

May \_\_, 2017

Beth Hayes  
Cornerstone GP LLC  
265 Commercial St SE, Suite 270  
Salem, Oregon 97301

**SUBJECT: LETTER OF COMMITMENT  
North Gateway Urban Renewal Area Grant Program**

Dear Ms. Hayes:

I am pleased to inform you that your request for a North Gateway Urban Renewal Grant for the property located at or near 3350 Portland Road NE was reviewed and approved on May \_\_, 2017, subject to the following program purpose, terms and conditions.

**TERMS**

<u>Applicant:</u>	Cornerstone GP LLC
<u>Approved Grant Amount:</u>	\$650,000
<u>Commitment Date:</u>	May __, 2017
<u>Project Address:</u>	3350 Portland Road NE
<u>Rehabilitation Work:</u>	Construction of road and sidewalk improvements located at or near 3350 Portland Road NE, including frontage improvements on Portland Road and construction of an internal access road, as identified in Exhibit A.
<u>Disbursement:</u>	Grant funds shall be used to reimburse the Applicant up to 100 percent of certified costs. Certified costs shall have the same meaning as used in SRC 200.250. Partial requests for funding on a monthly basis by the Applicant may be submitted. Total reimbursement shall not exceed \$650,000.

**CONDITIONS**

This commitment is conditioned on the Agency receiving a written determination from the Oregon Bureau of Labor and Industries that the Project is not a public work for which payment of prevailing wage rates are required under Oregon law.

This commitment is contingent upon the Board of the Urban Renewal Agency approving the allocation of \$650,000 for the road improvements in the FY 2017-18 adopted budget.

All of the following items must be submitted to the Urban Renewal Agency of the City of Salem (Agency) in a form satisfactory to the Agency prior to disbursement of the grant funds:

Contractor Contract: The Applicant shall submit a copy of the contract with the Contractor chosen to undertake the rehabilitation work and the scope be approved by the Agency. This Letter of Commitment shall in no way create a contractual relationship between Agency and the Contractor.

Acceptance & Title: The Applicant shall obtain acceptance of the improvements from the City of Salem, and convey title to the land and improvements to the City of Salem, free of encumbrances, as required by the Salem Revised Code for any improvements constructed outside of City of Salem right-of-way.

Historic Review: N/A

Environmental Matters: The work identified in Exhibit A that is funded by the Urban Renewal Agency may include funding for environmental cleanup. At the time of issuing this commitment, no environmental contamination was known. The Applicant shall indemnify and hold harmless the Urban Renewal Agency from any and all losses, liabilities, damages, injuries, costs, that may arise from any environmental contamination associated with this project.

Acknowledgement of Urban Renewal Funding: Applicant shall post a sign provided by the Agency acknowledging Urban Renewal grant funding for the project. The sign shall remain in place for the duration of construction project or for three months following the receipt of equipment purchased with Urban Renewal Funds.

## **GENERAL CONDITIONS**

Completion, Permits, Inspections: If required, all work shall be done under a building permit(s) issued by the City of Salem. **We recommend you schedule a pre-application conference with the City Community Development Department to review the scope of your project.** Upon completion of the work, the property shall be inspected and certified in compliance with all applicable laws, regulations and rules. All contractors shall be registered and bonded by the State of Oregon. If

applicable, final Agency payment is subject to applicant obtaining Certificate of Occupancy.

Maintenance:

Applicant shall maintain the improvements funded by the grant in good order until accepted by the City.

Commitment Expiration:

This commitment must be accepted by the Applicant. This commitment will remain in force for eighteen months after the Commitment Date, May \_\_, 2017.

This letter constitutes a grant commitment of \$650,000 subject to satisfaction of and compliance with the above-described terms and conditions. **Please indicate your acceptance of these terms and conditions by signing the two (2) originals of this letter. Retain one original for your files and return the other to Renee Frazier, Financial Services Supervisor, at the City of Salem within 14 calendar days of the Commitment Date.** If you have any questions, please do not hesitate to call Renee at 503.540.2471.

Regards,

Kristin Retherford, Director  
Urban Development Department

ACCEPTED BY:

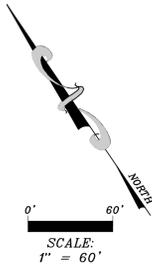
\_\_\_\_\_  
Applicant

\_\_\_\_\_  
Date

**SHEET INDEX**

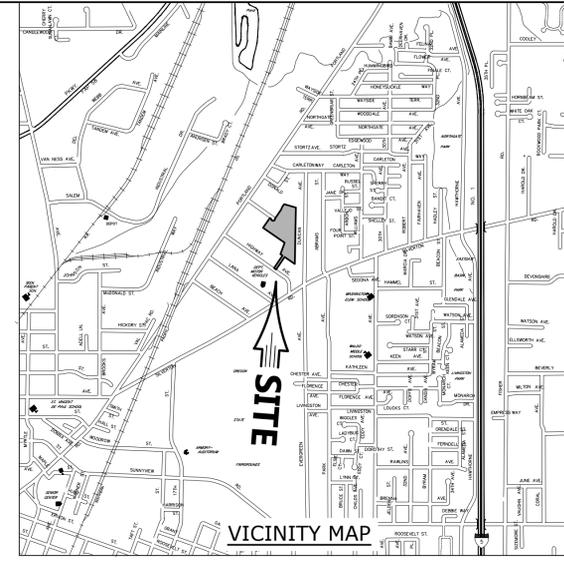
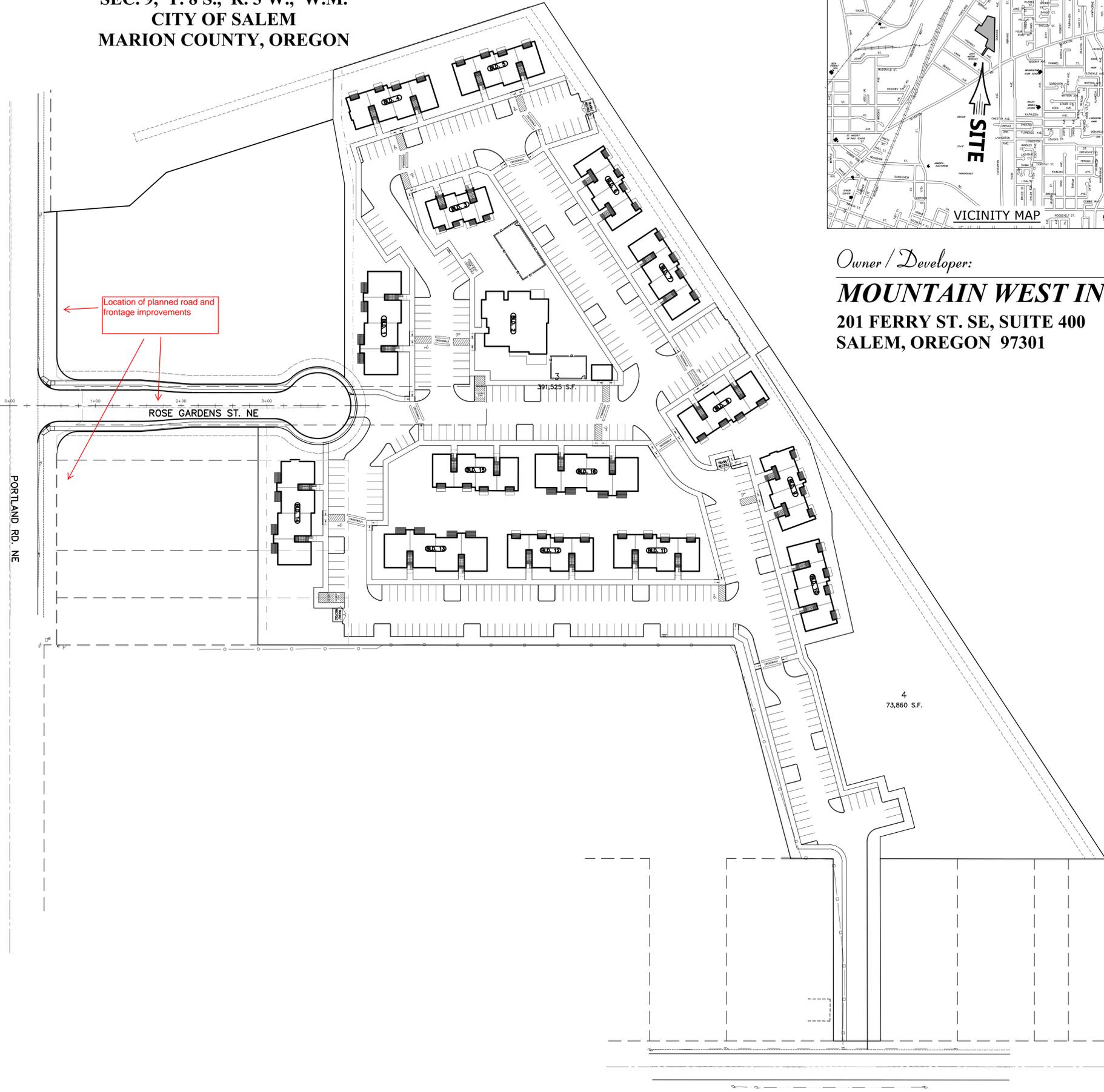
101	PUBLIC IMPROVEMENTS COVER SHEET
201	EXISTING CONDITIONS PLAN
202	LOT LAYOUT & EASEMENT PLAN
301	PUBLIC SANITARY SEWER PLAN
401	PUBLIC STORM DRAIN PLAN
501	STREET IMPROVEMENT PLAN
601	PUBLIC WATER IMPROVEMENTS
701	EROSION CONTROL PLAN
702	EROSION CONTROL PLAN
703	EROSION CONTROL NOTES AND DETAILS
801	PUBLIC SIDEWALK, STRIPING AND SIGNING PLAN
802	PUBLIC LIGHTING PLAN
901	CONSTRUCTION NOTES AND DETAILS
902	DETAIL SHEET
903	DETAIL SHEET
LS101	LANDSCAPE PLAN
LS201	IRRIGATION PLAN

**B.M. 166.34**  
 OREGON STATE BENCHMARK DESIGNATED  
 J682 PER OREGON STATE HIGHWAY DIVISION  
 LOCATED APPROXIMATELY 300 FEET NORTH  
 OF THE INTERSECTION OF ROSE GARDEN ST.  
 NE AND PORTLAND RD. NE



# CORNERSTONE APARTMENT COMPLEX

SEC. 9, T. 8 S., R. 3 W., W.M.  
 CITY OF SALEM  
 MARION COUNTY, OREGON



Owner / Developer:  
**MOUNTAIN WEST INV.**  
 201 FERRY ST. SE, SUITE 400  
 SALEM, OREGON 97301

**ABBREVIATIONS**

A.C.	ASPHALTIC CONCRETE	L.P.	LIGHT POLE
ACMP	ALUMINIZED CMP	M	METER, MAIN
ASSY.	ASSEMBLY	M.H.	MANHOLE
B.O.	BLOW OFF	MTL.	METAL
B.F.V.	BUTTERFLY VALVE	O.H.	OVERHEAD
C & G	CURB & GUTTER	PC	POINT OF CURVE
CATV	CABLE TELEVISION	PCC	POINT OF CONTINUING CURVE
C.B.	CATCH BASIN	PEDEST.	PEDESTAL
C.B.C.G.	CATCH BASIN CLEANOUT	PRC	POINT OF REVERSE CURVE
C.B.I.	CATCH BASIN INLET	PROP.	PROPOSED
C.L.	CENTERLINE	PT	POINT OF TANGENCY
CMP	CORRUGATED METAL PIPE	PUB.	PUBLIC
C.O.	CLEANOUT	PUE	PUBLIC UTILITY EASMT.
CONC.	CONCRETE	PVC	POLYVINYL CHLORIDE
CONST.	CONSTRUCT	PVT.	PRIVATE
D.I.	DUCTILE IRON	P.P.	POWER POLE
DIA.	DIAMETER	P.L.	PROPERTY LINE
DWG.	DRAWING	R	RADIUS
EASMT.	EASEMENT	R.H.	ROOF DRAIN
E.G.	EXIST. GRADE / GROUND	R.O.W.	RIGHT-OF-WAY
EOP, E.P.	EDGE OF PAVEMENT	SAN.S. or S.S.	SANITARY SEWER
ELEC.	ELECTRIC	S	SLOPE
ELEV. or EL.	ELEVATION	STA.	STATION
EX. or EXIST.	EXISTING	STD.	STANDARD
FT.	FEET	STL.	STEEL
F.F.	FINISH FLOOR	STM.DRN. or S.D.	STORM DRAIN
F.G.	FINISH GRADE	SVC.	SERVICE
F.H.	FIRE HYDRANT	SW	SIDEWALK
F.M.	FORCE MAIN	T.C.	TOP OF CURB
GUT. or GTR.	GUTTER	TEL.	TELEPHONE
G.V.	GATE VALVE	TYP.	TYPICAL
IMP.	IMPROVEMENT	U.G.	UNDERGROUND
INST.	INSERT	VELT.	VAULT
INV. or I-	INVERT	W.M.	WATER MAIN
L	LENGTH, LINE		

**SYMBOLS**


**MULTI/TECH**  
 ENGINEERING SERVICES, INC.  
 1125 13th St. SE, SALEM, OR 97302  
 PH. (503) 363-9227 FAX (503) 364-1260  
 www.multitech.us office@multitech.us

**PUBLIC IMPROVEMENTS COVER SHEET**

**CORNERSTONE APARTMENT COMPLEX**

NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER.  
 DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

MULTI/TECH ENGINEERING EXEMPT FROM LIABILITY IF NOT STAMPED APPROVED  
 NOT FOR CONSTRUCTION UNLESS STAMPED APPROVED HERE

Design: M.D.G.  
 Drawn: C.D.S.  
 Checked: M.D.G.  
 Date: JAN. 2017  
 Scale: AS SHOWN  
 As-Built:

**REGISTERED PROFESSIONAL ENGINEER**  
 JULY 14, 1978  
 MARK D. GREIN  
 EXPIRES: 06-30-2017

May \_\_, 2017

Beth Hayes  
Cornerstone GP LLC  
265 Commercial St SE, Suite 270  
Salem, Oregon 97301

**SUBJECT: LETTER OF COMMITMENT  
North Gateway Urban Renewal Area Grant Program**

Dear Ms. Hayes:

I am pleased to inform you that your request for a North Gateway Urban Renewal Grant for the property located at 3350 Portland Road NE was reviewed and approved on May \_\_, 2017, subject to the following program purpose, terms and conditions.

**TERMS**

<u>Applicant:</u>	Cornerstone GP LLC
<u>Approved Grant Amount:</u>	\$849,000
<u>Commitment Date:</u>	May __, 2017
<u>Project Address:</u>	3350 Portland Road NE
<u>Rehabilitation Work:</u>	To provide partial financing for the construction of 180 units of affordable housing at 3350 Portland Road NE.
<u>Disbursement:</u>	Grant funds shall be used to pay the Applicant up to 50 percent of eligible work completed. Partial requests for funding on a monthly basis with evidence that 50 percent of the draw requests have been paid by the Applicant are acceptable.

**CONDITIONS**

This commitment is conditioned on the Agency receiving a written determination from the Oregon Bureau of Labor and Industries that the Project is not a public work for which payment of prevailing wage rates are required under Oregon law.

In addition, all of the following items must be submitted to the Urban Renewal Agency of the City of Salem (Agency) in a form satisfactory to the Agency prior to disbursement of the grant funds:

<u>Contractor Contract:</u>	The Applicant shall submit a copy of the contract with the Contractor chosen to undertake the rehabilitation work and approve of the scope of work. This Letter of Commitment shall in no way create a contractual relationship between Agency and the Contractor.
<u>Property Insurance:</u>	For grants over \$5,000, upon completion of improvements and prior to reimbursement, the Applicant shall provide a Certificate of Insurance evidencing property coverage for improvements in an amount not less than the value of the improvements.
<u>Inspection by Agency:</u>	The Applicant must inform the Agency when work is completed and ready for inspection prior to final disbursement of grant funds to Contractor. Funds shall not be disbursed if the work has not been completed to the satisfaction of the Agency.
<u>Applicant Eligibility:</u>	Building owner has approved the scope of work to the building.
<u>Historic Review:</u>	N/A
<u>Environmental Matters:</u>	The attached scope of work to be partially funded by Urban Renewal dollars may include environmental cleanup. At the time of issuing this commitment, no environmental contamination was known. It is understood by the grant recipient that the Urban Renewal Agency will be indemnified and held harmless from any and all losses, liabilities, damages, injuries, costs, that may arise from any environmental contamination associated with this project.
<u>Acknowledgement of Urban Renewal Funding:</u>	Applicant shall post a sign provided by the Agency acknowledging Urban Renewal grant funding for the project. The sign shall remain in place for the duration of construction project or for three months following the receipt of equipment purchased with Urban Renewal Funds.

## GENERAL CONDITIONS

<u>Completion, Permits, Inspections:</u>	If required, all work shall be done under a building permit issued by the City of Salem. <b>We recommend you schedule a pre-application conference with the Planning Department to review the scope of your project.</b> Upon completion of the work, the property shall be inspected and certified in compliance with all applicable City codes and ordinances. All contractors shall be registered and bonded by the State of Oregon. If applicable, final Agency payment is subject to applicant
--	---

obtaining Certificate of Occupancy.

Maintenance:

Applicant shall maintain the improvements funded by the grant in good order for a period of at least five (5) years and be dutiful about removal of graffiti and repair of vandalism

Commitment Expiration:

This commitment must be accepted by Beth Hayes. This commitment will remain in force for eighteen months after the Commitment Date, May \_\_, 2017.

This letter constitutes a grant commitment of \$849,000 subject to satisfaction of and compliance with the above-described terms and conditions. **Please indicate your acceptance of these terms and conditions by signing the two (2) originals of this letter. Retain one original for your files and return the other to Renee Frazier, Financial Services Supervisor, at the City of Salem within 14 calendar days of the Commitment Date.** If you have any questions, please do not hesitate to call Renee at 503.540.2471.

Regards,

Kristin Retherford, Director  
Urban Development Department

ACCEPTED BY:

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Date