

BEFORE THE WASHINGTON UTILITIES
AND TRANSPORTATION COMMISSION

In the Matter of the Application of:)	
)	DOCKET NO. UG-121105
)	
NORTHWEST NATURAL GAS)	
COMPANY)	
)	AMENDMENT TO APPLICATION
For an Order Determining that the South)	
Center Property is No Longer Useful or,)	
in the Alternative, an Order Authorizing)	
the Sale of the South Center Property.)	
.....		

1. Pursuant to WAC 480-07-395(5), Northwest Natural Gas Company (“NW Natural” or the “Company”) hereby requests authorization to amend its Application filed with the Washington Utilities and Transportation Commission on June 28, 2012 related to the sale of the South Center Property. In that Application, the Company explained that the transaction amount for the sale of the South Center Property was subject to the buyer’s due diligence, which was in process at the time of the Application. Since that filing, the buyer has completed due diligence and the purchase price has changed. This Amendment provides the Commission with the updated transaction information, a revised Confidential Exhibit C containing an additional agreement relevant to the transaction, and a revised Exhibit E, the journal entry used to record the transaction.

2. Because this transaction is expected to close on August 6, 2012, NW Natural respectfully requests that the Commission issue an order on this application by no later than July 30, 2012.


Amended Transaction Information

3. The revised purchase price for the South Center transaction is \$1,760,000. Attached as Confidential Exhibit C is the additional agreement relevant to the transaction. The sale of the South Center Property will result in a small net loss on the property of \$22,082. Attached as Exhibit E is the revised journal entry used to record the transaction.

4. As the Company explained in its Application, both the sale of the South Center Property and the sale of the Tualatin Property are being conducted to facilitate the development of an integrated training facility and the business continuity center at the Sherwood Property. The Tualatin Property is currently being marketed, but a buyer for the property has not yet been identified. Because the sales of the South Center Property and the Tualatin Property are closely linked and are being used to facilitate the development of the Sherwood Property, the Company proposes that it be authorized to hold the loss on sale of the South Center Property until the disposition of the Tualatin Property, and use the loss to offset any gain on the Tualatin Property. If the Company does not realize a gain on the Tualatin Property, the Company agrees that it will not charge any of the South Center loss to customers.

Dated at Portland, Oregon this 16 day of July, 2012.

NORTHWEST NATURAL GAS COMPANY

By 
C. Alex Miller
Vice President, Finance and Regulation
Assistant Treasurer

STATE OF OREGON)
) ss
County of Multnomah)

C. Alex Miller, being first duly sworn, deposes and says that he is Vice President of Finance and Regulation, and Assistant Treasurer of Northwest Natural Gas Company, the

Applicant in the foregoing Application, that he has read said Application, including exhibits thereto, knows the content thereof, and that the same are true to the best of his knowledge and belief.

C. Alex Miller
C. Alex Miller

Subscribed and sworn to before me this 16 day of July 2012. in Multnomah County

Neil K Banman
Notary Public for Oregon
My commission expires: May 18, 2014

