

FIRST AMENDMENT TO PURCHASE AND SALE AGREEMENT

This amendment (the "Amendment") is to that certain Purchase and Sale Agreement (the "Agreement") dated **October 6, 2020**, between **Peninsula Truck Lines, Inc. and/or Assigns** ("Buyer") and **City of Salem** ("Seller").

Buyer and Seller agree and accept the following amendments:

Recital A of the Agreement is amended to state:

“Seller is the owner of real property located in the Salem Business Park, Marion County, Oregon, as shown in Exhibit A, and more particularly described in Exhibit B, attached hereto and incorporated herein.”

Exhibit A – The tentative subdivision plan map is replaced with the recorded subdivision plat map, referencing an 8.24 acre parcel (Lot 5) for Peninsula Truck Lines to purchase. The plat was recorded in Marion County on July 16, 2021. Volume H48, Page 88, Book of Town Plats, and Reel 4515, Page 489.

Exhibit B – The legal description is added as “Lot 5, Salem Business Campus, Volume H48, Page 88, Marion County Book of Town Plats.”

Section 2 – Purchase Price:

The purchase price shall be increased to \$1,064,422 and includes a base price for the land of \$989,422, plus \$50,000 towards the construction of Gaia Street, SE extension, and \$25,000 towards the purchase of wetland mitigation credits for 0.40 acres of wetland impacts on Lot 5. Buyer shall have no obligation to pay additional amounts toward the Gaia Street, SE extension or the wetlands mitigation credits.

Section 8d is deleted:

Section 9 – Construction of the Gaia Street SE extension is expected to start in the spring of 2022. Closing will occur within 15 calendar days of the Oregon Department of State Lands and U.S. Army Corps of Engineers approval of a joint permit application for 0.40 acres of wetland impacts on Lot 5, expected in February 2022, however in no event shall Closing occur later than April 30, 2022.

BUYER: Peninsula Truck Lines, Inc.
and/or Assigns

By: Timothy S Vander Pol

Printed Name: Tim Vander Pol

Title: Corp Secretary

Date Signed: 7/26/21

SELLER: City of Salem

By: _____

Printed Name: _____

Title: _____

Date Signed: _____