVEYOR'S OFFICE
C.S. FILE NO. 459114
FILING DATE: 15 MAY 2023

LAND PARTITION PLAT NO. 2023-P3117



NARRATIVE:
THE PURPOSE OF THIS SURVEY IS TO CREATE A PARCEL OF LAND TO SERVE AS A HOME-SITE FOR THE EXISTING HOUSE AT 7900 THORNTON LANE, AS DIRECTED BY ERIC MORGAN, CITY PLANNER FOR COTTAGE GROVE.

MONUMENTS RECOVERED FROM CSF #3568 (PPN 99-P1220) WERE USED TO ESTABLISH THE SOUTH LINE OF THE SUBJECT PROPERTY AND THE RIGHT-OF-WAY ON THORNTON LANE (C.O. RD. #728). BEARINGS ARE BASED ON DECS.

I MADE SEVERAL ATTEMPTS TO FIND A HARMONIOUS FIT FOR MONUMENTS RECOVERED ALONG BOTH SIDES OF THORNTON LANE, AND OPTED TO USE THE RECORD ANGLE FROM CSF #3568, HOLDING THE IRON ROD MARKING THE INITIAL POINT OF THIS SURVEY AS THE VERTEX. I USED THE RESULTING BEARING TO CONSTRUCT THE RIGHT-OF-WAY AND THE EAST PROPERTY LINE OF THE NEWLY CREATED PARCEL. THE NEW NORTH AND SOUTH PROPERTY LINES WERE HELD PARALLEL WITH THE SOUTH PROPERTY LINE. THE NEW WEST PROPERTY LINE IS PERPENDICULAR TO THE NORTH AND SOUTH PROPERTY LINES. THE NEW PROPERTY LINES WERE ESTABLISHED AT THE DIRECTION OF ERIC MORGAN. THE 8 FOOT GAP BETWEEN THE SOUTH PROPERTY LINE OF THE PARENT PARCEL AND THE NEW SOUTH PROPERTY LINE OF PARCEL 2 WAS CREATED TO ACCOMMODATE AN EXISTING GRAVEL PATHWAY FOR BIKES, PEDESTRIANS, AND GOAT CARTS. THIS STRIP REMAINS IN THE OWNERSHIP OF THE CITY OF COTTAGE GROVE AS PART OF PARCEL 1 OF THIS PLAT.

THE NORTHERN EXTENSION OF THORNTON LANE WILL BE DEDICATED TO THE CITY OF COTTAGE GROVE AND HELD UNDER ITS JURISDICTION. THE 3' x 24' P.U.E. ALONG THE EAST ROW OF THIS EXTENSION IS BEING CREATED TO ACCOMMODATE SEVERAL ELECTRICAL CABINETS AND JUNCTION BOXES THAT ARE CURRENTLY IN PLACE.

REFERENCES:
SURVEYS
R12) - CSF 34804 (HITCHCOCK 1968)
R12) - CSF 34638 (CASWELL 1971)
R12) - CSF 34469 (CASWELL 1980)
R10) - CSF 35512 (CASWELL 1998)
R15) - CSF 34596 (CASWELL 1997)

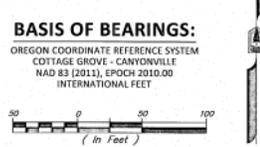
PARTITIONS
R10) - CSF 30844 (PINCOTT 1992-P0260)
R12) - CSF 35280 (CASWELL 1998-P1451)
R10) - CSF 35688 (CASWELL 1999-P1220)
R10) - CSF 37811 (COLSON 2002-P1626)
R10) - CSF 44941 (COLLIER 2019-P2912)

SUBDIVISIONS
R11) - HIDDEN HAVEN ACRES (THOMSON & HAYDEN 1980 BK14/P220)
R12) - MIDDLEFIELD ESTATES, P.L.D. (COLSON 1992 FILE #4 SLIDES 33-35)
R15) - MIDDLEFIELD ESTATES, P.L.D. FIRST ADDITION (CASWELL 1998 FILE #75 SLIDES 668-673)

EASEMENTS AND ENCUMBRANCES LISTED IN TITLE REPORT #7199-4024301 ISSUED ON 04-06-2023 BY FIRST AMERICAN TITLE INSURANCE COMPANY

ITEM	DATE	INSTRUMENT NO.	DESCRIPTION
1	7-01-54	2382 - 13005	ACCESS RESTRICTION ALONG I-5, IN FAVOR OF STATE OF OREGON, BY AND THROUGH THE OREGON STATE HIGHWAY COMMISSION
2	10-07-60	12216	R/W EASEMENT FOR ELECTRIC TRANSMISSION LINE IN FAVOR OF PRR&L (LOCATION NOT SHOWN)
3	5-10-90	0943463	25 FOOT WIDE R/W EASEMENT IN FAVOR OF EPUD
4	7-31-98	0900113	PRIVATE CROSS EASEMENT FOR ROAD AND PEDESTRIAN WAY
5	7-31-98	0900115	20 FOOT WIDE PRIVATE STORM DRAINAGE EASEMENT
6	6-30-98	PLAT FILE #7, SLD05-088-073	PARKING & ACCESS EASEMENT TO LOT 59, MIDDLEFIELD ESTATES, P.L.D., FIRST ADDITION
7	3-08-04	2024-010446	SLURRY EASEMENT OVER PARCEL 2, UPON 2002-P1626, IN FAVOR OF LANE ELECTRIC CO-OP
8	9-24-20	2020-064243	5 FOOT WIDE R/W EASEMENT IN FAVOR OF EPUD
9	7-07-98	0823287	15 FOOT WIDE PRIVATE EASEMENT FOR ACCESS & MAINTENANCE

- LEGEND**
- FOUND 5/8" IRON ROD
 - ⊙ FOUND 5/8" IRON ROD, WITH YELLOW PLASTIC CAP "CASWELL PLS 091"
 - ⊙ FOUND 5/8" IRON ROD, WITH YELLOW PLASTIC CAP "GEOMAX PLS 2479"
 - ⊙ FOUND MAG NAIL & WASHER "CASWELL PLS 091"
 - SET 5/8"x3/32" IRON ROD, WITH YELLOW PLASTIC CAP "LANE COUNTY SURVEY"
 - CSF - COUNTY SURVEY FILE
 - CO. RD. - COUNTY ROAD
 - LCSD - LANE COUNTY SURVEYORS OFFICE
 - UPN# - LAND PARTITION PLAT NUMBER
 - P.U.E. - PUBLIC UTILITY EASEMENT
 - () - RECORD DATA PER SOURCE AS NOTED
 - * - RECORD MATCHES MEASURED



REGISTERED PROFESSIONAL LAND SURVEYOR
John L. Matthews, Jr.
OREGON
JANUARY 20, 1969
JOHN L. MATTHEWS, JR.
2383
RENEWAL DATE: DEC 31, 2024
LANE COUNTY DEPARTMENT OF PUBLIC WORKS
SURVEY FOR:
CITY OF COTTAGE GROVE
PEGGY KEPLER
COUNTY ENGINEER
DANN HUBLEY
DIRECTOR OF PUBLIC WORKS
LANE COUNTY PUBLIC WORKS SURVEYORS OFFICE
3005 NORTH DELTA HWY, ENGINE, OREGON 97408
541-682-5149
12-01-2022 PROJ. NO. 80586793 SHEET 2 OF 2

PARCEL 2; LAND PARTITION PLAT NO. 2023-P3117