

**THE URBAN RENEWAL AGENCY OF THE CITY OF WILSONVILLE**

**URA RESOLUTION NO. 262**

**A RESOLUTION TO AMEND THE YEAR 2000 URBAN RENEWAL PLAN TO ADD PROPERTY, REMOVE PROPERTY AND ADD A PROJECT, THE TENTH AMENDMENT.**

WHEREAS, the Year 2000 Urban Renewal Plan (“Original Plan”) was adopted by the Wilsonville City Council (the “City Council”) on August 29, 1990 by Ordinance No.373 to provide tax increment funding and urban renewal authority to foster the development and redevelopment to protect the public health, safety, and welfare of the City of Wilsonville; and

WHEREAS, the Original Plan has been subsequently amended by the City Council nine times (as amended, the "Plan"); and

WHEREAS, on November 7, 2014, the City of Wilsonville City Council adopted the October 27, 2014 Urban Renewal Strategic Plan (the “Strategic Plan”); and

WHEREAS, the Strategic Plan recommends moving the “Old Town Escape” project from the West Side Urban Renewal Plan to the Plan to enable completion of the project and reallocating funding from “livability projects” to Town Center planning; and

WHEREAS, the Wilsonville Urban Renewal Agency (“Agency”), the duly organized and acting urban renewal agency of the City of Wilsonville has prepared an amendment to the Plan (the "Tenth Amendment") to add property to complete the “Old Town Escape” project, add the “Old Town Escape” project and delete property for the purposes of putting property back on the general tax rolls, which is attached to this resolution as Exhibit A and incorporated herein by this reference; and

WHEREAS, the area to be added to and removed from the Year 2000 Urban Renewal Plan is identified in the Report on the Year 2000 Plan, attached hereto as Exhibit B and incorporated herein by reference.

WHEREAS, the Tenth Amendment is being adopted as a Council Approved Amendment pursuant to Section 1200 of the Plan. Section 1200 requires City Council approval if the Agency undertakes a Minor Amendment that alters the Goals and Objectives of The Plan. While there is a goal that addresses transportation projects, the Agency desired to have Council approval on the amendment as it was directed under implementation of the City Council approved Strategic Plan.

The Agency has complied with all of the requirements for adoption of the Amendment under the Plan.

NOW, THEREFORE, THE URBAN RENEWAL AGENCY OF THE CITY OF WILSONVILLE RESOLVES AS FOLLOWS:

1. Based on the above recitals, the City of Wilsonville Urban Renewal Agency does hereby adopt the Tenth Amendment to the Year 2000 Urban Renewal Plan attached hereto as Exhibit A, and incorporated herein by this reference.

2. Agency does hereby direct that the Tenth Amendment to the Year 2000 Urban Renewal Plan be forwarded to the Wilsonville City Council for adoption.

3. This Resolution is effective upon adoption.

ADOPTED by the Wilsonville Urban Renewal Agency at a regular meeting thereof this 1<sup>st</sup> day of February, 2016 and filed with the Wilsonville City Recorder this date.

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TIM KNAPP, Chair

ATTEST:

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Sandra C. King, MMC, City Recorder

SUMMARY OF VOTES:

Chair Knapp - Abstain

Member Starr - Excused

Member Fitzgerald - Yes

Member Stevens - Yes

Member Lehan - Yes

ATTACHMENTS:

Exhibit A – Plan Amendment

Exhibit B – Report on the Year 2000 Plan

Exhibit A: Tenth Amendment to the Year 2000 Urban Renewal Plan

**Year 2000 Urban Renewal Plan - Council Approved Amendment – Tenth Amendment**

The following changes are made to the Year 2000 Urban Renewal Plan. Deletions are shown in ~~crossout~~ and additions are shown in *italics*.

Section 100 - Introduction

The Year 2000 Plan ~~is a~~ *was originally* a 856.92 acre, Urban Renewal Plan of the City of Wilsonville, Oregon. *It was adopted by Ordinance No. 273 in 1990.*

The Urban Renewal Area is located entirely within the incorporated City of Wilsonville, Clackamas County, Oregon. The Urban Renewal Area consists of a single geographic area with an estimated total taxable 1989-90 true cash value of \$30,327,560. *The 2015/16 assessed value as designated by the Clackamas County Assessor is \$425,179,742.*

*There have been numerous amendments to the urban renewal plan, all incorporated into the Plan. Minor amendments approved under URA Resolutions 32 and 59 added 11.22 acres to the Plan Area. URA Resolutions 99,102,118, 176 and 2440 removed acreage and added a small amount of acreage resulting in an overall acreage of 570 acres. The 2015 Amendment will further reduce acreage by 116.4 acres, deleting 120.9 acres and adding 4.5 acres for the Old Town Escape project, resulting in 454 acres in the Area.*

Section 300 - Legal Description Boundary

Section 301 Exhibit A - Narrative Legal Description of Urban Renewal Area – *replaced in its entirety.*

Section 302 - Exhibit B - Graphic (Map) Description of Urban Renewal Area – *replaced in its entirety*

Section 403 - Relationship of Plan to Local Objectives

Section 404 - Consistency of City's Comprehensive Plan

***Transportation:***

*GOAL 3.2: To encourage and support the availability of a variety of transportation choices for moving people that balance vehicular use with other transportation modes, including walking, bicycling and transit in order to avoid principal reliance upon any one mode of transportation.*

*Policy 3.2.1 To provide for safe and efficient vehicular, transit, pedestrian and bicycle access and circulation.*

*Implementation Measure 3.3.1.a. Encourage a balance among housing, employment, and commercial activities within the City so more people are able to live and work within Wilsonville, thereby reducing cross-jurisdictional commuting.*

*Implementation Measure 3.3.2.a. Provide pedestrian and bicycle connections between residential neighborhoods and major commercial, industrial, and recreational activity centers*

*throughout the city, as shown in the Bicycle and Pedestrian Master Plan. Coordinate the system of pathways planned by adjacent jurisdictions to allow for regional travel.*

*Implementation Measure 3.3.2.b. Concrete sidewalks will be provided on both sides of all streets unless waived when alternative provisions are found to adequately address pedestrian needs.*

*Implementation Measure 3.3.2.c. Transportation facilities shall be ADA-compliant.*

*Implementation Measure 3.3.2.d. Fill gaps in the existing sidewalk and off-street pathway systems to create a continuous network of safe and accessible bicycle and pedestrian facilities.*

***The Tenth Amendment is in conformance with the Transportation section of the Comprehensive Plan as the project to be added to the Plan is a transportation project to allow for a more efficient transportation system and to complete the transportation system in the Area.***

#### Section 405 - Consistency with Economic Development Policy

*The City of Wilsonville Economic Development Strategy was adopted in August of 2012. It specified ten key actions, one of which was to*

*Action 3.1 Coordinate capital improvement planning to ensure infrastructure availability on employment land.*

***The Tenth Amendment is in conformance with the Economic Development Policy as the project to be added to the Plan is a transportation project to allow for a more efficient transportation system and to complete the transportation system in the Area, allowing for increased growth on employment land and access for the residential sector to key employment land.***

#### Section 500 - Land Use Plan

#### Section 501 - Land Use Designations

#### 601 Urban Renewal Projects and Improvement Activities

*14) Old Town Escape – provide an alternative route for transportation into and out of Old Town. The exact route to be determined in the future.*



## **EXHIBIT A**

### Legal Description

Year 2000 Urban Renewal Area  
Wilsonville, Oregon

A tract of land located in Sections 11, 12, 13, 14, 23, and 24 of Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Clackamas County, Oregon, and being more particularly described as follows:

Beginning at the Section corner common to Sections 1, 2, 11, and 12 of Township 3 South, Range 1 West, Willamette Meridian, in the City of Wilsonville, Clackamas County, Oregon (Assessor's Map 3 1W 12):

1. Thence along the north section line of said Section 12, Easterly 990 feet, more or less, to the intersection of the northerly extension of the west line of Partition Plat Number 1991-159, being the True Point of Beginning (Assessor's Map 3 1W 12);
2. Thence continuing along said north section line, Easterly 1672 feet, more or less, to the north one-quarter corner of said Section 12 (Assessor's Map 3 1W 12);
3. Thence along the north-south centerline of said Section 12, Southerly 1289 feet, more or less, to the northerly right-of-way line of Wiedemann Road (Assessor's Map 3 1W 12);
4. Thence along said northerly right-of-way line and the westerly extension thereof, Westerly 821 feet, more or less, to the northerly extension of the easterly right-of-way line of Canyon Creek Road North (Assessor's Map 3 1W 12);
5. Thence along said easterly right-of-way line and the northerly extension thereof, Southerly 1128 feet, more or less, to the westerly northwest corner of Lot 1 of the plat of "Canyon Creek Estates," also being on the southerly right-of-way line of Roanoke Drive South (Assessor's Map 3 1W 12BD);
6. Thence along said southerly right-of-way line, Easterly 506 feet, more or less, to the southerly extension of the easterly right-of-way line of McLeod Street (Assessor's Map 3 1W 12BD);
7. Thence along said easterly right-of-way line and the southerly extension thereof, Northerly 465 feet, more or less, to the southerly right-of-way line of Roanoke Drive North (Assessor's Map 3 1W 12BD);
8. Thence along said southerly right-of-way line, Southeasterly 159 feet, more or less, to the most northerly corner of Lot 72 of said plat (Assessor's Map 3 1W 12BD);
9. Thence Northeasterly 39 feet, more or less, to the intersection of the northerly right-of-way line of Roanoke Drive North and the most southerly corner of Tract 'M' of said plat (Assessor's Map 3 1W 12BD);
10. Thence along the southerly line of said Tract 'M', Northeasterly 122 feet, more or less, to the most northerly corner of Lot 28 of said plat (Assessor's Map 3 1W 12BD);

11. Thence along the easterly line of said Lot 28 and the easterly lines of Lots 27, 26, and 25 of said plat, Southerly 210 feet, more or less, to the southeasterly corner of said Lot 25 (Assessor's Map 3 1W 12BD);
12. Thence along the southwesterly line of said Lot 25, Southwesterly 90 feet, more or less, to the easterly right-of-way line of Roanoke Drive North (Assessor's Map 3 1W 12BD);
13. Thence along said easterly right-of-way line, Southeasterly 15 feet, more or less, to the northwesterly corner of Lot 24 of said plat (Assessor's Map 3 1W 12BD);
14. Thence along the northwesterly line of said Lot 24, Northeasterly 90 feet, more or less, to the northeasterly corner of said Lot 24 (Assessor's Map 3 1W 12BD);
15. Thence along the northeasterly line of said Lot 24 and the northeasterly lines of Lots 23, 22, and 21, Southeasterly 225 feet, more or less, to the north-south centerline of said Section 12 (Assessor's Map 3 1W 12BD);
16. Thence along said north-south centerline, Southerly 1008 feet, more or less, to the easterly southeast corner of Tract 'R' of the plat of "Canyon Creek Meadows" (Assessor's Map 3 1W 12CA);
17. Thence along the southeasterly line of said Tract 'R', Southwesterly 196 feet, more or less, to the south line of said plat (Assessor's Map 3 1W 12CA);
18. Thence along said south line, Westerly 771 feet, more or less, to the easterly right-of-way line of Canyon Creek Road North (Assessor's Map 3 1W 12CA);
19. Thence along said easterly right-of-way line, Southerly 1691 feet, more or less, to the northerly right-of-way line of Boeckman Road (Assessor's Map 3 1W 12D);
20. Thence along said northerly right-of-way line and the easterly extension thereof, Easterly 3576 feet, more or less, to the east line of said Section 12 (Assessor's Map 3 1W 12D);
21. Thence along said east line, Southerly 30 feet, more or less, to the section corner common to Sections 12 and 13, Township 3 South, Range 1 West, and Sections 7 and 18, Township 3 South, Range 1 East (Assessor's Map 3 1W 13);
22. Thence along the east line of Section 13, Township 3 South, Range 1 West, Southerly 1317 feet, more or less, to the North 1/16<sup>th</sup> corner common to said Sections 13 and 18 (Assessor's Map 3 1W 13AA);
23. Thence along the south line of the Northeast One-Quarter of the Northeast One-Quarter of said Section 13, Westerly 479 feet, more or less, to the west line of Lot 44 of the plat of "Landover" (Assessor's Map 3 1W 13AA);
24. Thence along said west line, Northerly 86 feet, more or less, to the southerly right-of-way line of SW Wagner Street (Assessor's Map 3 1W 13AA);
25. Thence along said southerly right-of-way line, Southwesterly 26 feet, more or less, to the easterly right-of-way line of Wilsonville Road (Assessor's Map 3 1W 13AA);
26. Thence along said easterly right-of-way line and the southerly right-of-way lines of Wilsonville Road, Southwesterly 5871 feet, more or less, to the easterly right-of-way line of Kolbe Lane (Assessor's Map 3 1W 24);
27. Thence along said easterly right-of-way line, Southerly 141 feet, more or less, to the most northerly corner of Document Number 92-076392 (Assessor's Map 3 1W 24);
28. Thence along the easterly lines of said Deed, Southerly 286 feet, more or less, to the northerly right-of-way line of said Kolbe Lane (Assessor's Map 3 1W 24);

29. Thence along said northerly right-of-way line, Easterly 407 feet, more or less, to the point of tangency of said right-of-way line (Assessor's Map 3 1W 24);
30. Thence Southerly 56 feet, more or less, to the southwesterly corner of Document Number 2001-030989, being on the southerly right-of-way line of said Kolbe Lane (Assessor's Map 3 1W 24A);
31. Thence along said southerly right-of-way line, Westerly 1089 feet, more or less, to the southerly right-of-way line of Wilsonville Road (Assessor's Map 3 1W 24);
32. Thence along said southerly right-of-way line, Westerly 580 feet, more or less, to the easterly right-of-way line of Memorial Drive (Assessor's Map 3 1W 24);
33. Thence along the easterly and southerly right-of-way lines of Memorial Drive, Southwesterly 3337 feet, more or less, to the northwesterly corner of Parcel 1 of Partition Plat Number 1999-017 (Assessor's Map 3 1W 24CB);
34. Thence Westerly 592 feet, more or less, to the intersection of the east line of the Thomas Bailey Donation Land Claim No. 45 and the southerly right-of-way line of 5<sup>th</sup> Street (Assessor's Map 3 1W 23AC);
35. Thence along said east Donation Land Claim line, Southerly 616 feet, more or less, to the southeast corner of Document Number 96-084506 (Assessor's Map 3 1W 23AC);
36. Thence along the south line of said Deed and the north line of Document Number 71-32182 and Document Number 93-64436, Westerly 592 feet, more or less, to the easterly right-of-way line of Magnolia Avenue (Assessor's Map 3 1W 23DB);
37. Thence along said easterly right-of-way line, Southerly 271 feet, more or less, to the northerly line of Document Number 2005-093982 (Assessor's Map 3 1W 23DB);
38. Thence along said northerly line, Easterly 110 feet, more or less, to the northeast corner of said Deed (Assessor's Map 3 1W 23DB);
39. Thence along the east line of said Deed, Southerly 333 feet, more or less, to the northerly right-of-way line of Tauchman Street (Assessor's Map 3 1W 23DB);
40. Thence along said northerly right-of-way line, Southeasterly 245 feet, more or less, to the west line of Document Number 71-32182 (Assessor's Map 3 1W 23DB);
41. Thence along said west line, Southerly 33 feet, more or less, to the southerly right-of-way line of said Tauchman Street (Assessor's Map 3 1W 23DB);
42. Thence along said southerly right-of-way line, Northwesterly 665 feet, more or less, to the easterly right-of-way line of Boones Ferry Road (Main Street, Market Road No. 27) (Assessor's Map 3 1W 23DB);
43. Thence along said easterly right-of-way line, Southeasterly 643 feet, more or less, to the ordinary high waterline of the Willamette River (Assessor's Map 3 1W 23DB);
44. Thence along said ordinary high waterline, Westerly 63 feet, more or less, to the westerly right-of-way line of said Boones Ferry Road (Assessor's Map 3 1W 23DB);
45. Thence along said westerly right-of-way line, Northwesterly 848 feet, more or less, to the southerly right-of-way line of 2<sup>nd</sup> Street (Assessor's Map 3 1W 23CA);
46. Thence along said southerly right-of-way line, Westerly 177 feet, more or less, to the northwest corner of Lot 2, Block J of the plat of "Wilsonville" (Assessor's Map 3 1W 23CA);
47. Thence Northerly 48 feet, more or less, to the intersection of northerly right-of-way line of said 2<sup>nd</sup> Street and the southerly extension of the west line of Lot 2, Block H of the plat of "Wilsonville" (Assessor's Map 3 1W 23BD);

48. Thence along said northerly right-of-way line, Easterly 181 feet, more or less, to the westerly right-of-way line of Boones Ferry Road (Assessor's Map 3 1W 23BD);
49. Thence along said westerly right-of-way line, Northerly 938 feet, more or less, to the southerly right-of-way line of 5<sup>th</sup> Street (Assessor's Map 3 1W 23BD);
50. Thence along said southerly right-of-way line and the westerly extension thereof, Westerly 944 feet, more or less, to the east line of Document Number 90-020013 (Assessor's Map 3 1W 23BD);
51. Thence continuing along the westerly extension of said southerly right-of-way line, North  $88^{\circ}52'40''$  West 74.60 feet, more or less, to an angle point (Assessor's Map 3 1W 23BD);
52. Thence North  $58^{\circ}17'48''$  West 172.13 feet, more or less, to an angle point (Assessor's Map 3 1W 23BD);
53. Thence North  $19^{\circ}42'47''$  West 188.26 feet, more or less, to the north line of said Deed (Assessor's Map 3 1W 23BD);
54. Thence North  $19^{\circ}42'47''$  West 76.13 feet, more or less, to an angle point (Assessor's Map 3 1W 23B);
55. Thence North  $17^{\circ}23'14''$  West 335.50 feet, more or less, to a point of curvature (Assessor's Map 3 1W 23B);
56. Thence along a non-tangential curve to the left, with a Radius of 190.00 feet, Length of 193 feet, and a Chord of South  $46^{\circ}30'31''$  East 193.14 feet, more or less, to a point of tangency (Assessor's Map 3 1W 23B);
57. Thence South  $17^{\circ}23'14''$  East 172.12 feet, more or less, to an angle point (Assessor's Map 3 1W 23B);
58. Thence South  $19^{\circ}42'47''$  East 109.45 feet, more or less, to the north line of Document Number 90-020013 (Assessor's Map 3 1W 23BD);
59. Thence South  $19^{\circ}42'47''$  East 121.61 feet, more or less, to an angle point (Assessor's Map 3 1W 23BD);
60. Thence South  $58^{\circ}17'48''$  East 174.80 feet, more or less, to the intersection of the east line of Document Number 90-020013 and the northerly right-of-way line of 5<sup>th</sup> Street (Assessor's Map 3 1W 23BD);
61. Thence along said northerly right-of-way line, Easterly 956 feet, more or less, to the westerly right-of-way line of Boones Ferry Road (Assessor's Map 3 1W 23BD);
62. Thence along said westerly right-of-way line, Northerly 897 feet, more or less, to the southerly right-of-way line of Bailey Street (Assessor's Map 3 1W 23AB);
63. Thence along said southerly right-of-way line, Easterly 98 feet, more or less, to the easterly right-of-way line to said Boones Ferry Road (Assessor's Map 3 1W 23AB);
64. Thence southerly along said easterly right-of-way line, Southerly 295 feet, more or less, to the north line of the plat of "Wilsonville" (Assessor's Map 3 1W 23AC);
65. Thence along said north line and the easterly extension thereof, Easterly 743 feet, more or less, to the west line of a 25.00-foot wide Public Road per Document Number 2003-04532, being a line parallel with and 25.00 feet westerly of the east line of the Thomas Bailey Donation Land Claim No. 45 (Assessor's Map 3 1W 23AC);
66. Thence along the west line of said Public Road, Southerly 435 feet, more or less, to the northerly right-of-way line of 5<sup>th</sup> Street (Assessor's Map 3 1W 23AC);
67. Thence Southeasterly 43 feet, more or less, to the southwest corner of Parcel 2 of Partition Plat Number 2000-83 (Assessor's Map 3 1W 23AC);

68. Thence along the south line of said plat and the easterly extension thereof, Easterly 528 feet, more or less, to the easterly right-of-way line of Interstate 5 (Assessor's Map 3 1W 23A);
69. Thence along said easterly right-of-way line, Northerly 1312 feet, more or less, to the northwest corner of Document Number 96-027391 (Assessor's Map 3 1W 23AA);
70. Thence along the westerly extension of the northerly line of Document Number 96-027391, Westerly 339 feet, more or less, to the westerly right-of-way line of said Interstate 5 (Assessor's Map 3 1W 23AB);
71. Thence along said westerly right-of-way line, Northerly 529 feet, more or less, to the southerly right-of-way line of Wilsonville Road (Assessor's Map 3 1W 23AB);
72. Thence westerly along said southerly right-of-way line, Westerly 569 feet, more or less, to the easterly right-of-way line of Boones Ferry Road (Assessor's Map 3 1W 23AB);
73. Thence along said easterly right-of-way line, Southerly 1073 feet, more or less, to the northerly right-of-way line of Bailey Street (Assessor's Map 3 1W 23AB);
74. Thence along said northerly right-of-way line, Westerly 424 feet, more or less, to the east line of the Oregon Electric Railroad right-of-way (Assessor's Map 3 1W 23AB);
75. Thence Southwesterly 67 feet, more or less, to the southeast corner of Parcel 2 of Partition Plat Number 1990-092 (Assessor's Map 3 1W 23B);
76. Thence along the south line of said Parcel 2 and the westerly extension thereof, Westerly 985 feet, more or less, to a point of curvature (Assessor's Map 3 1W 23B);
77. Thence along a curve to the right with a Radius of 130 feet and a Length of 228 feet, more or less, to a point of tangency with a line parallel with and 30.00 feet easterly of the east line of the Industrial Way right-of-way (Assessor's Map 3 1W 23B);
78. Thence along said parallel line, Northeasterly 588 feet, more or less, to the north line of the Thomas Bailey Donation Land Claim No. 45 (Assessor's Map 3 1W 23B);
79. Thence along said north Donation Land Claim line, Easterly 75 feet, more or less, to the westerly right-of-way line of Kinsman Road (Assessor's Map 3 1W 23B);
80. Thence along said westerly right-of-way line, Northeasterly 465 feet, more or less, to the southerly right-of-way line of Wilsonville Road (Assessor's Map 3 1W 23B);
81. Thence Northerly 99 feet, more or less, to the intersection of the northerly right-of-way line of said Wilsonville Road and the westerly right-of-way line of said Kinsman Road (Assessor's Map 3 1W 14C);
82. Thence along said northerly right-of-way line, Easterly 1043 feet, more or less, to the southwest corner of Document Number 2011-056296 (Assessor's Map 3 1W 14D);
83. Thence along the west line of said Deed, Northerly 131 feet, more or less, to the northwest corner of said Deed (Assessor's Map 3 1W 14D);
84. Thence along the northerly and easterly lines of said Deed, Easterly 200 feet, more or less, to the northwest corner of Document Number 2014-044714 (Assessor's Map 3 1W 14D);
85. Thence along the northerly and easterly lines of said Deed, Southeasterly 156 feet, more or less, to the northerly right-of-way line of said Wilsonville Road (Assessor's Map 3 1W 14D);
86. Thence along said northerly right-of-way line, Easterly 193 feet, more or less, to the westerly right-of-way line of Boones Ferry Road (Assessor's Map 3 1W 14D);

87. Thence along said westerly right-of-way line, Northeasterly 291 feet, more or less, to the easterly southeast corner of Parcel 2 of Partition Plat Number 2003-082 (Assessor's Map 3 1W 14D);
88. Thence along a line perpendicular to the said westerly right-of-way line, Southeasterly 82 feet, more or less, to the easterly right-of-way line of said Boones Ferry Road (Assessor's Map 3 1W 14D);
89. Thence along said easterly right-of-way line, Southerly 259 feet, more or less, to the northerly right-of-way line of Wilsonville Road (Assessor's Map 3 1W 14D);
90. Thence along said northerly right-of-way line, Easterly 125 feet, more or less, to the southeasterly corner of Document Number 96-020104 (Assessor's Map 3 1W 14D);
91. Thence along the southeasterly line of said Deed Northeasterly 274 feet, more or less, to the southwest corner of Parcel 2 of Partition Plat Number 2007-121 (Assessor's Map 3 1W 14D);
92. Thence along the southerly line of said Parcel 2, Easterly 28 feet, more or less, to the westerly right-of-way line of Interstate 5 (Assessor's Map 3 1W 14D);
93. Thence Easterly 631 feet, more or less, to the easterly right-of-way line of said Interstate 5 and the southerly corner of Document Number 2013-033879, also being the northerly right-of-way line of Wilsonville Road (Assessor's Map 3 1W 14D);
94. Thence along said northerly right-of-way line, Easterly 543 feet, more or less, to the westerly right-of-way line of Town Center Loop Road West (Assessor's Map 3 1W 14D);
95. Thence along said westerly right-of-way line, Northwesterly 1227 feet, more or less, to the south line of Parcel 3 of Partition Plat Number 1991-202 (Assessor's Map 3 1W 14D);
96. Thence along said south line, Westerly 82 feet, more or less, to the easterly right-of-way line of said Interstate 5 (Assessor's Map 3 1W 14D);
97. Thence along said easterly right-of-way line, Northerly 1672 feet, more or less, to the south line of Partition Plat Number 2011-058 (Assessor's Map 3 1W 14A);
98. Thence along said south line, Easterly 1082 feet, more or less, to the westerly right-of-way line of Parkway Avenue (Assessor's Map 3 1W 14A);
99. Thence along said westerly right-of-way line, Northerly 3106 feet, more or less, to the southeast corner of Document Number 95-063608 (Assessor's Map 3 1W 11);
100. Thence Easterly 72 feet, more or less, to the most westerly northwest corner of Parcel 1 of Partition Plat Number 2005-022, being on the easterly right-of-way line of Parkway Avenue (Assessor's Map 3 1W 12);
101. Thence along said easterly right-of-way line, Southerly 414 feet, more or less, to the northerly right-of-way line of Boeckman Road (Assessor's Map 3 1W 12);
102. Thence along said northerly right-of-way line Easterly 2015 feet, more or less, to the westerly right-of-way line of Canyon Creek Road (Assessor's Map 3 1W 12);
103. Thence along said westerly right-of-way line, Northerly 2570 feet, more or less, to the intersection of the east-west centerline of Section 12 (Assessor's Map 3 1W 12);
104. Thence leaving said right-of-way line, along a line parallel with the west line of Parcel 4 of Document Number 2000-000158, North 01°30'22" East 1278 feet, more or less, to the southerly right-of-way line of Wiedemann Road (Assessor's Map 3 1W 12);

105. Thence along said southerly right-of-way line, Westerly 2810 feet, more or less, to the easterly right-of-way line of Parkway Avenue (Assessor's Map 3 1W 11);
106. Thence along said easterly right-of-way line, Southerly 1371 feet, more or less, to the northerly line of Partition Plat Number 2002-047 (Assessor's Map 3 1W 11D);
107. Thence along the northerly lines of Parcel 3 and Parcel 5 of said plat, Southeasterly 1965 feet, more or less, to the most easterly corner of said Parcel 5 (Assessor's Map 3 1W 11D);
108. Thence along the southeasterly line of said Parcel 5, Southwesterly 433 feet, more or less, to the northeasterly corner of Parcel 2 of Partition Plat Number 2005-022 (Assessor's Map 3 1W 12);
109. Thence along the easterly and southerly lines of said Parcel 2, Southwesterly 1243 feet, more or less, to the southeast corner of Document Number 2010-076176 (Assessor's Map 3 1W 12);
110. Thence along the easterly line of said Deed, Northerly 378 feet, more or less, to the westerly south line of Parcel 2 of Partition Plat Number 2005-022 (Assessor's Map 3 1W 12);
111. Thence along said south line and the westerly extension thereof, Westerly 455 feet, more or less, to the westerly right-of-way line of Parkway Avenue (Assessor's Map 3 1W 11D);
112. Thence along said westerly right-of-way line, Northerly 3026 feet, more or less, to the westerly extension of the northerly right-of-way line of Wiedemann Road (Assessor's Map 3 1W 11);
113. Thence along said northerly right-of-way line and the westerly extension thereof, Easterly 2156 feet, more or less, to the southwest corner of Parcel 1 of Partition Plat Number 1993-133 (Assessor's Map 3 1W 12);
114. Thence along the west line of said Parcel 1 and the west line of Parcel 1 of Partition Plat Number 1991-159 and the northerly extension thereof, Northerly 1287 feet, more or less, to the True Point of Beginning.

**Excepting the following parcels:**

**Parcel 1:**

Beginning at the northwest corner of Lot 21 of the plat of "Sundial" (Assessor's Map 3 1W 13BD):

115. Thence along the north line of said plat, Easterly 656 feet, more or less, to the easterly right-of-way line of Canyon Creek Road South (Assessor's Map 3 1W 13BD);
116. Thence along said easterly right-of-way line, Northerly 1970 feet, more or less, to the southerly right-of-way line of Boeckman Road (Assessor's Map 3 1W 13B);
117. Thence along said southerly right-of-way line, Easterly 2932 feet, more or less, to the northwest corner of Lot 86 of the plat of "Landover No. 2" (Assessor's Map 3 1W 13AA);
118. Thence along the westerly line of said Lot 86, Southerly 28 feet, more or less, to a point on the westerly line of the vacated right-of-way line of Wilsonville Road per Document Number 96-012470 (Assessor's Map 3 1W 13AA);

119. Thence along said westerly line, Southerly 1103 feet, more or less to the south line of Lot 111 of said plat (Assessor's Map 3 1W 13AA);
120. Thence along said southerly line, Southeasterly 5 feet, more or less, to the westerly right-of-way line of Wilsonville Road (Assessor's Map 3 1W 13AA);
121. Thence along said westerly right-of-way line, Southwesterly 5567 feet, more or less, to the southeast corner of Parcel 2 of Partition Plat Number 2009-072 (Assessor's Map 3 1W 13CD);
122. Thence along the easterly line of said Parcel 2, Northerly 426 feet, more or less, to the northeast corner of said Parcel 2 (Assessor's Map 3 1W 13CD);
123. Thence along the northerly line of said Parcel 2 and the northerly line of Parcel 1 of said plat, Westerly 599 feet, more or less, to the easterly right-of-way line of Town Center Loop Road East (Assessor's Map 3 1W 13CD);
124. Thence along said easterly right-of-way line, Northerly 1291 feet, more or less, to the most southerly southwest corner of Partition Plat Number 1991-166 (Assessor's Map 3 1W 13CB);
125. Thence along the southerly and easterly line of said plat, Northeasterly 318 feet, more or less, to the northwest corner of Parcel 3 of Partition Plat Number 1990-114 (Assessor's Map 3 1W 13CB);
126. Thence along the northerly line of said Parcel 3, Easterly 185 feet, more or less, to the west line of the plat of "Courtside Estates" (Assessor's Map 3 1W 13CB);
127. Thence along said west line and the northerly extension thereof, Northerly 556 feet, more less, to the northerly right-of-way line of Vlahos Drive (Assessor's Map 3 1W 13BD);
128. Thence along said northerly right-of-way line, Westerly 167 feet, more or less, to the southwest corner of Lot 21 of the plat of "Sundial" (Assessor's Map 3 1W 13BD);
129. Thence along the west line of said Lot 21, Northerly 633 feet, more or less, to the Point of Beginning.

**Parcel 2:**

Beginning at northeast corner of Lot 5 of the plat of "Main Street Village," also being on the southerly right-of-way line of Wilsonville Road (Assessor's Map 3 1W 24):

130. Thence along said southerly right-of-way line, Easterly 383 feet, more or less, to the westerly right-of-way line of Memorial Drive (Assessor's Map 3 1W 24);
131. Thence along said westerly right-of-way line, Southwesterly 660 feet, more or less, to the northerly line of the plat of "Village Estates Condominium Stage 2" (Assessor's Map 3 1W 23AD-2);
132. Thence along said northerly line, Northwesterly 125 feet, more or less, to the southerly extension of the east line of said Lot 5 (Assessor's Map 3 1W 23A);
133. Thence along the east line of said Lot 5 and the southerly extension thereof, Northerly 509 feet, more or less, to the Point of Beginning.

**Parcel 3:**

Beginning at the northerly northwest corner of Parcel 2 of Partition Plat Number 2012-057, also being on the southerly right-of-way line of Wilsonville Road (Assessor's Map 3 1W 23B):

134. Thence along said southerly right-of-way line, Easterly 1235 feet, more or less, to the westerly right-of-way line of Boones Ferry Road (Assessor's Map 3 1W 23AB);
135. Thence along said westerly right-of-way line, Southerly 1022 feet, more or less, to a line parallel with and 30.00 feet northerly of the north right-of-way line of Bailey Street (Assessor's Map 3 1W 23AB);
136. Thence along said parallel line, Westerly 326 feet, more or less, to the easterly right-of-way line of Oregon Electric Railroad (Assessor's Map 3 1W 23AB);
137. Thence Southwesterly 85 feet, more or less, to the intersection of the westerly right-of-way line of said Railroad and a line parallel with and 30.00 feet northerly of the south line of Parcel 2 of Partition Plat Number 1990-092 (Assessor's Map 3 1W 23B);
138. Thence along said parallel line and the westerly extension thereof, Westerly 914 feet, more or less, to a point of curvature (Assessor's Map 3 1W 23B);
139. Thence along a curve to the right with a Radius of 100 feet and an approximate length of 175 feet, more or less, to a line parallel with and 60.00 feet easterly of the easterly right-of-way line of Industrial Way (Assessor's Map 3 1W 23B);
140. Thence along said parallel line, Northeasterly 532 feet, more or less, to the north line of Document Number 2010-040434 (Assessor's Map 3 1W 23B);
141. Thence along said north line and the easterly extension thereof, Easterly 99 feet, more or less, to the southwesterly extension of the easterly right-of-way line of Kinsman Road (Assessor's Map 3 1W 23B);
142. Thence along said easterly right-of-way line and the southwesterly extension thereof, Northeasterly 531 feet, more or less, to the Point of Beginning.

**Parcel 4:**

Beginning at the southeast corner of Parcel 1 of Partition Plat Number 1990-129 (Assessor's Map 3 1W 13CB):

143. Thence along the east line of said plat, Northerly 883 feet, more or less, to the southerly right-of-way line of Town Center Loop Road East (Assessor's Map 3 1W 13CB);
144. Thence along the southerly and westerly right-of-way line of said Town Center Loop Road East, Southeasterly 1395 feet, more or less, to the south line of Document Number 2009-085920 (Assessor's Map 3 1W 13CB);
145. Thence along said south line, Westerly 867 feet, more or less, to the Point of Beginning.

**Parcel 5:**

Beginning at the northeast corner of Parcel 2 of Partition Plat Number 2006-013, also being on the southerly right-of-way line of Boeckman Road (Assessor's Map 3 1W 13B):

146. Thence along the east line of said Parcel 2, Southerly 577 feet, more or less, to the westerly right-of-way line of Canyon Creek Road (Assessor's Map 3 1W 13B);
147. Thence along said westerly right-of-way line, Southerly 2635 feet, more or less, to the northerly right-of-way line of Town Center Loop Road East (Assessor's Map 3 1W 13CB);

148. Thence along said northerly right-of-way line, Westerly 688 feet, more or less, to the easterly right-of-way line of Parkway Avenue (Assessor's Map 3 1W 13CB);
149. Thence along said easterly right-of-way line, Northerly 2918 feet, more or less, to the southerly right-of-way line of Boeckman Road (Assessor's Map 3 1W 13B);
150. Thence along said southerly right-of-way line, Easterly 1643 feet, more or less, to the Point of Beginning.

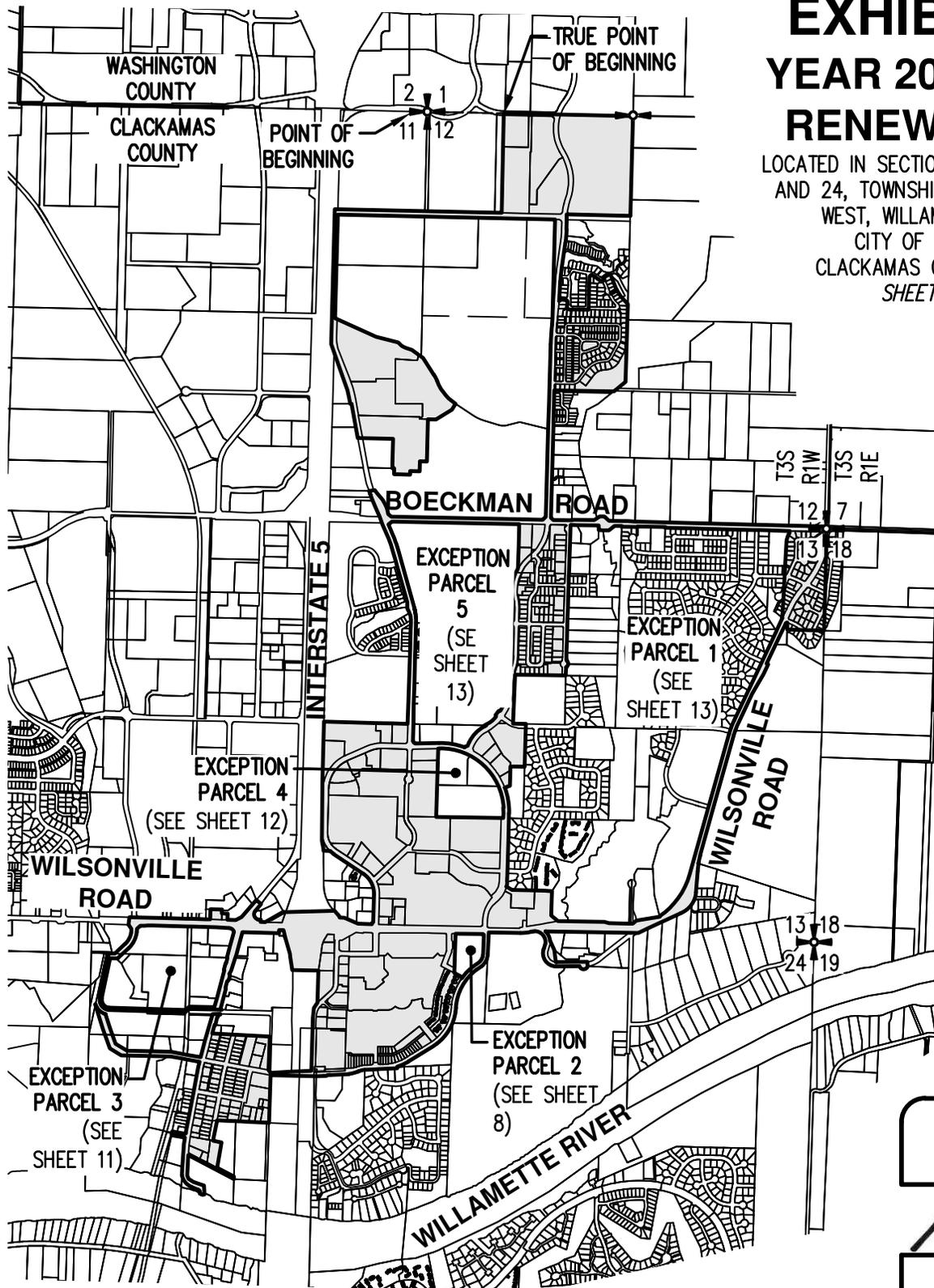
The above described tract of land contains 458 acres, more or less.

12/17/2015



# EXHIBIT MAP YEAR 2000 URBAN RENEWAL AREA

LOCATED IN SECTIONS 11, 12, 13, 14, 23,  
AND 24, TOWNSHIP 3 SOUTH, RANGE 1  
WEST, WILLAMETTE MERIDIAN,  
CITY OF WILSONVILLE,  
CLACKAMAS COUNTY, OREGON  
SHEET 1 OF 14



12/17/15

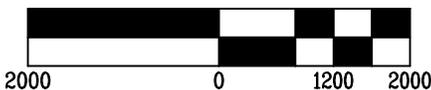
REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Nick White*

OREGON  
JANUARY 9, 2007  
NICK WHITE  
70652LS  
RENEWS: 6/30/16

## LEGEND

- DN. DOCUMENT NUMBER
  - PP NO. PARTITION PLAT NUMBER
  - P. PARCEL NUMBER
  - URBAN RENEWAL AREA
- SCALE 1" = 2000 FEET



AREA = 458 ACRES±

CITY OF WILSONVILLE  
URBAN RENEWAL DISTRICTS

AKS ENGINEERING & FORESTRY, LLC  
12965 SW HERMAN RD, STE 100  
TUALATIN, OR 97062  
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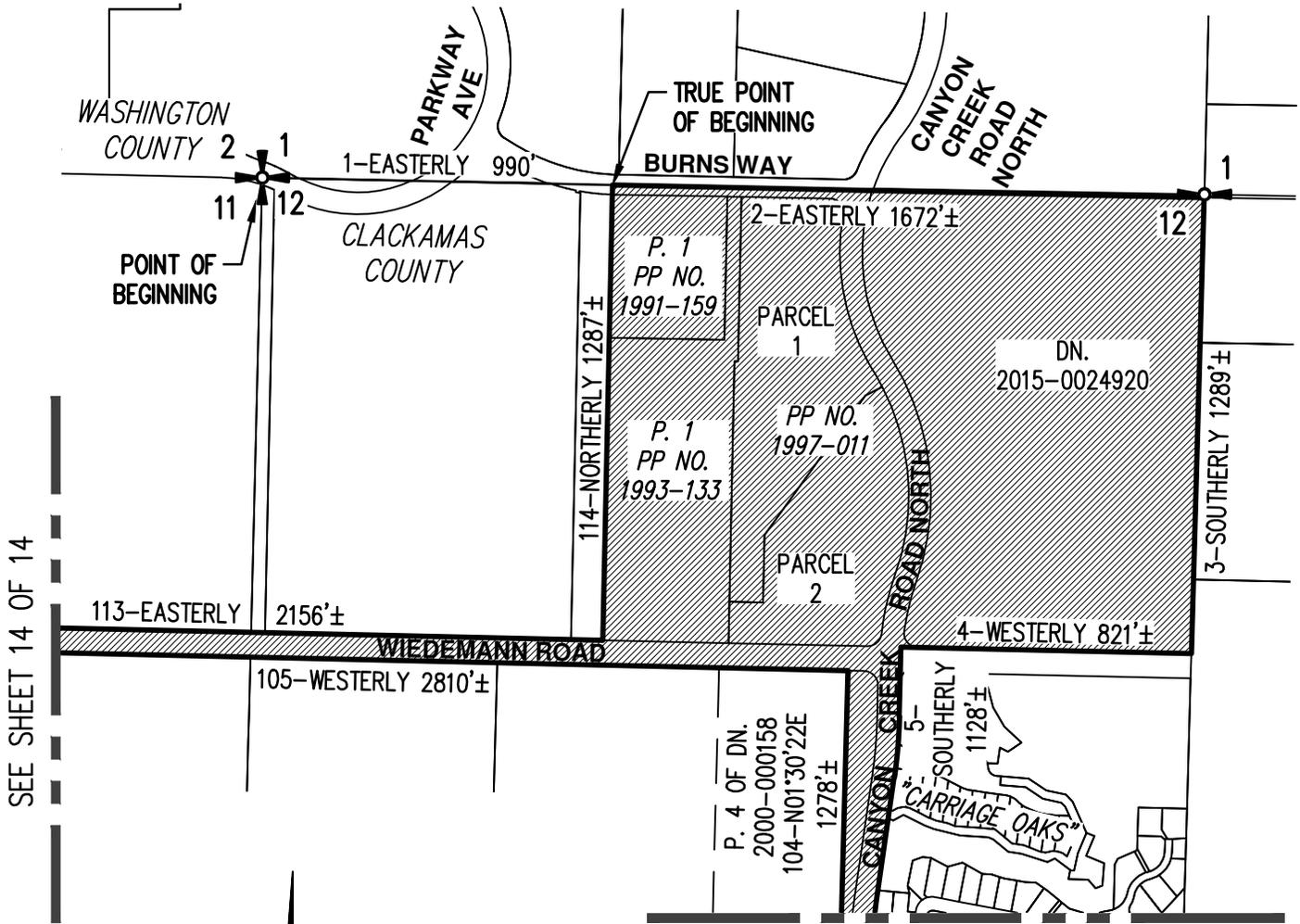
EXHIBIT  
**B**

DRWN: MSK  
CHKD: NSW  
AKS JOB:  
4658

# EXHIBIT MAP

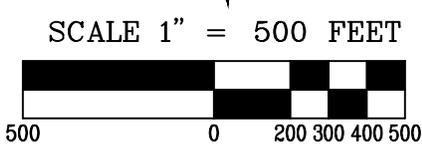
## YEAR 2000 URBAN RENEWAL AREA

LOCATED IN SECTIONS 11, 12, 13, 14, 23, AND 24,  
TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN,  
CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON  
SHEET 2 OF 14



SEE SHEET 14 OF 14

SEE SHEET 3 OF 14



12/17/15

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LAND SURVEYOR

OREGON  
JANUARY 9, 2007  
NICK WHITE  
70652LS

RENEWS: 6/30/16

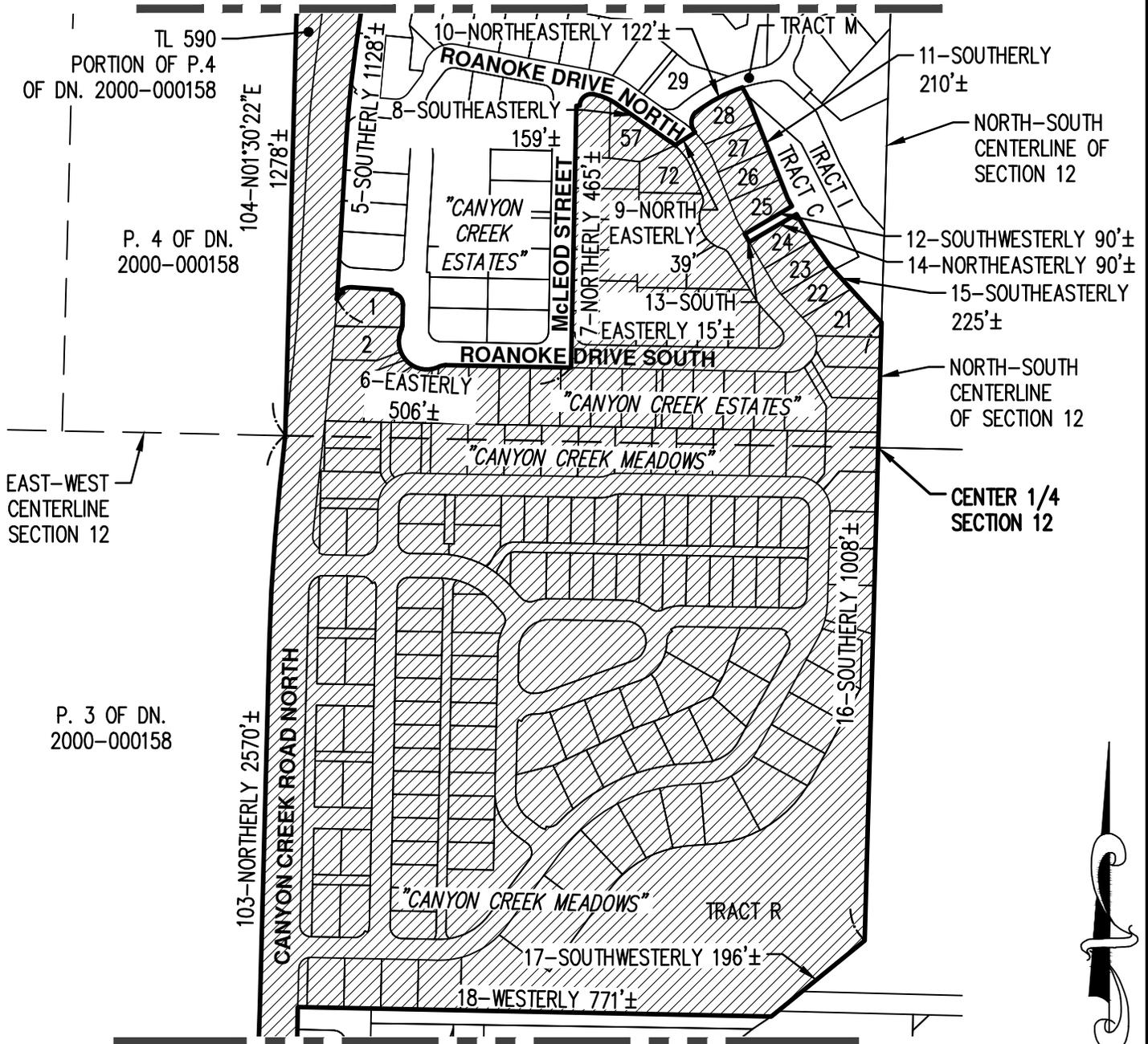
CITY OF WILSONVILLE URBAN RENEWAL DISTRICTS		EXHIBIT <b>B</b>
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# EXHIBIT MAP

## YEAR 2000 URBAN RENEWAL AREA

LOCATED IN SECTIONS 11, 12, 13, 14, 23, AND 24, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON  
SHEET 3 OF 14

MATCH LINE - SEE SHEET 2 OF 14



12/17/15

MATCH LINE - SEE SHEET 4 OF 14

SCALE 1" = 250 FEET



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Nick White*  
OREGON  
JANUARY 9, 2007  
NICK WHITE  
70652LS  
RENEWS: 6/30/16

CITY OF WILSONVILLE URBAN RENEWAL DISTRICTS		EXHIBIT <b>B</b>
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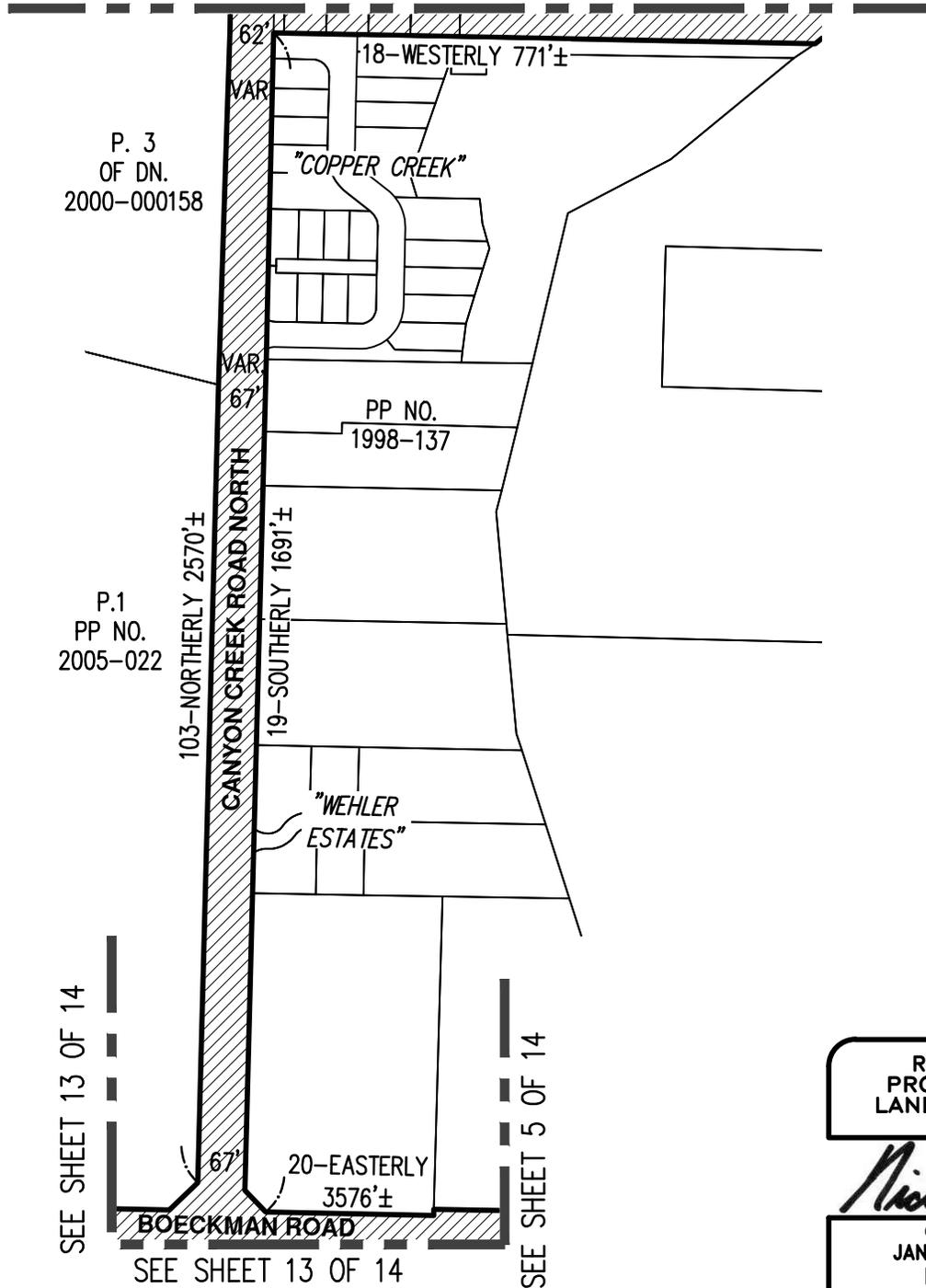


# EXHIBIT MAP

## YEAR 2000 URBAN RENEWAL AREA

LOCATED IN SECTIONS 11, 12, 13, 14, 23, AND 24, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON  
SHEET 4 OF 14

SEE SHEET 3 OF 14



12/17/15

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JANUARY 9, 2007  
NICK WHITE  
70652LS

RENEWS: 6/30/16

SCALE 1" = 250 FEET



CITY OF WILSONVILLE  
URBAN RENEWAL DISTRICTS

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EXHIBIT  
**B**

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CHKD: NSW

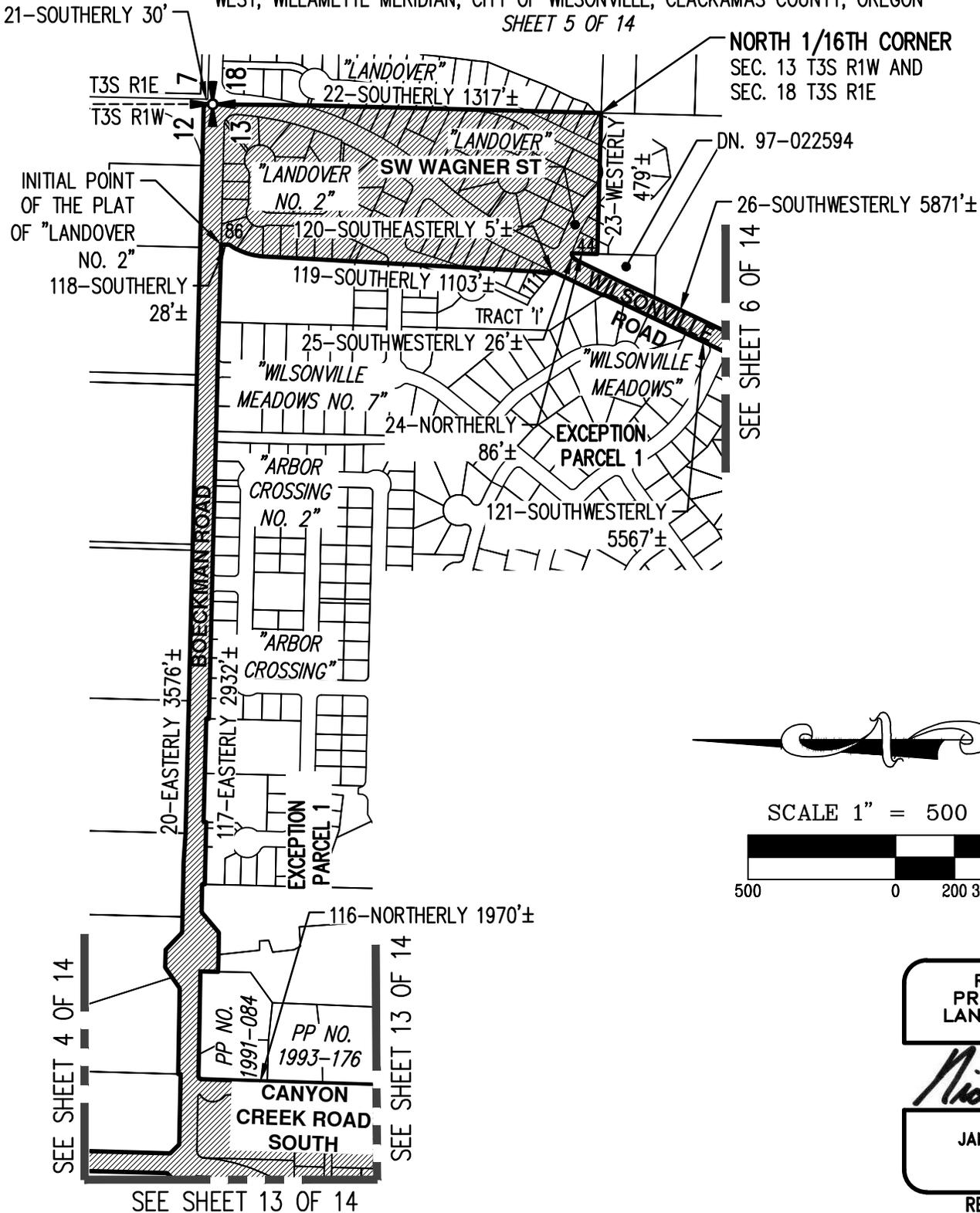
AKS JOB:  
4658

# EXHIBIT MAP

## YEAR 2000 URBAN RENEWAL AREA

LOCATED IN SECTIONS 11, 12, 13, 14, 23, AND 24, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON

SHEET 5 OF 14



CITY OF WILSONVILLE URBAN RENEWAL DISTRICTS		EXHIBIT <b>B</b>
AKS ENGINEERING & FORESTRY, LLC 12965 SW HERMAN RD, STE 100 TUALATIN, OR 97062 P: 503.563.6151 F: 503.563.6152 aks-eng.com		DRWN: MSK CHKD: NSW AKS JOB: 4658
<b>AKS</b>		

# EXHIBIT MAP

## YEAR 2000 URBAN RENEWAL AREA

LOCATED IN SECTIONS 11, 12, 13, 14, 23, AND 24, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON

SHEET 6 OF 14

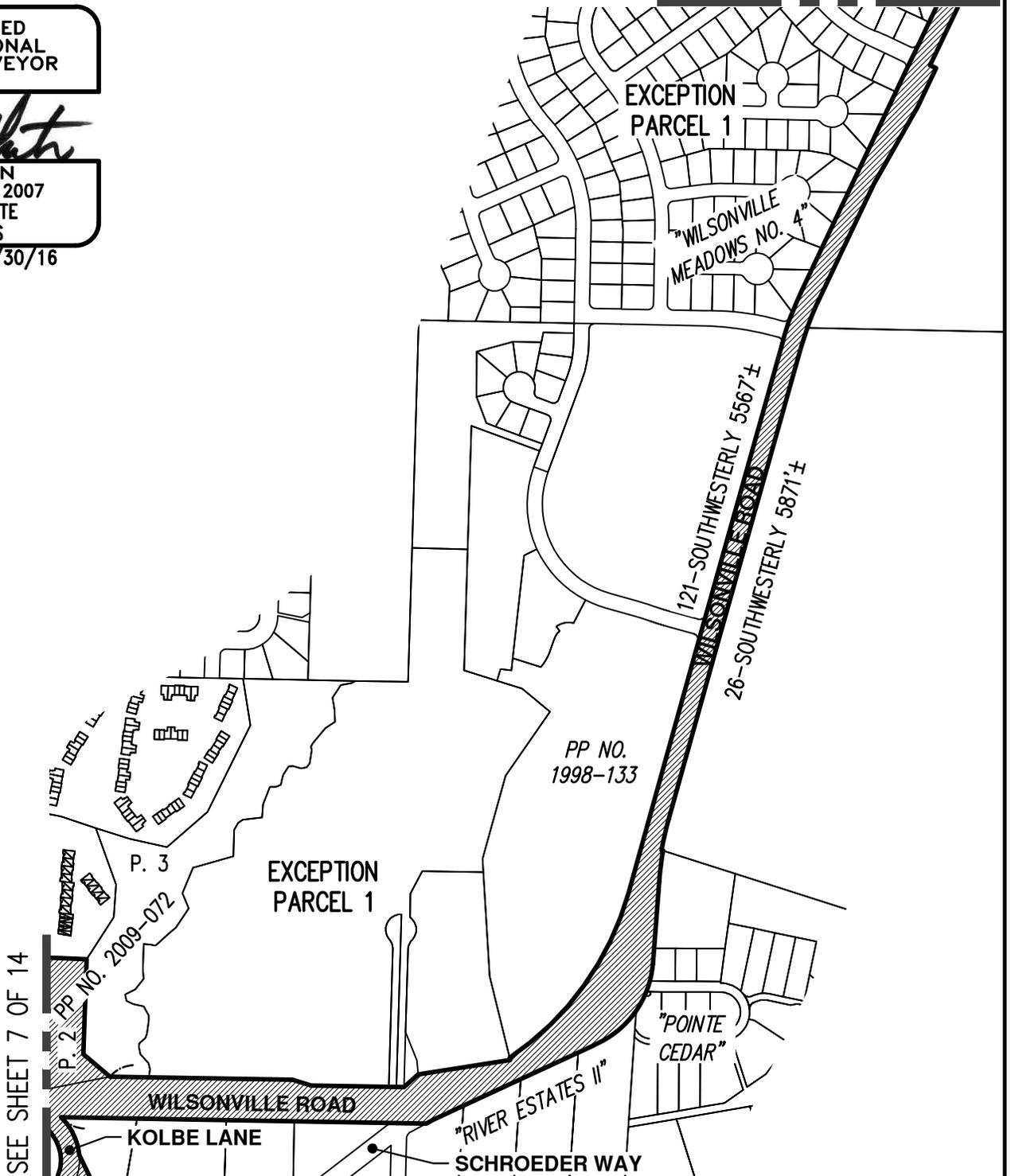
12/17/15

SEE SHEET 5 OF 14

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JANUARY 9, 2007  
NICK WHITE  
70652LS

RENEWS: 6/30/16



SEE SHEET 7 OF 14

SCALE 1" = 500 FEET



CITY OF WILSONVILLE  
URBAN RENEWAL DISTRICTS

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EXHIBIT  
**B**

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CHKD: NSW  
AKS JOB:  
4658

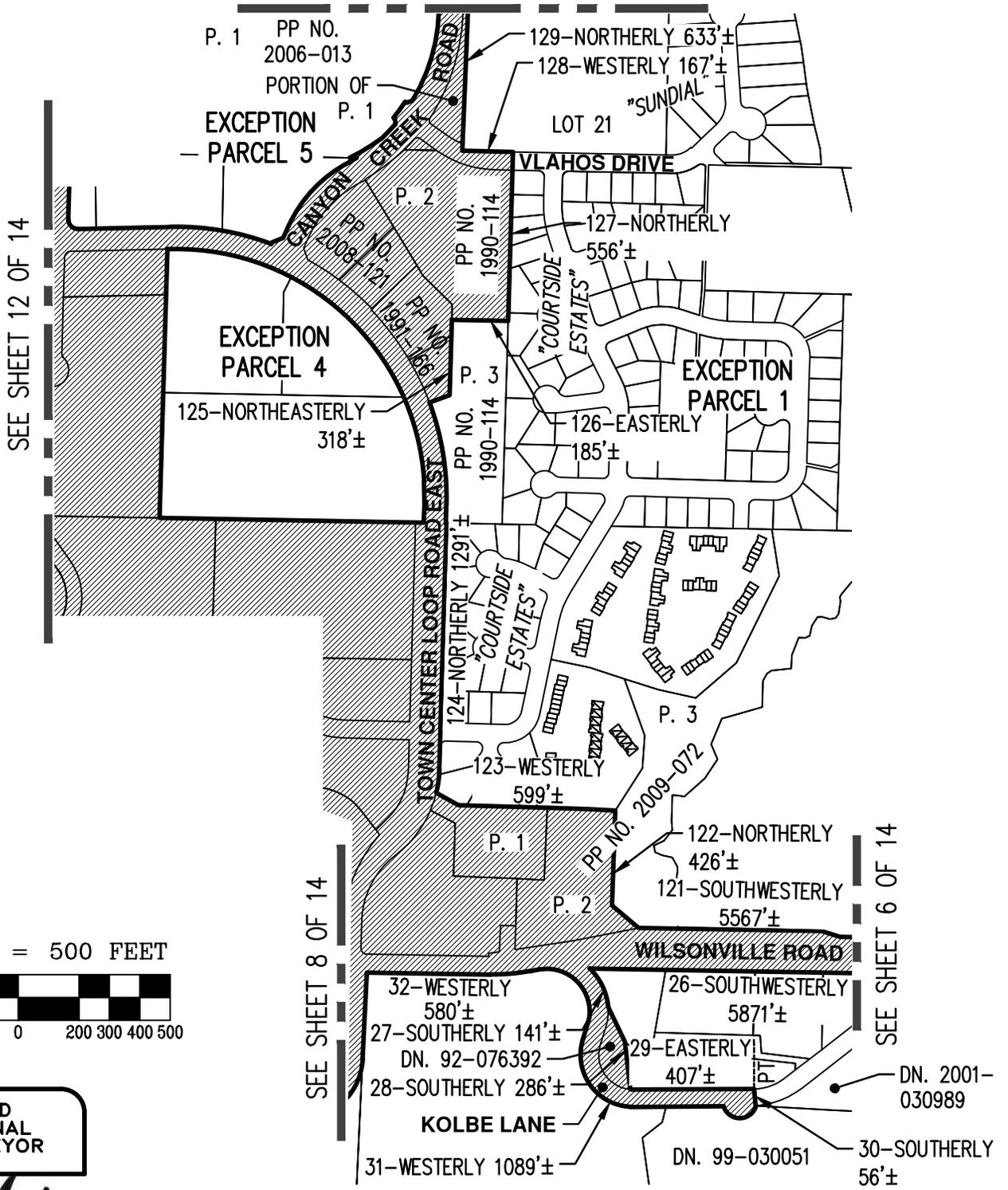
# EXHIBIT MAP

## YEAR 2000 URBAN RENEWAL AREA

LOCATED IN SECTIONS 11, 12, 13, 14, 23, AND 24, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON

SHEET 7 OF 14

SEE SHEET 13 OF 14



SEE SHEET 12 OF 14

SEE SHEET 8 OF 14

SEE SHEET 6 OF 14



SCALE 1" = 500 FEET



12/17/15

REGISTERED PROFESSIONAL LAND SURVEYOR

*Nick White*

OREGON  
JANUARY 9, 2007  
NICK WHITE  
70652LS

RENEWS: 6/30/16

CITY OF WILSONVILLE  
URBAN RENEWAL DISTRICTS

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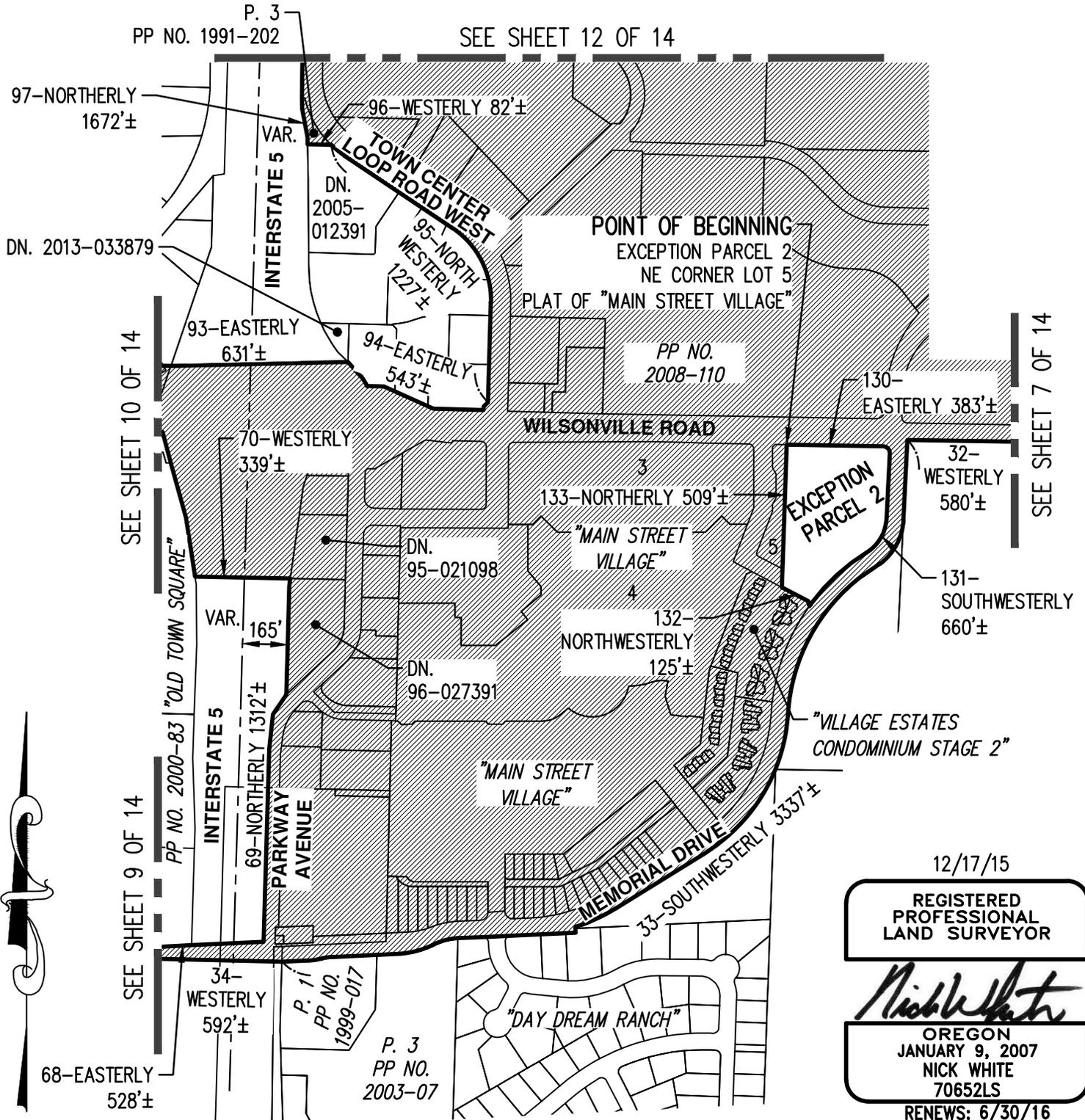
DRWN: MSK  
CHKD: NSW  
AKS JOB:  
4658

# EXHIBIT MAP

## YEAR 2000 URBAN RENEWAL AREA

LOCATED IN SECTIONS 11, 12, 13, 14, 23, AND 24, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON

SHEET 8 OF 14



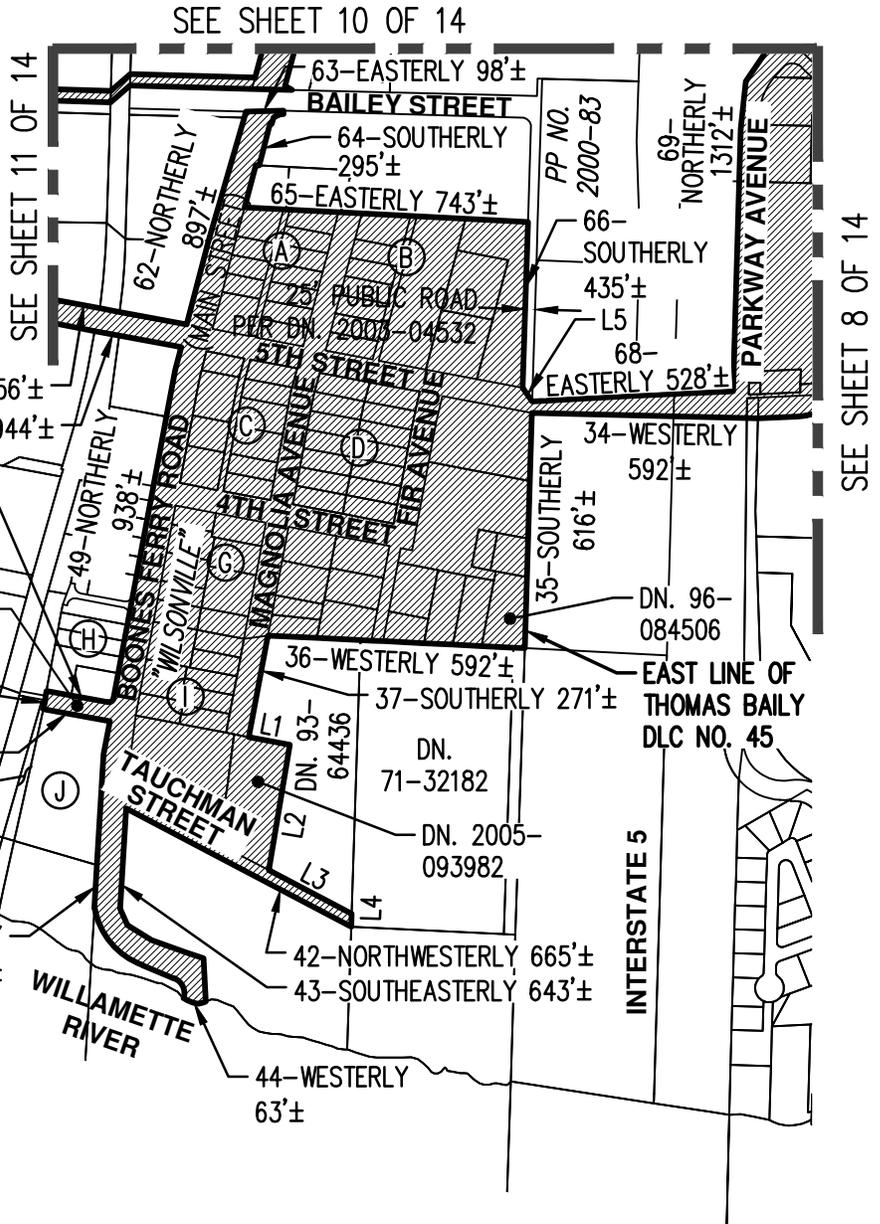
CITY OF WILSONVILLE URBAN RENEWAL DISTRICTS		EXHIBIT <b>B</b>
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<b>AKS</b>		

# EXHIBIT MAP

## YEAR 2000 URBAN RENEWAL AREA

LOCATED IN SECTIONS 11, 12, 13, 14, 23, AND 24, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON  
SHEET 9 OF 14

LINE TABLE	
LINE	DIRECTION AND LENGTH
38-L1	EASTERLY 110'±
39-L2	SOUTHERLY 333'±
40-L3	SOUTHEASTERLY 245'±
41-L4	SOUTHERLY 33'±
67-L5	SOUTHEASTERLY 43'±



SCALE 1" = 500 FEET



12/17/15

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LAND SURVEYOR

*Nick White*

OREGON  
JANUARY 9, 2007  
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70652LS

RENEWS: 6/30/16

CITY OF WILSONVILLE  
URBAN RENEWAL DISTRICTS

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**B**

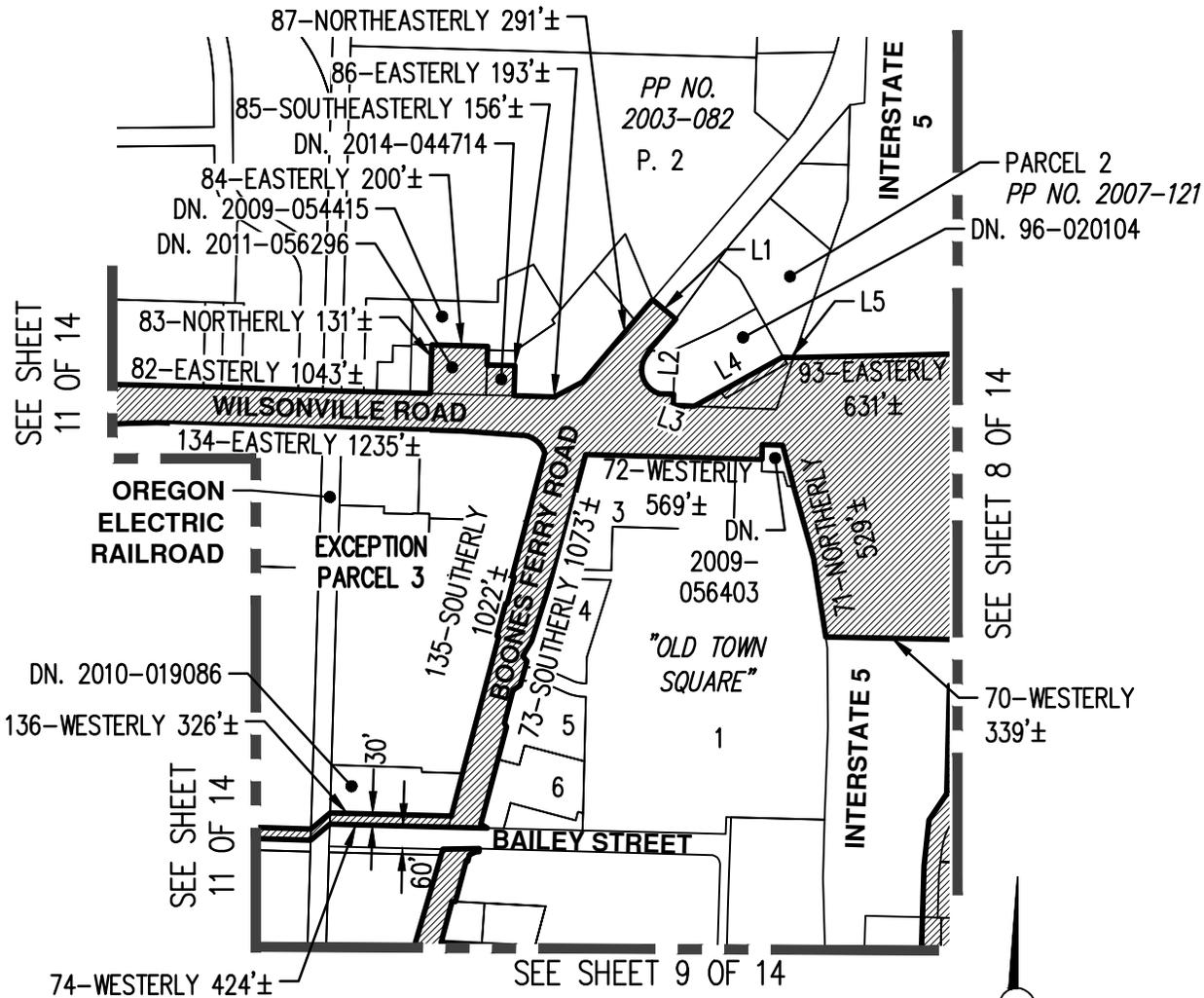
DRWN: MSK  
CHKD: NSW

AKS JOB:  
4658

# EXHIBIT MAP

## YEAR 2000 URBAN RENEWAL AREA

LOCATED IN SECTIONS 11, 12, 13, 14, 23, AND 24, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON  
SHEET 10 OF 14



SCALE 1" = 500 FEET



LINE TABLE	
LINE	DIRECTION AND LENGTH
88-L1	SOUTHEASTERLY 82'±
89-L2	SOUTHERLY 259'±
90-L3	EASTERLY 125'±
91-L4	NORTHEASTERLY 274'±
92-L5	EASTERLY 28'±

12/17/15

REGISTERED PROFESSIONAL LAND SURVEYOR

*Nick White*

OREGON  
JANUARY 9, 2007  
NICK WHITE  
70652LS

RENEWS: 6/30/16

CITY OF WILSONVILLE  
URBAN RENEWAL DISTRICTS

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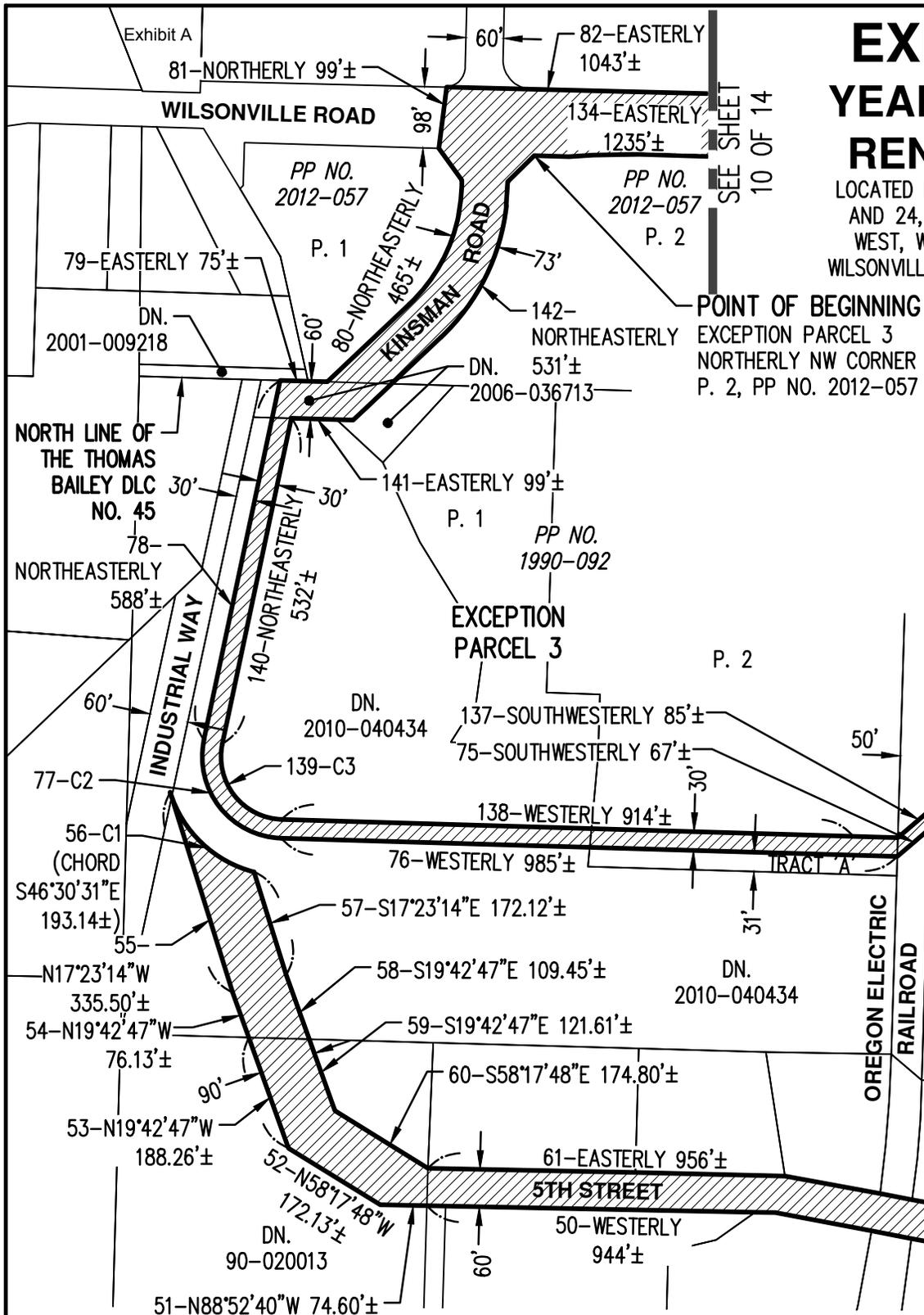
EXHIBIT  
**B**

DRWN: MSK  
CHKD: NSW  
AKS JOB:  
4658

# EXHIBIT MAP YEAR 2000 URBAN RENEWAL AREA

LOCATED IN SECTIONS 11, 12, 13, 14, 23,  
AND 24, TOWNSHIP 3 SOUTH, RANGE 1  
WEST, WILLAMETTE MERIDIAN, CITY OF  
WILSONVILLE, CLACKAMAS COUNTY, OREGON  
SHEET 11 OF 14

CURVE TABLE		
CURVE	RADIUS	LENGTH
56-C1	190.00'	193'±
77-C2	130.00'	228'±
139-C3	100.00'	175'±



POINT OF BEGINNING  
EXCEPTION PARCEL 3  
NORTHERLY NW CORNER  
P. 2, PP NO. 2012-057

SEE SHEET  
10 OF 14

SEE SHEET  
10 OF 14

SEE SHEET  
9 OF 14

12/17/15

SCALE 1" = 250 FEET



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Nick White*  
OREGON  
JANUARY 9, 2007  
NICK WHITE  
70652LS  
RENEWS: 6/30/16

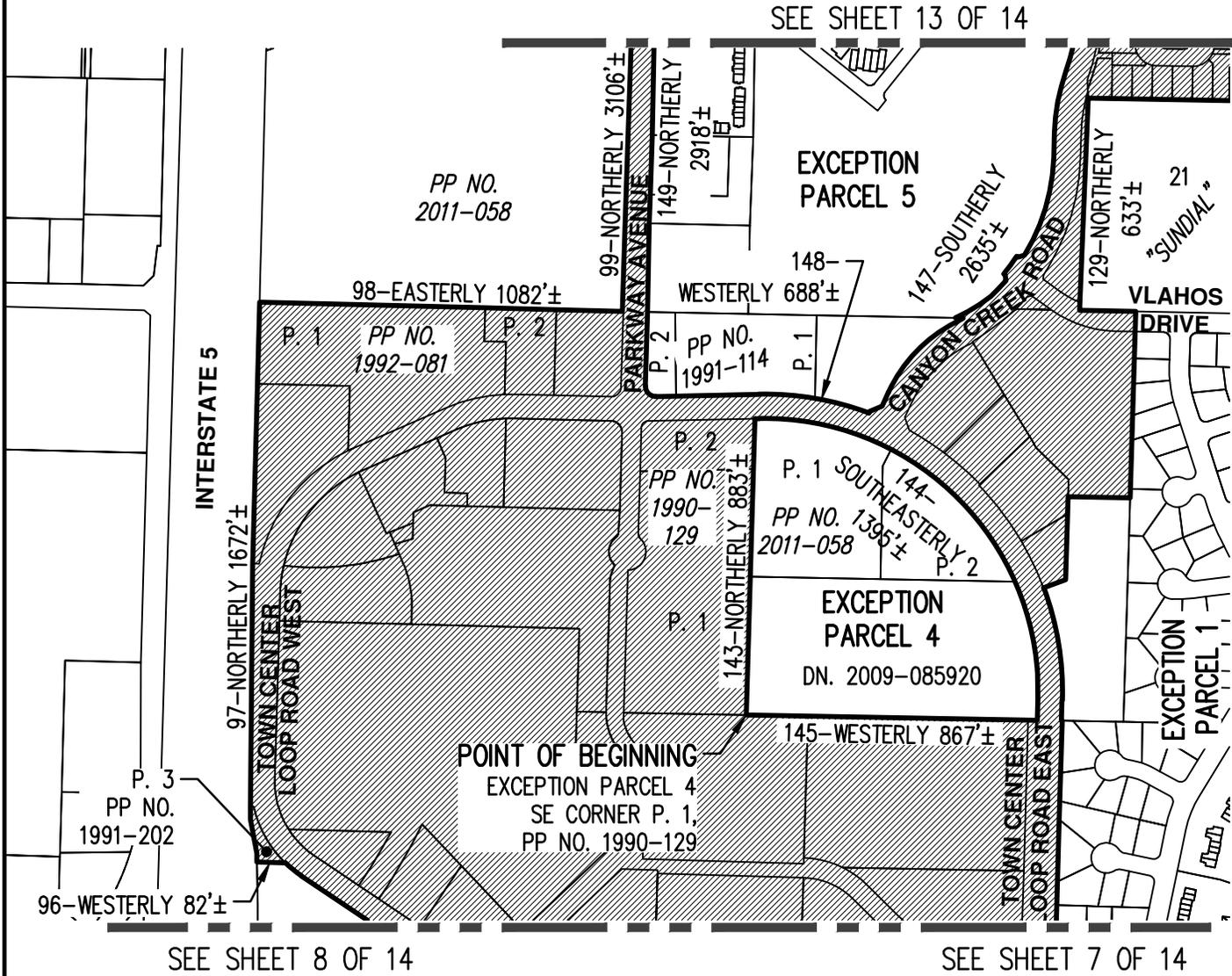
CITY OF WILSONVILLE URBAN RENEWAL DISTRICTS		EXHIBIT <b>B</b>
AKS ENGINEERING & FORESTRY, LLC 12965 SW HERMAN RD, STE 100 TUALATIN, OR 97062 P: 503.563.6151 F: 503.563.6152 aks-eng.com		DRWN: MSK CHKD: NSW AKS JOB: 4658



# EXHIBIT MAP

## YEAR 2000 URBAN RENEWAL AREA

LOCATED IN SECTIONS 11, 12, 13, 14, 23, AND 24, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON  
SHEET 12 OF 14



12/17/15

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Nick White*

OREGON  
JANUARY 9, 2007  
NICK WHITE  
70652LS

RENEWS: 6/30/16

SCALE 1" = 500 FEET



500 0 200 300 400 500

CITY OF WILSONVILLE  
URBAN RENEWAL DISTRICTS

AKS ENGINEERING & FORESTRY, LLC  
12965 SW HERMAN RD, STE 100  
TUALATIN, OR 97062  
P: 503.563.6151 F: 503.563.6152 aks-eng.com



EXHIBIT  
**B**

DRWN: MSK  
CHKD: NSW

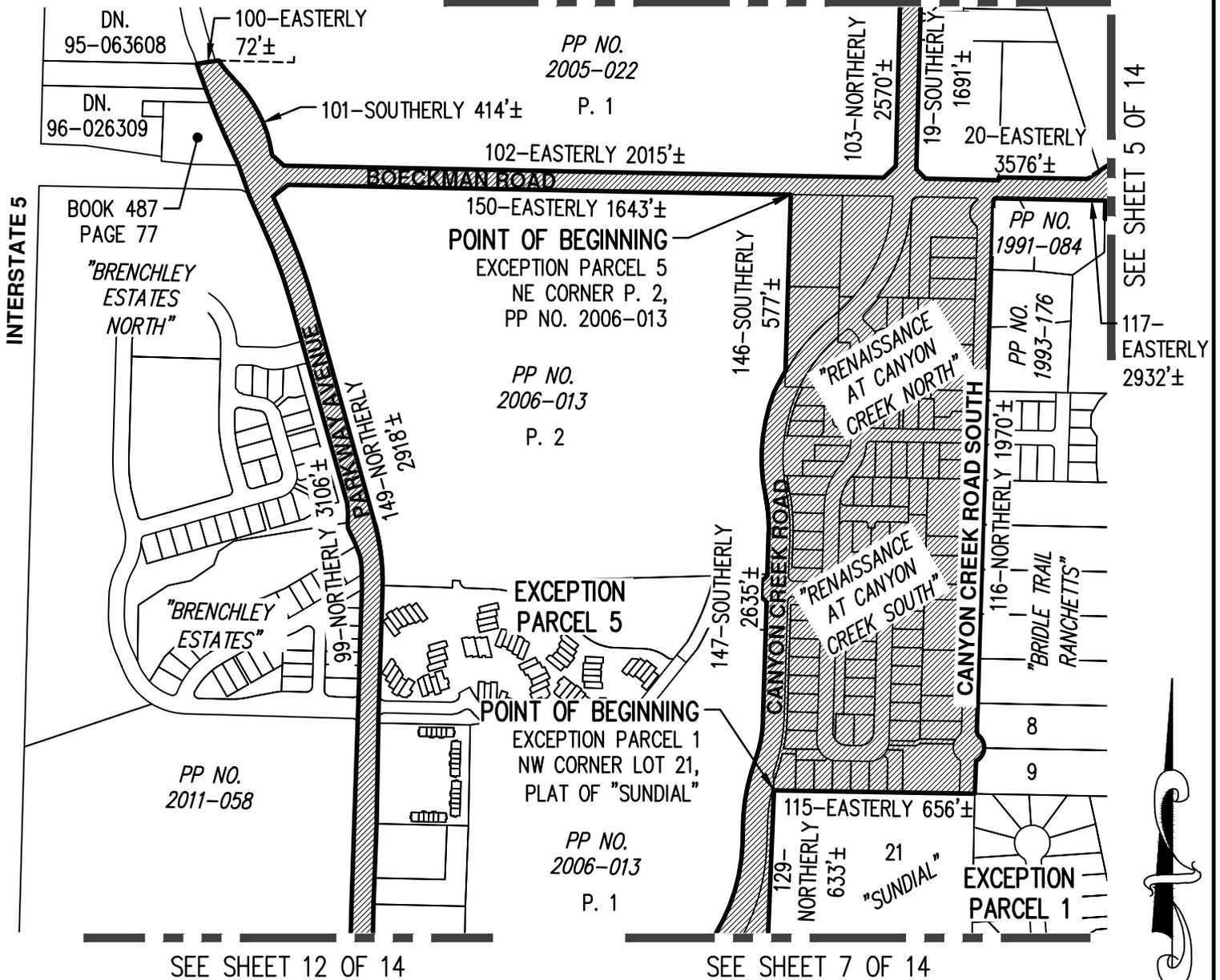
AKS JOB:  
4658

# EXHIBIT MAP

## YEAR 2000 URBAN RENEWAL AREA

LOCATED IN SECTIONS 11, 12, 13, 14, 23, AND 24, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON  
SHEET 13 OF 14

SEE SHEET 4 OF 14



12/17/15

REGISTERED PROFESSIONAL LAND SURVEYOR

*Nick White*

OREGON  
JANUARY 9, 2007  
NICK WHITE  
70652LS

RENEWS: 6/30/16

SCALE 1" = 500 FEET



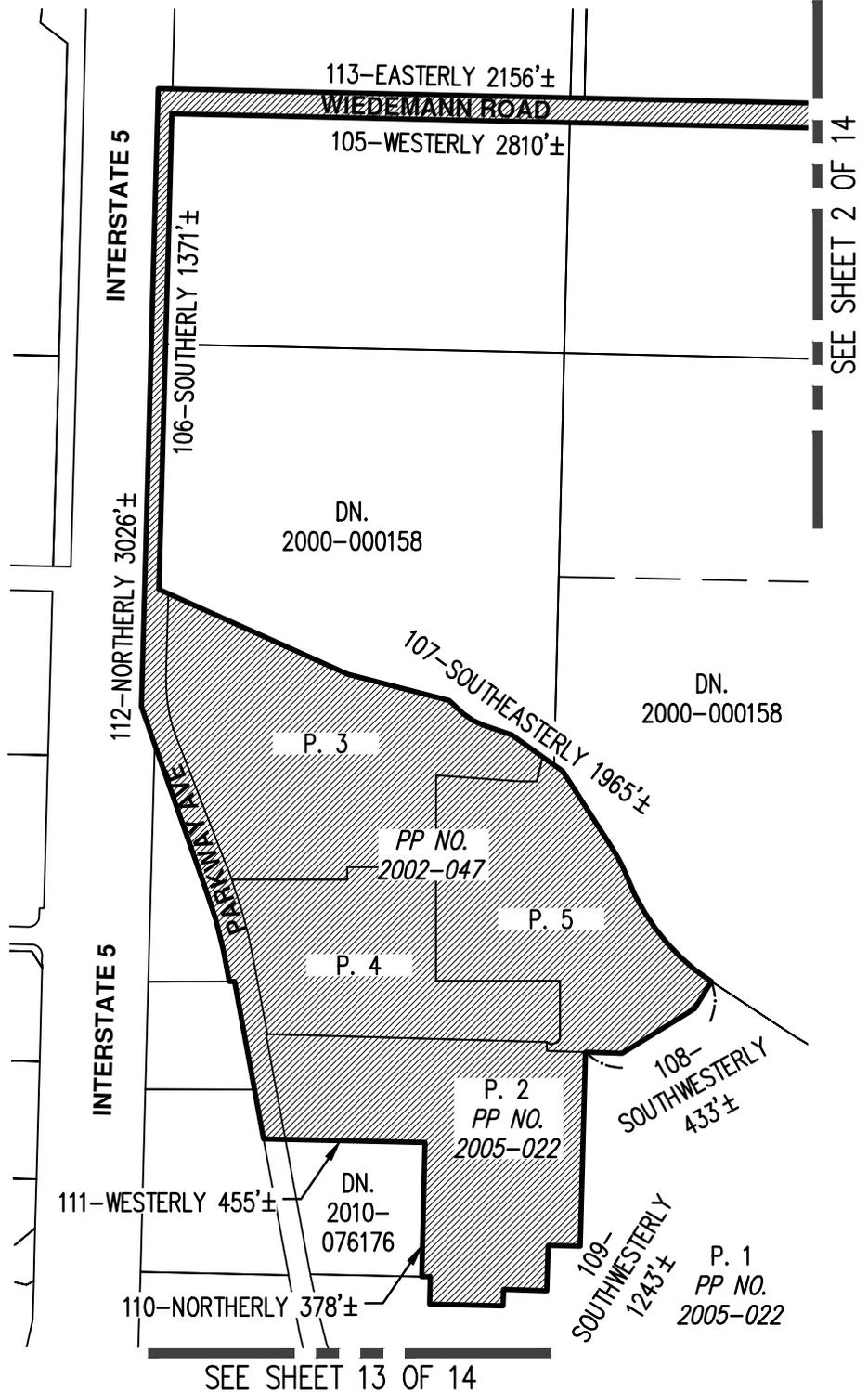
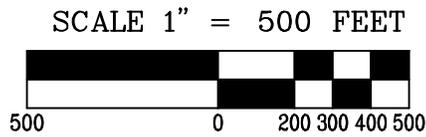
CITY OF WILSONVILLE URBAN RENEWAL DISTRICTS		EXHIBIT <b>B</b>
AKS ENGINEERING & FORESTRY, LLC 12965 SW HERMAN RD, STE 100 TUALATIN, OR 97062 P: 503.563.6151 F: 503.563.6152 aks-eng.com		DRWN: MSK CHKD: NSW AKS JOB: 4658



# EXHIBIT MAP

## YEAR 2000 URBAN RENEWAL AREA

LOCATED IN SECTIONS 11, 12, 13, 14, 23, AND 24,  
TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN,  
CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON  
SHEET 14 OF 14



12/17/15

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JANUARY 9, 2007  
NICK WHITE  
70652LS

RENEWS: 6/30/16

CITY OF WILSONVILLE  
URBAN RENEWAL DISTRICTS

AKS ENGINEERING & FORESTRY, LLC  
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EXHIBIT  
**B**

DRWN: MSK  
CHKD: NSW  
AKS JOB:  
4658

Report Accompanying the 10<sup>th</sup> Amendment to the Year 2000 Plan

Since this is not a substantial amendment, a full Report accompanying the Plan amendment is not required. However, to aid in understanding the additions and deletions, a partial report is included with this amendment.

**I. Existing Physical, Social and Economic Conditions**

The acreage to be added is 4.5 acres of undeveloped land in 5 parcels. There is no infrastructure in the parcels and there are no residences in the parcels. The county assessor will determine the assessed value of the parcels upon adoption of the amendment and transmission to the assessor's office. These parcels are shown in Figure 1.

Approximately 120.9 acres are scheduled to be removed from the Area to add value back to the property tax rolls to be distributed to all taxing districts and to free up acreage for potential new urban renewal; areas. The estimated assessed value to be added back to the tax rolls is \$570,000.

The net deletions total 116.4 acres (after adding the acreage to be added to the acreage to be deleted).

The Amendment to the Year 2000 Plan added acreage is shown in Figure 1. Deleted acreage is shown in Figures 2a – 2p. These are all shown in Table 1.

Table 1 - Acreage Changes

Acreage Changes	Acres Parcels	Acres ROW
Area to be Removed		
3S1W13CD – 02600	6.73	
3S1W24 TL -00601	8.85	
TL 31W24 00600	20.7	
TL 31W24 00602	1	
TL 31W24 01000	0.46	
3S1W23 CA 00100	1.68	
3S1W23DB 01100	1.1	
3S1W23 DB 01100	6	1
3S1W23 DB 01200	3.49	
3S1W23 DB 00100	6.88	
3S1W23 DB 00200	3.45	
ROW		10 Over 1-5 at Boeckman Road Bridge
TL 31W13B 02603	43.4	
TL 31W13B 02691	1.52	
31W14C 00801	1.57	
31W14C 00802	0.44	
ROW		3.3 Wilsonville Road
3S1W13b 02700	2.13	
Total to be Removed	109.4	11.50
Total to be Removed		120.9
Area to be Added		4.5
Net change		116.4

The Area after the Amendment is shown in Figure 3.

Figure 1 - Acreage to be Added



Figures 2a -2p - Acreage to be Deleted

Figure 2a - S1W13CD – 02600 - 6.73 acres



Figure 2b - 3S1W24 TL -00601 - 8.85 acres



Figure 2c - TL 31W24 00600 - 20.7 acres



Figure 2d - TL 31W24 00602 – 1 acre



Figure 2e - TL 31W24 01000 – .46 acres



Figure 2f - 3S1W23 CA 00100 - 1.68 acres



Figure 2g - 3S1W23DB 01100 - 1.1 acres



Figure 2h – 3S1W23 DB 01100 - 6 acres + R/W of approximately 1 acre

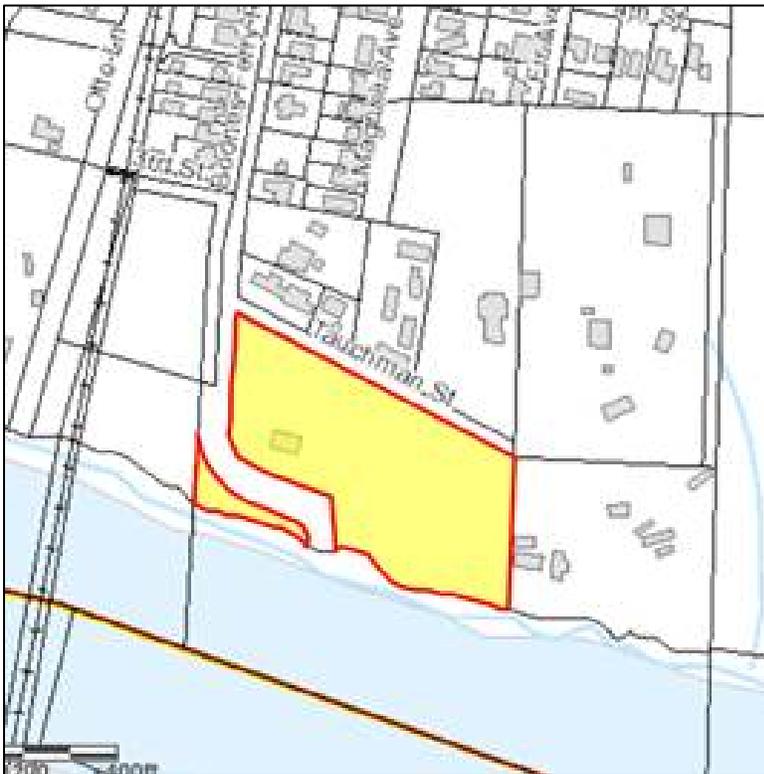


Figure 2i - 3S1W23 DB 01200 - 3.49 acres



Figure 2j - 3S1W23 DB 00100 - 6.88 acres

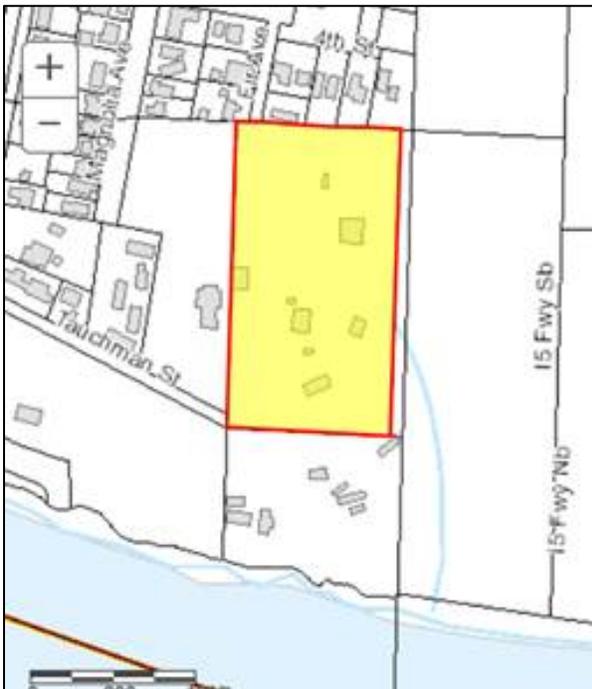


Figure 2k - 3S1W23 DB 00200 - 3.45 acres



Figure 2l - No Tax lot – ROW over I-5 at Boeckman Road bridge – approximately 10 acres



Figure 2m - TL 31W13B 02603 - 43.4 acres

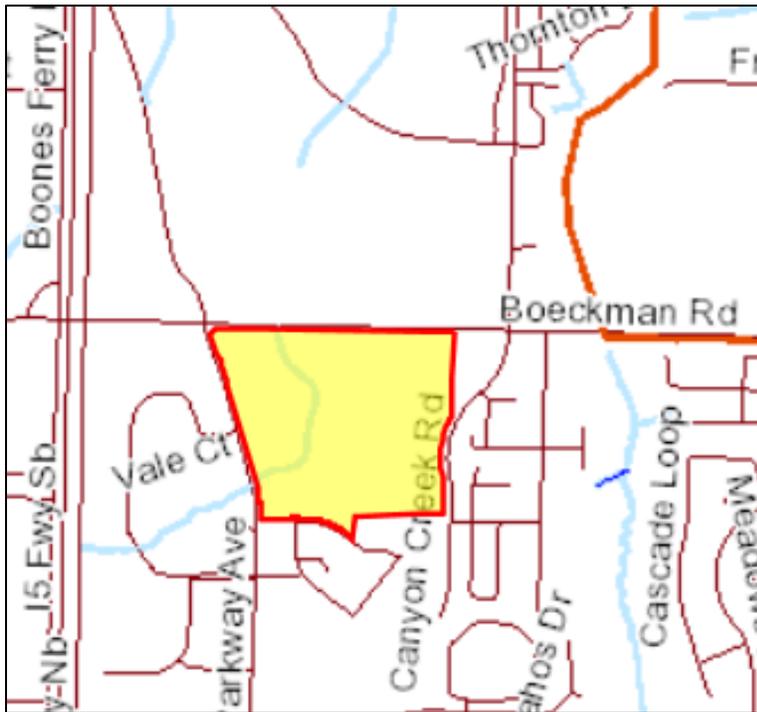


Figure 2n - TL 31W13B 02691 - 1.52 acres



Figure 2o - 31W14C 00801 - 1.57 acres, 31W14C 00802 - .44 acres, and Wilsonville Road ROW – approximately 3.3 acres



Figure 2p – 3S1W13b 02700 – 2.13 acres

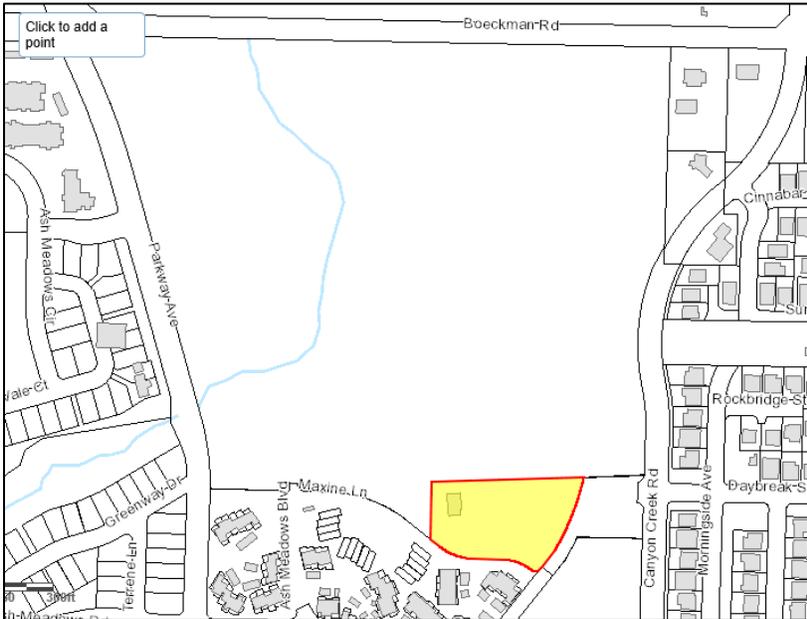
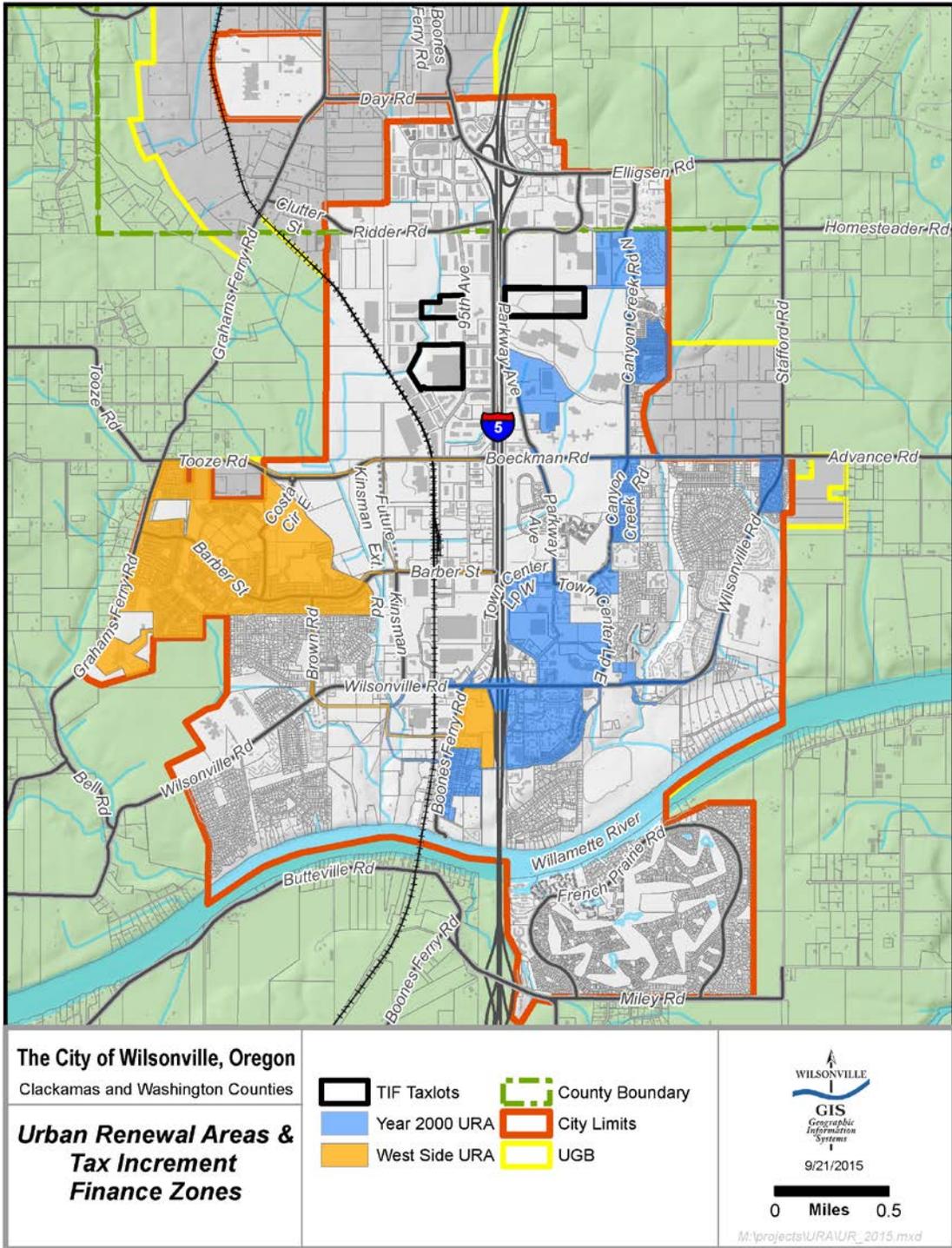


Figure 3 – Year 2000 After Amendment



**I. Reasons for Selection of Each Urban Renewal Area**

The acreage to be added was selected as it is blighted and will allow for the future construction of the Old Town Escape transportation project.

**II. The Relationship Between the Urban Renewal Projects and the Existing Conditions in the Urban Renewal Area.**

Old Town Escape

The Old Town Escape is another transportation route to provide access out of the Old Town area. The present transportation route is often congested and is the only route in and out of the area. The property is presently vacant.

**III. The Estimated Total Cost of Each Project and the Sources of Money to pay for Such Costs**

The estimated cost for the Old Town Escape Project will depend on the route which is chosen in the future. The urban renewal participation is up to \$7,000,000 as designated in the Wilsonville Urban Renewal Plan Task Force Recommendations adopted in 2014.

**IV. The Anticipated Completion Date for Each Project**

The alignment for the Old Town Escape is expected to be determined in FY 2015/16. The project is expected to be constructed in from 2017-2019.

**V. Financial Analysis**

No increased maximum indebtedness is required. There is sufficient maximum indebtedness capacity to fund the \$7,000,000 allocated to the Old Town Escape project. The project does not change the life of the district beyond the currently anticipated closure in FY 2020/21 and will not impact the Agency's ability to continue to under-levy tax increment revenue in the district.

**VI. Impact of the Tax Increment Financing**

The added project, the Old Town Escape, is within the present maximum indebtedness capacity of the Area. The Area is receiving a set amount of tax increment on an annual basis (\$4 million) and this amount will not be increased as a result of this amendment.

**VII. Compliance with Statutory Limits on Assessed Value and Size of Urban Renewal Area**

State law limits the percentage of both a municipality’s total assessed value and the total land area that can be contained in an urban renewal area at the time of its establishment to 25% for municipalities under 50,000 in population. The Area complies with both the acreage and assessed value limitations. These estimates are based on changes after both the West Side and Year 2000 Amendments are adopted.

Table 2 - Urban Renewal Area Conformance with Assessed Value and Area Limits

Urban Renewal Area	Frozen Base/AV	Acres
West Side URA	\$16,109,831	415
Year 2000 URA	\$44,499,418	454
TIF Zones		
27255 SW 95th Ave	\$17,938,434	26.07
26440 SW Parkway	\$12,582,201	24.98
26755 SW 95th Ave	\$7,675,439	9.76
Total in URAs	\$98,805,323	929.81
City of Wilsonville*	\$2,429,384,903	4,805
Percent of Total	4.07%	19%