

THE URBAN RENEWAL AGENCY OF THE CITY OF WILSONVILLE

URA RESOLUTION NO. 176

A RESOLUTION OF THE URBAN RENEWAL AGENCY OF THE CITY OF WILSONVILLE RECOMMENDING TO THE CITY COUNCIL APPROVAL OF A CITY COUNCIL APPROVED AMENDMENT TO THE YEAR 2000 PLAN, AN URBAN RENEWAL PLAN OF THE CITY OF WILSONVILLE, RELATED TO URBAN RENEWAL DISTRICT BOUNDARIES AND ASSESSED VALUATION.

WHEREAS, The Year 2000 Plan, an Urban Renewal Plan and Program of the City of Wilsonville (hereinafter "Plan") Section 1200 "Procedures for Changes or Amendments in the Approved Urban Renewal Plan" states that,

"The Plan will be reviewed and analyzed periodically and will continue to evolve during the course of project execution and on-going planning. It is anticipated that this Plan will be changed or modified from time to time; or amended as development potential and conditions warrant, as planning studies are completed, as financing becomes available, or as local needs dictate."; and

WHEREAS, Section 1202 of the Plan requires that the City Council approve by resolution any change to the Plan that alters the Goals and Objectives of the Plan; and

WHEREAS, there have been numerous changes in the residential, industrial and commercial development of the community and the Plan Area since adoption of the Plan by Ordinance No. 373 in 1990; and

WHEREAS, the Agency finds it is in the best interest of the public to further reduce the size of the Year 2000 Plan Area to maintain a \$4,000,000 annual increment cap for the Plan Area and reduce revenue impacts on taxing entities that levy taxes within the Area; and

WHEREAS, tax lots 3S1W23AC 100 and 101 and tax lots 3S1W23AB 100, 101, 102, 200, 201, 300, 400, 401, 402, 403, 500, 600, 700, 800, 801, 900, 1000, 1100, 2000, 2100, 2101, 2200, 2301, and 2302, together known as (the "Parcel") when fully developed will produce tax increment revenue in excess of City Council's goal of a \$4,000,000 annual increment cap for the Year 2000 Plan Area; and

WHEREAS, it is the Agency's intent to add this acreage subsequent to its removal from the Year 2000 Plan Area to the City's West Side Urban Renewal Plan boundary through a Substantial Amendment; and

WHEREAS, the proposed area geographic reductions and reduction in assessed valuation from the Year 2000 Plan Area will not adversely affect Agency debt service and will not impair the Agency's ability to carry out Plan projects; and

WHEREAS, the proposed boundary adjustment will add a connection east across Interstate 5 at 5th Street to connect the remaining Year 2000 Plan Area on the west side of Interstate 5 to the Year 2000 Plan Area on the east side of Interstate 5; and

WHEREAS, this added acreage to the Year 2000 Plan Area consists of approximately .77 acres; and

WHEREAS, this acreage can be added to the Year 2000 Plan Area through minor amendment as it is less than 1% of the Year 2000 Plan Area which is 658 acres.

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

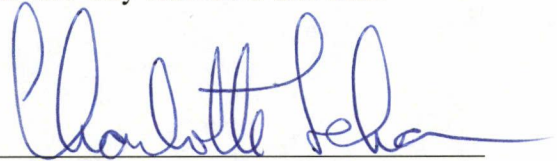
1. The existing Year 2000 Urban Renewal Plan Exhibit 1, "Legal Description of Wilsonville Urban Renewal Area," previously amended by Urban Renewal Agency Resolution Nos. 32, 59, 99, 102, 115, and 118, and City of Wilsonville Resolution No. 1847, 1903, 2055, 2072 and City of Wilsonville Ordinance No. 639 shall be amended as described in Exhibit A of this Resolution, attached hereto and incorporated herein by this reference. Exhibit B of this Resolution, attached hereto and incorporated herein by this reference, incorporates all edits to the Legal Description indicated in Exhibit A and shall be titled "Exhibit 1" of the Year 2000 Plan and is made part of The Year 2000 Plan. The Plan Area and valuation is reduced in accordance with Exhibit B.

2. The existing Year 2000 Urban Renewal Plan Exhibit 2, "Urban Renewal Boundary Map," previously amended by Urban Renewal Agency Resolution Nos. 32, 59, 99, 102, 115, and 118 and City of Wilsonville Resolution No. 1847, 1903, 2055, 2072 and City of Wilsonville Ordinance No. 639 shall be amended and replaced by the map which is Exhibit C of this Resolution entitled "East Side Urban Renewal Boundary Revised per URA Resolution Nos. 32, 59, 99, 102, 115, and 118 and City of Wilsonville Resolution No. 1847, 1903, 2055, 2072 and City of Wilsonville Ordinance No. 639". Exhibit C is attached hereto and incorporated herein by this reference and is made a part of The Year 2000 Plan. The map boundaries conform to the legal description in Exhibit B.

3. The existing Year 2000 Plan Area includes a total land area of 658 acres. The area removed by this proposed Council-approved amendment to the Plan Area is a total land reduction of twenty-nine (29) acres, leaving 629 acres in the Year 2000 Plan Area. The Agency finds and determines that this reduction of land to the Plan Area by a Council-approved amendment to the Plan is not a substantial amendment to the Plan as the term "substantial amendment" is defined in ORS 457.085 (2) (1) and recommends this finding and determination be adopted and approved by City Council.

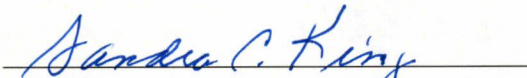
4. The effective date of this Resolution is November 17th, 2008.

ADOPTED by the Wilsonville Urban Renewal Agency at a regular meeting thereof this 17th day of November 2008, and filed with the Wilsonville City Recorder this date.



CHARLOTTE LEHAN, Chair

ATTEST:



Sandra C. King, City Recorder, MMC

SUMMARY OF VOTES:

Chair Lehan	Yes
Board Member Kirk	Yes
Board Member Knapp	Yes
Board Member Ripple	Excused
Board Member Núñez	Excused

List of Exhibits

Exhibit A Edited Legal Description of the Wilsonville Urban Renewal Year 2000 Plan Area
Exhibit B Legal Description Incorporating Exhibit A Edits
Exhibit C Amended Urban Renewal Year 2000 Plan Area Boundary Map

EXHIBIT 1

**LEGAL DESCRIPTION
WILSONVILLE URBAN RENEWAL AREA
WILSONVILLE, OREGON**

**Revisions: U.R.A. Resolution No. 32, No. 59, No. 99, No. 102, No. 115,
and No. 118 And City of Wilsonville Resolution No. 1847, No. 1903, No.
2055, No. 2072, No. _____ & Ordinance No. 639**

10/22/08

The approximate boundaries of the Area are shown by the Urban Renewal Plan Area Map (Exhibit 2).

Lots and maps are taken from Assessor's tax maps from ~~May 2007~~ **July, 2008** and attached hereto. The Area is described as that land containing all lots or parcels of property situated in the City of Wilsonville, County of Clackamas, and the State of Oregon, bounded as follows:

Commencing at a point which bears South 88°47' 08" East, 989.69 feet from the corner common to sections 1 and 2, Township 3 South, Range 1 West, Willamette Meridian, Washington County, Oregon and sections 11 and 12, Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon, said point being the point of intersection of the North line of the Northwest quarter of said Section 12 with the Northerly projection of the West line Partition Plat No. 1991-159, records of said county;

1. Thence East along the North line of said Section 12, Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon, 1671.76 feet, to the North ¼ corner of said Section 12, Assessor's Plat 3 1W 12;
2. Thence South along the North-South centerline of said Section 12 1,255 feet, more or less, to the North right of way line of Wiedemann Road, Assessor's Plat 3 1W 12BD;
3. Thence West along said North right of way line 835 feet, more or less, to the point of intersection of said North right of way line with the East right of way line of Canyon Creek Road North;
4. Thence Southerly along said East right of way line 1,150 feet, more or less, to the point of intersection of said East right of way line and the North line of Tax Lot 100, also being a point on the South right of way line of Roanoke Drive (South), of said Plat No. 3 1W 12BD;
5. Thence Easterly along said South right of way line 490 feet, more or less, to the southerly extension of the East right of way line of McLeod Street;
6. Thence North along the Southerly extension of said East right of way line and said East right of way line 430 feet, more or less, to the Northwest Corner of Tax Lot 6400;

7. Thence Northeasterly and Southeasterly along the North lines of said Tax Lot 6400 and Tax Lot 8000 to the point of intersection of said north line and the Southwesterly projection of the Southeasterly right of way line of Colvin Lane;
8. Thence Northeasterly along said Southwesterly projection of said Colvin Lane and the Southeasterly right of way line of Colvin Lane to the Northeast corner of Tax Lot 2800;
9. Thence along the East lines of Tax Lot 2800, Tax Lot 2700, Tax Lot 2600 and the East and South lines of Tax Lot 2500 a distance of 215 feet, more or less, to the point of intersection of the South line of Tax Lot 2500 and the Easterly right of way line of Roanoke Drive (North), of said Plat No. 3 1W 12BD;
10. Thence Southeasterly along said Easterly right of way line 15 feet to the Northwest corner of Tax Lot 2400;
11. Thence along the North and East lines of Tax Lot 2400 and the East lines of Tax Lot 2300, Tax Lot 2200 and Tax Lot 2100 to said North-South centerline of said Section 12;
12. Thence South along said north-south centerline to a point 649 feet, more or less, South of the center of section corner thereof, said point being the Northerly Southeast corner of Canyon Creek Meadows Plat No. 3314, Assessor's Plat 2 1W 12CA;
13. Thence Southwesterly 196 feet, more or less, to the Southerly Southeast corner of said Plat, said point being at the Western terminus of Frogpond Lane and the Northeast corner of Tax Lot No. 604, Assessor's Plat 3 1W 12D;
14. Thence continuing Southwesterly 38 feet, more or less, to the Southeast corner of said Tax Lot No. 604, said point being 25 feet from when measured perpendicular to the South line of said Plat No. 3314;
15. Thence West parallel with and 25 feet from said South line, 740 feet, more or less to the point of intersection of the South line of said Tax Lot No. 604 with the East right of way line of Canyon Creek Road North;
16. Thence South along said East right of way line 1,800 feet, more or less, to the point of intersection of said East right of way line with the North right of way line of Boeckman Road (County Road No. 80 or Roberts), Assessor's Plat 3 1W 12D;
17. Thence East along said North right of way line to the point of intersection of said North right of way line with the East right of way line of S.W. 65th Avenue (Market Road No. 12 or Stafford Road);
18. Thence Southwesterly to the Northeast corner of Section 13, T3S, R1W, WM, Assessor's Plat 3 1W 13AA;
19. Thence South along the East line of the Northeast $\frac{1}{4}$ of said Section 13, 1,300 feet, more or less, to the Northerly Southeast corner of the plat of Landover, Plat No. 3246;
20. Thence West across said Plat No. 3246 to the West line thereof;
21. Thence North along said West line to the point of intersection of said West line with the East right of way line of Wilsonville Road (Market Road No. 12);
22. Thence Southwesterly along said East right of way line to the point of intersection of said East right of way line with the North line of the Daniel Minkler D.L.C. No. 44, Assessor's Plat 3 1W 13;
23. Thence East along the North line of said D.L.C. to the Northeast corner thereof, said point being on the East line of said Section 13;
24. Thence South along said East line to a point 450 feet, more or less, North of the Southeast corner of said Section 13, said point being the Southeast corner of Tax Lot 100, said Assessor's Plat;

25. Thence Northwesterly along the South line of said tax lot 100, 1,519, more or less, to the point of intersection of said South line with the East right of way line of said Wilsonville Road;
26. Thence South and West along said right of way line to the Northwest corner of tax lot 3600 (Recording No. 87-53932), Assessor's Plat 3 1W 24A;
27. Thence counter clockwise around said tax lot 3600 to the North corner of tax lot 3700 (Recording No. 86-6963), said Assessor's Plat;
28. Thence Southerly along the West line of said tax lot 3700 to the point of intersection with the North right of way line of Kolbe Lane;
29. Thence East along said North right of way line to the point of intersection of said North right of way line with a line measured perpendicular from said North right of way line to the West corner of Tax Lot 3800 (Recording No. 72-32388), said Assessor's Plat;
30. Thence Southerly along said perpendicular line to the West corner of said Tax Lot 3800, said point being on the South right of way line of said Kolbe Lane (Schroeder Way);
31. Thence West along said South right of way line to the point of intersection of said South right of way line with the East line of Tax Lot No. 600 (recording No. 93-68993), Assessor's Plat No. 3 1W 24;
32. Thence clockwise around said Tax Lot No. 600 to the Southwest corner thereof;
33. Thence Westerly along the projection of the South line of said Tax Lot No. 600 to the point of intersection of said projected line with the Easterly right of way line of Memorial Drive;
34. Thence along said Easterly right of way line Southerly and Westerly to the point of intersection of the Westerly projection of the South right of way line of said Memorial Drive with the West right of way line of Parkway Avenue (Frontage Road), said point being on the East right of way line of Interstate five (I-5), Assessor's Plat No. 3 1W 24CB;
35. **DELETED**
36. **DELETED**
37. **DELETED**
38. **DELETED**
- 38A. **Thence Westerly across said Interstate five (I-5) to the point of intersection of the West right of way line of said Interstate five with the Eastern terminus of the South right of way line of 5th Street, Assessor's Plat 3 1W 23AC;**
39. Thence continuing Southerly along said West right of way line to the North bank of the Willamette River, Assessor's Plat 3 1W 23DB;
40. Thence Westerly along the North bank of the Willamette River to the East right of way line of the Oregon Electric Railroad, Assessor's Plat 3 1W 23CA;
41. Thence Northerly along said East right of way to the point of intersection of said East right of way line with the North right of way line of 2nd Street of said Wilsonville Plat;
42. Thence East along said North right of way line to the point of intersection of said North right of way line with the West right of way line of Boones Ferry Road (Market Road No. 27 or Main Street);
43. Thence Northerly along said West right of way line to the point of intersection of said West right of way line with the South right of way line of ~~Wilsonville Road (Market Rd. No. 6)~~, Assessor's Plat 3 1W 23AB **5th Street, Assessor's Plat 3 1W 23 BD;**

- 43A. Thence West along said South right of way line to the point of intersection of said South right of way line with the West right of way line of the Oregon Electric Railroad;
- 43B. Thence North along said West right of way line to the point of intersection of said West right of way line with the North right of way line of said 5th Street;
- 43C. Thence East along said North right of way line to the point of intersection of said North right of way line with the West right of way line of said Boones Ferry Road (Market Rd. No. 27 or Main Street);
- 43D. Thence Northerly along said West right of way line to the point of intersection of said West right of way line with the South right of way line of Bailey Street, Assessor's Plat 3 1W 23AB;
- 43E. Thence East along the easterly projection of said South right of way line to the point of intersection of said easterly projection and the East right of way line of said Boones Ferry Road (Market Rd. No. 27 or Main Street);
- 43F. Thence Southerly along said East right of way line to the North line of the Plat of Wilsonville, Assessor's Plat 3 1W 23AC;
- 43G. Thence East along said North line and the easterly projection thereof, 824 feet, more or less, to the West line of Tax Lot 101, also being a point on the East line of the Thomas Bailey D.L.C.;
- 43H. Thence South along the West line of said Tax Lot 101 and the West line of Tax Lot 100 to the Southwest Corner of said Tax Lot 100, also being an angle point in the West right of way line of Interstate five (I-5) at the Eastern Terminus of 5th Street, Plat of Wilsonville;
- 43I. Thence East along the South line of said Tax Lot 100, 272 feet, more or less, to the Southeast corner thereof, also being an angle point in said West right of way line;
- 43J. Thence Easterly across said Interstate five to the point of intersection of the Westerly projection of the North right of way line of Memorial Drive with the West right of way line of Parkway Avenue (Frontage Road), said point being on the East right of way line of said Interstate five, Assessor's Plat No. 3 1W 24CB;
- 43K. Thence along said East right of way line, Northerly to the Northwest corner of Tax Lot No. 200 (recording No. 2001-043681), Assessor's Plat No. 3 1W 23AA;
- 43L. Thence Westerly across I-5 to an angle point on the West right of way line of said Interstate five (I-5), also being an angle point on the East line of Tax Lot No. 100 (recording No. 93-63557), Assessor's Plat No. 3 1W 23AB;
- 43M. Thence Northwesterly along said West right of way line to the point of intersection of said West right of way line with the South right of way line of Wilsonville Road (Market Road No. 6), also being the Northeast corner of Tax Lot No. 101 (recording No. 98-030367);
- 43N. Thence West along said South right of way line to the point of intersection of said South right of way line with the East right of way line of Boones Ferry Road (Market Road No. 27), also being the Northwest corner of Tax Lot No. 700 (recording No. 2006-011467);
- 43O. Thence South along said East right of way line to the point of intersection of said East right of way line with the Easterly projection of the North right of way line of Bailey Street;

- 43P. Thence West along said Easterly projection to the point of intersection of said North right of way line with the West right of way line of said Boones Ferry Road;
- 43Q. Thence North along said West right of way line to the point of intersection of said West right of way line with the South right of way line of said Wilsonville Road (Market Road No. 6);
44. Thence West along said South right of way line to the point of intersection of said South right of way line with the East right of way line of Brown Road (County Road No. 355), Assessor's Plat 3 1W 22A;
45. Thence Northerly across Wilsonville Road to the point of intersection of the North right of way line of said Wilsonville Road with the East right of way line of said Brown Road;
46. Thence North along said East right of way line, 408 feet, more or less, to the Northwest corner of tax lot 801 (Recording No. 72-27330), Assessor's Plat 3 1W 14C;
47. Thence East along the North line of said Tax Lot 801, 204 feet, more or less, to the Northeast corner thereof;
48. Thence South along the East line of said Tax Lot 801 and its Southerly projection to the point of intersection of said projected line with the North right of way line of said Wilsonville Road;
49. Thence Easterly along said North right of way line to the Southwest corner of Tax Lot 1301, Assessor's Plat 3 1W 14D;
50. Thence clockwise around said tax lot 1301 to the Northwest corner of tax lot 1300 (Recording No. 212-470), said Assessor's Plat;
51. Thence clockwise around said tax lot 1300 to the Southeast corner thereof, said point being on the North right of way line of said Wilsonville Road;
52. Thence East along said North right of way line to the West right of way line of Boone's Ferry Road;
53. Thence North along said West right of way line to an angle point on the East line of Parcel 2 of P.P. 2003-82, said Assessor's Plat;
54. Thence perpendicular from said West right of way line, Southeasterly 60 feet to a point in said Boone's Ferry Road;
55. Thence Northeasterly parallel with and 60 feet from said West right of way line 250 feet, more or less, to an angle point in the East right of way line of said Boone's Ferry Road;
56. Thence Southeasterly along said East right of way line to the point of intersection of said East right of way line with the North right of way line of said Wilsonville Road;
57. Thence Easterly along said North right of way line to the Southwest corner of Tax Lot 2100, said Assessor's Plat, (recorded in Book 454, Page 152);
58. Thence Northeast, 250 feet, more or less to an angle point in said Tax Lot 2100;
59. Thence along the North line of said Tax Lot 2100, East 28 feet, more or less, to the point of intersection of said North line with the West right of way line (access control line) of the I-5 (Interstate Five) Freeway;
60. Thence Northerly along said West right of way line 70 feet, more or less, to a point being 240 feet from when measured perpendicular to the centerline of said Wilsonville Road;
61. Thence East, parallel with and 240 feet from said centerline, 577 feet, more or less, to the East right of way line of Frontage Road, said Assessor's Plat;

62. Thence Southerly along said East right of way line, 536 feet, more or less, to the point of intersection of said East right of way line with the North right of way line of said Wilsonville Road;
63. Thence East along the North right of way line of said Wilsonville Road to the point of intersection of said North right of way line with the West right of way line of Town Center Loop West;
64. Thence Northerly along said West right of way line to the point of intersection of said West right of way line with the South line of Parcel 3 of PP 1991-202;
65. Thence West along said South line and its West projection across Frontage Road to the point of intersection of said projected line with the East right of way line of said Interstate Five (I-5) Freeway;
66. Thence North along said East right of way line to the Southwest corner of Parcel 1 of PP 2002-6, Assessor's Plat 3 1W 14A;
67. Thence East along the South line of said Parcel 1, 1,084 feet, more or less, to the point of intersection of said South line with the West right of way line of Parkway Avenue (Market Road No. 27);
68. Thence Northerly along said West right of way line to the point of intersection of said West right of way line with the South right of way line of Boeckman Road;
69. Thence West along said South right of way line to the point of intersection of said South right of way line with the East right of way line of Interstate Five (I-5) Freeway;
70. Thence South along said East right of way line to the point of intersection of said East right of way line with the East projection of the North line of Lot 5 of the Plat of Boberg, said Assessor's Plat;
71. Thence West along said East projected line, across Interstate Five (I-5) Freeway and Boones Ferry Road (Frontage Road) to the Northeast corner of said Lot 5, said point being on the West right of way line of said Boones Ferry Road;
72. Thence Northerly along said West right of way line, 244 feet, more or less, to an angle point on the East line of Tax Lot 300, said Assessor's Plat;
73. Thence Northwesterly along the Northeasterly line of said Tax Lot 300, 388 feet, more or less, to the North corner thereof, said point being on the South right of way line of Boeckman Road, said Assessor's Plat;
74. Thence Northerly to an angle point in the South line of Parcel 7 of PP 2003-64, said point being the point of intersection of the West right of way line of Boone's Ferry Road with the North Right of way line of Boeckman Road, Assessor's Plat 3 1W 11D;
75. Thence Northeasterly along the West right of way line of said Boone's Ferry Road, 398 feet, more or less, to an angle point in the East line of said Parcel 7, said Assessor's Plat;
76. Thence East across Boone's Ferry Road and Interstate Five (I-5) Freeway to the Northwest corner of tax lot 702, Assessor's Plat 3 1W 11, said point being on the East right of way line of said Interstate Five (I-5) Freeway, 362 feet, more or less, North of the point of intersection of said East right of way line with the South line of the Southeast $\frac{1}{4}$ of Section 11, T3S, R1W, WM, Assessor's Plat 3 1W 11;
77. Thence South along said East right of way line to the point of intersection of said East right of way line with the North right of way line of Boeckman Road;
78. Thence East along said North right of way line to the point of intersection of said North right of way line with the West right of way line of Parkway Avenue;
79. Thence North along said West right of way line, 380 feet, more or less, to the point of intersection of said West right of way line with the West projection of the South line of Tax Lot 500, said Assessor's Plat;

80. Thence East along said West projection across Parkway Avenue to the Southwest corner of said tax lot 500, said point being on the East right of way line of said Parkway Avenue;
81. Thence Southeasterly along said East right of way line to the point of intersection of said East right of way line with the North right of way line of Boeckman Road;
82. Thence East along said North right of way line to the point of intersection of said North right of way line with the West right of way line of Canyon Creek Road;
83. Thence North along said West right of way line 1,136 feet, more or less, to the Southeast corner of Tax Lot 500, said Assessor's Plat;
84. Thence continuing along a portion of said West right of way line and along the East line of said Tax Lot 500 to the Northeast corner thereof, said point being a point on the South right of way line of Wiedmann County Road and 1,689 feet, more or less, East of the point of intersection of said South right of way line with the West line of the Northwest $\frac{1}{4}$ of Section 12, T3S, R1W, WM;
85. Thence West along said South right of way line to the point of intersection of said South right of way line with the East right of way line of Parkway Avenue, Assessor's Plat 3 1W 11;
86. Thence South along said East right of way line to the Northwest corner of Parcel 3 of P.P. 2002-47, Assessor's Plat 3 1W 11D;
87. Thence Southeasterly along the North line of said P.P. 2002-47 to the East corner thereof, said point being an angle point on the North line Parcel 2 of PP 2000-89, Assessor's Plat 3 1W 12;
88. Thence Southwesterly along said North line to a Northwest corner thereof;
89. Thence South and West along the West line of said P.P. 2000-89 to the Southerly Southwest corner of Tax Lot 507 (9.93 acre parcel adjacent to said Parcel 2), said Assessor's Plat;
90. Thence North and West along the West line of said Tax Lot 507 to the Northerly Southwest corner thereof, said point being on the East right of way line of Parkway Avenue (County Road No. 1233);
91. Thence West along the projection of the South line of said Tax Lot 507 to the point of intersection of said projected line with the West right of way line of said Parkway Avenue;
92. Thence Northerly along said West right of way line to a point 150 feet North of the South right of way line of Wiedmann County Road, Assessor's Plat 3 1W 11;
93. Thence Easterly along a line perpendicular to the centerline of said Parkway Avenue to a point on the East right of way line of said Parkway Avenue;
94. Thence South along said East right of way line to the point of intersection of said East right of way line with the North right of way line of said Wiedmann County Road;
95. Thence East along said North right of way line to the Southwest corner of Parcel 1 of Partition Plat No. 1993-133;
96. Thence North along the West line of said Parcel 1 and along the West line of Parcel 1 of Partition Plat No. 1991-159 to the **Point of Commencement**.

Excepting:

Commencing at a point of intersection of the South right of way line of Boeckman Road (County Road No. 80 or Robert Road) with the East right of way line of Canyon Creek Road (Jensen Road), Section 13, Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon;

1. Thence East along the South right of way line of Boeckman Road to the Northwest corner of Lot 86 of the plat of Landover No. 2, Plat No. 3248, Assessor's Plat 3 1W 13AA;
2. Thence South along the West line of said plat, 27.85 feet to an angle point in said West line, said point being on the West right of way line of the old alignment of Wilsonville Road;
3. Thence continuing South along a portion of the West line of said plat and along the West line of the old Wilsonville Road right of way alignment to the point of intersection of said old West right of way line with the current West right of way line of Wilsonville Road;
4. Thence South and West along said current West right of way line to the point of intersection of said right of way line with the centerline of Boeckman Creek;
5. Thence Northeasterly along the centerline of Boeckman Creek to the Northeast corner of Tax Lot 2600, Assessor's Plat 3 1W 13CD;
6. Thence West along the north line of said Tax Lot 2600 to the Northwest corner thereof;
7. Thence counter-clockwise around the westerly lines of said Tax Lot 2600 and Tax Lot 2700 to the Northeast corner of Tax Lot 2707;
8. Thence West along the North lines of said Tax Lot 2707 and Tax Lot 3000 to the most easterly Southwest corner of Lot 2, Block 1, Courtside Estates;
9. Thence Northwesterly along the South line of said Lot 2 144 feet, more or less to the East right of way line of Town Center Loop East;
10. Thence Northerly along said East right of way line to the Southwest corner of Parcel 3 P.P. 1991-166, Assessor's Plat 3 1W 13;
11. Thence counter-clockwise around said P.P. 1991-166 to the Southwest corner of Parcel 2 of P. P. 1990-114, of said Assessor's Plat;
12. Thence counter-clockwise around said Partition Plat No. 1990-114 to the point of intersection with the South right of way line of Vlahos Drive;
13. Thence North and perpendicular to said South right of way line of Vlahos Drive to the North right of way line of Vlahos Drive;
14. Thence West and Southwesterly along said North right of way to the Northerly right of way line of Town Center Loop East;
15. Thence Westerly along said Northerly right of way line to the East right of way line of Parkway Avenue (Market Road No. 27);
16. Thence North along said East right of way line to the Northwest corner of the plat of Ash Meadows, Plat No. 2583, Assessor's Plat 3 1W 13BC;
17. Thence Easterly along the North line of said Plat No. 2583 to the most Easterly corner thereof, said point being on the West line of Tax Lot 2601, Assessor's Plat 3 1W 13B;
18. Thence clockwise around said Tax Lot 2601 to the Southwest corner of the Plat of Bridle Trail Ranchetts;
19. Thence East along the South line of said Plat, 657 feet, more or less, to the Southeast corner of Canyon Creek Road South at the terminus of said road;
20. Thence North along the East right of way line of said Canyon Creek Road South to the point of intersection of said East right of way line with the South right of way line of Boeckman Road, said point being the **Point of Commencement**.

Excepting:

Commencing at a point of intersection of the West right of way line of Town Center Loop East with the South line of Tax Lot No. 417 (recording No. 88 52872),

Assessor's Plat No. 3 1W 13, Section 13, Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon;

1. Thence clockwise around said Tax Lot No. 417 to the Southwest corner of Tax Lot No. 406 (recording No. 91 12373), of said plat;
2. Thence North along the West line of Tax Lot No. 406 to the point of intersection of said West line with the South right of way line of said Town Center Loop East;
3. Thence along said right of way line Easterly and Southerly to the **Point of Commencement**.

Excepting:

Tax Lot 2702 per Assessor's Plat 3 1W 13CD, Section 13, Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon.

The described property, located entirely within the City of Wilsonville, County of Clackamas and the State of Oregon, contains ~~six-hundred fifty-eight (658)~~ **six-hundred twenty-nine (629) acres**, more or less.

EXHIBIT 1

**LEGAL DESCRIPTION
WILSONVILLE URBAN RENEWAL AREA
WILSONVILLE, OREGON**

**Revisions: U.R.A. Resolution No. 32, No. 59, No. 99, No. 102, No. 115,
and No. 118 And City of Wilsonville Resolution No. 1847, No. 1903, No.
2055, No. 2072, No. _____ & Ordinance No. 639**

10/22/08

The approximate boundaries of the Area are shown by the Urban Renewal Plan Area Map (Exhibit 2).

Lots and maps are taken from Assessor's tax maps from July, 2008 and attached hereto. The Area is described as that land containing all lots or parcels of property situated in the City of Wilsonville, County of Clackamas, and the State of Oregon, bounded as follows:

Commencing at a point which bears South 88°47' 08" East, 989.69 feet from the corner common to sections 1 and 2, Township 3 South, Range 1 West, Willamette Meridian, Washington County, Oregon and sections 11 and 12, Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon, said point being the point of intersection of the North line of the Northwest quarter of said Section 12 with the Northerly projection of the West line Partition Plat No. 1991-159, records of said county;

1. Thence East along the North line of said Section 12, Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon, 1671.76 feet, to the North ¼ corner of said Section 12, Assessor's Plat 3 1W 12;
2. Thence South along the North-South centerline of said Section 12 1,255 feet, more or less, to the North right of way line of Wiedemann Road, Assessor's Plat 3 1W 12BD;
3. Thence West along said North right of way line 835 feet, more or less, to the point of intersection of said North right of way line with the East right of way line of Canyon Creek Road North;
4. Thence Southerly along said East right of way line 1,150 feet, more or less, to the point of intersection of said East right of way line and the North line of Tax Lot 100, also being a point on the South right of way line of Roanoke Drive (South), of said Plat No. 3 1W 12BD;
5. Thence Easterly along said South right of way line 490 feet, more or less, to the southerly extension of the East right of way line of McLeod Street;
6. Thence North along the Southerly extension of said East right of way line and said East right of way line 430 feet, more or less, to the Northwest Corner of Tax Lot 6400;

7. Thence Northeasterly and Southeasterly along the North lines of said Tax Lot 6400 and Tax Lot 8000 to the point of intersection of said north line and the Southwesterly projection of the Southeasterly right of way line of Colvin Lane;
8. Thence Northeasterly along said Southwesterly projection of said Colvin Lane and the Southeasterly right of way line of Colvin Lane to the Northeast corner of Tax Lot 2800;
9. Thence along the East lines of Tax Lot 2800, Tax Lot 2700, Tax Lot 2600 and the East and South lines of Tax Lot 2500 a distance of 215 feet, more or less, to the point of intersection of the South line of Tax Lot 2500 and the Easterly right of way line of Roanoke Drive (North), of said Plat No. 3 1W 12BD;
10. Thence Southeasterly along said Easterly right of way line 15 feet to the Northwest corner of Tax Lot 2400;
11. Thence along the North and East lines of Tax Lot 2400 and the East lines of Tax Lot 2300, Tax Lot 2200 and Tax Lot 2100 to said North-South centerline of said Section 12;
12. Thence South along said north-south centerline to a point 649 feet, more or less, South of the center of section corner thereof, said point being the Northerly Southeast corner of Canyon Creek Meadows Plat No. 3314, Assessor's Plat 2 1W 12CA;
13. Thence Southwesterly 196 feet, more or less, to the Southerly Southeast corner of said Plat, said point being at the Western terminus of Frogpond Lane and the Northeast corner of Tax Lot No. 604, Assessor's Plat 3 1W 12D;
14. Thence continuing Southwesterly 38 feet, more or less, to the Southeast corner of said Tax Lot No. 604, said point being 25 feet from when measured perpendicular to the South line of said Plat No. 3314;
15. Thence West parallel with and 25 feet from said South line, 740 feet, more or less to the point of intersection of the South line of said Tax Lot No. 604 with the East right of way line of Canyon Creek Road North;
16. Thence South along said East right of way line 1,800 feet, more or less, to the point of intersection of said East right of way line with the North right of way line of Boeckman Road (County Road No. 80 or Roberts), Assessor's Plat 3 1W 12D;
17. Thence East along said North right of way line to the point of intersection of said North right of way line with the East right of way line of S.W. 65th Avenue (Market Road No. 12 or Stafford Road);
18. Thence Southwesterly to the Northeast corner of Section 13, T3S, R1W, WM, Assessor's Plat 3 1W 13AA;
19. Thence South along the East line of the Northeast $\frac{1}{4}$ of said Section 13, 1,300 feet, more or less, to the Northerly Southeast corner of the plat of Landover, Plat No. 3246;
20. Thence West across said Plat No. 3246 to the West line thereof;
21. Thence North along said West line to the point of intersection of said West line with the East right of way line of Wilsonville Road (Market Road No. 12);
22. Thence Southwesterly along said East right of way line to the point of intersection of said East right of way line with the North line of the Daniel Minkler D.L.C. No. 44, Assessor's Plat 3 1W 13;
23. Thence East along the North line of said D.L.C. to the Northeast corner thereof, said point being on the East line of said Section 13;
24. Thence South along said East line to a point 450 feet, more or less, North of the Southeast corner of said Section 13, said point being the Southeast corner of Tax Lot 100, said Assessor's Plat;

25. Thence Northwesterly along the South line of said tax lot 100, 1,519, more or less, to the point of intersection of said South line with the East right of way line of said Wilsonville Road;
26. Thence South and West along said right of way line to the Northwest corner of tax lot 3600 (Recording No. 87-53932), Assessor's Plat 3 1W 24A;
27. Thence counter clockwise around said tax lot 3600 to the North corner of tax lot 3700 (Recording No. 86-6963), said Assessor's Plat;
28. Thence Southerly along the West line of said tax lot 3700 to the point of intersection with the North right of way line of Kolbe Lane;
29. Thence East along said North right of way line to the point of intersection of said North right of way line with a line measured perpendicular from said North right of way line to the West corner of Tax Lot 3800 (Recording No. 72-32388), said Assessor's Plat;
30. Thence Southerly along said perpendicular line to the West corner of said Tax Lot 3800, said point being on the South right of way line of said Kolbe Lane (Schroeder Way);
31. Thence West along said South right of way line to the point of intersection of said South right of way line with the East line of Tax Lot No. 600 (recording No. 93-68993), Assessor's Plat No. 3 1W 24;
32. Thence clockwise around said Tax Lot No. 600 to the Southwest corner thereof;
33. Thence Westerly along the projection of the South line of said Tax Lot No. 600 to the point of intersection of said projected line with the Easterly right of way line of Memorial Drive;
34. Thence along said Easterly right of way line Southerly and Westerly to the point of intersection of the Westerly projection of the South right of way line of said Memorial Drive with the West right of way line of Parkway Avenue (Frontage Road), said point being on the East right of way line of Interstate five (I-5), Assessor's Plat No. 3 1W 24CB;
35. Thence Westerly across said Interstate five (I-5) to the point of intersection of the West right of way line of said Interstate five with the Eastern terminus of the South right of way line of 5th Street, Assessor's Plat 3 1W 23AC;
36. Thence continuing Southerly along said West right of way line to the North bank of the Willamette River, Assessor's Plat 3 1W 23DB;
37. Thence Westerly along the North bank of the Willamette River to the East right of way line of the Oregon Electric Railroad, Assessor's Plat 3 1W 23CA;
38. Thence Northerly along said East right of way to the point of intersection of said East right of way line with the North right of way line of 2nd Street of said Wilsonville Plat;
39. Thence East along said North right of way line to the point of intersection of said North right of way line with the West right of way line of Boones Ferry Road (Market Road No. 27 or Main Street);
40. Thence Northerly along said West right of way line to the point of intersection of said West right of way line with the South right of way line of 5th Street, Assessor's Plat 3 1W 23 BD;
41. Thence West along said South right of way line to the point of intersection of said South right of way line with the West right of way line of the Oregon Electric Railroad;
42. Thence North along said West right of way line to the point of intersection of said West right of way line with the North right of way line of said 5th Street;

43. Thence East along said North right of way line to the point of intersection of said North right of way line with the West right of way line of said Boones Ferry Road (Market Rd. No. 27 or Main Street);
44. Thence Northerly along said West right of way line to the point of intersection of said West right of way line with the South right of way line of Bailey Street, Assessor's Plat 3 1W 23AB;
45. Thence East along the easterly projection of said South right of way line to the point of intersection of said easterly projection and the East right of way line of said Boones Ferry Road (Market Rd. No. 27 or Main Street);
46. Thence Southerly along said East right of way line to the North line of the Plat of Wilsonville, Assessor's Plat 3 1W 23AC;
47. Thence East along said North line and the easterly projection thereof, 824 feet, more or less, to the West line of Tax Lot 101, also being a point on the East line of the Thomas Bailey D.L.C.;
48. Thence South along the West line of said Tax Lot 101 and the West line of Tax Lot 100 to the Southwest Corner of said Tax Lot 100, also being an angle point in the West right of way line of Interstate five (I-5) at the Eastern Terminus of 5th Street, Plat of Wilsonville;
49. Thence East along the South line of said Tax Lot 100, 272 feet, more or less, to the Southeast corner thereof, also being an angle point in said West right of way line;
50. Thence Easterly across said Interstate five to the point of intersection of the Westerly projection of the North right of way line of Memorial Drive with the West right of way line of Parkway Avenue (Frontage Road), said point being on the East right of way line of said Interstate five, Assessor's Plat No. 3 1W 24CB;
51. Thence along said East right of way line, Northerly to the Northwest corner of Tax Lot No. 200 (recording No. 2001-043681), Assessor's Plat No. 3 1W 23AA;
52. Thence Westerly across I-5 to an angle point on the West right of way line of said Interstate five (I-5), also being an angle point on the East line of Tax Lot No. 100 (recording No. 93-63557), Assessor's Plat No. 3 1W 23AB;
53. Thence Northwesterly along said West right of way line to the point of intersection of said West right of way line with the South right of way line of Wilsonville Road (Market Road No. 6), also being the Northeast corner of Tax Lot No. 101 (recording No. 98-030367);
54. Thence West along said South right of way line to the point of intersection of said South right of way line with the East right of way line of Boones Ferry Road (Market Road No. 27), also being the Northwest corner of Tax Lot No. 700 (recording No. 2006-011467);
55. Thence South along said East right of way line to the point of intersection of said East right of way line with the Easterly projection of the North right of way line of Bailey Street;
56. Thence West along said Easterly projection to the point of intersection of said North right of way line with the West right of way line of said Boones Ferry Road;
57. Thence North along said West right of way line to the point of intersection of said West right of way line with the South right of way line of said Wilsonville Road (Market Road No. 6);
58. Thence West along said South right of way line to the point of intersection of said South right of way line with the East right of way line of Brown Road (County Road No. 355), Assessor's Plat 3 1W 22A;

59. Thence Northerly across Wilsonville Road to the point of intersection of the North right of way line of said Wilsonville Road with the East right of way line of said Brown Road;
60. Thence North along said East right of way line, 408 feet, more or less, to the Northwest corner of tax lot 801 (Recording No. 72-27330), Assessor's Plat 3 1W 14C;
61. Thence East along the North line of said Tax Lot 801, 204 feet, more or less, to the Northeast corner thereof;
62. Thence South along the East line of said Tax Lot 801 and its Southerly projection to the point of intersection of said projected line with the North right of way line of said Wilsonville Road;
63. Thence Easterly along said North right of way line to the Southwest corner of Tax Lot 1301, Assessor's Plat 3 1W 14D;
64. Thence clockwise around said tax lot 1301 to the Northwest corner of tax lot 1300 (Recording No. 212-470), said Assessor's Plat;
65. Thence clockwise around said tax lot 1300 to the Southeast corner thereof, said point being on the North right of way line of said Wilsonville Road;
66. Thence East along said North right of way line to the West right of way line of Boone's Ferry Road;
67. Thence North along said West right of way line to an angle point on the East line of Parcel 2 of P.P. 2003-82, said Assessor's Plat;
68. Thence perpendicular from said West right of way line, Southeasterly 60 feet to a point in said Boone's Ferry Road;
69. Thence Northeasterly parallel with and 60 feet from said West right of way line 250 feet, more or less, to an angle point in the East right of way line of said Boone's Ferry Road;
70. Thence Southeasterly along said East right of way line to the point of intersection of said East right of way line with the North right of way line of said Wilsonville Road;
71. Thence Easterly along said North right of way line to the Southwest corner of Tax Lot 2100, said Assessor's Plat, (recorded in Book 454, Page 152);
72. Thence Northeast, 250 feet, more or less to an angle point in said Tax Lot 2100;
73. Thence along the North line of said Tax Lot 2100, East 28 feet, more or less, to the point of intersection of said North line with the West right of way line (access control line) of the I-5 (Interstate Five) Freeway;
74. Thence Northerly along said West right of way line 70 feet, more or less, to a point being 240 feet from when measured perpendicular to the centerline of said Wilsonville Road;
75. Thence East, parallel with and 240 feet from said centerline, 577 feet, more or less, to the East right of way line of Frontage Road, said Assessor's Plat;
76. Thence Southerly along said East right of way line, 536 feet, more or less, to the point of intersection of said East right of way line with the North right of way line of said Wilsonville Road;
77. Thence East along the North right of way line of said Wilsonville Road to the point of intersection of said North right of way line with the West right of way line of Town Center Loop West;
78. Thence Northerly along said West right of way line to the point of intersection of said West right of way line with the South line of Parcel 3 of PP 1991-202;
79. Thence West along said South line and its West projection across Frontage Road to the point of intersection of said projected line with the East right of way line of said Interstate Five (I-5) Freeway;

80. Thence North along said East right of way line to the Southwest corner of Parcel 1 of PP 2002-6, Assessor's Plat 3 1W 14A;
81. Thence East along the South line of said Parcel 1, 1,084 feet, more or less, to the point of intersection of said South line with the West right of way line of Parkway Avenue (Market Road No. 27);
82. Thence Northerly along said West right of way line to the point of intersection of said West right of way line with the South right of way line of Boeckman Road;
83. Thence West along said South right of way line to the point of intersection of said South right of way line with the East right of way line of Interstate Five (I-5) Freeway;
84. Thence South along said East right of way line to the point of intersection of said East right of way line with the East projection of the North line of Lot 5 of the Plat of Boberg, said Assessor's Plat;
85. Thence West along said East projected line, across Interstate Five (I-5) Freeway and Boones Ferry Road (Frontage Road) to the Northeast corner of said Lot 5, said point being on the West right of way line of said Boones Ferry Road;
86. Thence Northerly along said West right of way line, 244 feet, more or less, to an angle point on the East line of Tax Lot 300, said Assessor's Plat;
87. Thence Northwesterly along the Northeasterly line of said Tax Lot 300, 388 feet, more or less, to the North corner thereof, said point being on the South right of way line of Boeckman Road, said Assessor's Plat;
88. Thence Northerly to an angle point in the South line of Parcel 7 of PP 2003-64, said point being the point of intersection of the West right of way line of Boone's Ferry Road with the North Right of way line of Boeckman Road, Assessor's Plat 3 1W 11D;
89. Thence Northeasterly along the West right of way line of said Boone's Ferry Road, 398 feet, more or less, to an angle point in the East line of said Parcel 7, said Assessor's Plat;
90. Thence East across Boone's Ferry Road and Interstate Five (I-5) Freeway to the Northwest corner of tax lot 702, Assessor's Plat 3 1W 11, said point being on the East right of way line of said Interstate Five (I-5) Freeway, 362 feet, more or less, North of the point of intersection of said East right of way line with the South line of the Southeast $\frac{1}{4}$ of Section 11, T3S, R1W, WM, Assessor's Plat 3 1W 11;
91. Thence South along said East right of way line to the point of intersection of said East right of way line with the North right of way line of Boeckman Road;
92. Thence East along said North right of way line to the point of intersection of said North right of way line with the West right of way line of Parkway Avenue;
93. Thence North along said West right of way line, 380 feet, more or less, to the point of intersection of said West right of way line with the West projection of the South line of Tax Lot 500, said Assessor's Plat;
94. Thence East along said West projection across Parkway Avenue to the Southwest corner of said tax lot 500, said point being on the East right of way line of said Parkway Avenue;
95. Thence Southeasterly along said East right of way line to the point of intersection of said East right of way line with the North right of way line of Boeckman Road;
96. Thence East along said North right of way line to the point of intersection of said North right of way line with the West right of way line of Canyon Creek Road;
97. Thence North along said West right of way line 1,136 feet, more or less, to the Southeast corner of Tax Lot 500, said Assessor's Plat;
98. Thence continuing along a portion of said West right of way line and along the East line of said Tax Lot 500 to the Northeast corner thereof, said point being a

- point on the South right of way line of Wiedmann County Road and 1,689 feet, more or less, East of the point of intersection of said South right of way line with the West line of the Northwest $\frac{1}{4}$ of Section 12, T3S, R1W, WM;
99. Thence West along said South right of way line to the point of intersection of said South right of way line with the East right of way line of Parkway Avenue, Assessor's Plat 3 1W 11;
 100. Thence South along said East right of way line to the Northwest corner of Parcel 3 of P.P. 2002-47, Assessor's Plat 3 1W 11D;
 101. Thence Southeasterly along the North line of said P.P. 2002-47 to the East corner thereof, said point being an angle point on the North line Parcel 2 of PP 2000-89, Assessor's Plat 3 1W 12;
 102. Thence Southwesterly along said North line to a Northwest corner thereof;
 103. Thence South and West along the West line of said P.P. 2000-89 to the Southerly Southwest corner of Tax Lot 507 (9.93 acre parcel adjacent to said Parcel 2), said Assessor's Plat;
 104. Thence North and West along the West line of said Tax Lot 507 to the Northerly Southwest corner thereof, said point being on the East right of way line of Parkway Avenue (County Road No. 1233);
 105. Thence West along the projection of the South line of said Tax Lot 507 to the point of intersection of said projected line with the West right of way line of said Parkway Avenue;
 106. Thence Northerly along said West right of way line to a point 150 feet North of the South right of way line of Wiedmann County Road, Assessor's Plat 3 1W 11;
 107. Thence Easterly along a line perpendicular to the centerline of said Parkway Avenue to a point on the East right of way line of said Parkway Avenue;
 108. Thence South along said East right of way line to the point of intersection of said East right of way line with the North right of way line of said Wiedmann County Road;
 109. Thence East along said North right of way line to the Southwest corner of Parcel 1 of Partition Plat No. 1993-133;
 110. Thence North along the West line of said Parcel 1 and along the West line of Parcel 1 of Partition Plat No. 1991-159 to the **Point of Commencement**.

Excepting:

Commencing at a point of intersection of the South right of way line of Boeckman Road (County Road No. 80 or Robert Road) with the East right of way line of Canyon Creek Road (Jensen Road), Section 13, Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon;

1. Thence East along the South right of way line of Boeckman Road to the Northwest corner of Lot 86 of the plat of Landover No. 2, Plat No. 3248, Assessor's Plat 3 1W 13AA;
2. Thence South along the West line of said plat, 27.85 feet to an angle point in said West line, said point being on the West right of way line of the old alignment of Wilsonville Road;
3. Thence continuing South along a portion of the West line of said plat and along the West line of the old Wilsonville Road right of way alignment to the point of intersection of said old West right of way line with the current West right of way line of Wilsonville Road;
4. Thence South and West along said current West right of way line to the point of intersection of said right of way line with the centerline of Boeckman Creek;

5. Thence Northeasterly along the centerline of Boeckman Creek to the Northeast corner of Tax Lot 2600, Assessor's Plat 3 1W 13CD;
6. Thence West along the north line of said Tax Lot 2600 to the Northwest corner thereof;
7. Thence counter-clockwise around the westerly lines of said Tax Lot 2600 and Tax Lot 2700 to the Northeast corner of Tax Lot 2707;
8. Thence West along the North lines of said Tax Lot 2707 and Tax Lot 3000 to the most easterly Southwest corner of Lot 2, Block 1, Courtside Estates;
9. Thence Northwesterly along the South line of said Lot 2 144 feet, more or less to the East right of way line of Town Center Loop East;
10. Thence Northerly along said East right of way line to the Southwest corner of Parcel 3 P.P. 1991-166, Assessor's Plat 3 1W 13;
11. Thence counter-clockwise around said P.P. 1991-166 to the Southwest corner of Parcel 2 of P. P. 1990-114, of said Assessor's Plat;
12. Thence counter-clockwise around said Partition Plat No. 1990-114 to the point of intersection with the South right of way line of Vlahos Drive;
13. Thence North and perpendicular to said South right of way line of Vlahos Drive to the North right of way line of Vlahos Drive;
14. Thence West and Southwesterly along said North right of way to the Northerly right of way line of Town Center Loop East;
15. Thence Westerly along said Northerly right of way line to the East right of way line of Parkway Avenue (Market Road No. 27);
16. Thence North along said East right of way line to the Northwest corner of the plat of Ash Meadows, Plat No. 2583, Assessor's Plat 3 1W 13BC;
17. Thence Easterly along the North line of said Plat No. 2583 to the most Easterly corner thereof, said point being on the West line of Tax Lot 2601, Assessor's Plat 3 1W 13B;
18. Thence clockwise around said Tax Lot 2601 to the Southwest corner of the Plat of Bridle Trail Ranchetts;
19. Thence East along the South line of said Plat, 657 feet, more or less, to the Southeast corner of Canyon Creek Road South at the terminus of said road;
20. Thence North along the East right of way line of said Canyon Creek Road South to the point of intersection of said East right of way line with the South right of way line of Boeckman Road, said point being the **Point of Commencement**.

Excepting:

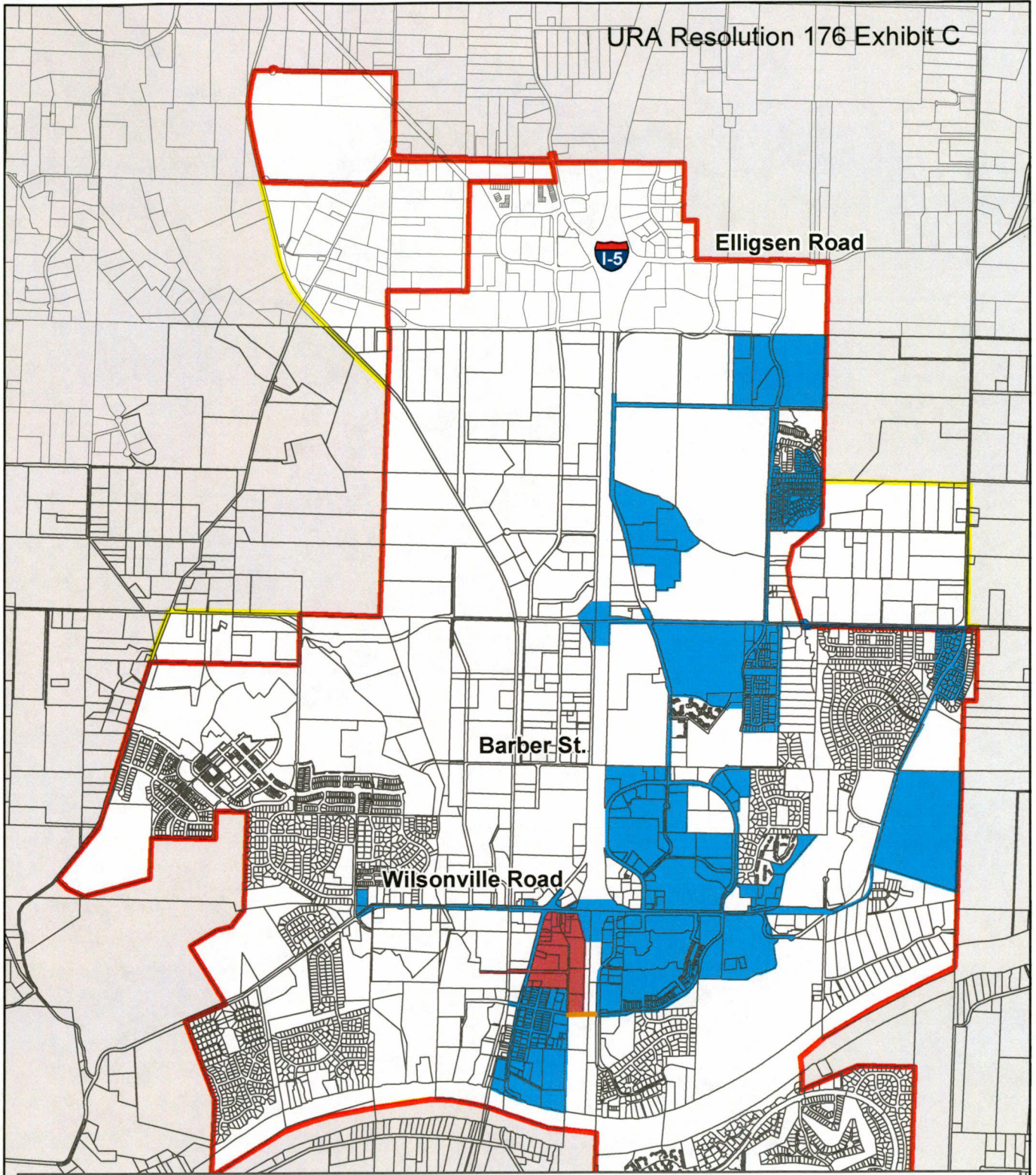
Commencing at a point of intersection of the West right of way line of Town Center Loop East with the South line of Tax Lot No. 417 (recording No. 88 52872), Assessor's Plat No. 3 1W 13, Section 13, Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon;

1. Thence clockwise around said Tax Lot No. 417 to the Southwest corner of Tax Lot No. 406 (recording No. 91 12373), of said plat;
2. Thence North along the West line of Tax Lot No. 406 to the point of intersection of said West line with the South right of way line of said Town Center Loop East;
3. Thence along said right of way line Easterly and Southerly to the **Point of Commencement**.

Excepting:




Tax Lot 2702 per Assessor's Plat 3 1W 13CD, Section 13, Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon.

The described property, located entirely within the City of Wilsonville, County of Clackamas and the State of Oregon, contains six-hundred twenty-nine (629) acres, more or less.



The City of Wilsonville Urban Renewal Districts

 City Limits
 UGB

 Changes to URA
 East Side to West Side Connection
 East Side URA

Assessed Values Source:
Clackamas County GIS 4/2008



September 2008

**COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT**

DATE: November 17, 2008
TO: Urban Renewal Agency Board Chair and Members
FROM: Kristin Retherford, Urban Renewal Project Manager
SUBJECT: Proposed Urban Renewal Plan Amendment to District Boundaries and Assessed Valuation

Recommendation: Staff recommends the Agency Board adopt a Resolution recommending City Council amend The Year 2000 Plan to reduce district size and assessed valuation.

Background: There have been numerous changes in the residential, industrial and commercial development of the community and in the Year 2000 Plan area since adoption of the Plan. Staff believes it is in the best interest of the public to reduce the size of the Year 2000 Plan Area in a manner which will contribute to Council's goal of maintaining a \$4,000,000 annual increment cap for the Year 2000 Plan Area. This reduction will allow property in Old Town currently in the Year 2000 Plan Area to be added to the West Side Plan Area through a Substantial Amendment to better meet West Side Plan goals and objectives.

The proposed boundary reduction will remove tax lots 3S1W23AC 100 and 101 and tax lots 3S1W23AB 100, 101, 102, 200, 201, 300, 400, 401, 402, 403, 500, 600, 700, 800, 801, 900, 1000, 1100, 2000, 2100, 2101, 2200, 2301, and 2302, together known as (the "Parcel"), from the Plan Area.

These tax lots, when fully developed, will produce tax increment revenue in excess of City Council's goal of a \$4,000,000 annual increment cap for the Year 2000 Plan Area. Removal of the Parcel from the district boundary reduces the Plan Area by 29 acres. The current tax assessed value of the Parcel is \$9,444,899. It is intended that this acreage and assessed value will be added to the West Side Plan Area by Substantial Amendment in December of 2008 and that this action will help speed West Side Plan projects to address blight within the West Side Plan Area.

This Resolution will add less than one acre of land to the Year 2000 Plan Area to maintain a connection between acreage in the Plan Area on the west side of Interstate 5 and the remainder of the Plan Area on the east side of Interstate 5. This addition of acreage amounts to less than 1% of the Year 2000 Plan Area and is a minor amendment.

Staff has determined this amendment regarding Plan boundaries and valuation has sufficient influence on Plan Goals and Objectives that it should be processed as a Council-Approved Amendment. Staff is recommending the Agency Board recommend to City Council adoption of this amendment.