

THE URBAN RENEWAL AGENCY OF THE CITY OF WILSONVILLE

URA RESOLUTION NO. 280

A RESOLUTION APPROVING THE YEAR 2000 URBAN RENEWAL PLAN 12TH AMENDMENT TO ADD PROPERTY, DELETE PROPERTY AND IDENTIFY PROPERTY TO BE ACQUIRED FOR THE 5TH STREET / KINSMAN ROAD EXTENSION PROJECT.

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 eleven times (as amended, the "Plan"); and

WHEREAS, the Wilsonville City Council adopted the 10th Amendment to the Plan to add the "Old Town Escape" project to the Y2000 Plan of which the 5th Street / Kinsman Road Extension is one phase; and

WHEREAS, the 5th Street / Kinsman Road Extension project (the "Project") will extend 5th Street and the Ice Age Tonquin Trail from Boones Ferry Road to Arrowhead Creek Lane, extend Kinsman from Wilsonville Road to Wilsonville Concrete Products, and upgrade Boones Ferry Road to multi-modal urban standards; improve safety and area circulation for vehicular, pedestrian, and bicycle travel between Boones Ferry Road, Arrowhead Creek Lane and Wilsonville Road; and reconstruct Boones Ferry Road between Bailey Street and 5th Street with an additional bike lane and sidewalk, and meet long-term level of service needs; and

WHEREAS, the Project will provide an alternate route from Old Town to Wilsonville Road that does not rely on the Boones Ferry Road / Wilsonville Road intersection; 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 "12th Amendment") to add to the Plan properties or portions thereof to be acquired to complete the 5th Street / Kinsman Road Extension project; and

WHEREAS, the properties or portions thereof to be acquired to complete the 5th Street / Kinsman Road Extension project are identified in the Report on the Year 2000 Plan – 12th Amendment, attached hereto and incorporated herein; and

WHEREAS, the 12th Amendment also establishes a new Year 2000 Urban Renewal Area boundary that results from removing and adding property that is not necessary and necessary for the 5th Street / Kinsman Road Extension project; and

WHEREAS, the new boundary is detailed (legal description and maps) in Exhibit A to The Report on the Year 2000 Plan – 12th Amendment, attached hereto as **Exhibit 1** and incorporated herein; and

WHEREAS, the Report Accompanying the Year 2000 Urban Renewal Plan 12th Amendment – A Minor Amendment is attached hereto as **Exhibit 2** and incorporated herein; and

WHEREAS, the 12th Amendment is being adopted as a Minor Amendment pursuant to Section 1200 of the Plan; and

WHEREAS, the property being added is less than 1% of the existing area of the Plan and the amendment can be processed as a Minor Amendment per the acreage limitations of ORS 457.085; and

WHEREAS, Section 1200 of the Plan requires the Agency include a finding that the Minor Amendment is not a significant alteration to the Goals and Objectives of the Plan; and

WHEREAS, the 10th Amendment modified the Plan Goals and Objectives to include this project in the Plan; and

WHEREAS, the project is not being changed, and neither are the Goals and Objectives and therefore is not a significant alteration to the Goals and Objectives of the Plan; and

WHEREAS, the Agency has complied with all the requirements for adoption of the Minor Amendment under the Plan; and

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 Twelfth Amendment to the Year 2000 Urban Renewal Plan and Report attached hereto and incorporated herein as **Exhibits 1 and 2**.

2. This Resolution is effective upon adoption.

3. Upon adoption, a copy of this Resolution, Amendment and Report shall be sent to the County Assessor for their files.

ADOPTED by the Wilsonville Urban Renewal Agency at a regular meeting thereof this 15th day of October 2018 and filed with the Wilsonville City Recorder this date.



Scott Starr, BOARD MEMBER

ATTEST:



Kimberly Veliz, City Recorder

SUMMARY OF VOTES:

Board Chair Knapp	Recused
Board Member Starr	Yes
Board Member Lehan	Yes
Board Member Akervall	Yes
Board Member Stevens	Yes

Exhibits:

Exhibit 1 – Year 2000 Urban Renewal Plan 12th Amendment
Exhibit 2 – Report on the Year 2000 Plan 12th Amendment

Year 2000 Urban Renewal Plan 12th Amendment – A Minor Amendment

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

PART ONE

SECTION 100 - INTRODUCTION

The 12th Amendment added property to allow for the completion of the Old Town Escape Project, deleted property not necessary for the construction of the Old Town Escape Project and identified the properties to be acquired for this project.

SECTION 300 - LEGAL DESCRIPTION BOUNDARY - Exhibit A

~~301 Exhibit A— Narrative Legal Description of Urban Renewal Area with Maps~~

Replaced in its entirety *by Exhibit A.*

~~302 Exhibit B— Graphic (Map) Description of Urban Renewal Area~~

Replaced in its entirety *by Exhibit A.*

SECTION 600 – URBAN RENEWAL ACTIVITIES

602 Acquisition of Real Property

E)(2) In order to construct the first phase of the 5th Street / Kinsman Road Extension project (aka Old Town Escape), acquisition for right-of-way and easements will be required from the following properties – all located within the City of Wilsonville, Clackamas County, Oregon:

<i>Property</i>	<i>Tax Lot</i>
<i>Property A</i>	<i>3 1W 23AB 01800</i>
<i>Property B</i>	<i>3 1W 23AB 01900</i>
<i>Property C</i>	<i>3 1W 23AB 02000</i>
<i>Property D</i>	<i>3 1W 23AB 02100</i>
<i>Property E</i>	<i>3 1W 23AC 03400</i>
<i>Property F</i>	<i>3 1W 23AC 03800</i>
<i>Property G</i>	<i>3 1W 23AC 04000</i>
<i>Property H</i>	<i>3 1W 23B 00100</i>
<i>Property I</i>	<i>3 1W 23B 00101</i>
<i>Property J</i>	<i>3 1W 23B 00600</i>
<i>Property K</i>	<i>3 1W 23B 00700-00790</i>
<i>Property L</i>	<i>3 1W 23B 00800</i>
<i>Property M</i>	<i>3 1W 23B 00900</i>
<i>Property N</i>	<i>3 1W 23B 01300</i>
<i>Property O</i>	<i>3 1W 23B 01700</i>
<i>Property P</i>	<i>3 1W 23BD 00101</i>

Property Q 3 1W 23BD 00102
Property R 3 1W 23BD 00103
Property S 3 1W 23BD 00104
Property Y 3 1W 23BD 00200
Property U 3 1W 23BD 00300
Property V 3 1W 23BD 00400
Property W 3 1W 23BD 00600
Property X 3 1W 23BD

PART TWO

EXHIBITS – YEAR 2000 PLAN

8. 5TH STREET TO KINSMAN ROAD EXTENSION PROPERTY ACQUISITION

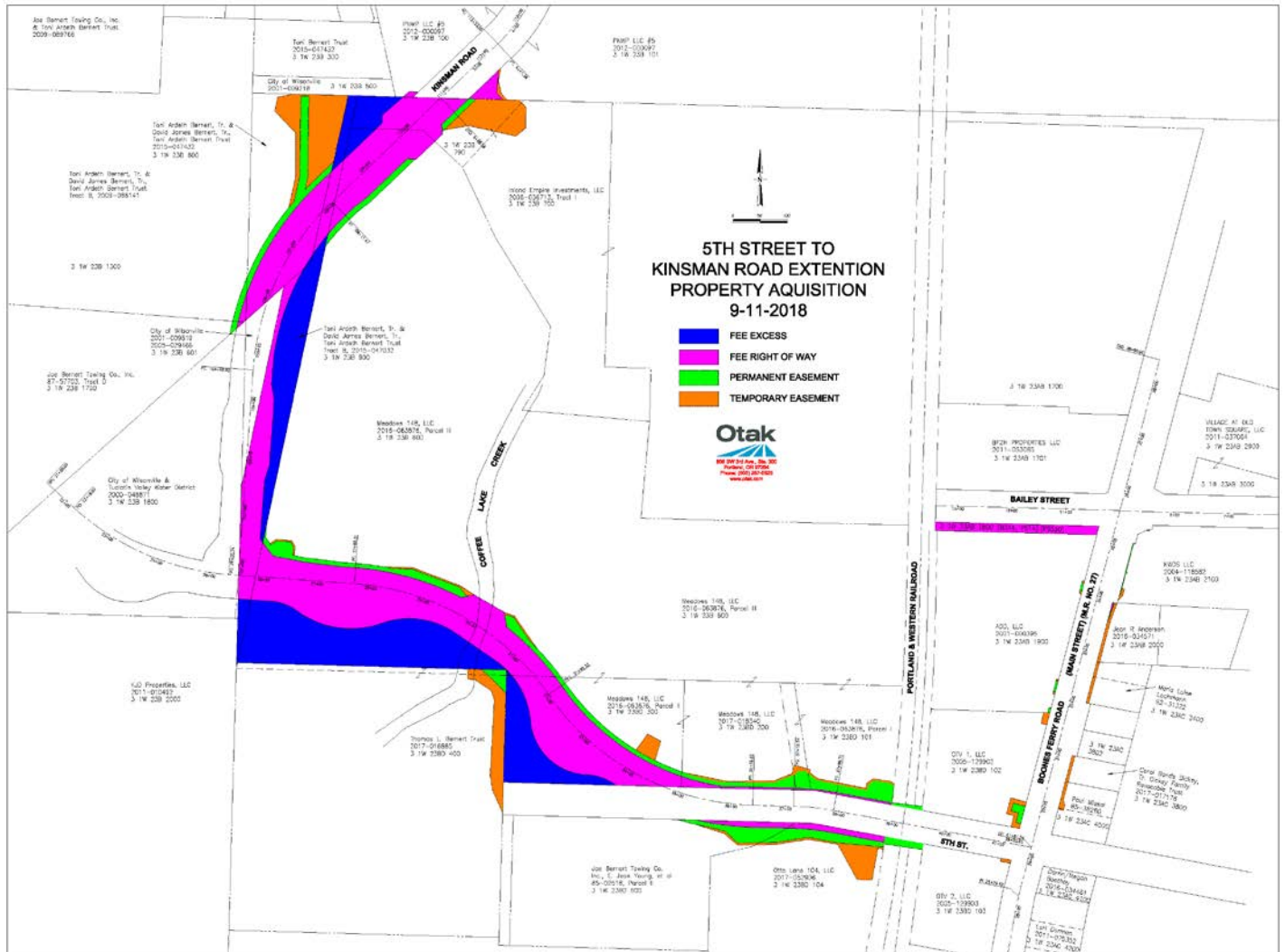


Exhibit 1 – Year 2000 Urban Renewal Plan 12th Amendment
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EXHIBIT A

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 1/16th 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 westerly line of Lot 44 of the plat of "Landover" (Assessor's Map 3 1W 13AA);
24. Thence along said westerly 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 2017-023602, 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 5th 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 southerly line of said Deed and the northerly 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 easterly 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 westerly line of Document Number 71-32182 (Assessor's Map 3 1W 23DB);
41. Thence along said westerly 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 Water Line of the Willamette River (Assessor's Map 3 1W 23DB);
44. Thence along said Ordinary High Water Line, 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 2nd 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 2nd Street and the southerly extension of the westerly 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 5th Street (Assessor's Map 3 1W 23BD);
50. Thence along said southerly right-of-way line and the westerly extension thereof, Westerly 954 feet, more or less, to the easterly line of Document Number 90-020013 (Assessor's Map 3 1W 23BD);
51. Thence along said easterly line, Northerly 60 feet, more or less, to the southerly line of Document Number 2016-063876 (Assessor's Map 3 1W 23BD);
52. Thence along said southerly line, Easterly 212 feet, more or less, to the southwesterly right-of-way line of the 5th Street extension (Assessor's Map 3 1W 23BD);
53. Thence along said southwesterly right-of-way line, Northwesterly 1181 feet, more or less, to the southerly line of an existing service road (Assessor's Map 3 1W 23B);
54. Thence along said southeasterly line, Southwesterly 91 feet, more or less, to a point which bears easterly 80 feet, more or less, from a service bridge (Assessor's Map 3 1W 23B);
55. Thence leaving said southerly line, Northerly 26 feet, more or less, to the northerly line of said service road (Assessor's Map 3 1W 23B);
56. Thence along said northerly line, Northeasterly 170 feet, more or less, to the northeasterly right-of-way line of the 5th Street extension (Assessor's Map 3 1W 23B);
57. Thence along said northeasterly right-of-way line, Easterly 201 feet, more or less, to the westerly right-of-way line of the Kinsman Road extension (Assessor's Map 3 1W 23B);
58. Thence along said westerly right-of-way line, Northeasterly 755 feet, more or less, to a line parallel with and 30.00 feet westerly of the most westerly line of Parcel 1 of Partition Plat Number 1990-092 (Assessor's Map 3 1W 23B);
59. Thence along said parallel line, Southerly 173 feet, more or less, to the easterly right-of-way line of the Kinsman Road extension (Assessor's Map 3 1W 23B);
60. Thence along said easterly right-of-way line, Southerly 541 feet, more or less to the northerly right-of-way line of the 5th Street extension (Assessor's Map 3 1W 23B);
61. Thence along said northerly right-of-way line, and the northerly right-of-way line of 5th Street, Easterly 1555 feet, more or less to the westerly right-of-way line of the Boones Ferry Road (Assessor's Map 3 1W 23B);
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 23BD);
63. Thence along said southerly right-of-way line, Easterly 98 feet, more or less, to the easterly right-of-way line of Boones Ferry Road (Assessor's Map 3 1W 23AB);
64. Thence 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, Easterly 743 feet, more or less, to the westerly line of a 25 foot wide Public Road per Document Number 2003-04532 (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 5th 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 105 feet, more or less, to the westerly right-of-way line of Boones Ferry Road (Assessor's Map 3 1W 23AB);
75. Thence along said westerly right-of-way line, Northerly 1022 feet, more or less, to the southerly right-of-way line of SW Wilsonville Road (Assessor's Map 3 1W 23AB);
76. Thence along said southerly right-of-way line, Westerly 1235 feet, more or less, to the easterly right-of-way line of Kinsman Road (Assessor's Map 3 1W 23AB);
77. Thence along said easterly and southeasterly right-of-way line, Southwesterly 888 feet, more or less, to a line parallel with and 30.00 feet easterly of the most westerly line of Parcel 1 of Partition Plat Number 1990-092 (Assessor's Map 3 1W 23B);
78. Thence along said parallel line, Northerly 132 feet, more or less, to the northwesterly right-of-way line of the Kinsman Road extension (Assessor's Map 3 1W 23B);
79. Thence along said northwesterly right-of-way line, northeasterly 594 feet, more or less, to the intersection of the westerly right-of-way line of Kinsman Road and the southerly right-of-way line of SW Wilsonville Road (Assessor's Map 3 1W 23B);
80. 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);
81. 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);
82. Thence along the westerly line of said Deed, Northerly 131 feet, more or less, to the northwesterly corner of said Deed (Assessor's Map 3 1W 14D);
83. Thence along the northerly and easterly lines of said Deed, Easterly 200 feet, more or less, to the northwesterly corner of Document Number 2014-044714 (Assessor's Map 3 1W 14D);
84. 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);

85. 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);
86. 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);
87. 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);
88. 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);
89. 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);
90. Thence along the southeasterly line of said Deed, Northeasterly 274 feet, more or less, to the southwesterly corner of Parcel 2 of Partition Plat Number 2007-121 (Assessor's Map 3 1W 14D);
91. 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);
92. 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);
93. 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);
94. Thence along said westerly right-of-way line, Northwesterly 1227 feet, more or less, to the southerly line of Parcel 3 of Partition Plat Number 1991-202 (Assessor's Map 3 1W 14D);
95. Thence along said southerly line, Westerly 82 feet, more or less, to the easterly right-of-way line of said Interstate 5 (Assessor's Map 3 1W 14D);
96. Thence along said easterly right-of-way line, Northerly 1672 feet, more or less, to the southerly line of Partition Plat Number 2011-058 (Assessor's Map 3 1W 14A);
97. Thence along said southerly line, Easterly 1082 feet, more or less, to the westerly right-of-way line of Parkway Avenue (Assessor's Map 3 1W 14A);
98. Thence along said westerly right-of-way line, Northerly 3106 feet, more or less, to the southeast corner of Document Number 2017-004284 (Assessor's Map 3 1W 11);
99. 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);
100. 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);
101. 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);
102. 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);
103. 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);
104. 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);
 105. 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);
 106. Thence along the northerly lines of Parcel 3 and Parcel 5 of said Partition Plat, Southeasterly 1965 feet, more or less, to the most easterly corner of said Parcel 5 (Assessor's Map 3 1W 11D);
 107. 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);
 108. Thence along the easterly and southerly lines of said Parcel 2, Southwesterly 1243 feet, more or less, to the southeasterly corner of Document Number 2010-076176 (Assessor's Map 3 1W 11);
 109. 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);
 110. Thence along said southerly 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);
 111. 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);
 112. 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);
 113. 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):

150. Thence along the northerly 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);
151. 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);
152. Thence along said southerly right-of-way line, Easterly 2932 feet, more or less, to the northwesterly corner of Lot 86 of the plat of "Landover No. 2" (Assessor's Map 3 1W 13AA);

153. 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);
154. 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);
155. 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);
156. Thence along said westerly right-of-way line, Southwesterly 5567 feet, more or less, to the southeasterly corner of Parcel 2 of Partition Plat Number 2009-072 (Assessor's Map 3 1W 13CD);
157. Thence along the easterly line of said Parcel 2, Northerly 426 feet, more or less, to the northeasterly corner of said Parcel 2 (Assessor's Map 3 1W 13CD);
158. 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);
159. 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);
160. Thence along the southerly and easterly line of said plat, Northeasterly 318 feet, more or less, to the northwesterly corner of Parcel 3 of Partition Plat Number 1990-114 (Assessor's Map 3 1W 13CB);
161. Thence along the northerly line of said Parcel 3, Easterly 185 feet, more or less, to the westerly line of the Plat of "Courtside Estates" (Assessor's Map 3 1W 13CB);
162. Thence along said westerly 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);
163. 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);
164. Thence along the westerly 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):

175. 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);
176. 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);
177. Thence along said northerly line, Northwesterly 125 feet, more or less, to the southerly extension of the easterly line of said Lot 5 (Assessor's Map 3 1W 23A);
178. Thence along the easterly 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 southeast corner of Parcel 1 of Partition Plat Number 1990-129 (Assessor’s Map 3 1W 23B):

- 180. Thence along the easterly line of said Parcel, and the northerly extension thereof, 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);
- 181. Thence along the southerly right-of-way line and the southwesterly right-of-way line of Town Center Loop Road East, Southeasterly 1395 feet, more or less, to the southerly line of Document Number 2009-085920 (Assessor’s Map 3 1W 13CB);
- 182. Thence along said southerly line, Westerly 867 feet, more or less, to the Point of Beginning;

Parcel 4:

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):

- 200. Thence along the easterly 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);
- 201. 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);
- 202. 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);
- 203. 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);
- 204. Thence along said southerly right-of-way line, Easterly 1643 feet, more or less, to the Point of Beginning.

Parcel 5:

Beginning at the westerly southwest corner of Parcel 1 of Partition Plat Number 2009-072 (Assessor’s Map 3 1W 13CD);

- 210. Thence along the southwesterly, westerly and southerly lines of said Parcel, Southeasterly 475 feet, more or less, to the westerly line of Parcel 2 of said Partition Plat (Assessor’s Map 3 1W 13CD);
- 211. Thence along said westerly line, South 155 feet, more or less, to the northerly line of Wilsonville Road (Assessor’s Map 3 1W 13CD);
- 212. Thence along said northerly right-of-way line, Westerly 612 feet, more or less, to the easterly line of Town Center Loop Road East (Assessor’s Map 3 1W 13CD);
- 213. Thence along said easterly right-of-way line, Northerly 528 feet, more or less, to the Point of Beginning.

The above described tract of land contains 455 acres, more or less.

08/15/2018



Michael S. Kalina

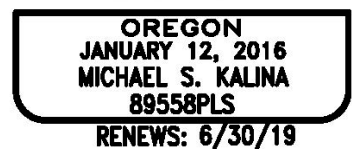
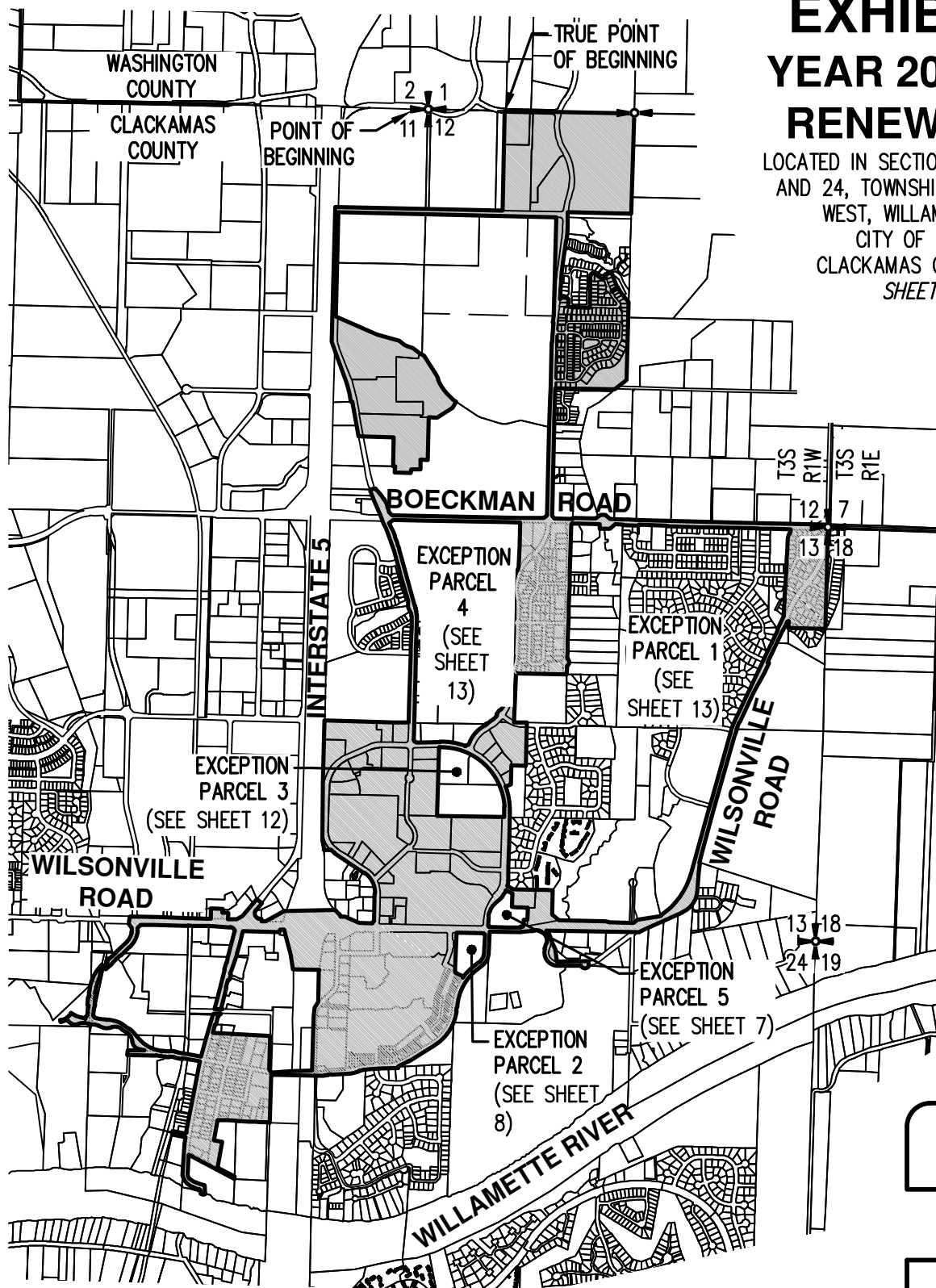


EXHIBIT MAP YEAR 2000 URBAN RENEWAL AREA

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



8/16/2018

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Michael S. Kalina

OREGON
JANUARY 12, 2016
MICHAEL S. KALINA
89558PLS
RENEWS: 6/30/19

LEGEND

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



AREA = 455 ACRES±

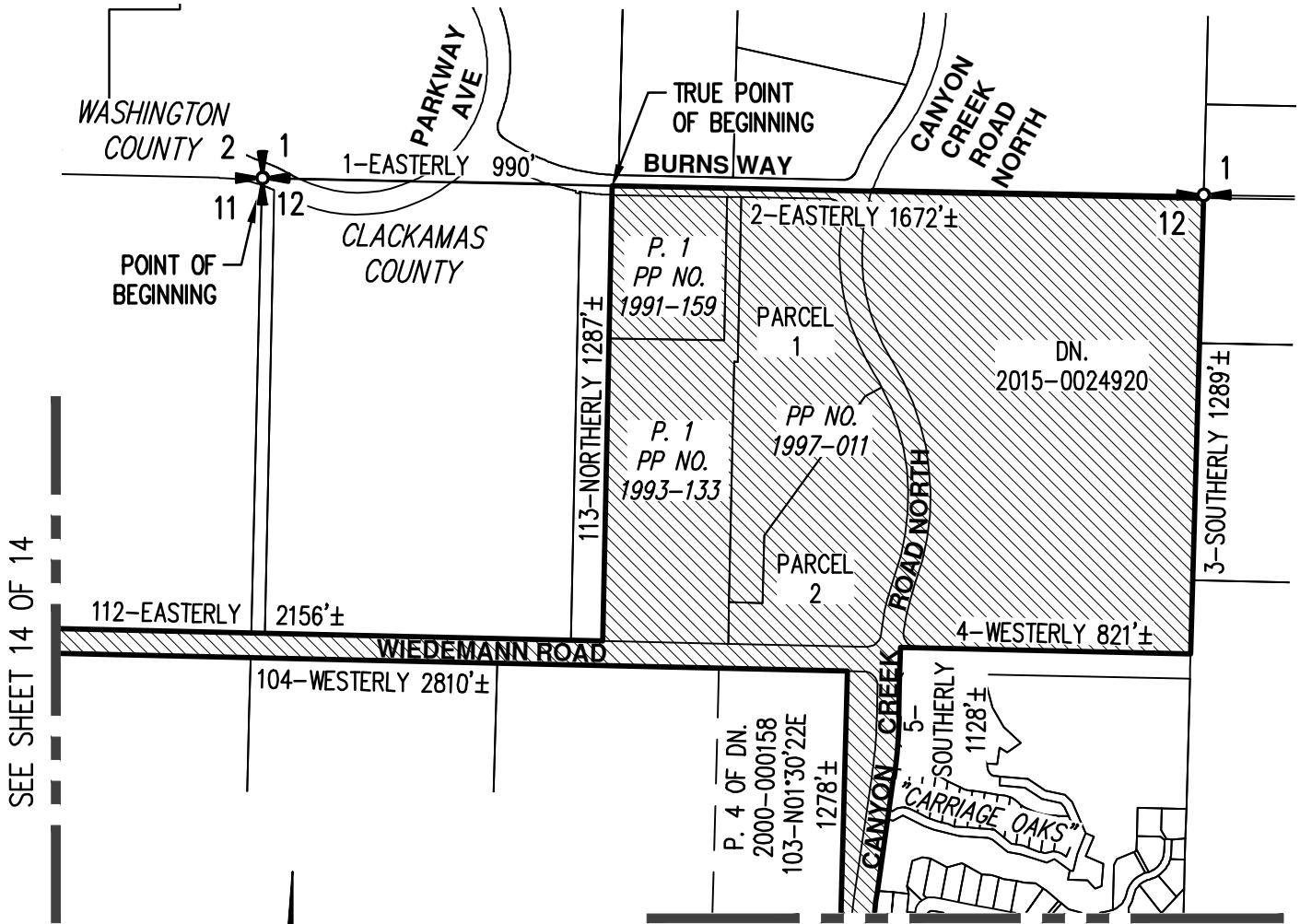
CITY OF WILSONVILLE URBAN RENEWAL DISTRICTS		EXHIBIT B
AKS ENGINEERING & FORESTRY, LLC 12965 SW HERMAN RD, STE 100 TUALATIN, OR 97062 P: 503.563.6151 F: 503.563.6152 aks-eng.com		DRWN: MSK CHKD: NSW AKS JOB: 4658



EXHIBIT MAP

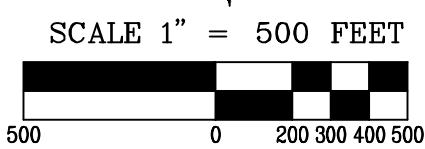
YEAR 2000 URBAN RENEWAL AREA

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 2 OF 14



SEE SHEET 14 OF 14

SEE SHEET 3 OF 14



8/16/2018

**REGISTERED
PROFESSIONAL
LAND SURVEYOR**

Michael S. Kalina

OREGON
JANUARY 12, 2016
MICHAEL S. KALINA
89558PLS

RENEWS: 6/30/19

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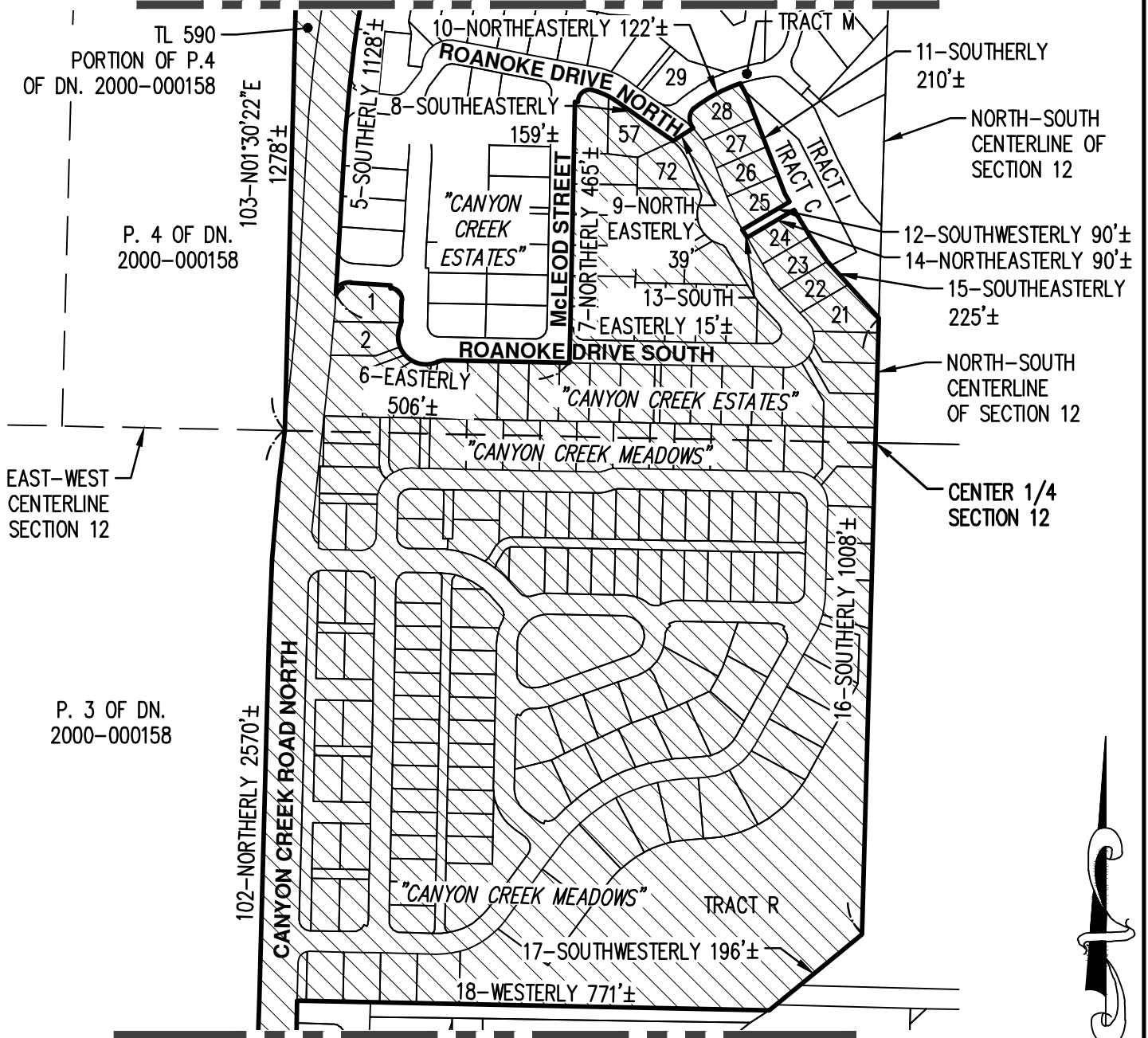


EXHIBIT MAP

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



8/16/2018

MATCH LINE - SEE SHEET 4 OF 14

SCALE 1" = 250 FEET



REGISTERED
PROFESSIONAL
LAND SURVEYOR

Michael S. Kalina

OREGON
JANUARY 12, 2016
MICHAEL S. KALINA
89558PLS
RENEWS: 6/30/19

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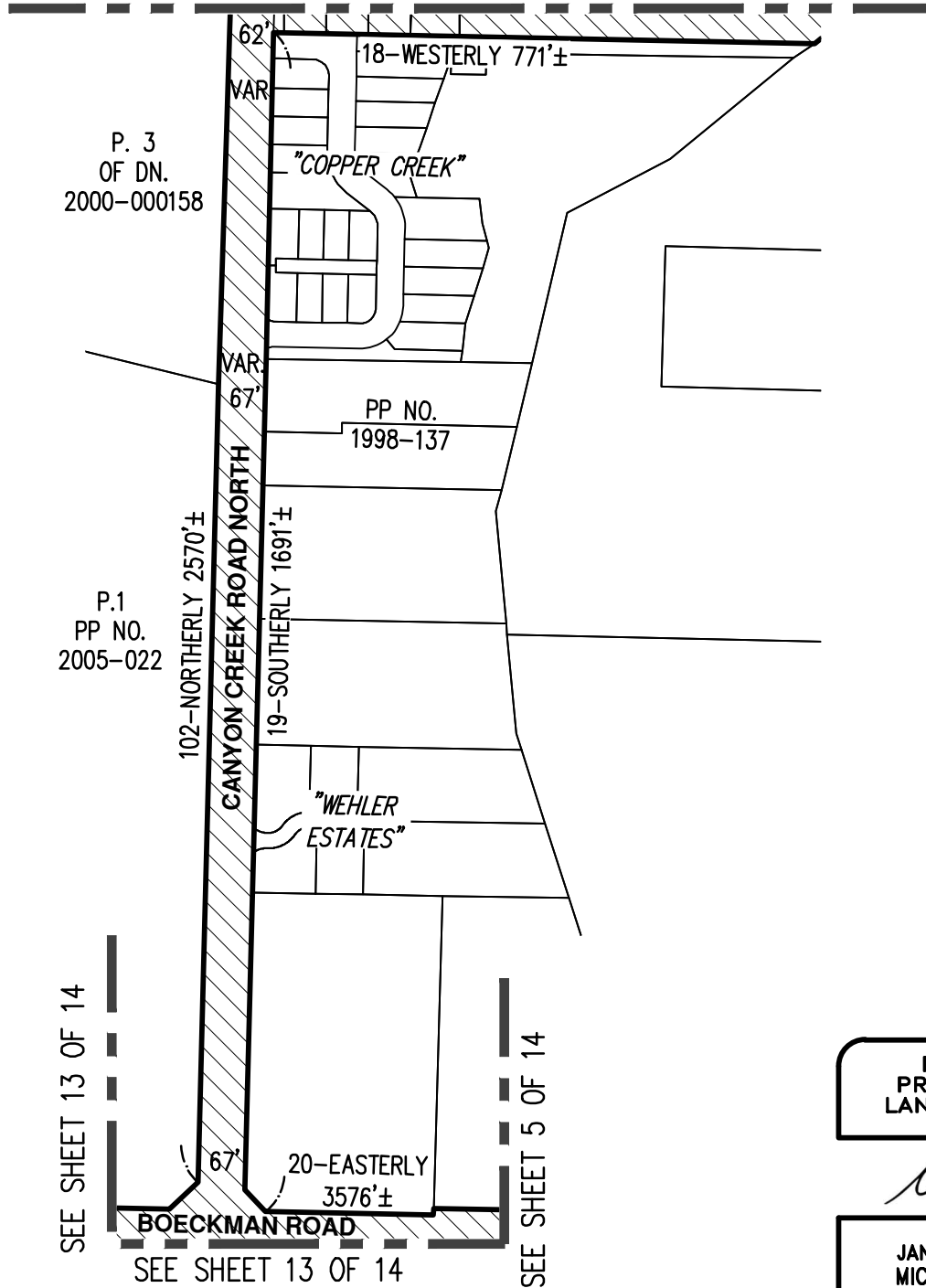


EXHIBIT MAP

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



SEE SHEET 13 OF 14

SEE SHEET 5 OF 14

8/16/2018

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Michael S. Kalina

OREGON
JANUARY 12, 2016
MICHAEL S. KALINA
89558PLS

RENEWS: 6/30/19

SCALE 1" = 250 FEET



CITY OF WILSONVILLE
URBAN RENEWAL DISTRICTS

AKS ENGINEERING & FORESTRY, LLC
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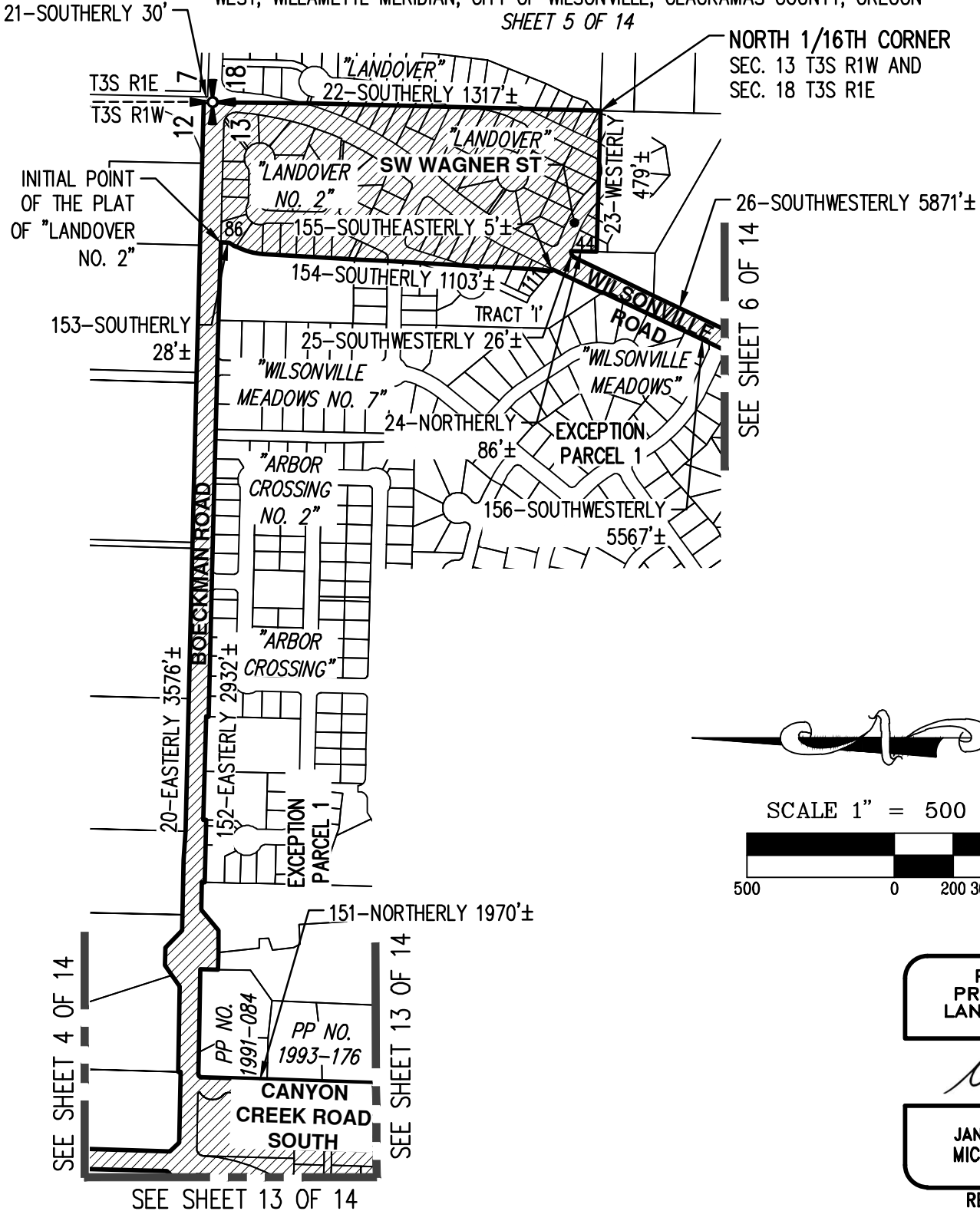
AKS JOB:
4658

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



8/16/2018

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Michael S. Kalina

OREGON
JANUARY 12, 2016
MICHAEL S. KALINA
89558PLS

RENEWS: 6/30/19

CITY OF WILSONVILLE
URBAN RENEWAL DISTRICTS

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AKS

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 6 OF 14

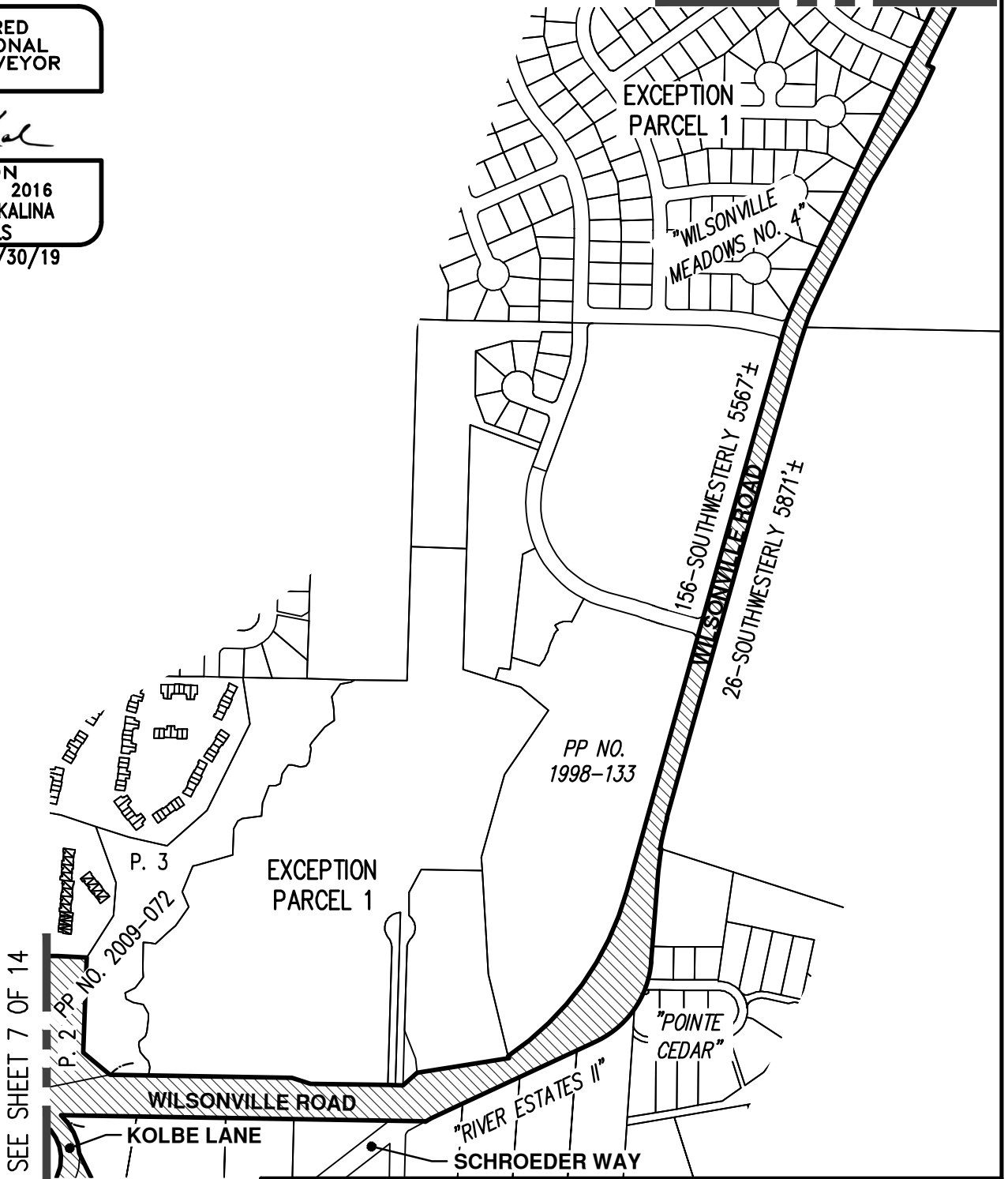
8/16/2018

SEE SHEET 5 OF 14

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Michael S. Kalina

OREGON
JANUARY 12, 2016
MICHAEL S. KALINA
89558PLS
RENEWS: 6/30/19



SEE SHEET 7 OF 14

SCALE 1" = 500 FEET



CITY OF WILSONVILLE
URBAN RENEWAL DISTRICTS

AKS ENGINEERING & FORESTRY, LLC
12965 SW HERMAN RD, STE 100
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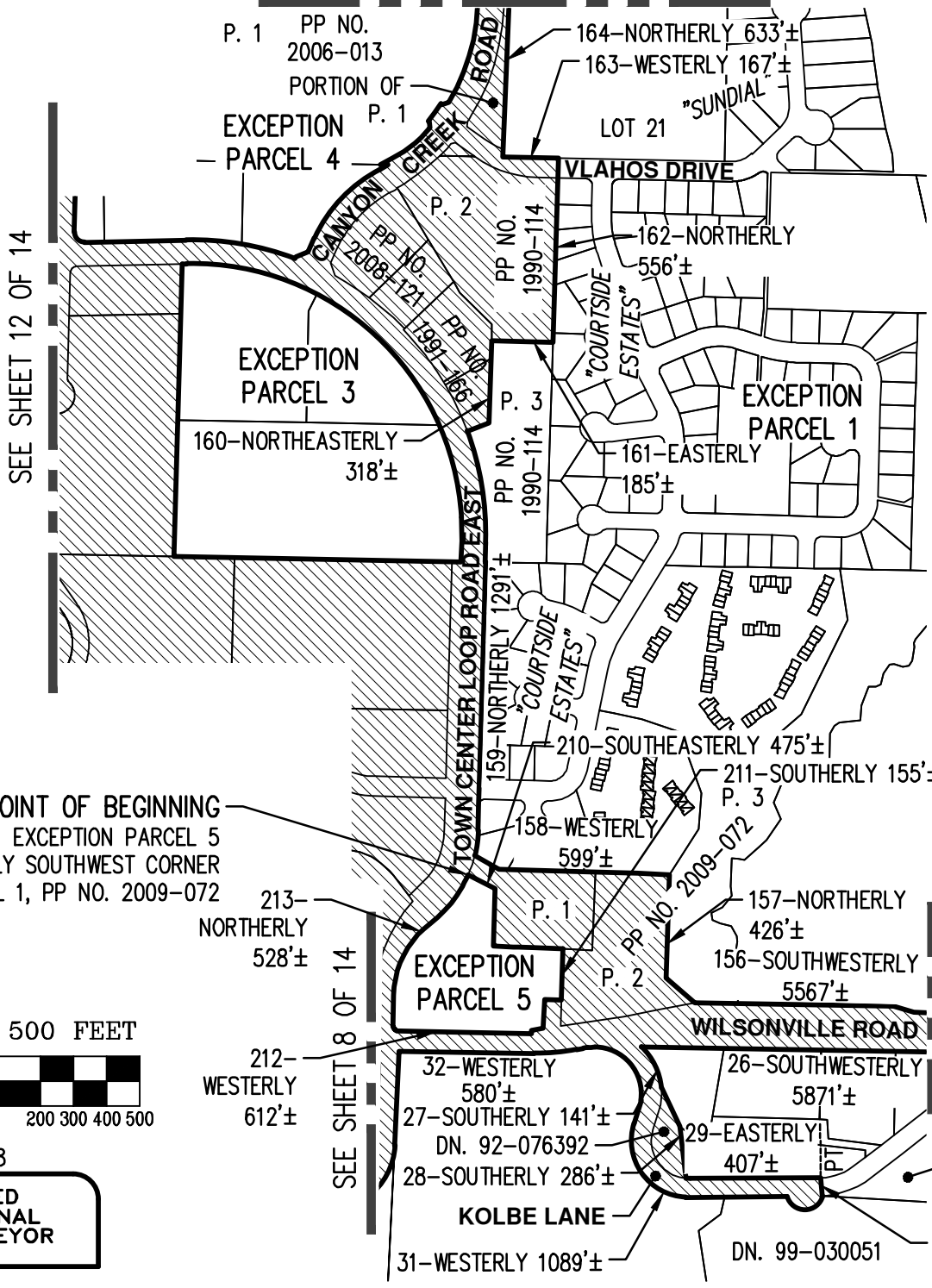
EXHIBIT MAP

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 7 OF 14

SEE SHEET 13 OF 14



SEE SHEET 12 OF 14

POINT OF BEGINNING
EXCEPTION PARCEL 5
WESTERLY SOUTHWEST CORNER
PARCEL 1, PP NO. 2009-072

SCALE 1" = 500 FEET



8/16/2018

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Michael S. Kalina

OREGON
JANUARY 12, 2016
MICHAEL S. KALINA
89558PLS
RENEWS: 6/30/19

SEE SHEET 8 OF 14

SEE SHEET 6 OF 14

CITY OF WILSONVILLE URBAN RENEWAL DISTRICTS		EXHIBIT B
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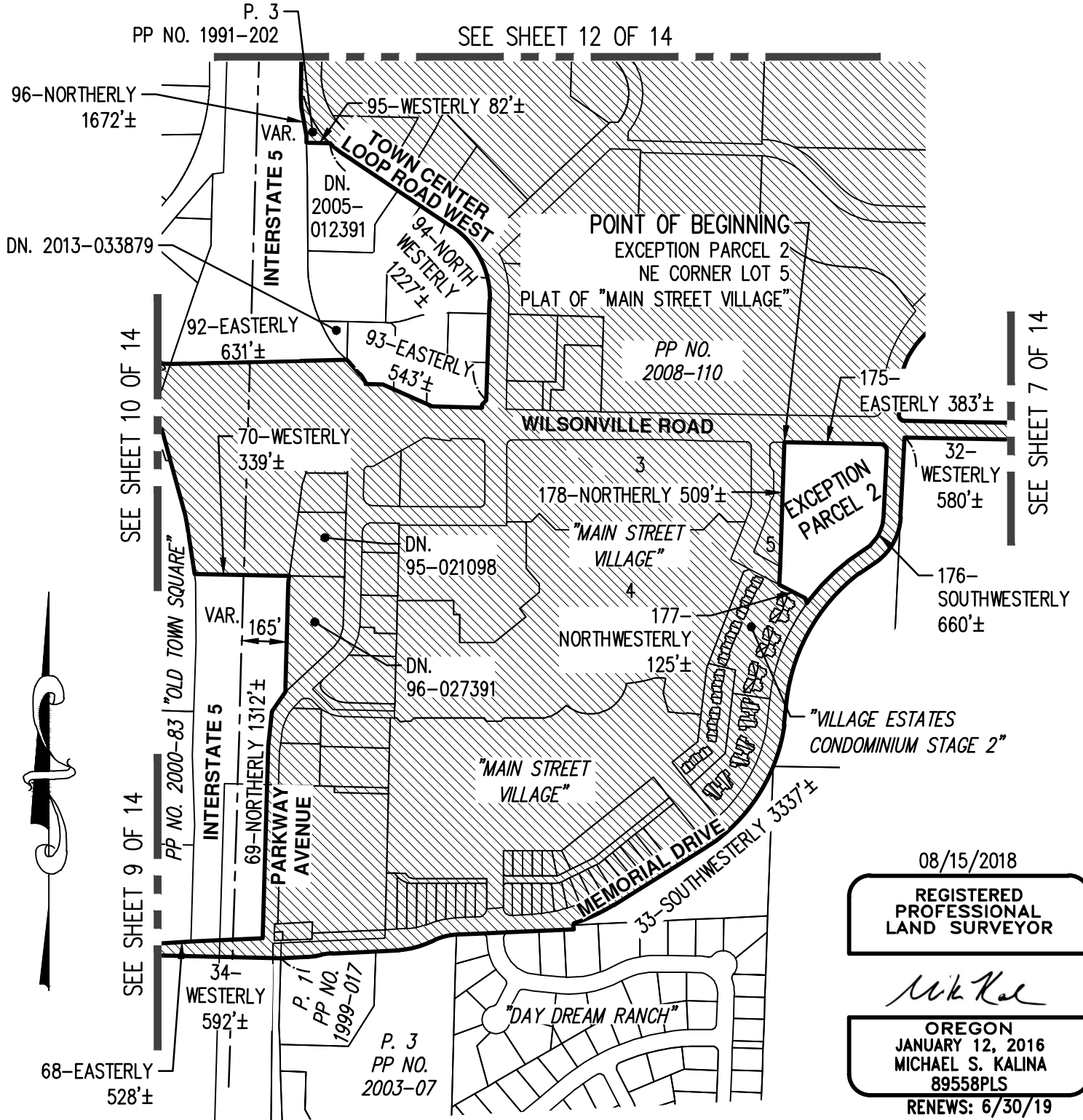


EXHIBIT MAP

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 8 OF 14



08/15/2018

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Michael S. Kalina

OREGON
JANUARY 12, 2016
MICHAEL S. KALINA
89558PLS

RENEWS: 6/30/19

SCALE 1" = 500 FEET



CITY OF WILSONVILLE
URBAN RENEWAL DISTRICTS

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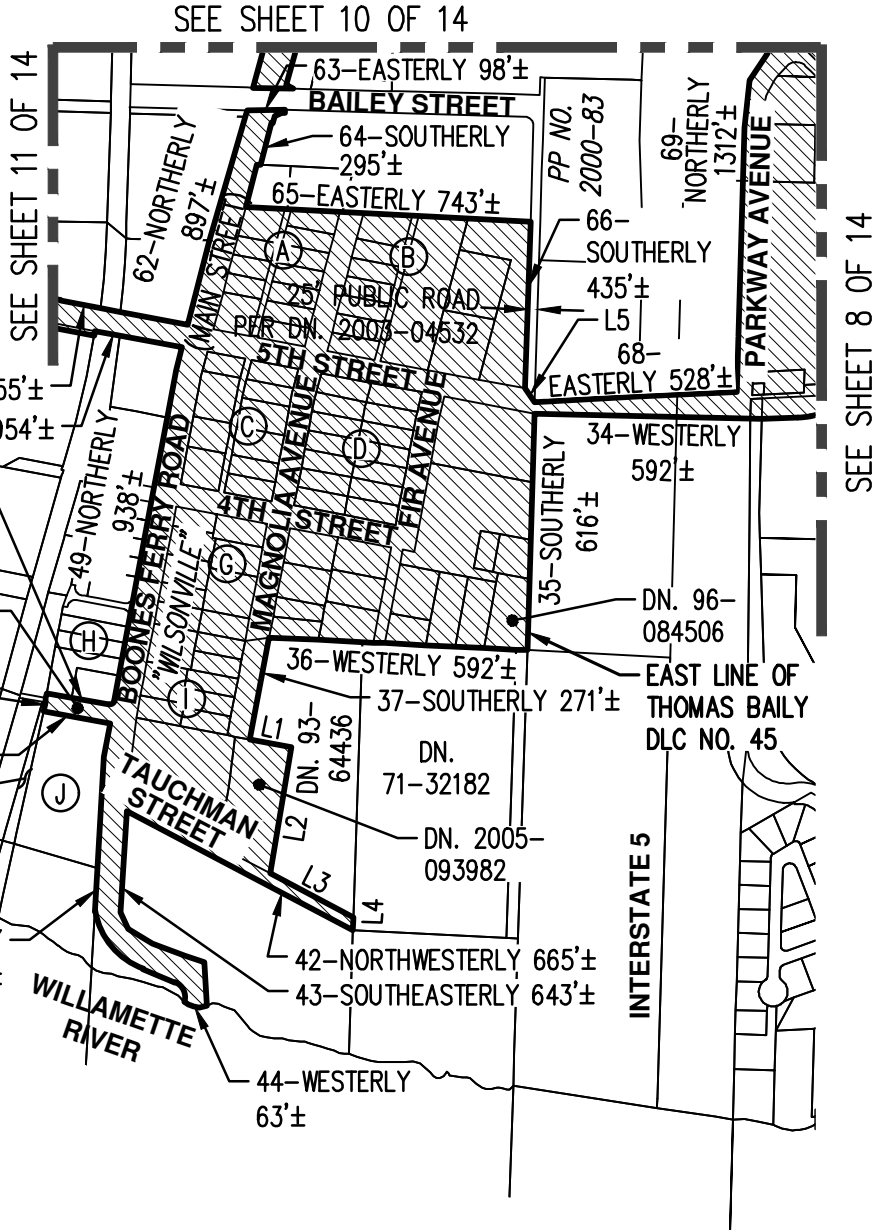
DRWN: MSK
CHKD: NSW
AKS JOB:
4658

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 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



08/15/2018

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Michael S. Kalina

OREGON
JANUARY 12, 2016
MICHAEL S. KALINA
89558PLS
RENEWS: 6/30/19

CITY OF WILSONVILLE
URBAN RENEWAL DISTRICTS

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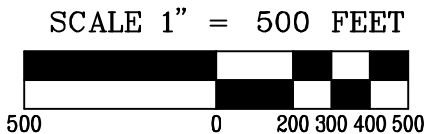
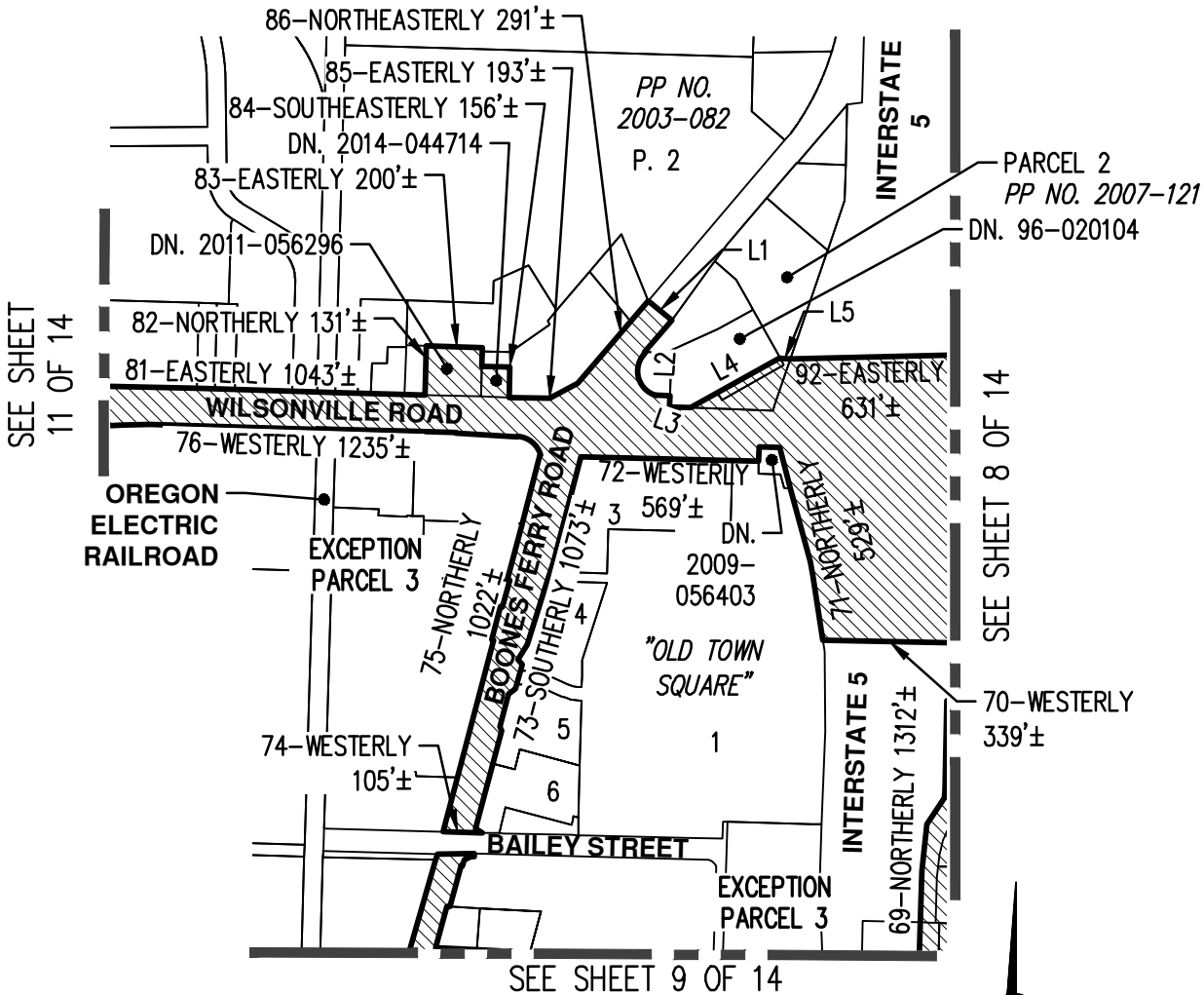
EXHIBIT
B

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 10 OF 14



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

08/15/2018

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Michael S. Kalina

OREGON
JANUARY 12, 2016
MICHAEL S. KALINA
89558PLS

RENEWS: 6/30/19

CITY OF WILSONVILLE
URBAN RENEWAL DISTRICTS

AKS ENGINEERING & FORESTRY, LLC
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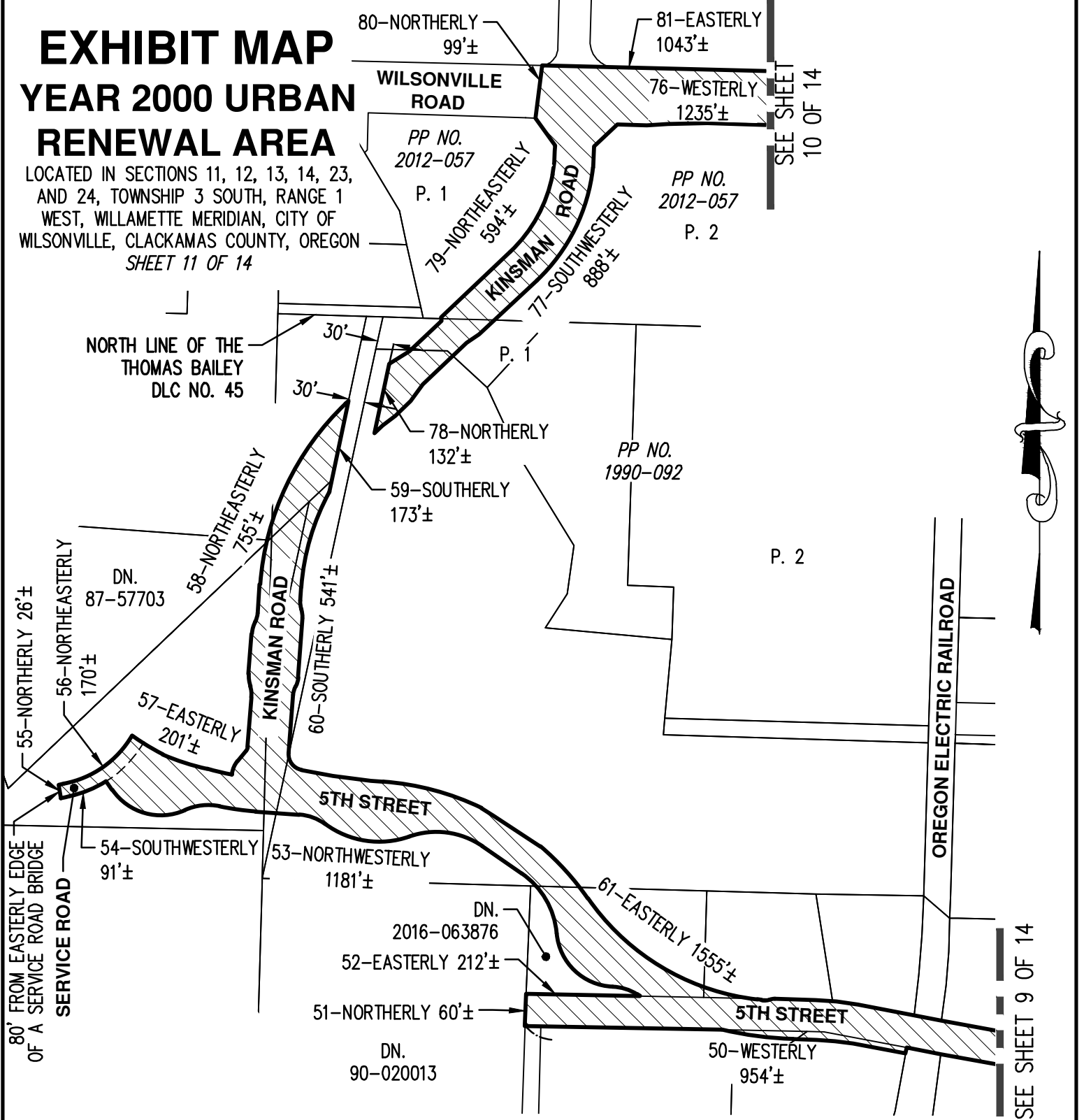


EXHIBIT
B

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



SEE SHEET
10 OF 14



SEE SHEET 9 OF 14

08/15/2018

REGISTERED
PROFESSIONAL
LAND SURVEYOR

M. Kalina

OREGON
JANUARY 12, 2016
MICHAEL S. KALINA
89558PLS

RENEWS: 6/30/19

SCALE 1" = 250 FEET



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



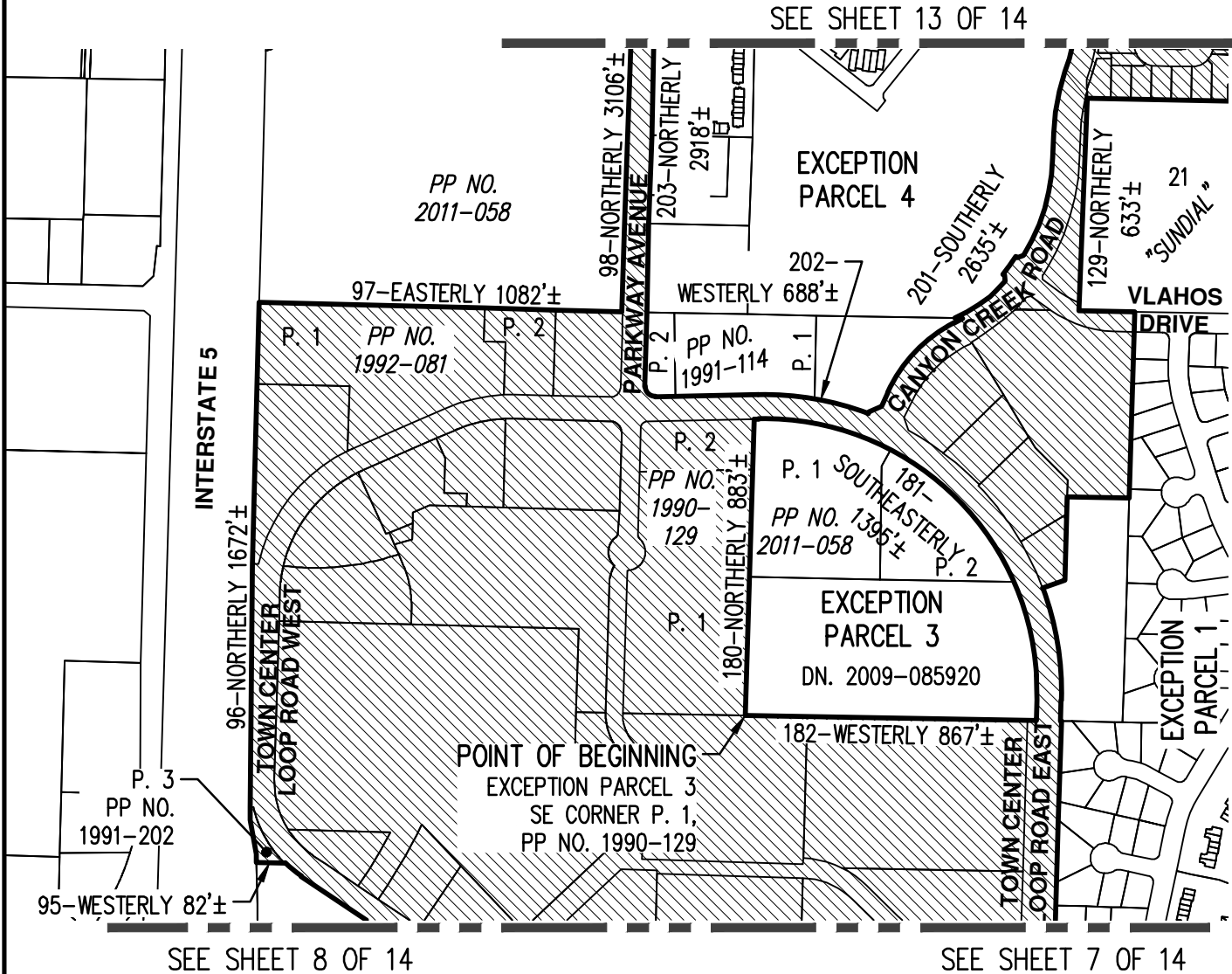
EXHIBIT
B

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 12 OF 14



08/15/2018

REGISTERED
PROFESSIONAL
LAND SURVEYOR

M. Kal

OREGON
JANUARY 12, 2016
MICHAEL S. KALINA
89558PLS

RENEWS: 6/30/19

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

AKS

EXHIBIT
B

DRWN: MSK
CHKD: NSW

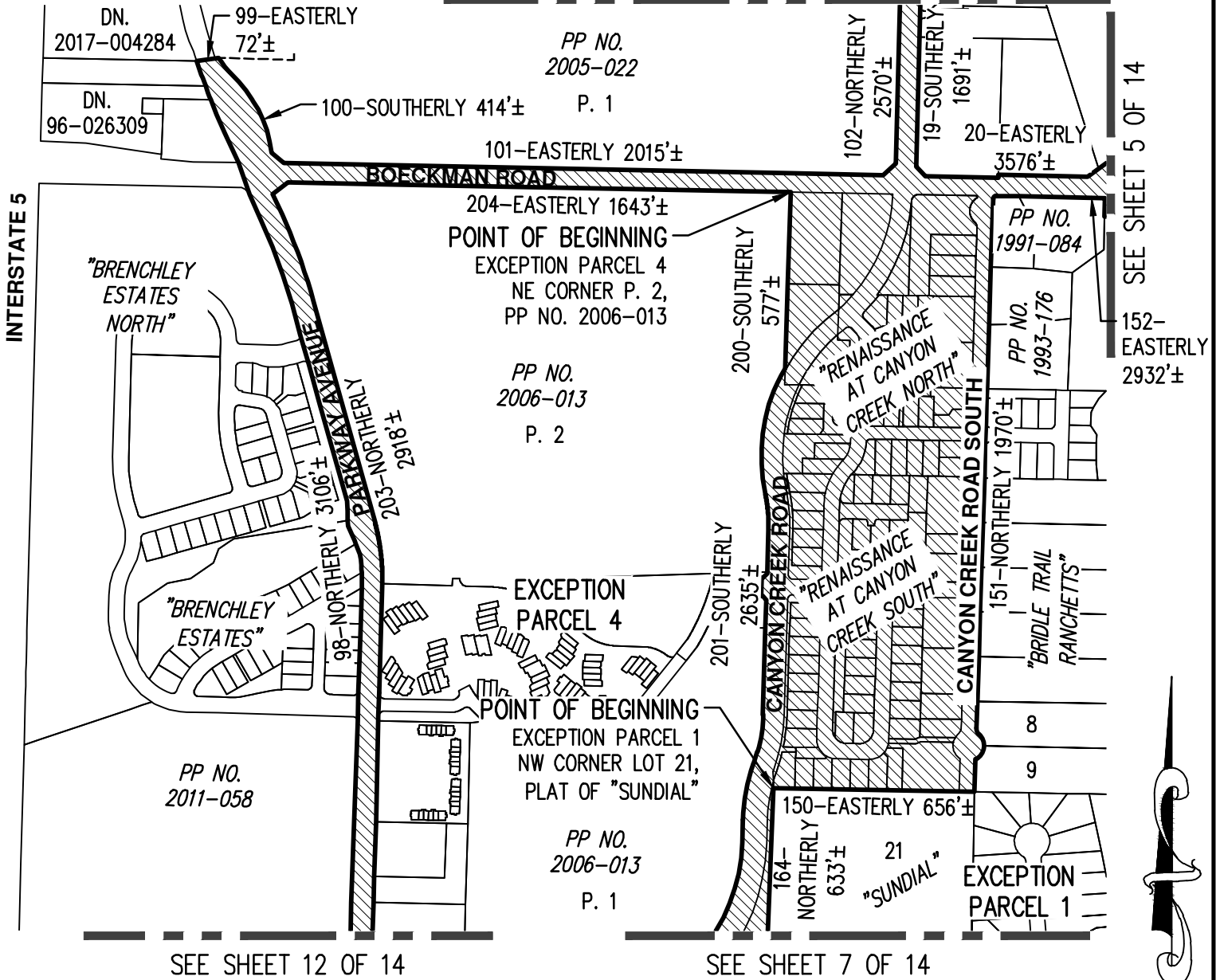
AKS JOB:
4658

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



08/15/2018

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Mike Kal

OREGON
JANUARY 12, 2016
MICHAEL S. KALINA
89558PLS

RENEWS: 6/30/19

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

AKS

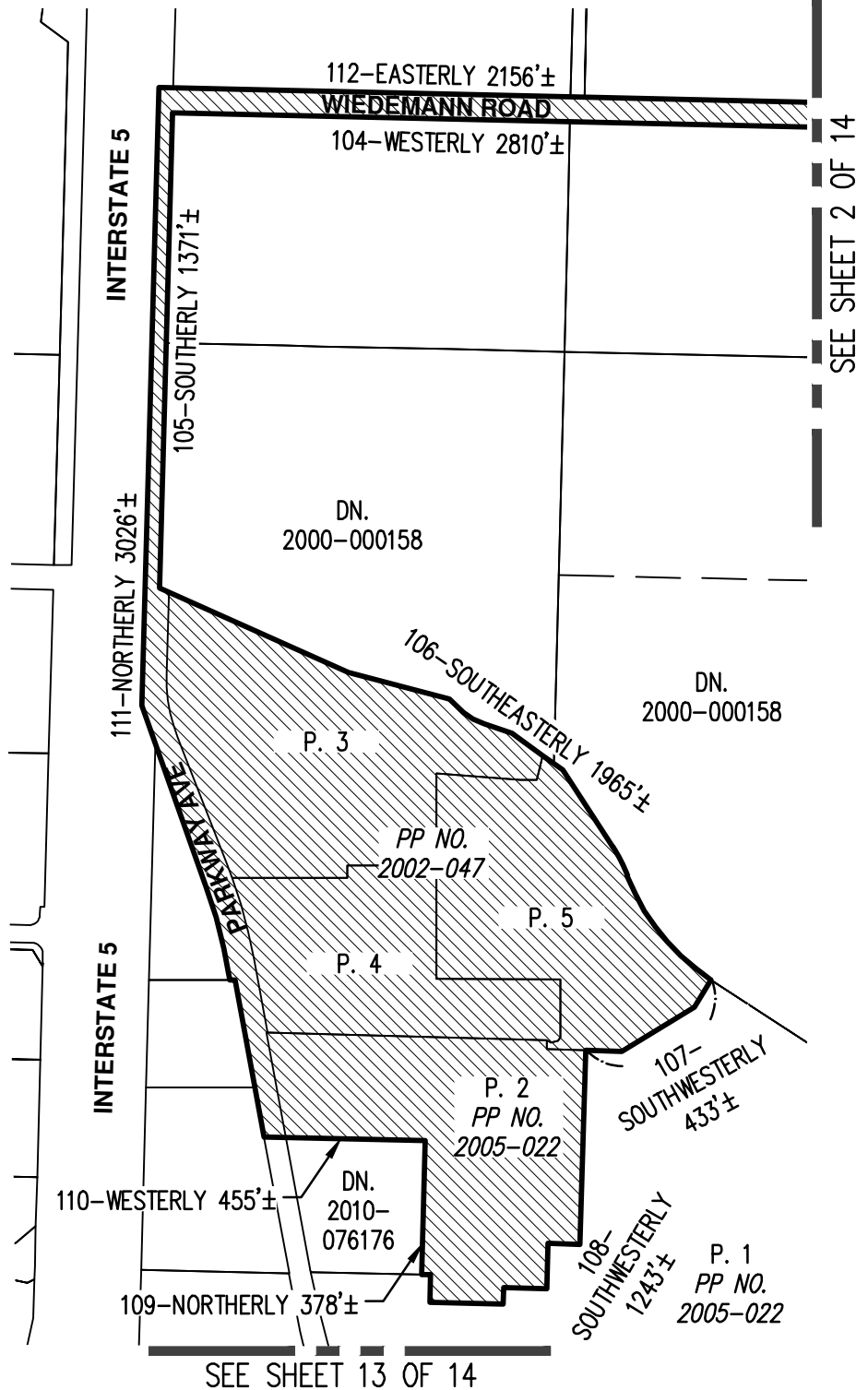
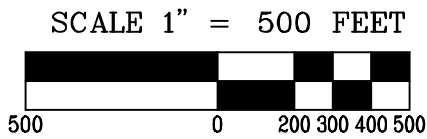
EXHIBIT
B

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 14 OF 14



08/15/2018

**REGISTERED
PROFESSIONAL
LAND SURVEYOR**

M. S. Kalina

**OREGON
JANUARY 12, 2016
MICHAEL S. KALINA
89558PLS
RENEWS: 6/30/19**

CITY OF WILSONVILLE URBAN RENEWAL DISTRICTS		EXHIBIT 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



Report Accompanying the Year 2000 Urban Renewal Plan 12th Amendment – A Minor Amendment

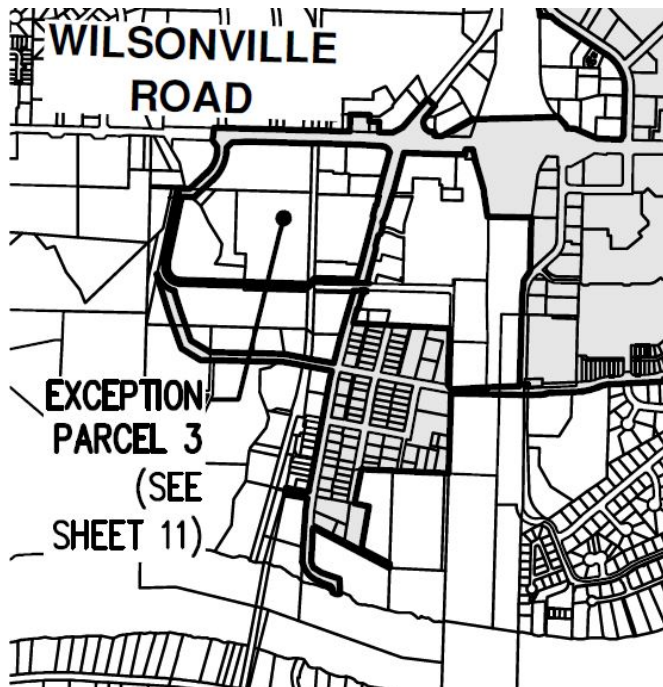
This amendment is a Minor Amendment per Section 1200 of the Y2000 Urban Renewal Plan. Since this is not a substantial amendment, a full Report accompanying the Plan amendment is not required. However, to aid in understanding the additions, a partial report is included with this amendment.

I. Existing Physical, Social and Economic Conditions

The limited acreage to be added is approximately 1 acre of partially-developed land. The boundary change clarifies the designed alignment for the 5th Street/ Kinsman Road Extension, the first phase of the Old Town Escape project and corrects the previous boundary that provided only an estimated alignment. There is limited public infrastructure serving the parcels and limited urban development on 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. The new boundary is provided in the Year 2000 Urban Renewal Plan 12th Amendment - Exhibit A.

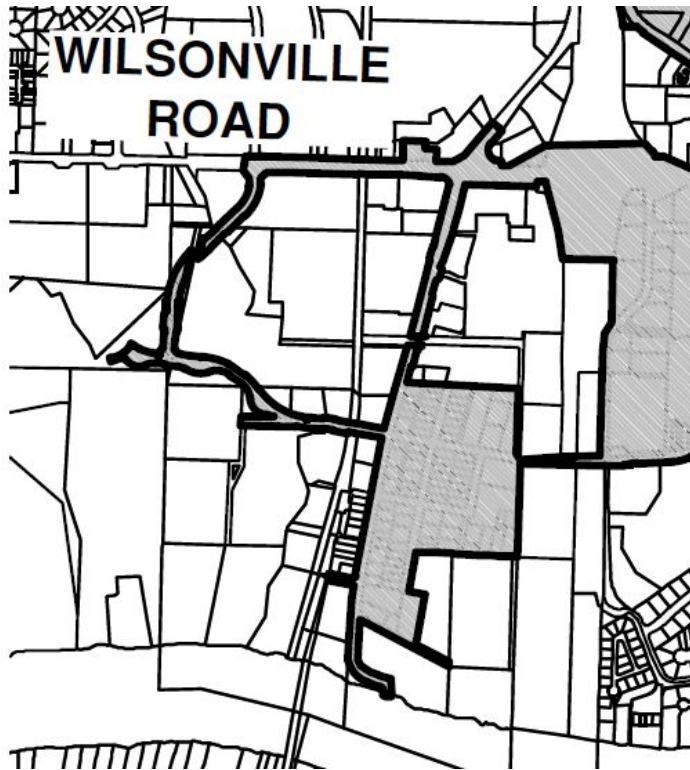
The focus area for the boundary change is shown in Figure 1. This boundary includes two potential routes for the new east-west connector that parallels Wilsonville Road to the south (between Old Town (Boones Ferry Road) and Kinsman which then connects to Wilsonville Road). A final location for the connector had not been determined - two potential routes included a Bailey Street extension and a 5th Street extension to the west.

Figure 1 – Boundary Change Area – Before 12th Amendment



The 10th Amendment to the Year 2000 Plan boundary change clarifies the location of the new east-west connector based on the City Council decision that it be a 5th Street extension (see Figure 2 below). The new boundary description (see Year 2000 Urban Renewal Plan 12th Amendment - Exhibit A) incorporates the most recent design for the road and Ice Age Tonquin Trail.

Figure 2 – Boundary Change Area – After 12th Amendment



The boundary change results in a 1-acre increase in the overall acreage of the Year 2000 Urban Renewal Area (details presented in Year 2000 Urban Renewal Plan 12th Amendment - Exhibit A).

II. Reasons for Selection of Each Urban Renewal Area

The acreage to be added was selected to correct the previous boundary that was based on potential project alignments. The new acreage is blighted and will allow for the future construction of the 5th Street / Kinsman Road Extension transportation project.

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

No changes

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

Based on the 90% design plans, the cost estimate is \$16.6 million for the 5th Street / Kinsman Road Extension (aka Old Town Escape and Old Town Streets). The urban renewal participation is budgeted at \$12,745,551. Other City funds, such as System Development Charges be used to fully fund the project.

V. The Anticipated Completion Date for Each Project

The alignment for the Old Town Escape was adopted by the City of Wilsonville City Council in 2016. The first construction phase of the project is expected to occur between 2018 and 2020.

VI. Financial Analysis

No increased maximum indebtedness is planned. There is sufficient maximum indebtedness capacity to fund the \$12,745,551 budgeted for the 5th Street / Kinsman Road Extension (aka Old Town Escape and Old Town Streets). The project does not change the life of the district beyond the currently anticipated closure in FY 2023/24 and will not impact the Agency’s ability to continue to under-levy tax increment revenue in the district.

VII. Impact of the Tax Increment Financing

No changes

VIII. 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	\$16,526,288*	415
Year 2000 URA	\$44,087,806*	455
Coffee Creek URA	\$90,000,000*	258
TIF Zones		
277255 SW 95 th Ave	\$17,938,434	26.07
26440 SW Parkway	\$12,582,201	24.98
26755 SW 95 th Ave	\$7,675,439	9.76
Total in URAs	\$198,743,491	1,189
City of Wilsonville – 06-30-2017	\$3,403,012,022*	4,975
Percent of Total	5.8%	23.9%

Source: City of Wilsonville, Actual Audited FY16-17 Budget for Washington and Clackamas Counties