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Clackamas County
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NORTH CLACKAMAS REVITALIZATION AREA PLAN

Amended Copy

July 3, 2008

Original Adoption Date
May 25, 2006

Clackamas County Development Agency

BEFORE THE BOARD OF COUNTY COMMISSIONERS
OF CLACKAMAS COUNTY, STATE OF OREGON

In the Matter of Adopting a Minor Amendment to the North Clackamas Revitalization Area Plan

Resolution & Order No.

2008-107

This matter coming regularly before the Board of County Commissioners, acting as the governing body of the Clackamas County Development Agency, and it appearing to the Board that the Clackamas County Development Agency (Agency) is the duly authorized Urban Renewal Agency of Clackamas County, and

It further appearing to the Board the Agency is carrying out the North Clackamas Revitalization Area Plan (Plan) which provides for property acquisition to achieve the objectives of the Plan, and

It further appearing to the Board the Agency now has the opportunity to obtain the property at 8505 SE Otty Road, which is in a strategic location for the Fuller Road Station Area Plan, and

It further appearing to the Board the Agency has the opportunity to acquire the Hawthorne Grove (King Road) property to further the objectives of the Plan, and

It further appearing to the Board the Agency has identified that, in order to further the goals of the Plan and the Fuller Road Station Area Plan, it may be desirable to acquire properties within the Fuller Road Station Area according to their future availability as their owners choose to sell, but the properties should be added to the Plan at this time so the Agency might make a timely offer to purchase these properties as they are presented for sale, and

It further appearing to the Board that it is in the best interest of the County to amend the North Clackamas Revitalization Area Plan and Report to allow for the acquisition of these properties, and that identification of these properties for potential acquisition is a minor amendment as defined in Section 1100 of the Plan, and

It further appearing to the Board that it is in the best interest of the County to amend Section 800 (Attachment 1) of the Plan and add a map (Exhibit 2) to part 2 of the Plan, to identify the properties to be acquired.

BEFORE THE BOARD OF COUNTY COMMISSIONERS
OF CLACKAMAS COUNTY, STATE OF OREGON

In the Matter of Adopting a Minor Amendment to the North Clackamas Revitalization Area Plan

Resolution & Order No.

2008-107

NOW THEREFORE, IT IS HEREBY RESOLVED AND ORDERED that:

- The North Clackamas Revitalization Area Plan is amended by adding thereto the properties as shown on attached Exhibit 2, which is to be added to Part 2 of the Plan.
- The North Clackamas Revitalization Area Plan, Section 800, Properties To Be Acquired text is amended as shown on Attachment A, and
- This amendment be recorded at no cost to the Agency.

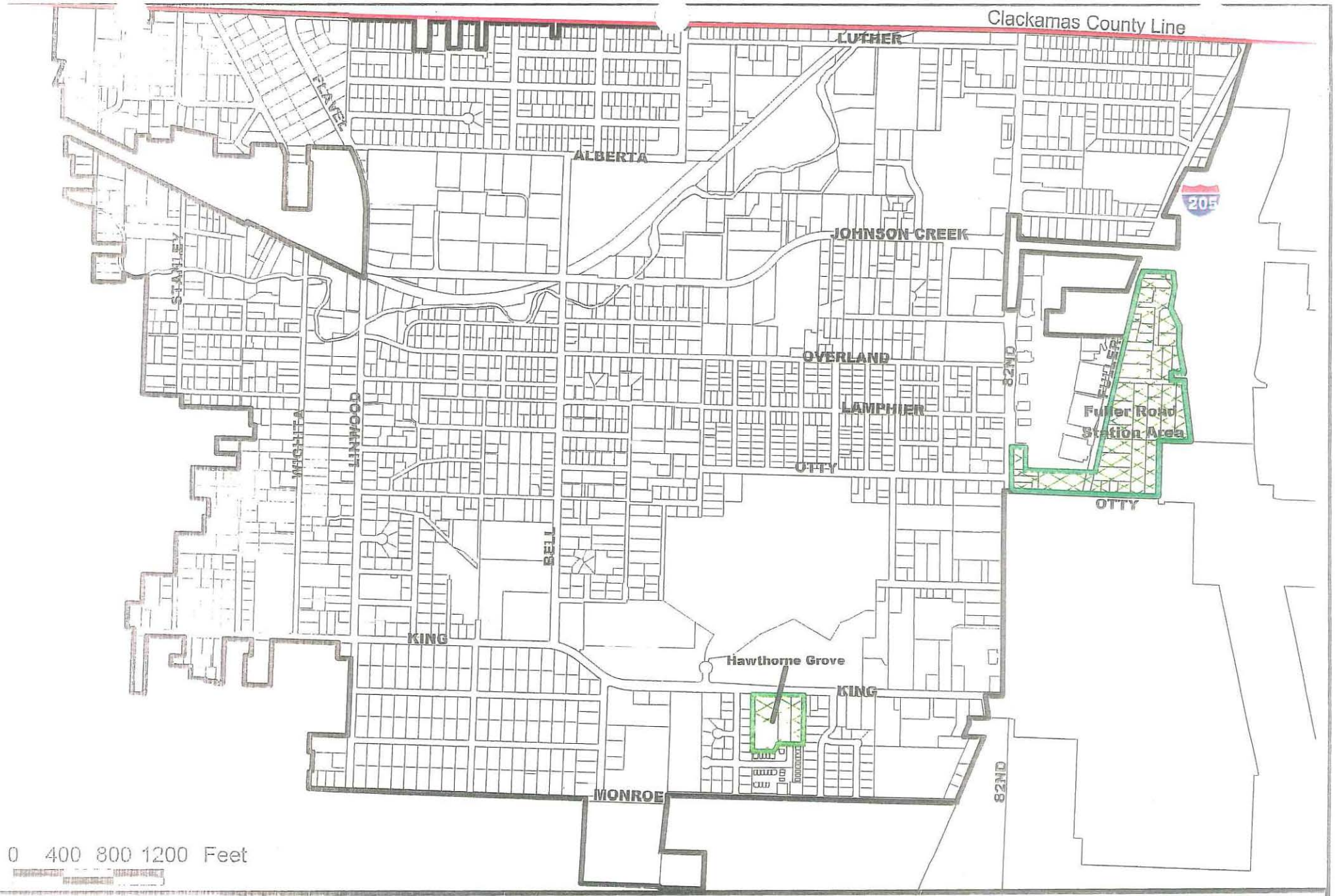
Dated this 31st day of July, 2008.

BOARD OF COUNTY COMMISSIONERS, ACTING AS THE GOVERNING BODY OF THE CLACKAMAS COUNTY DEVELOPMENT AGENCY

LYNN PETERSON, Chair

Mary Raethke, Recording Secretary

RETURN TO:
DIVISION
PERSON PH EXT



NORTH CLACKAMAS REVITALIZATION AREA

Properties Eligible for Acquisition

EXHIBIT 2

July 3, 2008

Attachment 'A'

The following Sections of the North Clackamas Revitalization Area Urban Renewal Plan are proposed to be amended to read as shown below (*insertions are underlined and shown in italics, deletions are ~~struck through~~*):

800. PROPERTY ACQUISITION AND DISPOSITION PROCEDURES

The Renewal Agency is authorized to acquire property within the renewal area. Property acquisition, including limited interest acquisition, is hereby made a part of this Plan and may be used to achieve the objectives of this Plan. Any acquisition of property for purposes other than right-of-way will require an amendment to the Plan as set forth in Section 1100 of this Plan.

~~C~~*A*. Properties To Be Acquired

~~At the time this Plan is prepared, no properties are identified for acquisition.~~ If plan amendments to acquire property are approved, a map exhibit shall be prepared showing the properties to be acquired and the property will be added to the list of properties to be acquired. The list of properties acquired will be shown in this section of the Plan. The map exhibit shall be appropriately numbered and shall be included in Part Two as an official part of this Plan.

1. Properties Eligible to be Acquired for Redevelopment.

Hawthorne Grove Site. The following lots in their entirety, or portions of the following lots, may be acquired by the Agency for redevelopment: Tax lots 12E 32AB 01200, 12E 32AB 01300 and 12E 32 AB 01400.

Fuller Road Station Area. The following lots in their entirety, or portions of the following lots, may be acquired by the Agency for redevelopment: any lot located in the NCRA within the area bounded by SE Fuller Road, SE Otty Road, Interstate 205 and SE Johnson Creek Blvd., and Tax lots 12E 28CB 02500, 12E 28CB 03000, 12E 28CB 03100, 12E 28CB 03200, and 12E 28CB 03203.

~~D~~*B*. Property Disposition Policies And Procedures

The Renewal Agency is authorized to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest in real property which has been acquired, in accordance with the provisions of this Plan.

All real property acquired by the Renewal Agency for redevelopment in the North Clackamas Urban Renewal Area shall be disposed of for development for the uses permitted in the Plan at its fair re-use value. All persons and entities obtaining property from the Renewal Agency shall use the property for the purposes designated in this Plan, and shall commence and complete development of the property within a period of time which the Renewal Agency fixes as reasonable, and shall comply with other conditions which the Renewal Agency deems necessary to carry out the purposes of this Plan.

NORTH CLACKAMAS URBAN RENEWAL PLAN

ACKNOWLEDGEMENTS

The Clackamas County Board of Commissioners appointed a Technical Advisory Committee and a Citizen Advisory Committee to oversee the preparation of the Plan, and provide a forum for citizen involvement in all phases of preparation of the Plan. Members of both committees gave generously of their time and provided excellent direction on all key issues involved in preparing the Plan. Members of the committees are:

Members of the Citizens Advisory Committee

- Norbert Loske, Overland Park Coalition Against Drug Crime
- David Bradley, Southgate CPO
- Judy Kolias, Southgate CPO
- Martha McLennan, NW Housing Alternatives (CC Land Trust)
- Terry Hauck, Clackamas County Planning Commissioner
- Jim Smelser, JD Construction
- Ron Wierenga, Johnson Creek Watershed Council
- David Mansfield, Property Owner
- Greg DeGrazia, N. Clackamas Chamber
- Carl Grossman, Economic Development Commission
- Peter Schraner, Euro Custom Cabinets
- Jerry Foy, Local Developer
- Karen Liebert, Larry's Restaurant

Members of the Technical Advisory Committee

- Elaine Drakulich, North Clackamas School District No. 12
- John Gessner, City of Milwaukie
- Kyle Gorman, Fire District #1
- Eric Rouse, Water Environment Services
- Kevin Poppen, Clackamas County Sheriff
- Betty Dominguez**,** OR Housing & Community Services
- Rob Hungerford, Water Environment Services
- Chuck Robbins, Community Development
- Jillian Detweiler, TriMet
- Michelle Healy, North Clackamas Parks
- Andrea Hall, Community Environment
- Dave Paul, Assistant District Attorney, Clackamas County
- Nancy Newton, Assistant to the County Administrator

Staff Assistance

M. Barbara Cartmill, Project Manager
Lori Phillips, Project Assistant
Ellen Rogalin, Community Relations Specialist
Mary Anderson, Associate Planner
Gary Cook, Agency Manager

Urban Renewal Consultants

Charles Kupper, Spencer & Kupper
Edward Starkie, Urban Advisors Ltd.
Michael Harrison, Parametrix

Robert Sullivan, Special Counsel

NORTH CLACKAMAS URBAN RENEWAL PLAN

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100. INTRODUCTION

The North Clackamas Urban Renewal Plan consists of Part One – Text and Part Two – Exhibits. The Board of Commissioners of Clackamas County acts as the Governing Body of the Clackamas County Development Agency, the Urban Renewal Agency of Clackamas County, Oregon.

This Plan has been prepared pursuant to Oregon Revised Statute (ORS) Chapter 457, the Oregon Constitution, and all applicable laws and ordinances of the State of Oregon and Clackamas County respectively. All such applicable laws and ordinances are made a part of this Plan, whether expressly referred to in the text or not.

This North Clackamas Urban Renewal Plan for the North Clackamas Urban Renewal Area was approved by the Clackamas County Board of Commissioners on May 25, 2006 by Ordinance No. 01-2006.

200. CITIZEN PARTICIPATION

This North Clackamas Urban Renewal Plan was developed in a series of eight public meetings and a public workshop. The meetings and workshop were held between July and November, 2005. The meetings were conducted by a Technical Advisory Committee (TAC), and a Citizens Advisory Committee (CAC), approved by the Board of County Commissioners. The two groups met ten times between July and November, 2005 to review and help develop all aspects of the Urban Renewal Plan and Report. Attendance at CAC meetings was at least 150 people. Meeting topics included basic information on urban renewal and tax increment financing, development of project goals and objectives, development of a list of project activities, and a thorough review of the revenues, costs, and tax impacts of carrying out the project. The public involvement process culminated in a November workshop to review and discuss the final draft of the Plan.

The Clackamas County Planning Commission met to review the Plan on November 21, 2005. The Board of County Commissioners scheduled a public hearing on adoption of this Plan on December 1, 2005 and a second reading on May 25, 2006. Additional notice for the Board of Commissioners' hearing on adoption of the Plan was provided, as required by ORS 457.120.

300. BOUNDARY DESCRIPTION

The boundary of the North Clackamas Urban Renewal Area is shown in Exhibit 1, attached to this Plan. A legal description of the project boundary is included as Attachment "A" of this Plan. If inconsistencies exist between Exhibit 1 and Attachment A, Attachment A governs.

400. RELATIONSHIP TO LOCAL OBJECTIVES

The purpose of this Urban Renewal Plan is to eliminate blighting influences found in the North Clackamas Urban Renewal Area, to implement goals and objectives of the Clackamas County Comprehensive Plan, and to support the continued development of the plan area as a safe, clean and affordable mixed-use community.

A. URBAN RENEWAL PLAN VISION AND GUIDING PRINCIPLES

The Technical and Citizen Advisory Committees for the North Clackamas Urban Renewal Plan, along with members of the public, developed the following vision and guiding principles for the Urban Renewal Plan:

Vision

North Clackamas is a safe, clean, and affordable, mixed-use neighborhood that provides retail, economic, educational, transportation, and recreational opportunities, and a sense of identity and place for its diverse citizenry.

Guiding Principles

- Improved public health and safety
- Increased property and yard maintenance
- Stable base of residents who remain in the plan area over time
- A mix of affordable housing types
- An improved neighborhood image / reputation
- Thoughtfully located businesses that cater to the needs of area residents
- An improved natural environment
- Positive recreational opportunities for youth
- Access to education and social services
- Make public improvements necessary to stimulate investment in the plan area

Methods

The activities identified in Section 700 of the Urban Renewal Plan are intended to carry out the Vision and Guiding Principles of this Plan.

B. CLACKAMAS COUNTY COMPREHENSIVE PLAN

Clackamas County's Comprehensive Plan provides the road map for development in the County. The North Clackamas Urban Renewal Plan will help implement the following goals and policies of the Clackamas County Comprehensive Plan. This section cites those Goals and Policies that relate directly to the Plan Area.

SECTION V: TRANSPORTATION

V-35: Parking

Applicable Goals

Insure that parking is provided in a manner convenient to users of all transportation modes.

Applicable Policies

None identified in Plan Area.

V-36: Transit

Applicable Goals

Develop an integrated transit system that complements and supports the road, pedestrian,

and bicycle system and encourages the use of alternative transportation modes within, to, and from the County's urban areas.

Applicable Policies

6.0 Promote park and ride lots, bus shelters and pedestrian/bikeway connections to transit.

***

17.0 Pedestrian access should be provided connecting transit centers or transit stops on bus routes, with centers of employment, shopping or medium to high density residential areas within one-quarter mile of these routes.

V-41: Pedestrian and Bicycle Facilities

Applicable Goals

None.

Applicable Policies

1.0 Provide networked systems of walkways and bikeways connecting neighborhoods, transit stops, commercial areas, community centers, schools, parks, libraries, employment places, other major destinations, regional bikeways and walkways, and other transportation modes.

2.0 Identify walkway and bikeway improvements necessary to ensure direct and continuous networks of walkways and bikeways on the county road system.

3.0 Support acquisition and development of multi-use paths on abandoned public and private rights-of-way.

SECTION VI: HOUSING

Applicable Goals

Provide opportunities for a variety of housing choices, including low and moderate income housing, to meet the needs, desires, and financial capabilities of all Clackamas County residents to the year 2010.

Applicable Policies

1.0 Encourage development which will provide a range of choices in housing type, densities, and price and rent ranges throughout the urban areas of the County.

1.1 Provide for mobile home park development.

1.2 Encourage new condominiums of all types, densities and price ranges but discourage conversion of existing rental units.

1.3 Encourage an adequate number and variety of rental units including those that allow children.

***

2.0 Encourage development of affordable housing (including public subsidized housing) to produce a range of housing prices and rent ranges commensurate with the range of the County's household incomes.

2.1 Encourage low and moderate income housing with good access to employment opportunities.

***

3.1 Encourage the maintenance or upgrading of existing neighborhoods.

3.2 Protect the quality, life-style and values of existing neighborhoods.

3.3 Discourage the demolition of housing which can be economically renovated in residential areas.

4.0 Make use of existing urban service capacities without damaging the character of existing low-density neighborhoods.

***

5.0 Encourage multifamily residential development consistent with the needs and desire of community residents. (Multifamily residential refers to all development in Medium, Medium High, High, and Special High Density residential land use designations.)

***

7.0 Support the provision of needed mobile home sites throughout the County.

SECTION VII: PUBLIC FACILITIES AND SERVICES

VII-7: Public Facilities

Applicable Goals

Require adequate storm drainage, public sanitary sewer and public water service concurrent with development in areas that require these services.

Applicable Policies

***

4.0 Ensure that sewerage facilities in Clackamas County are developed and maintained by the appropriate sanitary district, county service district or city.

***

31.0 Encourage provision of street lighting for all new and existing developments inside the Urban Growth Boundary.

VII-12: Public Services

Applicable Goals

- *Support a sufficient level of fire safety and prevention in all areas of the County in order to minimize the risk of fire damage to the life and property of all residents.*
- *Develop and maintain County law enforcement and correction services to provide safety to all County residents.*
- *Support school facilities as focal points of community activity subject to available funding and interest.*

Applicable Policies

3.0 Coordinate with fire and water districts in locating fire hydrants in new development.

4.0 Encourage provision of the appropriate level of Sheriff services in urban and rural areas.

***

6.0 Encourage maximum use of school facilities.

7.0 Support proposals that recommend using school facilities or portions of school facilities for senior citizen, day-care, or preschool age children activities.

8.0 Encourage development of portions of school property or adjacent property as neighborhood park and recreation facilities in park deficient areas.

SECTION VIII: ECONOMICS

Applicable Goals

Establish a broad-based, stable and growing economy to provide employment opportunities to meet the needs of the County's residents.

Applicable Policies

1.0 Encourage retention and expansion of existing industry and business.

***

1.4 Develop and implement strategies to revitalize and/or maintain established commercial areas considering such things as parking needs, pedestrian/auto conflicts, traffic circulation, historic character, compatibility of activities, potential for new development, compatibility of new development, transit service, pedestrian and bike access, and merchant participation.

***

2.0 Encourage new industrial and commercial development which is consistent with environmental quality and community livability, and the needs of County residents.

SECTION IX: OPEN SPACE AND PARKS

IX.8: Parks and Recreation

Applicable Goals

- *Provide land, facilities and programs which meet the recreation needs of County residents and visitors.*

Applicable Policies

***

2.2 Parks and other recreation sites will be developed with facilities to meet the short-term recreation needs of residents.

***

5.0 Pursue the following priorities for recreation land acquisition and development, subject to review and update at regular intervals. As a general strategy, acquisition will have priority over development, due to the rate of urban development on good park sites.

5.1 Acquisition Priorities

Priority 1: Land suitable for neighborhood or community park development in sub area B, recognizing the significant lack of both existing park facilities and available land. Action should be taken immediately to acquire as many suitable parcels as possible in the unincorporated urban area to assure an adequate amount of park land for the future.

***

5.2 Development Needs

1. An urban trail system for both walking and bicycling, especially in conjunction with the development of neighborhood and community parks. Use should be made of open space linkages along creek and river banks, ridgelines, and existing rights-of-way. Open space dedication at the time of development will be used as a means of completing this trail system

***

3. Neighborhood parks, which would include children's play equipment, picnic facilities, and informal open space. These parks should be strategically located so that no resident would travel more than one mile to reach the facilities.

4. Ball fields as part of neighborhood and community parks, with sufficient area for several different simultaneous activities.

***

9.1 Coordinate the development of facilities and programs with the cities and school districts when mutual concerns exist.

C. Additional Plan Goals for Housing

The following additional goals will add further emphasis to the County's intention to ensure that renewal efforts maintain the residential character of the Plan Area, and that efforts will be made to maintain affordable housing in the area.

1. **Displacement.** Develop and implement programs that address potential displacement of current renters *and* homeowners, so that they may remain in their homes and neighborhoods. Avoid displacement whenever reasonably practicable.

2. **Home Ownership.** Increase equity-building ownership opportunities (including a variety of housing options, e.g. condominiums and lofts, accessory dwelling units), especially for existing renters, through programs such as community land trust, down payment assistance, as well as more conventional financing methods. Educate existing residents about these programs with thorough outreach and training programs.

3. **Compatible Infill.** Assure that infill housing is compatible with established neighborhoods in terms of scale, density, design, and range of affordability, through design standards and design review. Encourage rigorous community outreach and training to residents of affected areas prior to making any zone changes that might result in significantly

increased density.

4. **Seniors/Single Parents/Disabled.** Facilitate the retention/creation of affordable housing opportunities for seniors, single-parent households, the low income and working poor, and those with disabilities. Where appropriate, incorporate accessibility design principles.
5. **Housing Balance.** Provide a mix of housing opportunities consistent with the range of choices that existed within the Urban Renewal Area in the Year 2005. Encourage a mix of incomes among projects.
6. **Preservation.** Preserve and/or rehabilitate the existing housing stock and maintain its affordability through the use of different financing tools and technical assistance.
7. **Leverage.** Leverage other funding sources, when available, to implement the plan.

500. PROPOSED LAND USES

A. Land Use Plan

The use and development of land in the North Clackamas Urban Renewal Area shall be in accordance with the regulations prescribed in the County's Comprehensive Plan, Zoning Ordinance, Sign Ordinance, Subdivision Ordinance, and other applicable local, county, state or federal laws regulating the use of property in the Urban Renewal Area.

Zoning Classifications in the Urban Renewal Area

Zoning classifications in the area include:

North Clackamas Urban Renewal Area Zoning	
Zoning Classification	Description
C2 – Community Commercial	The intent of these provisions is to provide for the local shopping needs of several neighborhoods in locations easily accessible to those neighborhoods by local transit service, automobile, bicycle, or walking
CC – Corridor Commercial	The intent of these provisions is to: A. Provide commercial areas located in designated transportation corridors to meet local and regional needs for a wide range of goods and services B. Provide for the sale of large-scale items in areas with good transportation access and minimal conflict with other uses. C. Maintain and improve automobile and pedestrian connections between commercial uses, transit corridors, recreation areas, open space and adjacent residential areas D. Allow mixed use within transportation corridors E. Implement the Comprehensive Plan
HDR – High Density Residential	Provision for residential development at densities which are supportive of public service and facility

	capacities in locations with good access to employment, shipping areas, open space, and public transportation.
I2 – Light Industrial	Providing for a mix of business park uses, wholesale distribution, and manufacturing uses on sites that are generally level in areas with good truck access.
I3 – General Industrial	Providing for industrial uses that have operational characteristics which may not be compatible with the requirements of other businesses or industries.
LTIC – Low Traffic Impact Commercial	The intent of these provisions is to: A. Provide for uses with low peak hour trip generation to minimize traffic impacts on adjacent streets and intersections B. Provide for mixed commercial and industrial uses.
MR1 – Medium Density Residential	Medium Density Residential areas
MR2 – Medium High Density Residential	Medium High Density Residential areas
R10 – Urban Low Density Residential	Existing and future Low Density Residential areas
R5 – Urban Low Density Residential	Existing and future Low Density Residential areas
R7 – Urban Low Density Residential	Existing and future Low Density Residential areas
RTL – Retail Commercial	Retail Commercial areas. The intent of these provisions is to: A. Provide for Retail Commercial areas to meet regional shopping needs for a wide range of good and services located in areas accessible by transit and automobile. B. Provide for development oriented toward mass transit and pedestrians with amenities to serve people not dependent on automobiles. C. Allow mixed land uses.
OC – Office Commercial	Specific areas for development of office complexes of various sizes to accommodate professional, medical/dental, business, governmental, and other uses which: A. Have less impact on surrounding properties than other commercial uses; B. Project a positive image; and Implement the policies of the County's Economic Development Plan to provide for and attract office users.
NC – Neighborhood Commercial	The intent of these provisions is to provide for convenience commercial needs of residential neighborhoods in locations easily accessible to these neighborhoods with minimal negative impacts.

600. OUTLINE OF DEVELOPMENT

The North Clackamas Urban Renewal Plan consists of activities and actions which treat the causes of blight and deterioration in the North Clackamas Urban Renewal Area. Project activities further are intended to implement the vision and guiding principles in Section 400 of this Plan. Project activities to treat blighting conditions and to implement community and comprehensive plan goals include:

- Providing infrastructure upgrades to service new development in the project Urban Renewal Area.
- Providing incentives to new public and private building investments in the project Urban Renewal Area.
- Providing assistance to create and maintain affordable housing in the project Urban Renewal Area.
- Providing incentives for the repair and rehabilitation of deficient structures in the project Urban Renewal Area.
- Contributing to funding new parks and public buildings in the Urban Renewal Area.

Section 700 provides further description of each urban renewal project to be undertaken within the North Clackamas Urban Renewal Area.

700. DESCRIPTION OF PROJECTS TO BE UNDERTAKEN

To achieve the objectives of this Urban Renewal Plan, the following activities will be undertaken by the Urban Renewal Agency in accordance with applicable federal, state, county, and county laws, policies, and procedures. The Renewal Agency may fund these activities in full, in part, or it may seek other sources of funding for them. The Renewal Agency will prepare a Design Plan which will better define project locations.

1. PUBLIC IMPROVEMENTS

Definition - Public improvements include the construction, repair, or replacement of curbs, sidewalks, streets, parking, parks and open spaces, pedestrian and bicycle amenities, water, sanitary sewer and storm sewer facilities, utilities, and other public facilities necessary to carry out the goals and objectives of this Plan.

A. Public Parks and Open Spaces

The Renewal Agency may participate in funding the design, acquisition, construction or rehabilitation of public spaces, parks or public recreation facilities within the Urban Renewal Area. The Parks and Recreation Master Plan states "emphasis [shall be] given to the provision of new 'community parks' rather than 'neighborhood parks'" and "[t]he Board recognizes that due to the lack of suitable vacant land, 'neighborhood parks' may be the only alternative in certain areas of the District" (North Clackamas Parks & Recreation District "Parks and Recreation Master Plan," p.iv). Projects that may be undertaken include:

- Acquire and develop a new park between 82nd Ave and I-205 north of Johnson Creek Blvd.

- Acquire and develop a new park north of Springwater Trail, and SE Alberta Ave.
- Acquire and develop a new park near SE Otty Road.
- Make improvements to Mill Park.

B. Street, Curb, and Sidewalk Improvements

The Renewal Agency may participate in funding sidewalk and roadway improvements including design, redesign, construction, resurfacing, repair and acquisition of right-of way for curbs, streets, and sidewalks. Street, curb, and sidewalk improvements may include:

- Rebuilding existing unpaved streets to County standards.
- Otty St. and 82nd re-alignment.
- Improvements to bridges over Johnson Creek.

C. Public Utilities

The Renewal Agency is authorized to participate in funding improvements to water, storm, and sanitary sewer facilities in the area. Utility improvements that may include:

- Assistance to property owners in reducing the cost of connection to sewer service.
- Assist in funding technical studies of providing sewer service to the plan area.
- Assist in mitigating flood impacts.

D. Streetscape and Neighborhood Beautification Projects

The Renewal Agency is authorized to participate in activities improving the visual appearance of the project area. These improvements may include:

- Streetscape improvements, including decorative pavers, street lighting, street trees, landscaping, street furnishings and signs.
- Assist with improving physical appearance of area.
- Dangerous building removal.

E. Pedestrian, Bicycle, and Transit Improvements

The Renewal Agency may participate in funding improvements to public transit facilities, and make improvements including design, redesign, construction, resurfacing, repair and acquisition of right-of-way for pedestrian and bicycle paths and connections. These activities will improve transit options, and facilitate pedestrian and bicycle usage in the North Clackamas Urban Renewal Area. These improvements may include:

- Bus shelters, and other amenities for transit riders.
- Improved pedestrian connections between project area and Light Rail Station.
- Bike lanes on Bell Avenue, King Road to Johnson Creek Blvd.

F. Public Safety Improvements

The Renewal Agency may participate in funding improvements needed for public safety purposes. Public safety improvements may include:

- Placement of fire hydrants in required locations.
- Assist in establishing a community policing facility.
- Assist in cost of cleanup of contaminated properties.
- Provide incentives for sprinkler installation.

G. Public Buildings and Facilities

The Renewal Agency may participate in development of public facilities in the Renewal Area. The extent of the Renewal Agency's participation in funding such facilities will be based upon a Renewal Agency finding on the proportional benefit of that project to the North Clackamas Urban Renewal Area, and the importance of the project in carrying out Plan objectives. Potential public facilities to be funded may include:

- Joint use recreation facilities with the School District.
- Potential acquisition and re-use of surplus school or other public buildings.
- Construction of parking facilities to serve development that is consistent with zoning in the project area.

2. PRESERVATION AND REHABILITATION

This activity will help improve the condition and appearance of buildings in the project area, and encourage infill and reuse in the North Clackamas Urban Renewal Area. The Renewal Agency may participate, through loans, grants, or both, in maintaining and improving exterior and interior conditions of buildings or properties within the North Clackamas Urban Renewal Area.

3. DEVELOPMENT AND REDEVELOPMENT

The Renewal Agency also is authorized to provide loans or other forms of financial assistance to parties wishing to develop or redevelop land or buildings within the North Clackamas Urban Renewal Area. The Agency may make this assistance available as it deems necessary to achieve the objectives of this Plan. Examples of such assistance include, but are not limited to:

- Below market interest rate loans.
- Write down of land acquisition costs.
- Provision of public parking to assist development.
- Assistance in providing utilities and other infrastructure.
- Technical assistance, including architectural assistance, and zoning change work.
- Transfer of assembled sites at fair reuse value.

4. HOUSING DEVELOPMENT

The Renewal Agency will support a variety of projects and programs, which will provide new and rehabilitated housing for residents and workers in the area. In addition, the

Renewal Agency will encourage County participation in other forms of housing assistance, such as vertical housing, etc. The goal of this assistance is neighborhood revitalization and residential stabilization. The Agency will develop criteria for housing assistance programs. Housing assistance programs will include:

a) **Homeowner Repair Program:** Provide financial assistance to homeowners for the purpose of making repairs and improvements to their house and property.

b) **Homebuyer Program:** Provide financial assistance in purchasing a residence in the area. This assistance will be linked to the State of Oregon's first time homebuyer mortgage loans, and down payment/closing costs assistance.

c) **Rental Property Repair:** Provide financial assistance to owners of rental property in the area for the purpose of making repairs and improvements to the residential unit and property.

d) **Housing Development Program**: Provide technical and/or financial assistance to developers of housing in the area that furthers the goals and objectives of this plan. Such technical assistance may include referrals to the Oregon Housing & Community Services Department for assistance in the development of affordable rental housing as well as mixed-use, mixed-income project development. Both new construction and acquisition and rehabilitation of existing structures/projects may be eligible.

5. BELOW MARKET INTEREST RATE LOANS AND INCENTIVES

The Renewal Agency may promulgate rules, guidelines and eligibility requirements for the purpose of establishing below-market or market rate loan programs, or other financial incentives to advance the goals and objectives of the North Clackamas Urban Renewal Area. Loans or incentives provided by the Renewal Agency may be used for voluntary rehabilitation of buildings, façade improvements, provision of amenities on private property in compliance with adopted design guidelines and standards, construction of new buildings, pre-development assistance, connecting to Renewal Agency provided underground electrical and communication systems, or other capital construction activities approved by the Renewal Agency.

6. PROPERTY ACQUISITION AND DISPOSITION

In order to carry out the objectives of this Plan, the Renewal Agency is authorized to acquire land or buildings for public and private development purposes. The procedures for acquiring and disposing of property are described in Sections 800 of this Plan.

7. PLAN ADMINISTRATION

Tax increment funds may be utilized to pay indebtedness associated with preparation of this Plan, to carry out design plans, miscellaneous land use and public facility studies, engineering, market, and other technical studies as may be needed during the course of the Plan. Project funds also may be used to pay for personnel and other administrative costs

incurred in management of the Plan.

800. PROPERTY ACQUISITION AND DISPOSITION PROCEDURES

The Renewal Agency is authorized to acquire property within the renewal area. Property acquisition, including limited interest acquisition, is hereby made a part of this Plan and may be used to achieve the objectives of this Plan. Any acquisition of property for purposes other than right-of-way will require an amendment to the Plan as set forth in Section 1100 of this Plan.

A. Properties To Be Acquired

If plan amendments to acquire property are approved, a map exhibit shall be prepared showing the properties to be acquired and the property will be added to the list of properties to be acquired. The list of properties acquired will be shown in this section of the Plan. The map exhibit shall be appropriately numbered and shall be included in Part Two as an official part of this Plan.

1. Properties Eligible to be Acquired for Redevelopment.

   Hawthorne Grove Site. The following lots in their entirety, or portions of the following lots, may be acquired by the Agency for redevelopment: Tax lots 12E32AB01200, 12E32AB01300 and 12E32AB01400.

   Fuller Road Station Area. The following lots in their entirety, or portions of the following lots, may be acquired by the Agency for redevelopment: any lot located in the NCRA within the area bounded by SE Fuller Road, SE Otty Road, Interstate 205 and SE Johnson Creek Blvd., and Tax lots 12E28CB02500, 12E28CB03000, 12E28CB03100, 12E28CB03200, and 12E28CB03203.

B. Property Disposition Policies And Procedures

The Renewal Agency is authorized to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest in real property which has been acquired, in accordance with the provisions of this Plan.

All real property acquired by the Renewal Agency for redevelopment in the North Clackamas Urban Renewal Area shall be disposed of for development for the uses permitted in the Plan at its fair re-use value. All persons and entities obtaining property from the Renewal Agency shall use the property for the purposes designated in this Plan, and shall commence and complete development of the property within a period of time which the Renewal Agency fixes as reasonable, and shall comply with other conditions which the Renewal Agency deems necessary to carry out the purposes of this Plan.

To provide adequate safeguards to insure that the provisions of this Plan will be carried out to prevent the recurrence of blight, all real property disposed of by the Renewal Agency, as

well as all other real property the development of which is assisted financially by the Renewal Agency, shall be made subject to this Plan. Leases, deeds, contracts, agreements, and declarations of restrictions by the Renewal Agency may contain restrictions, covenants, covenants running with the land, rights of reverter, conditions subsequent, equitable servitudes, or any other provisions necessary to carry out this Plan.

900. REDEVELOPER'S OBLIGATIONS

Redevelopers within the North Clackamas Urban Renewal Area will be subject to controls and obligations imposed by the provisions of this Plan. Redevelopers also will be obligated by the following requirements:

1. The Redeveloper shall develop or redevelop property in accordance with the land-use provisions and other requirements specified in this Plan.
2. The Renewal Agency may require the redeveloper to execute a development agreement acceptable to the Renewal Agency as a condition of any form of assistance by the Renewal Agency. The Redeveloper shall accept all conditions and agreements as may be required by the Renewal Agency.
3. The Redeveloper shall submit all plans and specifications for construction of improvements on the land to the Renewal Agency or its designated agent, for review and approval prior to distribution to reviewing bodies as required by the County.
4. The Redeveloper shall commence and complete the development of such property for the use provided in this Plan within a reasonable period of time as determined by the Renewal Agency.
5. The Redeveloper shall not execute any instrument whereby the sale, lease, or occupancy of the real property, or any part thereof, is restricted upon the basis of age, race, color, religion, sex, marital status, or national origin.

1000. RELOCATION

The Renewal Agency will provide relocation assistance to all persons or businesses displaced by project activities. Those displaced will be given assistance in finding replacement facilities. All persons or businesses which may be displaced will be contacted to determine such relocation needs. They will be provided information on available space and will be given assistance in moving. All relocation activities will be undertaken and payments made, in accordance with the requirements of ORS 281.045-281.105 and any other applicable laws or regulations.

Relocation payments will be made as provided in ORS 281.060. Payments made to persons displaced from dwellings will assure that they will have available to them decent, safe, and sanitary dwellings at costs or rents within their financial reach. Payment for moving expenses will be made to residences and businesses displaced. The Development Agency may contract with Oregon Department of Transportation (ODOT), or other appropriate agencies or parties for assistance in administering its relocation program.

1100. PLAN AMENDMENTS

It is anticipated that this Plan will be reviewed periodically during the execution of the Project. The Plan may be changed, modified, or amended as future conditions warrant. Types of Plan amendments are:

A. Substantial Amendments

Substantial Amendments are limited to amendments:

- Adding land to the North Clackamas Urban Renewal Area that is in excess of one percent of the existing area of the Plan.
- Increasing the maximum amount of indebtedness that can be issued or incurred under the Plan.

Substantial Amendments shall require the same notice, hearing and approval procedure required of the original Plan, including public involvement, consultation with taxing districts, presentation to the Planning Commission and adoption by the Board of County Commissioners by non-emergency ordinance after a hearing notice of which is provided to individual households as prescribed in ORS 457.

B. Other Amendments Requiring Approval by Ordinance of County Commission

The following types of amendments will require adoption by a non-emergency Ordinance of the County Commission, and require consultation with taxing districts, and presentation to the Planning Commission, but will not require the special notice prescribed in ORS 457.120.

1. The addition of improvements or activities which represent a substantial change in the purpose and objectives of this Plan, and which cost more than $500,000. The $500,000 amount will be adjusted annually from the year 2005 according to the "Engineering News Record" construction cost index for the Northwest area.

C. Minor Amendments.

Minor amendments may be approved by the Development Agency Board in resolution form. Such amendments are defined as:

1. Amendments to clarify language, add graphic exhibits, make minor modifications in the scope or location of improvements authorized by this Plan, or other such modifications which do not change the basic planning or engineering principles of the Plan.
2. Acquisition of property for purposes specified in Section 800 of this Plan.
3. Addition of a project substantially different from those identified in Sections 700 of the Plan or substantial modification of a project identified in Section 700 if the addition or modification of the project costs less than $500,000 in 2005 dollars.

4. Increases in the North Clackamas Urban Renewal Area boundary that are less than one percent of the existing area of the Plan.

From time to time during the implementation of this Plan, the Planning Commission and the Board of Clackamas County may officially approve amendments or modifications to the County's Comprehensive Plan and implementing ordinances. Furthermore, the Board may from time to time amend or approve new codes, regulation or ordinances, which affect the implementation of this Plan. When such amendments, modifications, or approvals have been officially enacted by the Board, such amendments, modifications or approvals which affect the provisions of the Plan shall, by reference, become a part of this Plan.

1200. MAXIMUM INDEBTEDNESS

The maximum indebtedness authorized under this Plan is eighty-seven million dollars ($87,000,000). This amount is the principal of indebtedness, and does not include interest or indebtedness incurred to refund existing indebtedness.

1300. FINANCING METHODS

A. General

The Renewal Agency may borrow money and accept advances, loans, grants and other forms of financial assistance from the federal government, the state, city, county or other public body, or from any sources, public or private for the purposes of undertaking and carrying out this Plan. In addition, the Renewal Agency may borrow money from, or lend money to a public entity in conjunction with a joint undertaking of a project authorized by this Plan. If such funds are loaned, the Renewal Agency may promulgate rules and procedures for the methods and conditions of payment of such loans. The funds obtained by the Renewal Agency shall be used to pay or repay any costs, expenses, advances and indebtedness incurred in planning or undertaking project activities or in otherwise exercising any of the powers granted by ORS Chapter 457.

B. Tax Increment Financing

This Plan will be financed in whole, or in part, by tax increment revenues. The ad valorum taxes levied by all taxing districts in which all or a portion of the North Clackamas Urban Renewal Area is located shall be divided as provided in Section 1C, Article IX of the Oregon Constitution and ORS 457.420 to 457.460.

C. Prior Indebtedness

Any indebtedness permitted by law and incurred by the Renewal Agency or the County in connection with preplanning for this Plan shall be repaid from tax increment proceeds generated pursuant to this section.

1400. ACTIONS BY THE COUNTY

The County shall aid and cooperate with the Renewal Agency in carrying out this Plan and

shall take all actions necessary to ensure the continued fulfillment of the intent and purpose of this Plan and to prevent the recurrence or spread of conditions causing blight in the North Clackamas Urban Renewal Area.

1500. DEFINITIONS

The following definitions will govern the construction of this Plan unless the context otherwise requires:

“Agency”, “Renewal Agency” or “Urban Renewal Agency” means the Clackamas County Development Agency Board, which is the Urban Renewal Agency for Clackamas County.

"Area" means the area included within the boundaries of the North Clackamas Urban Renewal Area.

“Board” means the Clackamas County Board of Commissioners.

"Bonded Indebtedness" means any formally executed written agreement representing a promise by a unit of government to pay to another a specified sum of money, at a specified date or dates at least one year in the future.

"County" means Clackamas County, Oregon.

"Commission" means the County Commission of Clackamas County, Oregon.

"Comprehensive Plan" means the County’s Comprehensive Land Use Plan and its implementing Ordinances, policies and development standards.

“Development Agency” means the Clackamas County Development Agency Board.

"Displaced" person or business means any person or business required to relocate as a result of action by the Urban Renewal Agency to vacate a property for public use or purpose.

"Disposition and Development Agreement" means an agreement between the Urban Renewal Agency and a private developer which sets forth the terms and conditions under which will govern the disposition of land to a private developer.

"Exhibit" means an attachment, either narrative or map, to the Urban Renewal Plan for the Overland Park Urban Renewal Area, Part Two - Exhibits.

“Mixed Use” means a development site, or a single building containing multiple uses. For example, a common type of mixed use development is one that includes residential and retail uses, with related parking. Other combinations of uses are possible.

“North Clackamas Revitalization Plan” and “North Clackamas Revitalization Area” means the Urban Renewal Plan and Urban Renewal Area respectively.

"ORS" means Oregon Revised Statute (State Law) and specifically Chapter 457 thereof.

“Plan” or “Renewal Plan" means the Urban Renewal Plan for the North Clackamas Urban Renewal Area, Parts One and Two.

"Planning Commission" means the Planning Commission of the Clackamas County, Oregon.

"Project, Activity or Project Activity" means any undertaking or activity within the Renewal Area, such as a public improvement, street project or other activity which is authorized and for which implementing provisions are set forth in the Urban Renewal Plan.

"Report" refers to the report accompanying the Urban Renewal Plan, as provided in ORS 457.085 (3).

"Redeveloper" means any person, individual or group acquiring property from the Development Agency or receiving financial assistance for the physical improvement of privately or publicly held structures and land.

“Rehabilitation Loans and Grants” – Funds provided by the Renewal Agency to owners of existing properties within the urban renewal area for the purpose of rehabilitation, renovation, repair, or historic preservation of the property. Loan and grant policies and procedures will be developed by the Renewal Agency, to carry out the Rehabilitation and Conservation activities of this Plan.

“Redevelopment Assistance” – Financial assistance provided by the Renewal Agency to private or public developers of property within the urban renewal area. This assistance is intended to make development within the renewal area financially feasible and competitive with other locations, and carry out the redevelopment through new construction activities of this Plan. Redevelopment Assistance may take the form of participation in financing public improvements such as parking, infrastructure, landscaping, and public places, providing technical information and assistance to potential redevelopers, re-sale of land at reduced prices, and such other assistance as the Agency determines is within its authority, and necessary.

"State" means the State of Oregon.

"Text" means the Urban Renewal Plan for the North Clackamas Urban Renewal Area, Part One - Text.

"Urban Renewal Area", "North Clackamas Urban Renewal Area", or "Revitalization Area" means the geographic area for which this Urban Renewal Plan has been approved. The boundary of the Renewal Area is described in Exhibits made a part of this plan.

North Clackamas Urban Renewal Plan

Clackamas County, Oregon

Part Two-Exhibits

EXHIBITS

Exhibit 1..... Map of Plan Boundary

Exhibit 2……..Properties Eligible for Acquisition

ATTACHMENTS

Attachment A ..... Boundary Description

North Clackamas Revitalization Area Boundary

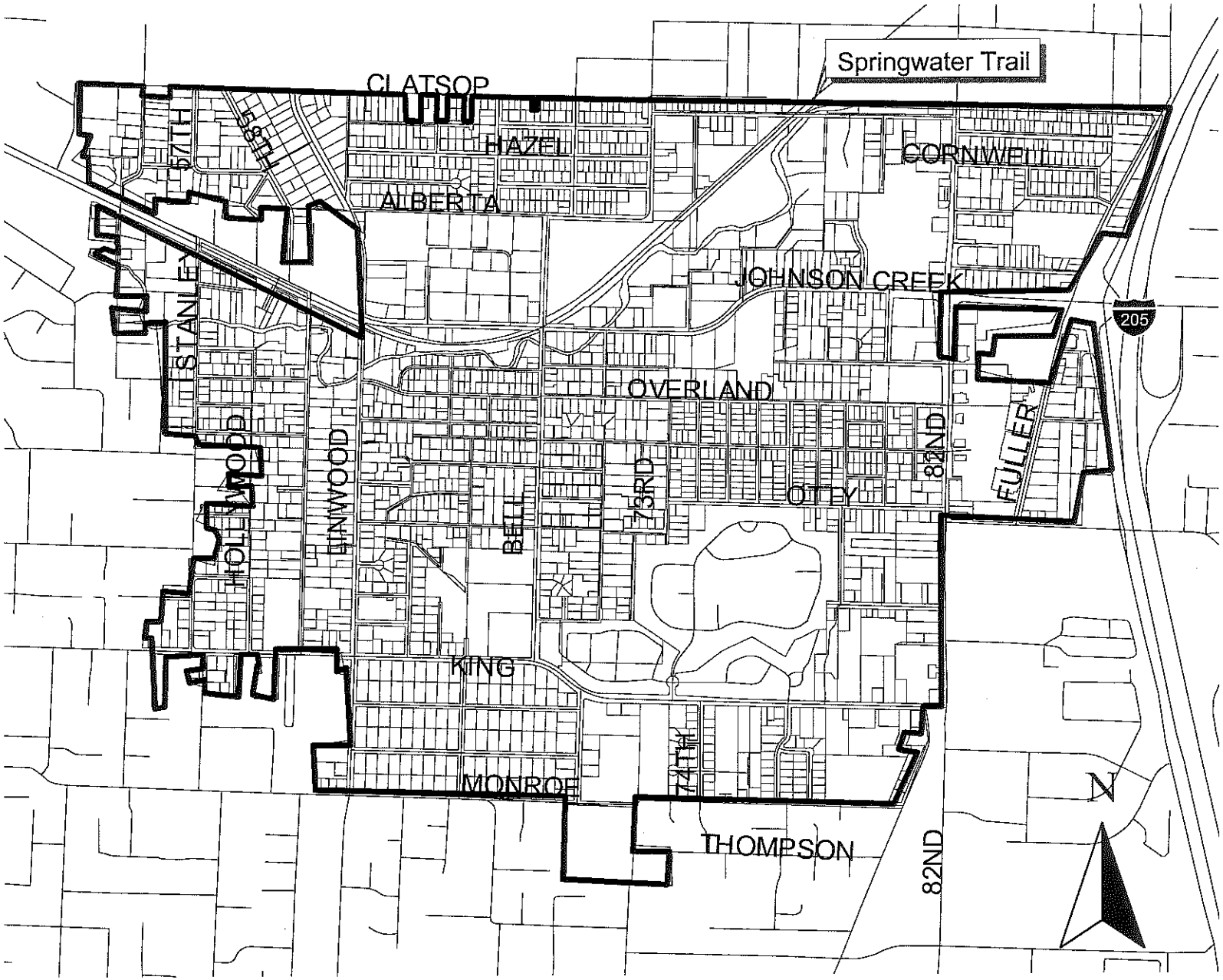
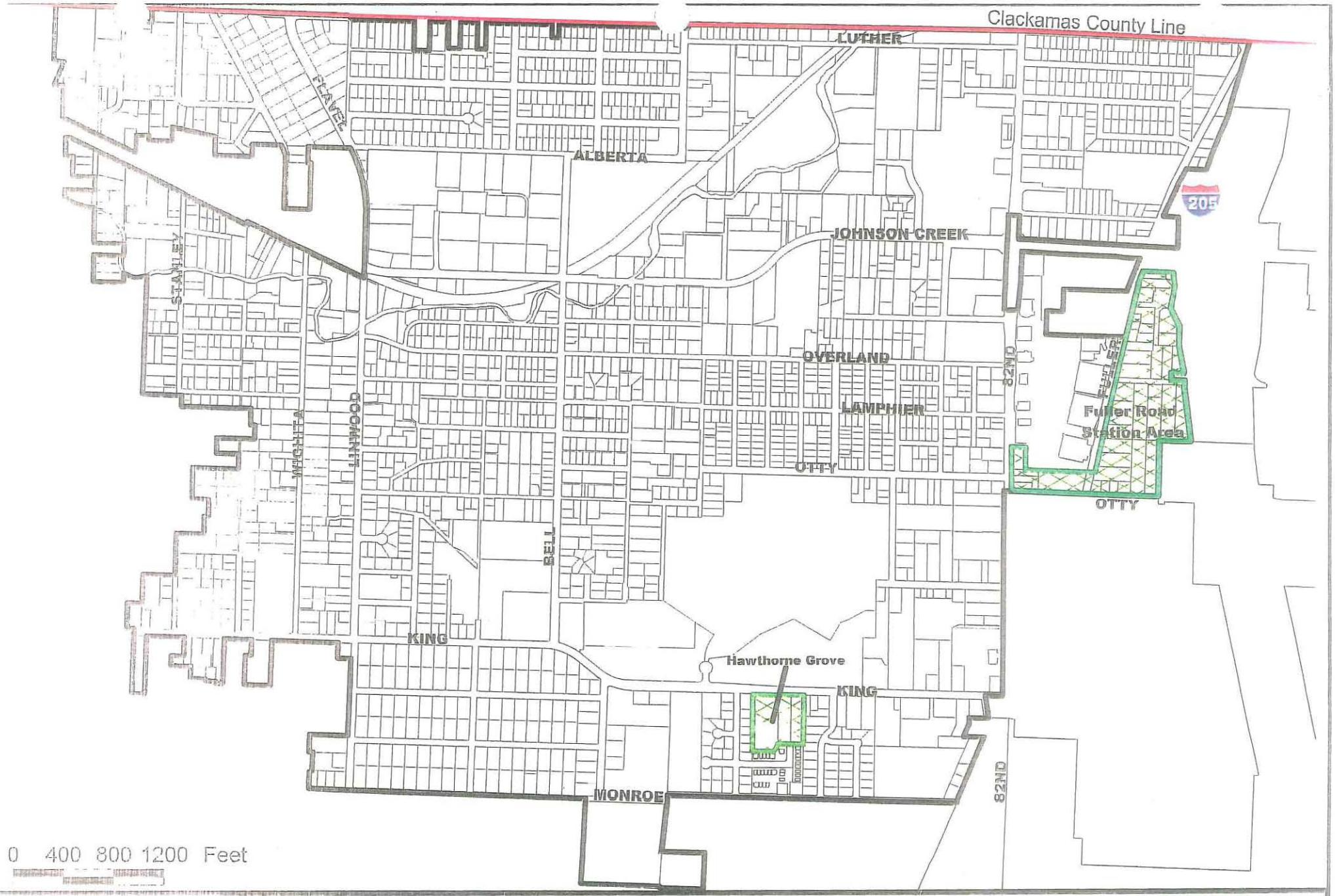


EXHIBIT "1"



NORTH CLACKAMAS REVITALIZATION AREA

Properties Eligible for Acquisition

EXHIBIT 2

July 3, 2008

NORTH CLACKAMAS REVITALIZATION AREA
BOUNDARY DESCRIPTION

A tract of land situated in Sections 28,29,30,31 and 32, Township 1 South, Range 2 East, Willamette Meridian (W.M.), Clackamas County, Oregon, being more particularly described as follows:

Beginning at the northwest corner of section 28, Township 1 South, Range 2 East, Willamette Meridian, Clackamas County, Oregon, also being at a point on the common line between Clackamas and Multnomah Counties;

Thence south, 30 feet, more or less, to a point on the south right-of-way line of Clatsop Street;

Thence easterly, along said south right-of-way line of Clatsop Street, 1,800 feet, more or less, to a point at the intersection of said south right-of-way line and the westerly right-of-way line of Interstate Freeway I-205;

Thence southwesterly 1,170 feet, more or less, along the westerly right-of-way line of said I-205 Freeway, to a point at the intersection of said westerly right-of-way line of I-205 Freeway and a line that runs parallel with and 1 foot north of the south line of Lot 17, Plat of "Harris View Park" (Plat No. 648), Clackamas County Survey Records;

Thence N 88°22'15" W, along a line that runs parallel with and 1 foot north of the south line of said Lot 17, 150 feet, more or less, to the easterly right-of-way of S.E. Fuller Rd. (County Road No. 53);

Thence southwesterly, along said east right-of-way line of Fuller Road, 338 feet, more or less, to a point at the intersection of said east right-of-way line of Fuller Road and the north right-of-way line of S.E. Hinckley Ave;

Thence easterly, along the north right-of-way line of S.E. Hinckley Ave., 115 feet to a point;

Thence south, 200.26 feet, more or less, to a point in the south line of Lot 36, in the Plat of "Barwell Park" (Plat No. 309);

Thence westerly, along the south line of said Lot 36, 186.20 feet to the east right-of-way line of Fuller Road;

Thence northeasterly, along said east right-of-way line of Fuller Road, 12 feet, more or less, to a point at the intersection of said east right-of-way line of Fuller Road and the easterly projection of a line that is parallel to and 120 north of the south lines of Lots 10, 9, 8, 7, 6, 5, 4, 3, 2 and 1 of the Plat of "Beverly Park" " (Plat No. 635), Survey Records of Clackamas County;

Thence westerly, along a line and along the easterly projection of a line that is parallel with and 120 feet north of the south line of Lots 10, 9, 8, 7, 6, 5, 4, 3, 2 and 1 of said Beverly Park, 976 feet, more or less, to a point on the west line of Lot 1 of said "Beverly Park";

Thence N 89°08' W, 100 feet, more or less, to a point on the east right-of-way line of S.E. 82nd Ave.;

Thence northerly, along said east right-of-way line of S.E. 82nd Ave., 159.62 feet to the southerly right-of-way line of S.E. Hinckley Ave.;

Thence westerly, along the westerly extension of said southerly right-of-way line of S.E. Hinckley Ave., 60 feet to the west right-of-way line of S.E. 82nd Ave.;

Thence southerly, along said west right-of-way line of S.E. 82nd Ave., 170 feet, more or less, to the north right-of-way line of S.E. Johnson Creek Blvd.;

Thence westerly, along said north right-of-way line of S.E. Johnson Creek Blvd., 166 feet to a point;

Thence south, 60 feet, to a point in the south right-of-way line of S.E. Johnson Creek Blvd.;

Thence easterly, along said south right-of-way line of S.E. Johnson Creek Blvd., 166 feet to the west right-of-way line of S.E. 82nd Ave.;

Thence southerly, along said west right-of-way line of S.E. 82nd Ave., 542.5 feet, more or less, to a point 50 feet northerly of the north right-of-way line of S.E. Clackamas Street;

Thence east, 60 feet, to a point in the east right-of-way line of S.E. 82nd Ave.;

Thence northerly, along said east right-of-way line of S.E. 82nd Ave., 490 feet, more or less, to a point;

Thence S 89°08' E, 100 feet to a point;

Thence N 0°29' E, 0.38 feet to the southwest corner of Lot 1 of said "Beverly Park";

Thence easterly, along the south line of said Lots 1, 2, 3, 4, 5, 6 and 7 of said "Beverly Park" to the southwest corner of Lot 8 of said "Beverly Park";

Thence Northerly, along the west line of said Lot 8, 10 feet to a point;

Thence easterly, parallel with and 10 feet north of the south line of said Lot 8, 67.6 feet to a point on the west line of Lot 9 of said "Beverly Park";

Thence southerly, along the west line of said Lot 9, 10 feet to the southwest corner of said Lot 9;

Thence easterly, along the south line of Lots 9 and 10, to the southeast corner of said Lot 10;

Thence N 0°10' E, along the east line of said Lot 10, 18 feet to a point;

Thence S 80°56'30" E, 193.06 feet, more or less, to a point on the west right-of-way line of Fuller Rd.;

Thence S 19°31' W, along the west right-of-way line of Fuller Rd., 245 feet to a point;

Thence S 18°45' W, continuing along the west right-of-way line of Fuller Rd., 39.3 feet to a point at the intersection of said west right-of-way line of Fuller Rd. and the north right-of-way line of Otty Road (County Road No. 399, now vacated), as per the Plat of "Beverly Park" (Plat No. 635), said point of intersection being North 635.2 feet and East 903.6 feet from the west quarter corner of section 28, T1S, R2E, W.M.;

Thence westerly, along the north right-of-way line of said Otty Road (County Road No. 399, now vacated), 490 feet to a point at the northerly extension of the west line of Lot 4, Plat of "Fairfield" (Plat No. 269);

Thence southerly, along the west line of said Lot 4, Plat of "Fairfield" and the northerly extension thereof, 185 feet to the southwest corner of said Lot 4, Plat of "Fairfield";

Thence westerly, along the north line of Lot 9, Plat of "Fairfield" to 128 feet to the northwest corner thereof;

Thence southerly, along the west line of said Lot 9, Plat of "Fairfield" and the southerly extension thereof, 185 feet to a point on the south right-of-way line of Oak Street (County Road No.2332, now vacated) as per the Plat of "Fairfield" (Plat No. 269);

Thence easterly, along south right-of-way line of said Oak Street, 560 feet, more or less, to the west right-of-way line of Fuller Rd.;

Thence southwesterly, along the west right-of-way line of said Fuller Rd., 1,280 feet to the north right-of-way line of S.E. Otty Road;

Thence easterly, 62 feet, more or less, to a point at the intersection of the north right-of-way line of S.E. Otty Road and the east right-of-way line of Fuller Road;

Thence northeasterly, along said east right-of-way line of Fuller Rd., 1,880 feet, more or less, to the northwest corner of Lot 39, Plat of "Barwell Park";

Thence easterly, along the north line of said Lot 39, 170 feet, more or less, to a point;

Thence southerly, 105.46 feet, more or less, to a point at the south end of a line which is parallel with and 60 feet west of the east line of said Lot 39 and which line is extended south of the south line of said Lot 39 a distance of 17.83 feet;

Thence southeasterly, 100 feet, more or less, to the southeast corner of Lot 40, of said Plat of "Barwell Park";

Thence westerly, along the south line of said Lot 40, 10 feet to a point;

Thence S 0°34'30" W 140 feet, more or less, to a point on the north right-of-way line of Cleo Battin Road (County Road No. 1621) that is South 2,094.06 feet and West 1,414.65 feet from the north quarter corner of section 28, T.1S., R.2E., W.M.;

Thence west, along the north right-of-way line of said Cleo Battin Road, 17 feet to a point;

Thence south, 40 feet, to a point at the intersection of the south right-of-way line of said Cleo Battin Road and the west right-of-way line of Interstate Highway 205;

Thence southeasterly, along said west right-of-way line of Interstate Highway 205, 160 feet, more or less, to an angle point in said west right-of-way line of Interstate Highway 205;

Thence southerly, continuing along said west right-of-way line of Interstate Highway 205, 160 feet, more or less, to an angle point in said west right-of-way line of Interstate Highway 205;

Thence southeasterly, continuing along said west right-of-way line of Interstate Highway 205, 225 feet, more or less, to a point at the intersection of said west right-of-way line of Interstate Highway 205 and a line parallel with and 50 feet north of the north right-of-way line of Con Battin Road (County Road No. 1622);

Thence westerly, along a line parallel with and 50 feet north of the north right-of-way line of said Con Battin Road, 100 feet to a point;

Thence S 0°34'30" W, 50 feet, to a point on the north right-of-way line of said Con Battin Road, said point being South 2,654.06 feet and N 88°47'30" W parallel with the north section line of section 28, T.1S., R.2E., W.M., 1,410.98 feet from the north quarter corner of said section 28;

Thence easterly, along the north right-of-way line of said Con Battin Road, 110 feet, more or less, to the west right-of-way line of Interstate Highway 205;

Thence southeasterly, along the west right-of-way line of Interstate Highway 205, 495 feet, more or less, to a point at the intersection said west right-of-way line of Interstate Highway 205 and the north line of Lot 13, Plat of "Battin Acres" (Plat No. 634), Survey Records of Clackamas County;

Thence westerly, along the north line of Lots 13, 12 and 11 of said plat of "Battin Acres", 240 feet, more or less, to the northeast corner of Lot 10 of said Plat of "Battin Acres";

Thence southerly, along the east line of said Lot 10, Plat of "Battin Acres", 448 feet to the north right-of-way line of S.E. Otty Road (County Road No. 196);

Thence westerly, along the north right-of-way line of said S.E. Otty Road, 945 feet, more or less, to the east line of Lot 10, Plat of "Maryland Fractional Acres" (Plat No. 494), Survey Records of Clackamas County;

Thence northerly, along the east line of said Lot 10, Plat of "Maryland Fractional Acres", 10 feet to a point on the north right-of-way line of S.E. Otty Road;

Thence westerly, along said north right-of-way line of S.E. Otty Road and the westerly extension thereof, 270 feet, more or less, to the west right-of-way line of S.E. 82nd Avenue;

Thence southerly, along the west right-of-way line of S.E. 82nd Avenue, 50 feet, more or less, to a point at the intersection of said west right-of-way line of S.E. 82nd Avenue and the westerly extension of the south right-of-way line of S.E. Otty Road;

Thence easterly, 80 feet, more or less, to a point at the intersection of the east right-of-way line of S.E. 82nd Avenue and the south right-of-way line of S.E. Otty Road;

Thence southerly, along the east right-of-way line of S.E. 82nd Avenue, 1,600 feet, more or less, to a point at the intersection of the east right-of-way line of S.E. 82nd Ave. and the easterly extension of the south right-of-way line of S.E. King Road;

Thence westerly, along the south right-of-way line and the easterly extension of the south right-of-way line of S.E. King Road, 200 feet, more or less, to a point at the intersection of the south right-of-way line of S.E. King Road and the east right-of-way line of S.E. Fuller Road;

Thence southeasterly, along the east right-of-way of S.E. Fuller Road, 140 feet, more or less, to a point at the intersection of the east right-of-way of S.E. Fuller Road and the easterly extension of the north line of that certain tract of land conveyed to Raymond V. Nuding, Trustee, by the deed recorded under Fee #98-109922 (12E 32AA Tax Lot 400);

Thence westerly, along the north line and the easterly extension of the north line of said Raymond V. Nuding, Trustee, tract 180 feet, more or less, to the northwest corner thereof;

Thence southerly and southwesterly along the west line of said Raymond V. Nuding, Trustee, tract and along the west line of that certain tract of land conveyed to David G. Dexheimer, by the deed recorded under Fee #92-05355 (12E 32AA Tax Lot 401), 150 feet, more or less, to the southwest corner of said Dexheimer tract;

Thence easterly, along the south line and the easterly extension of the south line of said Dexheimer tract, 230 feet, more or less, to the east right-of-way line of S.E. Fuller Road;

Thence southwesterly, along the east right-of-way line of S.E. Fuller Road, 600 feet, more or less, to a point at the intersection of the east right-of-way line of S.E. Fuller Road and the easterly extension of the south right-of-way line of S.E. Monroe Street;

Thence westerly, along the south right-of-way line and the easterly extension of the south right-of-way line of S.E. Monroe Street, 2,300 feet, more or less, to the east right-of-way line of 72nd Ave.;

Thence southerly, along the east right-of-way line of 72nd Ave., 410 feet, more or less, to the north right-of-way line of S.E. Thompson Road;

Thence easterly, along the north right-of-way line of S.E. Thompson Road, 300 feet, more or less, to a point at the intersection of the north right-of-way line of S.E. Thompson Road and the northerly extension of the east line of that certain tract of land conveyed to Buddy Royce Allen, by the deed recorded under Fee #83-42873 (12E 32AC Tax Lot 1400);

Thence southerly, along the east line of said Buddy Royce Allen tract and it's northerly extension, 315 feet, more or less, to the southeast corner thereof;

Thence westerly, along the south line of said Buddy Royce Allen tract, 342.96 feet, more or less, to the southwest corner thereof;

Thence northerly, along the west line of said Buddy Royce Allen tract, 15 feet, more or less, to the southeast corner of that certain tract of land conveyed to Mieko A. Koida, by the deed recorded under Fee #94-89616 (12E 32BA Tax Lot 4900);

Thence westerly, along the south line of said Koida tract, 617.10 feet, more or less, to the southwest corner thereof;

Thence northerly, along the west line of said Koida tract, 706.20 feet, more or less, to a point on the south right-of-way line of S.E. Monroe Street;

Thence westerly, along the south right-of-way line of S.E. Monroe Street, 1,850 feet, more or less, to the east right-of-way line of Linwood Avenue and also at a point on the boundary line of the city limits for the City of Milwaukie;

Thence northerly, along said city limits for the City of Milwaukie, 30 feet, more or less, to a point in Monroe Street;

Thence westerly, continuing along the city limits for the City of Milwaukie, 350 feet, more or less, to a point at the intersection of S.E. Monroe Street and the southerly extension of the east line of that certain tract of land conveyed to Hannah L. Hood, by the deed recorded under Fee #2002-120896 (12E 31AA Tax Lot 1600);

Thence northerly, continuing along the city limits for the City of Milwaukie and also along the east line and the southerly extension of the east line of said Hood tract, 142.5 feet to an angle point in the east line of said Hood tract;

Thence east, continuing along the city limits for the City of Milwaukie and also along the east line of said Hood tract, 19 feet to an angle point in said east line;

Thence north, continuing along the city limits for the City of Milwaukie and also along the east line of said Hood tract, 142.5 feet, more or less, to a point in the south line of that certain tract of land conveyed to Robert L. Nealeigh and Barbara E. Nealeigh, by the deed recorded under Fee #75-17583 (12E 31AA Tax Lot 0900);

Thence west, continuing along the city limits for the City of Milwaukie and also along the south line of said Nealeigh tract, 40 feet, more or less, to the southwest corner thereof;

Thence north, continuing along the city limits for the City of Milwaukie and also along the west line of said Nealeigh tract, 143.6 feet, more or less, to the northwest corner thereof;

Thence east, continuing along the city limits for the City of Milwaukie and also along the north line of said Nealeigh tract, 300 feet, more or less, to a point on the west right-of-way line of Linwood Avenue;

Thence northerly, continuing along the city limits for the City of Milwaukie and also along the west right-of-way line of Linwood Avenue, 610 feet, more or less, to the southeast corner of that certain tract of land described in the Memorandum of Contract of Sale between Philip R. Siegelbaum and Cesar Valdovino and Oliva Osuna, husband and wife, recorded under Fee #2001-53601 (12E 31AA Tax Lot 0100);

Thence westerly, continuing along the city limits for the City of Milwaukie and also along the south line of said Valdovino and Osuna tract, 106.25 feet, more or less, to the southwest corner thereof;

Thence northerly, continuing along the city limits for the City of Milwaukie and also along the west line of said Valdovino and Osuna tract, 125 feet, more or less, to the northwest corner thereof, also being at a point on the south right-of-way line of King Road;

Thence westerly, continuing along the city limits for the City of Milwaukie and also along the south right-of-way line of King Road, 530 feet, more or less, to the northeast corner of that certain tract of land referred to as tract "A." in the warranty deed to Edgar W. Lucas and Phyllis C. Lucas as trustees of the Edgar W. Lucas and Phyllis C. Lucas Family Trust, by the deed recorded under Fee #97-45365 (12E 31AA Tax Lot 2500);

Thence southerly, continuing along the city limits for the City of Milwaukie and also along the east line of said Lucas tract, 360 feet, more or less, to the southeast corner thereof;

Thence westerly, continuing along the city limits for the City of Milwaukie and also along the south line of said Lucas tract, 205 feet, more or less, to the southwest corner thereof;

Thence northerly, continuing along the city limits for the City of Milwaukie and also along the west line of said Lucas tract, 235 feet, more or less, to an angle point in said west line of the Lucas tract;

Thence easterly, continuing along the city limits for the City of Milwaukie and also along said west line of the Lucas tract, 45 feet, more or less, to an angle point in said west line of the Lucas tract;

Thence northerly, continuing along the city limits for the City of Milwaukie and also along said west line of the Lucas tract, 125 feet, more or less, to the south right-of-way line of King Road;

Thence westerly, continuing along the city limits for the City of Milwaukie and also along the south right-of-way line of King Road, 215 feet, more or less, to the northeast corner of that certain tract of land conveyed to Wm. G. Fritch and Laura Belle Fritch, trustees of the Fritch Family Trust, by the deed recorded under Fee #93-01248 (12E 31AA Tax Lot 2900);

Thence southerly, continuing along the city limits for the City of Milwaukie and also along the east line of said Fritch tract, 360 feet, more or less, to the southeast corner thereof;

Thence westerly, continuing along the city limits for the City of Milwaukie and also along the south line of said Fritch tract, 55 feet, more or less, to a point in the east line of that certain tract of land conveyed to Matthew Patrick Laurer and Alysia Marie Laurer, by the deed recorded under Fee #2005-54997 (12E 31AA Tax Lot 3501);

Thence northerly, continuing along the city limits for the City of Milwaukie and also along the east line of said Laurer tract, 20 feet, more or less, to the northeast corner thereof;

Thence westerly, continuing along the city limits for the City of Milwaukie and also along the north line of said Laurer tract, 80 feet, more or less, to an angle point in the north line of said Laurer tract;

Thence northerly, continuing along the city limits for the City of Milwaukie and also along the north line of said Laurer tract, 13 feet, more or less, to an angle point in the north line of said Laurer tract;

Thence westerly, continuing along the city limits for the City of Milwaukie and also along the north line of said Laurer tract, 120 feet, more or less, to a point in the east right-of-way line of Stanley Avenue;

Thence northerly, continuing along the city limits for the City of Milwaukie and also along the east right-of-way line of Stanley Avenue, 85 feet, more or less, to a point at the intersection of the east right-of-way line of Stanley Avenue and the easterly extension of the south line of that certain tract of land conveyed to William E. King and Betty J. King, Trustees under the King Living Trust, by the deed recorded under Fee #94-17067 (12E 30DC Tax Lot 3700);

Thence westerly, continuing along the city limits for the City of Milwaukie and also along the south line and the easterly extension of the south line of said King tract, 160 feet, more or less, to the southwest corner thereof;

Thence northerly, continuing along the city limits for the City of Milwaukie and also along the west line of said King tract, 80 feet, more or less, to the northwest corner thereof;

Thence easterly, continuing along the city limits for the City of Milwaukie and also along the north line of said King tract, 100 feet, more or less, to a point on the west right-of-way line of Stanley Avenue;

Thence northerly, continuing along the city limits for the City of Milwaukie and also along the west right-of-way line of Stanley Avenue, 150 feet, more or less, to a point at the intersection of the west right-of-way line of Stanley Avenue and the south right-of-way line of King Road;

Thence westerly, continuing along the city limits for the City of Milwaukie and also along the south right-of-way line of King Road, 300 feet, more or less, to the northeast corner of that certain tract of land conveyed to Larry P. Knutsen and Evelyn Knutsen, by the deed recorded under Fee #72-23490 (12E 30DC Tax Lot 4200);

Thence southerly, continuing along the city limits for the City of Milwaukie and also along the east line of said Knutsen tract, 460 feet, more or less, to the southeast corner thereof;

Thence westerly, continuing along the city limits for the City of Milwaukie and also along the south line of said Knutsen tract, 100 feet, more or less, to the southwest corner thereof;

Thence northerly, continuing along the city limits for the City of Milwaukie and also along the west line and the northerly extension of the west line of said Knutsen tract, 520 feet, more or less, to the north right-of-way line of King Road;

Thence westerly, continuing along the city limits for the City of Milwaukie and also along the north right-of-way line of King Road, 50 feet, more or less, to the most southerly southeast corner of that certain tract of land conveyed to BDC/MILWAUKIE L.L.C., a Delaware limited liability company, by the deed recorded under Fee #2005-71999 (12E 30DC Tax Lot 2700);

Thence northerly, continuing along the city limits for the City of Milwaukie and also along the east line of said BDC/MILWAUKIE L.L.C. tract, 200 feet, more or less, to an angle point in the east line of said BDC/MILWAUKIE L.L.C. tract;

Thence easterly, continuing along the city limits for the City of Milwaukie and also along said east line of the BDC/MILWAUKIE L.L.C. tract, 115 feet, more or less, to an angle point in the east line of said BDC/MILWAUKIE L.L.C. tract;

Thence northerly, continuing along the city limits for the City of Milwaukie and also along said east line and the northerly extension of the east line of the BDC/MILWAUKIE L.L.C. tract, 230 feet, more or less, to the southeast corner of that certain tract of land conveyed to Romanian Baptist Church, by the deed recorded under Fee #2000-69770 (12E 30DC Tax Lot 0400);

Thence easterly, continuing along the city limits for the City of Milwaukie and also along the south line of said Romanian Baptist Church tract, 240 feet, more or less, to the west right-of-way line of Stanley Avenue;

Thence northerly, continuing along the city limits for the City of Milwaukie and also along the west right-of-way line of Stanley Avenue, 340 feet, more or less, to a point at the intersection of the west right-of-way line of Stanley Avenue and the westerly extension of the south line of Parcel 1 and Parcel 2 of Partition Plat No. 2000-016, Survey Records of Clackamas County;

Thence N 89°44'57" E, continuing along the city limits for the City of Milwaukie and also along the south line and the westerly extension of the south line of said Parcel 1 and Parcel 2, Partition Plat No. 2000-016, 258.98 feet, more or less, to the southeast corner of said Parcel 2;

Thence N 01°02'29" W, continuing along the city limits for the City of Milwaukie and also along the east line of said Parcel 2, Partition Plat No. 2000-016, 137.47 feet, more or less, to the south line of that certain tract of land conveyed to Douglas N. Anderson, by the deed recorded under Fee #99-57853 (12E 30DD Tax Lot 4600);

Thence easterly, continuing along the city limits for the City of Milwaukie and also along the south line of said Anderson tract, 30 feet, more or less, to the southeast corner thereof;

Thence northerly, continuing along the city limits for the City of Milwaukie and also along east line of said Anderson tract and also along the east line of that certain tract of land conveyed to Theodore J. Westling and Rosalinde B. Westling, by the deed recorded under Fee #89-10201 (12E 30DD Tax Lot 4500), 137.50 feet, more or less, to the south line of Block 8, of the Plat of "Hollywood Park" (Plat No. 378), Survey Records of Clackamas County;

Thence westerly, continuing along the city limits for the City of Milwaukie and also along the south line of Block 8 of said Plat of "Hollywood Park", 131.25 feet, more or less, to the southwest corner of Lot 2, Block 8, of said Plat of "Hollywood Park";

Thence northerly, continuing along the city limits for the City of Milwaukie and also along the west line of Lot 2, Block 8, of said Plat of "Hollywood Park" and also along the west line of Lot 13, Block 7, of said Plat of "Hollywood Park", 250 feet, more or less, to the northwest corner of said Lot 13;

Thence easterly, continuing along the city limits for the City of Milwaukie and also along the north line of Lots 13, 12, 11, 10, 9 and 8, Block 7, of said Plat of "Hollywood Park", 362.50 feet, more or less, to the northeast corner of Lot 8, Block 7, of said Plat of "Hollywood Park";

Thence northerly, continuing along the city limits for the City of Milwaukie and also along the east line and the northerly extension of the east line of Lot 7, Block 7, said Plat of "Hollywood Park", 140 feet, more or less, to the southeast corner of Lot 7, Block 6, said Plat of "Hollywood Park";

Thence westerly, continuing along the city limits for the City of Milwaukie and also along the south line of Lots 7, 8 and 9, Block 6, said Plat of "Hollywood Park", 176 feet, more or less, to the southwest corner of Lot 9, Block 6, said Plat of "Hollywood Park";

Thence northerly, continuing along the city limits for the City of Milwaukie and also along the west line of Lot 9, Block 6, said Plat of "Hollywood Park", 100 feet, more or less, to the northwest corner of Lot 9, Block 6, said Plat of "Hollywood Park";

Thence easterly, continuing along the city limits for the City of Milwaukie and also along the north line of Lots 9, 8 and 7, Block 6, said Plat of "Hollywood Park", 176 feet, more or less, to the northeast corner of Lot 7, Block 6, said Plat of "Hollywood Park";

Thence easterly, continuing along the city limits for the City of Milwaukie, 12.5 feet, more or less, to the southwest corner of that certain tract of land conveyed to Susan K. Brown, by the deed recorded under Fee #79-12957 (12E 30DA Tax Lot 9500);

Thence easterly, continuing along the city limits for the City of Milwaukie and also along the south line of said Brown tract, 110 feet, more or less, to the southeast corner thereof;

Thence northerly, continuing along the city limits for the City of Milwaukie and also along the east line of said Brown tract, 110 feet, more or less, to the northeast corner thereof;

Thence westerly, continuing along the city limits for the City of Milwaukie and also along the north line of said Brown tract, 110 feet, more or less, to the northwest corner thereof;

Thence northerly, continuing along the city limits for the City of Milwaukie, 10 feet, more or less, to the southwest corner of that certain tract of land conveyed to Kathleen N. Harpster, by the deed recorded under Fee #86-10825 (12E 30DA Tax Lot 9800);

Thence easterly, continuing along the city limits for the City of Milwaukie and also along the south line of said Harpster tract, 75 feet, more or less, to the southeast corner thereof;

Thence northerly, continuing along the city limits for the City of Milwaukie and also along the east line of said Harpster tract, 60 feet, more or less, to an angle point in said east line of the Harpster tract;

Thence northeasterly, continuing along the city limits for the City of Milwaukie and also along the east line of said Harpster tract, 60 feet, more or less, to the northeast corner of said Harpster tract;

Thence westerly, continuing along the city limits for the City of Milwaukie and also along the north line of said Harpster tract, 77 feet, more or less, to the northwest corner of said Harpster tract;

Thence westerly, continuing along the city limits for the City of Milwaukie, 12.5 feet, more or less, to the northeast corner of Lot 8, Block 5, said Plat of "Hollywood Park";

Thence easterly, continuing along the city limits for the City of Milwaukie and also along the north line of Lots 8, 9, 10, 11, 12, 13 and 14, Block 5, said Plat of "Hollywood Park", 462.50 feet, more or less, to the east right-of-way line of Stanley Avenue;

Thence northerly, continuing along the city limits for the City of Milwaukie and also along the east right-of-way line of Stanley Avenue, 95 feet, more or less, to a point at the intersection of the east right-of-way line of Stanley Avenue and the easterly extension of the north line of that certain tract of land conveyed to the City of Milwaukie, by the deed recorded under Fee #99-106682 (12E 30DB Tax Lot 1100);

Thence westerly, continuing along the city limits for the City of Milwaukie and also along the north line and the easterly extension of the north line of said City of Milwaukie tract (Fee #99-106682), 320 feet, more or less, to the east right-of-way line of S.E. 56th Avenue;

Thence northerly, continuing along the city limits for the City of Milwaukie and also along the east right-of-way line of S.E. 56th Avenue and along the east line of the Plat of "Tambara Meadows" (Plat No. 2606), 950 feet, more or less, to Johnson Creek;

Thence westerly, continuing along the city limits for the City of Milwaukie and also along Johnson Creek, 200 feet, more or less, to a point at the intersection of said Johnson creek and the east line of that certain tract of land conveyed to Lincoln Loan Co., an Oregon Corporation, by the deed recorded under Fee #68-23399 (12E 30AC Tax Lot 2100);

Thence southerly, continuing along the city limits for the City of Milwaukie and also along the east line of said Lincoln Loan Company tract, 80 feet, more or less, to the southeast corner thereof;

Thence westerly, continuing along the city limits for the City of Milwaukie and also along the south line and the westerly extension of the south line of said Lincoln Loan Company tract, 250 feet, more or less, to the west right-of-way line of 55th Avenue;

Thence northerly, continuing along the city limits for the City of Milwaukie and also along the west right-of-way line of 55th Avenue, 213.50 feet, more or less, to a point at the intersection of the west right-of-way line of 55th Avenue and the westerly extension of the south line of that certain tract of land, an undivided one-half conveyed to Raelyn Blank, by the deed recorded under Fee #2004-105045 (12E 30AC Tax Lot 2300);

Thence easterly, continuing along the city limits for the City of Milwaukie and also along the south line and the westerly extension of the south line of said Blank tract, 250 feet, more or less, to the southeast corner thereof;

Thence northerly, continuing along the city limits for the City of Milwaukie and also along the east line of said Blank tract, 95.44 feet, more or less, to the northeast corner thereof;

Thence westerly, continuing along the city limits for the City of Milwaukie and also along the north line and the westerly extension of the north line of said Blank tract, 260 feet, more or less, to the west right-of-way line of 55th Avenue;

Thence northerly, continuing along the city limits for the City of Milwaukie and also along the west right-of-way line of 55th Avenue, 260 feet, more or less, to the center of Johnson creek and the southeast corner of that certain tract of land conveyed to Vance M. Jones and Elizabeth A. Jones, by the deed recorded under Fee #95-60169 (12E 30AC Tax Lot 2700);

Thence northwesterly, continuing along the city limits for the City of Milwaukie and also along the southerly line of said Jones tract, 234.49 feet, more or less, to the southwest corner of said Jones tract;

Thence northerly, continuing along the city limits for the City of Milwaukie and also along the west line of said Jones tract, 80.54 feet, more or less, to the northwest corner thereof;

Thence easterly, continuing along the city limits for the City of Milwaukie and also along the north line of said Jones tract, 220 feet, more or less, to the west right-of-way line of 55th Avenue;

Thence northerly, continuing along the city limits for the City of Milwaukie and also along the west right-of-way line of 55th Avenue, 95 feet, more or less, to the northeast corner of that certain tract of land conveyed to Delmar McClure and Joceyln D. McClure, by the deed recorded in Deed Book 660, Page 682 (12E 30AB Tax Lot 6800);

Thence westerly, continuing along the city limits for the City of Milwaukie and also along the north line of said McClure tract, 160 feet, more or less, to the southeast corner of that certain tract of land conveyed to Delmar H. McClure, a married man, by the deed recorded in Deed Book 693, Page 718 (12E 30AB Tax Lot 6700);

Thence northerly, continuing along the city limits for the City of Milwaukie and also along the east line of said McClure tract (Deed Book 693, Page 718), 158 feet, more or less, to the south line of that certain tract of land conveyed to Delmar H. McClure and Jocelyn D. McClure, by the deed recorded under Fee #76-41214 (12E 30AB Tax Lot 6300);

Thence westerly, continuing along the city limits for the City of Milwaukie and also along the south line of said McClure tract (Fee #76-41214), 60 feet, more or less, to the southwest corner thereof;

Thence northerly, continuing along the city limits for the City of Milwaukie and also along the west line of said McClure tract (Fee #76-41214), 165.44 feet, more or less, to the northwest corner thereof;

Thence easterly, continuing along the city limits for the City of Milwaukie and also along the north line of said McClure tract (Fee #76-41214), 32.67 feet, more or less, to a point in the southerly line of the Portland Traction Company Railroad, conveyed to the City of Portland by the deed recorded under Fee #90-21136;

Thence southeasterly, along the south line of said Portland Traction Company Railroad as conveyed to the City of Portland by the deed recorded under Fee #90-21136, 1,800 feet, more or less, to the northwest corner of that certain tract of land conveyed to James Wiley Sr. and Carol Ann Wiley, by the deed recorded under Fee #91-47625 (12E 30AD Tax Lot 7100);

Thence southerly, along the west line of said Wiley tract, 126 feet, more or less, to the southwest corner thereof;

Thence southeasterly, along the south line of said Wiley tract, 110 feet, more or less, to the southeast corner thereof;

Thence northerly, along the east line of said Wiley tract, 113 feet, more or less, to a point on the south line of said Portland Traction Company Railroad as conveyed to the City of Portland by the deed recorded under Fee #90-21136;

Thence southeasterly, along the south line of said Portland Traction Company Railroad, 480 feet, more or less, to a point at the intersection of said south line of the City of Portland tract and the southerly extension of the west right-of-way line of Flavel Drive;

Thence northerly, along the west right-of-way line and the southerly extension of the west right-of-way line of Flavel Drive and also along the city limits for the City of Milwaukie, 1,000 feet, more or less, to the northeast corner of that certain tract of land conveyed to The City of Milwaukie, by the deed recorded under Fee #88-47142 (12E 30AD Tax Lot 0200);

Thence westerly, continuing along the city limits for the City of Milwaukie and also along the north line of said The City of Milwaukie tract conveyed by said deed recorded under Fee #88-47142, 300 feet, more or less to the northwest corner thereof;

Thence southerly, continuing along the city limits for the City of Milwaukie and also along the west line of said City of Milwaukie tract (Fee #88-47142), 135 feet, more or less to an angle point in the west line of said City of Milwaukie tract (Fee #88-47142);

Thence easterly, continuing along the city limits for the City of Milwaukie and also along the west line of said City of Milwaukie tract (Fee #88-47142), 25 feet, more or less to an angle point in the west line of said City of Milwaukie tract (Fee #88-47142);

Thence southerly, continuing along the city limits for the City of Milwaukie and also along the west line of said City of Milwaukie tract (Fee #88-47142), 360 feet, more or less to the most northerly northeast corner of that certain tract of land conveyed to Anthony M. Cassinelli, Theodore Cassinelli and Margaret J. Cassinelli, as tenants in common, by the deed recorded under Fee #77-0047 (12E 30AD Tax Lot 1300);

Thence westerly, continuing along the city limits for the City of Milwaukie and also along the north line and the westerly extension of the north line of said Cassinelli tract, 225 feet, more or less, to a point on the west right-of-way line of 58th drive;

Thence northerly, continuing along the city limits for the City of Milwaukie and also along the west right-of-way line of 58th Drive, 500 feet, more or less, to the northeast corner of Lot 13, Block 1, in the Plat of "Mullan Heights" (Plat No. 450);

Thence westerly, continuing along the city limits for the City of Milwaukie and also along the north line of said "Mullan Heights", 200 feet, more or less, to the east right-of-way line of 58th Avenue;

Thence southerly, continuing along the city limits for the City of Milwaukie and also along the east right-of-way line of 58th Avenue, 100 feet, more or less, to a point at the intersection of the east right-of-way line of 58th Avenue and the easterly extension of the south line of that certain tract of land conveyed to Houston R. Kline and Joan M. Kline, by the deed recorded under Fee #76-23059 (12E 30AA Tax Lot 6990 and Tax Lot 6900);

Thence westerly, continuing along the city limits for the City of Milwaukie and also along the south line and the easterly extension of the south line of said Kline tract, 290 feet, more or less, to the southwest corner thereof;

Thence northerly, continuing along the city limits for the City of Milwaukie and also along the west line of said Kline tract, 151.04 feet, more or less, to the northwest corner of Lot 9, Plat of "Olson Acres" (Plat No. 462);

Thence northwesterly, continuing along the city limits for the City of Milwaukie and also along the north line Lots 5, 6 and 7, of said Plat of "Olson Acres", 246 feet, more or less, to the northeast corner of that certain tract of land conveyed to Douglas K. Highland and Edmund M. Tweeddale, by the deed recorded under Fee #2005-48572 (12E 30AB Tax Lot 1200);

Thence N 79°20' W, continuing along the city limits for the City of Milwaukie and also along the north line of said Highland and Tweeddale tract, 100.09 feet, more or less, to the northeast corner of that certain tract of land conveyed to Roy C. Carter and Marilyn B. Carter, by the deed recorded under Fee #88-22393 (12E 30AB Tax Lot 1100);

Thence southerly, continuing along the city limits for the City of Milwaukie and also along the east line of said Carter tract, 110.3 feet, more or less, to the southeast corner thereof;

Thence westerly, continuing along the city limits for the City of Milwaukie and also along the south line of said Carter tract, 185 feet, more or less, to the southwest corner thereof;

Thence northerly, continuing along the city limits for the City of Milwaukie and also along the west line of said Carter tract, 40 feet, more or less, to a point at the easterly extension of the north line of that certain tract of land conveyed to James R. Anderson, Trustee (or any successor Trustee), by the deed recorded under Fee #99-17723 (12E 30AB Tax Lot 1700);

Thence westerly, continuing along the city limits for the City of Milwaukie and also along the north line and the easterly extension of the north line of said Anderson tract, 85 feet, more or less, to the northwest corner thereof;

Thence southerly, continuing along the city limits for the City of Milwaukie and also along the west line of said Anderson tract, 110.44 feet, more or less, to the north right-of-way line of Johnson Creek Blvd.;

Thence northwesterly, continuing along the city limits for the City of Milwaukie and also along the north right-of-way line of Johnson Creek Blvd., 330 feet, more or less, to S.E. 55th Ave.;

Thence southwesterly, continuing along the city limits for the City of Milwaukie, 40 feet, more or less, to a point in the northerly line of said Portland Traction Company Railroad as conveyed to the City of Portland by the deed recorded under Fee #90-21136;

Thence northwesterly, continuing along the city limits for the City of Milwaukie and also along the northerly line of said Portland Traction Company, 300 feet, more or less, to a point at the intersection of the northerly line of said Portland Traction Company Railroad and the southerly extension of the east line of that certain tract of land referred to as Parcel 1 as conveyed to Raymond K. Table and Patricia A. Table, by the deed recorded under Fee #98-06693 (12E 30AB Tax Lot 5200);

Thence North 00° 12' East, continuing along the city limits for the City of Milwaukie and also along the east line and the southerly extension of the east line of said Parcel 1 of the Table tract, 266 feet, more or less, to the northeast corner thereof;

Thence westerly, continuing along the city limits for the City of Milwaukie and also along the north line of said Parcel 1 of the Table tract, 80.5 feet, more or less, to the east line of that certain tract of land conveyed to K Company, L.L.C., by the deed recorded under Fee #99-21480 (12E 30AB Tax Lot 5400 and 12E 30BA Tax Lot 0100);

Thence North 24°16'11" East, continuing along the city limits for the City of Milwaukie and also along the east line of said K Company, L.L.C. tract, 195.70 feet, more or less, to an angle point in the east line of said K Company, L.L.C. tract;

Thence North 86°55'50" West, continuing along the city limits for the City of Milwaukie and also along said east line of the K Company, L.L.C. tract, 82.43 feet, more or less, to an angle point in the east line of said K Company, L.L.C. tract;

Thence North 00°03'00" East, continuing along the city limits for the City of Milwaukie and also along said east line of the K Company, L.L.C. tract, 434.10 feet, more or less, to a point on the common line between Clackamas and Multnomah counties;

Thence easterly, along said county line, 520 feet, more or less, to the west right-of-way line of 55th Avenue;

Thence southerly, along the west right-of-way line of 55th Avenue, 100 feet, more or less, to a point at the intersection of the west right-of-way line of 55th Avenue and the westerly extension of the south line of that certain tract of land conveyed to Robert Ray McMillan, by the deed recorded under Fee #86-41586 (12E 30AB Tax Lot 3000);

Thence easterly, along the south line and the westerly extension of the south line of said McMillan tract, 239 feet, more or less, to the southeast corner of said McMillan tract;

Thence northerly, along the east line of said McMillan tract, 105 feet, more or less, to a point on the common line between Clackamas and Multnomah counties;

Thence easterly, along said county line, 800 feet, more or less, to a point on the southerly right-of-way line of Harney Drive, said point also being on the city limits of the City of Portland;

Thence easterly, along the southerly right-of-way line of Harney Drive and also along said city limits of the City of Portland, 1,300 feet, more or less, to the northwest corner of that certain tract of land conveyed to Kenneth W. Hick, by the deed recorded under Fee #2001-24636 (12E 29BB Tax Lot 2600);

Thence southerly, along the west line of said Hick tract and also along said city limits of the City of Portland, 200 feet, more or less, to the southwest corner of said Hick tract;

Thence easterly, along the south line of said Hick tract and also along said city limits of the City of Portland, 61.75 feet, more or less, to a point on the west line of that certain tract of land conveyed to Joseph H. Vaughn and Dottie A. Vaughn, trustees of the Joseph H. Vaughn and Dottie A. Vaughn Living Trust, by the deed recorded under Fee #2005-46131 (12E 29BB Tax Lot 2501);

Thence southerly, along the west line of said Vaughn tract and also along said city limits of the City of Portland, 25 feet, more or less, to the southwest corner of said Vaughn tract;

Thence easterly, along the south line of said Vaughn tract and also along said city limits of the City of Portland, 61.73 feet, more or less, to the southeast corner of said Vaughn tract;

Thence northerly, continuing along the city limits of the City of Portland and also along the east line and the northerly extension of the east line of said Vaughn tract, 225 feet, more or less, to the south right-of-way line of Clatsop Street;

Thence easterly, continuing along the city limits of the City of Portland and also along the south right-of-way line of Clatsop Street, 123.50 feet, more or less, to the west right-of-way line of 65th Avenue;

Thence southerly, continuing along the city limits of the City of Portland and also along the west right-of-way line of 65th Avenue, 203 feet, more or less, to a point at the intersection of the west right-of-way line of 65th Avenue and the westerly extension of the south line of that certain tract of land conveyed to David W. Hanson and Kathy J. Hanson, by the deed recorded under Fee #2003-53399 (12E 29BB Tax Lot 0200);

Thence easterly, continuing along the city limits of the City of Portland and also along the south line and the westerly extension of the south line of said Hanson tract, 203 feet, more or less, to the southeast corner of said Hanson tract;

Thence northerly, continuing along the city limits of the City of Portland and also along the east line and the northerly extension of the east line of said Hanson tract, 204 feet, more or less, to the south right-of-way line of Clatsop Street;

Thence easterly, continuing along the city limits of the City of Portland and also along the south right-of-way line of Clatsop Street, 135.20 feet, more or less, to the northwest corner of that certain tract of land conveyed to Betty J. Yeaman, by the deed recorded under Fee #78-27402 (12E 29BB Tax Lot 0700);

Thence southerly, continuing along the city limits of the City of Portland and also along the west line of said Yeamen tract and also along the west line of that certain tract of land conveyed to Eduard Stefanskiy and Alla Stefanskaya, by the deed recorded under Fee #2000-48973 (12E 29BB Tax Lot 0701), 201 feet, more or less, to the southwest corner of said Eduard Stefanskiy and Alla Stefanskaya tract;

Thence easterly, continuing along the city limits of the City of Portland and also along the south line of said Eduard Stefanskiy and Alla Stefanskaya tract, 67.6 feet, more or less, to the southeast corner thereof;

Thence northerly, continuing along the city limits of the City of Portland and also along the east line of said Eduard Stefanskiy and Alla Stefanskaya tract and also along the east line of said Yeaman tract, 202 feet, more or less, to a point on the south right-of-way line of Clatsop Street;

Thence easterly, continuing along the city limits of the City of Portland and also along the south right-of-way line of Clatsop Street, 514 feet, more or less, to the northwest corner of that certain tract of land conveyed to Robert L. Rowe, by the deed recorded under Fee #80-28705 (12E 29BA Tax Lot 2500);

Thence southerly, continuing along the city limits of the City of Portland and also along the west line of said Rowe tract, 100 feet, more or less, to the southwest corner of said Rowe tract;

Thence easterly, continuing along the city limits of the City of Portland and also along the south line of said Rowe tract, 55 feet, more or less, to the southeast corner of said Rowe tract;

Thence northerly, continuing along the city limits of the City of Portland and also along the east line of said Rowe tract, 100 feet, more or less, to a point on the south right-of-way line of Clatsop Street;

Thence easterly, continuing along the city limits of the City of Portland and also along the south right-of-way line of Clatsop Street, 1,000 feet, more or less, to 72nd Avenue;

Thence northerly, continuing along the city limits of the City of Portland, 30 feet, more or less, to the northwest corner of the northeast 1/4 of section 29, T 1S., R 2E., also being at a point on the common line between Multnomah County and Clackamas County;

Thence easterly, along the common line between Multnomah County and Clackamas County, 2,640 feet, more or less, to the point of beginning.

Note: Tax Lot numbers, where included, are for reference only and are not to be considered part of the legal description. All deed reference numbers are based on Clackamas County Deed Records. As well, all Plats, Partitions and Surveys referenced are from Clackamas County Records. And, all Bearings, when cited, are as taken from referenced documents, surveys and Plats and are not to be construed as being on a common basis.