Baker Center Land Acquisition

Purchase and Sales Agreement (PSA) – executed on 4/11/2022

Seller: Trammel Crow/EIL Baker, LLC, a Delaware limited liability company

Buyer: State of Oregon, acting by and through the OLCC

- Using DAS Real Estate Services & Broker Cushman & Wakefield

Bare Land: 33.77 Acres (three tax lots) – “Baker Center” in Canby at the corner of SE 1st & S. Walnut

1. 31E3400300: 20.50 acres
2. 31E3400301: 3.42 acres
3. 31E3402000: 9.85 acres

Purchase Price: $40,775,530.00

• Land Value (33.77 acres = 1,471,021.2 sq. ft. @$25/sf) $36,775,530.00
• Development Fee Offset* + $4,000,000.00
• Purchase Price: $40,775,530.00

*DFO – for Seller foregoing the opportunity to develop the property after buyer’s purchase

Earnest Money Deposit: $8,155,106.00

- Deposited via wire transfer on 4/11/2022 through Chicago Title

Buyer (OLCC) Due Diligence/Satisfaction of Conditions review period ends on June 10, 2022

Estimated Closing Costs: $41,000.00

Closing Date: On or before noon PST on December 15, 2022