

**Keri Hinton**

---

**From:** Christian Boenisch  
**Sent:** Wednesday, November 30, 2016 5:36 PM  
**To:** Mary Starrett; Stan Primozich; Allen Springer  
**Cc:** Laura Tschabold; Ken Huffer; Silas Halloran-Steiner; Mikalie Frei; Lucy Flores Mendez; Keri Hinton  
**Subject:** Bierly Real Estate Purchase  
**Attachments:** Bierly - Closing Documents 113016.pdf; Bierly - LEASE AGREEMENT with EXHIBITS 113016.pdf; Bierly - Assignment Agreement with Exhibits 113016.pdf

Commissioners,

We are ready to close on the purchase of the property from Mark and Julie Bierly, located at 345 NE 6<sup>th</sup> St and 621 NE Davis St, McMinnville, OR 97128. The documents have been dated for a closing on 12/1/16. Attached should be (i) Closing Documents from First American Title including the Settlement Statement, 2<sup>nd</sup> Supplemental Preliminary Title Report, Escrow Agreement and signed Statutory Warranty Deed, (ii) Lease Agreement for office space between Mark Bierly and Yamhill County, and (iii) Assignment and Assumption Agreement between Mark Bierly, Yamhill County and Lutheran Community Services Northwest (LCSN). As you will also recall, we got a satisfactory Phase 1 Environmental Report on the property earlier this fall.

Under the terms of the lease, Mark is leasing office space back from us for an initial 3 yr term, with 2 additional 1 year options. He also subleases part of this space to another attorney. Under the Assignment and Assumption Agreement, we are agreeing to assume the existing lease obligations between Mark and LCSN, at this point it is a month-to-month lease until such time as they find a new location or we are ready to proceed with renovations.

If you have any questions please let me know. Otherwise, these will be an add-on to your agenda for tomorrow 12/1/16.

Thanks,

Christian

Christian F. Boenisch  
Yamhill County  
County Counsel  
(503) 434-7502  
[boenischc@co.yamhill.or.us](mailto:boenischc@co.yamhill.or.us)

\*\*\*\*\*CONFIDENTIALITY NOTICE\*\*\*\*\*

This e-mail may contain information that is privileged, confidential, or otherwise exempt from disclosure under applicable law. If you are not the addressee or it appears from the context or otherwise that you have received this e-mail in error, please advise me immediately by reply e-mail, keep the contents confidential, and immediately delete the message and any attachments from your system.

\*\*\*\*\*

Accepted by Yamhill County  
Board of Commissioners on  
12-1-16 by Board Order  
# 16-478