

**PROSPER PORTLAND**

Portland, Oregon

**RESOLUTION NO. 7567**

**APPROVING THE EAST 205 URBAN RENEWAL PLAN AND FORWARDING TO PORTLAND CITY COUNCIL WITH A RECOMMENDATION FOR APPROVAL**

**WHEREAS**, on April 26, 2023, City Council through Resolution 37617 adopted Advance Portland: A Call to Action for Inclusive Economic Growth, which directs action to pursue Tax Increment Financing (TIF) as a tool for inclusive growth and stabilization within the Central City and in alignment with community led TIF exploration in East Portland;

**WHEREAS**, on June 28, 2023, City Council through Resolution 37623 directed Prosper Portland, the Portland Housing Bureau, and Bureau of Revenue and Financial Services/Office of Management & Finance to pursue analysis and creation of new urban renewal districts (“TIF districts”), including the consideration of up to 7,500 acres of available land area and up to approximately \$6 billion in available assessed value for up to three new districts;

**WHEREAS**, staff convened a community-led steering committee to oversee the East Portland exploration processes as well as a community-led working group to specifically advise Prosper Portland regarding the optimal location of a TIF District located east of I-205, and the priorities for investment within that district that could ultimately be codified in a new urban renewal plan (“TIF plan”) for that area; and

**WHEREAS**, as a product of this extensive community engagement process, a TIF plan was developed for a proposed new TIF district containing 3,745 acres of area centered roughly bounded by 122<sup>nd</sup> Avenue to the west, the City line to the east, NE Glisan Street to the north, and SE Powell Blvd to the south and including the around the 82nd Avenue corridor running from roughly NE Fremont Street to the north and the City/County line to the south and including both the Rosewood Initiative and Division-Midway Alliance Neighborhood Prosperity Initiative areas, with a proposed maximum indebtedness of \$770,000,000 to finance projects under the TIF plan (the “East 205 TIF Plan”).

**NOW, THEREFORE, BE IT RESOLVED**, that the Prosper Portland Board hereby approves the East 205 TIF Plan and Report, which are attached to this Resolution as Exhibit A and Exhibit B, respectively;

**BE IT FURTHER RESOLVED**, that the Prosper Portland Board does hereby direct that the East 205 TIF Plan and Report be forwarded to City Council for adoption by nonemergency ordinance; and

**BE IT FURTHER RESOLVED**, that consistent with Oregon Revised Statutes 457.089, the Prosper Portland Board hereby forwards the East 205 TIF Plan and Report to the Planning Commission for its recommendations to the Portland City Council; and

**BE IT FURTHER RESOLVED**, that with the affirmative vote of no fewer than four commissioners for this resolution, this resolution will become effective immediately upon its adoption, and otherwise it will take effect thirty days after adoption.

# **East 205 Tax Increment Finance District Plan**

**August 28, 2024 DRAFT**

## TABLE OF CONTENTS

SECTION 1. INTRODUCTION .....	2
SECTION 2. BACKGROUND AND CONTEXT .....	2
SECTION 3. VALUES, VISION AND GOALS.....	5
Section 3.1 – Values .....	5
Section 3.2 – Vision .....	5
Section 3.3 – Goals.....	6
SECTION 4. PLAN IMPLEMENTATION.....	7
Section 4.1 - Principles that Guide Implementation.....	7
Section 4.2 – Proposed Projects and Major Activities .....	10
Section 4.3 – Plan Finances.....	19
Section 4.4 – Plan Relationship to Local Objectives .....	19
Section 4.5 – Proposed Land Uses, Maximum Densities and Building Requirements.....	19
Section 4.6 – Real Property Acquisition and Disposal .....	19
Section 4.7 – Relocation Plan.....	20
SECTION 5. GOVERNANCE OF TIF DISTRICT .....	21
Section 5.1 – Ongoing Community Engagement .....	21
Section 5.2 – Future Plan Amendments .....	21
SECTION 6. GLOSSARY.....	22

Exhibit A: Legal Description

Exhibit B: Public Engagement Summary

Exhibit C: Governance Charter

## SECTION 1. INTRODUCTION

This Plan will be used for decision-making related to the East 205 TIF District, from the development and adoption of Action Plans to the implementation of individual programs and investments. This Plan is the result of ongoing collaboration and co-creation process between stakeholders in the East 205 District and surrounding areas, Prosper Portland, and the Portland Housing Bureau, among others.

## SECTION 2. BACKGROUND AND CONTEXT

The trends in East Portland underline a pressing need for targeted, community-centered investments to stabilize residents and small businesses while fostering inclusive growth. According to the City's 2022 State of Housing Report, median home sales prices increased citywide by 17 percent from 2016 to 2021, reaching \$525,000 in 2021. This rise was even more pronounced in East Portland, where neighborhoods such as 122nd-Division and Centennial-Glenfair-Wilkes experienced increases of close to 30 percent or more in median home sales prices. These spikes disproportionately impact low-income communities and communities of color.

The City's 2035 Comprehensive Plan identifies the area's town and neighborhood centers - including Midway, 122nd/Hazelwood, Rosewood/Glenfair, and Division/162nd. These centers are nodal locations where growth and community services are anticipated to serve as thriving hubs for commercial and community services.

Additionally, East Portland has a significant concentration of small businesses, with the Oregon Employment Department estimating that in 2021, 44 percent of all private sector employment in the area was at businesses with fewer than 20 employees. These small businesses form the backbone of the local economy and are crucial to the community's livelihood.

Given these dynamics, it is essential to implement stabilizing projects that prioritize the East 205 District and its communities. Such initiatives could include affordable housing developments, economic development and employment, small business support programs, and infrastructure improvements. Investing in these areas will help mitigate the adverse effects of market pressures and ensure that growth benefits all community members equitably.

Since 2012, Division Midway Alliance and The Rosewood Initiative, two Neighborhood Prosperity Initiative Districts (NPIs) within the East 205 TIF District have targeted investments of their respective TIF funds into the community, and BIPOC-focused economic development efforts in the neighborhood. Both NPIs have strategically utilized TIF funds to support BIPOC-owned businesses through tenant improvement grants. During the pandemic, these NPIs played a crucial role in sustaining East 205 businesses by helping them access grants from Prosper Portland, as well as state and federal support. This intentional focus and commitment was the last line of defense preventing countless business closures and job losses. Working together, neighborhood organizations and public agencies have an opportunity to align programs and policies once again so that Outer East Portland remains a place where diverse residents can live, work, and thrive.

After four years of community building and co-creation, in 2022, Prosper Portland, the Portland Housing Bureau, and a coalition of community groups in the Cully neighborhood introduced the Cully Tax Increment Financing (TIF) District Plan. This innovative model for TIF usage emphasizes community

stabilization and inclusive growth. Observing this approach, members of the East Portland Action Plan (EPAP) took a keen interest in the work being done in Cully. Inspired by the potential benefits, EPAP began convening a group in East Portland to discuss the possibility of implementing a similar model to fund long-held community goals.

The Cully TIF District Plan serves as a pioneering example of how targeted investment can support community resilience and inclusivity. By exploring a similar initiative, East Portland aims to address its unique challenges and leverage TIF funds to stabilize neighborhoods, support small businesses, and promote equitable growth. This effort underscores the importance of community-driven planning and the potential for public agencies and neighborhood groups to achieve sustainable development and economic vitality in East Portland collaboratively.

In 2023, Portland City Council (Council) passed Resolution 37623, directing Prosper Portland and the Portland Housing Bureau to begin a TIF exploration process for East Portland. With heightened concern about potential concerns about gentrification and displacement, the need for intentional, community-led development became evident. This exploration process aims to stabilize existing residents and businesses while fostering long-term inclusive growth and wealth-building.

Due to the significant vulnerability to displacement in the area, and with the goal of ensuring that current residents benefit from the investments and amenities generated through TIF resources, this Plan aims to uplift and empower Priority Communities. “Priority Communities” refers to the intended beneficiaries of the East 205 TIF District, which are people systemically vulnerable to exclusion from the District due to gentrification and displacement, including African American and Black persons; Indigenous and Native American persons; persons of color; immigrants and refugees of any legal status; veterans; elders and youth; renters; manufactured dwelling residents; persons with disabilities; low-income people; and houseless people.

By prioritizing these groups, the Plan seeks to support a more equitable and inclusive East Portland. It aims to implement strategies that prevent displacement, support small businesses, and ensure that development benefits the community members who need it most. The TIF exploration process initiated by Commissioner Rubio highlights the importance of community involvement and intentional planning in creating sustainable and inclusive growth.

Ensuring adequate housing that is affordable for working families, people with disabilities, seniors, and low-income households is a high priority for the City. To address this, the City's current policy mandates setting aside 45 percent of TIF revenues for affordable housing investments. By allocating nearly half of TIF revenues to affordable housing, the City demonstrates its commitment to supporting vulnerable populations and mitigating the risk of displacement. This approach not only aims to stabilize housing for those who need it most but also contributes to the overall health and sustainability of the community.

For the East Portland TIF Exploration, co-creation occurred with a Steering Committee made up of East Portland community stakeholders and district-specific Working Groups made up of neighborhood representatives. Additionally, an extensive community engagement process was conducted to inform plan development that includes EPAP-facilitated community discussions. The specific exploration areas included in the East Portland TIF Exploration were established by Council and boundaries for the individual TIF districts plans were initially established by the Steering Committee and were further refined by the working group members and broader community feedback.

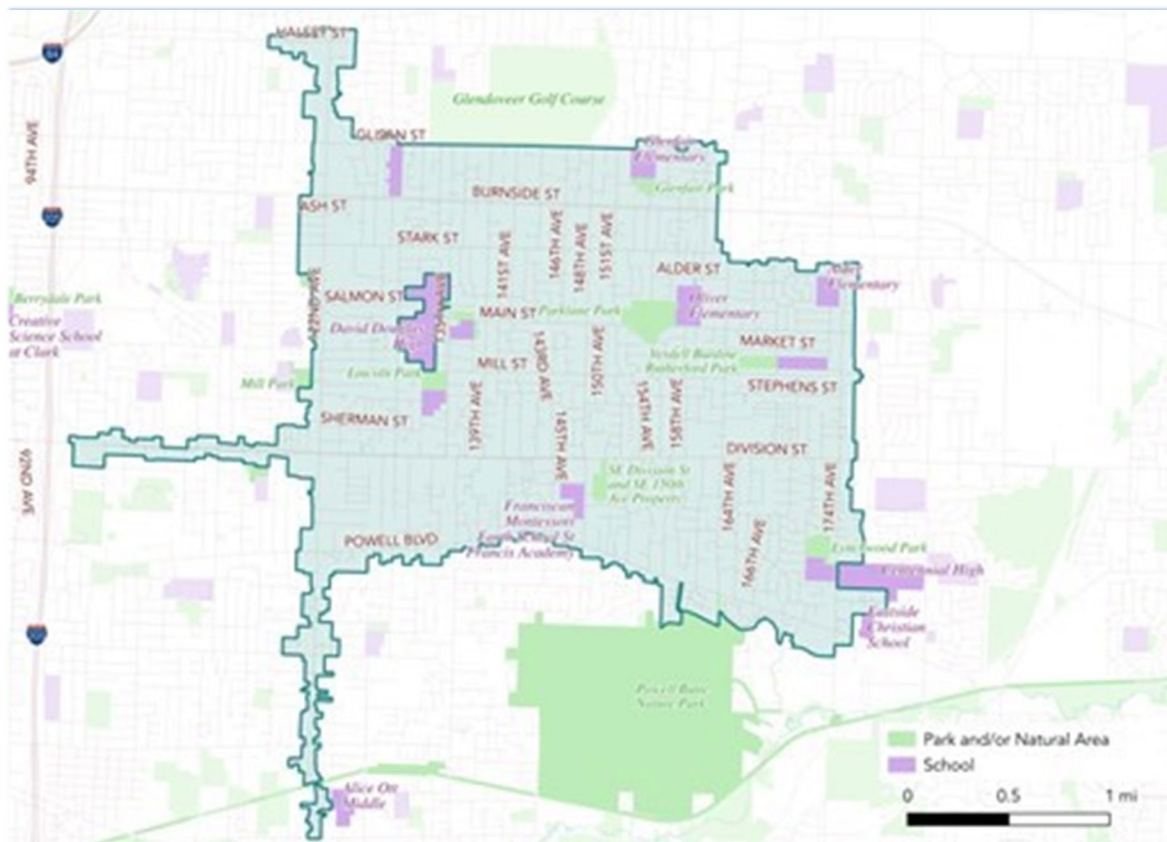
The East 205 district borders SE Powell Blvd to the south, Glisan to the North, with a western boundary running along SE 122nd Ave from Halsey to SE Foster including SE Division St from 96th Drive to the City limits just past SE 174th Ave. Many areas within the district lack the basic infrastructure and amenities needed for safe, convenient, walkable, livable, sustainable, and resilient neighborhoods.

This district includes a diverse population of multigenerational residents with strong cultural identities to celebrate and empower. Additionally, ensuring that diversity and equity are maintained, and that displacement and gentrification are minimized throughout the district as development and investment occur is essential. Creating opportunities for well-paying jobs, community gathering spaces, environmental justice and resilience, affordable housing, and generational wealth and prosperity are high priorities identified by the community.

This district plan outlines how to utilize TIF as a tool to ensure public dollars are reinvested in the East 205 community to meet community needs and actively work against displacement. This can be accomplished by leaning on lived experiences, ensuring community members are well represented and resourced to participate, and having tough conversations about how to best utilize potential TIF resources, where those resources would go, transparency, and accountability.

The *East 205 TIF District Report*, developed in support of this Plan, provides additional data on the demographic, physical, economic and social conditions along the corridor.

### MAP 1: East 205 TIF DISTRICT BOUNDARY



## SECTION 3. VALUES, VISION AND GOALS

*Numbers in each section, below, are for reference only and do not reflect a prioritization.*

### Section 3.1 – Values

These shared values, which were specifically affirmed by the East 205 Working Group, guided the process of planning, community engagement, and development of this Plan:

1. Equity of Process and Outcomes
2. Community Stabilization and Shared Prosperity
3. Inclusivity and Accessibility, including elders and those with disabilities
4. Authenticity is supported and uplifted in the process
5. Diversity, within and between different communities
6. Promote & Preserve Community Diversity & Cultural Identities
7. Environmental and Climate Justice
8. Community Led Decision-Making
9. Data Driven Conversation
10. Transparency and Trust Building

### Section 3.2 – Vision

The community's long-term vision is to transform East 205 TIF District into a place that provides a sense of belonging for its residents. This means East 205 will have plentiful safe, affordable housing, thriving diverse businesses, rewarding employment opportunities, safe and accessible transportation options, parks and open spaces, a clean and healthy environment, and climate resiliency, with places and programs that reflect the cultural diversity of the community.

The community envisions that East 205 will be a place where residents regularly engage in decision-making at all levels of governance and grassroots organizing to strengthen area neighborhoods, cultures and communities and develop their own leadership and collective political power, with the City's respect, support and accountability. The vision is that East 205 will be a District where:

1. Neighborhood changes are guided by the community and result in more opportunities, greater housing stability, and shared economic prosperity.
2. East 205 is a group of neighborhoods that is multigenerational, culturally diverse, and accessible for people of all abilities with amenities and opportunities to meet the needs for a diverse community.
3. Culturally diverse community members are politically educated, civically engaged, and empowered to lead in decision making and create meaningful change while balancing the needs of current residents with those of future generations.
4. Home ownership opportunities and resources to help keep people in their homes and support first-time home buyers. Support for immigrants and those historically challenged in purchasing housing, as well as funds to help ensure low-income homeowners can maintain and repair their homes that are in jeopardy of losing their stability.
5. East 205 stands as an example of how development and prosperity can occur with leadership, ownership, and support from the community.
6. East 205 neighborhoods have community centers and spaces that encourage connection, collaboration, engagement, and shared purpose to strengthen community bonds for residents and community groups.



7. East 205 neighborhoods are places of choice for all income demographics. People choose to stay in East Portland long term. Access to affordable, stable housing is preserved and expanded, and new investments and development create stability and opportunity for low-income people as well as middle-income housing to ensure people who can't afford market-rate housing are not displaced from their homes and neighborhoods.
8. East 205 residents, including Priority Communities, will have access to meaningful, living-wage employment and economic opportunities. New investment will bring community benefits including jobs, education, and workforce training.
9. East 205 based small businesses are thriving, supported, and retained.
10. East 205 is stable and resilient in the face of climate change and related impacts to public and environmental health. Incorporate, grow, and protect renewable energy resources, sustainable infrastructure, and environmental assets.

### Section 3.3 – Goals

This TIF plan is intended to address challenges by guiding the identification of specific capital investments that can meet needs identified by the community as well as leveraging, motivating, and encouraging private investment in capital projects that also meet the needs of the community.

The following goals provide long term guidance to those implementing the plan per the Governance Charter to inform the kinds of projects and partnerships to seek out for implementation and investment of TIF resources.

1. Prevent the displacement of vulnerable people, communities, businesses, and community-based institutions from East 205.
2. Preserve and expand opportunities for quality affordable housing and economic prosperity activities specifically to support vulnerable populations, including those previously displaced. Priority Communities live, work, and thrive in East 205.
3. Ensure affordable housing is equitably distributed across geographies to meet community needs, avoiding over/under saturation in various neighborhoods.
4. Ensure that current residents benefit from investments and neighborhood change, and that opportunities for housing and economic prosperity activities will be preserved and expanded for future generations.
5. Ensure that current residents are empowered to play lead roles in directing investments and policies that affect them and their communities. Create opportunities for people to be civically engaged and politically educated to make informed decisions for their communities.
6. City-owned infrastructure in East 205 is well cared for and proactively maintained, moving away from complaint-driven maintenance. TIF resources are used strategically, and sparingly, to leverage and support critical infrastructure needs that align with the Plan values.
7. Ensure that the East 205 business community is thriving with opportunities for starting and operating successful businesses. Abundant, locally available, living-wage employment opportunities offer stability and growth.
8. Actively work to remove barriers that could preclude community members from accessing TIF-funded projects and opportunities, including barriers such as immigration status, credit history, legal history, rental history, eviction history, and experience of domestic violence.
9. Spur innovation of resiliency and sustainability initiatives to address impacts of climate change in TIF projects.

## SECTION 4. PLAN IMPLEMENTATION

### Section 4.1 - Principles that Guide Implementation

The principles that will guide the implementation of the Plan are described below. These principles should be applied to guide all decisions about the use of TIF funds, including the selection and prioritization of projects, programs, and investments for inclusion in Action Plans. Once projects, programs, and investments are selected, these principles should also guide design, implementation, and public feedback and reporting mechanisms, in order to achieve the goals and purposes of the TIF District. Co-creation principles and processes are described in Exhibit E Governance Charter.

#### **A. Analyze Potential Investments**

Proactively analyze potential projects, programs and investments, in order to ensure that they meet and do not undermine the Values, Vision, and Goals set forth in Section 3, and the Guiding Implementation Principles in this Section. This analysis will be undertaken with significant community leadership – as described in the Governance Charter – and will serve as a key input into the development of Action Plans and other decisions about the use of TIF funds.

This analysis should:

- Assess a program's, project's, or investment's anticipated contributions to achieving goals.
- Identify any potential for the project, program, or investment to contribute to gentrification and displacement -- especially in terms of contributing to upward pressure on rents and property values.
- Identify mitigation measures for any potential displacement impacts, to include the options of foregoing, delaying or revising the project, or accompanying the project with other mitigating benefits.
- Creatively identify if and how each of the guiding principles in this Section can be applied to the proposed program, project or investment.
- Analyze administrative and staffing requirements necessary to advance investments, as well as potential for private/outside leverage investment to optimize impact.

#### **B. Strategically sequence investments over time**

Action Plans will thoughtfully and strategically prioritize and sequence activities and investments to achieve the Values, Vision, Goals and Guiding Principles of the Plan. In general, investments will be prioritized in the following order over time:

1. Projects that prevent displacement and stabilize current residents, businesses and community institutions.
2. Real estate acquisition to remove property from the market, including to protect current leaseholders from displacement (residential and commercial), and secure opportunities for later development of the eligible projects set forth in Section 4.2.
3. New development to expand opportunities for affordable housing, economic prosperity and wealth building for Priority Communities.
4. Amenities that improve the quality of life for District residents, but whose primary function is neither affordable housing nor economic prosperity.

When investments are made in category 4 (Amenities), every attempt should be made to couple these investments with programs and projects that explicitly prevent or counteract displacement and gentrification and provide additional community benefits.

**C. Set Aside Funds for Opportunistic Property Acquisition**

When developing Action Plans, strongly consider the inclusion of dedicated, flexible property acquisition funds for Prosper Portland or Portland Housing Bureau implementation. Such funding should enable the governmental entities to complete quick and nimble property acquisition and to enter into partnerships with nonprofit or other entities for the purposes of:

- Preventing the displacement of residents, businesses and community-based institutions from existing buildings; and/or
- Securing opportunities for the subsequent development of eligible projects included in Section 4.2 of this plan.

A set-aside of funds for emergency repair and rehabilitation projects, for the purpose of preventing displacement, should also be stewarded by the TIF Community Leadership Committee. Short term and/or temporary uses should be explored on acquired properties to strategically support Plan goals, and when appropriate, support expenses associated with holding the land, including property taxes and maintenance.

**D. Consider the District in Context**

District-specific Action Planning and investments in East Portland should not happen in a vacuum. Prioritization processes should consider how investments support the TIF District Plan as well as consider broader East Portland and City opportunities, challenges, strategies, investments, resources and plans.

**E. Leverage and Prioritize TIF Resources Alongside Other Funding Sources**

Ensure that finite TIF funds have the largest possible impact in terms of achieving the Values, Vision, and Goals of the Plan.

Whenever possible, TIF-funded projects should leverage other funding sources in order to preserve TIF funds for additional projects. Where TIF is unavailable or certain undertakings are not eligible for TIF funding, or where TIF funding is prioritized for other goals described in this Plan, other funding sources should be pursued, utilized, and coordinated with TIF investments.

Specifically, TIF investments should be paired with non-TIF funds that support community programmatic/operating needs, if available, that can ensure the long-term success of the TIF capital investment.

TIF investments should be focused on projects that are not likely to be adequately funded by other sources. Where adequate non-TIF funding already exists, TIF funding should be deprioritized.

**F. Create Community Benefits from TIF Investments**

In relative proportion to the scale of each project, TIF investments should produce meaningful, long-term benefits to the broader community, in addition to whatever benefits go to a property owner, developer or other recipient of TIF funds.

**G. Create Equitable Contracting and Employment Opportunities**

Ensure that there are equitable opportunities and outcomes for workers and small business owners who represent Priority Communities. Opportunities and outcomes should extend beyond construction to include ongoing maintenance, property management, architecture work, and tenancing and operations of properties that receive TIF investments.

**H. Prioritize and Support Community-based Organizations and Businesses**

When making TIF investment decisions, prioritize organizations and businesses that have an established presence or strong connection to the district, or represent Priority Communities. It is critical that entities or partnerships performing/leading TIF investments represent these communities. TIF investments should create opportunities to sustain, enhance, invest in, develop, and grow the environment of organizations and businesses led by those from Priority Communities.

Additionally, to build on lessons learned from existing localized economic development initiatives, such as the work of the Neighborhood Prosperity Network, it is critical to maintain place-based community capacity that leverages other City of Portland funding sources, serves as key pipeline and referral infrastructure for TIF products, projects and programs, and aligns with capacity opportunities tied to 5-Year Action Plans.

**I. Advance Climate Action and Environmental Stewardship**

Ensure that TIF investments respond to the reality that climate disaster and environmental inequities are a driving force of displacement. TIF investments should result in environmentally sustainable development, and the resulting benefits should go to Priority Community members.

For example, reduce barriers, spur innovation, and provide incentives for energy efficiency, renewable energy, stormwater management, climate resiliency, and robust environmental standards in affordable housing and commercial projects.

**J. Incorporate Arts, Culture and Signage**

Seek opportunities to include historical and cultural art and signage in TIF investments, to celebrate and represent Priority Communities, and reflect historical demographics and experiential trends. These elements should be developed by and/or in collaboration with artists and community members who represent those communities. When possible, integrate these elements into projects invested in within the District.

**K. Remove Barriers to TIF-Funded Opportunities**

Actively partner with financial institutions and others to address barriers that could preclude community members from accessing TIF-funded projects and opportunities (e.g. housing, commercial investments, contracting, employment, etc.). Work with community lenders and financial institutions to increase access to capital regardless of barriers such as immigration status, credit history, legal history, rental history, eviction history and experience of domestic violence.

**L. Support Cooperative Ownership**

Support the formation of resident, tenant, and business cooperatives in conjunction with the acquisition, rehabilitation or development of residential and commercial properties.

**M. Ensure Physical Accessibility**

Design buildings and physical spaces to ensure accessibility for people of all ages and abilities and incentivize the use of innovative standards, such as universal design, that provide accessibility, potentially beyond legal requirements. Support accessibility and safety through design elements such as pedestrian-focused lighting for public spaces.

**N. Support Community Self Determination**

Recognize that community-based organizations have, and will continue to do, important work identifying and advocating for the needs, barriers and aspirations of their respective communities. Honor these works and when in alignment with this TIF District Plan, look to partner with these respective organizations to implement their visions.

**O. Prioritize Long-Term Relationship Building and Repair**

Prioritize repair in investment decisions, both for historic harm caused by public-agency action or inaction, as well as for potential future harm caused inadvertently by investment decisions made within the district.

Section 4.2 – Proposed Projects and Major Activities

This Section provides detailed information on the projects identified in the Plan. Each of the Plan’s projects fall into one of the following four categories. Tables X-X describe the connection between these categories, the Plan’s goals, and the estimated tax increment financing contribution. None of the anticipated projects is a “Public Building Project”, as that term is defined in ORS 457.010.

- **Affordable Housing:** Single family home repair, homeownership support, multi-family rental development, rehabilitation and preservation of existing regulated housing, manufactured dwelling parks, land acquisition, and rehabilitation of existing market-rate housing, capital expenditures related to community services for people experiencing homelessness.
- **Inclusive Growth**
  - **Economic and Urban Development:** Predevelopment for commercial, middle-income or market rate residential, and/or mixed-use development; land acquisition and land banking; development, redevelopment and renovation (including storefront improvements and business expansion); arts and culture; signage; infrastructure investments triggered by development, redevelopment or renovation activities.
  - **Infrastructure:** Street, utilities and green infrastructure improvements; connectivity and accessibility; and public recreation, safety, health and resilience investments.
- **Plan Administration:** City staff, community-based staff, public engagement and/or consultant time spent coordinating Agency activities.

**A. Affordable Housing (45%)**

In partnership with mission-driven organizations and developers, preserve and create regulated affordable housing for families and individuals. Tax Increment Financing funds may be used for activities that support property acquisition, pre-development, development, rehabilitation and/or preservation of affordable housing.

As a result of the TIF Set-Aside Policy adopted by Council in 2006, (Ordinance #180889) and the 2015 update, (Ordinance #187415) at least 45% of all TIF resources generated in the District will be allocated for affordable housing. In accordance with City policy, rental housing is created and preserved with a

focus on families earning less than 60% of area median income, and homeownership housing with focus on families earning 80% to 100% or less of area median income depending on home size.

This Plan authorizes projects and programs which fulfill the housing-related goals and objectives of this Plan. This Plan envisions that through collaboration with the community, the Portland Housing Bureau will lead implementation of affordable housing related activities. The type and funding level for projects and programs will be based on the Action Plans and the Portland Housing Bureau’s Strategic Framework, as well as other adopted City housing policies, where applicable.

The following programs that are currently operated by the Portland Housing Bureau and are eligible to receive funding through the East 205 TIF District.

<b>AFFORDABLE HOUSING (45%)</b>		
<b>Project Short Name</b>	<b>Description</b>	<b>Relationship to Plan Goals</b>
<b>Single Family Home Repair</b>	Support low-income community members who currently own their homes, so that they are more likely to be able to stay in place, through home repairs relating to life safety, code compliance, energy efficiency upgrades, and accessibility upgrades.	<p><u>Goal 2:</u> Preserve and expand opportunities for quality affordable housing and economic prosperity activities specifically to support vulnerable populations, including those previously displaced. Priority Communities live, work and thrive in East 205.</p> <p><u>Goal 3:</u> Ensure affordable housing is equitably distributed across geographies to meet community needs, avoiding over/under saturation in various neighborhoods.</p>
<b>Homeownership Support</b>	Provide down payment assistance and other types of financial assistance, as well as the financial subsidization of the development of new homes. The preferred model for homeownership investments made under this plan offers both	<p>Goal 3</p> <p>Goal 4: Ensure that current residents benefit from investments and neighborhood change, and that opportunities</p>

	permanently affordable housing stock and access to homeownership for communities who haven't had access utilizing mechanisms such as down payment assistance, shared-equity models, community land trusts, and covenants that ensure the homes remain affordable for subsequent buyers.	for housing and economic prosperity activities will be preserved and expanded for future generations.
<b>Multi-family Rental Development</b>	Develop new affordable rental housing in a variety of unit sizes, including family sized units (two-bedrooms or larger).	<u>Goal 2.</u>
<b>Rehabilitation and Preservation of Existing Regulated Housing</b>	Provide funding to rehabilitate and preserve the affordability of existing regulated affordable housing.	Goal 2 Goal 4
<b>Land Acquisition &amp; Rehabilitation of Existing Market-Rate Housing</b>	Purchase market-rate housing, including foreclosed and unoccupied properties, make needed repairs and renovations, and convert to regulated affordable housing (for individual ownership, cooperative ownership, and rental).	Goal 4
<b>Capital Expenditures for Community Services for Houseless Neighbors</b>	Housing development for people experiencing houselessness, and limited resources for capital expenditures related to community services, including the creation of sanitation facilities.	Goal 2 Goal 3

The East 205 community is particularly interested in the implementation of existing programs which align with identified community priorities. Additional details highlighting housing stabilization, anti-displacement, resident-owned cooperatives, and repair funds that can be quickly accessed to respond to emergency situations are examples of these priorities.

In addition to the programs operated by the Portland Housing Bureau in 2024, East 205 community members and stakeholders have expressed an interest in new programs using TIF funds. These new programs may or may not be developed in accordance with the definitions of affordable housing, as defined in the Section 6 Glossary, but if agreed to as part of an Action Plan, will be implemented in line with the vision, values, goals and implementation principles in this District Plan. Consideration of and decisions regarding any new programs the Housing Bureau currently does not operate will occur during the planning process for an Action Plan. The following new programs are eligible for legal, financial,

feasibility and impact analysis, and if determined feasible by PHB, for program development and implementation through a five-year action plan.

- Affordable infill and middle housing: Add regulated affordable housing (for both rental and homeownership) in middle-density configurations including attached units (e.g., duplexes, triplexes, other -plexes), cottage clusters, tiny houses and accessory dwelling units (ADUs).
- Manufactured housing park stabilization, preservation and development: Support the acquisition and rehabilitation of existing manufactured housing parks, and the development of new manufactured housing parks, by affordable housing providers and resident-owned cooperatives, including repairs to existing manufactured homes and purchase of new manufactured homes.

Alongside current and new programs, there is an intention for the Community Leadership Committee to work in partnership with the City to facilitate discussions among mortgage lenders and affordable housing providers to advance the availability of mortgage specific products for ITIN borrowers and other community members experiencing barriers with available products.

**B. Inclusive Growth: Economic and Urban Development (minimum 45%)**

Retain, create, and expand economic opportunities through investments in commercial, industrial and mixed-use properties, workforce housing, and in residential properties where home-based businesses operate.

This project category will be advanced in a manner consistent with the goals, values and implementation principles identified in Section 3 and Section 4.1 of this Plan, respectively. In addition, TIF-funded commercial projects will seek to:

1. Provide long-term stable, accessible and affordable commercial space with priority for businesses and non-profits that are owned, led by, and/or support Priority Communities; especially existing businesses located within the District boundary, and new businesses being started by community members with ties to the East 205 District and surrounding neighborhoods, including home based businesses. This especially includes investments in properties developed, owned or otherwise controlled for the long term by public agencies and non-profit organizations;
2. Support employment of community members from East 205 and adjacent neighborhoods, particularly of Priority Communities;
3. Support mixed-use development that combines commercial space with the other eligible projects in this plan, including affordable homes, workforce housing, and priority services and amenities;
4. Support growth and access to high-wage employment for the benefit of East 205 residents; and
5. For the purposes of this Section, the terms "commercial" and "business" also include non-profit uses, unless otherwise stated.

The following types of business and services have been prioritized by community members in existing community-based plans and/or through public engagement efforts related to the creation of this TIF District:

1. Affordable and accessible, culturally specific/ethnic grocery stores, fresh food and restaurants and farmers markets



2. Priority Community makers market space as well as places to showcase home-based businesses.
3. Credit union or bank that serves the community in line with the goals of this Plan
4. Affordable childcare
5. Workforce housing
6. Health services, including mental health and public restrooms
7. Recreational facilities and/or community gathering spaces located in affordable housing, non-profit or commercial developments
8. Business incubation space, share commercial kitchens for food-based entrepreneurs
9. Retail goods and services that meet regular household needs, such as clothing, home goods, and cleaning services
10. Services and businesses that expand multimodal transportation options available in the District (for example, bicycle and electric vehicle charging, services and repair and permanent, long-term bicycle storage lockers and structures)

To achieve the above goals, eligible activities to implement this project category include:

<b>INCLUSIVE GROWTH - ECONOMIC &amp; URBAN DEVELOPMENT (minimum 45%)</b>		
Project Short Name	Description	Relationship to Plan Goals
Predevelopment to support future commercial, middle-income or market-rate residential, and mixed-use development	Support technical and/or financial assistance to determine the feasibility of development, redevelopment and renovation projects.	<p><u>Goal 2:</u> Preserve and expand opportunities for quality affordable housing and economic prosperity activities specifically to support vulnerable populations, including those previously displaced. Priority Communities live, work and thrive in East 205</p> <p><u>Goal 8:</u> Actively work to remove barriers that could preclude community members from accessing TIF-funded projects and opportunities, including barriers such as immigration status, credit history, legal history, rental history, eviction history, and experience of domestic violence.</p>

<p>Land Acquisitions &amp; Land Banking for immediate or future commercial and mixed-use purposes</p>	<p>Invest to acquire properties for development or redevelopment in conformance with the goals of this Plan</p> <ul style="list-style-type: none"> <li>● controlling land so that it remains affordable.</li> <li>● sets aside funds for rapid, opportunistic property acquisition and carrying costs when TIF eligible opportunities arise that would further the goals of the Plan.</li> <li>● Remediation activities can be funded through this Plan on all land banked property to ensure that it is developable in the future</li> </ul>	<p>Goal 1: Prevent the displacement of vulnerable people, communities, businesses, and community-based institutions from East 205.</p>
<p>Commercial, Middle-Income or Market-rate Residential, Mixed-use Development, Redevelopment and Renovation</p>	<p>Support development, redevelopment and renovation activities, including:</p> <ul style="list-style-type: none"> <li>● New construction</li> <li>● Building façade improvements</li> <li>● Remediation activities</li> <li>● Professional services, building and site design assistance</li> <li>● Tenant improvements</li> <li>● Building repairs and upgrades</li> <li>● Lease and/or loan guarantees</li> <li>● Climate, resilience and community solar projects</li> <li>● Seismic, fire suppression, other public safety improvements</li> <li>● Accessibility improvements;</li> <li>● Permanent infrastructure to support food cart operations and other temporary, pop-up,</li> </ul>	<p>Goal 1</p> <p><u>Goal 2:</u></p> <p><u>Goal 7:</u></p>

	<p>seasonal and low-barrier opportunities for startup businesses and non-profits.</p> <ul style="list-style-type: none"> <li>● A set-aside of funds for emergency repair and rehabilitation projects, for the purpose of preventing displacement, will also be considered.</li> </ul>	
<p><b>Arts and Culture</b></p>	<p>Seek opportunities to include historical and cultural art (not public art as a “public building,” defined in ORS 457.010) and signage in TIF investments, to celebrate and represent Priority Communities in East 205. These elements should be developed by and/or in collaboration with artists and community members who represent those communities. It is the intent that these elements be infused throughout the projects completed in the District.</p>	<p><u>Goal 1:</u> Ensure those historically marginalized or economically vulnerable people play lead roles in decisions about investments and policies that affect them and their communities.</p> <p>Goal 4</p>
<p><b>Signage</b></p>	<p>Signage is not specifically for beautification but for the greater purpose of the TIF district. Adding any of these elements outside of a TIF-funded project will require inclusion in an Action Plan.</p>	<p>Goal 4: Ensure that current residents benefit from investments and neighborhood change, and that opportunities for housing and economic prosperity activities will be preserved and expanded for future generations.</p>
<p><b>Infrastructure Investments Triggered by Development, Redevelopment or Renovation Activities</b></p>	<p>Invest in critical public safety improvements, transportation, stormwater and sewer improvements, green infrastructure and/or other climate resilience investments triggered by, or that directly support, the implementation of other investments in this Plan.</p>	<p><u>Goal 6:</u> City owned infrastructure in East 205 is well cared for and proactively maintained, moving away from complaint-driven maintenance. TIF resources are used strategically, and</p>

	<p><i>See Bullet C of this Section for other eligible infrastructure projects</i></p>	<p>sparingly, to leverage and support critical infrastructure needs that align with the Plan values.</p>
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**C. Inclusive Growth: Infrastructure (maximum 10%)**

Community members in East Portland are eager for the City to fulfill its promise of providing essential infrastructure, such as sidewalks and streets, which other neighborhoods already benefit from. However, they prefer not to rely primarily on TIF funds for these improvements. Instead, they support reprioritizing the City’s budget to focus on infrastructure projects aligned with community goals. TIF funds can still be used selectively to complete these projects.

Key infrastructure priorities include:

- Sidewalks and Unpaved Roads: Enhancing walkability with sidewalks, unpaved road improvements, and ADA-accessible ramps.
- Safe Routes to School: Ensuring safe, accessible pathways for children walking to and from school.
- High Crash Mitigation for Safe Pedestrian Crossings: Implementing measures to reduce accidents and ensure safer crossings in line with Vision Zero.
- Entrance to Kelly Butte Natural Area: Improving access to Kelly Butte Natural Area to enhance community recreation and connectivity.

By heightening the prioritization of the Bureau's budget towards these projects, the community aims to achieve critical infrastructure improvements while using TIF funds strategically to support and expedite project completion. This approach balances the need for comprehensive infrastructure development with the careful allocation of TIF resources, ensuring they benefit the broader goals of community stabilization and inclusive growth.

<b>INCLUSIVE GROWTH - INFRASTRUCTURE (maximum 10%)</b>		
<b>Project Short Name</b>	<b>Description</b>	<b>Relationship to Plan Goals</b>
Street, utilities and green infrastructure	<ul style="list-style-type: none"> <li>● Sidewalks and unpaved roads, including ADA-accessible ramps, safe routes to school, and high crash mitigation for safe pedestrian crossings.</li> <li>● Stormwater improvements, including but not limited to</li> </ul>	<p><u>Goal 6:</u> City owned infrastructure in East 205 is well cared for and proactively maintained, moving away from complaint-driven maintenance. TIF resources</p>

	<p>depaving, tree canopy, and shade equity investments</p>	<p>are used strategically, and sparingly, to leverage and support critical infrastructure needs that align with the Plan values.</p>
<p><b>Public Recreation, Safety, Health and Resilience Investments</b></p>	<p>In partnership with public entities and community-based organizations, assist in the creation of recreational facilities for the District.</p> <p>Eligible investments include:</p> <ul style="list-style-type: none"> <li>● Community centers, resilience hub(s), and pavilions for community economic and social events</li> <li>● Public exercise equipment</li> <li>● Community gardens and green spaces</li> <li>● Athletic facilities such as basketball courts and soccer fields</li> <li>● Recreational facilities that are located in affordable housing and commercial developments</li> </ul> <p>The following have been prioritized by community members as desired elements of a community center:</p> <ul style="list-style-type: none"> <li>● Community and adult education</li> <li>● Youth activities and gathering spaces</li> <li>● Indoor recreation including community pool</li> <li>● Safe space for community gathering and connection</li> </ul>	<p>Goal 3</p> <p><u>Goal 4:</u> Preserve existing opportunities for affordable housing and economic prosperity activities and create new opportunities for vulnerable and/or historically marginalized people and communities to live, work and thrive along the corridor, including those previously displaced. Explore the use of more mixed use development.</p>

	<ul style="list-style-type: none"><li>● Gallery space, art studios and other facilities to support local artists</li><li>● Resilience Hub</li></ul>	
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**D. Plan Administration**

Expenditures for the administrative costs associated with managing the TIF District including budgeting and annual reporting, planning, and the implementation of projects in the District are authorized.

**Section 4.3 – Plan Finances**

The Plan will be financed by tax increment revenues (TIF) allocated to the District, as provided in ORS Chapter 457. The ad valorem taxes levied by a taxing district in which all or a portion of the District is located, will be divided as provided in Section 1c, Article IX of the Oregon Constitution, and and ORS 457.420 to 457.470. Amounts collected pursuant to ORS 457.420 to 457.470 will be deposited into the special fund and used to finance indebtedness for projects as described in this Plan, or as otherwise permitted or required by applicable law.

The maximum amount of the principal of indebtedness that may be issued or incurred under this Plan (the “Maximum Indebtedness”) is \$770,000,000. The Maximum Indebtedness does not include any amount of indebtedness that may be incurred to refund or refinance existing indebtedness.

**Section 4.4 – Plan Relationship to Local Objectives**

The area within the TIF District will be subject to local objectives contained in other City and regional plans regarding appropriate land uses and improved traffic, public transportation, public utilities, telecommunications utilities, recreational and community facilities and other public improvements, including such other plans that exist at the time of this Plan’s adoption and that may be amended or adopted during the implementation period of this Plan.

This TIF Plan will be administered in a manner that any project undertaken under this Plan will complement and support the objectives described within those other plans. The Five-Year Action plans adopted as amendments to this Plan should further explain how any projects to be performed under the Action Plan will complement and support such other City and regional plans, as appropriate.

**Section 4.5 – Proposed Land Uses, Maximum Densities and Building Requirements**

This Plan does not propose or authorize any revisions to land uses, maximum densities or building requirements set forth in the City’s Comprehensive Plan, Zoning Ordinance, Building Codes or related regulations. All projects will be expected to comply with the requirements of all such plans and regulations at the time of project implementation.

**Section 4.6 – Real Property Acquisition and Disposal**

This Plan authorizes the acquisition of real property by purchase or dedication from willing sellers, as needed to carry out any project identified in this Plan. The use of Eminent Domain is not authorized as a means for acquiring real property under this Plan. The Plan further authorizes the disposition of real property, including by sale or lease, as needed to carry out any project identified in this Plan.

A proposed list of real properties to be considered for acquisition and/or disposition may be identified in the Five-Year Action Plans adopted as amendments to this Plan.

#### Section 4.7 – Relocation Plan

It is not anticipated that any of the proposed projects identified in the Plan will require or result in the temporary or permanent relocation of any residents or businesses. To the extent that temporary or permanent relocation of any residents or businesses is necessary, Prosper Portland and/or PHB will, at a minimum, comply with the requirements set forth in ORS 35.500 to 35.530 to protect the rights of any person or business impacted by such relocation.

If any person is required to move their residence or business as a result of any real property acquisition funded by this Plan, Prosper Portland and/or PHB will make all reasonable efforts to ensure that the displaced persons have the option to relocate within their neighborhood and, except as required by emergency, no person may be displaced from their residence until appropriate residential units have become available to them within the neighborhood that fit within their financial means.

In addition, except as required by emergency, no displaced person will be required to move from their residence or business without first receiving written notice from Prosper Portland and/or PHB at least 90 days prior to the date by which the move is required, and the notice must identify all costs and allowances to which such person is entitled under federal, state or local law. In carrying out their responsibilities under this Section of the Plan, Prosper Portland and PHB must: provide fair and reasonable relocation payments and assistance to or for displaced persons; provide relocation assistance services, as appropriate to the circumstances; and, pay or reimburse property owners for all necessary expenses, as appropriate to the circumstances.

## SECTION 5. GOVERNANCE OF TIF DISTRICT

### Section 5.1 – Ongoing Community Engagement

Implementation of this plan will be undertaken with community leadership, input and involvement. Prosper Portland and PHB shall convene an East 205 TIF District Community Leadership Committee to inform Five-Year Action Plans and provide ongoing guidance on implementation, as described in Exhibit E. Governance Charter. This Charter was created to ensure and institutionalize the representation, elevation and centering of Priority Community needs and voices over the life of the TIF Plan.

The intent of the Five-Year Action Plan is to establish near-term investment priorities and associated budgets in accordance with this Plan. The Five-Year Action Plans will additionally establish mechanisms for ongoing reporting and implementation oversight.

### Section 5.2 – Future Plan Amendments

The process for amending this Plan is described in this Section, which defines amendments as either “Substantial Amendments” or “Minor Amendments”.

A Substantial Amendment is defined as an amendment to the Plan that:

- Adds land to the TIF District, if the addition results in a cumulative addition of more than one percent of the TIF District area;
- Increases the maximum amount of indebtedness that can be issued or incurred under the plan;

Substantial Amendments to the Plan may only be approved by a nonemergency Ordinance of the Council, upon a recommendation by the Prosper Portland Board of Commissioners, and after following the same notice, hearing and approval procedure required of the original plan under ORS 457.095 as provided in ORS 457.220.

A Minor Amendment is defined as an amendment to the Plan that is not a Substantial Amendment. Minor Amendments to the Plan may be approved by a Resolution of the Prosper Portland Board of Commissioners.



## SECTION 6. GLOSSARY

“Access” means: 1) The ability to approach or make use of transportation facilities, parks and open space, public infrastructure, or businesses and services that are open to the public. Good access means within proximity (up to a half mile) that is free from physical barriers for those with limited mobility. 2) Providing a wide variety of information and involvement opportunities, activities, and settings as part of meaningful community engagement in public decision-making. (2035 Comprehensive Plan)

“Accountability” means the ability to identify and hold public officials responsible for their actions. (2035 Comprehensive Plan)

“Action Plans” means a plan which proposes investments and programs in the TIF Area on a five-year basis.

“Affordable housing” means:

- TIF funded affordable housing is guided by the 2015 City of Portland Affordable Housing Set Aside Policy, and the supplementary Implementation Plan and Income Guidelines which are binding City Policy under Section 1.07.020 A of the City Code.
- For rental housing: the Portland Housing Bureau (PHB) utilizes the HUD affordability standard, which states that the rent plus expenses associated with occupancy, such as tenant paid utilities or fees, does not exceed 30% of the gross household income, based on unit size, at the level of the rent restriction.
- For homeownership units: the purchase price, for which the sum of debt service and housing expenses (including an allowance for utilities and other required ownership fees), when compared to the annual gross income for a family, adjusted for family size, does not preclude conventional mortgage financing.

“Affordable commercial space” means offering access and assistance to qualified businesses in the form of an equitable tenancing application processes, access to space, and in some cases additional financial support or incentives designed to lower the barriers to entry for emerging and small businesses, such as reduced rent, tenant improvement contributions and technical assistance.

“Agency” means Prosper Portland. Prosper Portland is responsible for implementation and administration as required under ORS 457.

“Area” or “TIF Area” means the properties and rights-of-way located within the East 205 Tax Increment District Boundary. It is a defined geography from which tax increment financing is both calculated and spent. This term is understood to refer to and replace references to the term “urban renewal area” as defined in ORS 457.010(18).

“Area median income” means an income threshold set by Department of Housing and Urban Development, updated annually, generally in December. New thresholds are effective immediately. Current MFI thresholds can be found online at <https://www.portlandoregon.gov/phb/>

“BIPOC” means Black, Indigenous and People of Color.

“Charter” is the Governance Charter for the East 205 TIF District, as the same may be amended from time to time, pursuant to its terms and conditions. It establishes the Community Leadership Committee.

“Comprehensive Plan” means the City of Portland comprehensive land use plan and its implementing ordinances, policies, and standards.

“Division Midway Alliance” is an organization engaged in community economic development at the neighborhood scale within micro-TIF district; part of Prosper Portland’s Neighborhood Prosperity Network, this organization serves all who live, work, or support those in the outer SE Portland neighborhood.

“Fiscal year” means the year commencing on July 1 and closing on June 30 of the next calendar year.

“Frozen base” means the total assessed value including all real, personal, manufactured, and utility values within a TIF Area at the time of adoption as more particularly described in ORS 457.430(1). The County Assessor certifies the assessed value after the adoption of a TIF area plan.

“Increment” means that part of the assessed value of a TIF area attributable to any increase in the assessed value of the property located in a TIF area, or portion thereof, over the Frozen Base.

“ITIN” means Individual Taxpayer Identification Number which is a tax processing number only available for certain nonresident and resident persons, their spouses, and dependent who cannot get a Social Security Number.

“Manufactured Dwelling” A dwelling unit constructed off of the site which can be moved on the public roadways. Manufactured dwellings include residential trailers, mobile homes, and manufactured homes.

“Manufactured housing park” means an area or tract of land where two or more manufactured dwellings or manufactured dwelling lots are rented or held out for rent.

“Maximum indebtedness” means the amount of the principal of indebtedness included in a plan pursuant to ORS 457.190 and does not include indebtedness incurred to refund or refinance existing indebtedness.

“Middle housing,” sometimes referred to as “middle-density” housing or the “missing middle,” means housing that falls between single-family houses and larger multi-family buildings, in terms of scale. Middle housing can include rowhouses, duplexes, apartment and bungalow courts, stacked flats, cottage clusters and ADUs. This type of housing is generally built at the same scale (size, height, setbacks) as single-family homes, so it feels integrated into the neighborhood. The term was coined by urban planner Daniel Parolek.

“Neighborhood Prosperity Initiative” means a Prosper Portland program focused on community economic development at the neighborhood scale. A community-driven, self-help approach is at the heart of this work. With grants, training, and support from Prosper Portland, each district is responsible for planning and implementing projects to improve the local commercial district.

“NOFA” means Notice of Funding Availability – means the official notice of availability of funds which may be disbursed for projects and is a means of soliciting proposals for undertaking projects.

“ORS” means the Oregon Revised Statutes. ORS Chapter 457 specifically relates to tax increment financing.

“Permanently affordable homeownership” means homeownership opportunities which prescribe affordability for subsequent buyers of the property or home, in contrast with homeownership opportunities which prescribe no additional affordability beyond the first purchaser.

“PHB” means the Portland Housing Bureau

“Priority Communities” refers to the intended beneficiaries of the East 205 TIF District, which are people systemically vulnerable to exclusion from the District due to gentrification and displacement, including African American and Black persons; Indigenous and Native American persons; persons of color; immigrants and refugees of any legal status; veterans; elders and youth; renters; manufactured dwelling mobile home residents; persons with disabilities; low-income people; and houseless people.

“RFP” means request for proposals. It is a means of soliciting proposals for undertaking projects. It is a document issued by the City, Prosper Portland, a business or an organization to request bids for development, products, solutions and services.

“Regulated affordable unit” means a residential unit subject to a regulatory agreement that runs with the land and that requires affordability for an established income level for a defined period of time.

“RFP” means request for proposals. It is a means of soliciting proposals for undertaking projects. It is a document issued by the City, Prosper Portland, a business or an organization to request bids for development, products, solutions and services.

“Rosewood Initiative” is an organization engaged in community economic development at the neighborhood scale within micro-TIF district; part of Prosper Portland’s Neighborhood Prosperity Network, this organization serves all who live, work, or support those in the outer SE Portland neighborhood.

“Steering Committee” refers to the appointed body providing overarching, East-Portland wide guidance to the three Working Groups during exploration. This body was charged with steering engagement and providing guidance on cross-cutting issues, including acreage and assessed value (AV) allocation at the start of exploration. The body was appointed by Commissioner Carmen Rubio to represent a broad range of relationships, demographics, experiences and expertise.

“Tax increment finance” or “tax increment financing” or “TIF” means the funds that are associated with the division of taxes accomplished through the adoption of a TIF plan. In Portland it is a program designed to leverage private investment for economic development and affordable housing projects in a manner that enhances the benefits accrued to the public interest.

“Working Group” means the East 205 Working Group. This group led development of the East 205 Plan. Members applied for this group through an open call process and were selected by committees

composed of a Prosper Portland staff person, PHB staff person, two Steering Committee members and the East Portland Action Plan Advocate.

## EXHIBITS TO PLAN

- A. Legal Description of District (See ORS 457.085(2)(c)).**
- B. Public Engagement During Plan Development (See ORS 457.085(1)).**
- C. Governance Charter**

**EXHIBIT 'A'**

AUGUST 21, 2024

**E-205 TIF DISTRICT LEGAL DESCRIPTION**

REFERENCE SOURCES NOTED IN THE FOLLOWING LEGAL DESCRIPTION ARE HEREBY DEFINED AS FOLLOWS:

BOOK AND PAGE: MULTNOMAH COUNTY DEED RECORDS

DOCUMENT NO.: MULTNOMAH COUNTY DEED RECORDS

ORDINANCE NO.: CITY OF PORTLAND RECORDS

PLAT: MULTNOMAH COUNTY PLAT RECORDS

BEARINGS AND DISTANCES LISTED IN THE FOLLOWING LEGAL DESCRIPTION ARE APPROXIMATE ONLY AND HAVE BEEN ESTIMATED USING RECORD INFORMATION AND GIS TAX PARCEL DATA. FOR DISTANCE CALLS ALONG RIGHT-OF-WAY CENTERLINES THAT DO NOT INCLUDE AN ENDING POINT, THE FOLLOWING CALL IS INTENDED TO PROVIDE THE QUALIFYING INFORMATION FOR THE ENDING POINT.

A TRACT OF LAND LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 26, THE SOUTHEAST ONE-QUARTER OF SECTION 27, THE NORTHEAST AND SOUTHEAST ONE-QUARTERS OF SECTION 34, THE NORTHWEST, SOUTHEAST, AND SOUTHWEST ONE-QUARTERS OF SECTION 35, THE NORTHEAST, SOUTHEAST, AND SOUTHWEST ONE-QUARTERS OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, THE NORTHWEST, NORTHEAST, SOUTHEAST, AND SOUTHWEST ONE-QUARTERS OF SECTION 1, THE NORTHWEST, NORTHEAST, SOUTHEAST, AND SOUTHWEST ONE-QUARTERS OF SECTION 2, THE NORTHEAST, SOUTHEAST, AND SOUTHWEST ONE-QUARTERS OF SECTION 3, THE SOUTHEAST ONE-QUARTER OF SECTION 4, THE NORTHEAST ONE-QUARTER OF SECTION 9, THE NORTHWEST, NORTHEAST, AND SOUTHEAST ONE-QUARTERS OF SECTION 10, THE NORTHWEST, NORTHEAST, SOUTHEAST, AND SOUTHWEST ONE-QUARTERS OF SECTION 11, THE NORTHWEST, NORTHEAST, SOUTHEAST, AND SOUTHWEST ONE-QUARTERS OF SECTION 12, THE NORTHWEST AND SOUTHWEST ONE-QUARTERS OF SECTION 14, THE NORTHEAST AND SOUTHEAST ONE-QUARTERS OF SECTION 15, TOWNSHIP 1 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, THE NORTHWEST, NORTHEAST, SOUTHEAST, AND SOUTHWEST ONE-QUARTERS OF SECTION 6, THE NORTHWEST, NORTHEAST, SOUTHEAST, AND SOUTHWEST ONE-QUARTERS OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 3 EAST, WILLAMETTE MERIDIAN, CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE NORTHWEST CORNER OF LOT 2, BLOCK 1, PLAT OF ANGELLHURST;

THENCE EASTERLY 322 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF SAID LOT 2, BLOCK 1, AND THE NORTHERLY LINES OF LOT 1, BLOCK 1, AND LOT 1, BLOCK 2, SAID ANGELLHURST, TO THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 1, ANGELLHURST;

THENCE SOUTHERLY 30 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF SAID LOT 1, BLOCK 2, ANGELLHURST, TO A POINT 65 FEET NORTHERLY OF THE SOUTHERLY LINE OF LOT 7, BLOCK 6, PLAT OF FAIRHAVEN;

THENCE EASTERLY 161 FEET (MORE OR LESS) ALONG A LINE PARALLEL WITH SAID SOUTHERLY LINE OF LOT 7, BLOCK 6, FAIRHAVEN, TO THE CENTERLINE OF NE 118TH AVENUE;

THENCE NORTHERLY 75 FEET (MORE OR LESS) ALONG THE CENTERLINE OF NE 118TH AVENUE;

THENCE EASTERLY 483 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF LOT 7, BLOCK 5, SAID FAIRVIEW, AND THE WESTERLY EXTENSION THEREOF, THE NORTHERLY LINE OF LOT 8, SAID BLOCK 5, FAIRVIEW, AND THE EASTERLY EXTENSION THEREOF, AND THE NORTHERLY LINE OF LOT 7, BLOCK 4, SAID FAIRVIEW, AND THE WESTERLY EXTENSION THEREOF, TO THE WESTERLY LINE OF LOT 12, PLAT OF F & R SUBDIVISION;

THENCE SOUTHERLY 4 FEET (MORE OR LESS) ALONG SAID WESTERLY LINE OF LOT 12, F & R SUBDIVISION, TO THE SOUTHWEST CORNER OF LOT 11, SAID F & R SUBDIVISION;

THENCE EASTERLY 300 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF SAID LOT 11, AND THE SOUTHERLY LINE OF LOT 10, SAID F & R SUBDIVISION, TO THE SOUTHEAST CORNER OF SAID LOT 10, F & R SUBDIVISION;

THENCE NORTHERLY 190 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF LOTS 9 AND 8, SAID F & R SUBDIVISION, TO THE SOUTHERLY LINE OF LOT 5, SAID F & R SUBDIVISION;

THENCE EASTERLY 344 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF LOTS 5, 4, 3, 2, 1, AND THE EASTERLY EXTENSION THEREOF, TO THE CENTERLINE OF NE 122ND AVENUE;

THENCE SOUTHERLY 28 FEET (MORE OR LESS) ALONG THE CENTERLINE OF NE 122ND AVENUE;

THENCE EASTERLY 670 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2009-119417, AND THE WESTERLY EXTENSION THEREOF, TO THE NORTHEAST CORNER THEREOF;

THENCE SOUTHERLY 332 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2009-119417, AND THE SOUTHERLY EXTENSION THEREOF, TO THE CENTERLINE OF NE HALSEY STREET;

THENCE WESTERLY 9 FEET (MORE OR LESS) ALONG THE CENTERLINE OF NE HALSEY STREET;

THENCE SOUTHERLY 659 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF LOTS 5, 6, 7, 8, 9, AND THE NORTHERLY EXTENSION THEREOF, BLOCK 1, PLAT OF ACRE FIELDS, TO THE MOST EASTERLY SOUTHEAST CORNER OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2008-132725;

THENCE WESTERLY 445 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2008-132725 TO AN ANGLE POINT;

THENCE SOUTHERLY 165 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2008-132725 AND THE SOUTHERLY EXTENSION THEREOF, TO THE CENTERLINE OF NE MULTNOMAH STREET;

THENCE EASTERLY 15 FEET (MORE OR LESS) ALONG THE CENTERLINE OF NE MULTNOMAH STREET;

THENCE SOUTHERLY 166 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2022-010844, TO AN ANGLE POINT IN SAID EASTERLY LINE;

THENCE EASTERLY 14 FEET (MORE OR LESS) ALONG SAID EASTERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2022-010844, TO THE NORTHWEST CORNER OF LOT 5, PLAT OF PRINCESS ADDITION;

THENCE SOUTHERLY 330 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF LOTS 5, 6 AND 7, SAID PRINCESS ADDITION, TO THE SOUTHWEST CORNER OF SAID LOT 7, PRINCESS ADDITION;

THENCE EASTERLY 85 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF SAID LOT 7, PRINCESS ADDITION, TO THE NORTHWEST CORNER OF LOT 4, BLOCK 1, PLAT OF JAMES ADDITION;

THENCE SOUTHERLY 75 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF SAID LOT 4, BLOCK 1, JAMES ADDITION, TO THE NORTHEAST CORNER OF LOT 3, SAID BLOCK 1, JAMES ADDITION;

THENCE WESTERLY 95 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF SAID LOT 3, BLOCK 1, JAMES ADDITION, TO THE NORTHWEST CORNER THEREOF;

THENCE SOUTHERLY 100 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF SAID LOT 3, BLOCK 1, JAMES ADDITION, AND THE SOUTHERLY EXTENSION THEREOF, TO THE CENTERLINE OF NE HOLLADAY PLACE;

THENCE WESTERLY 104 FEET (MORE OR LESS) ALONG THE CENTERLINE OF NE HOLLADAY PLACE;

THENCE SOUTHERLY 166 FEET (MORE OR LESS) ALONG A LINE BEING PARALLEL WITH AND 19 FEET WESTERLY OF THE WESTERLY LINE OF LOT 3, AND THE NORTHERLY EXTENSION THEREOF, BLOCK 2, SAID JAMES ADDITION, TO THE SOUTHERLY LINE OF LOT 2, SAID BLOCK 2, JAMES ADDITION;

THENCE EASTERLY 49 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF SAID LOT 2 AND 3, BLOCK 2, JAMES ADDITION, TO THE NORTHWEST CORNER OF LOT 1, BLOCK 1, PLAT OF PEACH TREE ANNEX;

THENCE SOUTHERLY 162 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF SAID LOT 1, BLOCK 1, PEACH TREE ANNEX, AND THE SOUTHERLY EXTENSION THEREOF, TO THE CENTERLINE OF NE OREGON STREET;

THENCE EASTERLY 60 FEET (MORE OR LESS) ALONG THE CENTERLINE OF NE OREGON STREET;

THENCE SOUTHERLY 125 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF LOT 4, BLOCK 2, SAID PEACH TREE ANNEX, AND THE NORTHERLY EXTENSION, TO A POINT BEING 100 FEET SOUTHERLY OF THE NORTHWEST CORNER OF SAID LOT 4;

THENCE EASTERLY 60 FEET (MORE OR LESS) PARALLEL WITH THE NORTHERLY LINE OF SAID LOT 4, BLOCK 2, PEACH TREE ANNEX, TO THE WESTERLY LINE OF LOT 5, SAID BLOCK 2, PEACH TREE ANNEX;

THENCE SOUTHERLY 35 FEET (MORE OR LESS) ALONG SAID WESTERLY LINE OF LOT 5, BLOCK 2, PEACH TREE ANNEX, TO THE NORTHERLY LINE OF PARCEL 1, PARTITION PLAT NO. 2021-19;

THENCE EASTERLY 358 FEET ALONG SAID NORTHERLY LINE OF PARCEL 1, PARTITION PLAT NO. 2021-19, TO THE NORTHEAST CORNER THEREOF;

THENCE SOUTHERLY 499 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF SAID PARCEL 1, PARTITION PLAT NO. 2021-19, TO THE SOUTHWEST CORNER OF LOT 2, BLOCK 4, PLAT OF PEACH TREE PARK;

THENCE EASTERLY 168 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF SAID LOT 2, BLOCK 4, PEACH TREE PARK, AND THE EASTERLY EXTENSION THEREOF, TO THE CENTERLINE OF NE 125TH AVENUE;

THENCE SOUTHERLY 10 FEET (MORE OR LESS) ALONG THE CENTERLINE OF NE 125TH AVENUE;

THENCE EASTERLY 330 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF LOT 16, AND THE WESTERLY EXTENSION THEREOF, AND THE SOUTHERLY LINE OF LOT 21, AND THE EASTERLY EXTENSION THEREOF, BLOCK 5, SAID PEACH TREE PARK, TO THE CENTERLINE OF NE 127TH AVENUE;

THENCE SOUTHERLY 37 FEET (MORE OR LESS) ALONG THE CENTERLINE OF NE 127TH AVENUE;

THENCE EASTERLY 163 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF LOT 7, AND THE WESTERLY EXTENSION THEREOF, BLOCK 7, SAID PEACH TREE PARK, TO THE SOUTHEAST CORNER OF SAID LOT 7, BLOCK 7, PEACH TREE PARK;

THENCE NORTHERLY 35 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF SAID LOT 7, BLOCK 7, PEACH TREE PARK, TO THE SOUTHWEST CORNER OF LOT 7, BLOCK 1, PLAT OF WANDA PARK;

THENCE EASTERLY 212 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF LOTS 7 AND 8, BLOCK 1, PLAT OF WANDA PARK, TO THE SOUTHWEST CORNER OF LOT 5, PLAT OF GOLF ESTATES;

THENCE NORTHERLY 161 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF LOTS 1, 2, 3, 4 AND 5, SAID GOLF ESTATES, TO THE NORTHWEST CORNER OF SAID LOT 1, GOLF ESTATES;

THENCE EASTERLY 138 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF SAID LOT 1, GOLF ESTATES, AND THE EASTERLY EXTENSION THEREOF, TO THE CENTERLINE OF NE 128TH AVENUE;

THENCE SOUTHERLY 75 FEET (MORE OR LESS) ALONG THE CENTERLINE OF NE 128TH AVENUE;

THENCE EASTERLY 196 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF PARCEL 1, AND THE WESTERLY EXTENSION THEREOF, AND THE NORTHERLY LINE OF PARCEL 2, PARTITION PLAT NO. 1995-165, TO THE NORTHEAST CORNER OF SAID PARCEL 2, PARTITION PLAT NO. 1995-165;

THENCE SOUTHERLY 225 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF SAID PARCEL 2, PARTITION PLAT NO. 1995-165, AND THE WESTERLY LINE OF LOT 1, PLAT OF MCCARTY, AND THE SOUTHERLY EXTENSION THEREOF, TO THE CENTERLINE OF NE GLISAN STREET;

THENCE EASTERLY 6,245 FEET (MORE OR LESS) ALONG THE CENTERLINE OF NE GLISAN STREET;

THENCE NORTHERLY 240 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF LOT 2, BLOCK E, PLAT OF GLENDOVEER ACRES, AND THE SOUTHERLY EXTENSION THEREOF, TO THE NORTHWEST CORNER OF SAID LOT 2, BLOCK E, GLENDOVEER ACRES;



THENCE EASTERLY 1,056 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF LOTS 2, 3, 4, 5, 6, AND THE EASTERLY EXTENSION THEREOF, SAID BLOCK E, GLENDOVEER ACRES, AND THE NORTHERLY LINE OF LOT 1, AND THE WESTERLY EXTENSION THEREOF, AND THE NORTHERLY LINE OF LOTS 2, 3, 4 AND 5, BLOCK F, SAID GLENDOVEER ACRES, TO THE NORTHEAST CORNER OF SAID LOT 5, BLOCK F, GLENDOVEER ACRES;

THENCE SOUTHERLY 240 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF SAID LOT 5, BLOCK F, GLENDOVEER ACRES, AND THE SOUTHERLY EXTENSION THEREOF, TO THE CENTERLINE OF NE GLISAN STREET;

THENCE EASTERLY 262 FEET (MORE OR LESS) ALONG THE CENTERLINE OF NE GLISAN STREET;

THENCE NORTHERLY 240 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF LOT 2, BLOCK G, SAID GLENDOVEER ACRES, AND THE SOUTHERLY EXTENSION THEREOF, TO THE NORTHWEST CORNER OF SAID LOT 2, BLOCK G, GLENDOVEER ACRES;

THENCE EASTERLY 400 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF LOTS 2 AND 3, SAID BLOCK G, GLENDOVEER, THE NORTHERLY LINE OF PARCEL 2, PARTITION PLAT NO. 1993-157, AND THE NORTHERLY LINE OF PARCEL 2, PARTITION PLAT NO. 1991-73, TO THE NORTHEAST CORNER OF SAID PARCEL 2, PARTITION PLAT NO. 1991-73;

THENCE SOUTHERLY 100 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF SAID PARCEL 2, PARTITION PLAT NO. 1991-73, TO THE NORTHWEST CORNER OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2016-088379;

THENCE EASTERLY 132 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2016-088379, AND THE EASTERLY EXTENSION THEREOF, TO THE CENTERLINE OF NE 160TH AVENUE;

THENCE NORTHERLY 50 FEET (MORE OR LESS) ALONG THE CENTERLINE OF NE 160TH AVENUE;

THENCE EASTERLY 115 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF THAT PARCEL OF LAND DESCRIBED IN DOCUMENT NO. 2020-074205, AND THE WESTERLY EXTENSION THEREOF, TO THE WESTERLY LINE OF PARCEL 2, PARTITION PLAT NO. 2001-74;

THENCE NORTHERLY 50 FEET (MORE OR LESS) ALONG SAID WESTERLY LINE OF PARCEL 2, PARTITION PLAT NO. 2001-74, TO THE NORTHWEST CORNER THEREOF;

THENCE EASTERLY 100 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF PARCEL 2, PARTITION PLAT NO. 2001-74, TO THE NORTHEAST CORNER THEREOF;

THENCE SOUTHERLY 240 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF SAID PARCEL 2, PARTITION PLAT NO. 2001-74, AND THE SOUTHERLY EXTENSION THEREOF, TO THE CENTERLINE OF NE GLISAN STREET;

THENCE EASTERLY 289 FEET (MORE OR LESS) ALONG THE CENTERLINE OF NE GLISAN STREET;

THENCE SOUTHERLY 316 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2014-007656, AND THE NORTHERLY EXTENSION THEREOF, AND THE EASTERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2014-007656, TO THE SOUTHEAST CORNER OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2014-007656;

THENCE WESTERLY 194 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2014-007656, TO THE NORTHWEST CORNER OF LOT 5, BLOCK 2, PLAT OF MEYERMEAD;

THENCE SOUTHERLY 2,024 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF LOTS 5, 6, 7, 8, 9, 10, 11, 12, 13, AND THE SOUTHERLY EXTENSION THEREOF, SAID BLOCK 2, MEYERMEAD, AND THE WESTERLY LINE OF LOT 3, AND THE NORTHERLY EXTENSION THEREOF, BLOCK 3, SAID MEYERMEAD, AND THE WESTERLY LINE OF LOTS 4, 5, 6, 7 AND 8, SAID BLOCK 3, MEYERMEAD, TO THE SOUTHWEST CORNER OF SAID LOT 8, BLOCK 3, MEYERMEAD;

THENCE EASTERLY 150 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF SAID LOT 8, BLOCK 3, MEYERMEAD, TO THE NORTHEAST CORNER OF LOT 10, SAID BLOCK 3, MEYERMEAD;

THENCE SOUTHERLY 315 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF SAID LOT 10, SAID BLOCK 3, MEYERMEAD, AND THE SOUTHERLY EXTENSION THEREOF, TO THE CENTERLINE OF SE STARK STREET;

THENCE EASTERLY 180 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE STARK STREET, TO THE CENTERLINE OF SE 162ND AVENUE;

THENCE SOUTHERLY 227 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE 162ND AVENUE;

THENCE EASTERLY AND SOUTHERLY 581 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE THAT PARCEL DESCRIBED IN DOCUMENT NO. 2021-167256, AND THE WESTERLY EXTENSION THEREOF, THE NORTHERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2019-081992, AND THE NORTHERLY AND EASTERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2020-142272, TO THE NORTHWEST CORNER OF LOT 4, BLOCK 1, PLAT OF SHERWOOD PARK;

THENCE EASTERLY 50 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF SAID LOT 4, BLOCK 1, SHERWOOD PARK, TO THE WESTERLY LINE OF LOT 2, SAID BLOCK 1, SHERWOOD PARK;

THENCE NORTHERLY 90 FEET (MORE OR LESS) ALONG SAID WESTERLY LINE OF LOT 2, SAID BLOCK 1, SHERWOOD PARK, AND THE WESTERLY LINE OF LOT 1, SAID BLOCK 1, SHERWOOD PARK, TO THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 1, SHERWOOD PARK;

THENCE EASTERLY 120 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF SAID LOT 1, BLOCK 1, SHERWOOD PARK, AND THE EASTERLY EXTENSION THEREOF, TO THE CENTERLINE OF SE 164TH AVENUE;

THENCE NORTHERLY 42 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE 164TH AVENUE;

THENCE EASTERLY 165 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF LOT 1, BLOCK 5, SAID PLAT OF SHERWOOD PARK, AND THE WESTERLY EXTENSION THEREOF, TO THE WESTERLY LINE OF LOT 7, PLAT OF EVON;

THENCE EASTERLY 415 FEET (MORE OR LESS) ALONG SAID WESTERLY LINE OF LOT 7 AND THE SOUTHERLY AND EASTERLY LINES OF SAID LOT 7 TO THE NORTHWEST CORNER OF LOT 2, BLOCK 2, PLAT OF WAUNA VISTA;

THENCE EASTERLY 295 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF SAID LOT 2, BLOCK 2, WAUNA VISTA, AND THE EASTERLY EXTENSION THEREOF, THE NORTHERLY LINE OF LOT 2, BLOCK 1, SAID WAUNA VISTA, AND THE WESTERLY EXTENSION THEREOF, TO THE NORTHEAST CORNER OF SAID LOT 2, BLOCK 1, WAUNA VISTA;

THENCE SOUTHERLY 34 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF SAID LOT 2, BLOCK 1, WAUNA VISTA, TO THE NORTHWEST CORNER OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2015-110856;

THENCE EASTERLY 167 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2015-110856, TO THE WESTERLY LINE OF LOT 2, BLOCK 1, PLAT OF BRAECROFT;

THENCE NORTHERLY 43 FEET (MORE OR LESS) ALONG SAID WESTERLY LINE OF LOT 2, BLOCK 1, BRAECROFT, TO THE NORTHWEST CORNER THEREOF;

THENCE EASTERLY 136 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF SAID LOT 2, BLOCK 1, BRAECROFT, AND THE EASTERLY EXTENSION THEREOF, TO THE CENTERLINE OF SE 168TH AVENUE;

THENCE SOUTHERLY 25 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE 168TH AVENUE;

THENCE EASTERLY 140 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2022-039146, AND THE WESTERLY EXTENSION THEREOF, TO THE NORTHEAST CORNER THEREOF;

THENCE SOUTHERLY 278 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2022-039146, THAT THE EASTERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2024-031737, AND THE EASTERLY LINE OF THAT PARCEL OF LAND DESCRIBED IN DOCUMENT NO. 2022-100357, TO THE NORTHERLY LINE OF LOT 2, BLOCK 3, SAID BRAECROFT;

THENCE EASTERLY 559 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF LOTS 2, 3, 4, 5, 6, 7 AND 8, BLOCK 3, SAID BRAECROFT TO THE WESTERLY LINE OF THE PLAT OF DEREK DOWNS COMMONS, A CONDOMINIUM;

THENCE NORTHERLY 204 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF SAID PLAT OF DEREK DOWNS COMMONS, A CONDOMINIUM, TO THE NORTHWEST CORNER THEREOF;

THENCE EASTERLY 705 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF SAID PLAT OF DEREK DOWNS COMMONS, A CONDOMINIUM, THE NORTHERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2003-294898, AND THE NORTHERLY LINE OF THAT PARCEL DESCRIBED IN BOOK 1543, PAGE 2051, RECORDED 8/12/81, TO THE WESTERLY LINE OF PARCEL 2, PARTITION PLAT NO. 2015-73;

THENCE SOUTHERLY 122 FEET (MORE OR LESS) ALONG SAID WESTERLY LINE OF PARCEL 2, PARTITION PLAT NO. 2015-73, TO THE SOUTHWEST CORNER THEREOF;

THENCE EASTERLY 132 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF SAID PARTITION PLAT NO. 2015-73, AND THE EASTERLY EXTENSION THEREOF, TO THE CENTERLINE OF SE 174TH AVENUE;

THENCE NORTHERLY 215 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE 174TH AVENUE;

THENCE EASTERLY 356 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2014-071576, AND THE WESTERLY EXTENSION THEREOF, AND THE NORTHERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2003-192410, TO THE TO THE WESTERLY LINE OF THE PLAT OF LUCKY ADDITION;

THENCE SOUTHERLY 1,268 FEET (MORE OR LESS) ALONG SAID WESTERLY LINE OF LUCKY ADDITION AND THE SOUTHERLY LINE OF SAID LUCKY ADDITION, TO THE NORTHWEST CORNER OF LOT 1, BLOCK 2, PLAT OF WAGON WHEEL PARK;

THENCE SOUTHERLY 700 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF SAID WAGON WHEEL PARK, AND THE SOUTHERLY EXTENSION THEREOF, TO THE NORTHWEST CORNER OF LOT 1, BLOCK 1, PLAT OF MERRY DALE;

THENCE SOUTHERLY 644 FEET (MORE OR LESS) ALONG THE WESTERLY LINE AND SOUTHERLY LINE OF SAID MERRY DALE, TO THE NORTHEAST CORNER OF LOT 4, PLAT OF ELLINGSON PARK;

THENCE SOUTHERLY 270 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF SAID LOT 4, ELLINGSON PARK, THE EASTERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2013-087112, AND THE EASTERLY LINE OF PARTITION PLAT NO. 2006-171, TO THE NORTHEAST CORNER OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2022-029290;

THENCE SOUTHERLY AND EASTERLY 170 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2022-029290, THE NORTHERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2020-093321, AND THE NORTHERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2002-114690, TO THE NORTHWEST CORNER OF PARTITION PLAT NO. 1992-39;

THENCE SOUTHERLY 110 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF SAID PARTITION PLAT NO. 1992-39, AND SOUTHERLY EXTENSION THEREOF, TO THE CENTERLINE OF SE MILL STREET;

THENCE EASTERLY 75 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE MILL STREET;

THENCE SOUTHERLY 109 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2024-044036, AND THE NORTHERLY EXTENSION THEREOF, TO THE NORTHERLY LINE OF PARTITION PLAT NO. 2017-24;

THENCE WESTERLY AND SOUTHERLY 171 FEET (MORE OR LESS) ALONG SAID NORTHERLY LINE AND THE WESTERLY LINE OF PARTITION PLAT NO. 2017-024, TO THE NORTHERLY LINE OF PARTITION PLAT NO. 1994-144;

THENCE WESTERLY 142 FEET (MORE OR LESS) ALONG SAID NORTHERLY LINE OF PARTITION PLAT NO. 1994-144, TO THE NORTHEAST CORNER OF LOT 3, PLAT OF MARY JANE LANE;

THENCE SOUTHERLY AND EASTERLY 1,635 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF SAID PLAT OF MARY JANE LANE, THE EASTERLY LINE OF THE PLAT OF DOUGLAS MEADOWS, THE WESTERLY LINE OF THE PLAT OF TOWNSEND, THE EASTERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2017-075712, THE EASTERLY LINE OF THE PLAT OF FIRWOOD COURT, THE EASTERLY LINE OF THE PLAT OF EMMERT COURT, THE WESTERLY LINE OF PARTITION PLAT NO. 2020-73, THE WESTERLY LINE OF PARTITION PLAT NO. 1991-037, THE EASTERLY LINE OF THE PLAT OF CANDICE, THE EASTERLY LINE OF THE PLAT OF DRAKES ESTATES, AND THE WESTERLY AND SOUTHERLY LINES OF THE PLAT OF HOMELAND ESTATES, TO THE NORTHEAST CORNER OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2007-064921;

THENCE SOUTHERLY 480 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2007-064921, AND ITS SOUTHERLY EXTENSION, TO THE CENTERLINE OF SE DIVISION STREET;

THENCE WESTERLY 109 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE DIVISION STREET;

THENCE SOUTHERLY 503 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF LOTS 23-25, LOT 28, AND THE NORTHERLY EXTENSION THEREOF, PLAT OF SHELTON GROVE, TO THE SOUTHEAST CORNER OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2018-114508;

THENCE WESTERLY 85 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2018-114508, TO THE NORTHEAST CORNER OF PARTITION PLAT NO. 1996-13;

THENCE SOUTHERLY 973 FEET (MORE OR LESS) ALONG THE EASTERLY AND SOUTHERLY LINES OF SAID PARTITION PLAT NO. 1996-13, THE EASTERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2014-102117, THE NORTHERLY LINE OF SAID PLAT OF SHELTON GROVE, AND THE EASTERLY LINE OF LOTS 15-20, SAID PLAT OF SHELTON GROVE, TO THE NORTHERLY LINE OF THE PLAT OF COYLE ADDITION;

THENCE EASTERLY AND SOUTHERLY 1,084 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF SAID COYLE ADDITION, THE NORTHERLY LINE OF LOTS 1-4, BLOCK 1, PLAT OF SONOMA PARK, THE EASTERLY LINE OF SAID LOT 1, BLOCK 1, THE EASTERLY LINE OF LOTS 1 AND 3-8, BLOCK 3, SAID SONOMA PARK, TO THE SOUTHEAST CORNER OF SAID LOT 8, BLOCK 3, SONOMA PARK;

THENCE SOUTHERLY 660 FEET (MORE OR LESS) ALONG THE EASTERLY LINES OF THE PLAT OF HEMLOCK, PLAT OF HEMLOCK BLOCKS 3 & 4, AND PLAT OF HEMLOCK BLOCK 5, TO THE SOUTHEAST CORNER OF LOT 3, SAID HEMLOCK BLOCK 5;

THENCE WESTERLY 650 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF SAID HEMLOCK BLOCK 5, AND THE SOUTHERLY LINE OF THAT PARCEL DESCRIBED IN BOOK 603, PAGE 301, RECORDED 2/1/68, TO THE EASTERLY RIGHT-OF-WAY LINE OF SE 174TH AVENUE;

THENCE SOUTHERLY 658 FEET (MORE OR LESS) ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF SE 174TH AVENUE, TO THE NORTHERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2006-081400, AND THE WESTERLY EXTENSIONS THEREOF;

THENCE EASTERLY, SOUTHERLY AND WESTERLY 2,829 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2006-081400, AND THE WESTERLY AND EASTERLY EXTENSION THEREOF, THE NORTHERLY LINE OF THE PLAT OF SUZIE, THE NORTHERLY LINE OF THE PLAT OF AERONKA, THE NORTHERLY LINE OF THE PLAT OF TRIMBLE ADDITION, THE NORTHERLY LINE OF THAT

PARCEL DESCRIBED IN DOCUMENT NO. 94-161280, THE NORTHERLY LINE OF PARTITION PLAT NO. 1990-061, THE NORTHERLY AND EASTERLY LINES OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2021-176193, AND THE SOUTHERLY EXTENSION THEREOF, THE EASTERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2015-126717, AND THE SOUTHERLY EXTENSION THEREOF, THE EASTERLY AND SOUTHERLY LINES OF THAT PARCEL DESCRIBED IN BOOK 2275, PAGE 654, RECORDED 2/8/90, THE SOUTHERLY LINE OF THE PLAT OF DARWIN'S ADDITION, THE SOUTHERLY LINE OF THE PLAT OF SHAY PLACE, THE SOUTHERLY LINE OF THE PLAT OF STARCREST, THE SOUTHERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2018-080815, THE SOUTHERLY LINE OF THE PLAT OF CATE ADDITION, TO THE NORTHEAST CORNER OF THE PLAT BRITTANY TERRACE;

THENCE SOUTHERLY 550 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF SAID BRITTANY TERRACE, TO THE NORTHERLY RIGHT-OF-WAY LINE OF SE POWELL BOULEVARD;

THENCE SOUTHERLY 81 FEET (MORE OR LESS) LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE OF SE POWELL BOULEVARD, TO THE NORTHEAST CORNER OF LOT 1, BLOCK 1, PLAT OF ZANDELL ESTATES;

THENCE SOUTHERLY 189 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF SAID ZANDELL ESTATES, TO THE NORTHEAST CORNER OF LOT 2, PLAT OF KENDALL PARK;

THENCE WESTERLY 442 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF SAID KENDALL PARK, AND THE WESTERLY EXTENSION THEREOF, TO THE CENTERLINE OF SE 174TH AVENUE;

THENCE SOUTHERLY 305 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE 174TH AVENUE, TO THE CENTERLINE OF SE NAEGELI DRIVE;

THENCE WESTERLY 1,156 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE NAEGELI DRIVE, TO THE SOUTHERLY EXTENSION OF THE EASTERLY LINE OF LOT 1, PLAT OF NAEGELI RUN;

THENCE NORTHERLY, WESTERLY, AND SOUTHERLY 952 FEET (MORE OR LESS) ALONG THE EASTERLY, NORTHERLY, AND WESTERLY LINES OF SAID PLAT OF NAEGELI RUN, TO THE NORTHEAST CORNER OF LOT 13, BLOCK 1, PLAT OF ANDEREGG MEADOWS;

THENCE NORTHWESTERLY 968 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF LOTS 2-13, BLOCK 1, SAID ANDEREGG MEADOWS, TO THE SOUTHWEST CORNER OF SAID LOT 2, BLOCK 1, ANDEREGG MEADOWS;

THENCE WESTERLY 1,361 FEET (MORE OR LESS) LEAVING SAID SOUTHWEST CORNER OF LOT 2, TO THE SOUTHEAST CORNER OF PARCEL 1, PARTITION PLAT NO. 1993-7, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID SE NAEGELI DRIVE, AND ALONG THE SOUTHERLY LINE OF SAID PARCEL 1 TO THE MOST NORTHERLY NORTHEAST CORNER OF THAT PARCEL DESCRIBED IN BOOK 2298, PAGE 1295, RECORDED 5/4/1991;

THENCE WESTERLY AND SOUTHERLY 445 FEET (MORE OR LESS) ALONG THE NORTHERLY AND WESTERLY LINE OF SAID PARCEL DESCRIBED IN BOOK 2298, PAGE 1295, RECORDED 5/4/1991, TO THE SOUTHEAST CORNER OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2021-173559;

THENCE WESTERLY AND NORTHERLY 1,806 FEET (MORE OR LESS) ALONG THE SOUTHERLY AND WESTERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2021-173559, TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SE POWELL BOULEVARD;

THENCE WESTERLY 57 FEET (MORE OR LESS) ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF SE POWELL BOULEVARD, TO THE NORTHEAST CORNER OF PARCEL 1, PARTITION PLAT NO. 1992-40;

THENCE SOUTHERLY, WESTERLY, AND NORTHERLY 2,415 FEET (MORE OR LESS) ALONG THE EASTERLY, SOUTHERLY, AND WESTERLY LINE OF SAID PARCEL 1, PARTITION PLAT NO. 1992-40, TO THE SOUTHEAST CORNER OF THE PLAT OF JONATHAN PARK ADDITION;

THENCE NORTHERLY AND WESTERLY 551 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF SAID PLAT OF JONATHAN PARK ADDITION AND THE NORTHERLY LINE OF LOTS 3 AND 4, BLOCK 1, SAID PLAT OF JONATHAN PARK ADDITION, TO THE EASTERLY LINE OF THE PLAT OF ROWAN;

THENCE NORTHERLY, WESTERLY, AND SOUTHERLY 337 FEET (MORE OR LESS) ALONG THE EASTERLY, NORTHERLY, AND WESTERLY LINE OF SAID PLAT OF ROWAN, TO THE SOUTHWEST CORNER OF LOT 3, SAID ROWAN;

THENCE WESTERLY 309 FEET (MORE OR LESS) ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SE RHONE COURT, TO THE SOUTHERLY EXTENSION OF THE EASTERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2019-048259;

THENCE NORTHERLY AND WESTERLY 283 FEET (MORE OR LESS) ALONG SAID EASTERLY LINE AND ITS SOUTHERLY EXTENSION OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2019-048259 AND THE NORTHERLY LINE AND ITS WESTERLY EXTENSION OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2019-048259, TO THE WESTERLY RIGHT-OF-WAY LINE OF SE 154TH AVENUE;

THENCE NORTHERLY, WESTERLY, AND SOUTHERLY 382 FEET (MORE OR LESS) ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF SE 154TH AVENUE, THE SOUTHERLY LINE OF LOTS 1 AND 2, PLAT OF KATHY ADDITION, AND THE WESTERLY LINE OF SAID KATHY ADDITION, TO THE SOUTHEAST CORNER OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2012-089926;

THENCE WESTERLY 133 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2012-089926, TO THE EASTERLY LINE OF PARTITION PLAT NO. 1992-159;

THENCE NORTHERLY 392 FEET (MORE OR LESS) ALONG SAID EASTERLY LINE OF PARTITION PLAT NO. 1992-159, THE SOUTHERLY LINE OF PARCEL 1, SAID PARTITION PLAT NO. 1992-159, AND THE WESTERLY LINE OF SAID PARTITION PLAT NO. 1992-159, TO THE SOUTHEAST CORNER OF LOT 1, BLOCK 1, PLAT OF AWARD SUBDIVISION;

THENCE WESTERLY 535 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF SAID LOT 1, BLOCK 1, SAID AWARD SUBDIVISION, THE SOUTHERLY LINE OF LOT 1, BLOCK 2, SAID AWARD SUBDIVISION, THE EASTERLY AND SOUTHERLY LINE OF LOT 2, BLOCK 2, SAID AWARD SUBDIVISION, AND THE WESTERLY LINE OF SAID AWARD SUBDIVISION, TO THE NORTHEAST CORNER OF THE PLAT OF THE TRIPLE 'T';

THENCE WESTERLY 207 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF SAID THE TRIPLE 'T', TO THE EASTERLY LINE OF THE PLAT OF RHONE ADDITION;

THENCE NORTHERLY AND WESTERLY 839 FEET (MORE OR LESS) ALONG SAID EASTERLY LINE OF THE PLAT OF RHONE ADDITION, THE EASTERLY AND NORTHERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2022-087789, THE NORTHERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2019-062101, AND THE NORTHERLY LINE AND ITS WESTERLY EXTENSION OF THE PLAT OF CLYDE'S ADDITION, TO THE WESTERLY RIGHT-OF-WAY LINE OF SE 148TH DRIVE;

THENCE NORTHERLY 207 FEET (MORE OR LESS) ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF SE 148TH DRIVE, TO THE SOUTHEAST CORNER OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2022-102839;

THENCE WESTERLY 123 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2022-102839, AND THE SOUTHERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2015-062149, TO THE EASTERLY LINE OF PARTITION PLAT NO. 1999-80;

THENCE NORTHERLY AND WESTERLY 105 FEET (MORE OR LESS) ALONG SAID EASTERLY LINE OF PARTITION PLAT NO. 1999-80 AND THE NORTHERLY LINE OF SAID PARTITION PLAT NO. 1999-80, TO THE NORTHWEST CORNER OF SAID PARTITION PLAT NO. 1999-80;

THENCE WESTERLY 925 FEET (MORE OR LESS) ALONG THE WESTERLY EXTENSION OF SAID NORTHERLY LINE OF PARTITION PLAT NO. 1999-80, THE NORTHERLY LINE OF LOT 10, BLOCK 1, PLAT OF POWELL VILLAGE, THE EASTERLY AND NORTHERLY LINE OF LOT 11, BLOCK 1, SAID POWELL VILLAGE, THE NORTHERLY LINE OF LOT 12, BLOCK 1, SAID POWELL VILLAGE, THE NORTHERLY LINE OF THE PLATS RHINE STREET CONDOMINIUM AND RHINE STREET PLACE, AND THE EASTERLY AND NORTHERLY LINE OF THE PLAT OF SPRING PLACE, AND ITS WESTERLY EXTENSION, TO THE WESTERLY RIGHT-OF-WAY LINE OF SE 144TH AVENUE;

THENCE NORTHERLY 180 FEET (MORE OR LESS) ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF SE 144TH AVENUE TO THE SOUTHEAST CORNER OF PARCEL 2, PARTITION PLAT NO. 1997-145;

THENCE WESTERLY AND SOUTHERLY 302 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF PARCELS 1 AND 2, SAID PARTITION PLAT NO. 1997-145 AND THE WESTERLY LINE OF PARCEL 3, SAID PARTITION PLAT NO. 1997-145, TO THE SOUTHWEST CORNER OF SAID PARCEL 3;

THENCE WESTERLY 241 FEET (MORE OR LESS) ALONG THE SOUTHERLY AND WESTERLY LINE OF THE PLAT OF POWELL STREET CONDOMINIUM, AND THE NORTHERLY LINE OF THE PLAT OF ONE HUNDRED FORTY THIRD AVENUE CONDOMINIUMS, TO THE SOUTHWEST CORNER OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 94-054841;

THENCE NORTHERLY 68 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 94-054841, TO THE SOUTHEAST CORNER OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 99014110;

THENCE WESTERLY 132 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 99014110, AND THE WESTERLY EXTENSION THEREOF, TO THE CENTERLINE OF SE 143RD AVENUE;

THENCE SOUTHERLY 53 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE 143RD AVENUE;



THENCE WESTERLY 116 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF THAT PARCEL DESCRIBED IN BOOK 2352, PAGE 2072, RECORDED 10/12/90, AND THE EASTERLY EXTENSION THEREOF, TO THE NORTHWEST CORNER OF SAID PARCEL DESCRIBED IN BOOK 2352, PAGE 2072, RECORDED 10/12/90;

THENCE SOUTHERLY 90 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF SAID PARCEL DESCRIBED IN BOOK 2352, PAGE 2072, RECORDED 10/12/90, TO THE NORTHERLY LINE OF THE PLAT OF CYPRESS COURT CONDOMINIUMS;

THENCE WESTERLY 91 FEET (MORE OR LESS) ALONG SAID NORTHERLY LINE OF CYPRESS COURT CONDOMINIUMS, TO THE NORTHWEST CORNER THEREOF;

THENCE SOUTHERLY 98 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF SAID CYPRESS COURT CONDOMINIUMS, TO THE SOUTHEAST CORNER OF PARCEL 2, PARTITION PLAT NO. 1994-90;

THENCE WESTERLY 91 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF SAID PARCEL 2, PARTITION PLAT NO. 1994-90, TO THE SOUTHWEST CORNER THEREOF;

THENCE NORTHERLY 80 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF SAID PARCEL 2, PARTITION PLAT NO. 1994-90, TO THE SOUTHEAST CORNER OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2018-051785;

THENCE WESTERLY 207 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2018-051785, AND THE SOUTHERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2021-081888, AND THE WESTERLY EXTENSION THEREOF, TO THE CENTERLINE OF SE 141ST AVENUE;

THENCE SOUTHERLY 21 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE 141ST AVENUE;

THENCE WESTERLY 181 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2020-015401, AND THE EASTERLY EXTENSION THEREOF, TO THE EASTERLY LINE OF LOT 13, PLAT OF O'CONNOR PARK;

THENCE SOUTHERLY 175 FEET (MORE OR LESS) ALONG SAID EASTERLY LINE OF SAID LOT 13, O'CONNOR PARK TO THE SOUTHEAST CORNER THEREOF;

THENCE WESTERLY 296 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF SAID LOT 13, O'CONNOR PARK, AND LOTS 10-11, SAID O'CONNOR PARK, TO THE NORTHEAST CORNER OF LOT 8, SAID O'CONNOR PARK;

THENCE SOUTHERLY 19 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF SAID LOT 8, O'CONNOR PARK, TO THE SOUTHEAST CORNER OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2024-018787;

THENCE WESTERLY 75 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2024-018787, TO THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2024-018787;

THENCE NORTHERLY 19 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2024-018787, TO THE SOUTHERLY LINE OF LOT 7, SAID O'CONNOR PARK;

THENCE WESTERLY 75 FEET (MORE OR LESS) ALONG SAID SOUTHERLY LINE OF LOT 7, O'CONNOR PARK, TO THE EASTERLY LINE OF PARCEL 2, PARTITION PLAT NO. 1999-153;

THENCE NORTHERLY 27 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF SAID PARCEL 2, PARTITION PLAT NO. 1999-153, TO THE NORTHEAST CORNER THEREOF;

THENCE WESTERLY 80 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF SAID PARCEL 2, PARTITION PLAT NO. 1999-153, TO THE NORTHWEST CORNER THEREOF;

THENCE SOUTHERLY 196 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF SAID PARCEL 2, PARTITION PLAT NO. 1999-153, AND THE SOUTHERLY EXTENSION THEREOF, TO THE CENTERLINE OF SE RHINE STREET;

THENCE WESTERLY 183 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE RHINE STREET;

THENCE NORTHERLY 110 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF LOT 3, SAID O'CONNOR PARK, AND THE SOUTHERLY EXTENSION THEREOF, TO THE SOUTHEAST CORNER OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2022-015253;

THENCE WESTERLY 240 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2022-015253, AND THE SOUTHERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2007-043302, TO THE EASTERLY LINE OF LOT 1, SAID O'CONNOR PARK;

THENCE SOUTHERLY 96 FEET (MORE OR LESS) ALONG SAID EASTERLY LINE OF LOT 1, O'CONNOR PARK, TO THE CENTERLINE OF SE RHINE STREET;

THENCE WESTERLY 191 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE RHINE STREET, TO THE CENTERLINE OF SE 136TH AVENUE;

THENCE SOUTHERLY 9 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE 136TH AVENUE;

THENCE WESTERLY 192 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2019-121511, AND THE EASTERLY EXTENSION THEREOF, TO THE EASTERLY LINE OF LOT 2, PLAT OF SILVER PARK;

THENCE SOUTHERLY 150 FEET (MORE OR LESS) ALONG SAID EASTERLY LINE OF LOT 2, SILVER PARK, TO THE SOUTHEAST CORNER THEREOF;

THENCE WESTERLY 167 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF SAID LOT 2, AND THE SOUTHERLY LINE OF LOT 1, SAID SILVER PARK, TO THE EASTERLY LINE OF TRACT 13, PLAT OF LINN PARK;

THENCE SOUTHERLY 224 FEET (MORE OR LESS) ALONG SAID EASTERLY LINE OF TRACT 13, LINN PARK, TO THE SOUTHEAST CORNER THEREOF;

THENCE WESTERLY 536 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF SAID TRACT 13, LINN PARK, TO THE MOST SOUTHERLY SOUTHWEST CORNER OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2020-080871;

THENCE NORTHERLY 241 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2020-080871, TO AN ANGLE POINT;

THENCE WESTERLY 110 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2020-080871, AND THE WESTERLY EXTENSION THEREOF, TO THE CENTERLINE OF SE 132ND AVENUE;

THENCE SOUTHERLY 105 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE 132ND AVENUE;

THENCE WESTERLY 137 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2006-058737, AND THE EASTERLY EXTENSION THEREOF, TO THE NORTHWEST CORNER OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2006-058737;

THENCE SOUTHERLY 140 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2006-058737, AND THE SOUTHERLY EXTENSION THEREOF, TO THE NORTHERLY LINE OF LOT 6, PLAT OF LAURIE LANE;

THENCE WESTERLY 241 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF SAID LOT 6, AND THE NORTHERLY LINE OF LOTS 4 AND 5, SAID LAURIE LANE, TO THE SOUTHWEST CORNER OF PARCEL 2, PARTITION PLAT NO. 1997-173;

THENCE NORTHERLY 225 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF SAID PARCEL 2, PARTITION PLAT NO. 1997-173, TO THE SOUTHEAST CORNER OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2006-088308;

THENCE WESTERLY 124 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF SAID PARCEL OF LAND DESCRIBED IN DOCUMENT NO. 2006-088308, TO THE SOUTHWEST CORNER THEREOF;

THENCE SOUTHERLY 45 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2006-126571, TO THE SOUTHEAST CORNER THEREOF;

THENCE WESTERLY 145 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2006-126571. AND THE WESTERLY EXTENSION THEREOF, TO THE CENTERLINE OF SE 130TH AVENUE;

THENCE SOUTHERLY 110 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE 130TH AVENUE;

THENCE WESTERLY 176 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2005-005580, AND THE EASTERLY EXTENSION THEREOF, TO THE EASTERLY LINE OF THAT PARCEL DESCRIBED IN BOOK 95, PAGE 47373, RECORDED 4/21/95;

THENCE SOUTHERLY 70 FEET (MORE OR LESS) ALONG SAID EASTERLY LINE OF SAID PARCEL DESCRIBED IN BOOK 95, PAGE 47373, RECORDED 4/21/95, TO THE SOUTHEAST CORNER THEREOF;

THENCE WESTERLY 150 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF SAID PARCEL DESCRIBED IN BOOK 95, PAGE 47373, RECORDED 4/21/95, TO THE SOUTHWEST CORNER THEREOF;

THENCE NORTHERLY 248 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF LOTS 5, 4, 3 AND 2, BLOCK 2, PLAT OF ARGLEN PARK, TO THE NORTHEAST CORNER OF SAID LOT 2, BLOCK 2, ARGLEN PARK;

THENCE WESTERLY 158 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF SAID LOT 2, BLOCK 2, ARGLEN PARK, AND THE WESTERLY EXTENSION THEREOF, TO THE CENTERLINE OF SE 128TH AVENUE;

THENCE SOUTHERLY 76 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE 128TH AVENUE;

THENCE WESTERLY 163 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF LOT 3, BLOCK 1, SAID ARGLEN PARK, AND THE EASTERLY EXTENSION THEREOF, TO THE NORTHWEST CORNER OF SAID LOT 3, BLOCK 1, ARGLEN PARK;

THENCE SOUTHERLY 407 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF SAID LOT 3, AND LOTS 4, 5, 6 AND 8, SAID BLOCK 1, ARGLEN PARK, AND THE SOUTHERLY EXTENSION THEREOF, TO THE CENTERLINE OF SE RHONE STREET;

THENCE WESTERLY 871 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE RHONE STREET, AND WESTERLY EXTENSION THEREOF, COINCIDENT WITH THE SOUTHERLY LINE OF LOTS 18, 19, 20, 21, 22, 23, 24, 25 AND 26, BLOCK A, PLAT OF SUBURBAN HOMES CLUB TRACT, TO THE NORTHEAST CORNER OF LOT 8, SAID BLOCK A, SUBURBAN HOMES CLUB TRACT;

THENCE SOUTHERLY 98 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF SAID LOT 8, BLOCK A, SUBURBAN HOMES CLUB TRACT, TO THE NORTHEAST CORNER OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2018-028865;

THENCE WESTERLY 97 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2018-028865, TO THE NORTHWEST CORNER THEREOF;

THENCE SOUTHERLY 342 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2018-028865, AND THE SOUTHERLY EXTENSION THEREOF, TO THE CENTERLINE OF SE BUSH STREET;

THENCE WESTERLY 160 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE BUSH STREET;

THENCE SOUTHERLY 126 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2008-103012, AND THE NORTHERLY EXTENSION THEREOF, TO THE NORTHERLY LINE OF PARCEL 2, PARTITION PLAT NO. 1992-143;

THENCE EASTERLY 11 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF SAID PARCEL 2, PARTITION PLAT NO. 1992-143, TO THE NORTHEAST CORNER THEREOF;

THENCE SOUTHERLY 126 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF SAID PARCEL 2, PARTITION PLAT NO. 1992-143, TO THE SOUTHEAST CORNER THEREOF;

THENCE EASTERLY 149 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF LOT 3, BLOCK D, SAID SUBURBAN HOMES CLUB TRACT, TO THE NORTHEAST CORNER THEREOF;

THENCE SOUTHERLY 314 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF SAID LOT 3, AND LOTS 4 AND 5, SAID BLOCK D, SUBURBAN HOMES CLUB TRACT, TO THE NORTHEAST CORNER OF LOT 2, PLAT OF DAR-MAR ADDITION;

THENCE WESTERLY 64 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF SAID LOT 2, DAR-MAR ADDITION, TO THE NORTHWEST CORNER THEREOF;

THENCE SOUTHWESTERLY 65 FEET (MORE OR LESS) ALONG THE NORTHWESTERLY LINE OF SAID LOT 2, DAR-MAR ADDITION, TO THE MOST WESTERLY CORNER THEREOF;

THENCE SOUTHWESTERLY 29 FEET (MORE OR LESS) TO THE CENTER OF SE GLADSTONE STREET CUL-DE-SAC;

THENCE WESTERLY 128 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE GLADSTONE STREET;

THENCE SOUTHERLY 119 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF LOTS 8 AND 9, SAID DAR-MAR ADDITION, AND THE NORTHERLY EXTENSION THEREOF, TO SOUTHEAST CORNER OF SAID LOT 9, DAR-MAR ADDITION;

THENCE WESTERLY 3 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF SAID LOT 9, DAR-MAR ADDITION, TO THE NORTHEAST CORNER OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2023-076456;

THENCE SOUTHERLY 130 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2023-076456, AND THE SOUTHERLY EXTENSION THEREOF, TO THE CENTERLINE OF SE BOISE STREET;

THENCE EASTERLY 340 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE BOISE STREET;

THENCE SOUTHERLY 440 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF LOT 27, BLOCK E, SAID SUBURBAN HOMES CLUB TRACT, AND THE NORTHERLY EXTENSION THEREOF, TO THE SOUTHEAST CORNER THEREOF;

THENCE EASTERLY 194 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF LOTS 9 AND 10, SAID BLOCK E, SUBURBAN HOMES CLUB TRACT, TO THE NORTHEAST CORNER OF SAID LOT 10, BLOCK E, SUBURBAN HOMES CLUB TRACT;

THENCE SOUTHERLY 440 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF SAID LOT 10, BLOCK E, SUBURBAN HOMES CLUB TRACT, AND THE SOUTHERLY EXTENSION THEREOF, TO THE CENTERLINE OF SE HOLGATE BOULEVARD;

THENCE WESTERLY 368 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE HOLGATE BOULEVARD;

THENCE SOUTHERLY 424 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2016-139827, AND THE NORTHERLY EXTENSION THEREOF, AND THE EASTERLY LINE

OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2003-174485, AND THE SOUTHERLY EXTENSION THEREOF, TO THE NORTHERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2004-079580;

THENCE EASTERLY 237 FEET (MORE OR LESS) ALONG SAID NORTHERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2004-079580, TO THE NORTHEAST CORNER THEREOF;

THENCE SOUTHERLY 90 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2004-079580, TO THE NORTHEAST CORNER OF LOT 19, PLAT OF NORTHWOODS NO. 2;

THENCE WESTERLY 433 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF SAID LOT 19, AND THE NORTHERLY LINE OF LOTS 20-37, INCLUSIVE, SAID NORTHWOODS NO. 2, TO THE NORTHWEST CORNER OF SAID LOT 37;

THENCE SOUTHERLY 180 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF SAID LOT 37, NORTHWOODS NO. 2, AND THE SOUTHERLY EXTENSION THEREOF, AND THE WESTERLY LINE OF LOT 2, PLAT OF NORTHWOODS, AND THE NORTHERLY EXTENSION THEREOF, TO THE SOUTHWEST CORNER OF SAID LOT 2, NORTHWOODS;

THENCE WESTERLY 14 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF LOT 1, SAID PLAT OF NORTHWOODS, TO THE NORTHEAST CORNER OF LOT 10, PLAT OF ASPEN GROVES TOWNHOMES;

THENCE SOUTHERLY 105 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF SAID LOT 10, ASPEN GROVES TOWNHOMES, AND THE SOUTHERLY EXTENSION THEREOF, TO THE CENTERLINE OF SE SCHILLER STREET;

THENCE EASTERLY 40 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE SCHILLER STREET;

THENCE SOUTHERLY 105 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF LOT 17, PLAT OF ASPEN GROVES TOWNHOMES NO. 2, AND THE NORTHERLY EXTENSION THEREOF, TO THE NORTHERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2004-120688;

THENCE EASTERLY 275 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2004-120688, TO THE NORTHEAST CORNER THEREOF;

THENCE SOUTHERLY 90 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2004-120688, TO THE SOUTHEAST CORNER THEREOF;

THENCE WESTERLY 260 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2004-120688, TO THE NORTHEAST CORNER OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2013-120400;

THENCE SOUTHERLY 90 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2013-120400, TO THE NORTHERLY LINE OF THE PLAT OF CARSON CONDOMINIUM;

THENCE EASTERLY 385 FEET (MORE OR LESS) ALONG SAID NORTHERLY LINE OF CARSON CONDOMINIUM, TO THE NORTHEAST CORNER THEREOF;

THENCE SOUTHERLY 97 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF SAID CARSON CONDOMINIUM, TO THE SOUTHEAST CORNER THEREOF;

THENCE WESTERLY 434 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF SAID CARSON CONDOMINIUM, TO THE NORTHEAST CORNER OF THAT PARCEL DESCRIBED IN BOOK 1299, PAGE 2435, RECORDED 10/5/70;

THENCE SOUTHERLY 151 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF SAID PARCEL DESCRIBED IN BOOK 1299, PAGE 2435, RECORDED 10/5/1970, AND THE SOUTHERLY EXTENSION THEREOF, TO THE CENTERLINE OF SE RAYMOND STREET;

THENCE EASTERLY 45 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE RAYMOND STREET;

THENCE SOUTHERLY 149 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 97001523, AND THE NORTHERLY EXTENSION THEREOF, TO THE NORTHERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2013-143930;

THENCE EASTERLY 157 FEET (MORE OR LESS) ALONG SAID NORTHERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2013-143930, TO THE NORTHEAST CORNER THEREOF;

THENCE SOUTHERLY 149 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2013-143930, AND THE EASTERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2017-066369, TO THE SOUTHEAST CORNER OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2017-066369;

THENCE WESTERLY 171 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2017-066369, TO THE NORTHEAST CORNER OF PARCEL 1, PARTITION PLAT NO. 1995-165;

THENCE SOUTHERLY 159 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF SAID PARCEL 1, PARTITION PLAT NO. 1995-165, AND THE SOUTHERLY EXTENSION THEREOF, TO THE CENTERLINE OF SE STEELE STREET;

THENCE EASTERLY 17 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE STEELE STREET;

THENCE SOUTHERLY 113 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2021-098471, AND THE NORTHERLY EXTENSION THEREOF, TO THE NORTHERLY LINE OF LOT 2, PLAT OF STATE ADDITION;

THENCE EASTERLY 86 FEET (MORE OR LESS) ALONG SAID NORTHERLY LINE SAID LOT 2, STATE ADDITION, TO THE NORTHEAST CORNER THEREOF;

THENCE SOUTHERLY 177 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF SAID LOT 2, AND THE EASTERLY LINE OF LOT 3, SAID STATE ADDITION, TO THE SOUTHEAST CORNER OF SAID LOT 3, STATE ADDITION;

THENCE WESTERLY 8 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF SAID LOT 3, STATE ADDITION, TO THE NORTHEAST CORNER OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2017-050469;

THENCE SOUTHERLY 75 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2017-050469, TO THE NORTHEAST CORNER OF PARCEL 3, PARTITION PLAT NO. 1996-52;

THENCE WESTERLY 116 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF SAID PARCEL 3, PARTITION PLAT NO. 1996-52, AND THE NORTHERLY LINE OF PARCEL 2, SAID PARTITION PLAT NO. 1996-52, TO THE NORTHWEST CORNER OF SAID PARCEL 2, PARTITION PLAT NO. 1996-52;

THENCE SOUTHERLY 150 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF SAID PARCEL 2, PARTITION PLAT NO. 1996-52, AND THE SOUTHERLY EXTENSION THEREOF, TO THE CENTERLINE OF SE HAROLD STREET;

THENCE EASTERLY 179 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE HAROLD STREET;

THENCE SOUTHERLY 133 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF THAT PARCEL DESCRIBED AS PARCEL I IN DOCUMENT NO. 2010-164299, AND THE NORTHERLY EXTENSION THEREOF, TO THE SOUTHEAST CORNER OF SAID PARCEL DESCRIBED AS PARCEL I IN DOCUMENT NO. 2010-164299;

THENCE WESTERLY 116 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF SAID PARCEL DESCRIBED AS PARCEL I IN DOCUMENT NO. 2010-164299, TO THE NORTHEAST CORNER OF THAT PARCEL DESCRIBED AS PARCEL III IN DOCUMENT NO. 2010-164299;

THENCE SOUTHERLY 165 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF SAID PARCEL DESCRIBED AS PARCEL III IN DOCUMENT NO. 2010-164299, AND THE WESTERLY LINE OF PARCEL 1, PARTITION PLAT NO. 2010-47, AND THE SOUTHERLY EXTENSION THEREOF, TO THE CENTERLINE OF SE ELLIS STREET;

THENCE EASTERLY 6 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE ELLIS STREET;

THENCE SOUTHERLY 270 FEET (MORE OR LESS) ALONG THE EASTERLY BOUNDARY OF LOTS 1, 2 AND 3, BLOCK 1, AMENDED PLAT OF COLSON SUBDIVISION, AND THE NORTHERLY AND SOUTHERLY EXTENSIONS THEREOF, TO THE CENTERLINE OF SE REEDWAY STREET;

THENCE EASTERLY 23 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE REEDWAY STREET;

THENCE SOUTHERLY 159 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF LOTS 1 AND 2, BLOCK 6, SAID AMENDED PLAT OF COLSON SUBDIVISION, AND THE NORTHERLY EXTENSION THEREOF, TO THE NORTHERLY LINE OF LOT 3, SAID BLOCK 6, AMENDED PLAT OF COLSON SUBDIVISION;

THENCE EASTERLY 28 FEET (MORE OR LESS) ALONG SAID NORTHERLY LINE OF LOT 3, BLOCK 6, AMENDED PLAT OF COLSON SUBDIVISION, TO THE NORTHWEST CORNER OF LOT 8, SAID BLOCK 6, AMENDED PLAT OF COLSON SUBDIVISION;

THENCE SOUTHERLY 60 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF SAID LOT 8, BLOCK 6, AMENDED PLAT OF COLSON SUBDIVISION, TO THE SOUTHWEST CORNER THEREOF;



THENCE EASTERLY 55 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF SAID LOT 8, BLOCK 6, AMENDED PLAT OF COLSON SUBDIVISION, TO THE NORTHEAST CORNER OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2008-159572;

THENCE SOUTHERLY 105 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2008-159572, TO THE NORTHERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2023-037008;

THENCE EASTERLY 80 FEET (MORE OR LESS) ALONG SAID NORTHERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2023-037008, AND THE EASTERLY EXTENSION THEREOF, TO THE CENTERLINE OF SE 123RD AVENUE;

THENCE SOUTHERLY 71 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE 123RD AVENUE, TO THE NORTHWESTERLY LINE OF SPRINGWATER CORRIDOR;

THENCE SOUTHWESTERLY 131 FEET (MORE OR LESS) ALONG SAID NORTHWESTERLY LINE OF SPRINGWATER CORRIDOR, TO THE EASTERLY RIGHT-OF-WAY LINE OF SE 122ND AVENUE;

THENCE SOUTHERLY 101 FEET (MORE OR LESS) ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SE 122ND AVENUE, TO THE NORTHWESTERLY LINE OF BLOCK 1, PLAT OF HERRIN COURT;

THENCE NORTHEASTERLY 104 FEET (MORE OR LESS) ALONG SAID NORTHWESTERLY LINE OF BLOCK 1, HERRIN COURT, TO THE NORTHEAST CORNER OF LOT 8, SAID BLOCK 1, HERRIN COURT;

THENCE SOUTHERLY 100 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF SAID LOT 8, BLOCK 1, HERRIN COURT, AND THE SOUTHERLY EXTENSION THEREOF, TO THE CENTERLINE OF SE RAMONA STREET;

THENCE EASTERLY 178 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE RAMONA STREET;

THENCE SOUTHERLY 315 FEET (MORE OR LESS) ALONG SAID WESTERLY LINE OF PARCEL 2, PARTITION PLAT NO. 1991-28, AND THE NORTHERLY EXTENSION THEREOF, TO THE SOUTHWEST CORNER OF SAID PARCEL 2;

THENCE EASTERLY 110 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF SAID PARCEL 2, PARTITION PLAT NO. 1991-28, TO THE NORTHEAST CORNER OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2020-070238;

THENCE SOUTHERLY 240 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2020-070238, TO THE SOUTHEAST CORNER THEREOF;

THENCE WESTERLY 286 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2020-070238, TO THE NORTHEAST CORNER OF LOT 1, PLAT OF CATS HOLLOW;

THENCE SOUTHERLY 77 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF SAID LOT 1, CATS HOLLOW, TO THE SOUTHERLY LINE OF SAID LOT 1, CATS HOLLOW;

THENCE NORTHWESTERLY 86 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF SAID LOT 1, CATS HOLLOW, TO THE EASTERLY RIGHT-OF-WAY LINE OF SE 122ND AVENUE;

THENCE SOUTHERLY 39 FEET (MORE OR LESS) ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF SE 122ND AVENUE, TO THE NORTHWEST CORNER OF PARCEL 2, PARTITION PLAT NO. 1996-34;

THENCE EASTERLY 220 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF SAID PARCEL 2, PARTITION PLAT NO. 1996-34, TO THE NORTHEAST CORNER THEREOF;

THENCE SOUTHERLY 77 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF SAID PARCEL 2, PARTITION PLAT NO. 1996-34, TO THE SOUTHEAST CORNER THEREOF;

THENCE WESTERLY 126 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF SAID PARCEL 2, PARTITION PLAT NO. 1996-34, TO THE NORTHEAST CORNER OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2002-150862;

THENCE SOUTHERLY 583 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2002-150862, THE EASTERLY LINES OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2009-007060, AND THE SOUTHERLY EXTENSION THEREOF, DOCUMENT NO. 2012-066044, DOCUMENT NO. 2015-052431, DOCUMENT NO. 2016-011127, AND DOCUMENT NO. 2005-156729, AND THE SOUTHERLY EXTENSION THEREOF, TO THE CENTERLINE OF SE FOSTER ROAD;

THENCE WESTERLY 343 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE FOSTER ROAD;

THENCE NORTHERLY 191 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2008-033501, AND THE SOUTHERLY EXTENSION THEREOF, TO THE NORTHWEST CORNER THEREOF;

THENCE EASTERLY 94 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2008-033501, TO THE SOUTHEAST CORNER OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2013-039638;

THENCE NORTHERLY 131 FEET (MORE OR LESS) ALONG SAID WESTERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2013-039638, TO THE SOUTHERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2019-113769;

THENCE WESTERLY 50 FEET (MORE OR LESS) ALONG SAID SOUTHERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2019-113769, TO THE SOUTHEAST CORNER OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2017-049457;

THENCE NORTHERLY 105 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2017-049457, TO THE NORTHEAST CORNER THEREOF;

THENCE WESTERLY 100 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2017-049457, TO THE NORTHWEST CORNER THEREOF;

THENCE NORTHERLY 60 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF THAT PARCEL DESCRIBED IN BOOK 2384, PAGE 598, RECORDED 2/5/1991, TO THE MOST SOUTHERLY SOUTHEAST CORNER OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2011-118931;

THENCE NORTHERLY 25 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2011-118931, TO AN ANGLE POINT;

THENCE EASTERLY 50 FEET (MORE OR LESS) ALONG SAID EASTERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2011-118931, TO THE SOUTHWEST CORNER OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2012-143199;

THENCE NORTHERLY 140 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2012-143199, TO THE CENTERLINE OF SE MARTINS STREET;

THENCE EASTERLY 35 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE MARTINS STREET;

THENCE NORTHERLY 160 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2005-143721, AND THE WESTERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2004-039765, TO THE SOUTHERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 97055763;

THENCE WESTERLY 235 FEET (MORE OR LESS) ALONG SAID SOUTHERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 97055763, TO THE SOUTHWEST CORNER THEREOF;

THENCE NORTHERLY 110 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 97055763, TO THE NORTHWEST CORNER THEREOF;

THENCE EASTERLY 395 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 97055763, AND THE EASTERLY EXTENSION THEREOF, TO THE CENTERLINE OF SE 122ND AVENUE;

THENCE NORTHERLY 563 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE 122ND AVENUE, TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SE RAMONA STREET;

THENCE SOUTHWESTERLY 284 FEET (MORE OR LESS) ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SE RAMONA STREET;

THENCE NORTHERLY 347 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF LOTS 6, 7, 8, 9, 10, AND THE SOUTHERLY AND NORTHERLY EXTENSIONS THEREOF, BLOCK 1, PLAT OF CALKINS, TO THE CENTERLINE OF SE REEDWAY STREET;

THENCE WESTERLY 133 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE REEDWAY STREET;

THENCE NORTHERLY 189 FEET (MORE OR LESS) ALONG A PORTION OF THE SOUTHERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2006-142827, TO AN ANGLE POINT ON SAID SOUTHERLY LINE;

THENCE WESTERLY 136 FEET (MORE OR LESS) ALONG SAID SOUTHERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2006-142827, TO AN ANGLE POINT ON SAID SOUTHERLY LINE;

THENCE SOUTHERLY 64 FEET (MORE OR LESS) ALONG SAID SOUTHERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2006-142827, TO AN ANGLE POINT ON SAID SOUTHERLY LINE;

THENCE WESTERLY 136 FEET (MORE OR LESS) ALONG SAID SOUTHERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2006-142827, AND THE WESTERLY EXTENSION THEREOF, TO THE CENTERLINE OF SE 120TH AVENUE;

THENCE NORTHERLY 216 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE 120TH AVENUE;

THENCE EASTERLY 337 FEET (MORE OR LESS) ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SE 120TH AVENUE, AND THE NORTHERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2006-142827, TO THE SOUTHEAST CORNER OF THE PLAT OF HAROLD STREET TOWNHOMES CONDOMINIUM;

THENCE NORTHERLY 329 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF HAROLD STREET TOWNHOMES CONDOMINIUM, AND THE NORTHERLY EXTENSION THEREOF, TO THE CENTERLINE OF SE HAROLD STREET;

THENCE EASTERLY 85 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE HAROLD STREET, TO A POINT BEING 30 FEET SOUTHERLY OF THE SOUTHEAST CORNER OF TRACT "A", PLAT OF HAROLD RUN, WHEN MEASURED PERPENDICULAR THERETO;

THENCE NORTHERLY 30 FEET (MORE OR LESS) TO THE SOUTHEAST CORNER OF SAID TRACT "A", HAROLD RUN;

THENCE NORTHERLY 184 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF SAID TRACT "A", HAROLD RUN, TO THE NORTHEAST CORNER THEREOF;

THENCE WESTERLY 134 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF SAID TRACT "A", AND THE NORTHERLY LINE OF LOT 10, SAID HAROLD RUN, AND THE WESTERLY EXTENSION THEREOF, TO THE CENTERLINE OF SE 121ST STREET;

THENCE NORTHERLY 127 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE 121ST STREET, TO THE SOUTHWEST CORNER OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2011-009286;

THENCE NORTHERLY 512 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2011-009286, THE WESTERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2005-163401, THE WESTERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2022-038964, THE WESTERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2001-109134, AND THE WESTERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2024-005313, TO THE SOUTHERLY LINE OF PARCEL 2, PARTITION PLAT NO. 1994-102;

THENCE EASTERLY 39 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF SAID PARCEL 2, PARTITION PLAT NO. 1994-102, TO THE SOUTHEAST CORNER THEREOF;

THENCE NORTHERLY 72 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF SAID PARCEL 2, PARTITION PLAT NO. 1994-102, TO THE SOUTHWEST CORNER OF LOT 7, PLAT OF RAYMOND'S CORNER;

THENCE EASTERLY 119 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF SAID LOT 7, AND THE SOUTHERLY LINE OF LOTS 6, 5, 4, 3 AND 2, SAID RAYMOND'S CORNER, TO THE SOUTHEAST CORNER OF SAID LOT 2, RAYMOND'S CORNER;

THENCE NORTHERLY 93 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF SAID LOT 2, RAYMOND'S CORNER, AND THE NORTHERLY EXTENSION THEREOF, TO THE CENTERLINE OF SE RAYMOND STREET;

THENCE EASTERLY 3 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE RAYMOND STREET;

THENCE NORTHERLY 167 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF LOT 5, PLAT OF KIM'S PLACE, AND THE SOUTHERLY EXTENSION THEREOF, TO THE NORTHEAST CORNER OF SAID LOT 5, KIM'S PLACE;

THENCE WESTERLY 29 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF SAID LOT 5, KIM'S PLACE, TO THE SOUTHEAST CORNER OF LOT 4, PLAT OF CHOLOMA;

THENCE NORTHERLY 147 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF SAID LOT 4, CHOLOMA, AND THE NORTHERLY EXTENSION THEREOF, TO THE CENTERLINE OF SE LIEBE STREET;

THENCE EASTERLY 29 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE LIEBE STREET;

THENCE NORTHERLY 100 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF PARCEL 2, PARTITION PLAT NO. 2020-53, AND THE SOUTHERLY EXTENSION THEREOF, TO THE SOUTHERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2008-052059;

THENCE WESTERLY 195 FEET (MORE OR LESS) ALONG SAID SOUTHERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2008-052059, TO THE SOUTHWEST CORNER THEREOF;

THENCE NORTHERLY 47 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2008-052059, TO THE SOUTHERLY LINE OF LOT 8, PLAT OF SUNPLACE;

THENCE EASTERLY 99 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF SAID LOT 8, AND THE SOUTHERLY LINE OF LOT 7, SAID SUNPLACE, TO THE SOUTHEAST CORNER OF SAID LOT 7, SUNPLACE;

THENCE NORTHERLY 82 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF SAID LOT 7, SUNPLACE, AND THE NORTHERLY EXTENSION THEREOF, TO THE CENTERLINE OF SE SCHILLER STREET;

THENCE EASTERLY 112 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE SCHILLER STREET;

THENCE NORTHERLY 98 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF TRACT "A", PLAT OF BORDEUX ESTATES, AND THE SOUTHERLY EXTENSION THEREOF, TO THE SOUTHERLY LINE OF LOT 5, SAID BORDEUX ESTATES;

THENCE WESTERLY 10 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF SAID LOT 5, BORDEUX ESTATES, TO THE SOUTHWEST CORNER THEREOF;

THENCE NORTHERLY 26 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF SAID LOT 5, BORDEUX ESTATES, TO THE NORTHWEST CORNER THEREOF;

THENCE WESTERLY 109 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF LOT 4, SAID BORDEUX ESTATES, AND THE NORTHERLY LINE OF LOT 4, SAID SUNPLACE, TO THE SOUTHWEST CORNER OF THAT PARCEL DESCRIBED IN BOOK 2637, PAGE 2675, RECORDED 1/13/1993;

THENCE NORTHERLY 229 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF SAID PARCEL DESCRIBED IN BOOK 2637, PAGE 2675, RECORDED 1/13/1993, AND THE WESTERLY LINE OF PARDEE COMMONS CONDOMINIUM, AND THE NORTHERLY EXTENSION THEREOF, TO THE CENTERLINE OF SE PARDEE STREET;

THENCE WESTERLY 8 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE PARDEE STREET;

THENCE NORTHERLY 320 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF LOTS 1, 2, 3, 4, 5, 6, 7, AND THE SOUTHERLY EXTENSION THEREOF, PLAT OF SVABODA COURT, TO THE NORTHEAST CORNER OF SAID LOT 1, SVABODA COURT;

THENCE NORTHWESTERLY 310 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2022-041264, AND THE NORTHERLY EXTENSION THEREOF, TO THE CENTERLINE OF SE HOLGATE BOULEVARD;

THENCE WESTERLY 535 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE HOLGATE BOULEVARD;

THENCE NORTHERLY 440 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF LOT 12, BLOCK F, PLAT OF SUBURBAN HOMES CLUB TRACT, AND THE SOUTHERLY EXTENSION THEREOF, TO THE NORTHWEST CORNER OF SAID LOT 12;

THENCE EASTERLY 388 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF SAID LOT 12, THE NORTHERLY LINE OF LOT 11, SAID SUBURBAN HOMES CLUB TRACT, THE NORTHERLY LINE OF THE PLAT OF MARY'S CONDOMINIUM ON HOLGATE, AND THE NORTHERLY LINE OF THE PLAT OF GETTYSBURG, TO THE SOUTHEAST CORNER OF LOT 10, PLAT OF TOWN HOMES;

THENCE NORTHERLY 314 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9 AND 10, PLAT OF TOWN HOMES, AND THE EASTERLY LINE OF THAT PARCEL DESCRIBED IN BOOK 2732, PAGE 928, RECORDED 7/30/1993, TO THE SOUTHWEST CORNER OF LOT 1, PLAT OF JACOBS VILLAS;

THENCE EASTERLY 317 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF LOTS 1, 2, 3 AND 4, SAID JACOBS VILLAS, THE SOUTHERLY LINE OF LOT 1, BLOCK F, PLAT OF SUBURBAN HOMES CLUB TRACT, TO THE SOUTHEAST CORNER OF THAT PARCEL DESCRIBED IN BOOK 2166, PAGE 2019, RECORDED 12/28/1988;

THENCE NORTHERLY 126 FEET ALONG THE EASTERLY LINE OF SAID PARCEL DESCRIBED IN BOOK 2166, PAGE 2019, RECORDED 12/28/1988, AND THE NORTHERLY EXTENSION THEREOF, TO THE CENTERLINE OF SE BOISE STREET;

THENCE WESTERLY 60 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE BOISE STREET;

THENCE NORTHERLY 126 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2020-056467, AND THE SOUTHERLY EXTENSION THEREOF, TO THE SOUTHERLY LINE OF LOT 6, BLOCK C, SAID SUBURBAN HOMES CLUB TRACT;

THENCE WESTERLY 160 FEET (MORE OR LESS) ALONG SAID SOUTHERLY LINE OF LOT 6, BLOCK C, SUBURBAN HOMES CLUB TRACT, TO THE SOUTHWEST CORNER THEREOF;

THENCE NORTHERLY 604 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF LOTS 6, 5, 4, 3 AND 2, SAID BLOCK C, SUBURBAN HOMES CLUB TRACT, TO THE NORTHWEST CORNER OF THAT PARCEL DESCRIBED AS PARCEL II IN DOCUMENT NO. 2017-017863;

THENCE EASTERLY 180 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF SAID PARCEL DESCRIBED AS PARCEL II IN DOCUMENT NO. 2017-017863, TO THE WESTERLY LINE OF PARCEL 1, PARTITION PLAT NO. 2003-19;

THENCE NORTHERLY 42 FEET (MORE OR LESS) ALONG SAID WESTERLY LINE OF PARCEL 1, PARTITION PLAT NO. 2003-19, TO THE SOUTHWEST CORNER OF PARCEL 2, SAID PARTITION PLAT NO. 2003-19;

THENCE EASTERLY 64 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF SAID PARCEL 2, PARTITION PLAT NO. 2003-19, TO THE SOUTHEAST CORNER THEREOF;

THENCE NORTHERLY 108 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF SAID PARCEL 2, PARTITION PLAT NO. 2003-19, AND THE NORTHERLY EXTENSION THEREOF, TO THE CENTERLINE OF SE BUSH STREET;

THENCE WESTERLY 31 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE BUSH STREET;

THENCE NORTHERLY 391 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF PARCEL 1, PARTITION PLAT NO. 1994-160, AND THE SOUTHERLY EXTENSION THEREOF, AND THE EASTERLY LINE OF PARCEL 1, PARTITION PLAT NO. 1993-128, AND THE NORTHERLY EXTENSION THEREOF, TO THE NORTHERLY LINE OF LOT 5, BLOCK B, SAID SUBURBAN HOMES CLUB TRACT;

THENCE WESTERLY 200 FEET (MORE OR LESS) ALONG SAID NORTHERLY LINE OF LOT 5, BLOCK B, SUBURBAN HOMES CLUB TRACT, TO THE EASTERLY LINE OF LOT 8, SAID BLOCK B, SUBURBAN HOMES CLUB TRACT;

THENCE NORTHERLY 63 FEET (MORE OR LESS) ALONG SAID EASTERLY LINE OF LOT 8, BLOCK B, SUBURBAN HOMES CLUB TRACT, TO THE NORTHEAST CORNER THEREOF;

THENCE WESTERLY 194 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF LOTS 26 AND 27, SAID BLOCK B, SUBURBAN HOMES CLUB TRACT, TO THE SOUTHWEST CORNER OF SAID LOT 26;

THENCE NORTHERLY 481 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF SAID LOT 26, BLOCK B, SUBURBAN HOMES CLUB TRACT, AND THE NORTHERLY EXTENSION THEREOF, TO THE CENTERLINE OF SE POWELL BOULEVARD;

THENCE WESTERLY 6 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE POWELL BOULEVARD;

THENCE NORTHERLY 49 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2022-023866, AND THE SOUTHERLY EXTENSION THEREOF, TO THE NORTHWEST CORNER OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2022-023866;

THENCE EASTERLY 116 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2022-023866, THE NORTHERLY RIGHT-OF-WAY LINE OF SAID SE POWELL BOULEVARD AND THE NORTHERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2022-107536, TO THE WESTERLY RIGHT-OF-WAY LINE OF SE 120TH AVENUE;

THENCE EASTERLY 20 FEET (MORE OR LESS), TO THE CENTERLINE OF SE 120TH AVENUE;

THENCE NORTHERLY 562 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE 120TH AVENUE, TO THE SOUTHERLY LINE OF THE PLAT OF ONE TWENTIETH STREET CONDOMINIUM;

THENCE EASTERLY 289 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF SAID ONE TWENTIETH STREET CONDOMINIUM, THE SOUTHERLY LINE OF PARCELS 2 AND 3, PARTITION PLAT NO. 1998-21, THE SOUTHERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2023-041288, AND THE SOUTHERLY LINE OF PARCEL 2, PARTITION PLAT NO. 2000-82, TO THE SOUTHEAST CORNER OF SAID PARCEL 2, PARTITION PLAT NO. 2000-82;

THENCE NORTHERLY 657 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF SAID PARCEL 2, PARTITION PLAT NO. 2000-82, AND THE NORTHERLY EXTENSION THEREOF, THE WESTERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2023-081451, THE WESTERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2018-031006, THE WESTERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2022-082513, THE WESTERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2019-064973, THE WESTERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2022-066577, THE WESTERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2019-132752, TO THE SOUTHERLY LINE OF LOT 5, PLAT OF WOODWARD COMMONS;

THENCE WESTERLY 20 FEET (MORE OR LESS) ALONG SAID SOUTHERLY LINE OF LOT 5, WOODWARD COMMONS, TO THE SOUTHWEST CORNER THEREOF;

THENCE NORTHERLY 139 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF SAID LOT 5, WOODWARD COMMONS, AND THE NORTHERLY EXTENSION THEREOF, TO THE CENTERLINE OF SE WOODWARD PLACE;

THENCE WESTERLY 13 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE WOODWARD PLACE;

THENCE NORTHERLY 107 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF LOT 2, PLAT OF SPRINGBOARD COMMONS, AND THE SOUTHERLY EXTENSION THEREOF, TO THE NORTHEAST CORNER OF LOT 4, SAID SPRINGBOARD COMMONS;

THENCE WESTERLY 86 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF SAID LOT 4, SPRINGBOARD COMMONS, AND THE WESTERLY EXTENSION THEREOF, TO THE CENTERLINE OF SE 121ST AVENUE;

THENCE NORTHERLY 82 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE 121ST AVENUE;



THENCE EASTERLY 111 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF LOT 2, BLOCK 3, PLAT OF RENEE' PARK, AND THE WESTERLY EXTENSION THEREOF, TO THE SOUTHWEST CORNER OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2005-115368;

THENCE NORTHERLY 329 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2005-115368, THE WESTERLY LINE OF THAT PARCEL DESCRIBED IN BOOK 28, PAGE 240, RECORDED 4/24/64, THE WESTERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2007-080711 AND THE NORTHERLY EXTENSION THEREOF, TO THE CENTERLINE OF SE CLINTON STREET;

THENCE WESTERLY 677 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE CLINTON STREET, TO THE CENTERLINE OF SE 119TH AVENUE;

THENCE NORTHERLY 465 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE 119TH AVENUE;

THENCE WESTERLY 166 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF THE PLAT OF CASTLE CREST CONDOMINIUM, AND THE EASTERLY EXTENSION THEREOF, TO THE NORTHWEST CORNER OF SAID CASTLE CREST CONDOMINIUM;

THENCE NORTHERLY 15 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2004-041942, TO AN ANGLE POINT IN SAID SOUTHERLY LINE;

THENCE WESTERLY 168 FEET (MORE OR LESS) ALONG SAID SOUTHERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2004-041942, AND THE WESTERLY EXTENSION THEREOF, TO THE CENTERLINE OF SE 118TH AVENUE;

THENCE NORTHERLY 15 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE 118TH AVENUE;

THENCE WESTERLY 164 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2007-154009, AND THE EASTERLY EXTENSION THEREOF, TO THE EASTERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2022-088374;

THENCE SOUTHERLY 288 FEET (MORE OR LESS) ALONG SAID EASTERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2022-088374, TO THE SOUTHEAST CORNER THEREOF;

THENCE WESTERLY 340 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2022-088374, TO THE SOUTHWEST CORNER THEREOF;

THENCE NORTHERLY 62 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2022-088374, TO THE SOUTHEAST CORNER OF LOT 1, VACATED PLAT OF LARKWOOD;

THENCE WESTERLY 324 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF LOTS 1, 2, 3, 4, AND THE WESTERLY EXTENSION THEREOF, TO THE CENTERLINE OF SE 115TH AVENUE;

THENCE NORTHERLY 90 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE 115TH AVENUE;

THENCE WESTERLY 664 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF LOT 9, AND THE EASTERLY EXTENSION THEREOF, AND THE NORTHERLY LINE OF LOT 16, AND THE WESTERLY EXTENSION THEREOF, PLAT OF MCGREW'S TRACTS, TO THE CENTERLINE OF SE 112TH AVENUE;

THENCE NORTHERLY 60 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE 112TH AVENUE;

THENCE WESTERLY 167 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF PARCELS 1 AND 3, PARTITION PLAT NO. 2001-151, AND THE EASTERLY EXTENSION THEREOF, TO THE EASTERLY LINE OF LOT 11, PLAT OF SOPHIA'S ESTATES;

THENCE NORTHERLY 48 FEET (MORE OR LESS) ALONG SAID EASTERLY LINE OF LOT 11, SOPHIA'S ESTATES, AND THE EASTERLY LINE OF TRACT "B", SAID SOPHIA'S ESTATES, TO THE NORTHEAST CORNER OF SAID TRACT "B";

THENCE WESTERLY 170 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF SAID TRACT "B", SOPHIA'S ESTATES, AND THE WESTERLY EXTENSION THEREOF, TO THE CENTERLINE OF SE 111TH AVENUE;

THENCE SOUTHERLY 101 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE 111TH AVENUE;

THENCE WESTERLY 255 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF LOT 7, BLOCK 5, PLAT OF PITTOCK GROVE, AND THE EASTERLY EXTENSION THEREOF, TO THE NORTHWEST CORNER OF SAID LOT 7;

THENCE SOUTHERLY 80 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF SAID LOT 7, BLOCK 5, PITTOCK GROVE, TO THE SOUTHWEST CORNER THEREOF;

THENCE WESTERLY 1,056 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF LOT 14, SAID BLOCK 5, PITTOCK GROVE, AND THE WESTERLY EXTENSION THEREOF, THE SOUTHERLY LINE OF PARCEL 1, PARTITION PLAT NO. 2015-88, THE SOUTHERLY LINE OF LOT 14, BLOCK 4, SAID PITTOCK GROVE, AND THE WESTERLY EXTENSION THEREOF, AND THE SOUTHERLY LINE OF LOT 7, BLOCK 3, SAID PITTOCK GROVE, TO THE SOUTHWEST CORNER OF SAID LOT 7, BLOCK 3, PITTOCK GROVE;

THENCE SOUTHERLY 20 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF LOT 8, SAID BLOCK 3, PITTOCK GROVE, TO THE NORTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED IN DOCUMENT NO. 2021-135089;

THENCE WESTERLY 264 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2021-135089, AND THE WESTERLY EXTENSION THEREOF, TO THE CENTERLINE OF SE 105TH AVENUE;

THENCE NORTHERLY 101 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE 105TH AVENUE;

THENCE WESTERLY 1,055 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF LOT 7, BLOCK 2, SAID PITTOCK GROVE, AND THE EASTERLY EXTENSION THEREOF, THE NORTHERLY LINE OF LOT 14, SAID BLOCK 2, PITTOCK GROVE, AND THE WESTERLY EXTENSION THEREOF, THE NORTHERLY LINE OF LOT 7, BLOCK 1, SAID PITTOCK GROVE, AND THE EASTERLY EXTENSION THEREOF, AND THE NORTHERLY LINE OF

LOT 14, SAID BLOCK 1, PITTOCK GROVE, AND THE WESTERLY EXTENSION THEREOF, TO THE CENTERLINE OF SE 101ST AVENUE;

THENCE SOUTHERLY 340 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE 101ST AVENUE, TO THE CENTERLINE OF SE CLINTON STREET;

THENCE WESTERLY 825 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE CLINTON STREET, TO THE CENTERLINE OF SE 98TH AVENUE;

THENCE NORTHERLY 594 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE 98TH AVENUE, TO THE CENTERLINE OF SE DIVISION STREET;

THENCE WESTERLY 116 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE DIVISION STREET, TO THE CENTERLINE OF SE 96TH DRIVE;

THENCE NORTHERLY 183 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE 96TH DRIVE;

THENCE EASTERLY 197 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2014-075280, AND THE WESTERLY AND EASTERLY EXTENSIONS THEREOF, TO THE CENTERLINE OF SE 98TH AVENUE;

THENCE SOUTHERLY 25 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE 98TH AVENUE;

THENCE EASTERLY 564 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 98187418, THE NORTHERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2022-099952, THE NORTHERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2011-046786, AND THE NORTHERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 99019959, TO AN ANGLE POINT IN THE BOUNDARY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 99019959;

THENCE NORTHERLY 125 FEET (MORE OR LESS) ALONG THE BOUNDARY OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 99019959, AND THE WESTERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2021-177213, AND THE NORTHERLY EXTENSION THEREOF, TO THE CENTERLINE OF SE CARUTHERS STREET;

THENCE EASTERLY 183 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE CARUTHERS STREET, TO THE CENTERLINE OF SE 101ST AVENUE;

THENCE SOUTHERLY 14 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE 101ST AVENUE;

THENCE EASTERLY 132 FEET (MORE OR LESS) ALONG A LINE PARALLEL WITH, AND 2 FEET NORTHERLY OF THE SOUTHERLY LINE OF LOT 6, BLOCK 1, PLAT OF BIDE-A-WEE, AND THE WESTERLY EXTENSION THEREOF, TO THE EASTERLY LINE OF SAID LOT 6;

THENCE NORTHERLY 140 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF LOTS 6, 7 AND 8, SAID BLOCK 1, BIDE-A-WEE, TO THE SOUTHWEST CORNER OF LOT 10, BLOCK 25, PLAT OF CHERRY BLOSSOM PARK;

THENCE EASTERLY 331 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF LOT 10, BLOCK 25, PLAT OF CHERRY BLOSSOM PARK, AND THE EASTERLY EXTENSION THEREOF, AND THE SOUTHERLY LINE OF LOTS 1 AND 2, BLOCK 28, SAID CHERRY BLOSSOM PARK, TO THE WESTERLY LINE OF LOT 2, BLOCK 19, SAID CHERRY BLOSSOM PARK;

THENCE SOUTHERLY 236 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF LOTS 2, 3, 4, AND 5, SAID BLOCK 19, CHERRY BLOSSOM PARK, TO THE SOUTHWEST CORNER OF SAID LOT 5;

THENCE EASTERLY 170 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF SAID LOT 5, BLOCK 19, CHERRY BLOSSOM PARK, TO THE SOUTHEAST CORNER OF SAID LOT 5;

THENCE SOUTHERLY 70 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF LOT 6, SAID BLOCK 19, CHERRY BLOSSOM PARK, TO THE SOUTHWEST CORNER THEREOF;

THENCE EASTERLY 185 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF LOTS 6 AND 7, SAID BLOCK 19, CHERRY BLOSSOM PARK, AND THE EASTERLY EXTENSION THEREOF TO THE CENTERLINE OF SE 104TH DRIVE;

THENCE NORTHERLY 71 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE 104TH DRIVE;

THENCE EASTERLY 276 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF LOT 25, AND THE WESTERLY EXTENSION THEREOF, AND LOTS 24 AND 23, SAID BLOCK 19, CHERRY BLOSSOM PARK, TO THE SOUTHEAST CORNER OF SAID LOT 23;

THENCE EASTERLY 183 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF THAT PARCEL DESCRIBED IN BOOK 2574, PAGE 2485, RECORDED 8/10/92, AND THE EASTERLY EXTENSION THEREOF, TO THE CENTERLINE OF SE 105TH AVENUE;

THENCE NORTHERLY 62 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE 105TH AVENUE;

THENCE EASTERLY 216 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF THAT PARCEL DESCRIBED IN BOOK 2583, PAGE 1403, RECORDED 9/2/92, AND THE WESTERLY AND EASTERLY EXTENSIONS THEREOF, TO THE CENTERLINE OF SE 106TH AVE;

THENCE SOUTHERLY 261 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE 106TH AVE, TO THE CENTERLINE OF SE DIVISION STREET;

THENCE EASTERLY 675 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE DIVISION STREET;

THENCE NORTHERLY 240 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF LOT 1, BLOCK 2, PLAT OF BRANDT TRACTS, AND THE SOUTHERLY EXTENSION THEREOF, TO THE SOUTHWEST CORNER OF LOT 4, SAID BLOCK 2, BRANDT TRACTS;

THENCE EASTERLY 240 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF SAID LOT 4, BLOCK 2, BRANDT TRACTS, AND THE EASTERLY EXTENSION THEREOF, TO THE CENTERLINE OF SE 110TH AVENUE;

THENCE NORTHERLY 88 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE 110TH AVENUE;

THENCE EASTERLY 563 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF LOT 4, BLOCK 2, SAID BRANDT TRACTS AND THE WESTERLY EXTENSION THEREOF, AND THE SOUTHERLY LINE OF THE PLAT OF JENNIFER WOODS CONDOMINIUM, AND THE EASTERLY EXTENSION THEREOF, TO THE CENTERLINE OF SE 112TH AVENUE;

THENCE SOUTHERLY 165 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE 112TH AVENUE;

THENCE EASTERLY 343 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF LOT 5, AND THE WESTERLY EXTENSION THEREOF, THE SOUTHERLY LINE OF LOT 10, AND THE EASTERLY EXTENSION THEREOF, BLOCK 2, PLAT OF LAMBERT GROVE, TO THE CENTERLINE OF SE 113TH AVENUE;

THENCE SOUTHERLY 15 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE 113TH AVENUE;

THENCE EASTERLY 179 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF THE PLAT OF MILL PARK CONDOMINIUM, AND THE WESTERLY EXTENSION THEREOF, TO THE SOUTHEAST CORNER OF SAID MILL PARK CONDOMINIUM;

THENCE NORTHERLY 200 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF SAID MILL PARK CONDOMINIUM, AND THE EASTERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2006-013213, TO THE SOUTHERLY LINE OF LOT 2, PLAT OF TREE BREEZE;

THENCE EASTERLY 158 FEET (MORE OR LESS) ALONG SAID SOUTHERLY LINE OF LOT 2 AND THE SOUTHERLY LINE OF LOT 3, TREE BREEZE, TO THE NORTHWEST CORNER OF LOT 26, BLOCK 2, PLAT OF CADYCREST;

THENCE SOUTHERLY 190 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF LOTS 26, 27 AND 28, SAID BLOCK 2, CADYCREST, TO THE NORTHWEST CORNER OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2016-099446;

THENCE EASTERLY 152 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2016-099446, AND THE NORTHERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2004-064409, AND THE EASTERLY EXTENSION THEREOF, TO THE CENTERLINE OF SE 115TH AVENUE;

THENCE SOUTHERLY 40 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE 115TH AVENUE;

THENCE EASTERLY 126 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF LOT 7, BLOCK 1, SAID CADYCREST, TO THE SOUTHWEST CORNER OF LOT 5, SAID BLOCK 1, CADYCREST;

THENCE NORTHERLY 73 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF SAID LOT 5, BLOCK 1, CADYCREST, TO THE NORTHWEST CORNER THEREOF;

THENCE EASTERLY 126 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF SAID LOT 5, BLOCK 1, CADYCREST, AND THE EASTERLY EXTENSION THEREOF, TO THE CENTERLINE OF SE 116TH AVENUE;

THENCE SOUTHERLY 10 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE 116TH AVENUE;

THENCE EASTERLY 126 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF LOT 10, SAID BLOCK 2, CADYCREST, AND THE WESTERLY EXTENSION THEREOF, TO THE WESTERLY LINE OF LOT 7, SAID BLOCK 2, CADYCREST;

THENCE SOUTHERLY 3 FEET (MORE OR LESS) ALONG SAID WESTERLY LINE OF LOT 7, SAID BLOCK 2, CADYCREST;

THENCE EASTERLY 125 FEET (MORE OR LESS) ALONG A LINE BEING PARALLEL WITH, AND 20 FEET SOUTHERLY OF THE NORTHERLY LINE OF SAID LOT 7, BLOCK 2, CADYCREST, AND THE EASTERLY EXTENSION THEREOF, TO THE CENTERLINE OF SE 117TH AVENUE;

THENCE SOUTHERLY 17 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE 117TH AVENUE;

THENCE EASTERLY 198 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2013-127844, AND THE WESTERLY EXTENSION THEREOF, TO THE WESTERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2022-006916;

THENCE NORTHERLY 503 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2022-006916, TO THE NORTHWEST CORNER THEREOF;

THENCE EASTERLY 132 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2022-006916, TO THE WESTERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2019-053087;

THENCE NORTHERLY 37 FEET (MORE OR LESS) ALONG SAID WESTERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2019-053087, TO THE SOUTHWEST CORNER OF LOT 1, BLOCK 3, PLAT OF MICHAEL TERRACE;

THENCE EASTERLY 330 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF LOTS 1, 2, 3, 4 AND 5, SAID BLOCK 3, MICHAEL TERRACE, TO THE WESTERLY LINE OF LOT 4, BLOCK 2, PLAT OF BARBARA ADDITION;

THENCE SOUTHERLY 37 FEET (MORE OR LESS) ALONG SAID WESTERLY LINE OF LOT 4, BLOCK 2, BARBARA ADDITION, TO THE SOUTHWEST CORNER THEREOF;

THENCE EASTERLY 334 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF LOTS 4, 3 AND 2, SAID BLOCK 2, BARBARA ADDITION, AND THE SOUTHERLY LINE OF PARCEL 2, PARTITION PLAT NO. 2014-56, AND THE EASTERLY EXTENSION THEREOF, TO THE CENTERLINE OF SE 121ST AVENUE;

THENCE NORTHERLY 165 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE 121ST AVENUE, TO THE CENTERLINE OF SE GRANT STREET;

THENCE WESTERLY 59 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE GRANT STREET;

THENCE NORTHERLY 165 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF LOT 5, BLOCK 4, SAID BARBARA ADDITION, AND THE SOUTHERLY EXTENSION THEREOF, TO THE NORTHWEST CORNER THEREOF;

THENCE EASTERLY 41 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF SAID LOT 5, BLOCK 4, BARBARA ADDITION, TO THE SOUTHEAST CORNER OF LOT 8, BLOCK 4, SAID BARBARA ADDITION;

THENCE NORTHERLY 211 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF SAID LOT 8, BLOCK 4, BARBARA ADDITION AND THE EASTERLY LINE OF LOTS 9 AND 10, BLOCK 4, SAID BARBARA ADDITION, TO THE SOUTHWEST CORNER OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 99020048;

THENCE EASTERLY 79 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 99020048, TO THE SOUTHEAST CORNER THEREOF;

THENCE NORTHERLY 138 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 99020048, AND THE NORTHERLY EXTENSION THEREOF, TO THE CENTERLINE OF SE LINCOLN STREET;

THENCE WESTERLY 334 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE LINCOLN STREET;

THENCE NORTHERLY 339 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 98136965, AND THE SOUTHERLY EXTENSION THEREOF, TO THE NORTHWEST CORNER THEREOF;

THENCE EASTERLY 340 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 98136965, TO THE SOUTHWEST CORNER OF PARCEL 2, PARTITION PLAT NO. 2004-2;

THENCE NORTHERLY 1,021 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF SAID PARCEL 2, PARTITION PLAT NO. 2004-2, THE WESTERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2021-104153, THE WESTERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2023-040511, THE WESTERLY LINE OF THE PLAT OF ARTHUR'S COURT CONDOMINIUM, THE WESTERLY LINE OF PARCEL 2, PARTITION PLAT NO. 2005-121, AND THE NORTHERLY EXTENSION THEREOF, THE EASTERLY LINE OF THE PLAT OF AGATE CONDOMINIUMS, AND THE SOUTHERLY EXTENSION THEREOF, AND THE EASTERLY LINE OF PARCELS 1 AND 2, PARTITION PLAT NO. 2022-26, AND THE NORTHERLY EXTENSION THEREOF, TO THE CENTERLINE OF SE MARKET STREET;

THENCE EASTERLY 85 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE MARKET STREET;

THENCE NORTHERLY 180 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2023-060792, AND THE SOUTHERLY EXTENSION THEREOF, AND THE EASTERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2022-036318, TO THE NORTHEAST CORNER OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2022-036318;

THENCE WESTERLY 70 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2022-036318, TO THE EASTERLY LINE OF LOT 15, BLOCK 1, PLAT OF PATRICIA ADDITION;

THENCE NORTHERLY 1,606 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF LOTS 12, 13, 14 AND 15, SAID BLOCK 1, PATRICIA ADDITION, ALONG A LINE BEING PARALLEL WITH, AND 70 FEET WESTERLY OF THE EASTERLY LINE OF LOTS 10 AND 11, SAID BLOCK 1, PATRICIA ADDITION, ALONG THE EASTERLY LINE OF LOT 4, AND THE NORTHERLY EXTENSION THEREOF, THE EASTERLY LINE OF LOTS 6, 7, 8 AND 9, SAID BLOCK 1, PATRICIA ADDITION, ALONG THE EASTERLY LINE OF LOT 4, AND THE SOUTHERLY EXTENSION

THEREOF, BLOCK 2, SAID PATRICIA ADDITION, AND ALONG THE EASTERLY LINE OF LOTS 6, 7, 8 AND 9, SAID BLOCK 2, PATRICIA ADDITION, TO THE NORTHEAST CORNER OF SAID LOT 9, BLOCK 2, PATRICIA ADDITION;

THENCE NORTHERLY 417 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF THAT PARCEL DESCRIBED IN BOOK 2057, PAGE 332, RECORDED 11/10/87, AND THE NORTHERLY EXTENSION THEREOF, TO THE CENTERLINE OF SE MORRISON STREET;

THENCE WESTERLY 295 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE MORRISON STREET, TO THE CENTERLINE OF SE 119TH AVENUE;

THENCE NORTHERLY 2,058 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE 119TH AVENUE, TO THE CENTERLINE OF EAST BURNSIDE STREET;

THENCE EASTERLY 300 FEET (MORE OR LESS) ALONG THE CENTERLINE OF EAST BURNSIDE STREET, TO THE CENTERLINE OF NE 120TH AVENUE;

THENCE NORTHERLY 556 FEET (MORE OR LESS) ALONG THE CENTERLINE OF NE 120TH AVENUE, TO THE CENTERLINE OF NE DAVIS STREET;

THENCE WESTERLY 79 FEET (MORE OR LESS) ALONG THE CENTERLINE OF NE DAVIS STREET;

THENCE NORTHERLY 970 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF LOT 1, AND THE SOUTHERLY EXTENSION THEREOF, AND THE WESTERLY LINE OF LOT 6, AND THE NORTHERLY EXTENSION THEREOF, PLAT OF GLISAN STREET STATION, TO THE CENTERLINE OF NE GLISAN STREET;

THENCE EASTERLY 30 FEET (MORE OR LESS) ALONG THE CENTERLINE OF NE GLISAN STREET;

THENCE NORTHERLY 660 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF THE UNRECORDED PLAT OF SUBDIVISION-WEST-318FT-LOT-8-HAZELWOOD-ADD-IN-SEC-34-T1N-R2E, AND THE SOUTHERLY EXTENSION THEREOF, TO THE NORTHEAST CORNER THEREOF;

THENCE WESTERLY 359 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF SAID UNRECORDED PLAT OF SUBDIVISION-WEST-318FT-LOT-8-HAZELWOOD-ADD-IN-SEC-34-T1N-R2E, AND THE SOUTHERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2019-132429, TO THE SOUTHWEST CORNER OF THEREOF;

THENCE NORTHERLY 666 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2019-132429, THE WESTERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2004-033507, AND THE WESTERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2012-154738, AND THE NORTHERLY EXTENSION THEREOF, TO THE WESTERLY EXTENSION OF THE SOUTHERLY LINE OF LOT 6, BLOCK 3, PLAT OF BREN ACRES;

THENCE EASTERLY 392 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF LOTS 1, 2, 3, 4, 5, 6, AND THE WESTERLY EXTENSION THEREOF, SAID BLOCK 3, BREN ACRES, TO THE SOUTHEAST CORNER OF SAID LOT 1;



THENCE NORTHERLY 132 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF SAID LOT 1, BLOCK 3, BREN ACRES, AND THE NORTHERLY EXTENSION THEREOF, TO THE CENTERLINE OF NE HOLLADAY STREET;

THENCE WESTERLY 93 FEET (MORE OR LESS) ALONG THE CENTERLINE OF NE HOLLADAY STREET, TO THE CENTERLINE OF NE 120TH AVENUE;

THENCE NORTHERLY 333 FEET (MORE OR LESS) ALONG THE CENTERLINE OF NE 120TH AVENUE, TO THE EASTERLY EXTENSION OF THE SOUTHERLY LINE OF LOT 4, PLAT OF BAYLE GLEN;

THENCE EASTERLY 25 FEET (MORE OR LESS) TO THE SOUTHEAST CORNER OF LOT 1, SAID BAYLE GLEN,

THENCE NORTHERLY 198 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF SAID LOT 1, BAYLE GLEN, TO THE NORTHEAST CORNER THEREOF;

THENCE WESTERLY 190 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF LOTS 1 AND 2, SAID BAYLE GLEN, TO THE SOUTHEAST CORNER OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2019-121556;

THENCE NORTHERLY 72 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF SAID PARCEL OF LAND DESCRIBED IN DOCUMENT NO. 2019-121556, TO THE NORTHEAST CORNER THEREOF;

THENCE WESTERLY 132 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF SAID PARCEL OF LAND DESCRIBED IN DOCUMENT NO. 2019-121556, AND THE WESTERLY EXTENSION THEREOF, TO THE CENTERLINE OF NE 119TH AVENUE;

THENCE NORTHERLY 279 FEET (MORE OR LESS) ALONG THE CENTERLINE OF NE 119TH AVENUE;

THENCE WESTERLY 160 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF LOT 3, PLAT OF EDISON, AND THE EASTERLY EXTENSION THEREOF, TO THE NORTHEAST CORNER OF LOT 1, PLAT OF STODGELL ROWHOUSES;

THENCE SOUTHERLY 141 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF LOTS 1, 2, 3, 4, 5 AND 6, SAID STODGELL ROWHOUSES, TO THE SOUTHEAST CORNER OF SAID LOT 6;

THENCE WESTERLY 162 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF SAID LOT 6, STODGELL ROWHOUSES, AND THE WESTERLY EXTENSION THEREOF, TO THE CENTERLINE OF NE 118TH AVENUE;

THENCE NORTHERLY 141 FEET (MORE OR LESS) ALONG THE CENTERLINE OF NE 118TH AVENUE;

THENCE WESTERLY 322 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF LOT 10, AND THE EASTERLY EXTENSION THEREOF, AND THE SOUTHERLY LINE OF LOT 11, AND THE WESTERLY EXTENSION THEREOF, TO THE CENTERLINE OF NE 117TH AVENUE;

THENCE NORTHERLY 120 FEET (MORE OR LESS) ALONG THE CENTERLINE OF NE 117TH AVENUE;

THENCE WESTERLY 322 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF LOTS 1 AND 2, BLOCK 1, PLAT OF MUSKOPF ADDITION, AND THE EASTERLY EXTENSION THEREOF, TO THE SOUTHWEST CORNER OF SAID LOT 1;

THENCE NORTHERLY 332 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF SAID LOT 1, BLOCK 1, MUSKOPF ADDITION, AND THE NORTHERLY EXTENSION THEREOF, AND THE WESTERLY LINE OF LOT 2, BLOCK 1, PLAT OF ANGELHURST, AND THE SOUTHERLY EXTENSION THEREOF, TO THE **POINT OF BEGINNING**.

**EXCEPTING THEREFROM** A TRACT OF LAND LOCATED IN NORTHWEST, NORTHEAST, SOUTHEAST, AND SOUTHWEST ONE-QUARTERS OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE NORTHWEST CORNER OF LOT 3, PLAT OF TAYLOR'S SUBDIVISIONS;

THENCE EASTERLY 652 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF SAID LOT 3, TAYLOR'S SUBDIVISIONS, AND THE EASTERLY EXTENSION THEREOF, TO THE CENTERLINE OF SE 135TH AVENUE;

THENCE SOUTHERLY 678 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE 135TH AVENUE;

THENCE WESTERLY 201 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF LOT 5, SAID TAYLOR'S SUBDIVISIONS, AND THE EASTERLY EXTENSION THEREOF, TO THE NORTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED IN DOCUMENT NO. (1S2E02AC-08100);

THENCE SOUTHERLY 165 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF SAID PARCEL OF LAND DESCRIBED IN DOCUMENT NO. (1S2E02AC-08100), TO SOUTHWEST CORNER THEREOF;

THENCE EASTERLY 215 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF SAID PARCEL OF LAND DESCRIBED IN DOCUMENT NO. (1S2E02AC-08100), AND THE EASTERLY EXTENSION THEREOF, TO THE CENTERLINE OF SE 135TH AVENUE;

THENCE SOUTHERLY 21 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE 135TH AVENUE;

THENCE WESTERLY 165 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF THAT PARCEL OF LAND DESCRIBED IN DOCUMENT NO. (1S2E02AC-07800), AND THE EASTERLY EXTENSION THEREOF, TO THE NORTHWEST CORNER OF SAID PARCEL OF LAND DESCRIBED IN DOCUMENT NO. (1S2E02AC-07800);

THENCE SOUTHERLY 73 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF SAID PARCEL OF LAND DESCRIBED IN DOCUMENT NO. (1S2E02AC-07800), TO THE NORTHERLY LINE OF PARTITION PLAT NO. 2002-76;

THENCE WESTERLY 71 FEET (MORE OR LESS) ALONG SAID NORTHERLY LINE OF PARTITION PLAT NO. 2002-76, TO THE NORTHWEST CORNER THEREOF;

THENCE SOUTHERLY 418 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF SAID PARTITION PLAT NO. 2002-76, THE WESTERLY LINE OF LOT 6, SAID TAYLOR'S SUBDIVISIONS, AND THE WESTERLY LINE OF THE PLAT OF PEBBLEWOOD, TO THE NORTHERLY LINE OF THE PLAT OF DAVID PARK;

THENCE WESTERLY 110 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF SAID DAVID PARK, TO THE NORTHWEST CORNER THEREOF;

THENCE SOUTHERLY 1,174 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF SAID DAVID PARK, THE WESTERLY LINE OF THE PLAT OF MYRTLEWOOD, THE WESTERLY LINE OF THE PLAT OF LATCHI LANE, THE WESTERLY LINE OF THE PLAT OF CRAMER ESTATES, THE WESTERLY LINE OF THE PLAT OF PALUMBO ESTATES, THE WESTERLY LINE OF THE PLAT OF JABS' ADDITION, AND THE SOUTHERLY EXTENSION THEREOF, TO THE CENTERLINE OF SE MILL STREET;

THENCE WESTERLY 323 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE MILL STREET;

THENCE NORTHERLY 229 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF THAT PARCEL OF LAND DESCRIBED IN DOCUMENT NO. (1S2E02CA-01500), TO THE NORTHEAST CORNER THEREOF;

THENCE WESTERLY 429 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF SAID PARCEL OF LAND DESCRIBED IN DOCUMENT NO. (1S2E02CA-01500), THE NORTHERLY LINE OF THAT PARCEL OF LAND DESCRIBED IN DOCUMENT NO. (1S2E02CA-01400), THE NORTHERLY LINE OF THAT PARCEL OF LAND DESCRIBED IN DOCUMENT NO. (1S2E02CA-01300), THE NORTHERLY LINE OF THAT PARCEL OF LAND DESCRIBED IN DOCUMENT NO. (1S2E02CA-01200), THE NORTHERLY LINE OF THAT PARCEL OF LAND DESCRIBED IN DOCUMENT NO. (1S2E02CA-01100), AND THE NORTHERLY LINE OF THAT PARCEL OF LAND DESCRIBED IN DOCUMENT NO. (1S2E02CA-01000), TO AN ANGLE POINT IN THE EASTERLY LINE OF SAID PARCEL OF LAND DESCRIBED IN DOCUMENT NO. (1S2E02CA-01000);

THENCE NORTHERLY 299 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF SAID PARCEL OF LAND DESCRIBED IN DOCUMENT NO. (1S2E02CA-01000), THE EASTERLY LINE OF THAT PARCEL OF LAND DESCRIBED IN DOCUMENT NO. (1S2E02CA-00400), AND THE EASTERLY LINE OF THAT PARCEL OF LAND DESCRIBED IN DOCUMENT NO. (1S2E02CA-00200), TO THE NORTHEAST CORNER OF SAID PARCEL OF LAND DESCRIBED IN DOCUMENT NO. (1S2E02CA-00200);

THENCE WESTERLY 230 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF SAID PARCEL OF LAND DESCRIBED IN DOCUMENT NO. (1S2E02CA-00200), AND THE WESTERLY EXTENSION THEREOF, TO THE CENTERLINE OF SE 130TH AVENUE;

THENCE NORTHERLY 842 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE 130TH AVENUE;

THENCE EASTERLY 450 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF THE PLAT OF PRUNE PLACE, AND THE WESTERLY EXTENSION THEREOF, TO THE SOUTHEAST CORNER OF SAID PRUNE PLACE;

THENCE NORTHERLY 150 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF SAID PRUNE PLACE, TO THE SOUTHERLY LINE OF THE PLAT OF SUNBEAM ACRES;

THENCE EASTERLY 209 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF SAID SUNBEAM ACRES, TO THE SOUTHEAST CORNER THEREOF;

THENCE NORTHERLY 330 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF SAID SUNBEAM ACRES, TO THE NORTHEAST CORNER THEREOF;

THENCE WESTERLY 501 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF SAID SUNBEAM ACRES, TO THE SOUTHEAST CORNER OF THAT PARCEL DESCRIBED IN DOCUMENT NO. (1S2E02BA-07300);

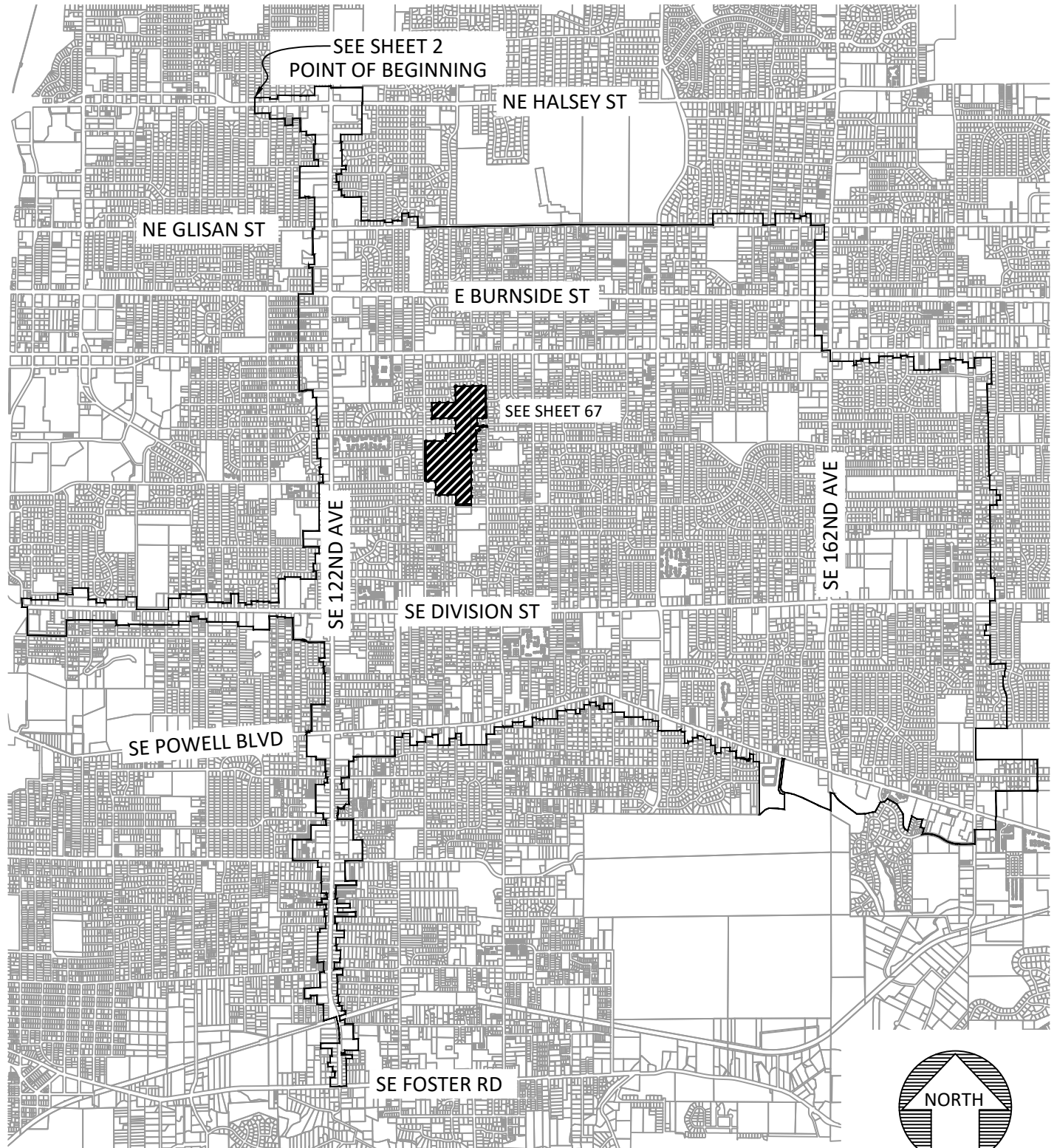
THENCE NORTHERLY 330 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. (1S2E02BA-07300), THE EASTERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. (1S2E02BA-07200), AND THE NORTHERLY EXTENSION THEREOF, THE EASTERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. (1S2E02BA-07000), AND THE SOUTHERLY EXTENSION THEREOF, AND THE EASTERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. (1S2E02BA-06900), TO THE SOUTHERLY LINE OF THE PLAT OF MARCOLA TERRACE;

THENCE EASTERLY 501 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF SAID MARCOLA TERRACE, TO THE SOUTHEAST CORNER THEREOF;

THENCE NORTHERLY 344 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF SAID MARCOLA TERRACE, THE EASTERLY LINE OF LOT 6, SAID PRUNE PLACE, AND THE EASTERLY LINE OF BLOCK 5, PLAT OF WOODCREST, TO THE **POINT OF BEGINNING**.

CONTAINING 3,730 ACRES (MORE OR LESS).

THE TRACT OF LAND DESCRIBED ABOVE IS SHOWN ON THE ATTACHED EXHIBIT 'B' MAP AND BY THIS REFERENCE MADE A PART THEREOF.



SCALE: 1" = 3,000'

LEGEND:

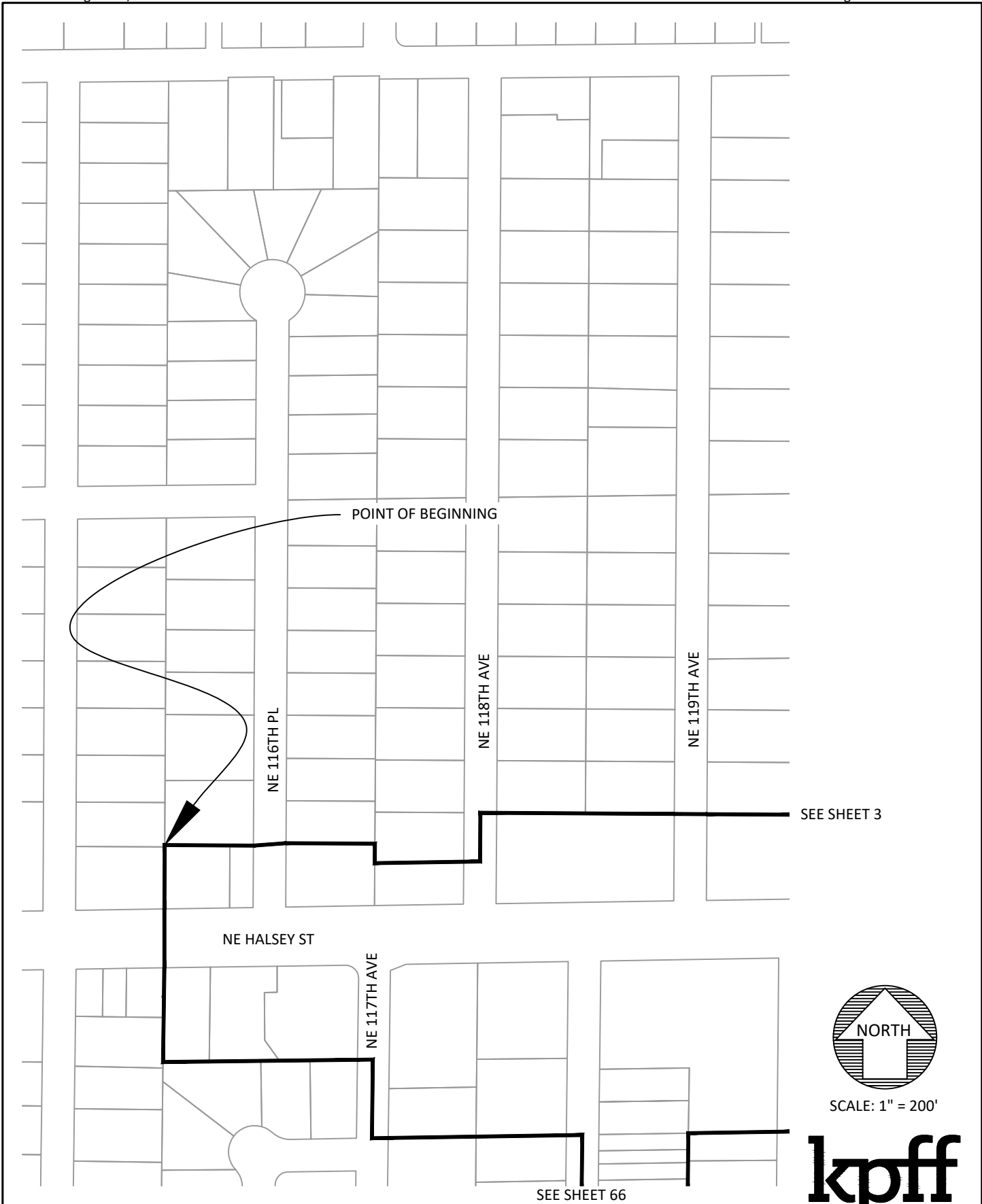


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EXHIBIT B MAP - E-205

CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE:	08/19/2024
DRAWN BY:	BDM
CHECKED BY:	TTT
PROJECT NO.	2400244
SHEET:	1/67



SEE SHEET 3

SEE SHEET 66



SCALE: 1" = 200'

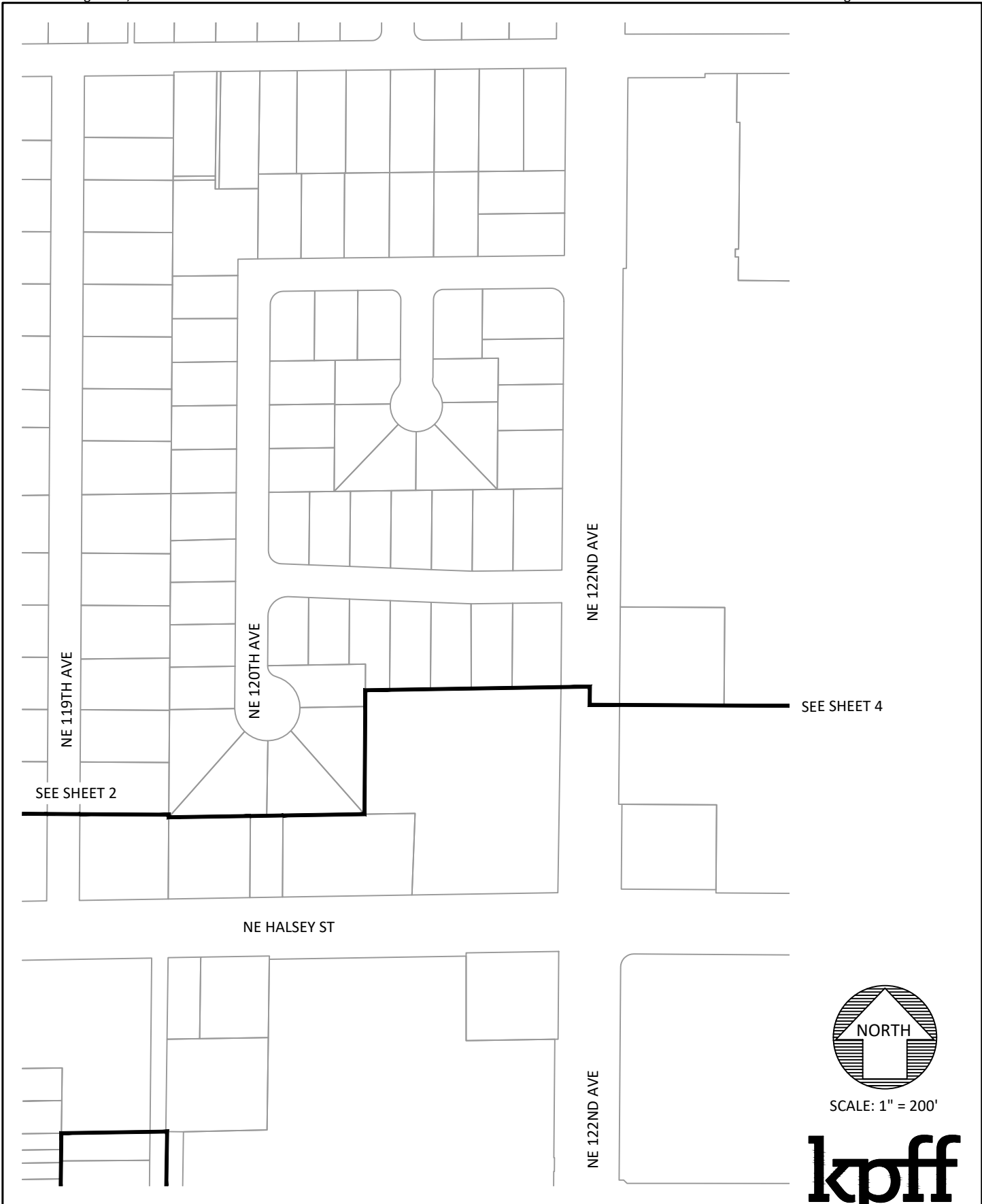


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EXHIBIT B MAP - E-205

CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE:	08/19/2024
DRAWN BY:	BDM
CHECKED BY:	TTT
PROJECT NO.	2400244
SHEET:	2/67



SCALE: 1" = 200'



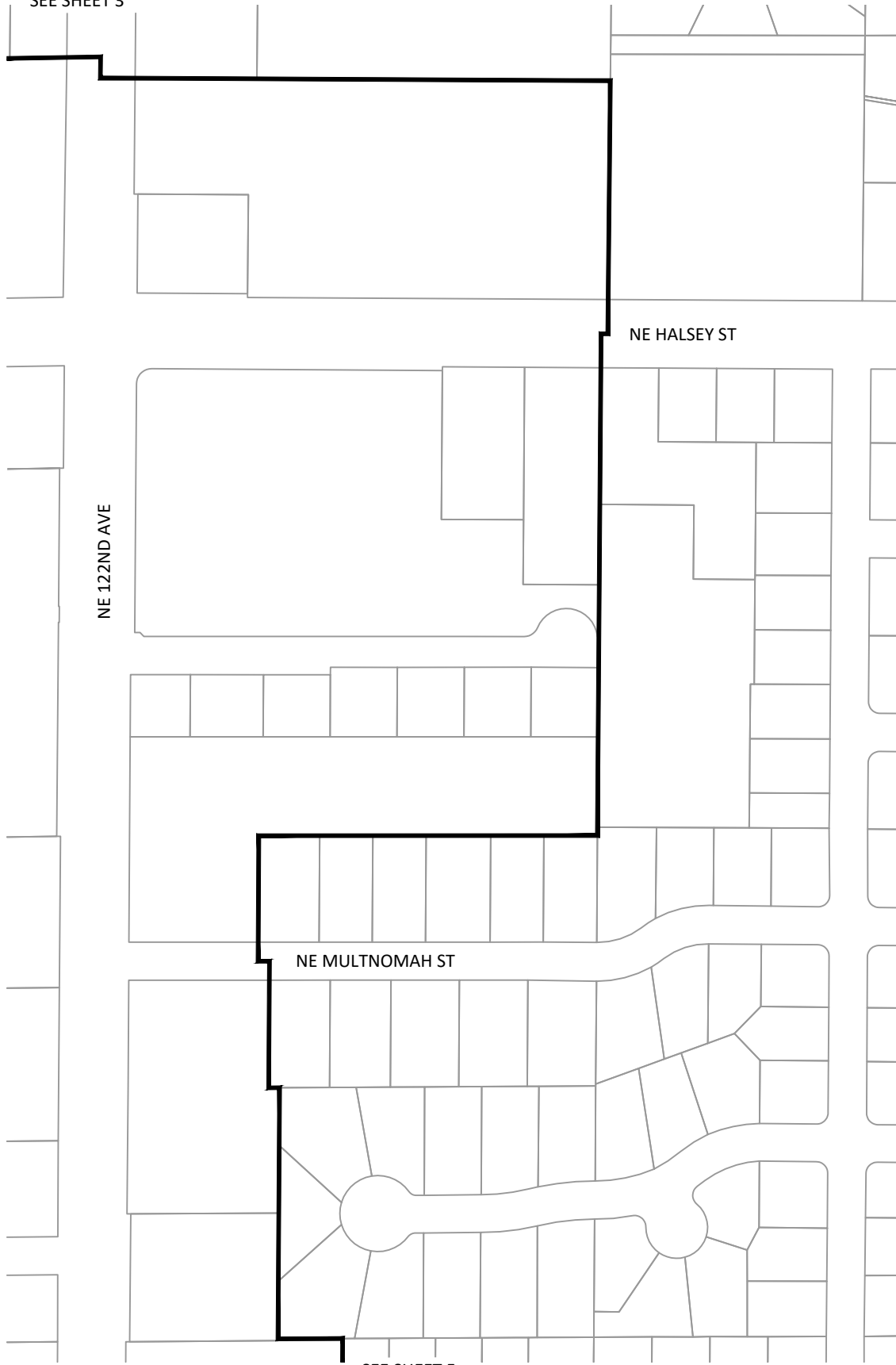
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EXHIBIT B MAP - E-205

CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE:	08/19/2024
DRAWN BY:	BDM
CHECKED BY:	TTT
PROJECT NO.	2400244
SHEET:	3/67

SEE SHEET 3



SEE SHEET 5



SCALE: 1" = 200'



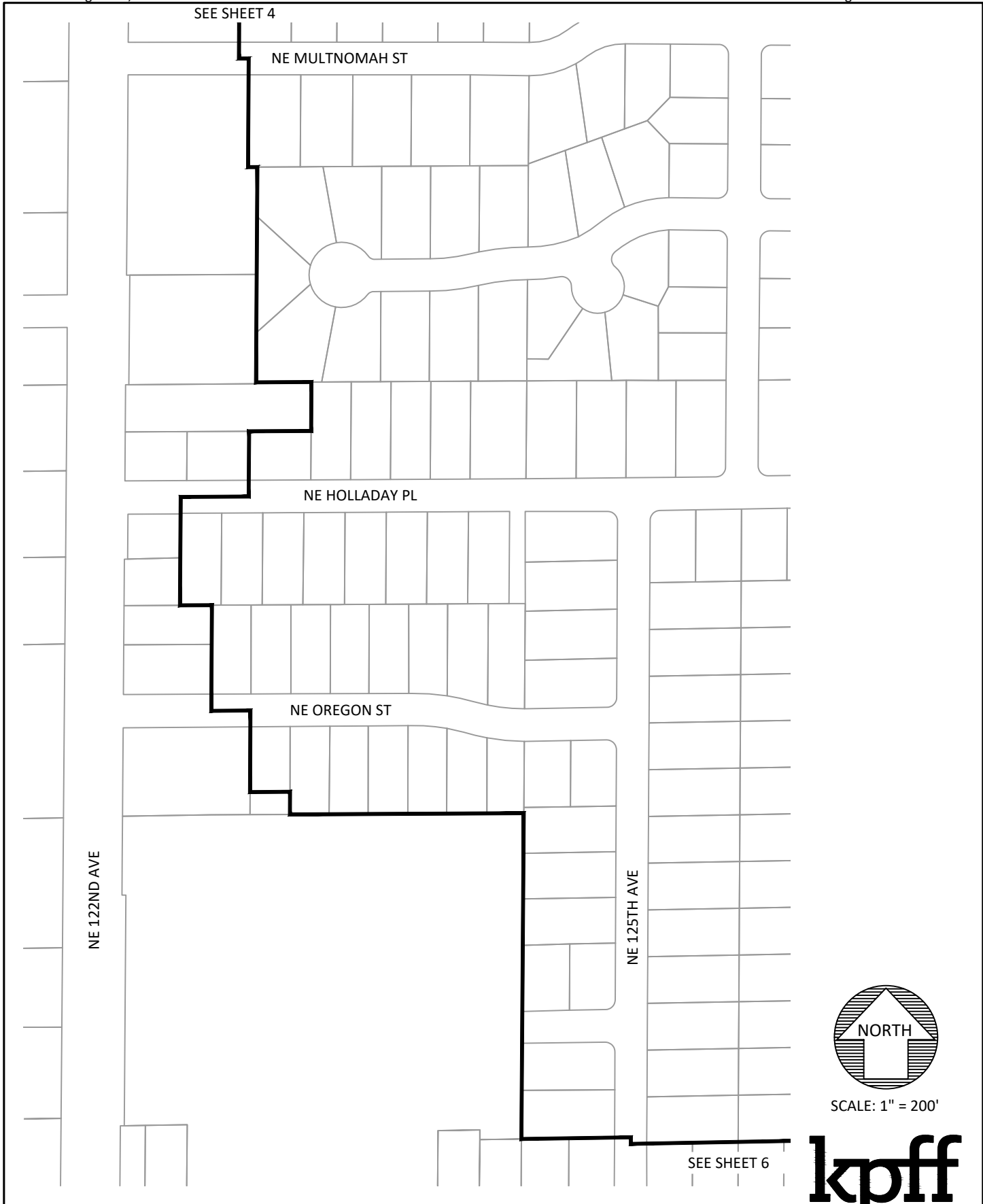
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EXHIBIT B MAP - E-205

CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE:	08/19/2024
DRAWN BY:	BDM
CHECKED BY:	TTT
PROJECT NO.	2400244
SHEET:	4/67





SCALE: 1" = 200'

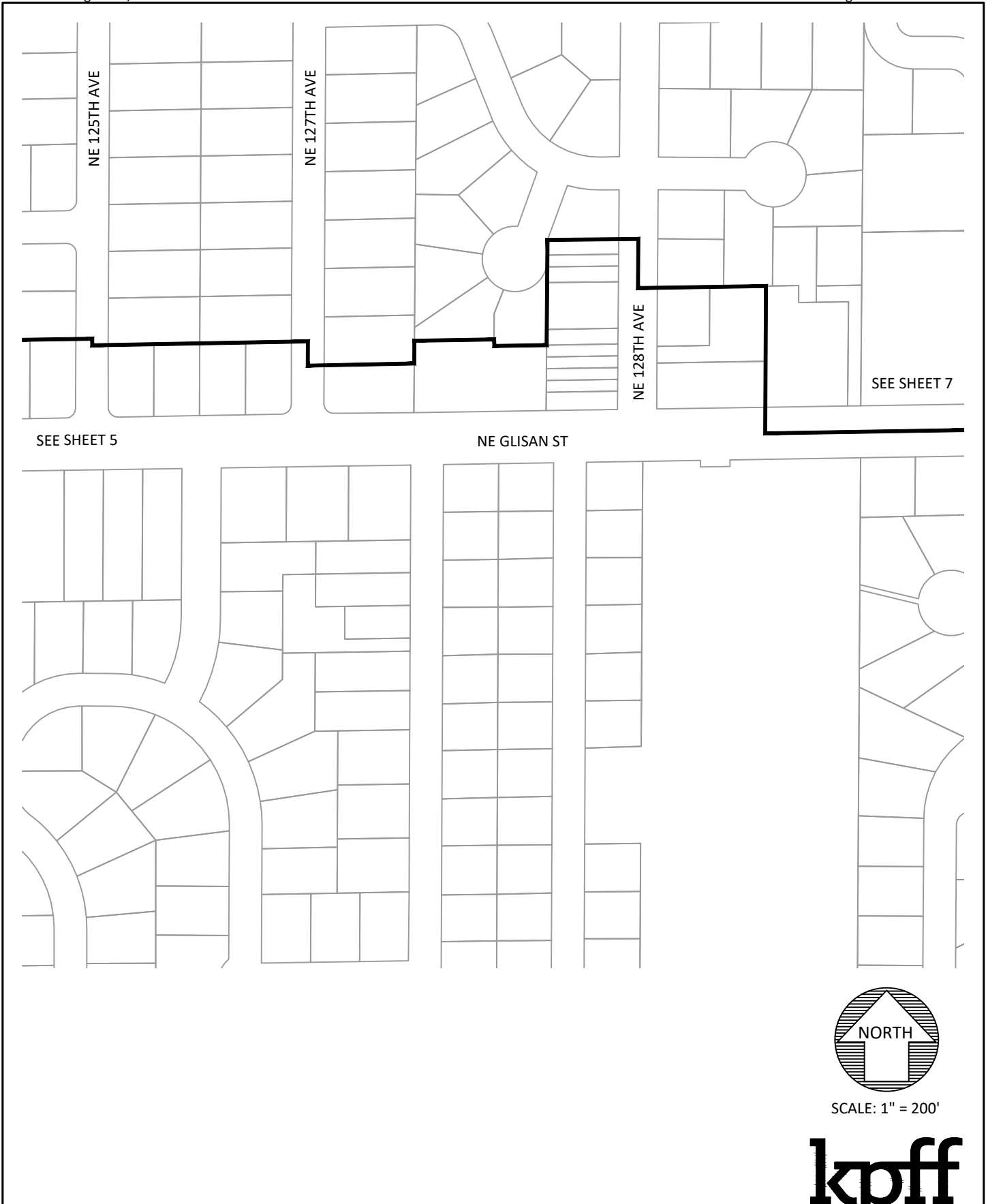


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EXHIBIT B MAP - E-205

CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE:	08/19/2024
DRAWN BY:	BDM
CHECKED BY:	TTT
PROJECT NO.	2400244
SHEET:	5/67



SCALE: 1" = 200'

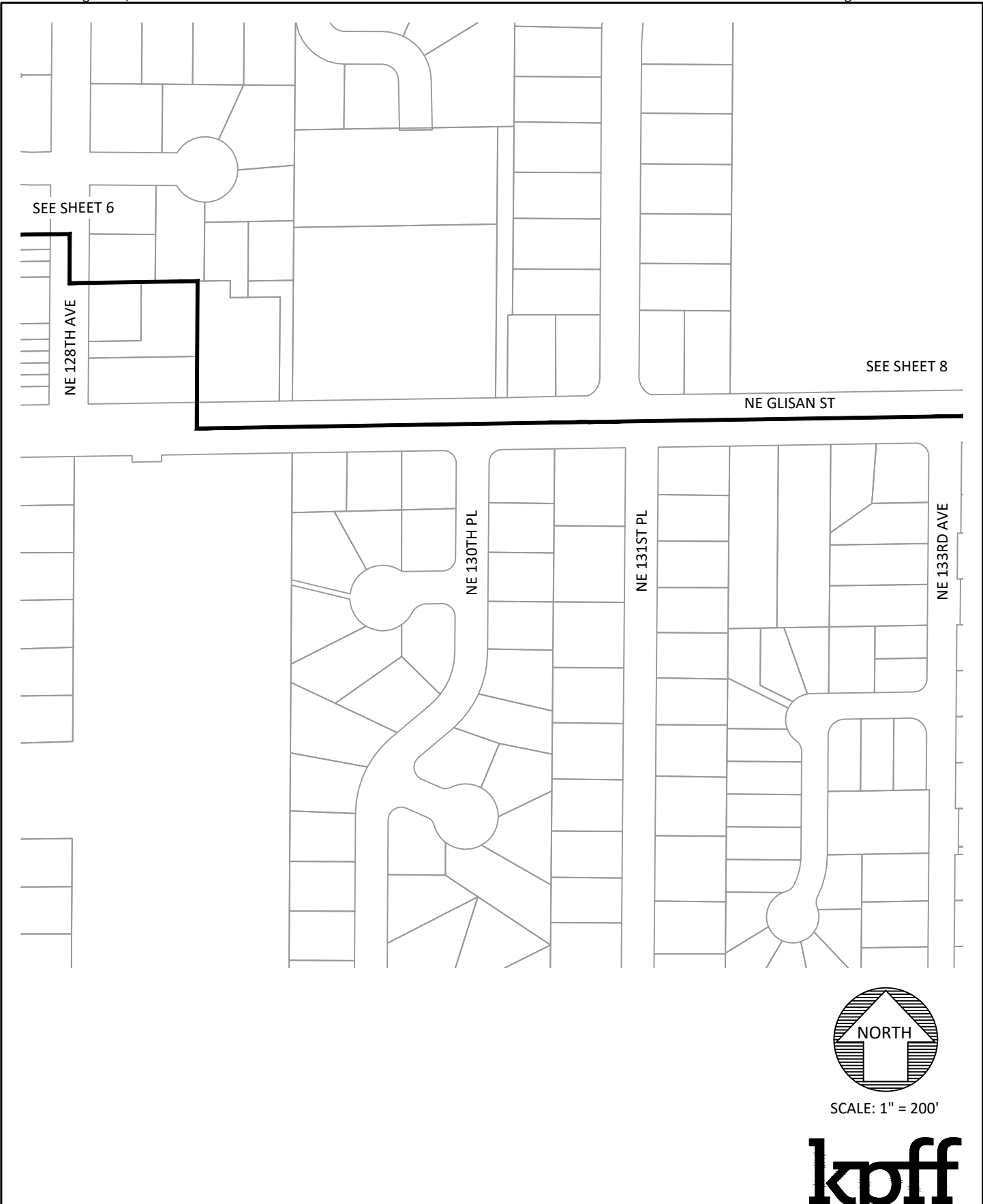


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**EXHIBIT B MAP - E-205**

CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE:	08/19/2024
DRAWN BY:	BDM
CHECKED BY:	TTT
PROJECT NO.	2400244
SHEET:	6/67



SEE SHEET 6

NE 128TH AVE

SEE SHEET 8

NE GLISAN ST

NE 130TH PL

NE 131ST PL

NE 133RD AVE



SCALE: 1" = 200'



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EXHIBIT B MAP - E-205

CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE:	08/19/2024
DRAWN BY:	BDM
CHECKED BY:	TTT
PROJECT NO.	2400244
SHEET:	7/67

SEE SHEET 7

SEE SHEET 9

NE GLISAN ST



SCALE: 1" = 200'



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EXHIBIT B MAP - E-205

CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE:	08/19/2024
DRAWN BY:	BDM
CHECKED BY:	TTT
PROJECT NO.	2400244
SHEET:	8/67

SEE SHEET 8

SEE SHEET 10

NE GLISAN ST



SCALE: 1" = 200'



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EXHIBIT B MAP - E-205

CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE:	08/19/2024
DRAWN BY:	BDM
CHECKED BY:	TTT
PROJECT NO.	2400244
SHEET:	9/67

SEE SHEET 9

SEE SHEET 11

NE GLISAN ST



SCALE: 1" = 200'

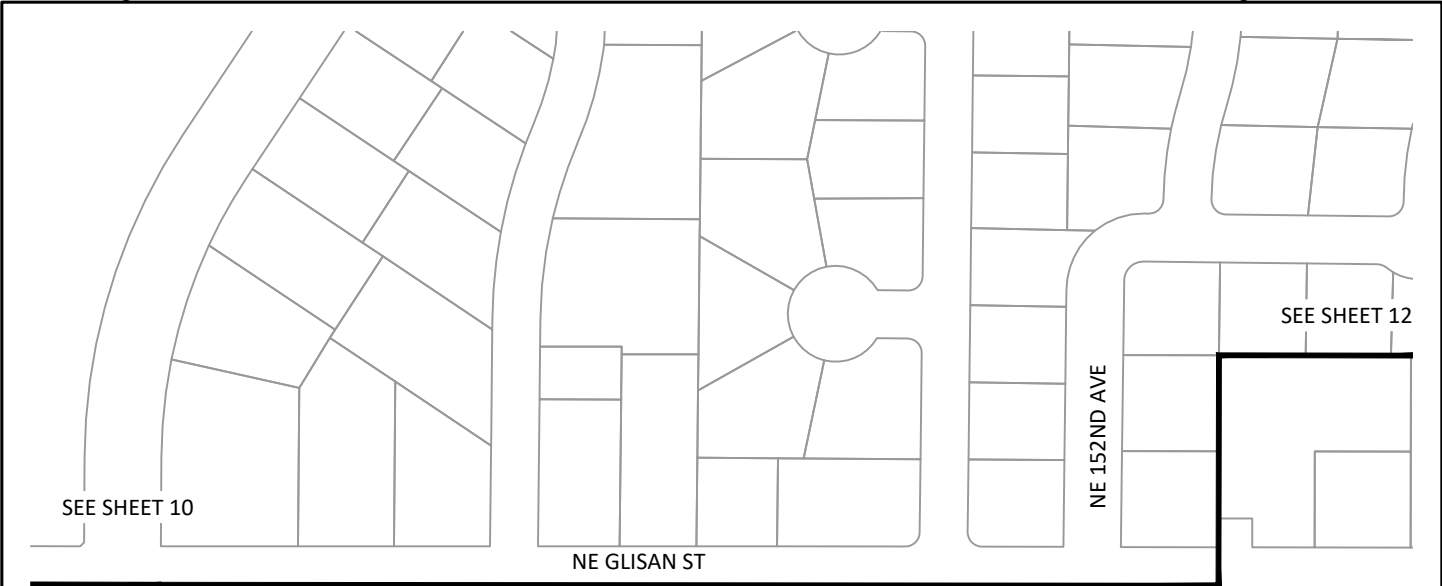


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EXHIBIT B MAP - E-205

CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE:	08/19/2024
DRAWN BY:	BDM
CHECKED BY:	TTT
PROJECT NO.	2400244
SHEET:	10/67



SCALE: 1" = 200'



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EXHIBIT B MAP - E-205

DATE:	08/19/2024
DRAWN BY:	BDM
CHECKED BY:	TTT
PROJECT NO.	2400244
SHEET:	11/67

CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON



SCALE: 1" = 200'



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**EXHIBIT B MAP - E-205**

CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE:	08/19/2024
DRAWN BY:	BDM
CHECKED BY:	TTT
PROJECT NO.	2400244
SHEET:	12/67





SEE SHEET 12

SEE SHEET 14



SCALE: 1" = 200'

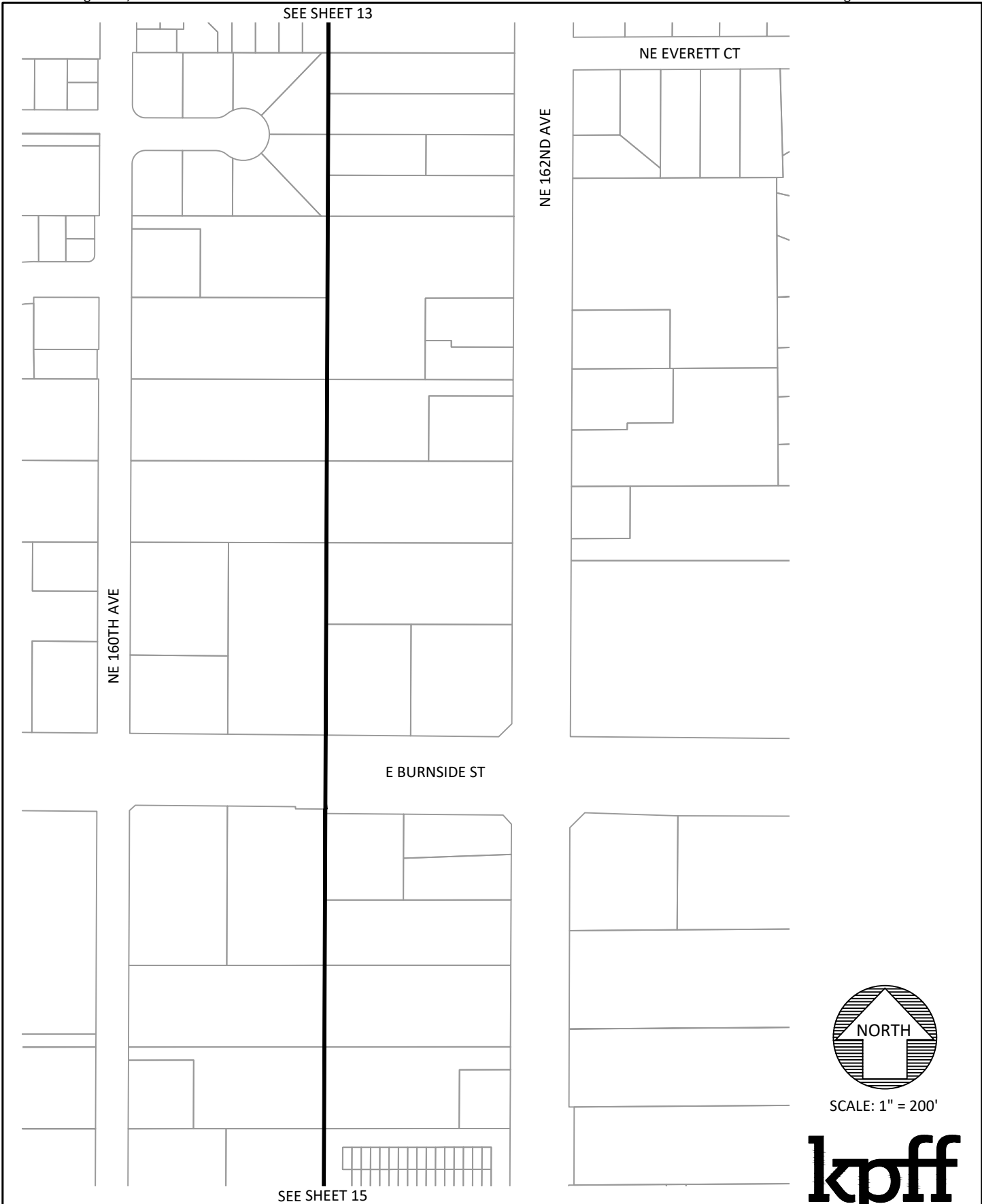


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**EXHIBIT B MAP - E-205**

CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE:	08/19/2024
DRAWN BY:	BDM
CHECKED BY:	TTT
PROJECT NO.	2400244
SHEET:	13/67



SCALE: 1" = 200'

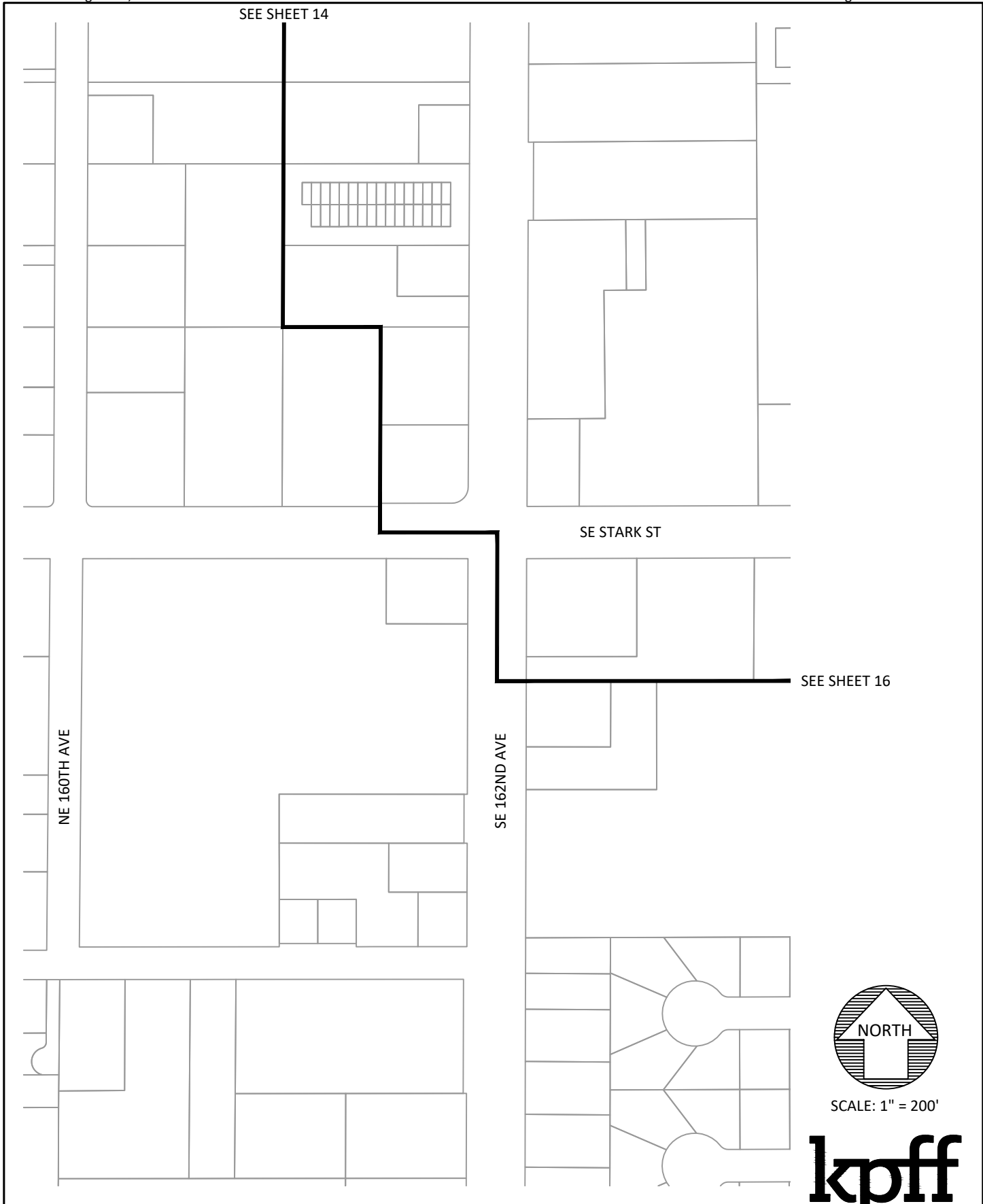


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EXHIBIT B MAP - E-205

CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE:	08/19/2024
DRAWN BY:	BDM
CHECKED BY:	TTT
PROJECT NO.	2400244
SHEET:	14/67



SCALE: 1" = 200'

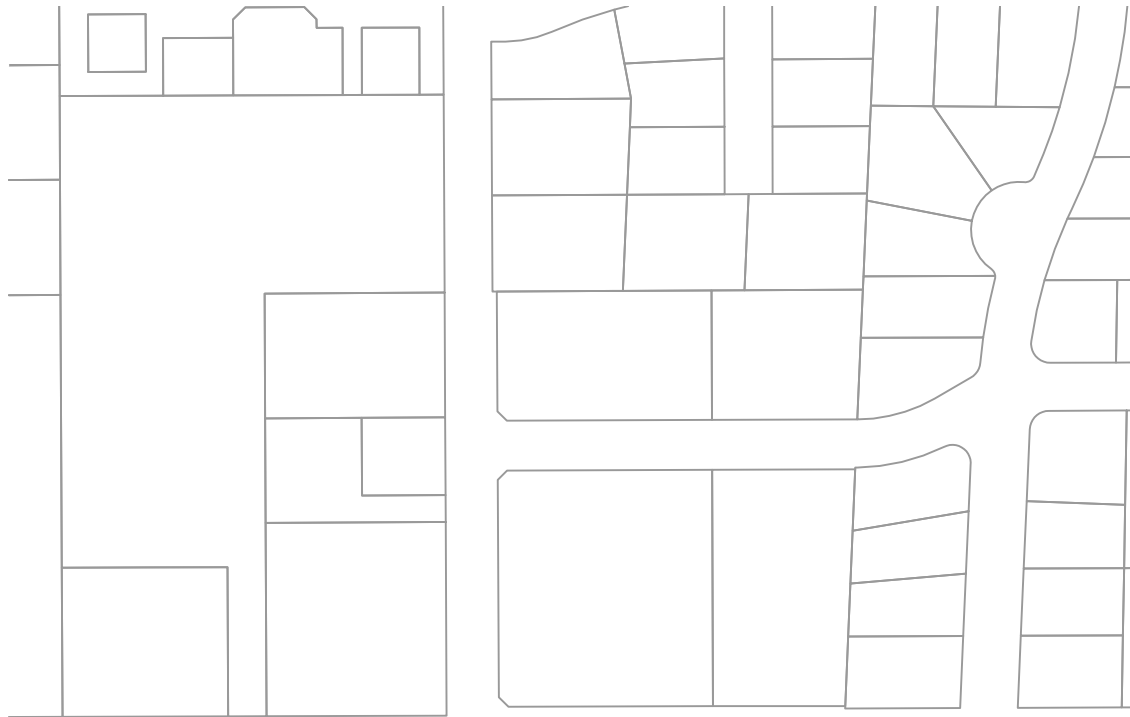


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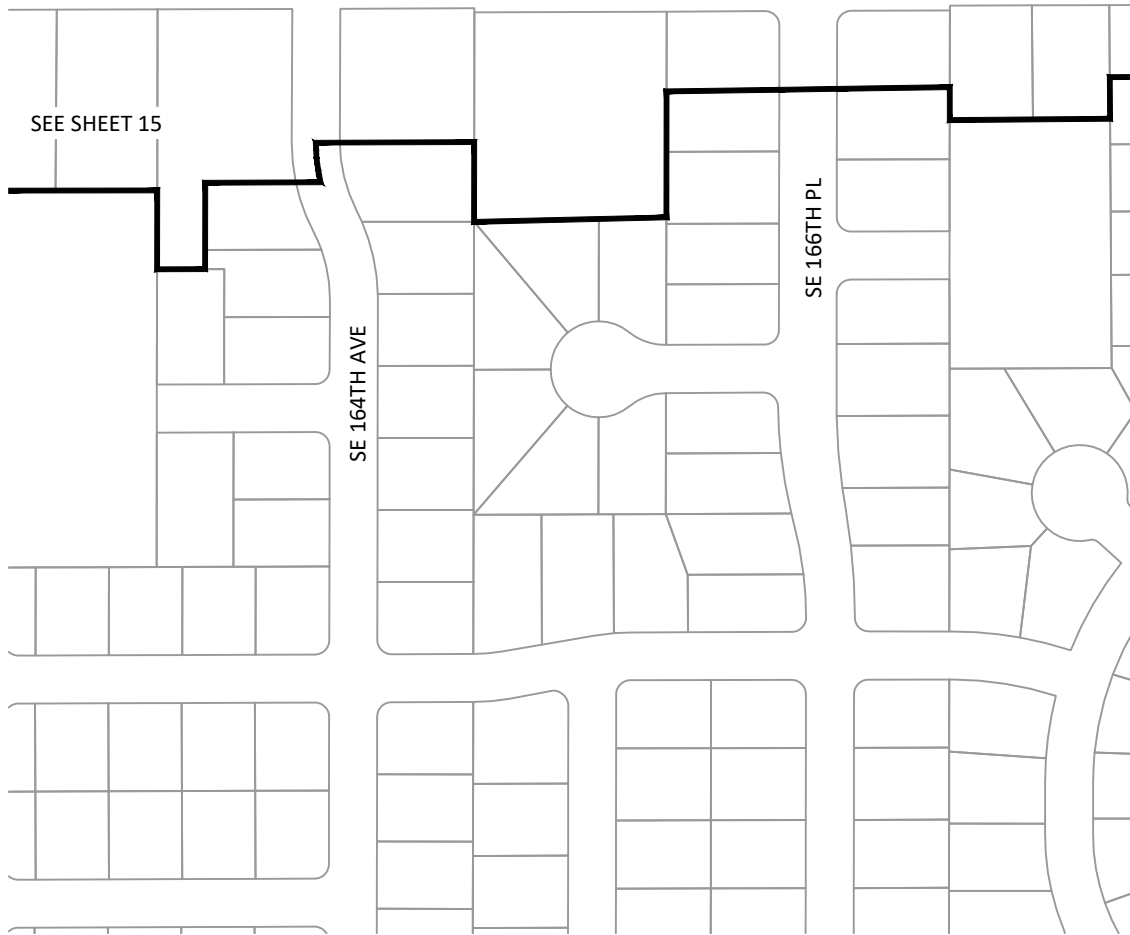
EXHIBIT B MAP - E-205

CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE:	08/19/2024
DRAWN BY:	BDM
CHECKED BY:	TTT
PROJECT NO.	2400244
SHEET:	15/67



SE STARK ST



SEE SHEET 15

SEE SHEET 17

SE 164TH AVE

SE 166TH PL



SCALE: 1" = 200'

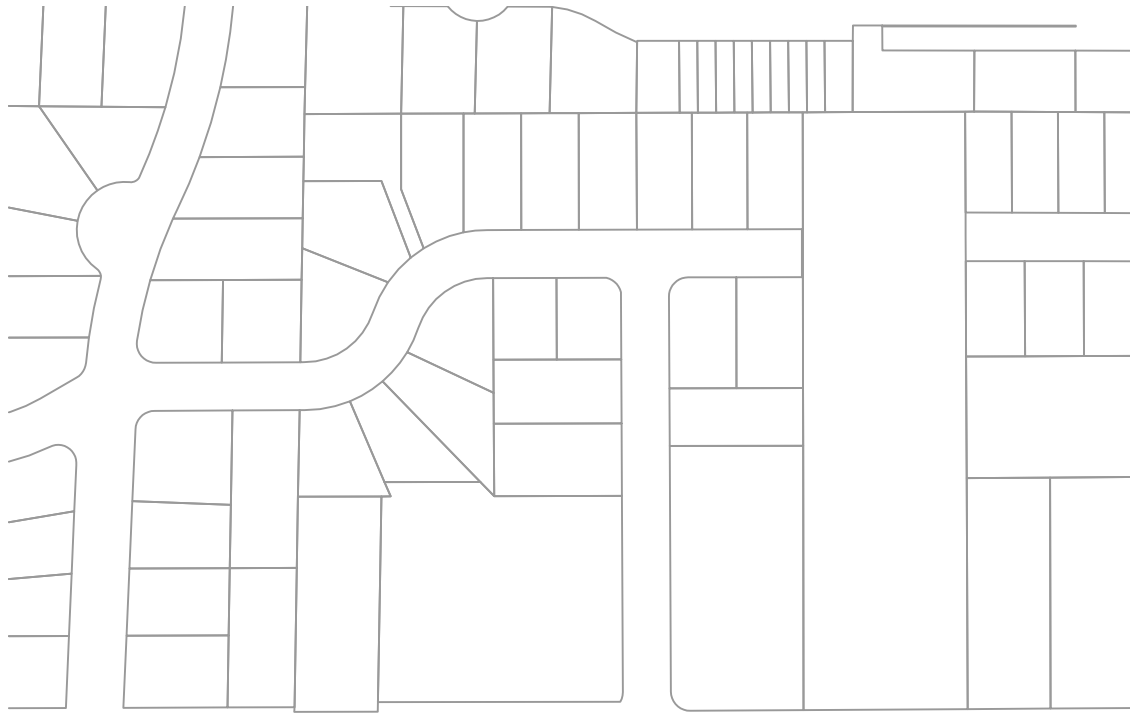


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**EXHIBIT B MAP - E-205**

CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE:	08/19/2024
DRAWN BY:	BDM
CHECKED BY:	TTT
PROJECT NO.	2400244
SHEET:	16/67



SE STARK ST



SEE SHEET 16

SE 168TH AVE

SEE SHEET 18



SCALE: 1" = 200'

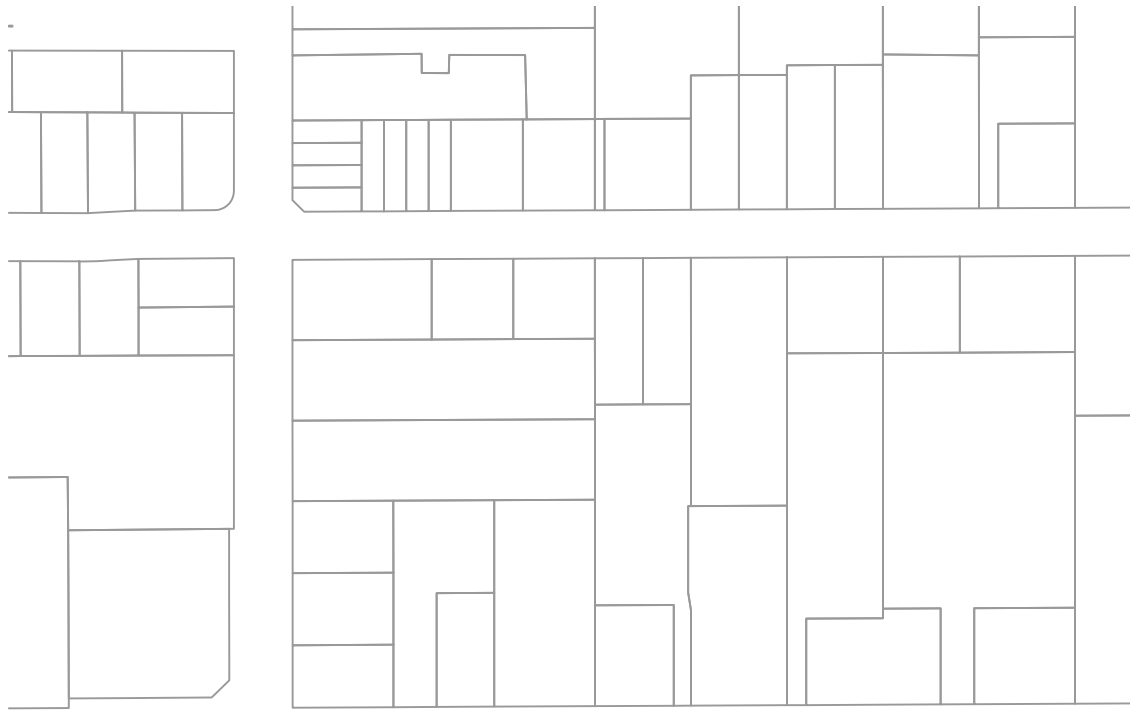


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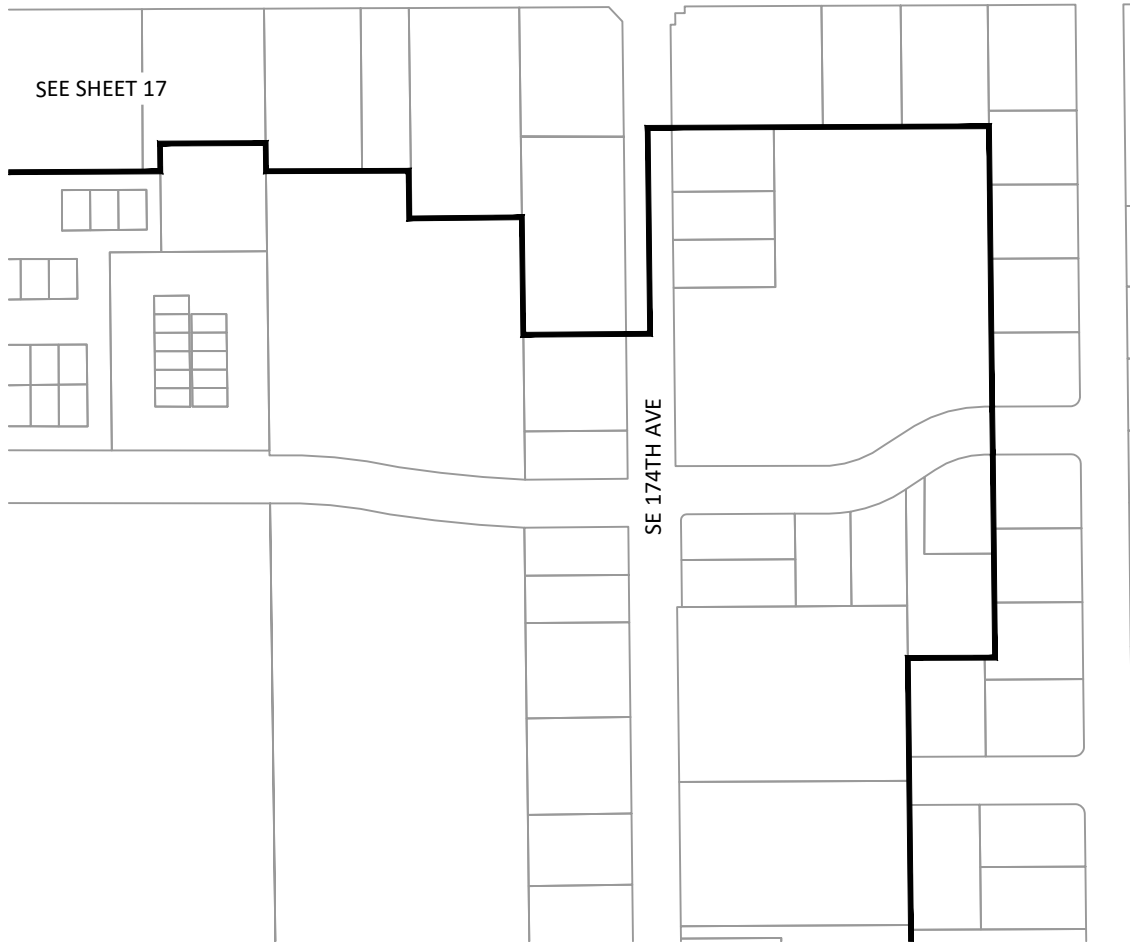
**EXHIBIT B MAP - E-205**

CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE:	08/19/2024
DRAWN BY:	BDM
CHECKED BY:	TTT
PROJECT NO.	2400244
SHEET:	17/67



SE STARK ST



SEE SHEET 17

SE 174TH AVE

SEE SHEET 19



SCALE: 1" = 200'



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EXHIBIT B MAP - E-205

CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE:	08/19/2024
DRAWN BY:	BDM
CHECKED BY:	TTT
PROJECT NO.	2400244
SHEET:	18/67

SEE SHEET 18



SE SALMON ST

SE 172ND AVE

SE 174TH AVE

SE MAIN ST

SEE SHEET 20



SCALE: 1" = 200'



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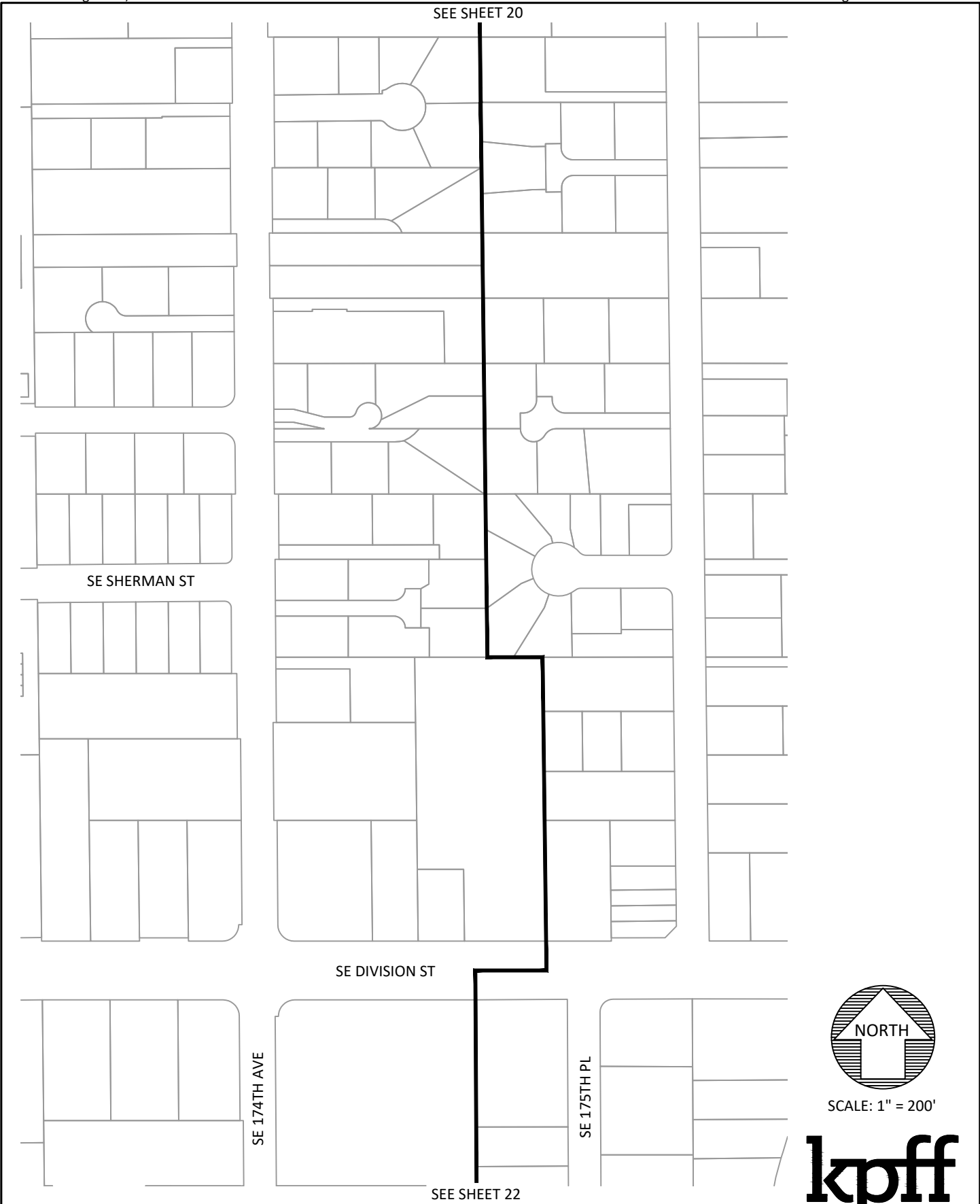
**EXHIBIT B MAP - E-205**

CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE:	08/19/2024
DRAWN BY:	BDM
CHECKED BY:	TTT
PROJECT NO.	2400244
SHEET:	19/67







SEE SHEET 20

SE SHERMAN ST

SE DIVISION ST

SE 174TH AVE

SE 175TH PL

SEE SHEET 22



SCALE: 1" = 200'



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EXHIBIT B MAP - E-205

CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE:	08/19/2024
DRAWN BY:	BDM
CHECKED BY:	TTT
PROJECT NO.	2400244
SHEET:	21/67



SEE SHEET 22



SE 174TH AVE

SE HAIG DR

SE 176TH PL

SEE SHEET 24



SCALE: 1" = 200'



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EXHIBIT B MAP - E-205

CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE:	08/19/2024
DRAWN BY:	BDM
CHECKED BY:	TTT
PROJECT NO.	2400244
SHEET:	23/67

SEE SHEET 23

SE 176TH PL

SE HAIG DR

SE 174TH AVE

SE 174TH AVE

SE MARIE ST

SEE SHEET 25



SCALE: 1" = 200'



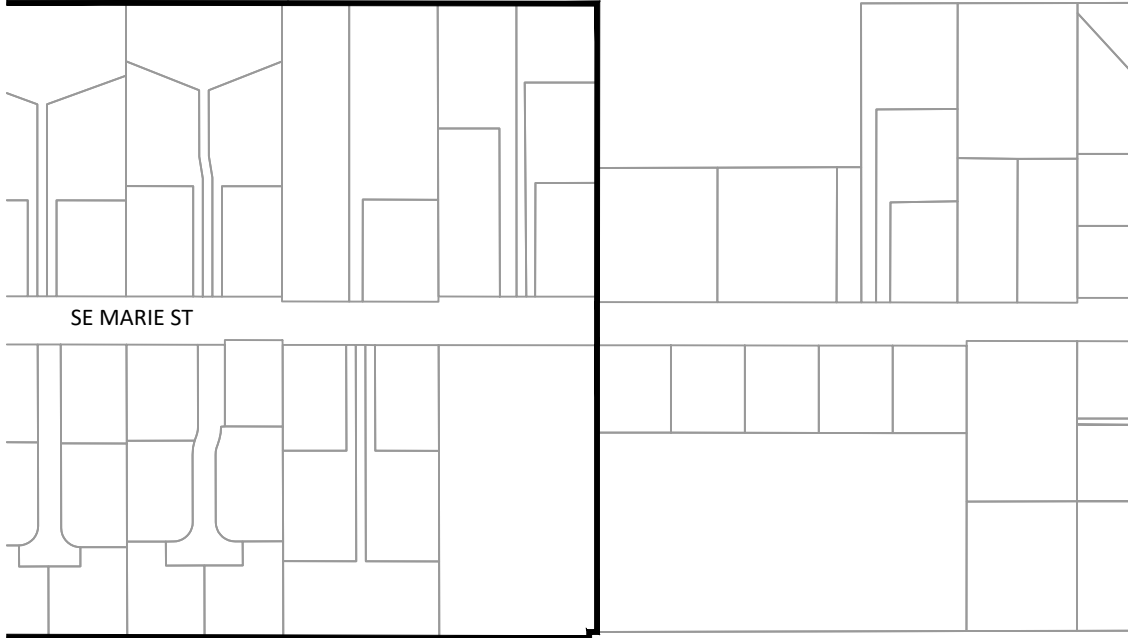
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EXHIBIT B MAP - E-205

CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

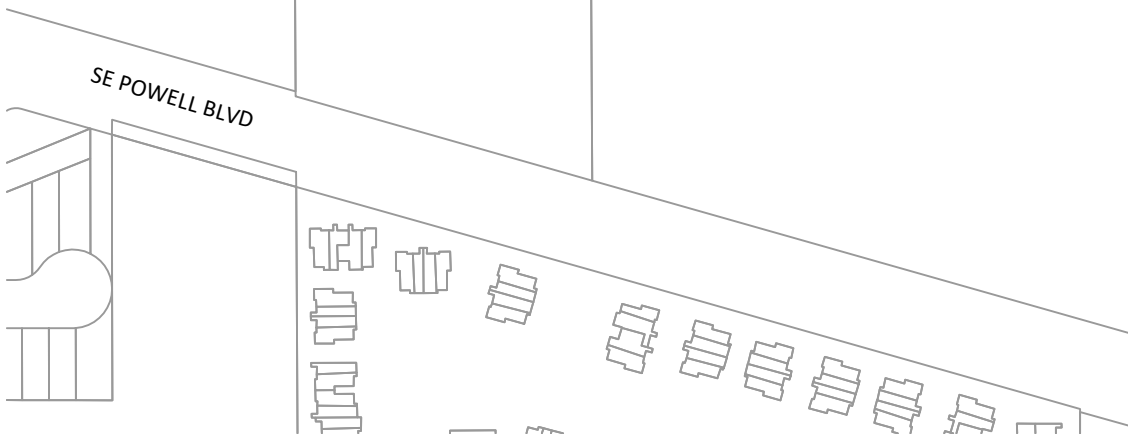
DATE:	08/19/2024
DRAWN BY:	BDM
CHECKED BY:	TTT
PROJECT NO.	2400244
SHEET:	24/67

SEE SHEET 24



SE MARIE ST

SEE SHEET 26



SE POWELL BLVD



SCALE: 1" = 200'

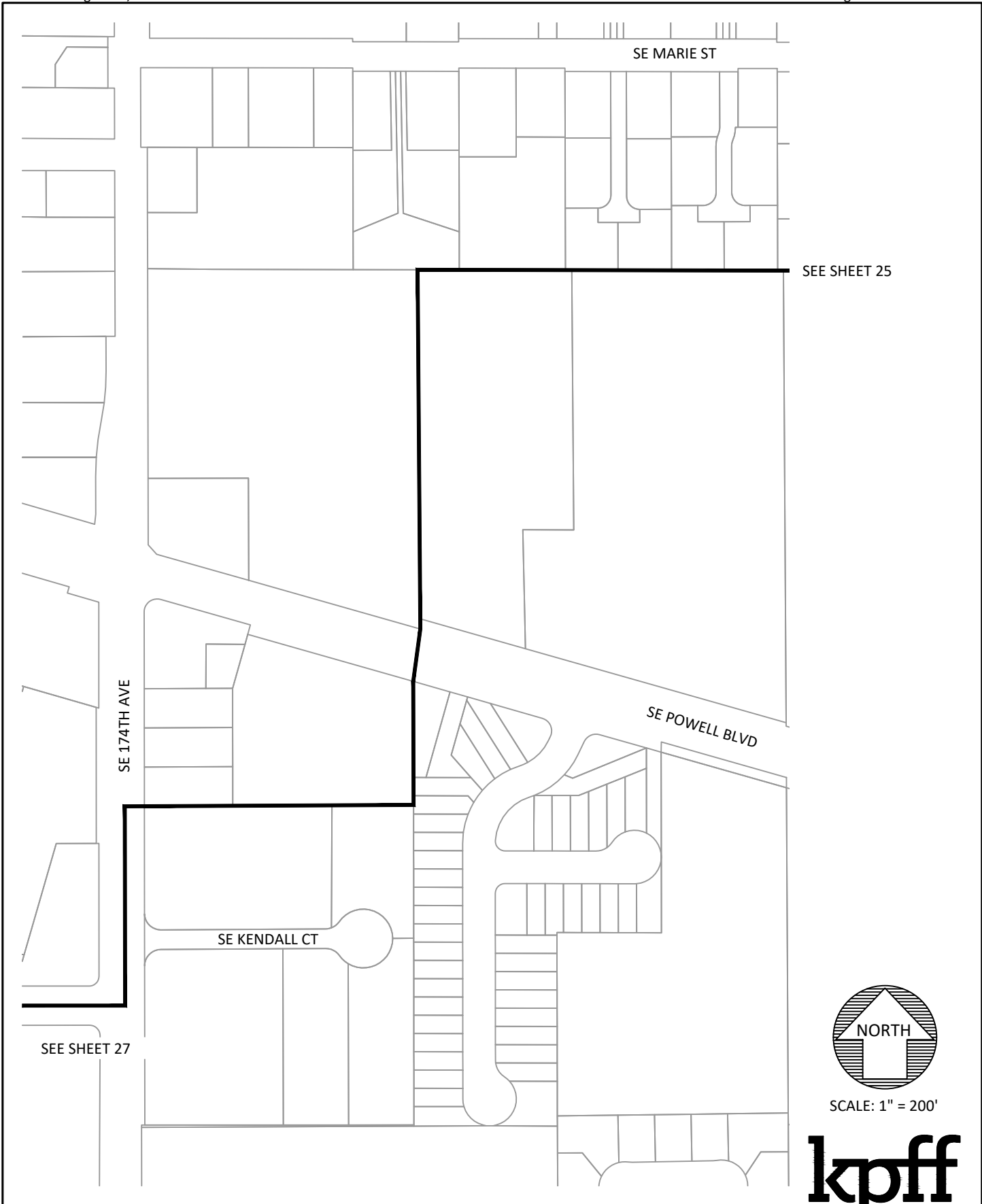


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EXHIBIT B MAP - E-205

CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE:	08/19/2024
DRAWN BY:	BDM
CHECKED BY:	TTT
PROJECT NO.	2400244
SHEET:	25/67



SCALE: 1" = 200'

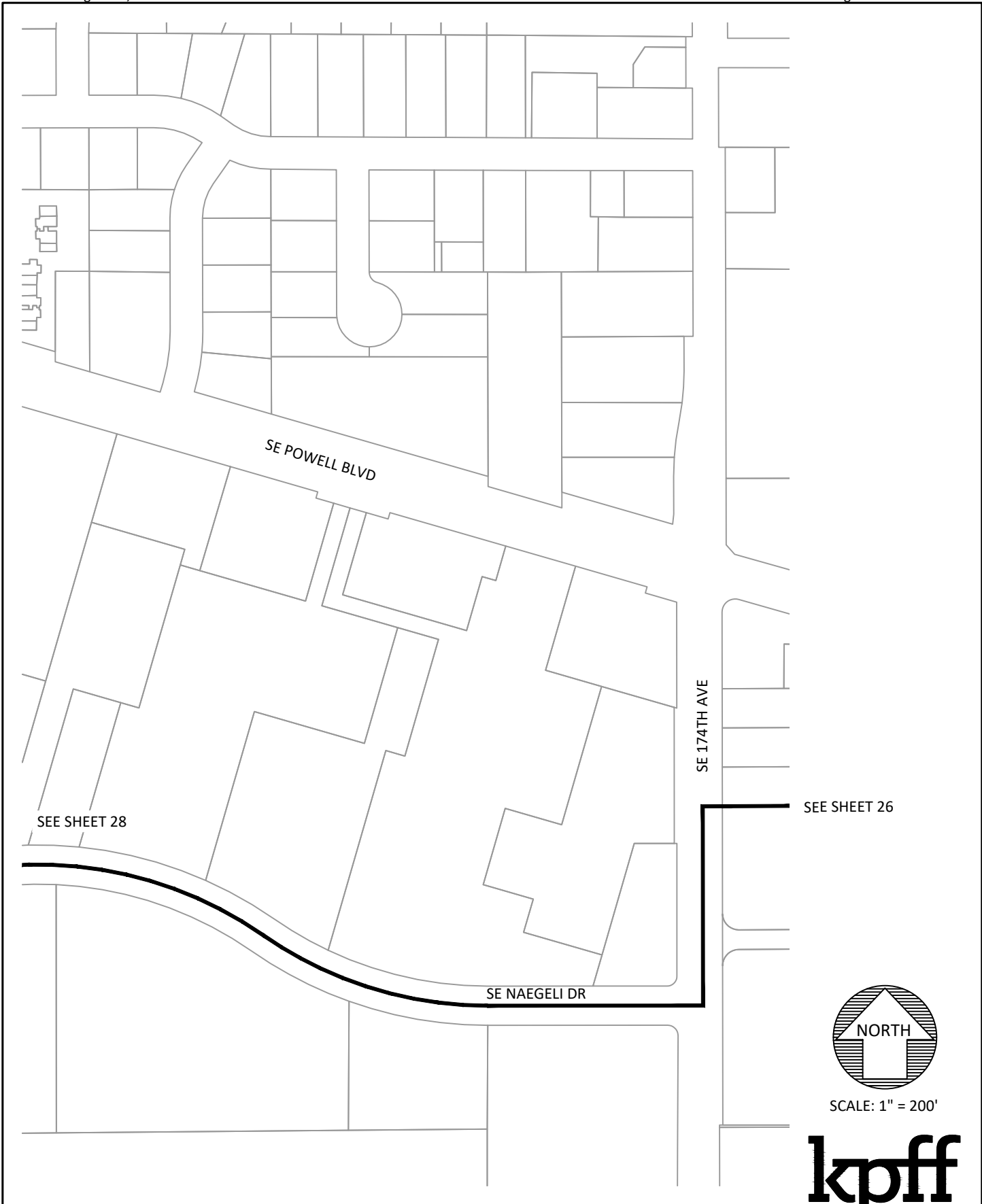


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**EXHIBIT B MAP - E-205**

CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE:	08/19/2024
DRAWN BY:	BDM
CHECKED BY:	TTT
PROJECT NO.	2400244
SHEET:	26/67



SCALE: 1" = 200'

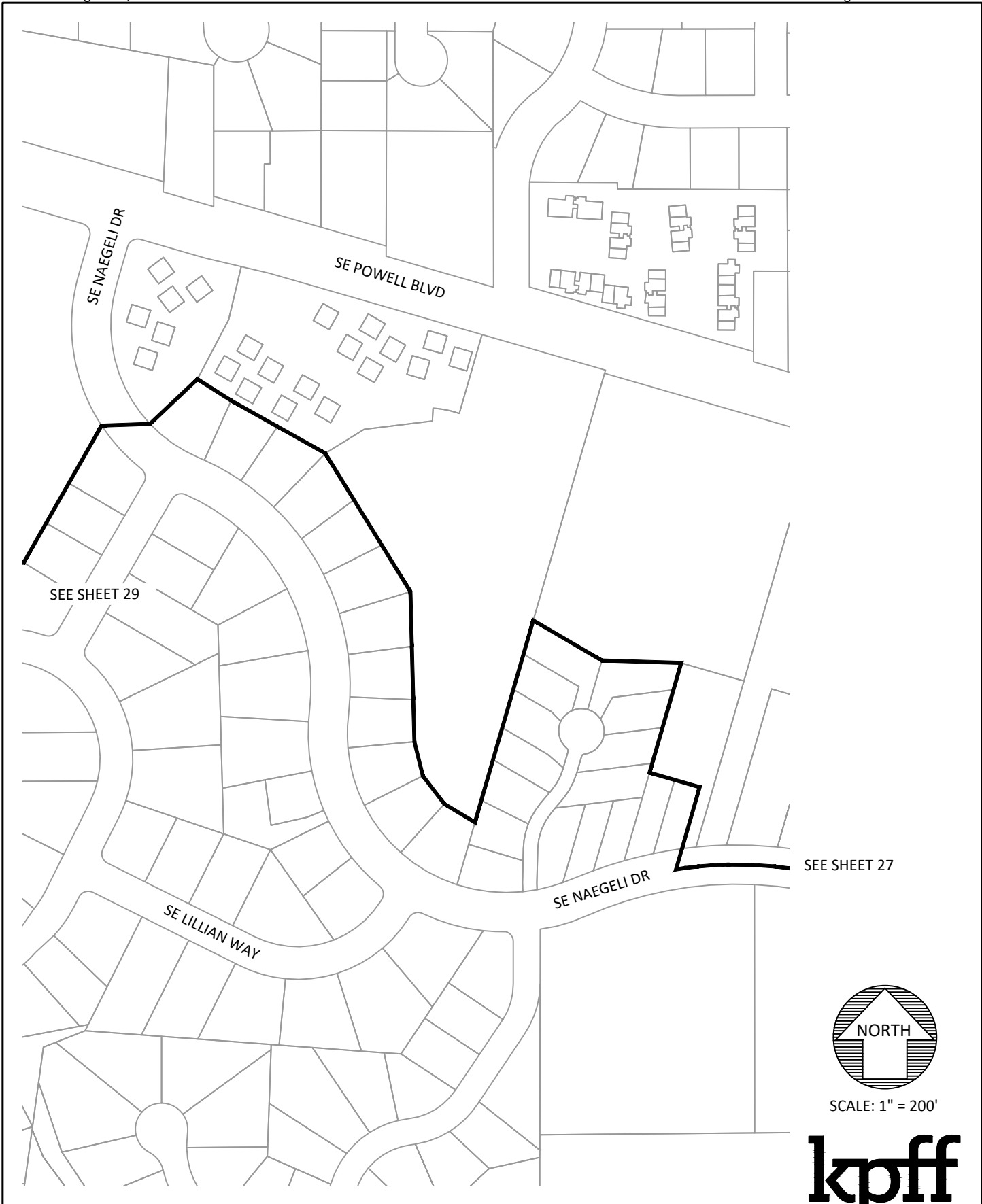


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EXHIBIT B MAP - E-205

CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE:	08/19/2024
DRAWN BY:	BDM
CHECKED BY:	TTT
PROJECT NO.	2400244
SHEET:	27/67



SCALE: 1" = 200'



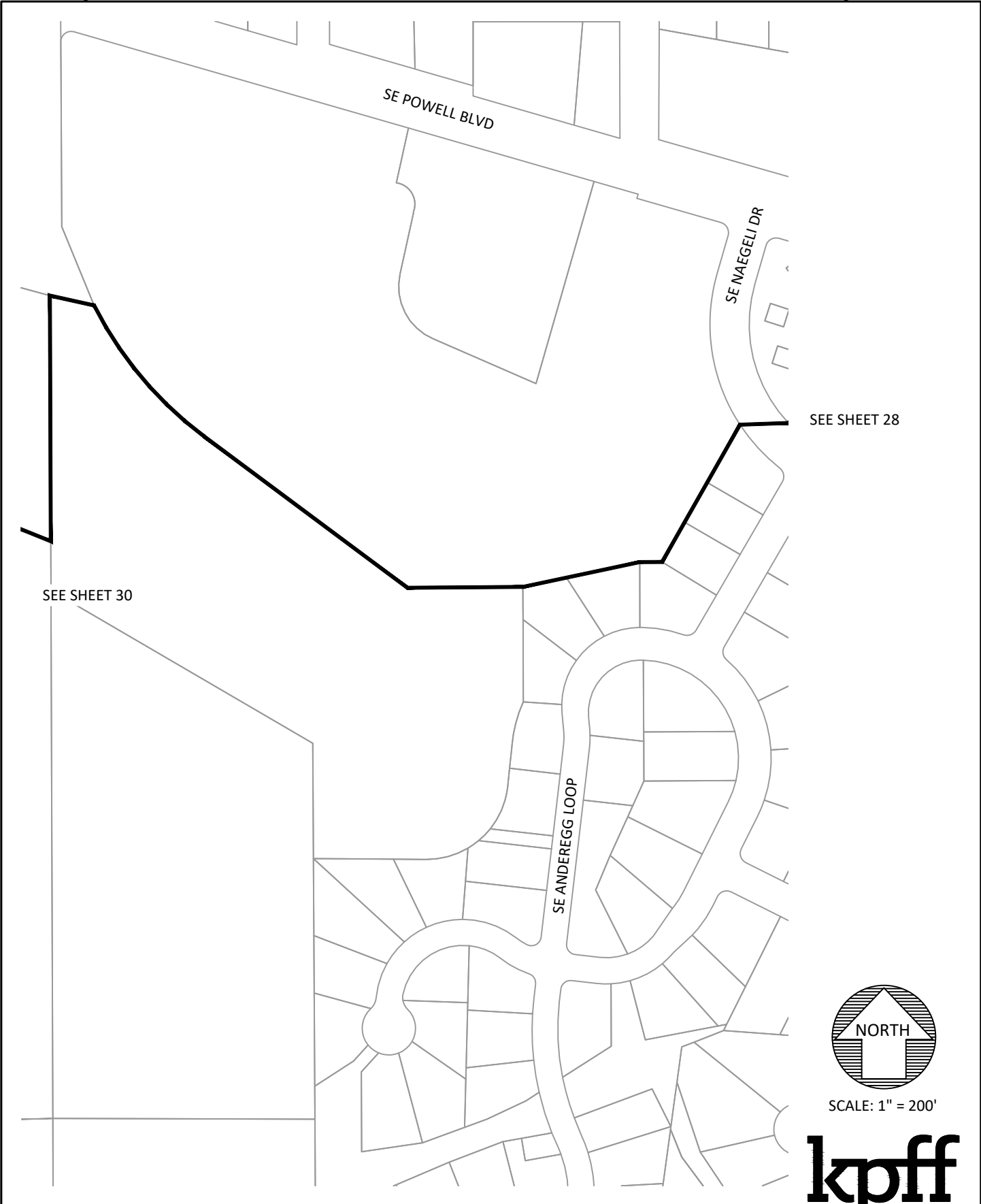
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**EXHIBIT B MAP - E-205**

CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE:	08/19/2024
DRAWN BY:	BDM
CHECKED BY:	TTT
PROJECT NO.	2400244
SHEET:	28/67





SCALE: 1" = 200'

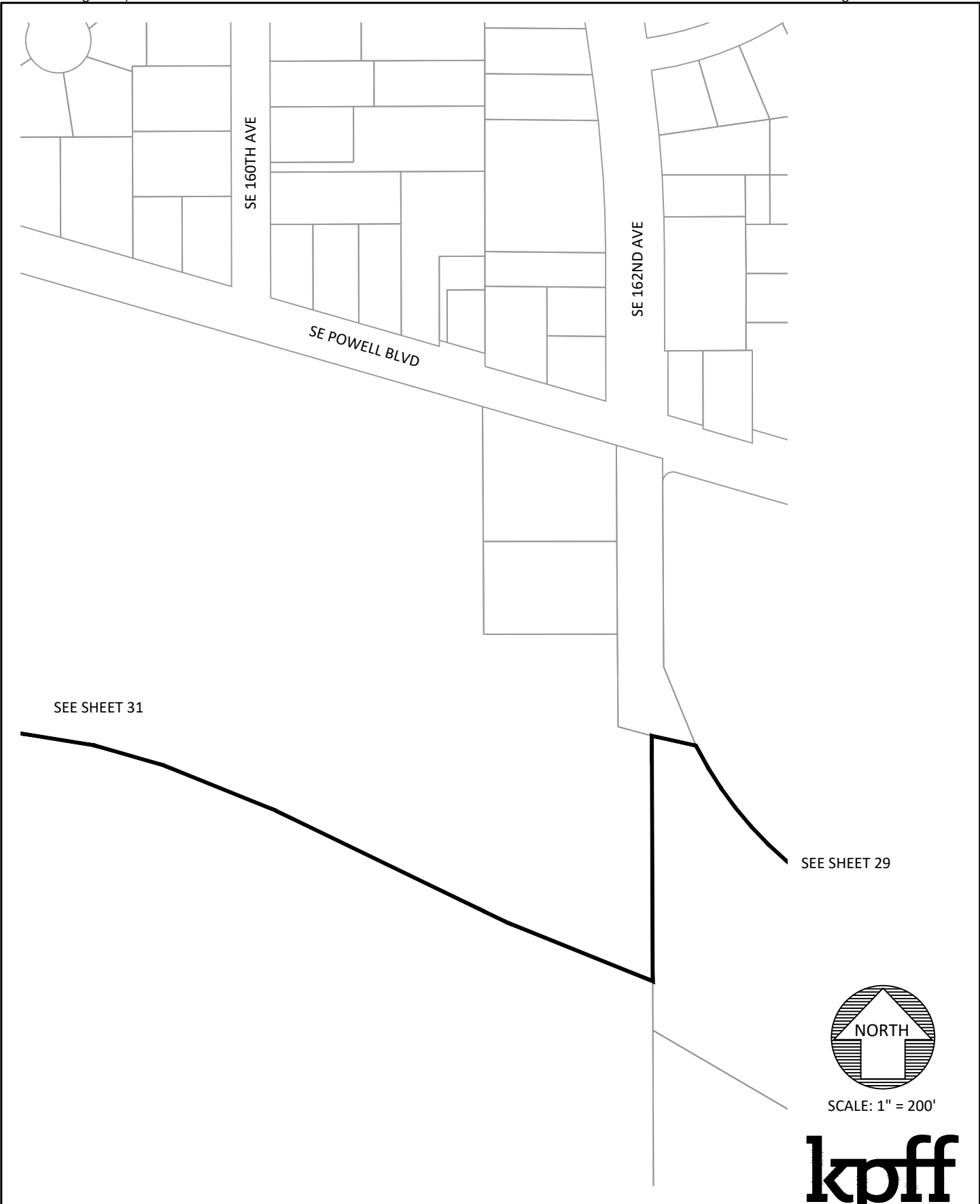


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**EXHIBIT B MAP - E-205**

CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE:	08/19/2024
DRAWN BY:	BDM
CHECKED BY:	TTT
PROJECT NO.	2400244
SHEET:	29/67



SEE SHEET 31

SEE SHEET 29

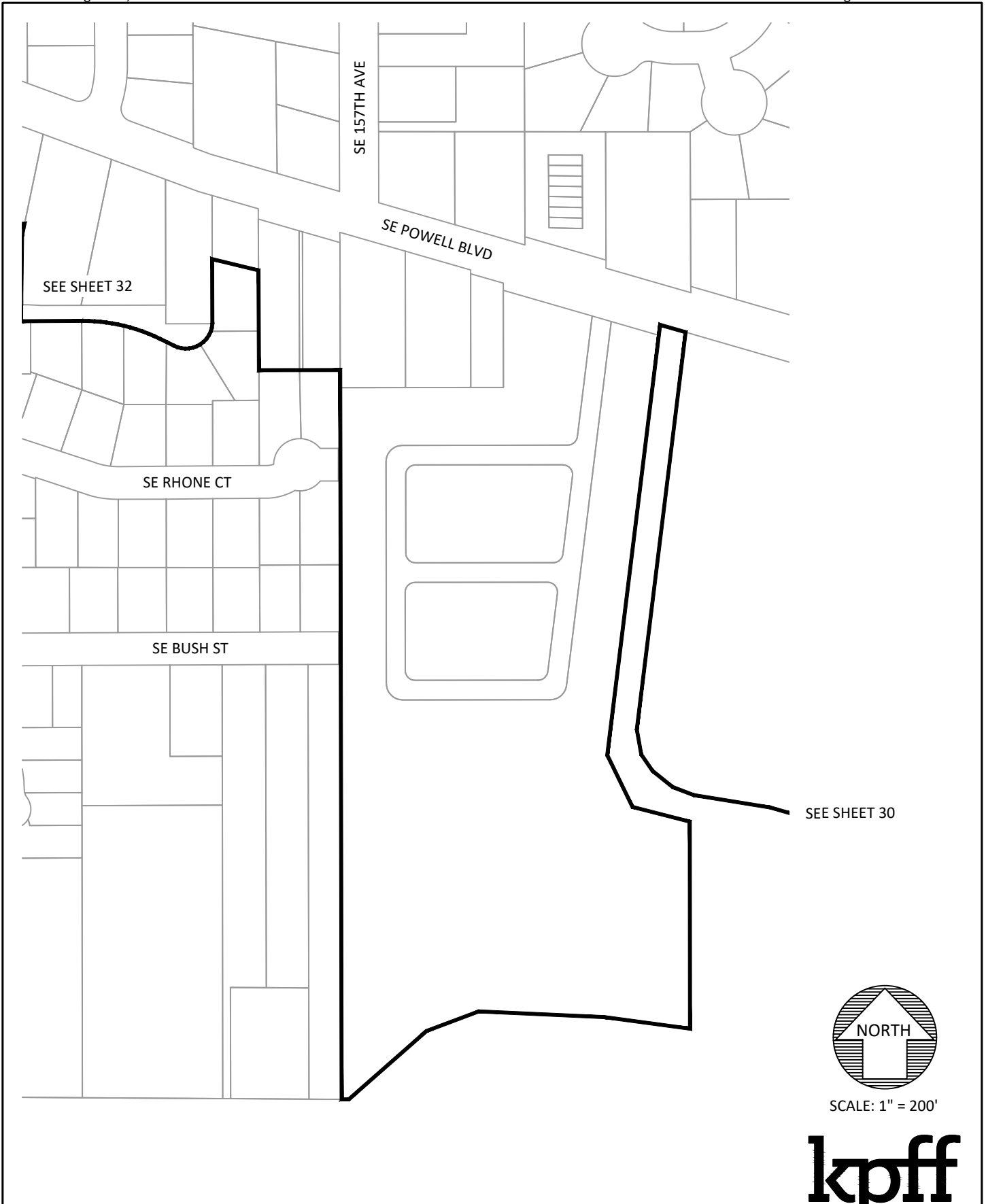


SCALE: 1" = 200'



EXHIBIT B MAP - E-205	DATE:	08/19/2024
	DRAWN BY:	BDM
CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON	CHECKED BY:	TTT
	PROJECT NO.	2400244
	SHEET:	30/67

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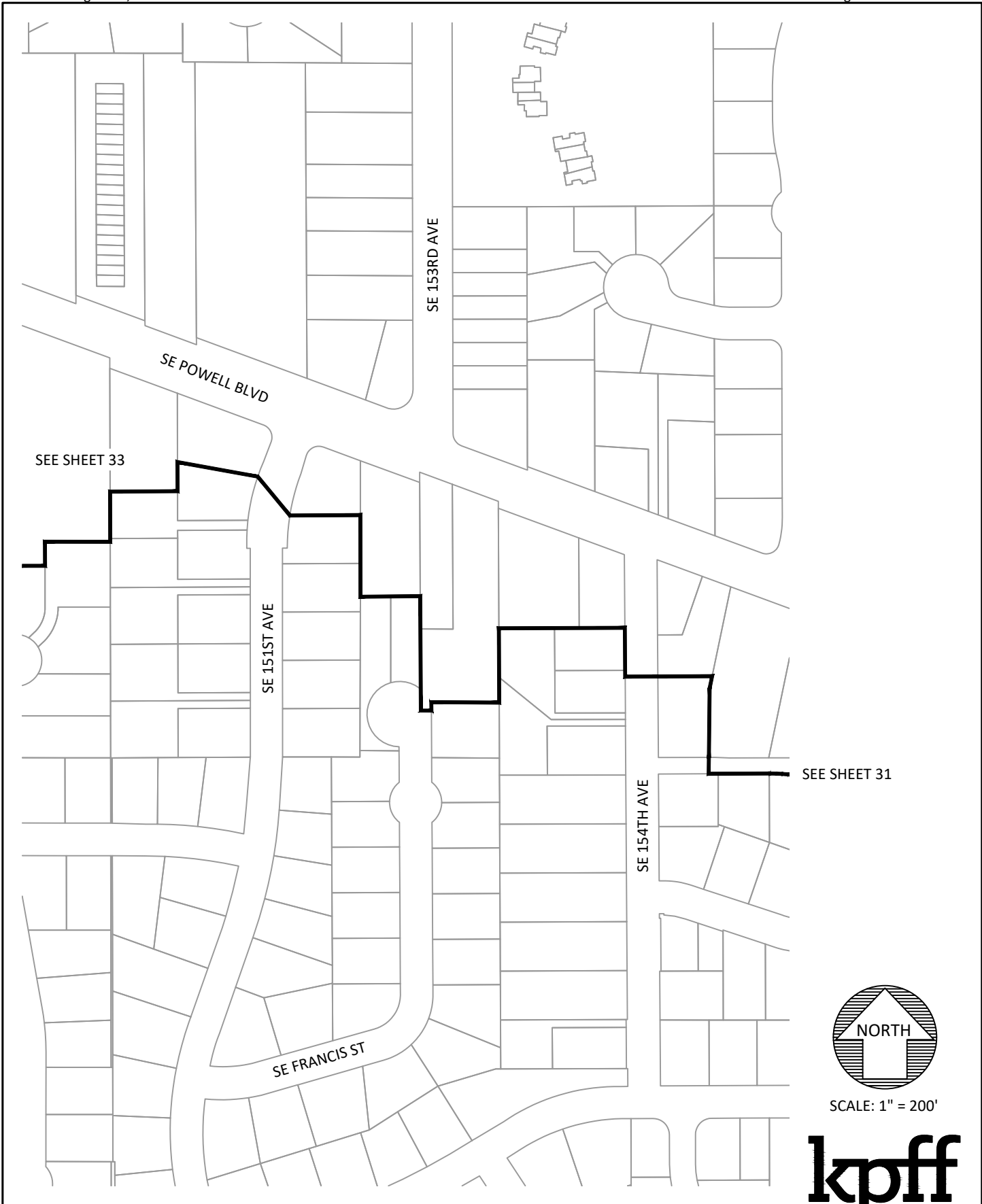


SCALE: 1" = 200'



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<p><b>EXHIBIT B MAP - E-205</b></p>	DATE:	08/19/2024
	DRAWN BY:	BDM
<p>CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON</p>	CHECKED BY:	TTT
	PROJECT NO.	2400244
	SHEET:	31/67



SCALE: 1" = 200'

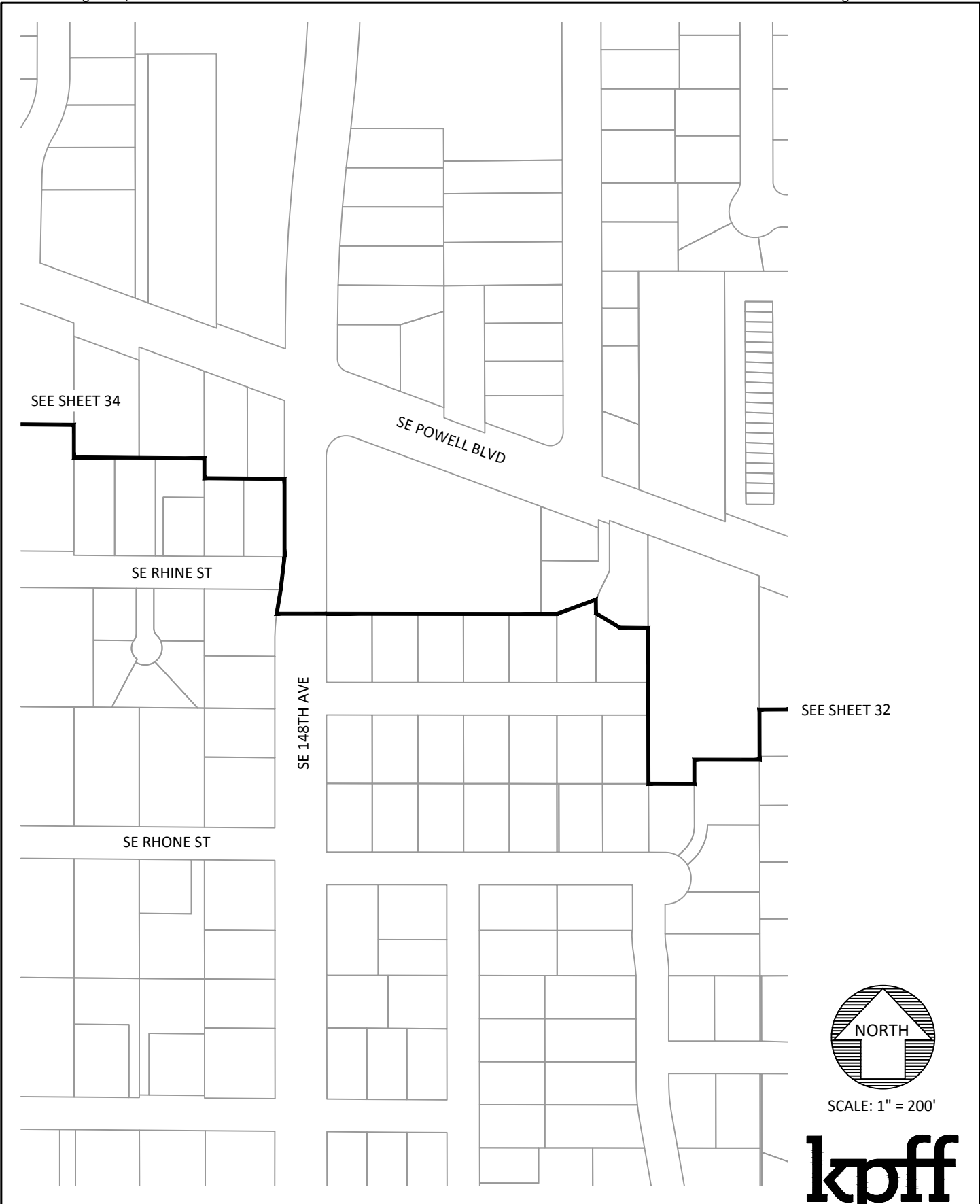


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**EXHIBIT B MAP - E-205**

CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE:	08/19/2024
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PROJECT NO.	2400244
SHEET:	32/67



SCALE: 1" = 200'

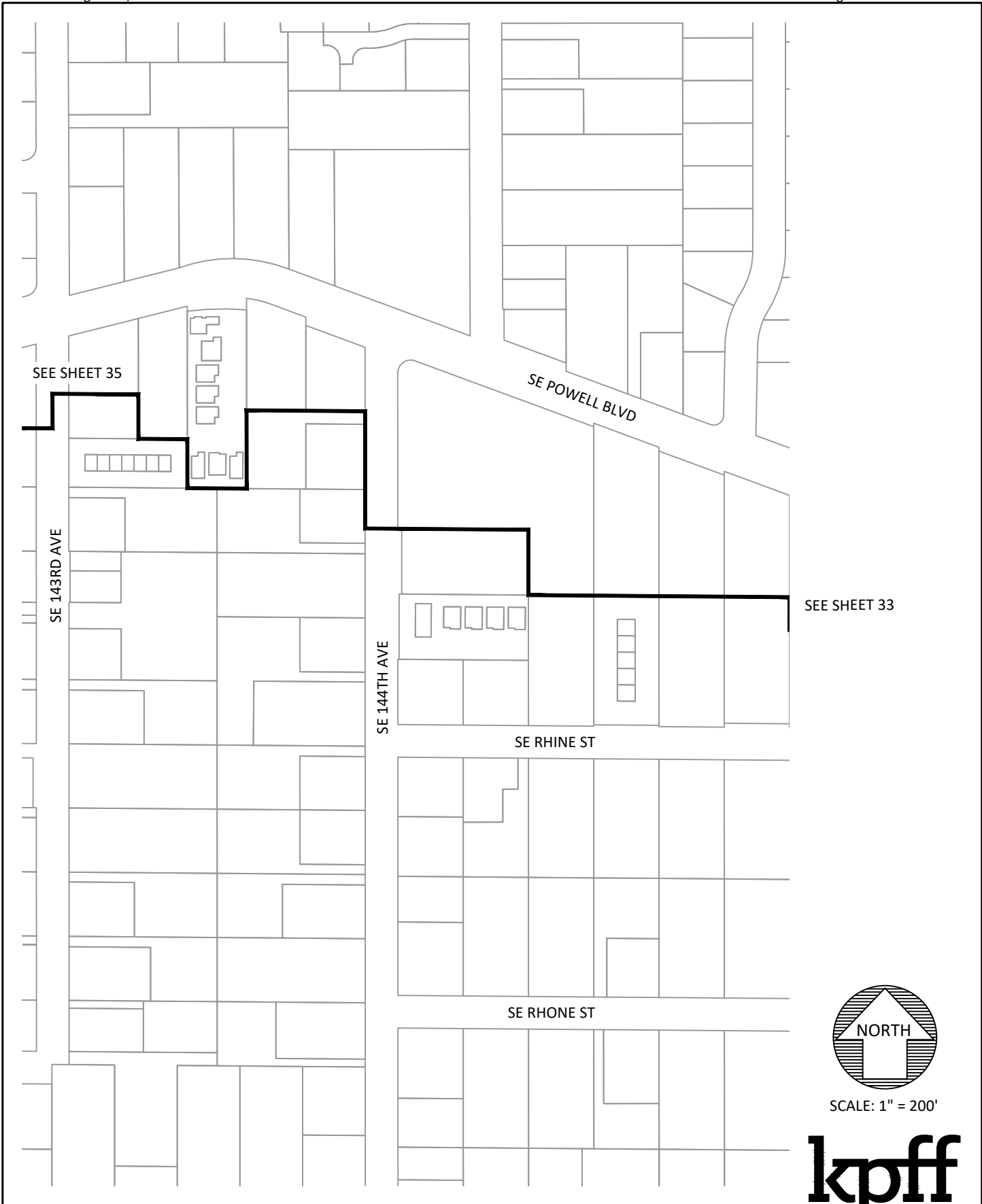


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**EXHIBIT B MAP - E-205**

CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE:	08/19/2024
DRAWN BY:	BDM
CHECKED BY:	TTT
PROJECT NO.	2400244
SHEET:	33/67



SEE SHEET 35

SE 143RD AVE

SE 144TH AVE

SE POWELL BLVD

SEE SHEET 33

SE RHINE ST

SE RHONE ST



SCALE: 1" = 200'

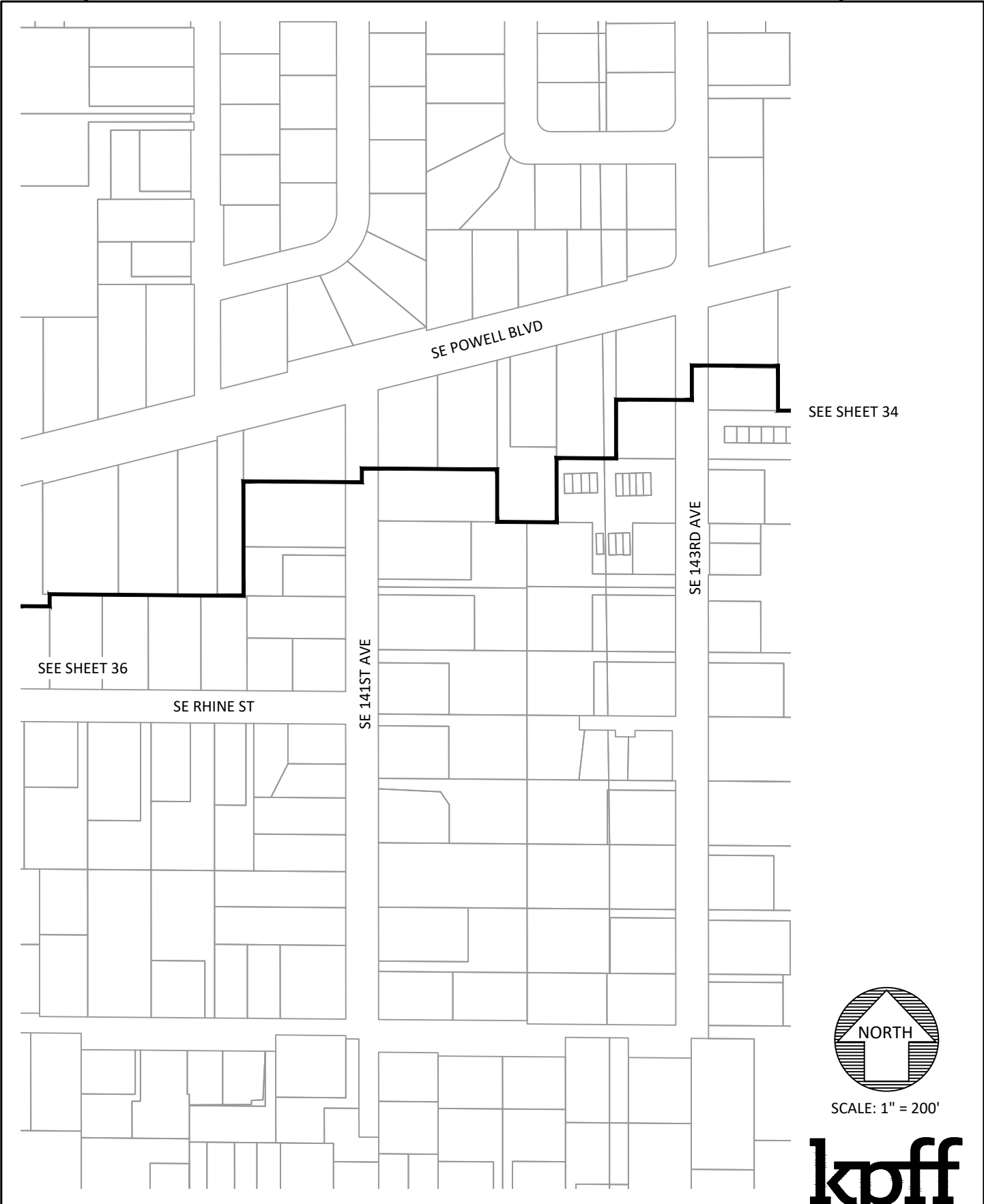


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**EXHIBIT B MAP - E-205**

CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

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PROJECT NO.	2400244
SHEET:	34/67



SCALE: 1" = 200'

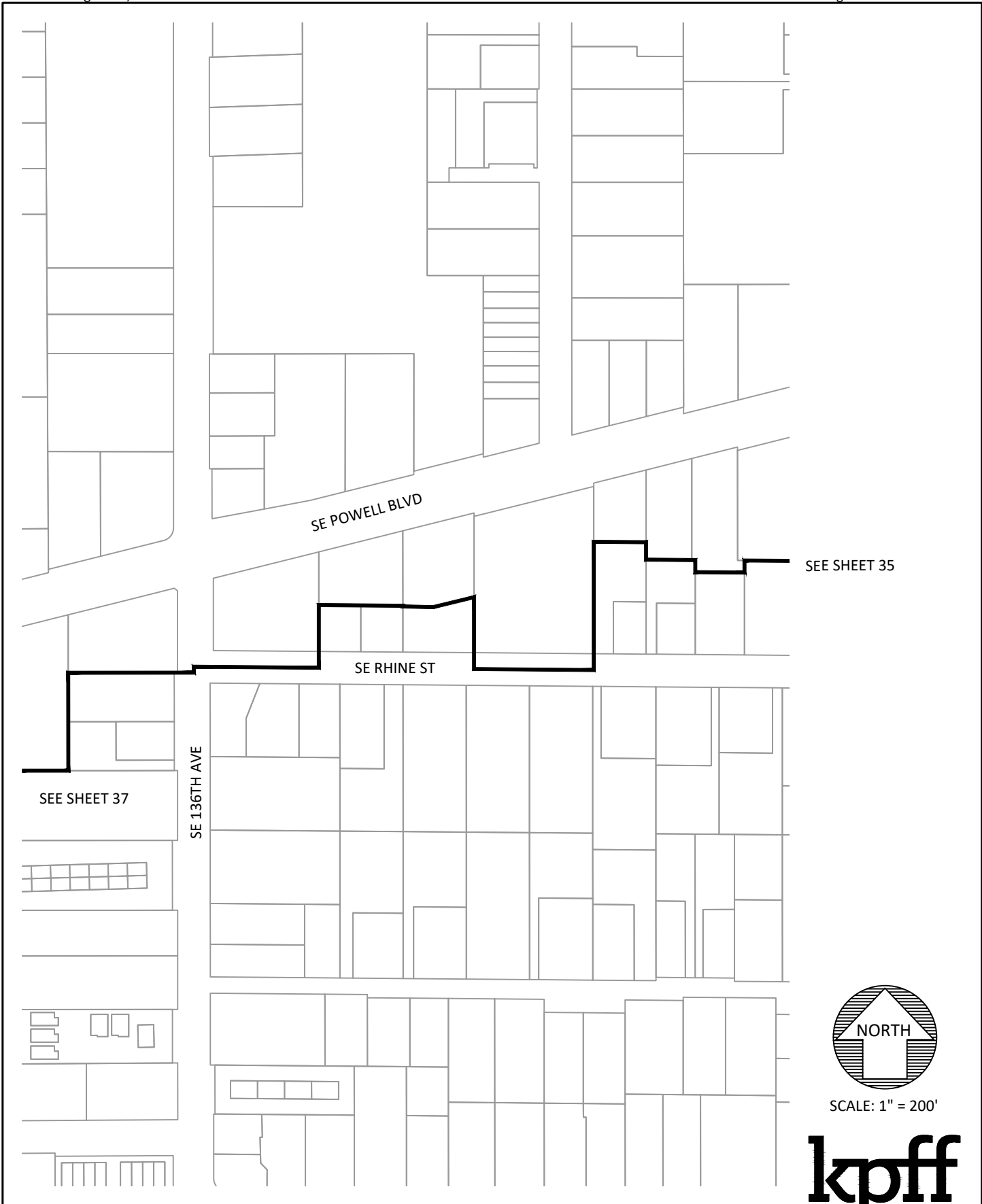


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**EXHIBIT B MAP - E-205**

CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE:	08/19/2024
DRAWN BY:	BDM
CHECKED BY:	TTT
PROJECT NO.	2400244
SHEET:	35/67



SCALE: 1" = 200'



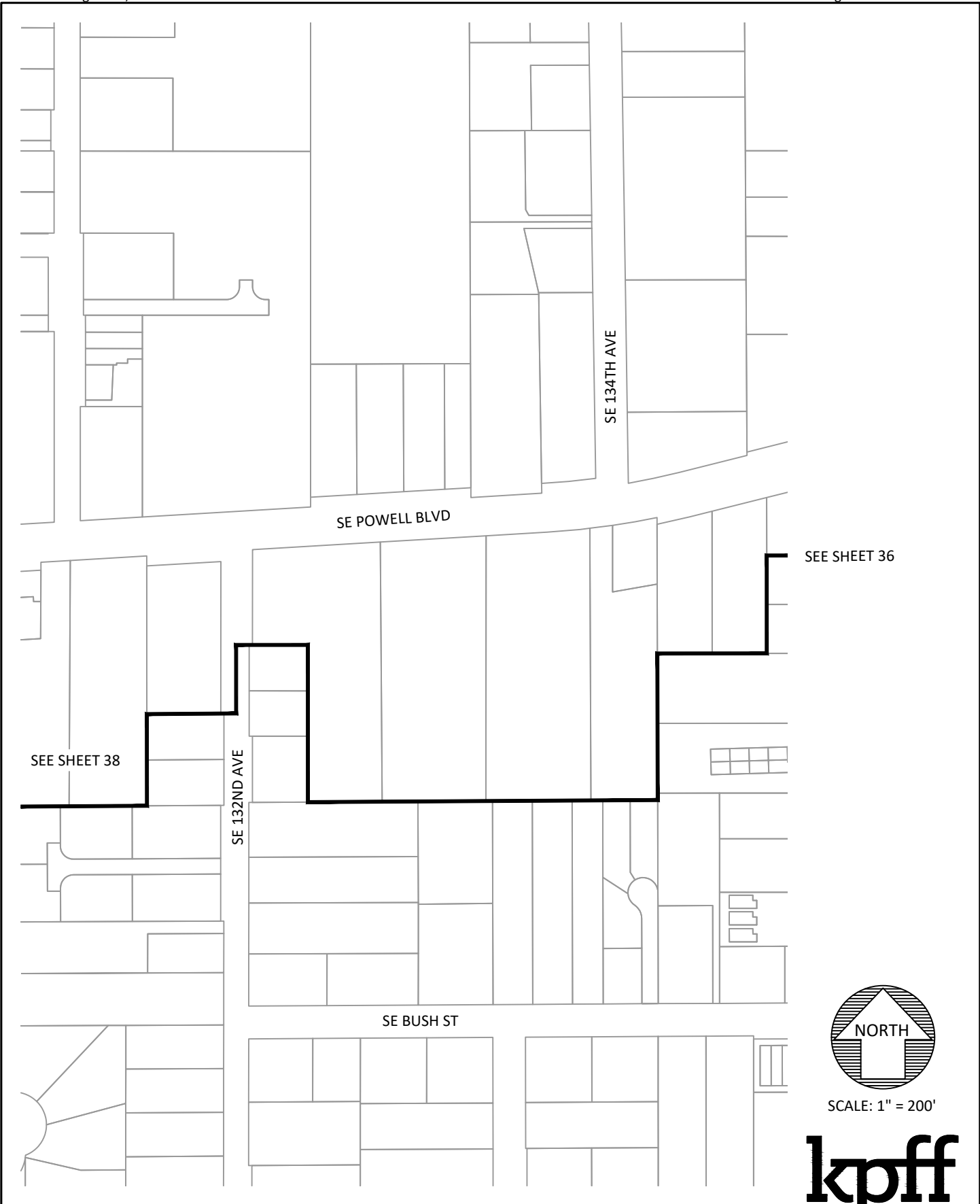
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**EXHIBIT B MAP - E-205**

CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE:	08/19/2024
DRAWN BY:	BDM
CHECKED BY:	TTT
PROJECT NO.	2400244
SHEET:	36/67



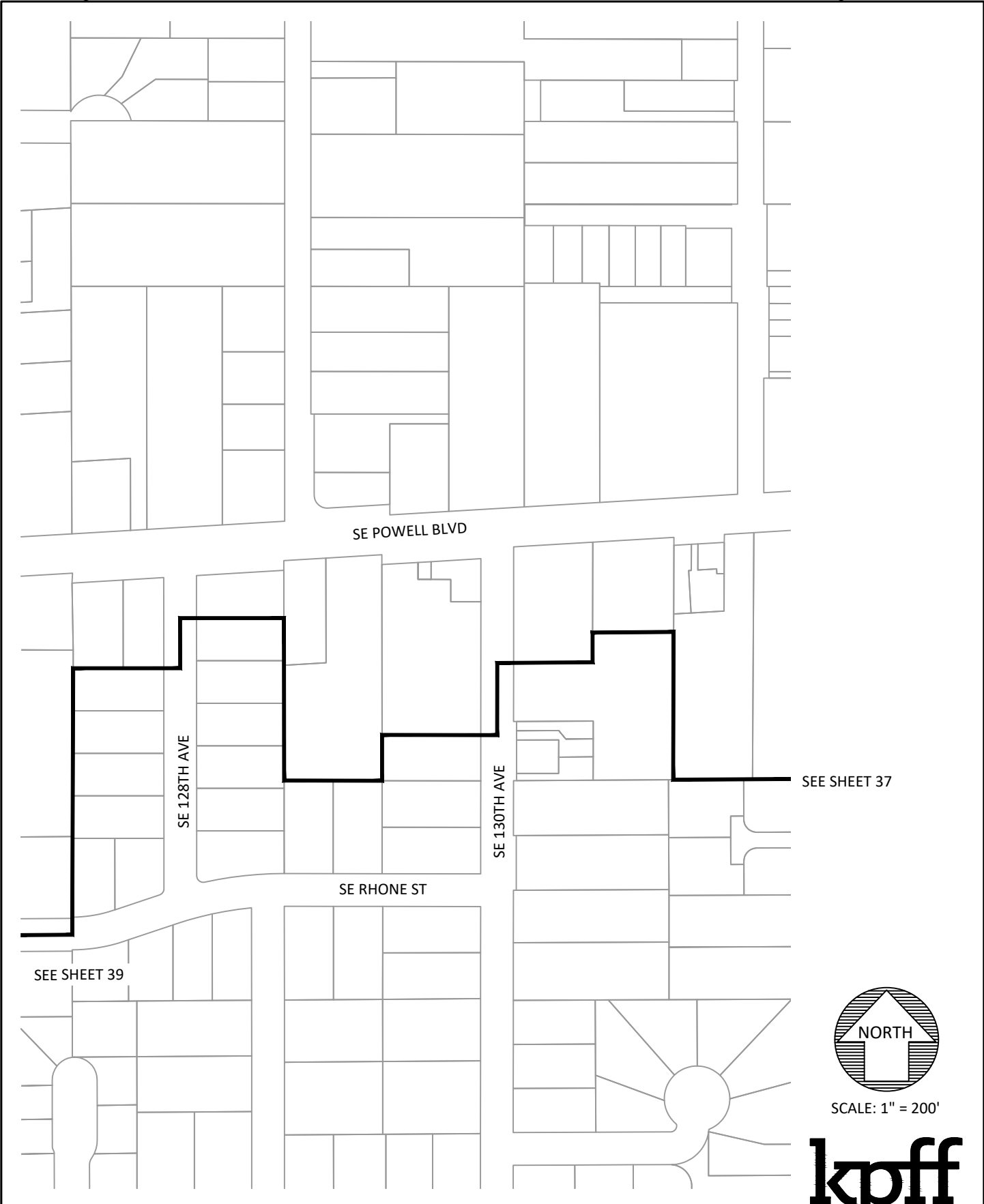


SCALE: 1" = 200'



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<p><b>EXHIBIT B MAP - E-205</b></p>	DATE:	08/19/2024
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<p>CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON</p>	CHECKED BY:	TTT
	PROJECT NO.	2400244
	SHEET:	37/67



SCALE: 1" = 200'



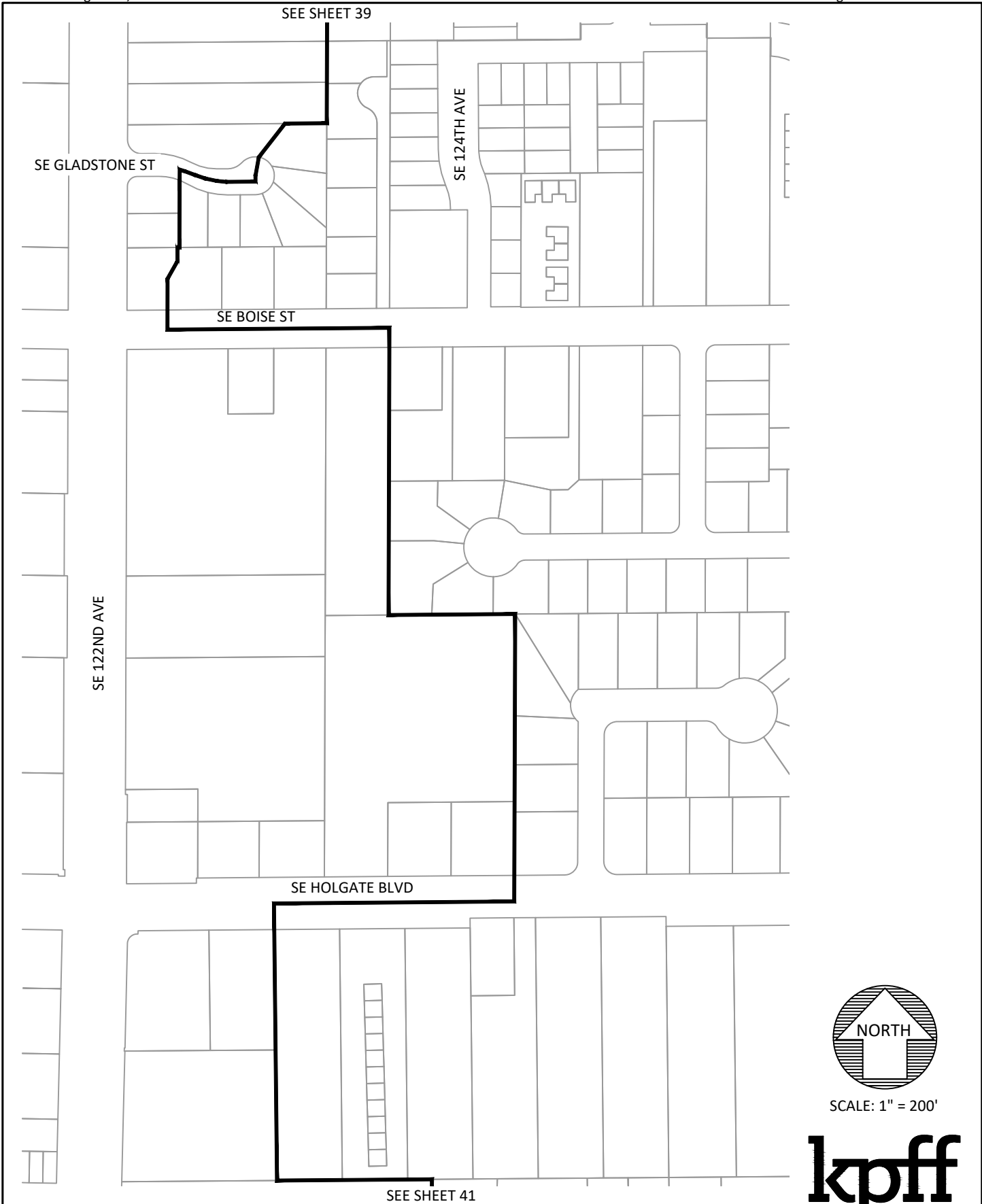
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**EXHIBIT B MAP - E-205**

CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE:	08/19/2024
DRAWN BY:	BDM
CHECKED BY:	TTT
PROJECT NO.	2400244
SHEET:	38/67





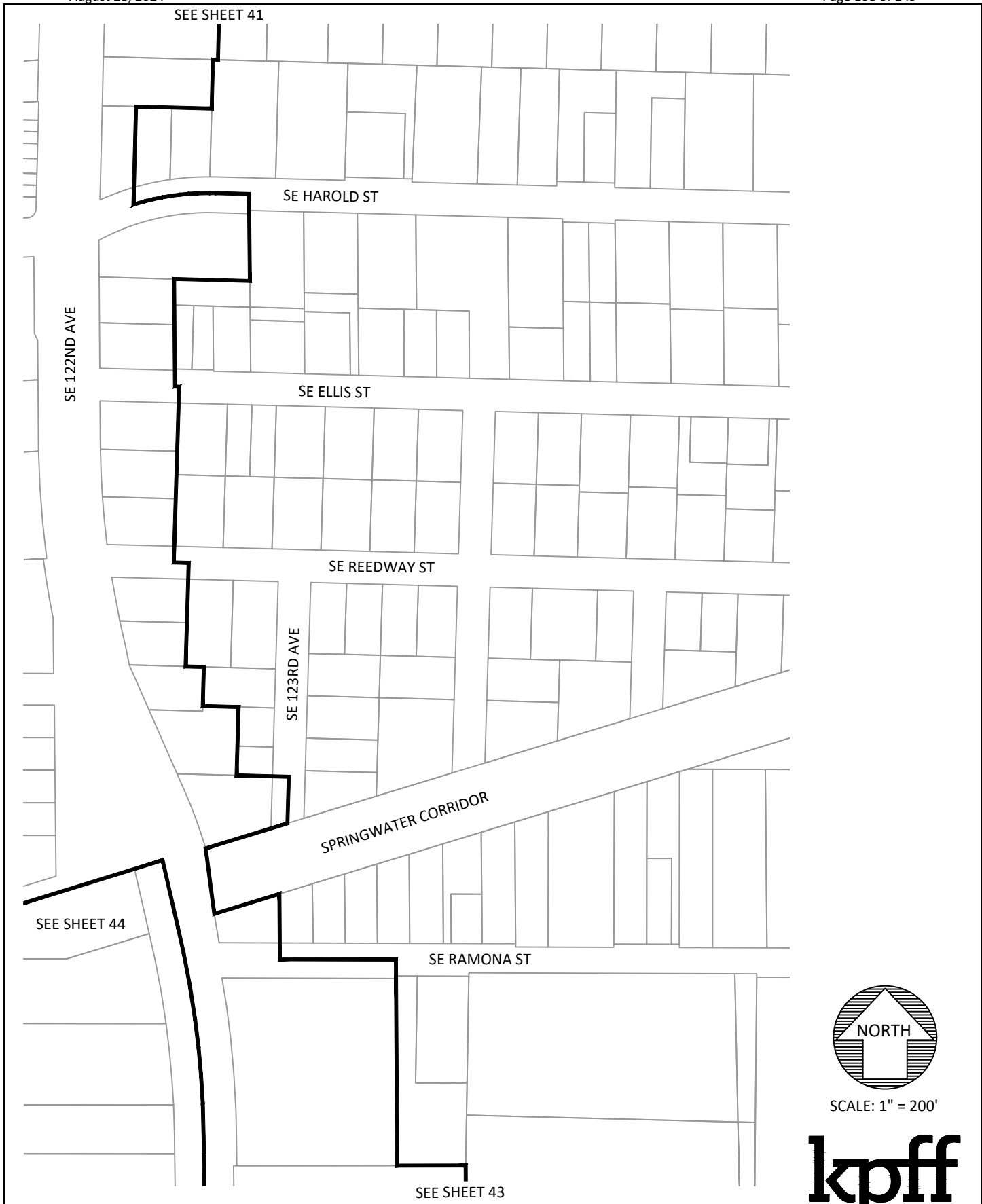
SCALE: 1" = 200'



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EXHIBIT B MAP - E-205	DATE:	08/19/2024
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CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON	CHECKED BY:	TTT
	PROJECT NO.	2400244
	SHEET:	40/67



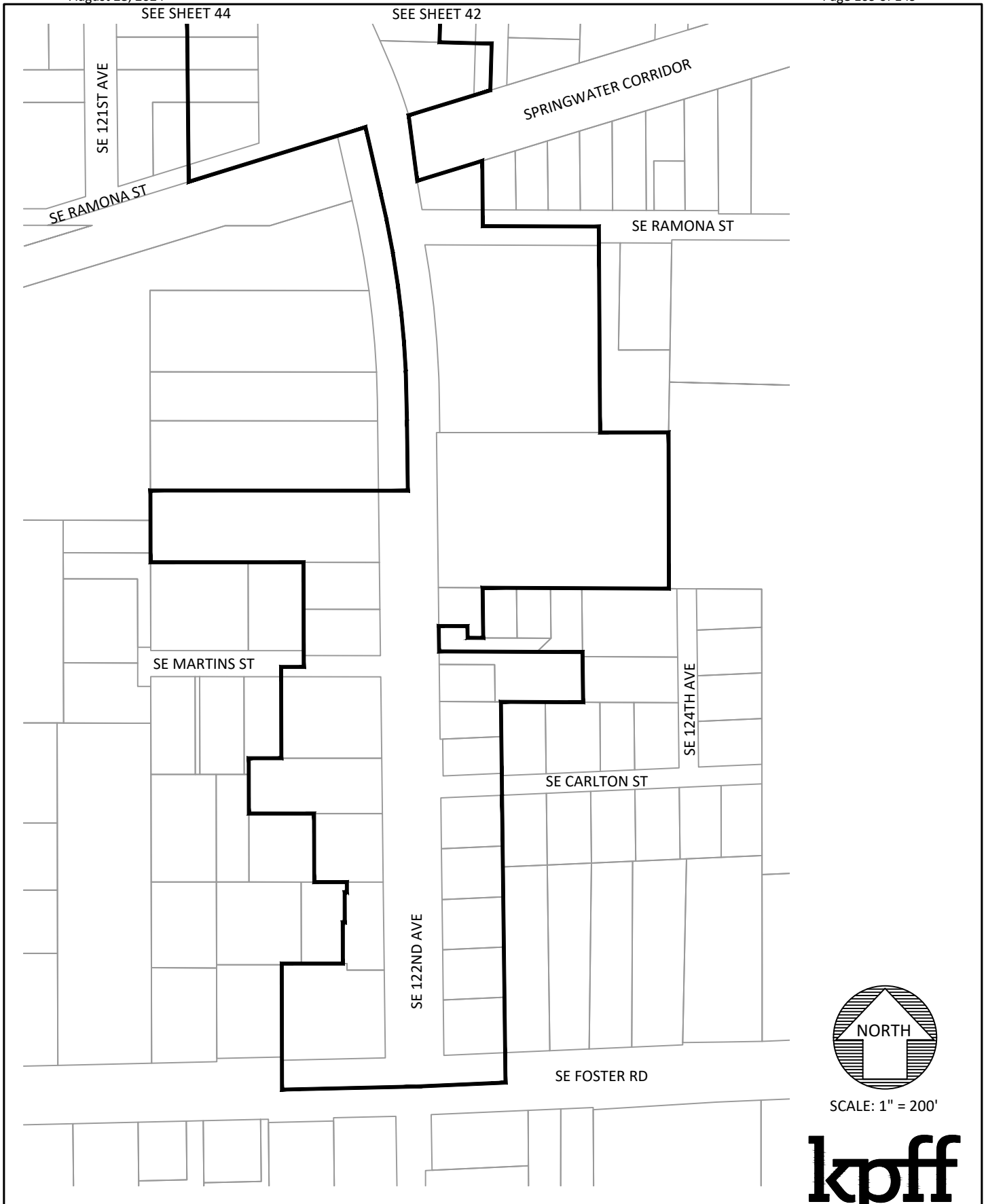


SCALE: 1" = 200'



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<p><b>EXHIBIT B MAP - E-205</b></p>	DATE:	08/19/2024
	DRAWN BY:	BDM
<p>CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON</p>	CHECKED BY:	TTT
	PROJECT NO.	2400244
	SHEET:	42/67



SCALE: 1" = 200'

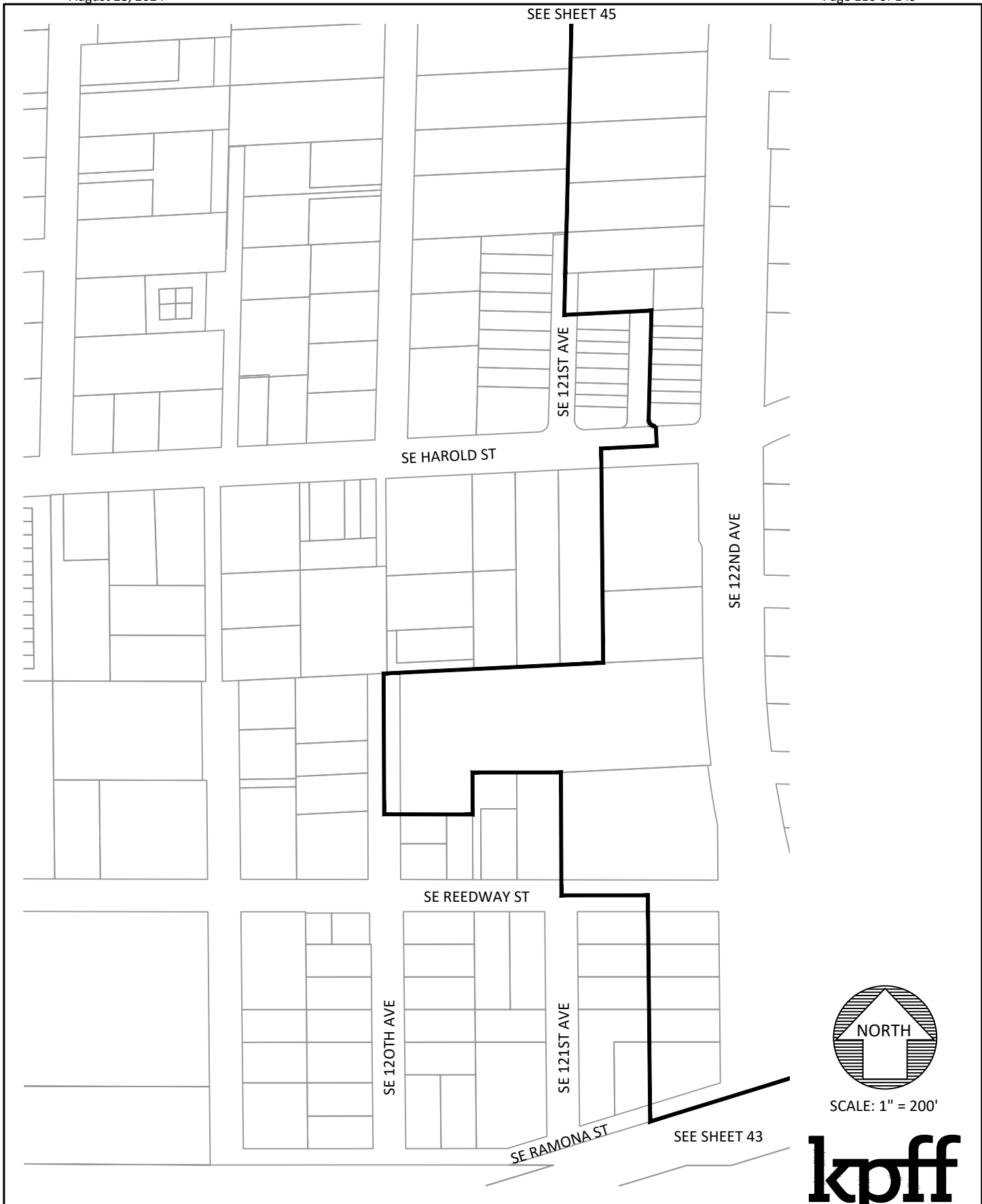


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EXHIBIT B MAP - E-205

CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE:	08/19/2024
DRAWN BY:	BDM
CHECKED BY:	TTT
PROJECT NO.	2400244
SHEET:	43/67



SCALE: 1" = 200'



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<p><b>EXHIBIT B MAP - E-205</b></p>	DATE:	08/19/2024
	DRAWN BY:	BDM
<p>CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON</p>	CHECKED BY:	TTT
	PROJECT NO.	2400244
	SHEET:	44/67



SEE SHEET 46

SE PARDEE ST

SE SCHILLER ST

SE LIEBE ST

SE RAYMOND ST

SE 122ND AVE

SEE SHEET 44



SCALE: 1" = 200'



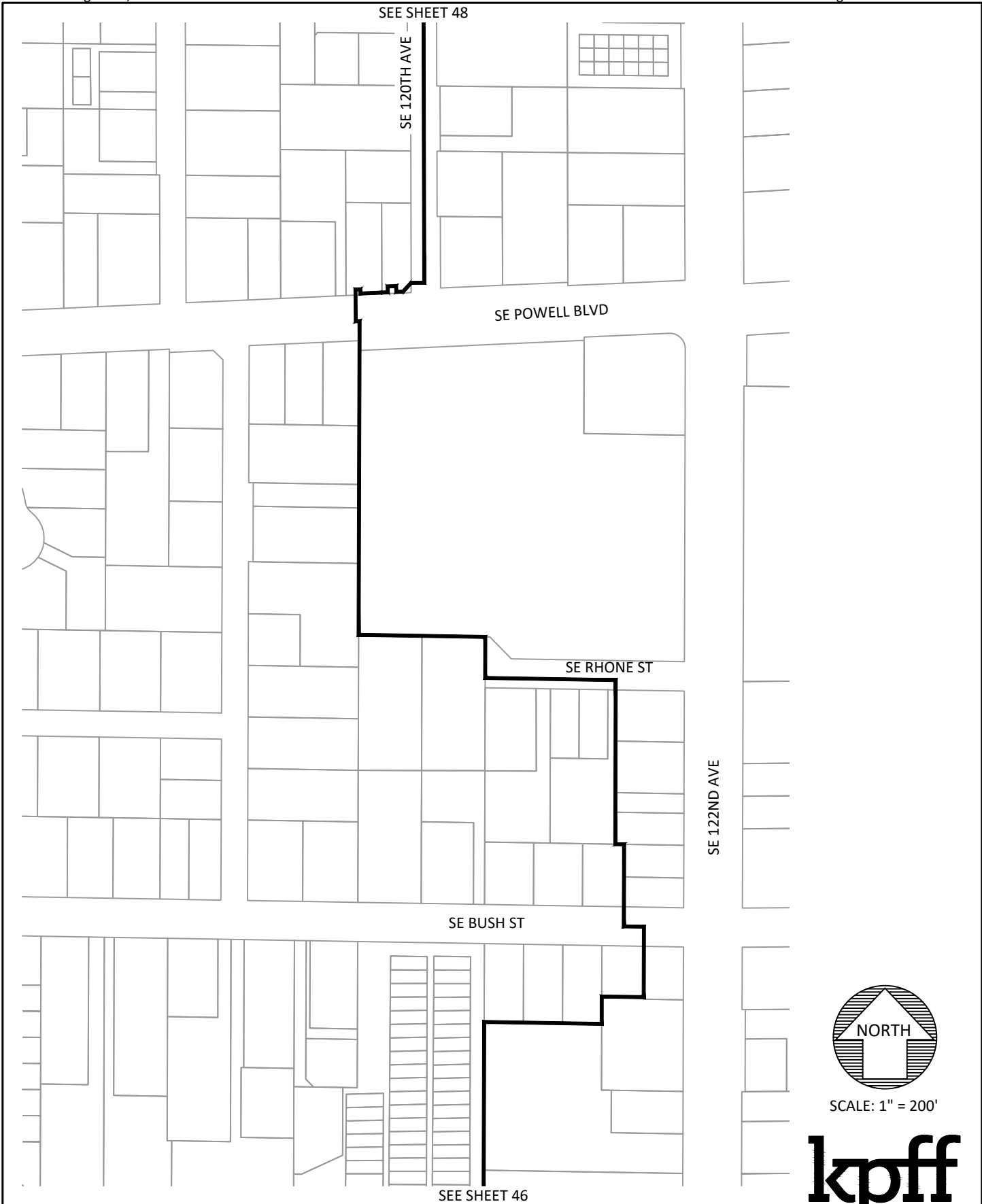
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EXHIBIT B MAP - E-205

CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE:	08/19/2024
DRAWN BY:	BDM
CHECKED BY:	TTT
PROJECT NO.	2400244
SHEET:	45/67





SCALE: 1" = 200'

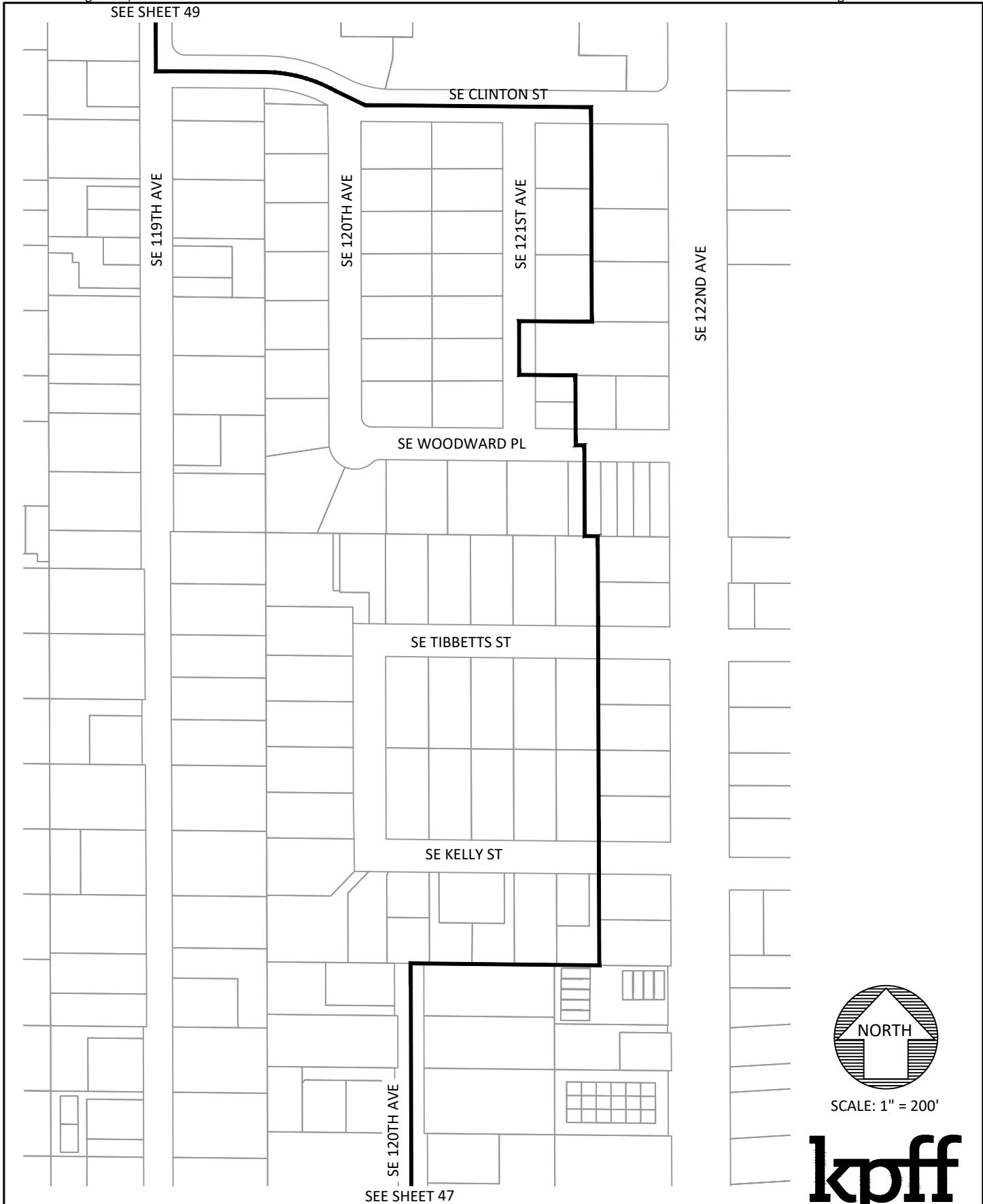


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**EXHIBIT B MAP - E-205**

CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE:	08/19/2024
DRAWN BY:	BDM
CHECKED BY:	TTT
PROJECT NO.	2400244
SHEET:	47/67



SEE SHEET 49

SEE SHEET 47



SCALE: 1" = 200'

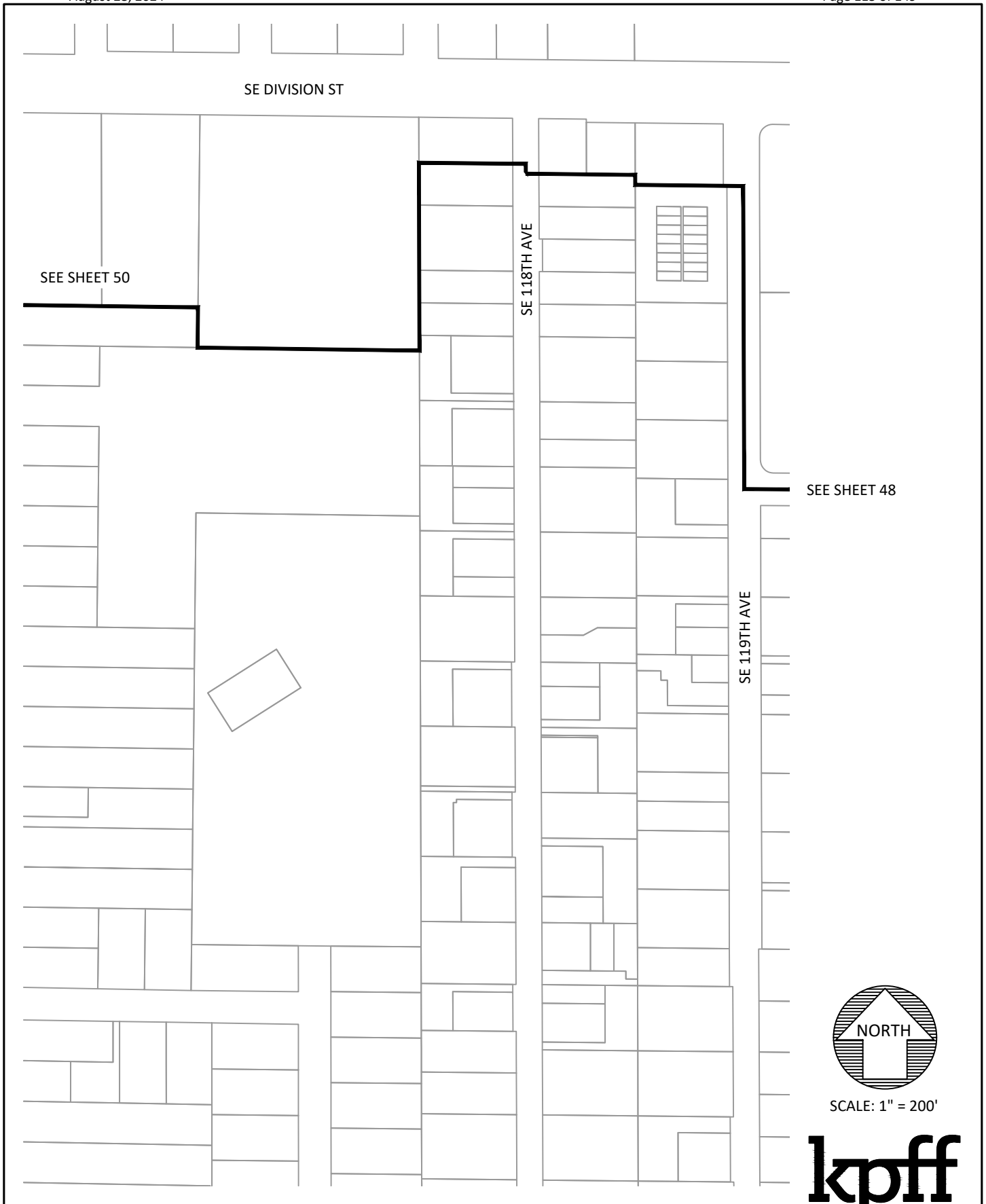


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**EXHIBIT B MAP - E-205**

CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE:	08/19/2024
DRAWN BY:	BDM
CHECKED BY:	TTT
PROJECT NO.	2400244
SHEET:	48/67



SCALE: 1" = 200'

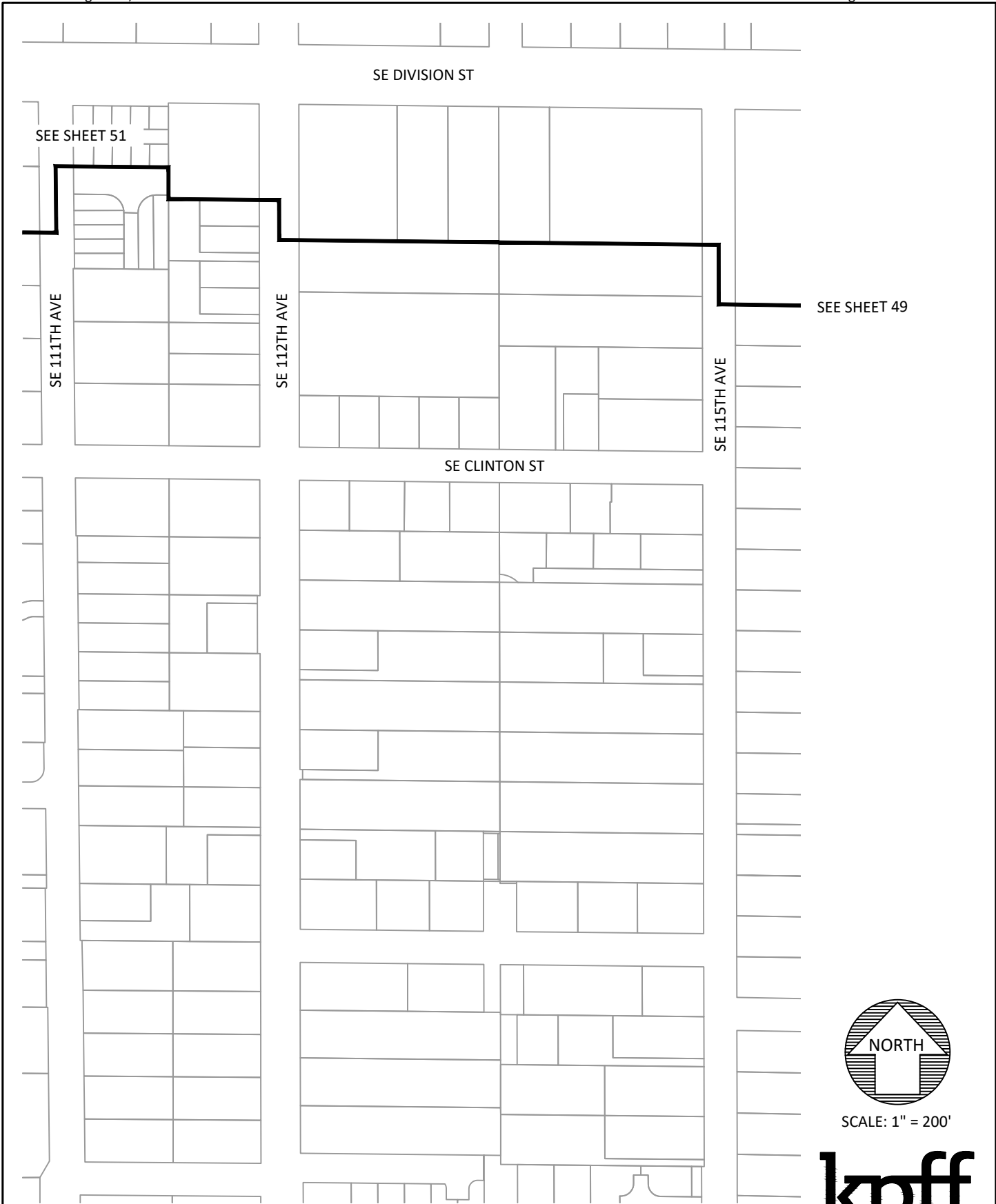


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**EXHIBIT B MAP - E-205**

CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE:	08/19/2024
DRAWN BY:	BDM
CHECKED BY:	TTT
PROJECT NO.	2400244
SHEET:	49/67



SCALE: 1" = 200'



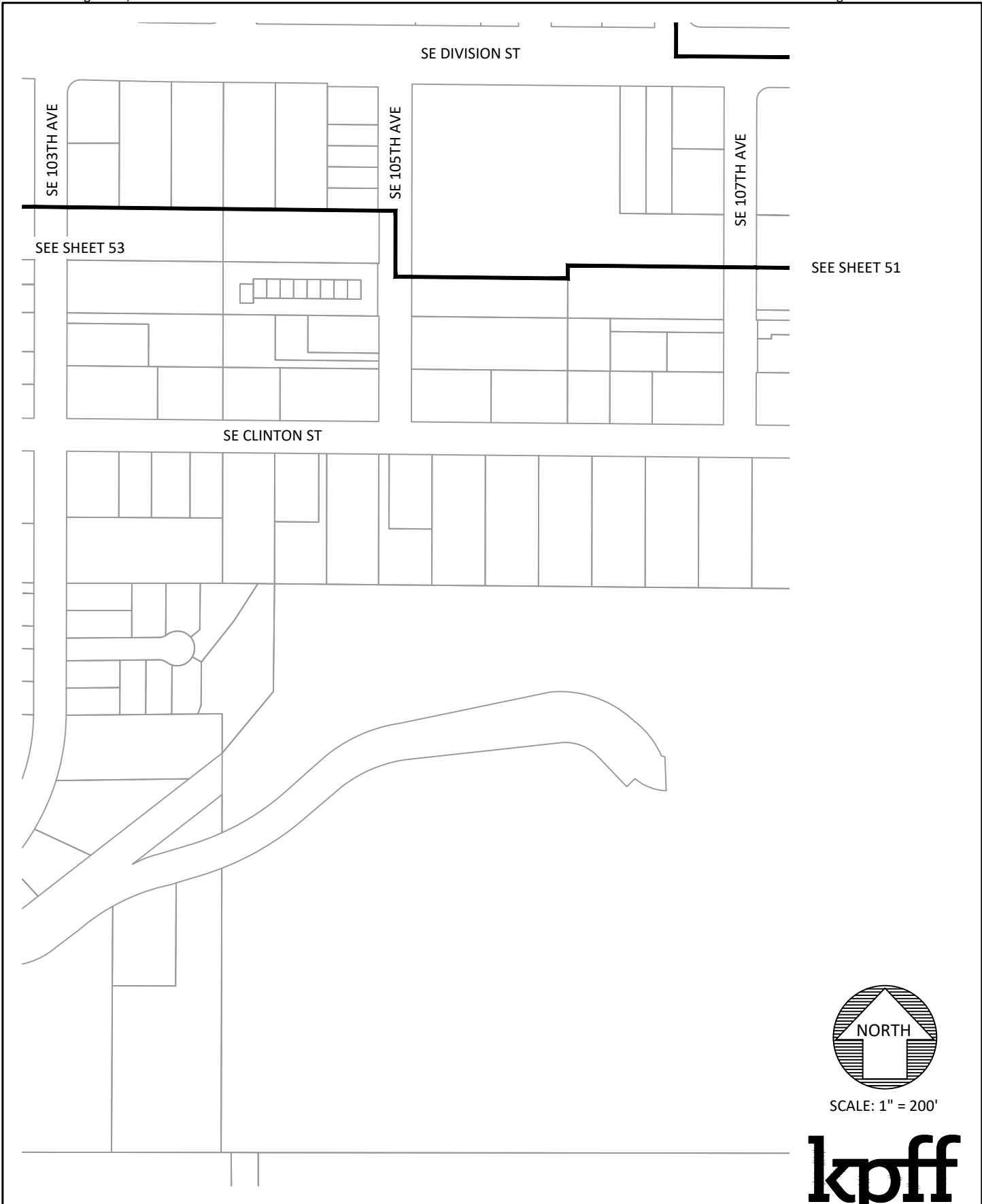
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**EXHIBIT B MAP - E-205**

CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE:	08/19/2024
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CHECKED BY:	TTT
PROJECT NO.	2400244
SHEET:	50/67





SCALE: 1" = 200'



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**EXHIBIT B MAP - E-205**

CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE:	08/19/2024
DRAWN BY:	BDM
CHECKED BY:	TTT
PROJECT NO.	2400244
SHEET:	52/67



SE DIVISION ST

SE 101ST AVE

SE 103TH AVE

SEE SHEET 52

SEE SHEET 54

SE CLINTON ST



SCALE: 1" = 200'

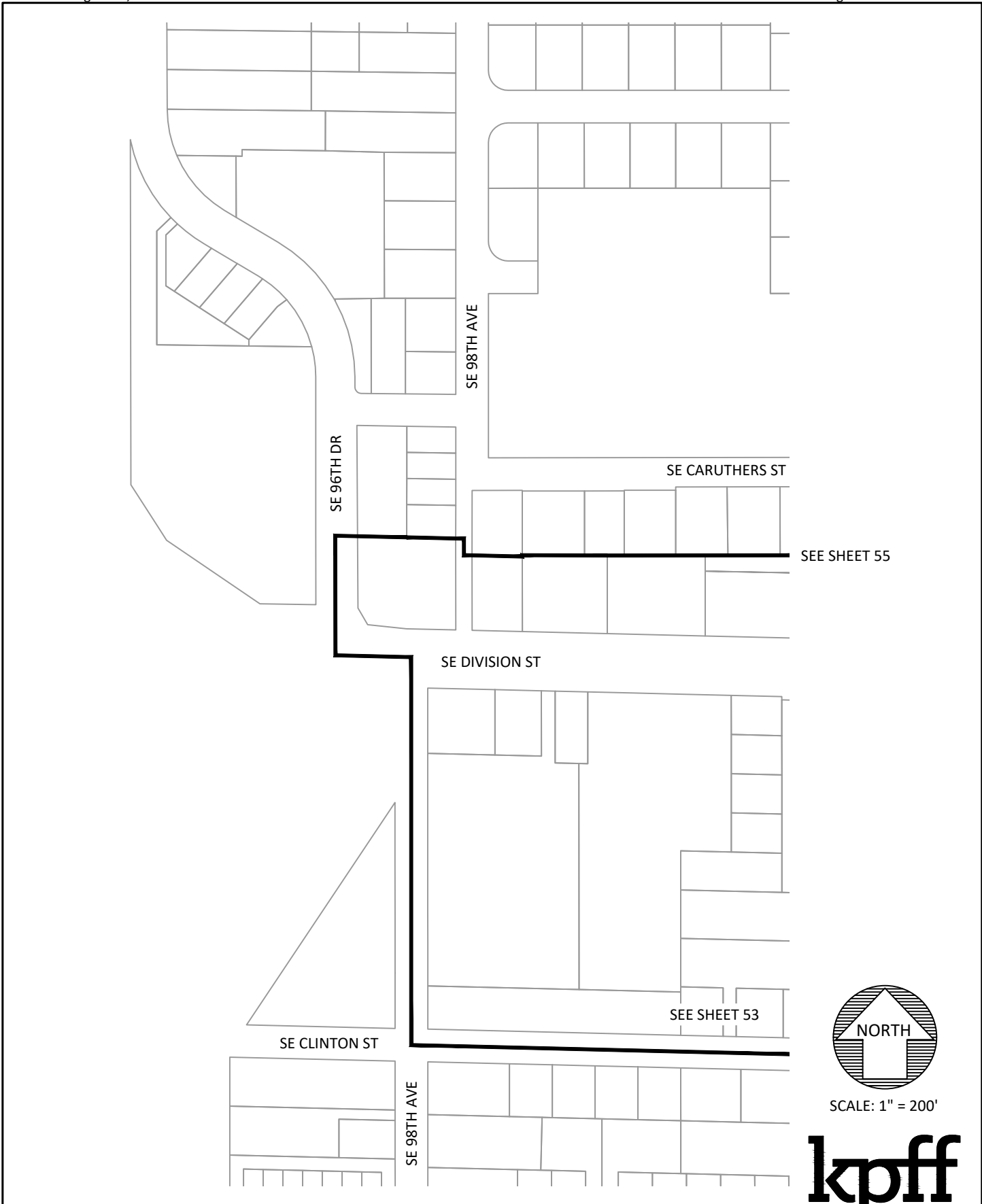


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EXHIBIT B MAP - E-205

CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

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DRAWN BY:	BDM
CHECKED BY:	TTT
PROJECT NO.	2400244
SHEET:	53/67



SCALE: 1" = 200'

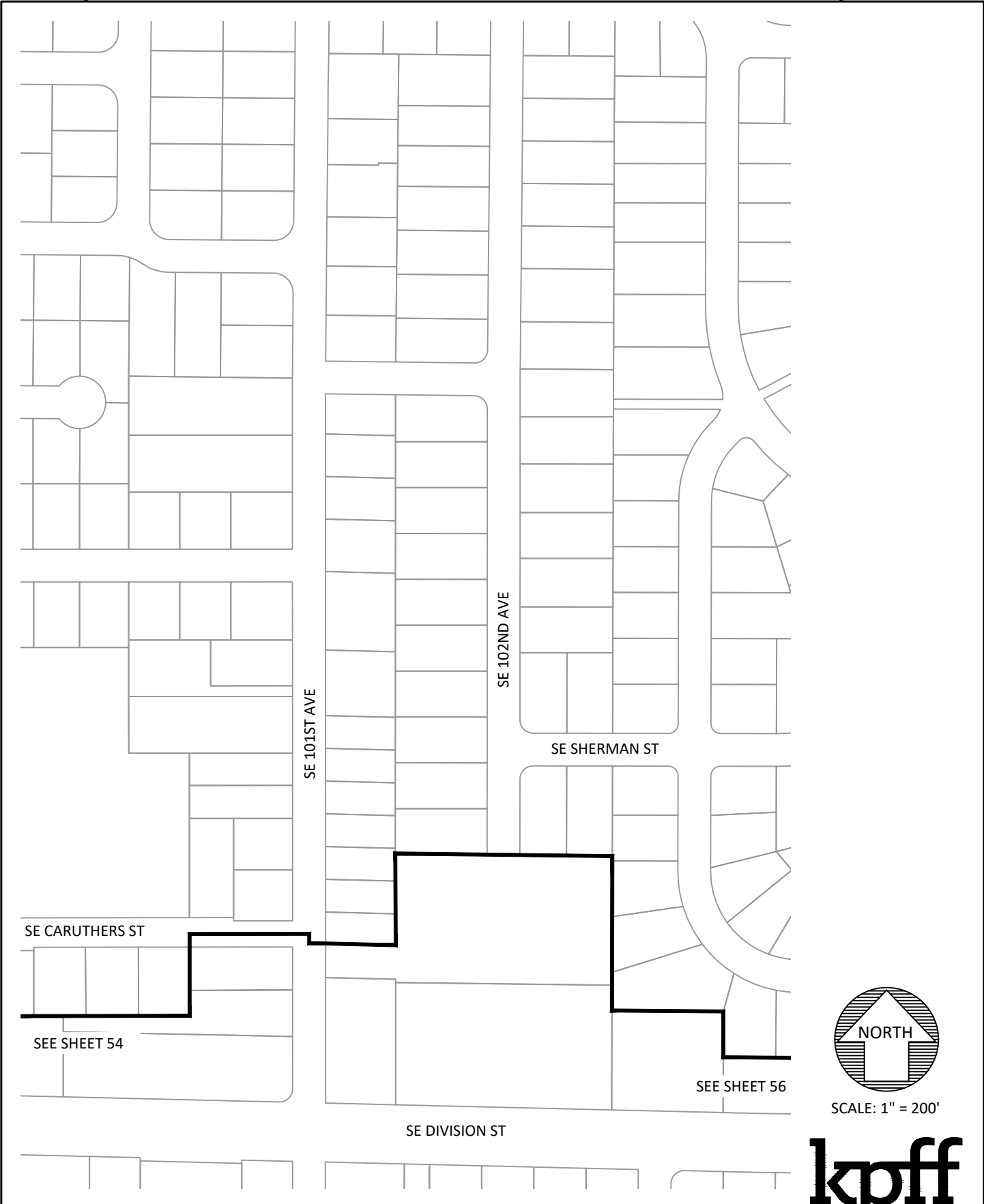


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EXHIBIT B MAP - E-205

CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE:	08/19/2024
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PROJECT NO.	2400244
SHEET:	54/67



SCALE: 1" = 200'

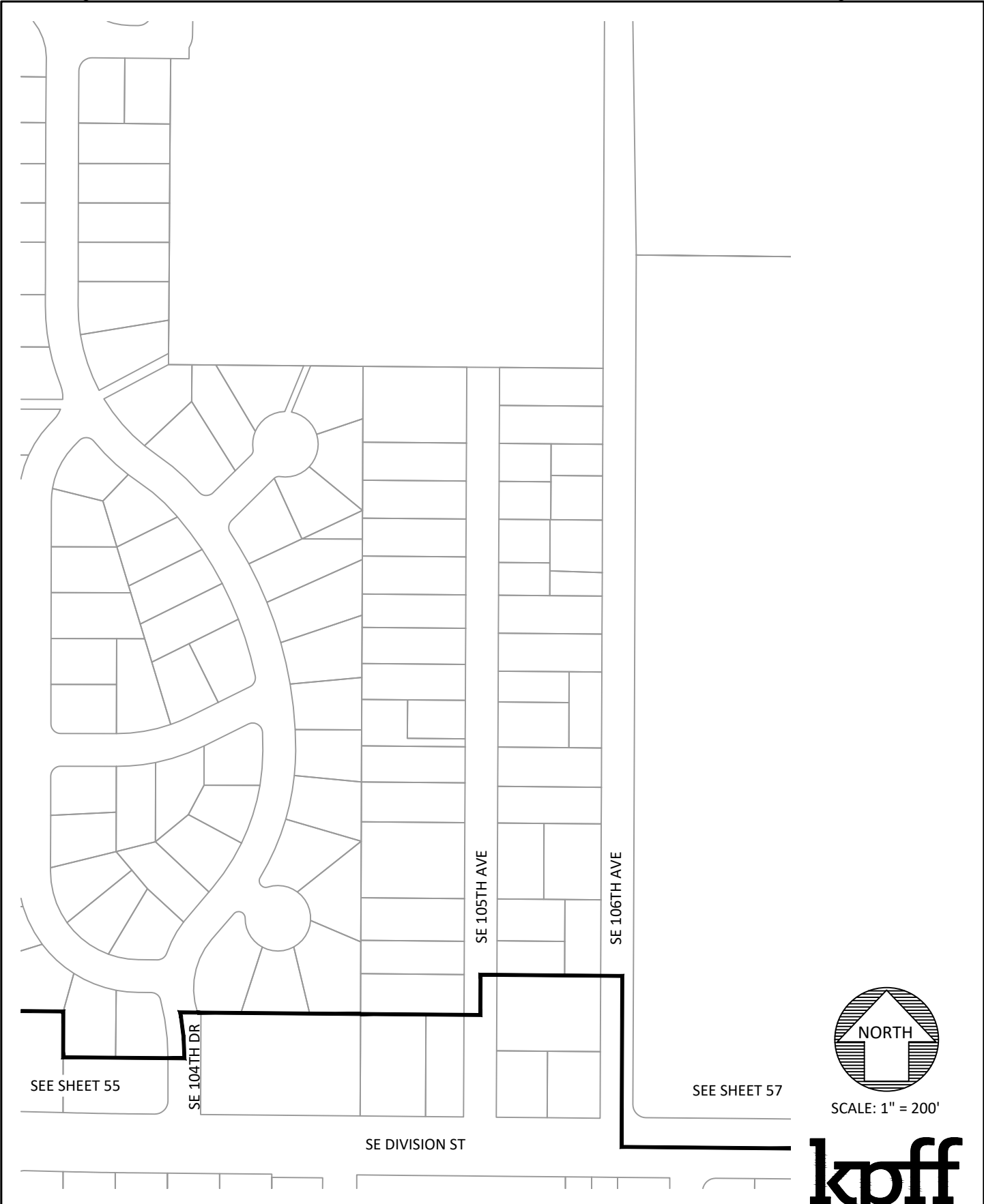


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**EXHIBIT B MAP - E-205**

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CHECKED BY:	TTT
PROJECT NO.	2400244
SHEET:	55/67

CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON



SCALE: 1" = 200'

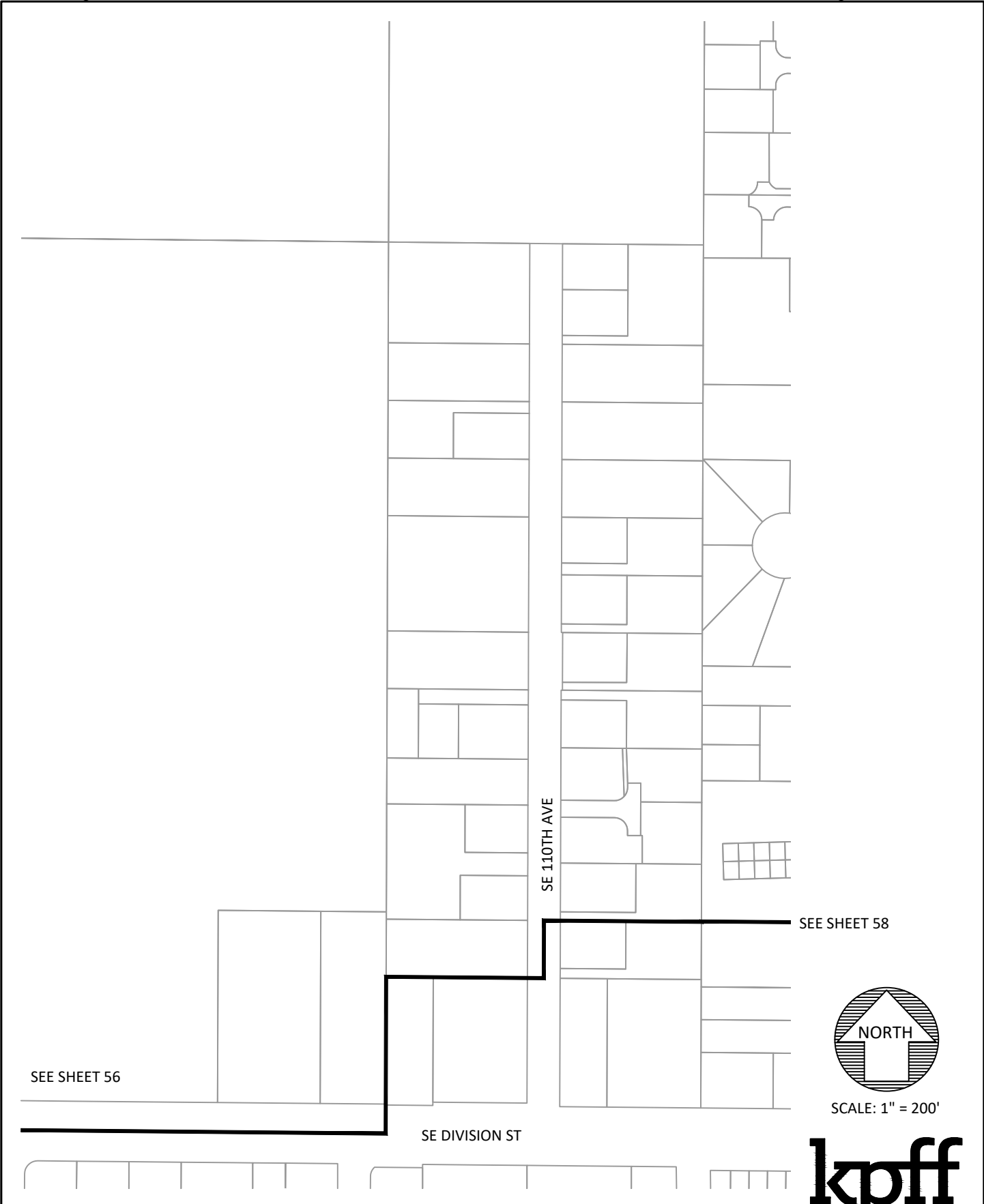


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**EXHIBIT B MAP - E-205**

CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE:	08/19/2024
DRAWN BY:	BDM
CHECKED BY:	TTT
PROJECT NO.	2400244
SHEET:	56/67

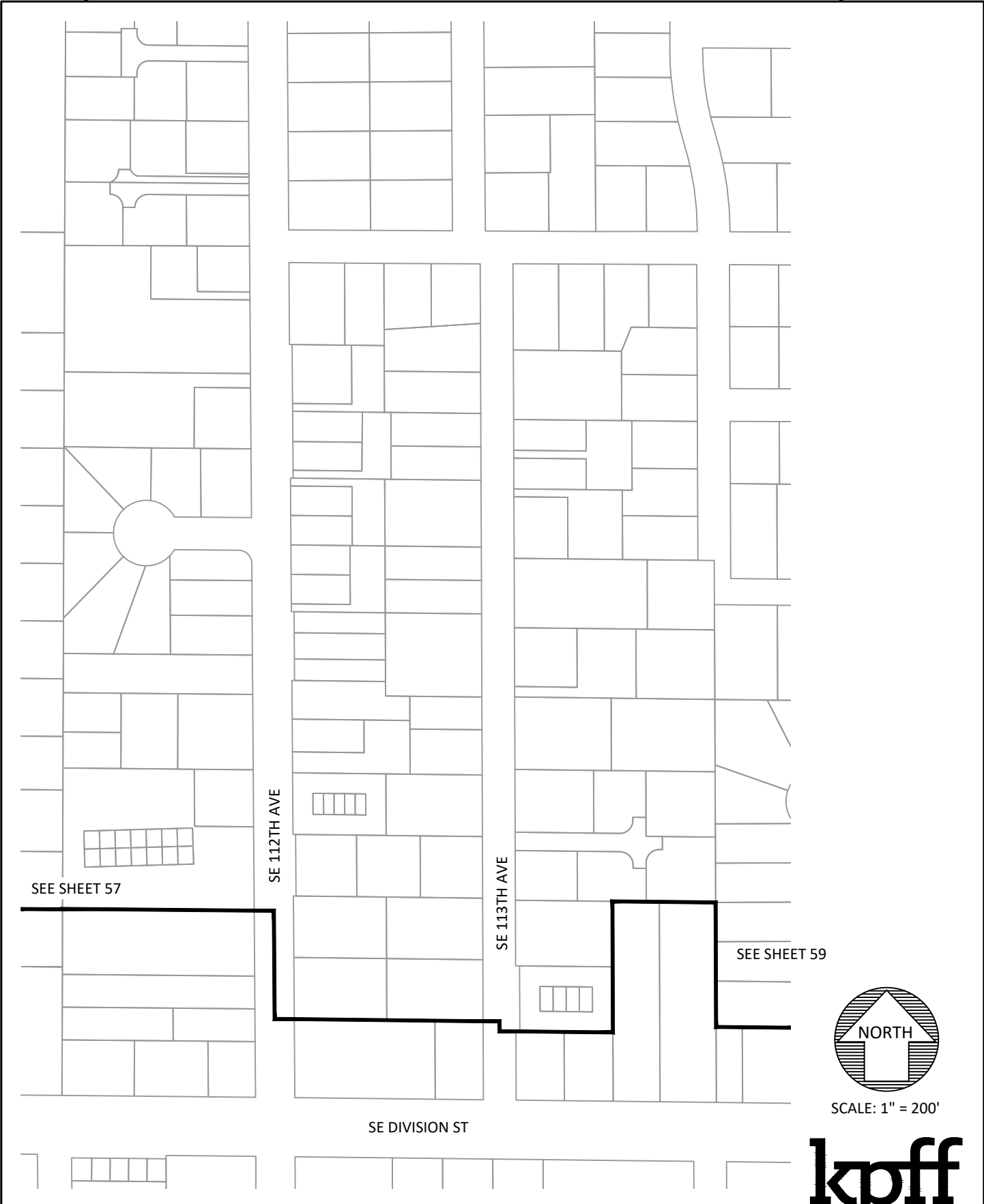


SCALE: 1" = 200'



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EXHIBIT B MAP - E-205	DATE:	08/19/2024
	DRAWN BY:	BDM
CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON	CHECKED BY:	TTT
	PROJECT NO.	2400244
	SHEET:	57/67



SEE SHEET 57

SE 112TH AVE

SE 113TH AVE

SEE SHEET 59

SE DIVISION ST



SCALE: 1" = 200'

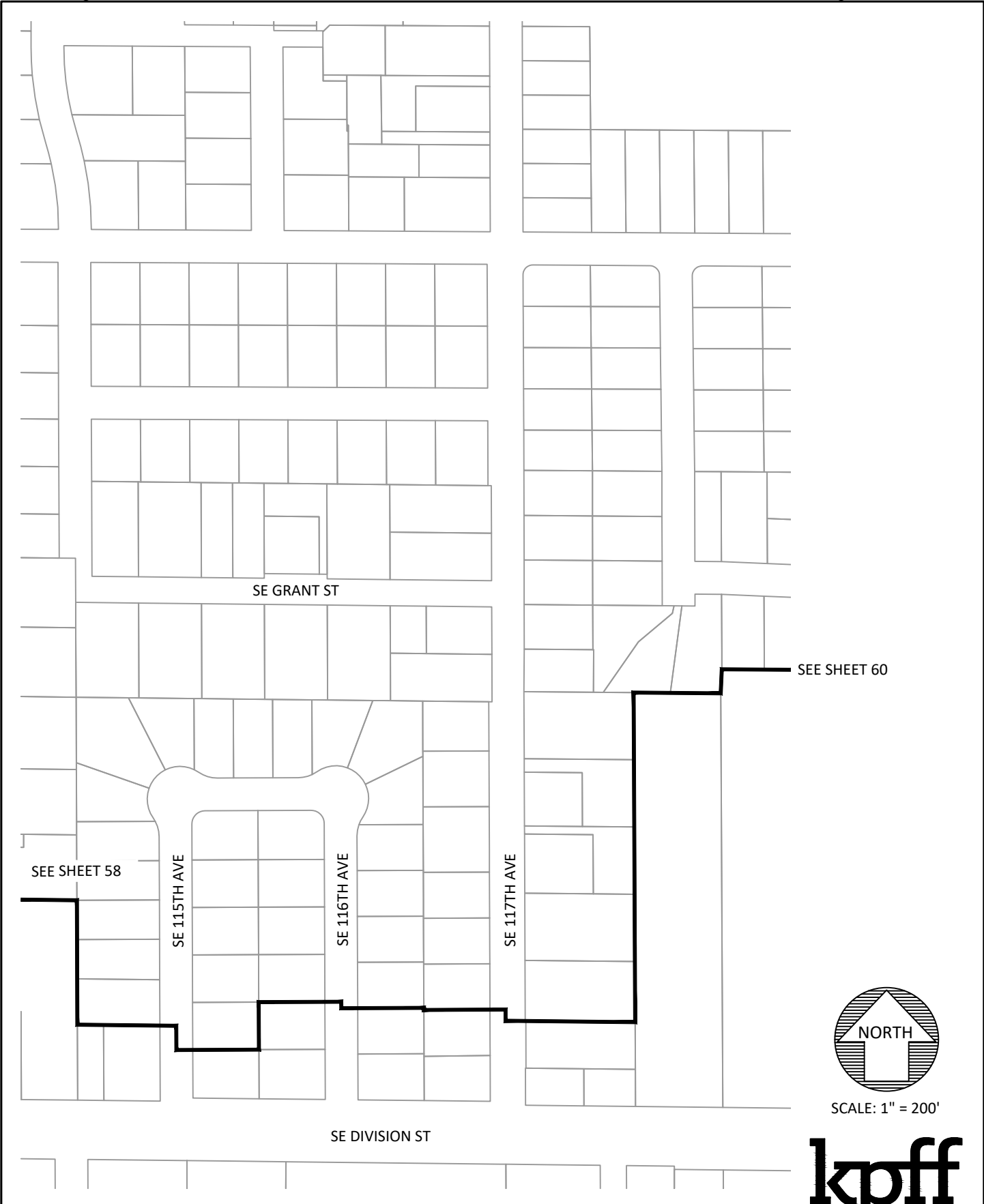


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**EXHIBIT B MAP - E-205**

CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE:	08/19/2024
DRAWN BY:	BDM
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PROJECT NO.	2400244
SHEET:	58/67



SCALE: 1" = 200'



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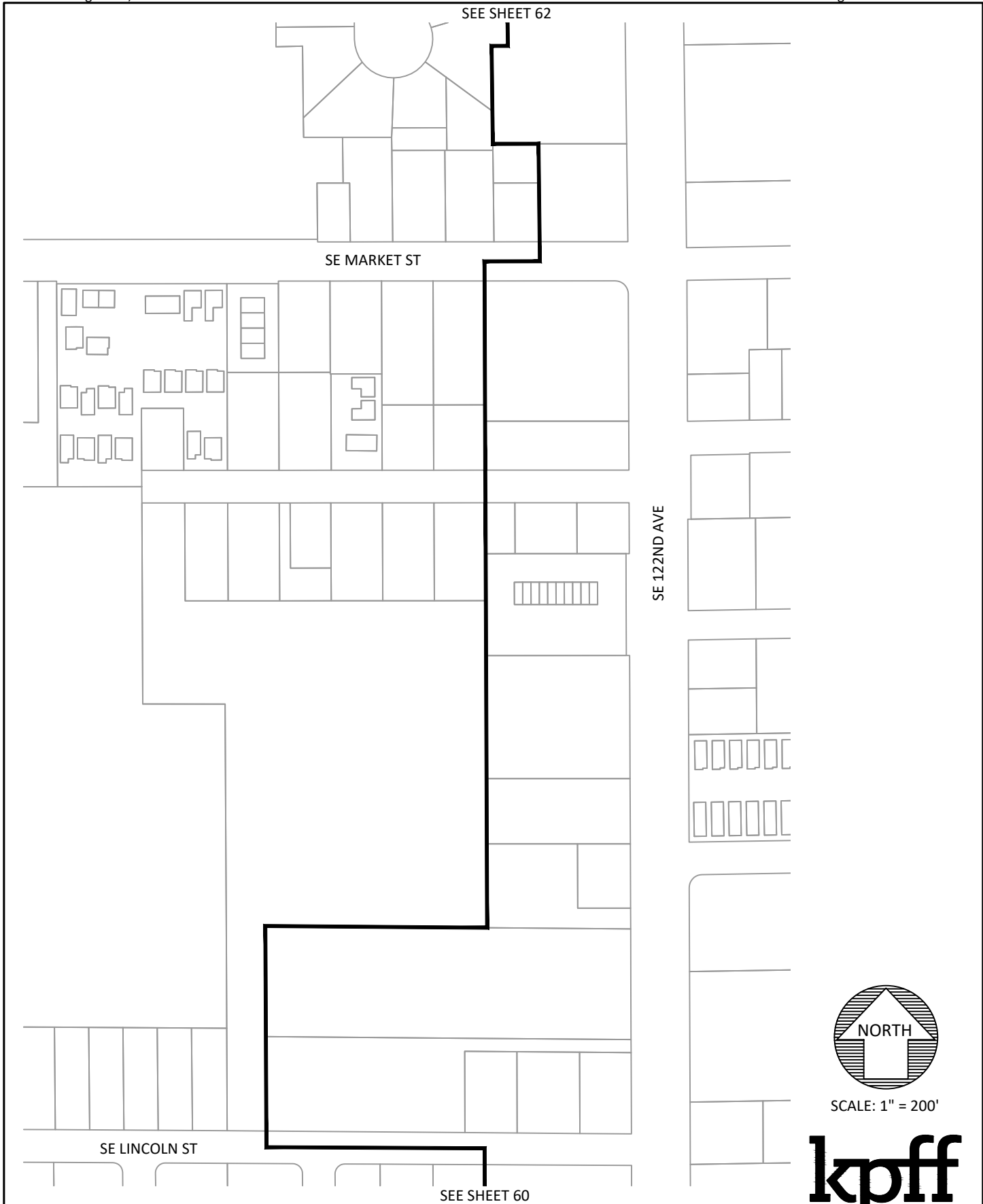
EXHIBIT B MAP - E-205

DATE:	08/19/2024
DRAWN BY:	BDM
CHECKED BY:	TTT
PROJECT NO.	2400244
SHEET:	59/67

CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON





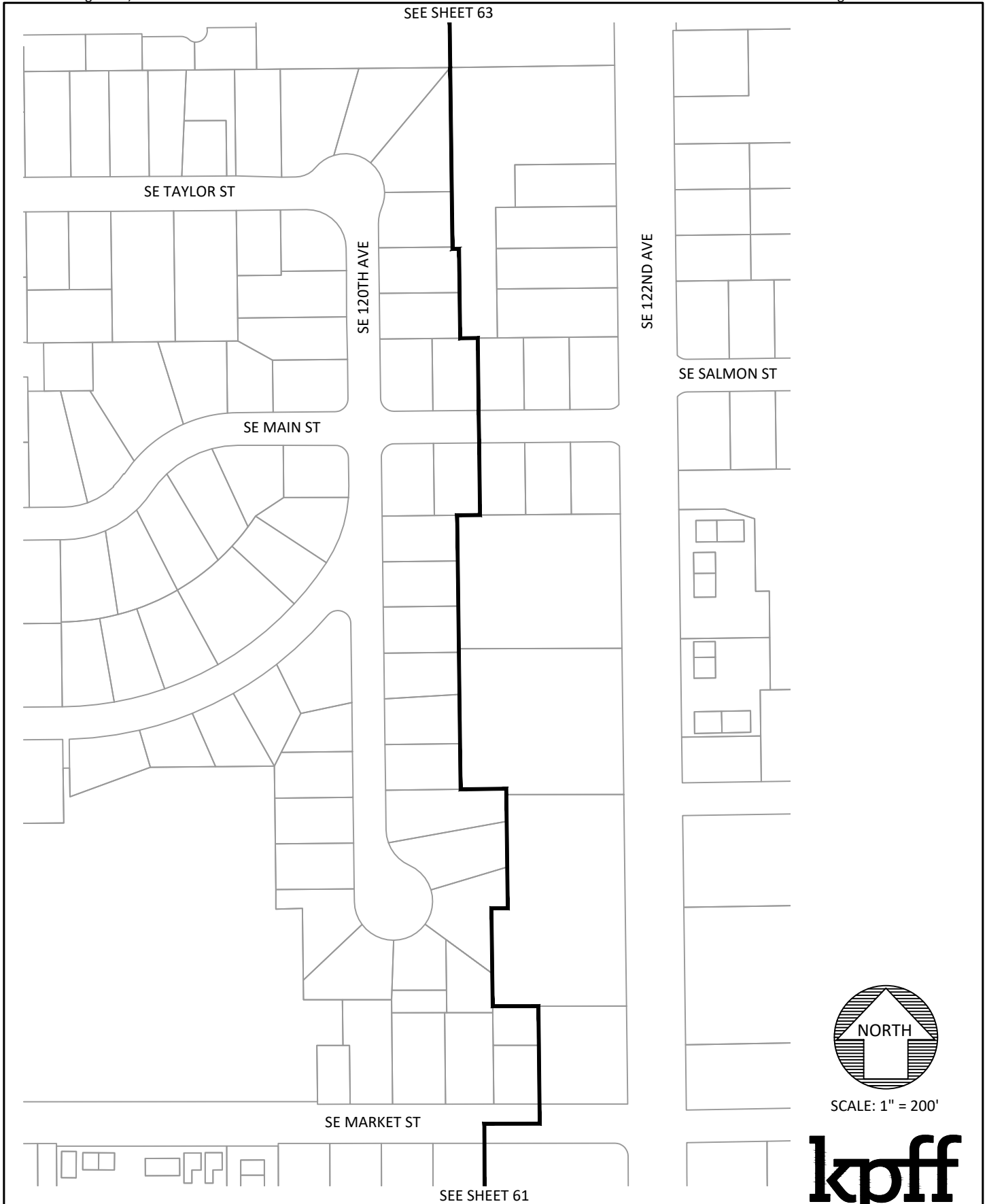


SCALE: 1" = 200'



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<p><b>EXHIBIT B MAP - E-205</b></p>	DATE:	08/19/2024
	DRAWN BY:	BDM
<p>CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON</p>	CHECKED BY:	TTT
	PROJECT NO.	2400244
	SHEET:	61/67



SEE SHEET 63

SE TAYLOR ST

SE 120TH AVE

SE 122ND AVE

SE SALMON ST

SE MAIN ST

SE MARKET ST

SEE SHEET 61



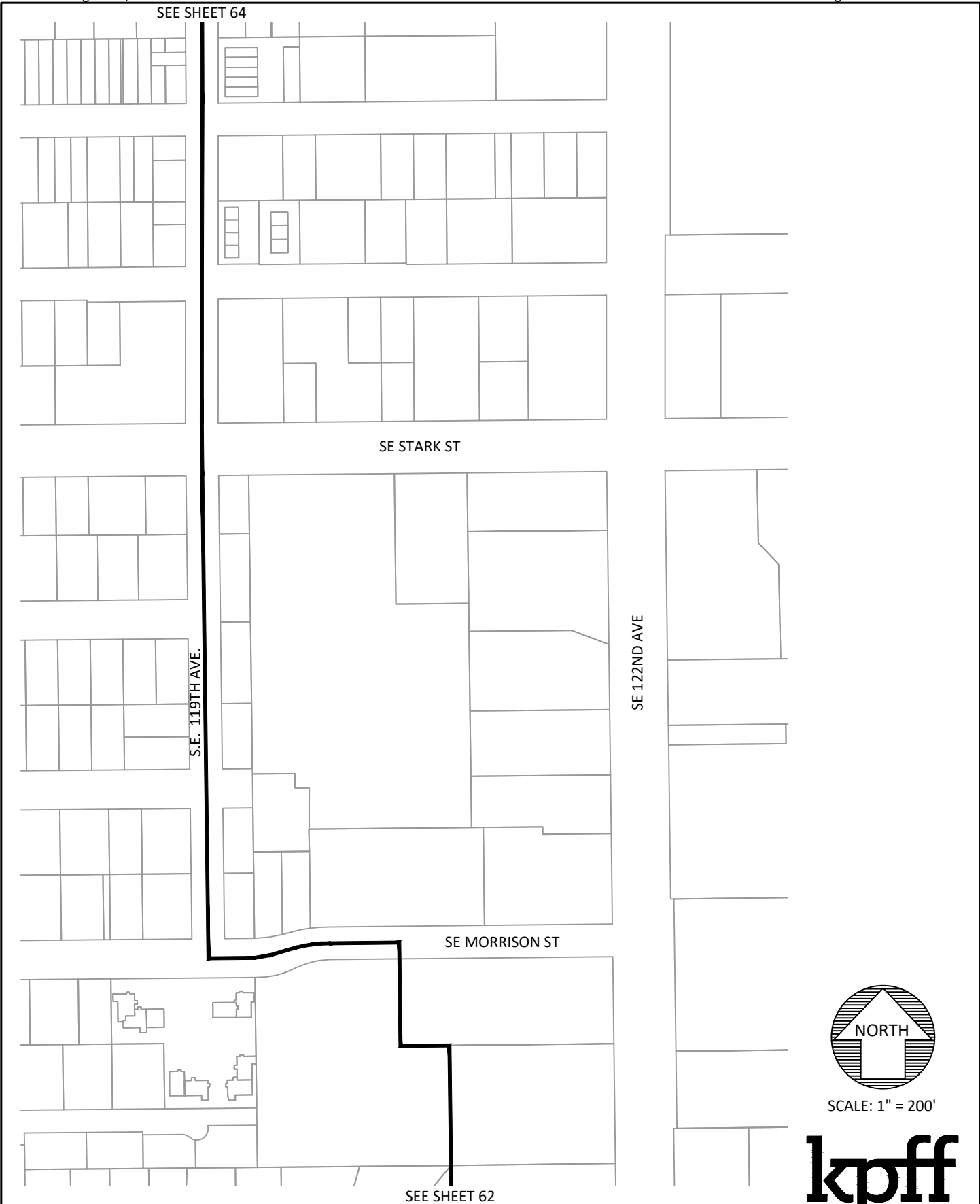
SCALE: 1" = 200'



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<p><b>EXHIBIT B MAP - E-205</b></p>	DATE:	08/19/2024
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	PROJECT NO.	2400244
	SHEET:	62/67

SEE SHEET 64



SEE SHEET 62



SCALE: 1" = 200'

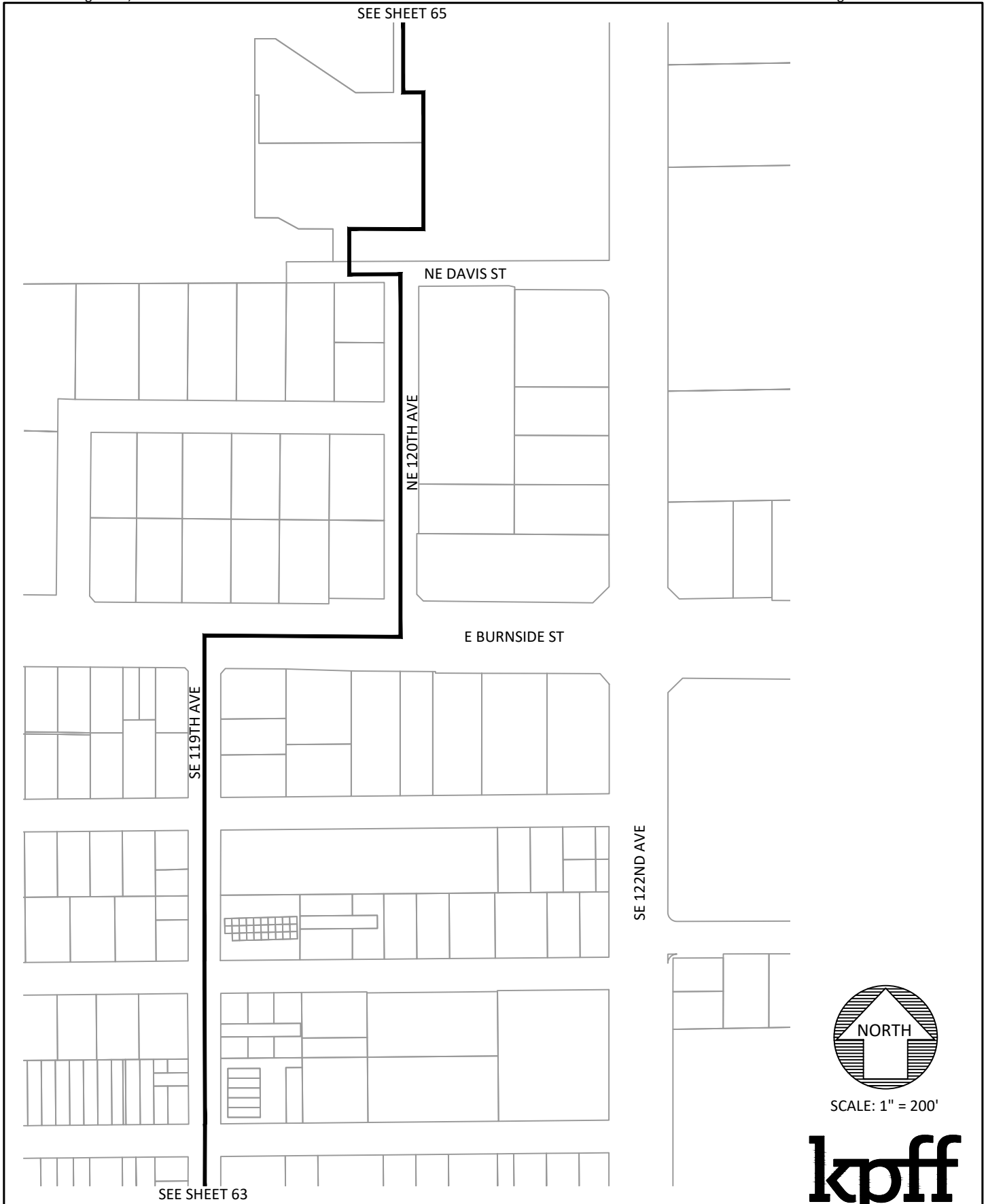


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**EXHIBIT B MAP - E-205**

CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE:	08/19/2024
DRAWN BY:	BDM
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PROJECT NO.	2400244
SHEET:	63/67



SCALE: 1" = 200'



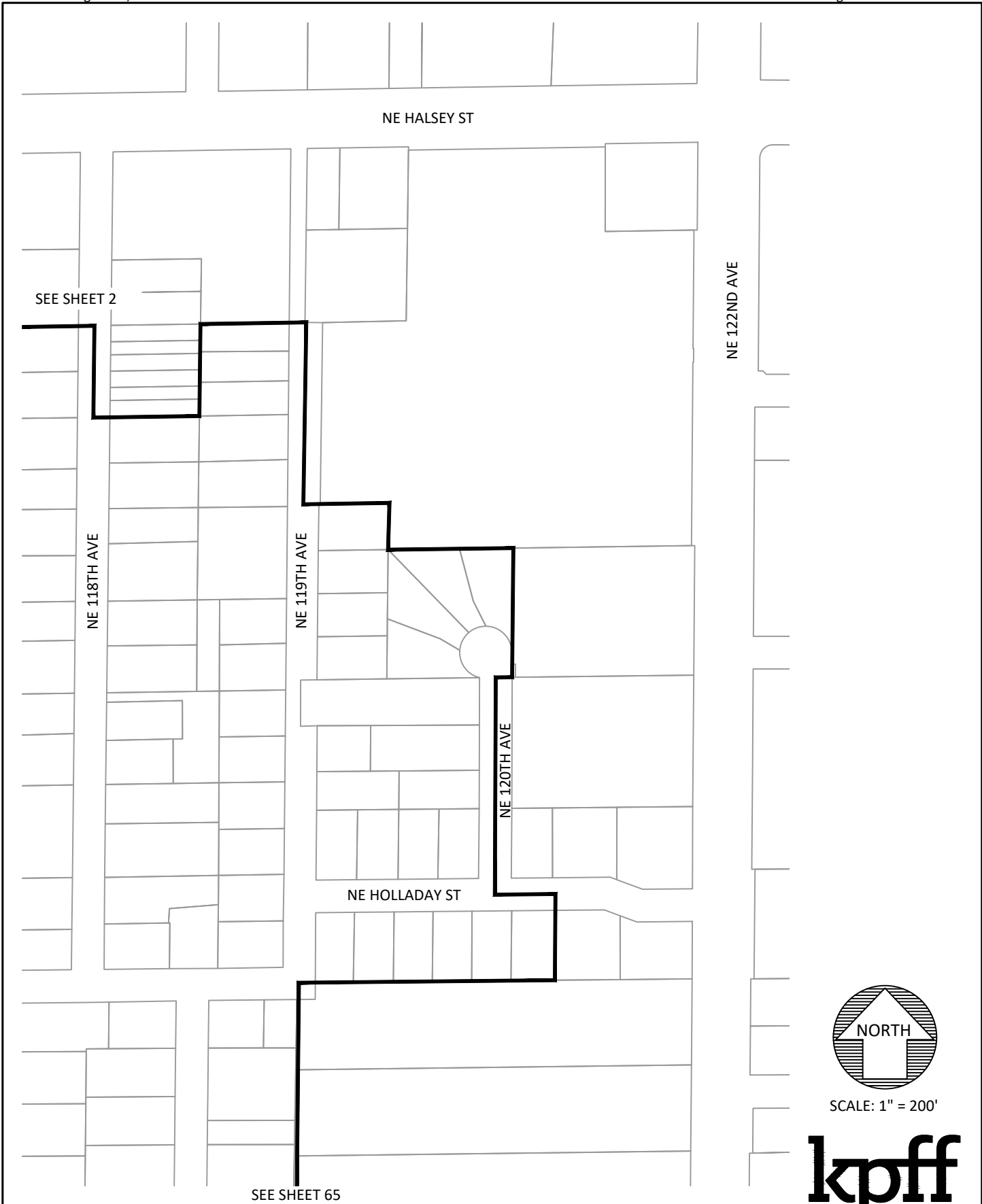
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EXHIBIT B MAP - E-205

CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE:	08/19/2024
DRAWN BY:	BDM
CHECKED BY:	TTT
PROJECT NO.	2400244
SHEET:	64/67





SCALE: 1" = 200'

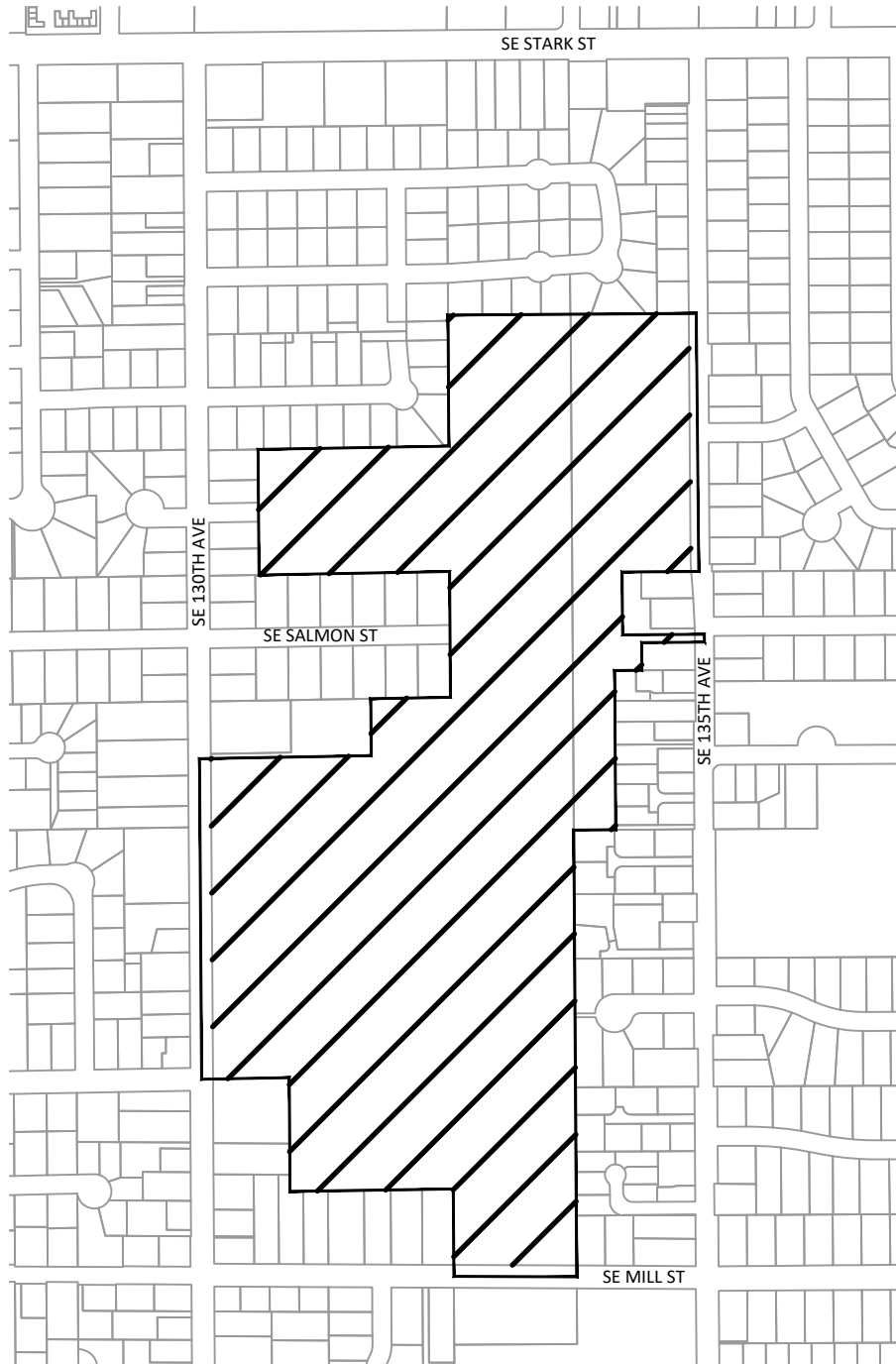


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**EXHIBIT B MAP - E-205**

CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE:	08/19/2024
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PROJECT NO.	2400244
SHEET:	66/67



SCALE: 1" = 500'



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**EXHIBIT B MAP - E-205**

CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE:	08/19/2024
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PROJECT NO.	2400244
SHEET:	67/67

## Exhibit B: Public Engagement Summary

The community engagement process sought to gather feedback and insight from a robust range of East Portland stakeholders to inform the TIF district boundaries, visions, values, goals, project list, investment priorities, and governance considerations and ensure that the TIF district boundary, plan, and report adequately addressed and prioritized community needs, desires, challenges, and opportunities.

### Phase 1: Steering Committee Convening

The engagement process was initiated through the East Portland TIF Exploration Steering Committee and geographically specific Working Groups.

The Steering Committee was comprised of members from public institutions and partners representing affordable housing, economic development, and non-profits. The committee also includes individual community members (e.g., small business owners and residents). These individuals were identified and selected by Commissioner Carmen Rubio’s office:

East Portland TIF Exploration Steering Committee Members	
Commissioner Carmen Rubio	Portland City Council
Helmi Hisserich	Portland Housing Bureau Director
Kimberly Branam	Prosper Portland Executive Director
Jeff Renfro	Multnomah County
Jessica Arzate	Multnomah Education Service District
Andy Miller	Our Just Future
Nick Sauvie	Rose, CDC
ShaToyia Bentley	Ebony Collective
Matina Kauffman	Habitat for Humanity
Moe Farhoud	Property Owner
Kevin Martin	Renter
Sabrina Wilson	Rosewood Initiative
Bill Bruce	Raimore Construction
Tye Gabriel	East Portland Chamber
Duncan Hwang	APANO
Alando Simpson	City of Roses Disposal & Recycling
Jonath Colon	Centro Cultural



Qing Tan	Small Business Owner
Mourad Ratbi	Civic Life Interim Director
Lee Po Cha	Immigrant and Refugee Community Organization (IRCO)
Nuhamin Eiden	Unite Oregon
JR Lilly	Former EPAP Advocate
Annette Mattson	Mount Hood Community College

Besides holding a larger conversation on vision and strategy, the Steering Committee was tasked with providing guidance in the overall East Portland TIF exploration process.

This phase of community engagement occurred from August 2023 – August 2024. The topics for these meetings included:

- *Steering Committee Meeting 1:* Goals & Objectives; Role of Steering Committee; Project Background; TIF 101; Project Roles; Process & Timeline
- *Steering Committee Meeting 2:* Refresh Goals & Steering Committee Role; Identifying Areas for Working Group Exploration; Scenarios & Key Considerations; Guidance to Working Groups
- *Steering Committee Meeting 3:* Working Group Materials – Exploration Maps & Acreage; Quantitative Data; Existing Plans & Priorities; Working Group Kick-Off and Roles – Roles Refresh; Steering Committee Volunteers; Open Call Seats & Selection Process
- *Steering Committee Meeting 4:* Working Group Selection Update; Recommendations for Working Groups; Data, Plans & Engagement Context; Working Group Engagement Guidance
- *Steering Committee Meeting 5:* Introduction to Basecamp; Working Group Updates; Implementation Principles Discussion; Introduction to Governance
- *Steering Committee Meeting 6:* Process Check-In; Engagement & Working Group Updates; Governance
- *Steering Committee Meeting 7:* Roles & Responsibilities Refresh, Topics, Timeline; Working Group Updates; Governance Structures – Scope, Scenarios Discussion; Governance Charter Discussion; Scope & Membership Discussion
- *Steering Committee Meeting 8:* Roles, Working Group Updates, Governance Charter Discussion, Committee Scope and Membership
- *Steering Committee Meeting 9:* Community Engagement Update; ECONorthwest TIF Performance Report Presentation; Lessons & Implications for East Portland TIF Exploration & Plan Development
- *Steering Committee Meeting 10:* Plan Document Orientation, Jurisdictional Partner Impacts; Engagement to Date Summary
- *Steering Committee Meeting 11:* Plan Document Orientation, Review Process and Timeline, Engagement Themes by Section, Next Steps

- *Steering Committee Meeting 12*: Draft Plan Summaries; Jurisdiction Partner Impacts; Vote on Alignment of Draft District Plans with City Council Resolution guidance

Feedback from this phase of engagement:

- Exclude from consideration areas with high assessed value
- Need to go south (as far south as Holgate – 82nd & E of 205)
- Balance residential with commercial
- Engage culturally specific organizations in addition to the neighborhood associations
- Reduce housing insecurity, displacement, and houselessness
- Develop affordable housing that is beautiful, includes green space, and enhances wellbeing
- Affordable homeownership and rental opportunities
- Increase rates of BIPOC home and business ownership
- Projects and programs that help build generational wealth for BIPOC community members
- Support small businesses and community-serving retail/services
- Priority for economic growth for marginalized populations
- Balance between housing and economic growth
- Equitable development and investment on opportunity sites that increase living wage job opportunities
- Projects that help meet daily needs within community

Phase 2: Working Group Priorities

Geographically focused Working Group members were selected through an open call for applications. Applications were made available in English, Spanish, Chinese, Russian, Somali and Vietnamese. A five-member selection panel was assembled to select Working Group members. Each exploration area panel included the two Steering Committee members who would also serve on their respective Working Group, one Prosper Portland staff member, one PHB staff member, and the East Portland Action Plan (EPAP) Advocate.

The East 205 Working Group was comprised of 14 community members with deep knowledge and connection to the exploration area including residents, employers, business owners, affordable housing advocates, a realtor, and representatives of neighborhood/business associations, school districts, cultural/community organizations and advocacy groups:

East 205 Working Group Members	
Karen Wolfgang	Resident
Annette Mattson	Mount Hood Community College
Sabrina Wilson	The Rosewood Initiative
Lisha Shrestha	Division Midway Alliance

Ken Richardson	David Douglas Superintendent
Mike Devlin	
Kristin Romaine	Resident
Ali Omar Ibrahim	Africa Youth & Community Organization
Amanda Pham Haines	Unite Oregon
Jennifer Parrish Taylor	Urban League of Portland
Ana Meza	Rose CDC
Marie Josee Kangabe	East Portland Action Plan Advocate
Blanca Jimenez	Resident
Giovanni Bautista	Resident

Working Group members were tasked with providing their expertise regarding the community’s needs, desires, challenges, and opportunities. The community engagement strategy, TIF district boundaries, visions, values, goals, project list, priority communities’ definition, investment priorities, and governance considerations were all developed in tandem with the Working Groups based on their feedback and input.

The working group met twice a month for two-hour sessions from December 2023 – July 2024 (excluding June with a joint session at the beginning of the month). Additionally, the Steering Committee and Working Groups reconvened in three joint sessions at key milestones during this phase of engagement. The topics for these meetings included:

- *Joint Steering Committee / Working Group Meeting 1:* Context; Steering Committee and Working Groups Roles & Responsibilities; East Portland TIF Exploration Values, Vision, and Goals
- *Working Group Meeting 1:* Background & Context; Vision, Values, and Goals
- *Working Group Meeting 2:* Engagement
- *Working Group Meeting 3:* Boundaries
- *Working Group Meeting 4:* Boundaries
- *Working Group Meeting 5:* Governance Structure
- *Working Group Meeting 6:* Governance Structure
- *Working Group Meeting 7:* Project List
- *Joint Steering Committee / Working Group Meeting 2:* Community Engagement Update; EcoNorthwest TIF Performance Report and Discussion
- *Working Group Meeting 8:* Project List
- *Working Group Meeting 9:* Governance
- *Working Group Meeting 10:* Project List – Priorities and Percentages; Priority Communities

- *Joint Steering Committee / Working Group Meeting 3*: Process Update; Plan, Report and Governance Charter Orientation; Financial Impacts on Taxing Jurisdiction Partners; Engagement to Date; Public Comment
- *Working Group Meeting 11*: Review/Discuss Draft Plans, Address Outstanding Issues
- *Working Group Meeting 12*: Review/Discuss Draft Plans, Address Outstanding Issues
- *Working Group Meeting 13*: Decision to Move Forward, Pause or Stop

Feedback from this phase of engagement:

- Prioritize unused vacant spaces for development opportunities
- Prioritize dense residential zoning areas
- Remove David Douglas school district
- Remove Glendoveer Golf Course and residential areas north of Glisan except along 122<sup>nd</sup>
- Extend north along 122<sup>nd</sup> to Halsey
- Anchor with Rosewood Initiative and Division-Midway Alliance Neighborhood Prosperity Networks
- Include as much area N/S along 122<sup>nd</sup> as possible
- Include extension west on Division
- Remove extension west on Powell
- Remove properties south of Powell except along 122<sup>nd</sup>
- Extend east to the City Limit
- TIF funds eligible for street lighting and pedestrian safety improvements and stormwater/drainage improvements
- TIF funds eligible for parks to improve accessibility and address underdeveloped spaces
- TIF funds not eligible for large transit projects, wetland/natural area restoration, or traffic islands

### Phase 3: Community Project Manager Engagement

There was a robust effort to engage the broader community in the TIF exploration process which included hiring a community project manager to facilitate engagement opportunities and be a resource for the community throughout this process. This phase of engagement occurred between January – July 2024.

The community project manager used several modes of communication to engage the community in the TIF process. A survey was created to capture the communities' TIF understanding, their concerns with using this tool, and what they see as redevelopment priorities for their community. The survey was translated into seven languages in addition to English including Spanish, Chinese, Somali, Arabic, Russian, Vietnamese, and Karen and has received 223 responses to date. A short informational video was also created by the Community Project Manager and the Rosewood Communications team and shared on social media platforms to ensure broad accessibility and has received over 130 views to date.

In-person public engagement was a collaborative effort from the community project manager in partnership with the Rosewood Initiative, Historic Parkrose, and The Jade Districts. Each organization hosted one Community Open House. Information regarding these events was distributed through email lists, organizational newsletters, social media, and word of mouth. The Community Open House presentation was given four times in English and translated into Spanish, Napoli, Rohingya, Cantonese, Vietnamese, and Somali. There were more than 100 registrants and participants.

In addition to in-person open house events, the community project manager was available to meet with community members and organizations on an individual basis upon request. To date, the community project manager held 47 scheduled one-on-one conversations with individuals and community organizations including the President of the National Association of Minority Contractors (NAMC), the Founder of HOLLA Mentors and School, the Executive Director of Imagine Black, and their staff.

The engagement included a quick overview of the TIF process, examples of what TIF has funded in other districts an interactive activity that captured the ‘must haves’, ‘concerns’, and questions of the community. A shared concern is the displacement of the community, especially those that have already been displaced in previous TIF districts, but also affordability; the concern around maintaining affordability in a redeveloped neighborhood. This comprehensive approach ensured that diverse community voices were heard and that the TIF process was made transparent and accessible to all community members.

Other district specific themes/highlights from the open houses included:

- This is a very diverse community with over 143 languages spoken in this district. There was a large Napoli presence.
- Safety concerns include the need for safe streets and walking passages. The community needs more traffic and walking signals, especially on SE Holgate and SE Clinton.
- There is a strong desire for a Cultural Community Center where they can gather.
- Infrastructure improvements included updated infrastructure to the parks and green spaces and a full-service grocery store.

#### Phase 4: Prosper Led Engagement

In addition to the work of the community project manager, Prosper staff facilitated a range of engagement activities including events, twice monthly virtual office hours, regular email updates to interested parties, 1:1 conversations with community members, and briefings to community organizations. This phase of engagement occurred between January – July 2024.

Prosper kicked-off engagement efforts with a community leader luncheon on March 1<sup>st</sup>, 2024, from noon – 2 pm at the Y. O. U. T. H. Center to initiate relationships with community partners on broader outreach efforts. Community/culturally specific organizations identified by working group members to assist with community outreach were directly invited to attend this event.

Prosper Portland initiated contracts with the following organizations to conduct community outreach regarding East Portland TIF Exploration:

- Ebony Collective
- Oregon Walks
- Black Community of Portland
- Leaders Become Legends
- PDX Saints Love
- Pathfinder Network
- Historic Parkrose
- APANO/Jade District
- Division-Midway Alliance
- Rosewood Initiative
- Affiliated Tribes of Northwest Indians-Economic Development Corporation
- Immigrant and Refugee Community Organization

Prosper additionally hosted two open house events. The first was held on May 6<sup>th</sup>, 2024, from 6 – 8 pm at Orchards of 82<sup>nd</sup> and the second open house was held on June 27<sup>th</sup>, 2024, from 5:30-7:30 PM at Rosewood Initiative. Both featured several activity stations to facilitate conversation and feedback with participants. Activity stations included opportunities to provide feedback on district scenarios, areas to be included or excluded for investment, ranking investment priorities by district, and open-ended comments.

The open houses were promoted via social media, newsletter, East Portland TIF webpage, emails to the interested parties list (individuals who signed up for East Portland TIF Exploration updates), and direct communications to various community stakeholders.

Staff held twice monthly virtual office hours to be available to answer questions and discuss project details with community members and sent regular informational emails to interested parties list with more than 250 individuals signed up to receive progress updates. This same email address was available for individuals to comment, ask questions, or share concerns.

Staff created an informational pamphlet for East Portland TIF Exploration to distribute to community. This document was available in the following languages: Spanish, Vietnamese, Chinese, Karen, Somali, Russian, Arabic, Dari/Farsi, Pashto, Swahili, Tigrinya, Oromo, Amharic, Ukrainian, Burmese, and Nepali.

Staff were also available upon request to provide briefings for community organizations. Briefings were provided with the following organizations:

- Pathfinder Network
- Argay Terrace Neighborhood Association
- Sumner Neighborhood Association
- East Portland Action Plan
- Thrive
- East Portland Chamber of Commerce
- SE Uplift

- Venture Portland
- Hazelwood Neighborhood Association
- Powellhurst-Gilbert Neighborhood Association
- Montavilla East Tabor Business Association
- Dads Helping Dads
- League of Women’s Voters

Feedback from this phase of engagement:

- Overarching between districts:
  - Housing for families and aging populations
  - Prioritize anti-displacement and stabilization strategies
  - Support for investment in arts/culture/signage and infrastructure for more walkable and easily navigable neighborhoods
- District specific:
  - Importance of commercial areas along 122<sup>nd</sup> and Division

#### Phase 5: Review & Revision

Information gathered from the Steering Committee, Working Group, and Broader Community Engagement was utilized to draft the TIF district boundaries, plan and report which then went to the working groups to review and revise. Through the month of June 2024, staff wrote a draft TIF plan and report that was available online for working group members to review, discuss, and edit as necessary. Staff continued to be available as a resource to community members and working group members as needed.

#### Phase 6: Finalize Recommendations

The working group reconvened in July 2024 to finalize their recommendations for the TIF plan, report and governance charter in order to move forward with the legislative process.

In the 13<sup>th</sup> and final working group meeting on July 24<sup>th</sup>, a formal vote was held to determine whether to move forward with the legislative process, request more time for exploration, or stop the process all together. Of eight working group members present, seven voted to proceed, and one voted to request more time. The five working group members that were not present in the meeting were able to cast their vote via email before 10 am the next day. Of the five voting via email, four voted to proceed and one chose to abstain.

## Exhibit C: Governance Charter

### **East 205 TIF DISTRICT Community Governance Charter**

#### **Creation and Purpose**

The East 205 TIF District Community Leadership Committee (the “Committee”) is hereby created. The Committee’s purpose is to advise Prosper Portland and City staff, the Executive Director of Prosper Portland and Director of the Portland Housing Bureau (PHB) (collectively, the “Directors”), the Mayor and the City Administrator’s Office, the Portland City Council (“City Council”), and the Prosper Portland Board of Commissioners (“Board”) on the implementation of the TIF Plan by providing essential guidance, public recommendations, and oversight of the City of Portland’s and Prosper Portland’s implementation of the TIF Plan. As the Committee will advise City Council and the Board directly on certain decisions, it is a public body pursuant to ORS Chapter 192.

This Charter was created to ensure and institutionalize the representation, elevation and centering of Priority Community needs and voices over the life of the TIF Plan. Priority Communities members are people systemically vulnerable to exclusion from the District due to gentrification and displacement, including African American and Black persons; Indigenous and Native American persons; persons of color; immigrants and refugees of any legal status; veterans; elders and youth; renters; manufactured dwelling mobile home residents; persons with disabilities; low-income people; and houseless people.

The following sections describe the processes and roles that will be followed to develop and present public recommendations to decision-makers about the implementation of the District Plan. Consequences for not following this Charter can be found in Section VI.

#### **I. Roles and Responsibilities**

- a. Shared among the Committee, City Staff, Directors, City Council and Prosper Portland Board of Commissioners are commitments to:<sup>1</sup>
  - i. Comply with this TIF District Plan
    1. Recommendations and decisions about the implementation of the East 205 TIF District Plan will be guided by the Plan, with particular attention to Section IV (Values, Vision and Goals) and Section VI (Principles that Guide Implementation of the Plan).
    2. Recommendations and decisions related to the East 205 TIF District Plan will draw on community engagement that centers the voices and needs

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<sup>1</sup> The term “City,” for purposes of this document, is intended to refer primarily to PHB, a bureau of the City of Portland, and Prosper Portland, the City of Portland’s economic development and urban redevelopment agency, but if context requires otherwise, it may include staff of other City of Portland bureaus who are or become responsible for administering or assisting with this Committee.



of area community members, particularly those representing Priority Communities, as defined in the TIF Plan.

ii. Respect Partnerships and Adhere to the Co-creation Process

1. The goal of the co-creation process is to produce recommendations, as outlined in Sections II(a) and II(b), that are supported in their entirety by the Committee, Prosper Portland, and PHB.
2. Through collaboration, transparent and proactive communication, community engagement, and technical support, the City and the Committee will develop public recommendations.
3. If full support of both the Committee and the City cannot be reached, recommendations will make clear which areas have joint support. Remaining areas will include both the Committee's and the City's recommendations.
4. The Committee and the City will jointly present their recommendation(s), including alternate versions of any sections that could not be agreed on, to the relevant decision-maker(s), as identified in Section II.
5. If for any reason the Committee is not able to provide recommendations, the work of the City to implement the TIF Plan may still proceed, in line with the TIF Plan and any sections of this Charter that are still able to be implemented.

- b. Community Leadership Committee: Members are responsible for complying with laws and regulations applicable to the Committee as a public body, such as city and state ethics codes, conflict of interest rules, and public meeting and record laws. Regular meetings are open to the public.

The Committee will establish its collective position on recommendations through a vote or other procedure that will be established in the Committee by-laws.

- c. PHB and Prosper Portland: The agencies are responsible for implementing program offerings in line with this TIF Plan and the processes described in this Charter, including financial and competitive land offerings that align with the TIF Plan and Action Plans. Staff will provide research and technical support and engage with the Committee on co-creation, will coordinate with staff in other City bureaus as needed, and commit to a feedback loop with the Committee. Staff are responsible for communicating with the broader East 205 community regarding the Bureaus' work.

The City Administrator, or a designee, will support the co-creation process by ensuring adequate staffing, subject to appropriations, and by providing guidance on recommendations and alignment with citywide affordable housing and economic development policies, together with any political opportunities and challenges, as needed. The City Administrator, or a designee, will consider co-created recommendations

and will provide an explanation to the Committee if their final decision differs from the recommendation.

## II. Scope of Work and Processes

a. Implementing the TIF Plan through Action Plans and Program Offerings: This subsection outlines how East 205 TIF funds will generally be programmed and allocated over the life of the District, notwithstanding investments made outside of an Action Plan. Through the co-creation process, as outlined in Section I.a.ii, the steps below will be followed to select and implement investments and programs (“Program Offerings”) from this TIF District Plan. Section 4.2 of the TIF Plan contains the complete list of eligible East 205 TIF District projects. Through the co-creation process, the District Plan’s Values, Vision and Goals (Section 3) and Guiding Principles (Section 4.1) will be applied to guide the following processes:

- i. Action Plans and Action Plan Amendments: Approximately every five years, an Action Plan will be presented to City Council to select the Program Offerings that are expected to be implemented over the subsequent five years.
  1. Through the co-creation process, the Committee and the City Staff will collaborate to create a recommended Action Plan, which will be a public document presented to the City Council. Metrics, and methods of regularly reporting out on metrics, will be co-created as part of Action Plans.
  2. Portland City Council makes the final decision to adopt and amend Action Plans, after receiving for consideration the recommendation(s) of the Committee and City staff.
  3. This same process will be used to consider amendments to an existing Action Plan.

It is possible for investments to be made outside of an Action Plan’s identified Program Offerings, typically at the direction of City Council, provided that the investment is consistent with the TIF Plan. When these types of investments are made, there is a commitment by the City to bring announcements and information regarding the proposed investment to the Committee at the first possible opportunity to engage in the co-creation process to the extent possible based on the negotiations of the project.

- ii. Program Offerings: When a Program Offering has been included in an adopted Action Plan, but before it is moved forward for implementation by Prosper Portland or PHB, its structure and details should be considered to determine how it could be implemented as part of the East 205 TIF District.
  1. Through the co-creation process, the Committee and the City will collaborate to create recommended Program Offerings, which will be public documents presented to the relevant decision makers.

- a. Existing programs. The Committee and the City will review the existing program and may elect to make recommendations for adapting or tailoring the program to best fulfill the TIF Plan.
- b. New programs. The Committee and the City will work together to make recommendations about the program’s structure, guidelines, and other elements of program design and implementation.
- c. Funding solicitations. The City will develop drafts in-line with the TIF Plan, Action Plan, and dialogue with the Committee, and then refine them in consultation with the Committee.

The final decision makers for approving Program Offerings will vary depending on the specific offering, but they will consist of one or more of the following: City staff; Bureau director(s); the City Administrator or designee; the Prosper Portland Board of Directors; and/or Portland City Council. Final decisions to move forward with implementation of Program Offerings should happen only after the relevant decision makers have received for consideration the Committee’s and City’s recommendation(s).

- iii. Program Implementation: After Program Offerings are developed and approved as described above, they will be implemented by the City, subject to appropriations and staff capacity.
  1. Subject to City practices and policies, the City will strive to use competitive processes to select for development partners and owners. The City will work with the Committee to select at least two representatives from the Committee to serve on selection advisory committees for projects within the East 205 TIF District when TIF funds are included in the Program Offering, subject to policies and practices regarding conflicts of interest and committee diversity. The selection process for development partners, owners and projects will incorporate the values, goals, and priority communities of this plan.
- b. TIF Plan Amendments: The Committee and City may propose both substantial and minor amendments to the East 205 TIF Plan. If and when an amendment is proposed, the co-creation process will be used to make recommendations about those amendments.
  - i. The adoption processes for amendments to the East 205 TIF Plan are outlined in the Section 5.2 of the Plan. For substantial amendments, the Committee will have the opportunity to provide guidance for the community engagement aspects of the adoption process.

### **III. Committee Membership, Appointments, and Terms**

#### **a. Membership**

- i. The Committee will consist of thirteen (13) positions and will not convene if fewer than seven (7) positions are filled.
- ii. All Committee members must either live, work, worship, have children enrolled in school, or have been displaced from within the East 205 TIF District boundaries.
- iii. All Committee members will represent the interests of community members vulnerable to displacement within the East 205 TIF District boundaries, rather than their own personal or organizational interests.
- iv. The Committee’s composition should reflect the socio-economic, gender, racial, ethnic, cultural, and geographic diversity of the East 205 TIF District community, and specific effort should be made to attract and retain Priority Community members, such as financial support, targeted engagement, interpretation and translation.
- v. Committee members should have a range of experience and knowledge to inform implementation of the TIF Plan, drawing from life experiences, community connections and leadership, education, and professional experience.

**b. Appointments**

- i. Creating the inaugural committee:
  1. The City will announce an opportunity for community members to apply for membership on the Committee, in alignment with the City’s Advisory Body Program rules.
  2. The Board will nominate, or delegate to the Executive Director of Prosper Portland the ability to nominate, seven (7) Committee members for initial 3-year terms. The City Administrator’s office will nominate six (6) Committee members for initial 2-year terms. City Council will confirm Committee members.
- ii. Filling vacancies:
  1. Once the Committee is established and initial members appointed and confirmed, the Committee, Prosper Portland and the City will collaborate through co-creation to identify nominees to fill any vacancies. City Council will confirm new Committee members.
  2. The Committee should develop additional procedures to involve community members and groups in the process of nominating Committee members.

**c. Removals:**

- i. There is an expectation and need for CLC members to attend and participate in scheduled meetings. The Committee may develop bylaw procedures that involve

community members and groups in the process of removing Committee members, for reasons such as not attending a set number of meetings in a year.

**d. Terms**

- i. Seven (7) initial members will be appointed for 3-year terms. Six (6) initial members will be appointed for 2-year terms. The length of terms for members after the initial members will be defined in the by-laws.
- ii. Each member’s term will start upon the City Council’s confirmation.
- iii. Committee members can be reappointed, and a Committee member may continue to serve until their replacement is confirmed, unless they were removed from the Committee through the process described in the by-laws.

**IV. Resourcing**

- i. Financial support for CLC members will be structured into the budget on an ongoing basis. Honoraria will be offered consistently via an accessible and transparent process and compensation is commensurate with market rates.
- ii. Committee members are not expected to hold the community engagement work that is necessary for successful implementation of Action Plans. CLC members are encouraged to support the identification of communities where additional engagement work may be needed and other guidance, but the responsibility for conducting the engagement remains with Prosper Portland, PHB and other City staff.

**V. Staffing**

All staffing commitments are subject to appropriations.

- a. Prosper Portland and/or PHB will provide staffing for the administration and logistics of Committee meetings (regular and special meetings as necessary) as described in the by-laws.
- b. Bureaus will dedicate appropriate program and subject area staff to fully participate in the governance processes defined in this Charter, as needed.
- c. Additional staff dedicated to supporting the Committee and its members and engaging the East 205 community in the processes defined in this Charter, may be employed by the City or funded by the City but housed in an external, community-based organization.

**VI. Operating Procedures**

- a. Up to and including the creation of the first Action Plan, the Committee will plan to meet at least monthly. After the initial Action Plan is adopted by City Council, the Committee will plan to meet at least once every 3 months on a regular date established by the Committee and the City. Additional meetings may also be scheduled as determined by

the Committee Co-Chairs and the City. The Committee Co-Chairs, in partnership with City staff, will develop meeting agendas in consultation with other Committee members.

- b. One-half of the total number of Committee positions (thirteen), plus one person, will constitute a quorum (seven) of the Committee.
- c. The Committee will elect two Co-Chairs.
- d. The Committee may at any time establish standing or temporary subcommittees of at least three (3) Committee members to address specific issues, such as annual review, program development, or other. Subcommittee members are responsible for complying with laws and regulations applicable to the Subcommittee as a public body.
- e. The Committee shall adopt, and may subsequently amend or update, by-laws to govern its procedures, which must not conflict with any portion of this Charter, and which are subject to the prior review and approval of the Mayor, with approval as to legal sufficiency by the City Attorney.
  - i. The Office of Civic Life provides a standardized by-laws template that includes, among other things, specifications concerning selection and tenure of subcommittee chairs, division of responsibilities, attendance policies, meeting schedules, as well as communications between the Committee and the City, the media, and the general public.

## **VII. Accountability**

- a. If the Committee determines that City staff is not working in co-creation or in alignment with the East 205 TIF Plan Vision, Values, and Goals, it has the responsibility to elevate this concern to the Directors for resolution. If the Committee determines the Directors are not working in co-creation, the Committee may to elevate this concern to the Mayor.
- b. If the City determines the Committee is not working in co-creation or in alignment with the East 205 TIF Plan Vision, Values, and Goals, Directors may elevate this concern to the Committee co-chairs. If the Directors determine the co-chairs are not working in co-creation, they may elevate this concern to the Mayor.
- c. Each year, the Committee should prepare and submit to the Council a report summarizing the Committee's perspective, concerns, and recommendations on the co-creation process and implementation of the East 205 TIF District during the previous year, providing its assessment of how the co-creation framework is working, how it could be improved or strengthened, and if the TIF District should be terminated. The Committee may receive assistance from and provide guidance to non-City support staff in preparation of the report. The Committee should present its report to the Council in a regular meeting or work session.
- d. Prosper Portland, Portland Housing Bureau, and other City bureaus or partners will work to implement the Action Plan in good faith and staff will report to the Community Leadership Committee annually on the status of TIF investments, with a shared goal of

placing maximum direct investment of TIF resources in the community (relative to administrative overhead) and maximizing benefit to the East 205 community.

**VIII. Amendments to this Charter**

- a. A charter review process will occur when:
  - i. The Committee or the City determines a review is needed, as described in the by-laws; or
  - ii. The City charter, local statutes, or statewide statutes relevant to this Charter change.
- b. Revisions will be drafted in co-creation and enacted if agreed to by the Committee and the Directors.

# **East 205 Tax Increment Finance District Report**

**August 28, 2024 DRAFT**



## TABLE OF CONTENTS

INTRODUCTION.....	2
SECTION 1 – PROPOSED TIF DISTRICT AREA REPORT.....	2
Section 1.1 –Area Selected for the TIF District.....	2
Section 1.2 – Investment Need .....	6
Section 1.3 – Existing Conditions .....	9
SECTION 2 – PROPOSED PROJECTS REPORT .....	10
Section 2.1 – Proposed Projects and Impacts.....	10
Section 2.2 – Cost and Completion Dates .....	14
SECTION 3 – FINANCIAL REPORT .....	16
Section 3.1 - Maximum Indebtedness and Debt Retirement.....	16
Section 3.2 – Financial Analysis.....	16
Section 3.3 – Fiscal Impact Statement .....	24
Section 3.4 – Assessed Value and Acreage Analysis .....	32
SECTION 4 – RELOCATION REPORT .....	34
Attachment A. Existing Conditions Report.....	35

## INTRODUCTION

Oregon Revised Statutes (ORS) 457.087 requires the development of a Tax Increment Financing (TIF) District Report to accompany a proposed TIF Plan.<sup>1</sup> This report satisfies that requirement, providing technical information on existing conditions, proposed projects and financial analyses in support of the community co-created East 205 TIF District Plan.

Section 1 addresses how and why the TIF District area was selected for inclusion in the Plan boundary and Section 2 provides additional detail on Proposed Projects and Financial Impacts over the life of the District. Section 3 provides a detailed Financial Analysis of the Plan and Section 4 addresses requirements around a Relocation Report. Select existing condition data points are referenced and relied upon in the body of this Report, Attachment A provides a detailed breakdown of existing conditions for future reference and transparency.

## SECTION 1 – PROPOSED TIF DISTRICT AREA REPORT

### Section 1.1 –Area Selected for the TIF District

Defining the TIF District boundary provides the ability to fund projects necessary to improve existing conditions for the community and address identified investment needs within specific areas. This section identifies the area recommended for the East 205 TIF District and discusses the reasons for their inclusion. These areas were selected due to physical, social, and economic conditions as described in in this Section<sup>2</sup> and their direct relationship to the investment needs detailed in Section 1.2.

Establishing a dedicated TIF District for East Portland ensures that this area—one of the most diverse in the City of Portland and the State of Oregon—receives the attention and resources required to stimulate growth, improve infrastructure, and support the local community.

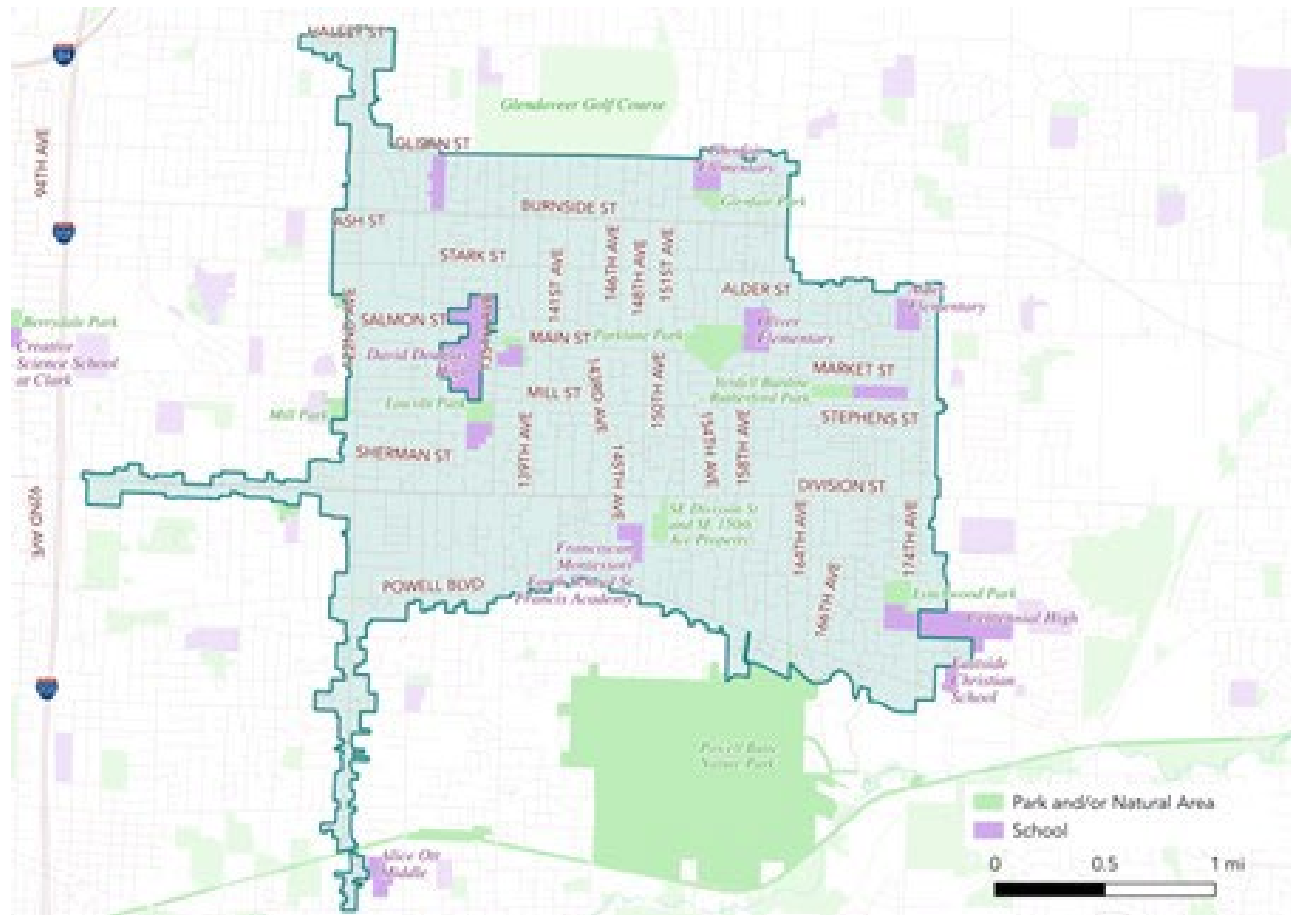
The East 205 TIF District encompasses several key east-west and north-south urban corridors in East Portland. Figure A shows the TIF District boundary.

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<sup>1</sup> As used in this Report and the accompanying Plan, the term “TIF plan” has the same meaning as the term “urban renewal plan” as defined in ORS 457.010, and the term “TIF district” means the “urban renewal area(s)” (as defined in ORS 457.010) included within the TIF plan.

<sup>2</sup> Many of the geographies cited for social and economic conditions data in Section 1.1 overlap but extend outside of the TIF District boundary.

Figure A. Map of East 205 TIF District



Rationale for the TIF District boundary

- **Obsolete buildings unfit for neighborhood-serving uses:** A concentration of auto-oriented uses within this boundary has created commercial building stock that does not match the needs for the growing share of small businesses in an area that is increasingly racially and ethnically diverse and a destination for immigrant and culturally-serving businesses. Investments that transition the built environment to better meet the needs of neighborhood-serving commercial and community uses will help stabilize local businesses and advance employment and entrepreneurship goals for the community. [ORS 457.010(a)(b)(h)]
- **Concentration of underutilized properties and potential for equitable development:** The commercial and mixed-use corridors in the recommended areas include a mix of vacant properties and active sites that are underutilized, which could be positioned for targeted equitable redevelopment. Ensuring that commercial uses are integrated into future development in key areas is crucial to supporting local businesses and providing employment opportunities. This includes the development of business incubation spaces and workforce training centers to help residents gain better employment and economic stability. Residential development should support goals for affordable housing and increased ownership

opportunities. Parcel assembly may be required in areas with smaller lots. *[ORS 457.010(a)(b)(c)(h)]*

- **Alignment with multi-dwelling zoning:** The boundary aligns with areas of multi-dwelling zoning to support the development of housing that meets the community's needs, especially affordable housing and family-sized units. This approach ensures that housing investments are made where they are most needed, enhancing the livability of the corridor. Including manufactured home parks supports the goal of providing stable, affordable housing options and preventing displacement. *[ORS 457.010(a)(b)(h)]*
- **Alignment with planned infrastructure and transportation investments:** This boundary aligns with several plans focused on improving multimodal transportation and increased safety for walking, rolling, and biking along key arterial corridors. Including these corridors in the TIF Districts is crucial for maximizing the impact of transportation investments, continuing community engagement, and ensuring comprehensive, sustainable development that mitigates existing harms to the community, including heat islands, brownfields, and road safety issues. TIF Projects can help to advance community goals for equitable development of housing and commercial projects. *[ORS 457.010 (e)(f)]*

### 122nd Avenue Corridor

122<sup>nd</sup> Avenue is one of the longest and busiest north-south corridors in East Portland, offering connectivity to community destinations, jobs, and services. Historic development patterns along the corridor created a concentration of low-density and auto-oriented uses, often without adequate sidewalk and sewer infrastructure. As 122<sup>nd</sup> Avenue has become integrated into the East Portland street grid and surrounding neighborhoods have grown, the corridor requires investments to improve safety and support higher density and diverse uses. The Portland Bureau of Transportation's 122<sup>nd</sup> Avenue Plan identifies and prioritizes targeted investments along the corridor to support safety, transit performance, and livability for area residents. *[ORS 457.010(b)(e)]*

The City of Portland's 2035 Comprehensive Plan recognizes this evolution of 122<sup>nd</sup> Avenue with its designation as a "Civic Corridor," where investment and urban design supports multimodal access to business districts and increasingly mixed areas of higher density residential and commercial uses. Key nodes along the corridor within the TIF District boundary include a "Town Center" at the intersection with SE Division Street, and a "Neighborhood Center" around E Burnside Street. These locations are designated as pedestrian districts where large numbers of pedestrians use the corridor now or are expected to in the future, and where investments are needed to transition the landscape away from auto-oriented uses with large street-facing parking lots. The intersection of 122<sup>nd</sup> Avenue and SE Division Street is also within the boundary of the Division-Midway Alliance district, which supports community-driven economic development as part of the Neighborhood Prosperity Network. As development happens throughout the 122<sup>nd</sup> Avenue corridor, local residents want to ensure the area remains a vibrant area with commercial activities and local businesses that serve residents. *[ORS 457.010(a)(e)]*

The southernmost area of the corridor exhibits a mix of active and vacant properties and could greatly benefit from targeted investments to revitalize existing spaces, attract new businesses, and enhance

community infrastructure, including improved green spaces and a full-service grocery store. *[ORS 457.010(a)]*

The area also features several naturally occurring affordable housing projects and manufactured home parks which could be preserved and stabilized for long-term affordable housing. *[ORS 457.010(h)]*

### SE Division Street

The TIF District extends west along SE Division Street to Interstate 205 to leverage its commercial potential and existing community assets. SE Division Street has a diversity of small businesses, childcare facilities, and other amenities that are vital for the community. The 2011 East Portland Action Plan emphasized the need for this area to accommodate mixed-use developments to create vibrant commercial hubs that provide local employment opportunities, services, and amenities to enhance the overall livability of East Portland. Many of these buildings could use additional investments and façade improvements to better support tenants. *[ORS 457.010(a)(g)]*

### SE Powell Boulevard

Oregon Department of Transportation’s Powell Boulevard improvements from Interstate 205 to SE 174th Avenue provide opportunities for TIF-funded priority projects. SE Powell Boulevard is a key commercial corridor in this area that fosters economic activity and employment. Like SE Division Street, community priorities for SE Powell Boulevard highlight the corridor’s potential as a hub for equitable development, employment, services, and community gathering spaces. Additionally, SE Powell Boulevard—as a segment of U.S. Route 26—provides essential access to various services and amenities within and beyond the city, making it a key corridor for community connectivity and convenience. *[ORS 457.010(a)(e)(h)]*

### East Portland Neighborhoods

Residential areas of the TIF District are among the most racially and ethnically diverse in the City of Portland and the State of Oregon, with more than 143 languages spoken. As the area has grown and become a hub for immigrant communities in the region, the need for investment in resources such as community centers, gathering spaces, and placemaking that reflects the community’s diversity has become a community priority.

The TIF District’s neighborhoods also have a larger share of families with young children and residents with disabilities. Accessible and affordable housing that serves a range of incomes, includes family-sized units, and is located near childcare is a priority for the community. These neighborhoods have seen some of the sharpest increases in rents across the city, and median sales prices make homeownership unaffordable to many households from the area’s racially diverse and immigrant communities.<sup>3</sup> The older housing stock in the TIF District’s neighborhoods may also be in need of critical repairs to ensure they remain habitable and safe. *[ORS 457.010(a)(b)(h)]*

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<sup>3</sup> Portland Housing Bureau, “State of Housing in Portland, 2023.”

Residents have also prioritized investments in better connectivity, especially for pedestrians, throughout the TIF District. The lack of sidewalks and other basic infrastructure is a major safety concern, particularly for children and people with disabilities. While there is a strong need for sidewalks, there is also a sentiment that these long-promised improvements should be funded with non-TIF resources. There is also concern about the potential for displacement if large-scale sidewalk improvements lead to increased property values and rents. *[ORS 457.010(b)(e)]*

Section 1.2 – Investment Need

This section presents the required findings to legally support the designation of the TIF District. The findings address the factors specified in the definition of “blighted areas” under ORS 457.010(1), which describes a blighted area as any region “detrimental to the safety, health, or welfare of the community” due to conditions such as “deterioration, faulty planning, inadequate or improper facilities, deleterious land use, or the existence of unsafe structures, or any combination of these factors.”

This section presents the required findings to legally support the designation of the TIF District. The findings for needed investments are linked to the existing conditions detailed in Attachment A and identify one or more of the statutory conditions listed in ORS 457.010(1)(a) through (i). The East 205 TIF District meets the requirements as specified in ORS 457.010, as summarized in Table A. It is within the assessed value and size limitations imposed by ORS 457.420.

**Table A. Relationship of East 205 Investment Needs Findings to Existing Conditions**

ORS 457.010 CONDITIONS	HOW THE EAST 205 TIF DISTRICT MEETS THESE CONDITIONS
<p>(a) The existence of buildings and structures, used or intended to be used for living, commercial, industrial or other purposes, or any combination of those uses, that are <b>unfit</b> or <b>unsafe</b> to occupy for those purposes because of any one or a combination of the following conditions:</p> <p>A. Defective design and quality of physical construction</p> <p>B. Faulty interior arrangement and exterior spacing;</p> <p>C. Overcrowding and a high density of population;</p> <p>D. Inadequate provision for ventilation, light, sanitation, open spaces and recreation facilities; or</p>	<ul style="list-style-type: none"> <li>• <b>Concentration of Older Buildings with Antiquated Systems and Deferred Maintenance (A):</b> Many of the buildings in the area are older than 50 years. According to data from Metro’s RLIS database , 64 percent of buildings were constructed before 1970, which means they may have exceeded their lifespan without adequate renovation and their internal systems may not have been updated to address increased risks from climate change. Many of the buildings constructed prior to 1970 are residential buildings, most commonly in a low-density detached single-dwelling building pattern. The lots, sometimes lacking street and sidewalk improvements have suffered from depreciation without substantial reinvestment. Many of the commercial structures were developed during the 1960s–1980s. These buildings may have deferred maintenance, making them more difficult and expensive to renovate.</li> <li>• <b>Health and Safety Issues in Housing (D):</b> The obsolescence and deterioration of existing single-dwelling and multi-dwelling housing places existing residents at greater risk for exposure to indoor air contaminants and fails to provide sufficient mitigation for severe weather resulting from climate change. The livability of multi-dwelling housing has a disproportionate impact on the quality of life of people of color and low-income households, larger proportions of whom live in multi-dwelling housing than the general population. The need for better and safer connections to neighborhood destinations, housing design supportive of healthy living, and improved residential open spaces was identified through extensive outreach to people of color,</li> </ul>

ORS 457.010 CONDITIONS	HOW THE EAST 205 TIF DISTRICT MEETS THESE CONDITIONS
<p>E. Obsolescence, deterioration, dilapidation, mixed character or shifting of uses;</p>	<p>low-income, and immigrant households within the TIF District boundary. Many apartment complexes do not have shared outdoor spaces to serve households with young children, especially in high-density areas.</p> <ul style="list-style-type: none"> <li>• <b>Transition to Neighborhood Services (E):</b> The TIF District includes key commercial and mixed-use corridors with a concentration of large-scale commercial buildings. The character of the area is shifting from auto-oriented uses to more neighborhood services, with an increasing concentration of small businesses. Much of the commercial building stock does not match the needs for existing or future commercial demand. Addressing the spatial and temporal shifting of uses requires updates to building position, size, layouts and interface with exterior spaces to accommodate new business, service, and customer needs.</li> </ul>
<p>(b) An economic dislocation, deterioration or disuse of property <b>resulting from</b> faulty planning;</p>	<ul style="list-style-type: none"> <li>• <b>Pre-Annexation Development Patterns:</b> Most of East Portland developed under Multnomah County regulations and was then annexed into the city starting in the late 1970s. Because it was not developed as part of the city, the TIF District has a concentration of auto-centric uses and lacks amenities better available in other neighborhoods, such as open space, street trees, and neighborhood-scale commercial corridors. As the city has grown, many of the older buildings in the TIF District have become obsolete.</li> <li>• <b>Inadequate Provision of Open Space:</b> Much of the area’s existing zoning was converted to multi-dwelling zones without open space requirements, resulting in inadequate outdoor spaces for residents. The high-density residential zone (RH) requires no outdoor spaces, leading to situations where parking lots are the only places for children to play.</li> <li>• <b>Concentration of Brownfields:</b> The East Portland area, including the TIF District, has over 57 acres of brownfields. Given past auto-oriented businesses, the East 205 TIF District area has a high concentration of brownfield sites which increases uncertainty in helping to reposition some of these sites for other uses.</li> </ul>
<p>(c) The division or subdivision and sale of property or lots of irregular form and shape and inadequate size or dimensions <b>for property usefulness</b> and development;</p>	<ul style="list-style-type: none"> <li>• <b>Prevalence of Small Lots:</b> Many vacant or underutilized lots in the TIF District are smaller than 10,000 square feet, making them difficult to develop effectively. According to data from the Portland Bureau of Planning and Sustainability, 76 percent of vacant parcels and 67 percent of underutilized parcels are under 20,000 square feet.</li> </ul>
<p>(e) The existence of <b>inadequate streets</b> and other rights of way, open spaces and utilities;</p>	<ul style="list-style-type: none"> <li>• <b>Inadequate Street and Active Transportation Infrastructure:</b> The area has inadequate street infrastructure, leading to safety issues and accessibility challenges. Several of the TIF District’s arterial corridors are part of the Portland Bureau of Transportation’s Vision Zero High Crash Network, and nearly all of the high crash intersections on these streets are within or near the proposed TIF District boundaries. These streets have a high number of traffic incidents and pedestrian-</li> </ul>

ORS 457.010 CONDITIONS	HOW THE EAST 205 TIF DISTRICT MEETS THESE CONDITIONS
	<p>involved crashes. As a designated Civic Corridor, 122<sup>nd</sup> Avenue is in the process of revitalization into a distinctive civic place.</p> <ul style="list-style-type: none"> <li>• <b>Stormwater Management:</b> Over time, the area will need improvements in stormwater management to prevent flooding conditions.</li> <li>• <b>Parks Level of Service.</b> Within the TIF District, only 62 percent of homes have adequate access to parks (compared to 85 percent citywide) per the Portland Parks and Recreation goal of providing a park within a half mile of every home in the city.</li> </ul>
<p>(f) <b>The existence of property</b> or lots or other areas that are <b>subject to inundation</b> by water;</p>	<ul style="list-style-type: none"> <li>• <b>Local Flooding Issues:</b> Inadequate on-street stormwater management can create flooding conditions in several areas within the TIF District.</li> </ul>
<p>(g) A prevalence of depreciated values, impaired investments and social and economic maladjustments <b>to such an extent that the capacity to pay taxes is reduced</b> and tax receipts are inadequate for the cost of public services rendered;</p>	<ul style="list-style-type: none"> <li>• <b>Underutilized Properties:</b> The area has numerous vacant and underutilized properties with deferred maintenance. About 40 percent of the acreage in the TIF District has an Improvement to Land ratio of less than 1, indicating a higher potential for redevelopment. The depreciated values and impaired investments reduce the capacity to pay taxes and results in inadequate funding for public services. This is inconsistent with the City’s policies for the area and local stakeholder priorities.</li> </ul>
<p>(h) A growing or total lack of proper utilization of areas, <b>resulting in a stagnant and unproductive condition of land</b> potentially useful and valuable for contributing to the public health, safety and welfare; or</p>	<ul style="list-style-type: none"> <li>• <b>Affordable Housing Need:</b> While 53 percent of residents are homeowners—the same as citywide—63 percent of the TIF District's renter households experience housing cost burden, meaning they spend over 30 percent of their income on housing. This issue is more pronounced in the TIF District compared to the City of Portland, and influenced by the lower rate of vacancy in the TIF District, which indicates higher demand for housing, including through additional development of affordable housing and opportunities for ownership.</li> <li>• <b>Stabilization of Manufactured Home Parks:</b> The TIF District has 20 manufactured home parks with 1,120 homes, which provide needed affordable homeownership opportunities in the area. Investments that preserve and stabilize existing manufactured home parks support homeowners who are particularly vulnerable to displacement from increased rents or utility costs set by the owners of the underlying land.</li> <li>• <b>Homeownership Need:</b> While 53 percent of residents are homeowners—the same as citywide—over half of the TIF District's renter households experience housing cost burden, spending more than 30 percent of their income on housing. Housing cost burden puts residents at risk of displacement and suggests a need to stabilize the TIF District’s households.</li> <li>• <b>Stabilization of Businesses:</b> The combination of localized depreciation and regional commercial demand increases the risk that existing businesses are displaced to lower-cost neighborhoods. There is a significant need for affordable commercial space to support local businesses. Many businesses are vulnerable to displacement as the</li> </ul>



ORS 457.010 CONDITIONS	HOW THE EAST 205 TIF DISTRICT MEETS THESE CONDITIONS
	<p>area grows, creating a need for commercial community ownership opportunities and affordable commercial space rental spaces.</p> <ul style="list-style-type: none"><li>• <b>Concentration of Heat Islands.</b> With large swathes of the TIF District covered by asphalt roads or parking lots and with areas of low tree canopy, about 83 percent of homes in the TIF District are in the 75th percentile or higher of all temperature readings in the region, compared with 57 percent citywide. Higher urban temperatures can lead to poor health outcomes, especially for vulnerable populations</li></ul>

### Section 1.3 – Existing Conditions

Attachment A summarizes existing conditions in the East 205 TIF District to inform investments and strategies. It draws on data collected from sources like the American Community Survey (ACS), market platforms, federal bureaus, and local data sources.

## SECTION 2 – PROPOSED PROJECTS REPORT

### Section 2.1 – Proposed Projects and Impacts

This section provides an overview of the proposed projects under the Plan and their connection to the current conditions within the TIF District (See Appendix A). It details how each project addresses the specific issues and investment needs identified in the area, demonstrating how these projects will improve conditions for the community (Table B).

The Plan identifies three project categories, organized within two work portfolios:

- A. Inclusive Growth (to be implemented by Prosper Portland)
  - 1. Economic and Urban Development (including Middle-Income Housing)
  - 2. Infrastructure
  
- B. Affordable Housing (to be implemented by Portland Housing Bureau)
  - 1. Affordable Housing (Housing Set-aside Policy eligible)

Tax Increment Finance Plans and districts enable public investments in public/private/community partnerships that would not otherwise be financially feasible, and for related planning that is not tethered to annual appropriations. Tax increment funds (TIF) generated by the creation of a TIF District provide a dedicated stream of tax revenue to accomplish those plans and policies, while leveraging outside funding sources to complement the TIF resources. The plan anticipates that the projects described in the East 205 TIF District Plan will catalyze the development of vacant and underdeveloped parcels as well as the redevelopment and re-tenanting of underutilized properties with businesses and residents that will require access to City services.

Implementation of this plan will be undertaken with community leadership and ongoing engagement. As described in the Governance Charter (Exhibit D). Prosper Portland and the Portland Housing Bureau will work in co-creation with the Community Leadership Committee to create re-occurring Five-Year Action Plans. The intent of the Five-Year Action Plan is to establish near-term investment priorities and associated budgets in accordance with the TIF Plan. The Five-Year Action Plans will additionally establish mechanisms for ongoing reporting and implementation oversight.

**Table B. Plan Response to Existing Conditions**

PROJECT	DESCRIPTION	EXISTING CONDITIONS
<b>AFFORDABLE HOUSING (45%)</b>		
<b>Single Family Home Repair</b>	Support low-income community members who currently own their homes, so that they are more likely to be able to stay in place, through home repairs relating to life safety, code compliance, energy efficiency upgrades, and accessibility upgrades.	<ul style="list-style-type: none"> <li>• <b>Almost two thirds of households experience housing cost burden.</b> Among the TIF District’s residents who rent, 63 percent spend more than 30 percent of their income on housing, while 34 percent spend more than 50 percent of their income on housing. Given the number of households experiencing housing cost burden in the area, the TIF District lacks adequate affordable housing supply.</li> </ul>

PROJECT	DESCRIPTION	EXISTING CONDITIONS
Homeownership Support	Provide down payment assistance and other types of financial assistance, as well as the financial subsidization of the development of new homes. The preferred model for homeownership investments made under this plan is permanently affordable homeownership utilizing mechanisms such as down payment assistance, community land trusts, and covenants that ensure the homes remain affordable for subsequent buyers.	<ul style="list-style-type: none"> <li>• <b>Residents are more vulnerable to changing economic conditions, making displacement more difficult to prevent.</b> The BPS Economic Vulnerability Assessment determined a score of 91 for the District’s Census tracts, with any score over 60 considered a tract vulnerable to displacement.</li> <li>• <b>Lower household incomes.</b> Compared to Portland, a greater share of TIF District households earn less than \$50,000 (44 percent versus 30 percent). Overall, Median Household Income in Portland is \$85,876 compared to \$57,149 in the TIF District.</li> <li>• <b>Several existing manufactured home parks.</b> There are 20 manufactured home parks in the TIF District with 1,120 housing units. Supporting manufactured home parks could help maintain affordable housing, community stability, social equity, and prevent displacement and homelessness among vulnerable populations.</li> <li>• <b>Lower growth in housing supply.</b> The TIF District has expanded its multi-dwelling housing stock by 148 percent since 2000 whereas Portland’s multi-dwelling stock grew by 170 percent. At this time, no new units are under construction in the district, despite lower vacancy rates than the rest of the city.</li> </ul>
<b>Multi-family Rental Development</b>	Develop new affordable rental housing in a variety of unit sizes, including family sized units and multi-generational options (two-bedrooms or larger).	
<b>Rehabilitation and Preservation of Existing Regulated Housing</b>	Provide funding to rehabilitate and preserve the affordability of existing regulated affordable housing.	
<b>Acquisition &amp; Rehabilitation of Existing Market-Rate and Naturally Occurring Affordable Housing</b>  <i>This category also includes manufactured housing park stabilization, preservation and development</i>	Purchase market-rate and naturally occurring affordable housing; including motels, foreclosed and unoccupied properties; make needed repairs and renovations; and convert to regulated affordable housing (for individual ownership, cooperative ownership, and rental).	
<b>Opportunistic Land Acquisition</b>	Prioritize opportunistic land acquisition of larger sites for future multifamily affordable housing.	
<b>Capital Expenditures for Community Services for Houseless Neighbors</b>	Prioritize housing development for people experiencing houselessness, and provide limited resources for capital	

PROJECT	DESCRIPTION	EXISTING CONDITIONS
	expenditures related to community services, including shelters and food pantries.	
<b>ECONOMIC AND URBAN DEVELOPMENT (minimum 45%)</b>		
<b>Predevelopment to support future commercial, middle-income residential or mixed-use development</b>	Support technical and/or financial assistance to determine the feasibility of development, redevelopment and renovation projects.	<p><b><u>Development Conditions</u></b></p> <ul style="list-style-type: none"> <li>• <b>A large share of underutilized properties.</b> The TIF District has 492 vacant parcels and 295 underutilized parcels. The majority of vacant parcels (68 percent) are less than 10,000 square feet, which limits the potential for catalytic redevelopment projects to expand housing, employment, or commercial opportunities unless they can be combined with neighboring parcels into larger sites.</li> <li>• <b>A large share of older buildings,</b> that may be obsolete or in need of deferred maintenance, with 64 percent of buildings built before 1970.</li> <li>• <b>Potential brownfield sites along commercial corridors</b> given the presence of legacy auto-oriented businesses and older commercial buildings.</li> </ul> <p><b><u>Economic and Social Conditions</u></b></p> <ul style="list-style-type: none"> <li>• <b>A higher unemployment rate and lower average wages than the rest of Portland.</b> High levels of retail and service employment contribute to lower average wages in the TIF District, but average wages in the area are lower for all employment sectors compared to Portland as a whole.</li> <li>• <b>A concentration of neighborhood and BIPOC-serving service and retail establishments.</b> Commercial corridors in the TIF District have seen a growing share of small businesses and especially immigrant-serving businesses.</li> <li>• <b>A diverse population,</b> with a higher share (47 percent) of residents who identify as Black, Indigenous, or people of color (BIPOC) compared to Portland as a whole (32 percent).</li> <li>• <b>A concentration of urban heat island.</b> About 83 percent of the homes in the TIF District are in the 75<sup>th</sup> percentile or higher of all temperature readings in the region,</li> </ul>
<b>Land Acquisitions &amp; Land Banking for immediate or future commercial and mixed-use purposes</b>	Invest to acquire properties for development or redevelopment in conformance with the goals of this Plan.	
<p><b>Commercial, Middle-Income Residential, Mixed-use Development, Redevelopment and Renovation</b></p> <p><i>This category also includes resources for residential properties and projects (e.g., middle-income housing) that do not qualify for support under the housing set-aside policy.</i></p>	<p>Support development, redevelopment and renovation activities, including:</p> <ul style="list-style-type: none"> <li>• New construction</li> <li>• Building façade improvements</li> <li>• Remediation activities</li> <li>• Professional services, building and site design assistance</li> <li>• Tenant improvements</li> <li>• Building repairs and upgrades</li> <li>• Lease and/or loan guarantees</li> <li>• Climate, resilience and community solar projects</li> <li>• Seismic, fire suppression, other public safety improvements</li> <li>• Accessibility improvements; landscaping enhancements; pedestrian amenities and lighting outside of the public right of way</li> <li>• Permanent infrastructure to support food cart</li> </ul>	

PROJECT	DESCRIPTION	EXISTING CONDITIONS
	<p>operations and other temporary, pop-up, seasonal and low-barrier opportunities for startup businesses and non-profits.</p>	<p>compared with 57 percent of housing units citywide.</p>
<p><b>Arts and Culture</b></p>	<p>Support Arts and cultural investments (not public art as a “public building,” defined in ORS 457.010) that celebrate and represent Priority Communities, developed by and/or in collaboration with local artists and community members who represent those communities. Prioritize murals, placemaking investments, arts and entertainment performance venues, a new library, or interactive, multicultural community art spaces that create a sense of community and instill pride.</p>	
<p><b>Signage</b></p>	<p>Develop signage that serves the greater purpose of the TIF district, including multi-lingual signage and directional signage to local businesses.</p>	
<p><b>Infrastructure Investments Triggered by Development, Redevelopment or Renovation Activities</b></p>	<p>Invest in critical public safety improvements, transportation improvements, green infrastructure and/or other climate resilience investments triggered by, or that directly support, the implementation of other investments in this Plan.</p>	
<p><b>INFRASTRUCTURE (10%)</b></p>		
<p><b>Street and Utilities Improvements</b></p>	<p>Support new streets, street improvements, sidewalks, bike lanes and paths, stormwater improvements,</p>	<ul style="list-style-type: none"> <li>• <b>Targeted transportation improvements will be needed in conjunction with development projects to continue the momentum of</b></li> </ul>

PROJECT	DESCRIPTION	EXISTING CONDITIONS
	increased tree canopy, new and/or relocated utilities (water, storm, sanitary sewer)	
<b>Connectivity and Accessibility</b>	Improve pedestrian and bicycle safety and connectivity while enhancing accessibility for individuals with mobility challenges. Prioritize connections and pedestrian-scale lighting near commercial corridors, industrial spaces, schools, parks and other institutions. Invest in key pedestrian bridge crossings.	<p><b>investments on key arterial streets.</b> Overall, these projects will make high-traffic corridors in the TIF District safer, with a focus on bike-friendly and pedestrian-friendly improvements. These projects address longstanding safety and livability issues. Such projects will support district residents, who are currently more likely to drive or carpool than Portland residents but may be more willing to walk or ride bikes if the transportation network is safer.</p> <ul style="list-style-type: none"> <li>• <b>Sewer infrastructure including pump stations, stormwater pipes, and sewer pipes may need upgrading in conjunction with development projects.</b></li> <li>• <b>Neighborhoods that lack adequate access to parks,</b> including areas north of E Burnside Street and south of SE Division Street.</li> </ul>
<b>Public Recreation, Safety, Health and Resilience Investments</b>	Support resilience, recreation, public and personal health outcomes, community gathering space and food access in public spaces. Prioritize new local parks, trails, and natural areas, especially ones that do not require use of motor vehicles to reach; covered spaces for existing parks; new and updated community centers; resilience hubs; community gardens, community gathering spaces, business-adjacent rest areas, athletic facilities such as basketball courts and soccer fields, and public exercise equipment (outdoor, permanently installed). Support inclusive spaces that are youth and family friendly.	

## Section 2.2 – Cost and Completion Dates

Some projects will require funding from multiple sources, and TIF will often be used to provide matching funds or gap funds to facilitate the implementation of a project. Although this section provides estimated completion dates for all projects, many projects will be funded in phases over a longer period,

which means that expenditures for some projects could begin much earlier than the estimated completion dates listed below. Adopted Five-Year Action Plans will further refine and describe the funding priorities, estimated costs, and completion dates for these projects. Prosper Portland’s annual budget shall reflect the priorities and investments outlined in the Five-Year Action Plan and in conformance with the TIF Plan.

**Table C. Project Cost and Completion Dates**

PROJECT NAME	PROJECT COST (NOMINAL DOLLARS; % NET PLAN ADMIN & FEES)	ANTICIPATED COMPLETION DATE
<b>Affordable Housing</b> <ul style="list-style-type: none"> <li>- Single Family Home Repair</li> <li>- Homeownership Support</li> <li>- Multi-Family Rental Development</li> <li>- Rehabilitation and Preservation of Existing Regulated Housing</li> <li>- Acquisition and Rehabilitation of Existing Market-Rate and Naturally Occurring Affordable Housing</li> <li>- Manufactured Housing Park Stabilization, Preservation and Development</li> <li>- Opportunistic Land Acquisition</li> <li>- Capital Expenditures for Community Services for Houseless Neighbors</li> </ul>	<b>\$ 323,244,997 (45%)</b>	2057
<b>Economic &amp; Urban Development</b> <ul style="list-style-type: none"> <li>- Predevelopment to support future commercial, middle-income residential or mixed-use development</li> <li>- Land Acquisitions &amp; Land Banking for immediate or future commercial or mixed-use properties</li> <li>- Commercial, Middle-income Residential or Mixed-Use Development, Redevelopment and Renovation</li> <li>- Arts and Culture</li> <li>- Signage</li> <li>- Infrastructure Investments Triggered by Development, Redevelopment or Renovation Activities</li> </ul>	<b>At Least \$323,244,997 (45%)</b>	2057
<b>Infrastructure</b> <ul style="list-style-type: none"> <li>- Street and Utilities Improvements</li> <li>- Connectivity and Accessibility</li> <li>- Public Recreation, Safety, Health and Resilience Investments</li> </ul>	<b>Up to \$71,832,222 (10%)</b>	2057

## SECTION 3 – FINANCIAL REPORT

### Section 3.1 - Maximum Indebtedness and Debt Retirement

The maximum amount of the principal of indebtedness that may be issued or incurred under the Plan (the “**Maximum Indebtedness**”) is \$770,000,000 as shown in Table D. The estimated amount of TIF moneys required for the District to service this Maximum Indebtedness is \$934,810,801, which reflects the additional projected costs of the interest on borrowings (loans) which is not a part of the maximum indebtedness. It is anticipated that the indebtedness will be retired or otherwise provided for by FY 2057. Table E shows a summary of the financial capacity of the District, including how total TIF revenue translates to the ability to fund tax increment projects in constant 2025 dollars in five-year increments.

**Table D. Total Uses**

Uses Summary	First 5 Years	First 10 Years	30 Year Total
Bond Issuance Costs and Reserves	22,885	9,228,454	21,747,691
District-Wide Admin/Predev	914,486	5,911,656	29,930,092
Affordable Housing (PHB)	9,876,445	63,845,890	323,244,997
Inclusive Growth (Prosper Portland)	12,071,211	78,033,866	395,077,219
Total	22,885,027	157,019,866	770,000,000

**Table E. Total Capacity Through Final Bond Payoff**

	Actual Dollars	Rounded Dollars
Total Net TIF	934,810,801	934,800,000
Maximum Indebtedness	770,000,000	770,000,000
Capacity (2024-25 \$)	500,300,814	500,300,000
Years 1-5	22,833,811	22,800,000
Years 6-10	65,978,041	66,000,000
Years 11-15	112,526,268	112,500,000
Years 16-20	153,195,749	153,200,000
Years 21-25	201,424,955	201,400,000
Years 26-30	257,905,787	257,900,000
Years 31-33	120,946,191	120,900,000

### Section 3.2 – Financial Analysis

The total amount of TIF projected to be used for all projects, excluding administration and finance fees, is \$414,947,475 in 2024-25 dollars. The cost of administration and finance fees over the life of the District increase this total to \$445,715,348. The Plan assumes annual inflation rate of 3 percent per year. When accounting for inflation and based on the assumed timing of projects, the total project costs in nominal year-of-expenditure (“YOE”) dollars is \$ 718,322,216, which is within the \$ 770,000,000 maximum indebtedness established by the Plan. We estimate the frozen base assessed value of the District to \$2,849,078,510, 3.5 percent of the City’s assessed value of \$80,988,896,967



The estimated East 205 Tax Increment Finance Plan revenues through Fiscal Year End (FYE) 2057 are calculated based on projections of the assessed value within the District and the consolidated tax rate that will apply in the District adjusted for discounts, and delinquencies. The long-term projections for FYE 2026 and beyond assume an annual growth rate of 3 percent for assessed value in the District. These projections of growth are the basis for the projections in Table F, which shows the incremental assessed value, tax rates, and E205 Tax Increment Finance Plan revenues each year.

The first year of East 205 Tax Increment Finance Plan collections is anticipated to be the fiscal year ending in 2026. Gross East 205 Tax Increment Finance Plan financing (TIF) is calculated by multiplying the tax rate times the assessed value used. The tax rate is per thousand dollars of assessed value, so the calculation is “tax rate times assessed value used divided by one thousand.” The consolidated tax rate includes permanent tax rates only, except for \$0.5038/\$1,000 of the Portland Public Schools permanent rate levy (the “Gap Tax”). The consolidated rate also excludes levies for general obligation bonds and local option levies. The adjustments are for compression losses estimated at 5 percent and underpayments and delinquencies assumed at 4 percent.

The District is anticipated to complete all projects and have sufficient East 205 Tax Increment Finance Plan finance revenue to terminate the tax increment area in FYE 2057, a 32 year tax increment plan. Table G shows more detailed tables on the allocation of tax revenues to debt service. These assumptions show one scenario for financing and that this scenario is financially feasible.

**Table F. Projected Incremental Assessed Value, Tax Rates, and East 205 Tax Increment Finance Plan Revenues**

Yr No.	FYE	Total Assessed Value	Frozen Base Assessed Value	Increment URA	Increment Shared	Tax Rate	Gross TIF URA	Gross TIF Shared	Adjustments (to URA)	Net TIF (URA)	PV of Net TIF (URA)
1	2026	2,886,738,234	2,802,658,480	84,079,754	-	18.83	1,583,172	-	(139,319)	1,443,853	1,401,799
2	2027	2,973,340,381	2,802,658,480	170,681,901	-	18.93	3,230,908	-	(284,320)	2,946,588	2,777,442
3	2028	3,062,540,593	2,802,658,480	259,882,113	-	19.03	4,945,404	-	(435,196)	4,510,209	4,127,480
4	2029	3,154,416,811	2,802,658,480	351,758,331	-	19.03	6,693,755	-	(589,050)	6,104,704	5,423,951
5	2030	3,249,049,315	2,802,658,480	446,390,835	-	19.23	8,583,834	-	(755,377)	7,828,456	6,752,895
6	2031	3,346,520,794	2,802,658,480	543,862,314	-	19.23	10,458,153	-	(920,317)	9,537,836	7,987,787
7	2032	3,446,916,418	2,802,658,480	644,257,938	-	19.23	12,388,702	-	(1,090,206)	11,298,496	9,186,711
8	2033	3,550,323,911	2,802,658,480	747,665,431	-	19.33	14,451,934	-	(1,271,770)	13,180,164	10,404,543
9	2034	3,656,833,628	2,802,658,480	854,175,148	-	19.33	16,510,704	-	(1,452,942)	15,057,762	11,540,521
10	2035	3,766,538,637	2,802,658,480	963,880,157	-	19.23	18,534,850	-	(1,631,067)	16,903,783	12,578,002
11	2036	3,879,534,796	2,802,658,480	1,076,876,316	-	19.23	20,707,699	-	(1,822,278)	18,885,422	13,643,231
12	2037	3,995,920,840	2,802,658,480	1,193,262,360	-	19.23	22,945,735	-	(2,019,225)	20,926,510	14,677,433
13	2038	4,115,798,465	2,802,658,480	1,313,139,985	-	19.23	25,250,911	-	(2,222,080)	23,028,831	15,681,513
14	2039	4,239,272,419	2,802,658,480	1,379,351,579	57,262,360	19.13	26,386,186	1,095,395	(2,321,984)	24,064,202	15,909,272
15	2040	4,366,450,592	2,802,658,480	1,476,321,653	87,470,459	19.03	28,093,534	1,664,511	(2,472,231)	25,621,303	16,445,340
16	2041	4,497,444,109	2,802,658,480	1,576,169,998	118,615,632	18.93	29,835,973	2,245,324	(2,625,566)	27,210,407	16,956,626
17	2042	4,632,367,433	2,802,658,480	1,678,982,725	150,726,227	18.83	31,614,259	2,838,086	(2,782,055)	28,832,204	17,443,958
18	2043	4,771,338,456	2,802,658,480	1,783,210,993	185,468,983	18.83	33,576,816	3,492,272	(2,954,760)	30,622,056	17,987,231
19	2044	4,914,478,609	2,802,658,480	1,892,203,645	219,616,485	18.73	35,439,864	4,113,288	(3,118,708)	32,321,156	18,432,303
20	2045	5,061,912,968	2,802,658,480	2,002,779,413	256,475,074	18.73	37,510,883	4,803,628	(3,300,958)	34,209,925	18,941,206
21	2046	5,213,770,357	2,802,658,480	2,116,672,455	294,439,422	18.73	39,644,033	5,514,678	(3,488,675)	36,155,358	19,435,286
22	2047	5,370,183,467	2,802,658,480	2,233,982,288	333,542,699	18.73	41,841,177	6,247,059	(3,682,024)	38,159,153	19,914,976
23	2048	5,531,288,971	2,802,658,480	2,354,811,416	373,819,075	18.73	44,104,236	7,001,412	(3,881,173)	40,223,063	20,380,694
24	2049	5,697,227,641	2,802,658,480	2,479,265,418	415,303,743	18.73	46,435,186	7,778,395	(4,086,296)	42,348,890	20,832,847
25	2050	5,868,144,470	2,802,658,480	2,607,453,040	458,032,950	18.73	48,836,065	8,578,688	(4,297,574)	44,538,491	21,271,831
26	2051	6,044,188,804	2,802,658,480	2,739,486,290	502,044,033	18.73	51,308,970	9,402,990	(4,515,189)	46,793,781	21,698,029
27	2052	6,225,514,468	2,802,658,480	2,875,480,538	547,375,449	18.73	53,856,063	10,252,021	(4,739,334)	49,116,729	22,111,814
28	2053	6,412,279,902	2,802,658,480	3,015,554,614	594,066,808	18.73	56,479,568	11,126,523	(4,970,202)	51,509,366	22,513,546
29	2054	6,604,648,299	2,802,658,480	3,159,830,912	642,158,907	18.73	59,181,778	12,027,259	(5,207,996)	53,973,782	22,903,578
30	2055	6,802,787,748	2,802,658,480	3,308,435,499	691,693,770	18.73	61,965,055	12,955,018	(5,452,925)	56,512,130	23,282,249
31	2056	7,006,871,381	2,802,658,480	3,461,498,223	742,714,678	18.73	64,831,830	13,910,610	(5,705,201)	59,126,629	23,649,891
32	2057	7,217,077,522	2,802,658,480	3,619,152,829	795,266,213	18.73	67,784,608	14,894,869	(5,965,046)	61,819,563	24,006,826

**Table G. East Portland Tax Increment Plan Revenues and Allocations to Debt Service**

	24-25	25-26	26-27	27-28	28-29	29-30	30-31
	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast
Prior Year Assessed Value	-	2,802,658,480	2,886,738,234	2,973,340,381	3,062,540,593	3,154,416,811	3,249,049,315
Frozen Base	2,802,658,480	2,802,658,480	2,802,658,480	2,802,658,480	2,802,658,480	2,802,658,480	2,802,658,480
Increment	-	84,079,754	170,681,901	259,882,113	351,758,331	446,390,835	543,862,314
AV (Baseline)	-	2,886,738,234	2,973,340,381	3,062,540,593	3,154,416,811	3,249,049,315	3,346,520,794
<b>Taxes</b>							
Consolidated Tax Rate for Du Jour	18.6726	18.8340	18.9340	19.0340	19.0340	19.2340	19.2340
<b>Beginning Balance</b>	-	-	-	-	-	-	-
Divide the Taxes (to Raise) Sal 4c	-	1,583,561	3,231,698	4,946,606	6,695,381	8,585,898	10,460,668
Compression	-	(79,178)	(161,585)	(247,330)	(334,769)	(429,295)	(523,033)
Net Tax Increment Revenues	-	<b>1,444,208</b>	<b>2,947,308</b>	<b>4,511,305</b>	<b>6,106,188</b>	<b>7,830,339</b>	<b>9,540,130</b>
<b>Used for Du Jour</b>	-	1,447,096	2,953,203	4,520,327	6,118,400	7,846,000	9,559,210
<b>Debt Service</b>							
LOC 1					-	-	-
LOC 2							-
LOC 3							
BOND 1							
BOND 2							
BOND 3							
<b>Total Debt Service</b>	-	-	-	-	-	-	-

	31-32	32-33	33-34	34-35	35-36	36-37	37-38
	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast
Prior Year Assessed Value	3,346,520,794	3,446,916,418	3,550,323,911	3,656,833,628	3,766,538,637	3,879,534,796	3,995,920,840
Frozen Base	2,802,658,480	2,802,658,480	2,802,658,480	2,802,658,480	2,802,658,480	2,802,658,480	2,802,658,480
Increment	644,257,938	747,665,431	854,175,148	963,880,157	1,076,876,316	1,193,262,360	1,313,139,985
AV (Baseline)	3,446,916,418	3,550,323,911	3,656,833,628	3,766,538,637	3,879,534,796	3,995,920,840	4,115,798,465
<b>Taxes</b>							
Consolidated Tax Rate for Du Jour	19.2340	19.3340	19.3340	19.2340	19.2340	19.2340	19.2340
<b>Beginning Balance</b>	-	-	-	15,102,868	7,551,434	7,551,434	7,551,434
Divide the Taxes (to Raise) Sal 4c	12,391,682	14,455,392	16,514,655	18,539,308	20,712,680	22,951,254	25,256,984
Compression	(619,584)	(722,770)	(825,733)	(926,965)	(1,035,634)	(1,147,563)	(1,262,849)
Net Tax Increment Revenues	<b>11,301,214</b>	<b>13,183,317</b>	<b>15,061,365</b>	<b>16,907,849</b>	<b>18,889,964</b>	<b>20,931,543</b>	<b>23,034,370</b>
<b>Used for Du Jour</b>	10,723,816	11,709,684	5,140,054	17,002,076	11,406,516	13,452,178	15,559,210
<b>Debt Service</b>							
LOC 1	600,000	600,000	600,000				
LOC 2	-	900,000	900,000				
LOC 3			900,000				
BOND 1				7,551,434	7,551,434	7,551,434	7,551,434
BOND 2							
BOND 3							
<b>Total Debt Service</b>	<b>600,000</b>	<b>1,500,000</b>	<b>2,400,000</b>	<b>7,551,434</b>	<b>7,551,434</b>	<b>7,551,434</b>	<b>7,551,434</b>

	38-39	39-40	40-41	41-42	42-43	43-44	44-45
	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast
Prior Year Assessed Value	4,115,798,465	4,239,272,419	4,366,450,592	4,497,444,109	4,632,367,433	4,771,338,456	4,914,478,609
Frozen Base	2,802,658,480	2,802,658,480	2,802,658,480	2,802,658,480	2,802,658,480	2,802,658,480	2,802,658,480
Increment	1,436,613,939	1,563,792,112	1,694,785,629	1,829,708,953	1,968,679,976	2,111,820,129	2,259,254,488
AV (Baseline)	4,239,272,419	4,366,450,592	4,497,444,109	4,632,367,433	4,771,338,456	4,914,478,609	5,061,912,968
<b>Taxes</b>							
Consolidated Tax Rate for Du Jour	19.1340	19.0340	18.9340	18.8340	18.8340	18.7340	18.7340
<b>Beginning Balance</b>	7,551,434	7,551,434	7,551,434	7,551,434	7,551,434	15,102,868	11,327,151
Divide the Taxes (to Raise) Sal 4c	26,391,169	28,098,959	29,841,852	31,620,606	33,583,645	35,447,189	37,518,720
Compression	(1,319,558)	(1,404,948)	(1,492,093)	(1,581,030)	(1,679,182)	(1,772,359)	(1,875,936)
Net Tax Increment Revenues	<b>24,068,746</b>	<b>25,626,250</b>	<b>27,215,769</b>	<b>28,837,993</b>	<b>30,628,284</b>	<b>32,327,836</b>	<b>34,217,072</b>
<b>Used for Du Jour</b>	16,595,656	18,156,275	19,748,972	21,374,440	19,392,596	24,901,469	23,003,664
<b>Debt Service</b>							
BOND 1	7,551,434	7,551,434	7,551,434	7,551,434	7,551,434	7,551,434	7,551,434
BOND 2						3,775,717	3,775,717
BOND 3							
<b>Total Debt Service</b>	<b>7,551,434</b>	<b>7,551,434</b>	<b>7,551,434</b>	<b>7,551,434</b>	<b>7,551,434</b>	<b>11,327,151</b>	<b>11,327,151</b>

	45-46	46-47	47-48	48-49	49-50	50-51	51-52
	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast
Prior Year Assessed Value	5,061,912,968	5,213,770,357	5,370,183,467	5,531,288,971	5,697,227,641	5,868,144,470	6,044,188,804
Frozen Base	2,802,658,480	2,802,658,480	2,802,658,480	2,802,658,480	2,802,658,480	2,802,658,480	2,802,658,480
Increment	2,411,111,877	2,567,524,987	2,728,630,491	2,894,569,161	3,065,485,990	3,241,530,324	3,422,855,988
AV (Baseline)	5,213,770,357	5,370,183,467	5,531,288,971	5,697,227,641	5,868,144,470	6,044,188,804	6,225,514,468
<b>Taxes</b>							
Consolidated Tax Rate for Du Jour	18.7340	18.7340	18.7340	18.7340	18.7340	18.7340	18.7340
<b>Beginning Balance</b>	11,327,151	11,327,151	11,327,151	11,327,151	11,327,151	11,327,151	23,598,231
Divide the Taxes (to Raise) Sal 4c	39,652,396	41,850,083	44,113,701	46,445,227	48,846,698	51,320,214	53,867,936
Compression	(1,982,620)	(2,092,504)	(2,205,685)	(2,322,261)	(2,442,335)	(2,566,011)	(2,693,397)
Net Tax Increment Revenues	<b>36,162,985</b>	<b>38,167,276</b>	<b>40,231,695</b>	<b>42,358,047</b>	<b>44,548,189</b>	<b>46,804,035</b>	<b>49,127,557</b>
<b>Used for Du Jour</b>	24,953,469	26,961,768	29,030,316	31,160,920	33,355,443	29,480,261	37,993,054
<b>Debt Service</b>							
BOND 1	7,551,434	7,551,434	7,551,434	7,551,434	7,551,434	7,551,434	7,551,434
BOND 2	3,775,717	3,775,717	3,775,717	3,775,717	3,775,717	3,775,717	3,775,717
BOND 3							6,135,540
<b>Total Debt Service</b>	<b>11,327,151</b>	<b>11,327,151</b>	<b>11,327,151</b>	<b>11,327,151</b>	<b>11,327,151</b>	<b>11,327,151</b>	<b>17,462,691</b>

	52-53	53-54	54-55	55-56	56-57
	Forecast	Forecast	Forecast	Forecast	Forecast
Prior Year Assessed Value	6,225,514,468	6,412,279,902	6,604,648,299	6,802,787,748	7,006,871,381
Frozen Base	2,802,658,480	2,802,658,480	2,802,658,480	2,802,658,480	2,802,658,480
Increment	3,609,621,422	3,801,989,819	4,000,129,268	4,204,212,901	4,414,419,042
AV (Baseline)	6,412,279,902	6,604,648,299	6,802,787,748	7,006,871,381	7,217,077,522
<b>Taxes</b>					
Consolidated Tax Rate for Du Jour	18.7340	18.7340	18.7340	18.7340	18.7340
<b>Beginning Balance</b>	17,462,691	17,462,691	17,462,691	23,737,117	73,179,017
Divide the Taxes (to Raise) Sal 4c	56,492,089	59,194,966	61,978,930	64,846,413	67,799,921
Compression	(2,824,604)	(2,959,748)	(3,098,947)	(3,242,321)	(3,389,996)
Net Tax Increment Revenues	<b>51,520,785</b>	<b>53,985,809</b>	<b>56,524,784</b>	<b>59,139,929</b>	<b>61,833,528</b>
<b>Used for Du Jour</b>	34,230,986	36,700,940	40,522,002		
<b>Debt Service</b>					
BOND 1	7,551,434	7,551,434			
BOND 2	3,775,717	3,775,717	3,775,717	3,775,717	3,775,717
BOND 3	6,135,540	6,135,540	6,135,540	6,135,540	6,135,540
<b>Total Debt Service</b>	<b>17,462,691</b>	<b>17,462,691</b>	<b>9,911,257</b>	<b>9,911,257</b>	<b>9,911,257</b>

The District is anticipated to complete all projects and have sufficient revenue to terminate the District in FYE 2057, a 32-year program. The projects will be ongoing and the schedule for construction of projects will be based on the availability of funding and will be completed as directed by the Agency in accordance with the Five-Year Action Plans.

The amount of money available for projects in 2025 constant dollars for the District is approximately \$414,947,475. This is calculated by taking the maximum indebtedness (MI) and bringing it back to constant 2025 dollars. This is done as the MI is referenced in constant dollars, so understanding how the MI relates to the inflation factor over 30 years is important to be able to make projections on the allocation of funds throughout the life of the District.

Table H shows the approximate \$445,715,348 constant dollars for projects inflated over the life of the District including administrative expenses and bond issuance costs and reserves, reaching the total maximum indebtedness of \$770,000,000. The 3 percent inflation rate is the rate to use in the future if any amendment to increase maximum indebtedness is pursued in accordance with ORS 457.470.

The following tables are prepared to show that the District is financially feasible as required by ORS 457. It assumes completion of projects as funding becomes available and in accordance with the Five-Year Action Plans. Annual expenditures for program administration are also shown.

**Table H. Financial Feasibility**

	Bond Issuance Costs and Reserves	District-Wide Admin/Predev	Affordable Housing (PHB)	Inclusive Growth (Prosper Portland)	Total
Years 1-5	22,885	914,486	9,876,445	12,071,211	22,885,027
Years 6-10	9,205,569	4,997,171	53,969,445	65,962,655	134,134,840
Years 11-15	75,170	3,003,787	32,440,895	39,649,983	75,169,834
Years 16-20	4,684,138	5,749,480	62,094,385	75,893,138	148,421,141
Years 21-25	145,462	5,812,658	62,776,708	76,727,087	145,461,915
Years 26-30	7,614,467	9,452,511	102,087,119	124,773,146	243,927,243
Total	21,747,691	29,930,092	323,244,997	395,077,219	770,000,000

Section 3.3 – Fiscal Impact Statement

The impact of East 205 Tax Increment Finance Plan financing of the maximum indebtedness, both until and after the indebtedness is repaid, is on all entities levying permanent rate property in the District.

The impact of East 205 Tax Increment Finance Plan financing on overlapping taxing districts consists primarily of the property tax revenues foregone on permanent rate levies as applied to the growth in assessed value in the District. These projections are for impacts estimated through FYE 2057 and are shown in Table I.

Other than the Portland Public Schools Gap Tax, the Portland School District and the Multnomah County ESD are not *directly* affected by the tax increment financing, but the amounts of their taxes divided for



the Plan are shown in the following tables. Under current school funding law, property tax revenues are combined with State School Fund revenues to achieve per-student funding targets. Under this system, property taxes foregone, due to the use of tax increment financing, are substantially replaced with State School Fund revenues, as determined by a funding formula at the state level. The Gap Tax is not anticipated to be calculated in the division of tax revenues to be allocated to Prosper Portland, so the impact on the Portland Public Schools of the Gap Tax is a positive impact. The School District will need to complete appropriate paperwork with the Multnomah County assessor to ensure the Gap tax is not included in the division of taxes.

The City of Portland levies a tax to pay costs of its Fire and Police Disability and Retirement Fund (FPD&R) Plan. The rate for this levy is included in the consolidated tax rate for the District. The levy is imposed such that, when the tax rate is divided for tax increment areas, tax collections are sufficient to provide both the amount requested by the City for the FPD&R Plan and amounts for tax increment plans. Taxpayers pay a higher amount of taxes as a result of the division of taxes. Tax collections for the District attributable to the FPD&R levy are shown in Table I.

Since the properties within the TIF District are also already within the City's urban growth boundary, the City has planned for the need to provide infrastructure to these parcels through its existing plans and policies. In addition, since any new development will be new construction or redevelopment of existing buildings, the current building code requirements will address fire protection needs. Any potential impacts to the City will be countered by the increased revenue resulting from new jobs, stabilized housing, increased property tax revenues from development and redevelopment, and future increased tax base for all overlapping taxing jurisdictions.

**Table I. Projected Impact on Taxing District Permanent Rate Levies**

Foregone Revenue to Taxing Jurisdictions	25-26	26-27	27-28	28-29	29-30	30-31	31-32
City	350,968	712,464	1,084,806	1,468,318	1,863,335	2,270,203	2,689,277
County	333,055	676,102	1,029,440	1,393,378	1,768,235	2,154,337	2,552,022
Library	93,550	189,908	289,155	391,380	496,672	605,123	716,827
Metro	7,407	15,037	22,895	30,990	39,327	47,914	56,759
Port	5,375	10,912	16,615	22,488	28,538	34,770	41,188
E Mult Soil/Cons	7,668	15,566	23,701	32,080	40,711	49,600	58,756
FPDR	214,706	451,419	711,037	962,411	1,302,747	1,587,208	1,880,202
<b>Total Gov't</b>	<b>1,012,730</b>	<b>2,071,408</b>	<b>3,177,650</b>	<b>4,301,046</b>	<b>5,539,565</b>	<b>6,749,155</b>	<b>7,995,032</b>
Reynolds	34,343	69,716	106,150	143,677	182,330	222,143	263,150
Parkrose	16,924	34,357	52,312	70,805	89,854	109,474	129,683
David Douglas	147,068	298,548	454,573	615,278	780,805	951,297	1,126,904
Centennial	157,519	319,763	486,874	658,999	836,288	1,018,895	1,206,980
Portland	2,991	6,072	9,245	12,513	15,880	19,347	22,919
Portland CC	217	440	670	907	1,151	1,403	1,662
Mt. Hood CC	37,327	75,774	115,374	156,162	198,173	241,446	286,016
Multnomah County ESD	35,089	71,231	108,457	146,800	186,293	226,971	268,869
<b>Total Education</b>	<b>431,478</b>	<b>875,900</b>	<b>1,333,655</b>	<b>1,805,142</b>	<b>2,290,774</b>	<b>2,790,975</b>	<b>3,306,182</b>

Foregone Revenue to Taxing Jurisdictions	32-33	33-34	34-35	35-36	36-37	37-38	38-39
City	3,120,923	3,565,518	4,023,452	4,495,123	4,980,944	5,481,340	5,757,418
County	2,961,638	3,383,542	3,818,104	4,265,702	4,726,728	5,201,585	5,463,572
Library	831,882	950,389	1,072,452	1,198,176	1,327,671	1,461,052	1,534,641
Metro	65,869	75,252	84,917	94,872	105,125	115,687	121,513
Port	47,799	54,608	61,622	68,846	76,287	83,951	88,179
E Mult Soil/Cons	68,187	77,901	87,906	98,211	108,826	119,758	125,790
FPDR	2,250,174	2,570,726	2,812,988	3,142,756	3,482,417	3,832,268	3,899,496

<b>Total Gov't</b>	<b>9,346,472</b>	<b>10,677,937</b>	<b>11,961,440</b>	<b>13,363,685</b>	<b>14,807,998</b>	<b>16,295,641</b>	<b>16,990,609</b>
Reynolds	305,387	348,891	393,701	439,855	487,393	536,358	563,372
Parkrose	150,498	171,937	194,019	216,764	240,192	264,322	277,635
David Douglas	1,307,779	1,494,081	1,685,971	1,883,619	2,087,195	2,296,879	2,412,566
Centennial	1,400,708	1,600,248	1,805,774	2,017,466	2,235,509	2,460,093	2,584,000
Portland	26,597	30,386	34,289	38,308	42,449	46,713	49,066
Portland CC	1,928	2,203	2,486	2,777	3,078	3,387	3,557
Mt. Hood CC	331,923	379,208	427,911	478,075	529,744	582,963	612,325
Multnomah County ESD	312,024	356,474	402,257	449,414	497,986	548,014	575,616
<b>Total Education</b>	<b>3,836,845</b>	<b>4,383,428</b>	<b>4,946,409</b>	<b>5,526,279</b>	<b>6,123,545</b>	<b>6,738,729</b>	<b>7,078,137</b>

Foregone Revenue to Taxing Jurisdictions	39-40	40-41	41-42	42-43	43-44	44-45	45-46
City	6,162,189	6,578,976	7,008,136	7,443,208	7,898,164	8,359,732	8,835,147
County	5,847,685	6,243,199	6,650,456	7,063,323	7,495,059	7,933,070	8,384,221
Library	1,642,532	1,753,627	1,868,020	1,983,988	2,105,257	2,228,288	2,355,010
Metro	130,056	138,853	147,910	157,093	166,695	176,437	186,470
Port	94,378	100,762	107,335	113,998	120,966	128,035	135,317
E Mult Soil/Cons	134,634	143,740	153,116	162,622	172,562	182,647	193,034
FPDR	4,039,014	4,168,457	4,287,258	4,553,415	4,659,175	4,931,457	5,211,907
<b>Total Gov't</b>	<b>18,050,489</b>	<b>19,127,613</b>	<b>20,222,230</b>	<b>21,477,647</b>	<b>22,617,878</b>	<b>23,939,665</b>	<b>25,301,105</b>
Reynolds	602,980	643,763	685,757	728,329	772,848	818,013	864,533
Parkrose	297,154	317,252	337,947	358,927	380,866	403,124	426,050
David Douglas	2,582,179	2,756,828	2,936,661	3,118,972	3,309,615	3,503,029	3,702,245
Centennial	2,765,666	2,952,725	3,145,337	3,340,603	3,544,793	3,751,950	3,965,322
Portland	52,515	56,067	59,725	63,432	67,310	71,243	75,295
Portland CC	3,807	4,065	4,330	4,599	4,880	5,165	5,459
Mt. Hood CC	655,374	699,701	745,344	791,616	840,003	889,092	939,655
Multnomah County ESD	616,084	657,754	700,660	744,158	789,644	835,791	883,322
<b>Total Education</b>	<b>7,575,761</b>	<b>8,088,155</b>	<b>8,615,762</b>	<b>9,150,638</b>	<b>9,709,958</b>	<b>10,277,408</b>	<b>10,861,880</b>

Foregone Revenue to Taxing Jurisdictions	46-47	47-48	48-49	49-50	50-51	51-52	52-53
City	9,324,825	9,829,193	10,348,691	10,883,775	11,434,912	12,002,582	12,587,283
County	8,848,906	9,327,532	9,820,517	10,328,291	10,851,299	11,389,997	11,944,856
Library	2,485,533	2,619,973	2,758,445	2,901,072	3,047,977	3,199,290	3,355,142
Metro	196,805	207,450	218,415	229,708	241,340	253,321	265,661
Port	142,816	150,541	158,498	166,693	175,134	183,828	192,783
E Mult Soil/Cons	203,732	214,752	226,102	237,793	249,834	262,237	275,012
FPDR	5,500,771	5,798,300	6,104,756	6,420,405	6,745,524	7,080,396	7,425,314
<b>Total Gov't</b>	<b>26,703,389</b>	<b>28,147,741</b>	<b>29,635,424</b>	<b>31,167,737</b>	<b>32,746,019</b>	<b>34,371,650</b>	<b>36,046,050</b>
Reynolds	912,449	961,802	1,012,635	1,064,994	1,118,924	1,174,471	1,231,685
Parkrose	449,663	473,985	499,036	524,839	551,416	578,790	606,986
David Douglas	3,907,438	4,118,786	4,336,475	4,560,694	4,791,640	5,029,514	5,274,525
Centennial	4,185,096	4,411,462	4,644,620	4,884,772	5,132,129	5,386,906	5,649,327
Portland	79,468	83,766	88,193	92,754	97,450	102,288	107,271
Portland CC	5,762	6,073	6,394	6,725	7,065	7,416	7,777
Mt. Hood CC	991,734	1,045,376	1,100,626	1,157,535	1,216,150	1,276,525	1,338,710
Multnomah County ESD	932,279	982,705	1,034,643	1,088,140	1,143,241	1,199,996	1,258,453
<b>Total Education</b>	<b>11,463,887</b>	<b>12,083,954</b>	<b>12,722,623</b>	<b>13,380,452</b>	<b>14,058,016</b>	<b>14,755,907</b>	<b>15,474,734</b>

Foregone Revenue to Taxing Jurisdictions	53-54	54-55	55-56	56-57
City	13,189,524	13,809,833	14,448,751	15,106,837
County	12,516,360	13,105,010	13,711,319	14,335,817
Library	3,515,670	3,681,013	3,851,317	4,026,730
Metro	278,372	291,464	304,949	318,838
Port	202,007	211,507	221,293	231,372
E Mult Soil/Cons	288,170	301,722	315,682	330,060
FPDR	7,780,580	8,146,504	8,523,406	8,911,614
<b>Total Gov't</b>	<b>37,770,682</b>	<b>39,547,053</b>	<b>41,376,716</b>	<b>43,261,267</b>

Reynolds	1,290,615	1,351,314	1,413,833	1,478,227
Parkrose	636,027	665,940	696,750	728,484
David Douglas	5,526,886	5,786,818	6,054,548	6,330,309
Centennial	5,919,620	6,198,022	6,484,777	6,780,134
Portland	112,404	117,690	123,135	128,743
Portland CC	8,149	8,533	8,927	9,334
Mt. Hood CC	1,402,761	1,468,733	1,536,685	1,606,675
Multnomah County ESD	1,318,664	1,380,682	1,444,559	1,510,354
<b>Total Education</b>	<b>16,215,127</b>	<b>16,977,731</b>	<b>17,763,213</b>	<b>18,572,260</b>

Revenue sharing means that, at thresholds defined in ORS 457.470, the impacted taxing jurisdictions will receive a share of the incremental growth in the District. The first threshold is when annual East 205 Tax Increment Finance Plan finance revenues exceed three percent of the original maximum indebtedness of the Plan in 2039. At the three percent threshold, the Agency will receive tax increment revenue as stated in ORS 457.470(4)(a-e). The overlapping taxing districts would receive the remainder of the TIF revenues. Revenue sharing projections are shown in Table J in the column labelled “Increment Shared”.

If assessed value in the District grows more quickly than projected, the revenue sharing triggers would be reached earlier.

**Table J. Tax Increment Revenue Sharing**

FYE	Total Assessed Value	Frozen Base Assessed Value	Increment URA	Increment Shared
2026	2,886,738,234	2,802,658,480	84,079,754	-
2027	2,973,340,381	2,802,658,480	170,681,901	-
2028	3,062,540,593	2,802,658,480	259,882,113	-
2029	3,154,416,811	2,802,658,480	351,758,331	-
2030	3,249,049,315	2,802,658,480	446,390,835	-
2031	3,346,520,794	2,802,658,480	543,862,314	-
2032	3,446,916,418	2,802,658,480	644,257,938	-
2033	3,550,323,911	2,802,658,480	747,665,431	-
2034	3,656,833,628	2,802,658,480	854,175,148	-
2035	3,766,538,637	2,802,658,480	963,880,157	-
2036	3,879,534,796	2,802,658,480	1,076,876,316	-
2037	3,995,920,840	2,802,658,480	1,193,262,360	-
2038	4,115,798,465	2,802,658,480	1,313,139,985	-
2039	4,239,272,419	2,802,658,480	1,379,351,579	57,262,360
2040	4,366,450,592	2,802,658,480	1,476,321,653	87,470,459
2041	4,497,444,109	2,802,658,480	1,576,169,998	118,615,632
2042	4,632,367,433	2,802,658,480	1,678,982,725	150,726,227
2043	4,771,338,456	2,802,658,480	1,783,210,993	185,468,983
2044	4,914,478,609	2,802,658,480	1,892,203,645	219,616,485
2045	5,061,912,968	2,802,658,480	2,002,779,413	256,475,074
2046	5,213,770,357	2,802,658,480	2,116,672,455	294,439,422
2047	5,370,183,467	2,802,658,480	2,233,982,288	333,542,699
2048	5,531,288,971	2,802,658,480	2,354,811,416	373,819,075
2049	5,697,227,641	2,802,658,480	2,479,265,418	415,303,743

2050	5,868,144,470	2,802,658,480	2,607,453,040	458,032,950
2051	6,044,188,804	2,802,658,480	2,739,486,290	502,044,033
2052	6,225,514,468	2,802,658,480	2,875,480,538	547,375,449
2053	6,412,279,902	2,802,658,480	3,015,554,614	594,066,808
2054	6,604,648,299	2,802,658,480	3,159,830,912	642,158,907
2055	6,802,787,748	2,802,658,480	3,308,435,499	691,693,770
2056	7,006,871,381	2,802,658,480	3,461,498,223	742,714,678
2057	7,217,077,522	2,802,658,480	3,619,152,829	795,266,213

Table K shows the projected increased revenue to the taxing jurisdictions after the Central City – East Tax Increment Finance Plan proceeds are projected to be terminated. These projections are for FYE 2057. The table also shows the estimated impact of returned incremental assessed value on the FPD&R tax levy rate, which could be reduced by approximately 3 percent.

The Frozen Base is the assessed value of the District established by the County Assessor at the time the District is established. Excess Value is the increased assessed value in the District above the Frozen Base.

**Table K. Additional Revenues Obtained after Termination of TIF – FYE 2057**

Taxing District	Type	Percent of District	Tax Rate	From Frozen Base	From Excess Value	Total
<b>General Government</b>						
City	Permanent	100%	4.5770	12,827,768	21,195,773	34,023,541
County	Permanent	100%	4.3434	12,173,067	20,113,987	32,287,054
Library	Permanent	100%	1.2200	3,419,243	5,649,736	9,068,980
Metro	Permanent	100%	0.0966	270,737	447,348	718,085
Port	Permanent	100%	0.0701	196,466	324,628	521,095
E Mult Soil/Cons	Permanent	100%	0.1000	280,266	463,093	743,359
FPDR		100%	2.7000	7,567,178	12,503,515	20,070,693
<b>Subtotal General Government</b>				<b>36,734,725</b>	<b>60,698,081</b>	<b>97,432,805</b>
<b>Education</b>						
Portland	Permanent	0.8%	4.7743	109,321	180,634	289,955
Centennial	Permanent	43.3%	4.7448	5,757,259	9,512,923	15,270,182
Parkrose	Permanent	4.5%	4.8906	618,583	1,022,106	1,640,688
Reynolds	Permanent	10.0%	4.4626	1,255,217	2,074,039	3,329,256
David Douglas	Permanent	41.3%	4.6394	5,375,297	8,881,793	14,257,090
Portland CC	Permanent	1.0%	0.2828	7,926	13,096	21,022

Mount Hood CC	Permanent	99.0%	0.4917	1,364,287	2,254,259	3,618,545
Multnomah County ESD	Permanent	100.0%	0.4576	1,282,497	2,119,114	3,401,611
<b>Subtotal Education</b>				15,770,386	26,057,964	41,828,349
<b>Total</b>				<b>52,505,111</b>	<b>86,756,044</b>	<b>139,261,155</b>

### Section 3.4 – Assessed Value and Acreage Analysis

The Plan includes a provision indicating that it will be financed by tax increment revenues (TIF) allocated to the District, as provided in ORS Chapter 457, and that the ad valorem taxes levied by a taxing district in which all or a portion of the District is located, will be divided as provided in Section 1c, Article IX of the Oregon Constitution, and ORS 457.440. Pursuant to ORS 457.420(2), the Plan may only include such a provision if:

- The assessed value for the TIF District, when added to the total assessed value for other TIF Districts of the City, does not exceed a figure equal to 15 percent of the total assessed value of the City (exclusive of any increased assessed value for other TIF Districts and without regard to adjustments made pursuant to ORS 457.435 (2)(c), 457.455 or 457.470 (2) to (5)), and
- The acreage of the TIF District, when added to the acreage of other TIF Districts of the City, does not exceed 15 percent of the total acreage of the City.

As explained in this Section, the proposed TIF District complies with both the assessed value and acreage limits set forth in ORS 457.420.

As of the date that the TIF Plan is expected to be approved by the City, it is projected that the total Assessed Value for all real property in the City of Portland will be just over \$80.98 billion and the total acreage of the City will be 92,768 acres, as shown in Table L, below. In addition, as of the approval date, the total assessed value for the real property contained within all pre-existing TIF Districts will be approximately \$2 billion (2.5% of total City AV) and the acreage of such districts will be 2,729 acres (2.9% of total City acreage).<sup>4</sup> Finally, the TIF District is being proposed for creation along with several other TIF Districts that, when combined, will account for up to \$9.49 billion in assessed value and 8,415 acres.<sup>5</sup> If all six proposed TIF Districts are approved, the resulting total areas included in all TIF Districts within the City will contain \$11.49 billion in assessed value (14.2% of total City AV) and 11,144 acres (12% of total City acreage). These limits will fall within the threshold for assessed value and acreage

<sup>4</sup> Prior to adoption of the proposed TIF District, Prosper Portland and/or the City are expected to either take action to amend the size of certain TIF Districts, allow some TIF Districts to expire, and/or otherwise amend the plans to release some or all of the assessed value and acreage associated with the following pre-existing TIF Districts: Central Eastside, Downtown Waterfront, Interstate Corridor, Lents Town Center, Oregon Convention Center, River District, South Park Blocks, and the Neighborhood Prosperity Initiative districts.

<sup>5</sup> The proposed new TIF Districts include: Westside, Lloyd-Holladay, Central Eastside Corridor, Sumner-Parkrose-Argay-Columbia Corridor (SPACC), 82nd Avenue Area, and East 205.



established by ORS 457.420, which allows for the TIF Plan to include a provision for the division of ad valorem property taxes to finance the TIF District’s activities under the Plan.

**Table L. Assessed Value and Acreage**

	Frozen Base (as of FY 21-22 values)	Proposed Adjustments	Proposed values (as of FY 23-24 values)	Frozen Base (as of FY 21-22 values)	Proposed Adjustments	Proposed values (as of FY 23- 24 values)
<b>TIF District</b>	<b>Frozen Base Assessed Value</b>			<b>Acreage</b>		
Central Eastside	\$230,541,190	(\$230,541,190)	\$0	708	(708)	-
Downtown Waterfront	\$55,674,313	(\$55,674,313)	\$0	233	(233)	-
Gateway Regional Center	\$307,174,681	-	\$307,174,681	659	-	659
Interstate Corridor	\$1,293,460,097	(\$1,293,460,097)	\$0	3,995	(3,995)	-
Lents Town Center	\$736,224,033	(\$736,224,033)	\$0	2,846	(2,846)	-
North Macadam	\$628,094,444	-	\$628,094,444	447	-	447
Oregon Convention Center	\$214,100,689	(\$214,100,689)	\$0	410	(410)	-
River District	\$432,292,135	(\$432,292,135)	\$0	315	(315)	-
South Park Blocks	\$305,692,884	(\$305,692,884)	\$0	98	(98)	-
Cully	\$1,071,144,885	-	\$1,071,144,885	1,623	-	1,623
Neighborhood Prosperity Initiatives (combined)	\$164,919,235	(\$164,919,235)	\$0	245	(245)	-
Westside (NEW)	\$0	\$2,401,540,540	\$2,401,540,540	-	492	492
Lloyd-Holladay (NEW)	\$0	\$842,896,040	\$842,896,040	-	261	261
Central Eastside Corridor (NEW)	\$0	\$551,392,310	\$551,392,310	-	486	486
Parkrose/Columbia Corridor (NEW)	\$0	\$1,123,860,390	\$1,123,860,390	-	1,578	1,578
82nd Ave (NEW)	\$0	\$1,722,322,630	\$1,721,086,470	-	1,868	1,868
East 205 (NEW)	\$0	\$2,849,078,510	\$2,849,078,510	-	3,730	3,730
<b>Total: TIF Districts</b>	<b>\$5,439,318,586</b>	<b>\$6,056,949,684</b>	<b>\$11,496,268,270</b>	<b>11,579</b>	<b>(435)</b>	<b>11,144</b>
<b>Total: City of Portland</b>	\$76,142,269,310		\$80,988,896,967	92,768		92,768
<b>Percent in TIF District</b>	<b>7.14%</b>		<b>14.19%</b>	<b>12.48%</b>		<b>12.01%</b>

## SECTION 4 – RELOCATION REPORT

Pursuant to ORS 457.087(9), this report must include: (a) an analysis of existing residents or businesses that may be required to relocate temporarily or permanently as a result of any of the proposed projects identified in Section 2.1, above; (b) a description of the methods to be used for the temporary or permanent relocation of such residents or businesses; and, (c) an enumeration, by cost range, of the existing housing units in the urban renewal areas of the plan to be destroyed or altered and the new units to be added.

It is not anticipated that any of the proposed projects identified in Section 2 will require or result in the temporary or permanent relocation of any residents or businesses. In addition, it is not anticipated that any of the proposed projects identified in Section 2 will require or result in the alteration or destruction of any existing housing units. To the extent that temporary or permanent relocation is necessary, Prosper Portland and Portland Housing Bureau will comply with the requirements set forth in ORS 35.500 to 35.530 to protect the rights of any person or business impacted by such relocation. New housing units anticipated to be added within the TIF District are enumerated in Section 2.

### Attachments to Report

- A. Existing Conditions Report

## Attachment A. Existing Conditions Report

This section presents a high-level summary of existing conditions in the TIF District, covering key features of the built environment, population, economy, and development landscape.

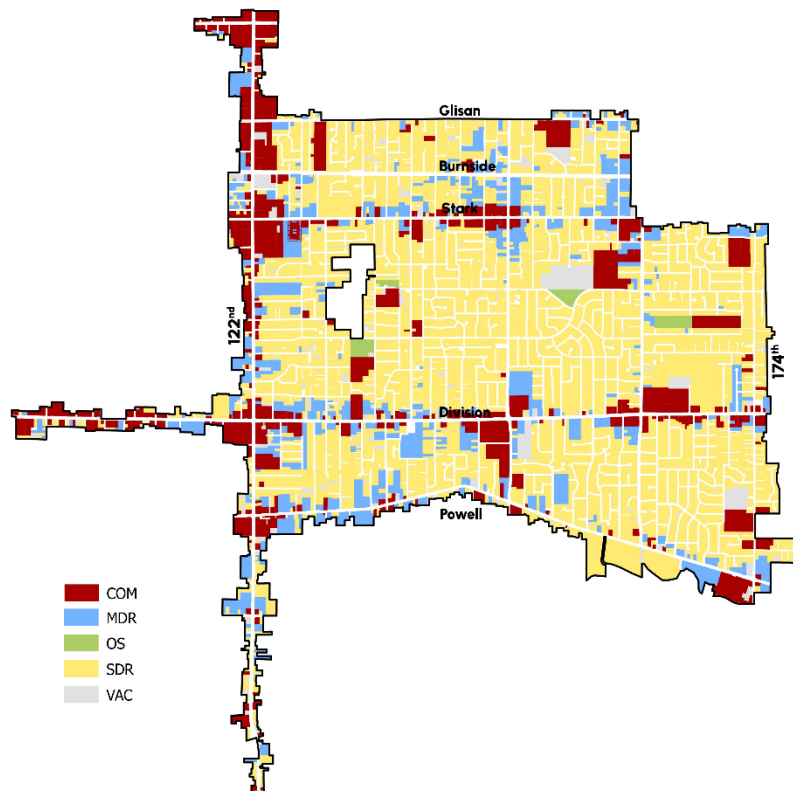
### Physical Conditions

This section describes the physical conditions of the TIF District, including existing land uses, zoning designations, and comprehensive designations.

### Land Use

The East 205 TIF District is bounded by several mixed-use corridors that frame a residential core. The existing land uses on existing properties within the East 205 TIF District are shown in Figure B. There are approximately 3,728 acres within the TIF District, with 3,038 acres within tax lots and 690 acres in the right-of-way, as summarized in Table M. Commercial uses make up 13 percent of the TIF District, mostly along 122<sup>nd</sup> Avenue and along intersecting arterial streets such as NE Glisan Street, SE Stark Street, SE Division Street, and SE Powell Boulevard. Multi-dwelling uses make up 12 percent of the TIF District's acreage. The majority of housing in the TIF District are single dwellings (52 percent of total TIF District acreage). Three percent of acreage is vacant, totaling 117 acres across 466 parcels.

**Figure B. Existing Land Use, East 205 TIF District**



**Table M. Existing Land Use, East 205 TIF District, 2024**

	PARCELS	SHARE	ACRES	SHARE
Single-Dwelling	9,429	83%	1945.3	52%
Multi-Dwelling	586	5%	430.3	12%
Commercial	557	5%	492.1	13%
Vacant	466	4%	116.5	3%
Open Space	6	0%	22.3	1%
ROW	137	1%	690.3	19%
Other	125	1%	31.6	1%

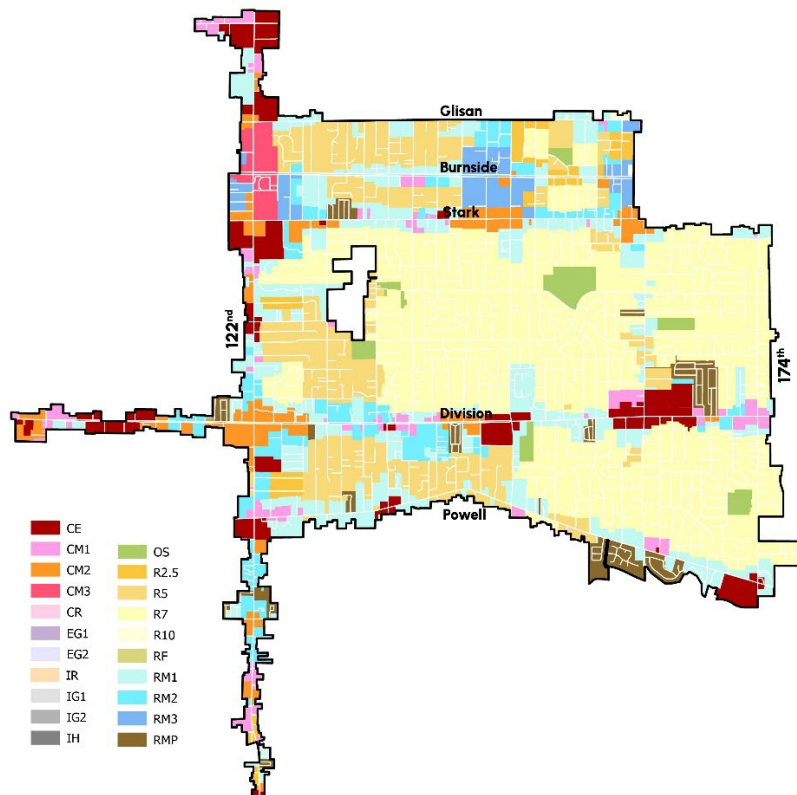
Source: Regional Land Information System (RLIS), 2024

**Zoning**

Along the major corridors of 122<sup>nd</sup> Avenue, SE Division Street, and SE Powell Boulevard, many commercial properties are zoned CE (Commercial Employment) with the remainder zoned CM1, CM2, and CM3 (Commercial Mixed-Use 1, 2 and 3). Figure C shows zoning designations of land within the TIF District boundary.

Over 84 percent of the acreage in the TIF District is zoned for residential development. The single-dwelling zoning is characterized by average lot sizes, with over 40 percent of acreage devoted to R7

**Figure C. Zoning, East 205 TIF District**



(Residential 7,000), as shown in Table N. Of the areas zoned for multi-dwelling residential, nearly two-thirds are zoned RM1 which is a smaller-scale multi-dwelling designation mostly found adjacent to single family residential zoning to act as a transition between residential zones and higher scale or commercial uses. Higher scale multifamily residential (RM3) is mostly concentrated along E Burnside and SE Stark Streets at the northern end of the TIF District.

**Table N. Parcel Acres by Zoning, East 205 TIF District, 2024**

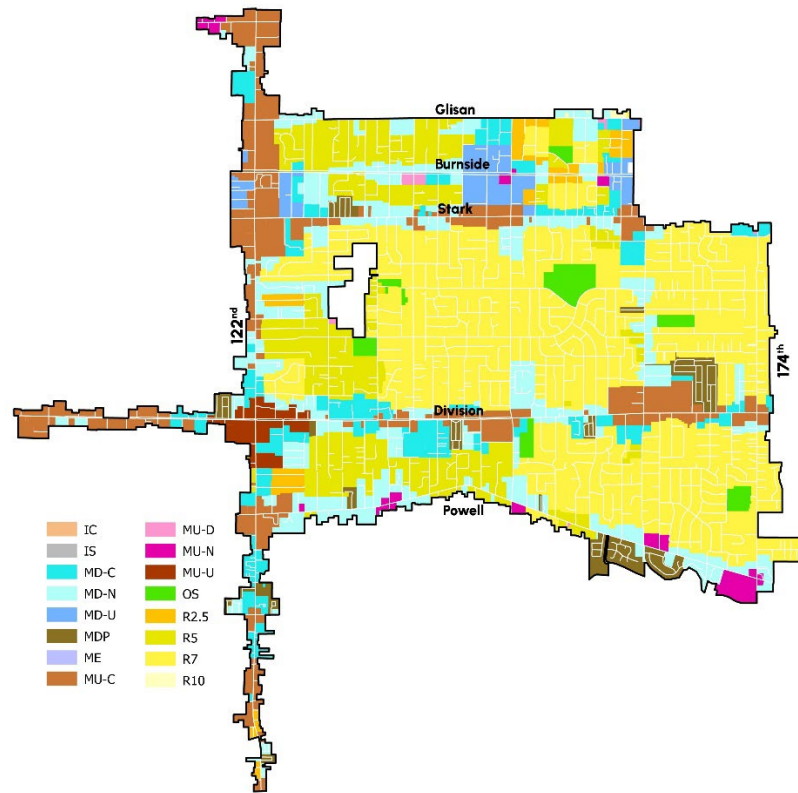
	ACRES	SHARE
Commercial Employment (CE)	210.3	6%
Commercial Mixed Use 1 (CM1)	112.0	3%
Commercial Mixed Use 2 (CM2)	164.3	4%
Commercial Mixed Use 3 (CM3)	49.9	1%
Commercial Residential (CR)	0.3	0%
General Employment 2 (EG2)	0.1	0%
General Employment 1 (EG1)	0.0	0%
Institutional Residential (IR)	0.4	0%
Open Space (OS)	70.0	2%
Residential 2,500 (R2.5)	68.6	2%
Residential 5,000 (R5)	543.4	15%
Residential 7,000 (R7)	1,530.3	41%
Residential 10,000 (R10)	2.6	0%
Residential Multi-Dwelling 1 (RM1)	550.1	15%
Residential Multi-Dwelling 2 (RM2)	205.6	6%
Residential Multi-Dwelling 3 (RM3)	102.5	3%
Residential Manufactured Dwelling Park (RMP)	115.7	3%

Source: Bureau of Planning and Sustainability, 2024

**Comprehensive Plan**

Under the Portland 2035 Comprehensive Plan, 122<sup>nd</sup> Avenue is designated as a "Civic Corridor" which is a street with high-quality transit service, multimodal facilities, mid-rise development, and landscaping. This designation is part of a broader effort to make the corridor safer, more accessible, and more pedestrian-friendly. Figure D shows the Comprehensive Plan Designations within the TIF District. The designations prescribe the intended future development types and scales. The Comprehensive Plan emphasizes mixed-use and multi-dwelling land uses in the East 205 TIF District. High-scale, transit-oriented development designations (Mixed-Use Civic Corridor and Mixed-Use Urban Center) are proposed at the crossroads of SE Division Street and SE 122<sup>nd</sup> Avenue and extend down the two corridors.

**Figure D. Comprehensive Plan Designations, East 205 TIF District**



**Table O. Parcel Acres by Comprehensive Plan Designation, East 205 TIF District**

	ACRES	SHARE
Industrial Sanctuary (IS)	0.0	0%
Mixed Employment (ME)	0.1	0%
Mixed Use - Civic Corridor (MU-C)	435.4	12%
Mixed Use – Dispersed (MU-D)	7.5	0%
Mixed Use – Neighborhood (MU-N)	45.8	1%
Mixed Use - Urban Center (MU-U)	53.2	1%
Multi-Dwelling – Corridor (MD-C)	267.7	7%
Multi-Dwelling – Neighborhood (MD-N)	507.4	14%

Multi-Dwelling - Urban Center (MD-U)	102.5	3%
Institutional Campus (IC)	0.4	0%
Open Space (OS)	70.0	2%
Manufactured Dwelling Park (MDP)	115.7	3%
Single - Dwelling 2,500 (R2.5)	68.6	2%
Single - Dwelling 5,000 (R5)	525.9	14%
Single - Dwelling 7,000 (R7)	1,523.3	41%
Single - Dwelling 10,000 (R10)	2.6	0%

Source: Bureau of Planning and Sustainability, 2024

### Infrastructure

This section outlines the existing condition of the area’s infrastructure and explains the need for many of the Plan’s projects. The Plan does not attempt to fund every infrastructure project that the City has planned or considered in the TIF District boundary.

### **TRANSPORTATION**

The East 205 TIF District encompasses several of East Portland’s major streets along with district and neighborhood collectors. Most of East Portland developed under Multnomah County regulations and was then annexed into the city starting in the late 1970s. Because it was not developed under City of Portland regulations, many streets were built without adequate multimodal infrastructure and include a disconnected road network through residential and commercial areas and a lack of direct and safe transportation options for people walking, biking, and rolling. Today, East Portland can be hard to navigate without a car. Features that make active transportation attractive in other areas of Portland, like sidewalks and low-stress bikeways, are less common in the TIF District. The primary transportation corridors in East Portland are wide arterial roads. Residential streets are often poorly connected and sometimes unpaved. The vast majority of missing sidewalks on busy streets are in neighborhoods that were originally developed under County regulations. Where sidewalks were constructed, they were often “curb-tight,” lacking furnishing zones or street trees to buffer people walking from roadway traffic. Not surprisingly, use of active transportation modes is lower in East Portland than in the city as a whole.

This TIF District has been the focus of recent transportation planning and improvement projects, including the East Portland in Motion, East Portland Action Plan, East Portland Arterial Street Strategy, and the Outer Powell Transportation Safety Project, aimed at improving multimodal safety and connectivity. However, there are still gaps throughout the TIF District’s network of sidewalks, bikeways, trails, and street crossings.

### **Future Jurisdictional Transfer**

Currently, ODOT owns and maintains SE Powell Boulevard from SE 99<sup>th</sup> Avenue to just east of SE 174<sup>th</sup> Avenue. As prescribed in Keep Oregon Moving (HB 2017), ownership and operation of this road will be transferred to the Portland Bureau of Transportation (PBOT). The transfer is expected after the construction of improvements included in the Outer Powell Transportation Safety Project are complete.

### **Street Network**

The TIF District generally covers the area from NE Glisan Street to SE Powell Boulevard running east-west between SE 122<sup>nd</sup> Avenue and the Portland city limits just east of SE 174<sup>th</sup> Avenue. Major roads in the East Portland District include:

- **SE 122nd Avenue**, classified as a Major City Traffic Street, is a five-lane roadway running north-south through the TIF District. It includes a center turn lane and on-street parking. The TIF District includes SE 122<sup>nd</sup> Avenue from SE Foster Road to just north of NE Halsey Street. This street serves as a key arterial road in East Portland, linking neighborhoods to essential services, retail centers, schools, parks, and public transportation.
- **SE Division Street**, classified as a District Collector, is a major five-lane east-west roadway with on-street parking, or four-lane road with a median. It serves as a vital commercial connector between East Portland and the broader metropolitan area featuring a diverse array of businesses, shops, restaurants, and services that cater to the needs of the local community.
- **SE Powell Boulevard**, classified as a Major City Traffic Street and also a segment of U.S. Highway 26, is a two- or three-lane roadway, including a center turn lane.
- Other major streets include SE Stark Street, E Burnside Street, NE Glisan Street, SE 148<sup>th</sup> Avenue, SE 162<sup>nd</sup> Avenue, and SE 174<sup>th</sup> Avenue.

Within the TIF District, there are 2.25 miles of gravel roads. These roads face increased maintenance costs or fall into disrepair, causing safety concerns for local residents.

### **Road Safety**

In 2024, average daily traffic (ADT) volume on SE Division Street was 9,166 eastbound and 9,900 westbound. On SE Powell Boulevard ADT was 9,657 eastbound and 8,800 westbound.<sup>6</sup> Road safety in the East Portland District is a major concern due to its high traffic density and history of serious crashes. The 2023 Deadly Traffic Report, produced by the PBOT Vision Zero Program, identifies a High Crash Network that includes the 30 streets with the highest number of crashes in Portland and the highest crash intersections. SE Powell Boulevard, SE Division Street, and SE 122<sup>nd</sup> Avenue are all part of the Vision Zero High Crash Network, and nearly all of the high crash intersections on these streets are within

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<sup>6</sup> According to data provided by the Portland Bureau of Transportation. The ADT count location for SE Division Street was west of 145<sup>th</sup> Avenue. The ADT count location for SE Powell Boulevard was west of 130<sup>th</sup> Avenue.



or near the proposed TIF District boundaries.<sup>7</sup> From 2017 to 2021, there were 127 serious injury crashes and 33 fatal crashes within the TIF District. During this period, 139 pedestrians and 42 bicyclists were hit by motor vehicles.<sup>8</sup>

Of the 11 corridors identified for improvements in PBOT’s East Portland Arterial Streets Strategy, six intersect the East 205 TIF District, including 122<sup>nd</sup> Avenue, SE 162<sup>nd</sup> Avenue, NE Glisan Street, SE Stark Street and SE Washington Street, and SE Division Street.<sup>9</sup> These corridors are characterized by a high number of collisions, narrow sidewalks, and unprotected bike lanes. Few of the corridors meet PBOT’s pedestrian crossing guidelines.

Through the Vision Zero program, PBOT has implemented traffic calming measures throughout the TIF District, including high crash network street redesigns, speed limit reductions, street lighting upgrades, and intersection cameras. The East Portland Arterial Streets Strategy also identifies planned improvements including reductions in vehicle travel lanes, increased buffering for bike lanes, additional street lighting, improving pedestrian crossings and other traffic calming measures. These efforts aim to significantly lower crash rates and enhance the overall safety for both drivers and pedestrians.

### Public Transit

Several high-frequency bus routes run through the TIF District. Key corridors such as SE 122nd Avenue and SE Division Street are integral parts of the transit network, supporting bus routes and accommodating substantial pedestrian and bicycle traffic.

- **The MAX Blue line** runs through The TIF District on E Burnside Street, connecting the TIF District to the Gateway Transit Center (and beyond) to the west and Gresham Central Transit Center to the East.
- **Bus Line 73** operates on SE 122nd Avenue, providing critical north-south connectivity. The Rose Lane Project has transit improvements underway or in planning to reduce travel time for Line 73 riders, such as right turn except bus lanes with signal priority, and other bus stop and safety access improvements.
- **Bus Line 9** runs along SE Powell Boulevard, connecting Gresham Central Transit Center with Southeast Portland, South Waterfront, and Portland City Center via the Tilikum Crossing. This route is designated as a frequent service line, with buses running every 15 minutes or less throughout most of the day.
- **TriMet FX2-Division** is the main transit service along SE Division Street. The Division Transit Project introduced the FX2-Division, which operates with 60-foot articulated buses and

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<sup>7</sup> Portland Bureau of Transportation, “Portland 2023 Deadly Traffic Crash Report,” February 2024. Available: <https://www.portland.gov/transportation/vision-zero/documents/portland-2023-deadly-traffic-crash-report-0>.

<sup>8</sup> Oregon Department of Transportation, Crash Data System. Available: <https://www.oregon.gov/odot/data/pages/crash.aspx>.

<sup>9</sup> Portland Bureau of Transportation, “East Portland Arterial Streets Strategy,” May 2021.

expanded bus stations for a more efficient and comfortable ride. Buses on this route arrive every 12 minutes, making it a high-frequency transit line.

Many residents do not feel safe using the local transit system. Local residents have called for increased safety and security at transit facilities, including improving amenities at bus stops and a pilot project for controlled-access platforms and emergency phones at MAX platforms.<sup>10</sup>

### **Pedestrian and Bicycle Facilities**

The East Portland District has seen various improvements in pedestrian infrastructure but still faces significant challenges. Historically, many streets in this TIF District were developed without adequate pedestrian facilities, leading to numerous gaps in sidewalks and safe crossings. Within the TIF District, only 47 percent of streets have sidewalk coverage. Pedestrian fatalities per capita are twice as high in East Portland compared to the city overall. To make these areas safe, the City must redesign streets to move people safely.

Through recent visioning and planning efforts including the Building Healthy Communities – Division Transit Corridor project, Division-Midway Visioning, and Unite Oregon’s East Portland Community Prosperity Initiative, community members have stressed the need for increased investments in the area’s active transportation infrastructure. Key investments called for through these projects include filling gaps in the TIF District’s pedestrian infrastructure, improving lighting, completing Safe Routes to School improvements, and accessibility improvements for residents with disabilities.

The health of local business districts depends upon people feeling safe traveling by foot and bicycle to these areas. Recent implementation efforts have focused on addressing these deficiencies. The East Portland Access to Employment and Education initiative completed new sidewalk infill in East Portland neighborhoods in and near the TIF District.<sup>11</sup> The East Portland Arterial Streets Strategy plans for pedestrian crossing safety improvements on NE Glisan Street, NE Halsey Street, SE Stark Street, SE Division Street, and SE 122<sup>nd</sup> Avenue. East Portland in Motion project implementation has completed new sidewalk or sidewalk infill, crossing improvements, and other corridor safety improvements throughout the TIF District.<sup>12</sup>

Despite these advancements, some areas continue to experience high rates of collisions. Streets such as SE 122<sup>nd</sup> Avenue, a high-traffic corridor, have been particularly dangerous. Six traffic-related fatalities have occurred on 122<sup>nd</sup> Avenue since 2022, with an average of two fatalities a year for the past 10 years. It also includes five of the 20 highest crash intersections in the City. The City has recently allocated and/or been awarded more than \$35 million to enhance safety on the corridor through the addition of

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<sup>10</sup> East Portland Action Plan, 2011. East Portland Plan Summary, Prosper Portland.

<sup>11</sup> Portland Bureau of Transportation, “East Portland Access to Employment & Education Overview Map,” February 2018. Available: <https://www.portland.gov/transportation/pbot-projects/documents/epaee-project-map/download>

<sup>12</sup> Portland Bureau of Transportation, “East Portland Completed Streets & Funded Projects,” Spring 2021. Available: <https://www.portland.gov/transportation/planning/documents/map-east-portland-completed-funded-projects-spring-2021/download>

enhanced crossings, protected bike lanes, intersections improvements, median islands, and better lighting. Nonetheless, after these improvements are constructed there will still be approximately \$65 million in additional safety and transit investments needed, based on the \$100 million estimate for comprehensive safety improvements that was developed as part of the Get Moving 2020 Regional Investment Measure.

The East Portland in Motion plan identified priority corridors for new bike lanes on SE Division Street, SE Stark Street, NE Glisan Street, NE 148<sup>th</sup> Avenue, and SE 162<sup>nd</sup> Avenue, as well as a Neighborhood Greenway from SE Powell Blvd to NE Halsey St (3.7 miles of low traffic streets and multi-use paths), which the City has implemented in the last several years. TriMet’s Division Transit Project also added new protected bike lanes along SE Division Street, with physical separation where possible. Even with these improvements, bicycle facilities throughout the TIF District are spotty and disconnected.

Continued implementation of bikeways with improved crossings at major streets and providing neighborhood greenways are crucial steps. Additionally, planning should focus on connecting natural areas and key destinations with trails and bikeway networks as outlined in the Portland Bicycle Plan for 2030.

## **SANITARY SEWER AND STORMWATER SYSTEMS**

*This summary is not a comprehensive summary of the BES’s risk or assets, nor does it include a full list of the BES’s Capital Improvement Projects or priority work as of 2024.*

This TIF District is served by sanitary sewers in Johnson Creek and Inverness basins. Within the District, 94 percent of the sanitary sewer pipe is rated as in excellent condition. There are approximately 844 linear feet of sanitary sewer pipe rated as in poor condition (less than 1 percent of the sewer pipes, by length, in the District).

Multiple pump stations serve the area within the TIF District—though they may not be located within the TIF District Boundary—including Inverness, Skidmore, Marx & 92nd, Marx & 105th, Holman, Airport Way 1, and Airport Way 2 Pump Stations. The pump stations are not predicted to have capacity constraints. This assessment is based on existing and future development predictions made by the Bureau of Planning and Sustainability as of 2023. However, capacity improvements may be required if significant zoning changes increase inflow.

**Table P. Sewer and Storm Pipe Condition Summary for the East 205 TIF District**

CONDITION	STRUCTURAL GRADES	SEWER PIPE LENGTH (FT)	SEWER PERCENT BY LENGTH	STORM PIPE LENGTH (FT)	STORM PIPE PERCENTAGE
<b>Unknown</b>	Unknown	1,840	0.4%	31,695	99.1%
<b>Excellent</b>	1	479,857	94.2%	279	0.9%
<b>Good</b>	2	25,652	5.0%	NA	NA
<b>Fair</b>	3	1,408	0.3%	NA	NA
<b>Poor</b>	4	844	0.2%	NA	NA
<b>Very Poor/Need Attention</b>	5	NA	NA	NA	NA
<b>Total</b>		<b>509,600</b>	<b>100.0%</b>	<b>31,974</b>	<b>100.0%</b>

Source: Portland Bureau of Environmental Services, 2024

**Potential Issues and Concerns**

Approximately 25 percent of sumps in this area lack installation date information and close to 20 percent of sumps are past their expected useful life of 30 years. Some of these sumps may require replacement if they fail to provide adequate infiltration. Additional sumps or stormwater collection improvements may be required in locations where development occurs, especially where curbs are added to currently unimproved streets.

**Potential Investment Needs**

Though not located within the TIF District boundary, the Inverness pump station provides critical functionality for areas within the East 205 TIF District and is a high-priority project that requires rehabilitation and seismic improvements. Rehabilitation and seismic upgrades to the Inverness pump station are currently the Bureau of Environmental Service’s (BES) highest priority due to the existing force main issues and significant consequences of failure. As of 2024, BES is conducting a planning study to determine the best alternative for providing reliable sanitary sewer service to this area. One possible option is to reinstate a wastewater treatment plant at the pump station location and abandon the pump station and force main. This would increase resilience and reliability, as well as potentially increase the service capacity and expand the area served (depending on design).

The Inverness Pump Station pumps to the Columbia Boulevard wastewater treatment plant via a 36-inch force main in Marine Drive. The force main has experienced several structural failures recently and is located in a high seismic hazard area along the Columbia River.

**WATER INFRASTRUCTURE**

The water infrastructure in this TIF District contains a large amount of small distribution mains. If higher-density development occurs, the Portland Water Bureau may need to install new pipes. As noted in the Transportation section of this report, the District needs many improvements to the street network.

Street improvement projects will impact water mains. As the District undergoes road improvement projects, planning for concurrent updates to outdated water infrastructure can reduce overall costs and minimize disruption to the community. Portland Water Bureau conducted a review of 122<sup>nd</sup> Avenue transportation improvements in 2021 that identified

## **PARKS**

### **Existing Parks**

The District includes several smaller developed and undeveloped neighborhood parks (approximately 10 acres or less), including Cherry Park, Lynchwood Park, and Parklane Park. No community centers or natural areas exist within the TIF district boundaries, though the East Portland Community Center and the Kelly Butte Natural Area are just west of the District’s western boundary. As is the case with parks across the City, funding streams for repair, replacement, and ADA compliance updates for park facilities in this district are deficient

Planning projects including the Division-Midway Visioning (2023) and the SE 122<sup>nd</sup> Avenue Study (2011) emphasized the need to develop or provide shared space for additional recreational spaces and community gardens in unused right-of-way and other underused sites. Additional investments could help to support residents’ use of local parks, including bike lockers, adequate lighting ADA improvements for existing infrastructure, and transit access. Accessible parks and green spaces were desired by all groups, providing recreational areas for children, seniors, and families to enjoy. There was also a consensus on the importance of tree planting, flower baskets, and maintaining landscaping along the corridor. During future parks planning processes, the community emphasized the need for community in designing parks that are culturally responsive and address urban heat island effects.

### **Level of Service**

The City of Portland’s Parks 2020 Vision includes the goal that there will be a developed park or natural area within a half-mile (10-minute to 15-minute walk) of every resident and a full-service community center within three miles of every resident. Portland Parks and Recreation has assessed levels of service throughout the city. According to their data, within the East 205 TIF District, only 62 percent of housing units are within a half mile of a park, compared to 85 percent of housing units citywide. Note that while the level of service provides a quantitative measure of park provision it does not assess park quality, conditions, amenities, or accessibility.

### **Planned Parks and Trails**

In 2021, Portland Parks & Recreation acquired a 0.5-acre parcel adjacent to Mill Park, intending to solve access and visibility issues and provide needed parking for the park. Construction is currently underway at the 5.7-acre Mill Park property to add new park amenities, trails, and landscaping, with an expected completion date of Fall 2024.

A Park Master Plan for the 7.5-acre property at SE 150th and Division was approved by the Portland City Council in November 2017. When funding becomes available, Portland Parks & Recreation will again work with the community to refine the Master Plan, adding specific details to the park design. The future park will help fill a significant need for parks in one of Portland’s most diverse neighborhoods.

Parklane Park, at SE Main Street and SE Millman Street, is currently undergoing construction as part of a planned expansion from 5 acres to 25 acres. Park completion is expected in the Summer of 2025. The 2009 Parklane Park Masterplan also identified the need for an outdoor aquatics center in the area.

## Environmental Challenges

### **URBAN HEAT ISLAND**

Urban heat islands are urbanized areas that are significantly warmer than nearby areas. These areas can have daytime temperatures that are 1–7 degrees hotter and nighttime temperatures that are 2–5 degrees hotter than other surrounding areas. Climate change exacerbates this phenomenon, with regions like the Pacific Northwest experiencing average temperature increases of nearly 2 degrees since 1900 and more frequent heat waves.<sup>13</sup>

Many factors contribute to higher urban temperatures, but two of the most important are the share of impermeable, heat-absorbing surfaces like asphalt and concrete and the amount of tree cover and green spaces that cool the air with shade and moisture. Heat islands can increase energy consumption for cooling, leading to higher electricity bills and more pollution. Additionally, heat islands can cause health problems like heat stroke and exacerbate respiratory issues, especially for vulnerable populations and can also damage critical infrastructure.

The intensity of urban heat islands disproportionately affects low-income residents and BIPOC communities, often in formerly redlined areas where industrial development compromised environmental and public health. These communities continue to suffer from fewer natural amenities and heightened heat island effects in many places. Multnomah County’s report on the 2021 heat dome event indicates that 59 percent of the people who died from heat-related illness lived in areas with the highest mean temperatures.<sup>14</sup>

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<sup>13</sup> U.S. Department of Agriculture, “Urban Heat Islands in the Northwest,” (n.d.). Available: <https://www.climatehubs.usda.gov/hubs/northwest/topic/2021-northwest-heat-dome-causes-impacts-and-future-outlook>.

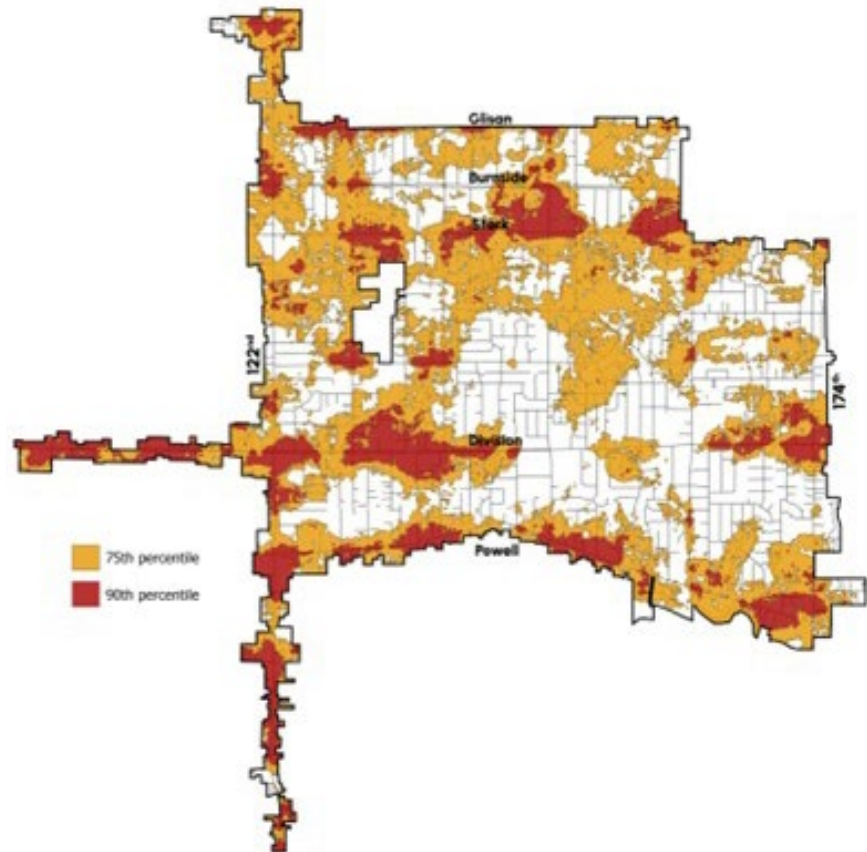
<sup>14</sup> Multnomah County, “Health Impacts from Excessive Heat Events in Multnomah County, Oregon, 2021,” June 2022), p. 14. Available: [https://www.opb.org/pdf/multco-heat-report-final-06262022\\_1656296951051.pdf](https://www.opb.org/pdf/multco-heat-report-final-06262022_1656296951051.pdf).

**Almost 83 percent of homes in the TIF District are in the 75<sup>th</sup> percentile or higher of all temperature readings in the region, compared with 57 percent of housing units citywide, as shown in Figure E.<sup>15</sup> A lack of street trees and on-site trees contributes to the area’s urban heat island effect, along with many large surface parking lots in the area. Street trees also mitigate air pollution by absorbing particulate matter and preventing the formation of secondary pollutants.**

Increasing tree canopy, vegetation, and green infrastructure has been identified as a community priority in many plans that intersect the East 205 TIF District boundary. Unite Oregon’s 2021 East Portland Community Prosperity

Initiative Engagement Report and Portland African American Leadership Forum’s (PAALF) 2017 People’s Plan called for tree plantings and community garden investments in underserved neighborhoods.

**Figure E. Percentile of Average Temperatures, East 205 TIF District**



## **BROWNFIELDS**

Given the presence of numerous legacy auto-oriented businesses and older commercial buildings along the commercial corridors in the East 205 TIF District, the area contains many potential brownfield sites that could add to the redevelopment costs. In 2013, the City conducted an inventory<sup>16</sup> of potential brownfields by identifying vacant or underutilized properties from the City’s Buildable Lands Inventory and cross-referencing them with the Oregon State Department of Environmental Quality (DEQ) inventory of environmental cleanup sites and leaking underground storage tanks. It is important to note that although these sites have been flagged by the DEQ, contamination has not been confirmed for

<sup>15</sup> EConorthwest analysis of data from City of Portland Bureau of Planning and Sustainability and Metro RLIS.

<sup>16</sup> Portland Bureau of Planning and Sustainability, “Brownfields,” (map). Available: <https://www.portlandmaps.com/bps/brownfields/>.



many of them. Detailed Phase 1 and Phase 2 environmental site assessments would provide greater detail about the environmental status of these sites. This inventory indicated that there were over 57 acres of brownfield sites in commercial corridors in East Portland.<sup>17</sup>

## Social Conditions

This section provides an overview of demographic conditions within the TIF District. All data within this section were compiled from the United States Census Bureau’s 2018–2022 American Community Survey (ACS) 5-year estimates. The project team assembled data from 43 United States Census Bureau block groups that provide the best representation of demographic and social characteristics of the area. These block groups encompass an area that is larger than the boundary of the TIF District.

### Population and Population Growth

**The TIF District’s population has grown at a faster rate compared to the City of Portland as a whole.** An estimated 75,217 people live in the area. Between 1990 and 2022, the TIF District’s population increased by 151 percent.<sup>18</sup>

## AGE

**The TIF District’s population is younger compared to the rest of Portland.** Youth under the age of 18 make up 24 percent of the TIF District’s population, compared to 17 percent of the City’s population. In contrast, there are fewer working age residents (aged 18–64) and fewer seniors (aged 65 years or older) in the TIF District. Working age residents make up 63 percent of the population compared to 69 percent of the City’s population. Seniors make up 13 percent of the District’s population compared to 14 percent of Portland’s population.<sup>19</sup>

## RACE AND ETHNICITY

**The East 205 TIF District has a diverse community with a higher share of residents who identify as Black, Indigenous, or people of color (BIPOC) compared to Portland as a whole.** BIPOC residents make up 47 percent of the District’s population, which is 15 percentage points higher than Portland’s population of BIPOC residents. The predominant BIPOC racial groups are Hispanic of any race (19 percent) and Asian, non-Hispanic (12 percent).<sup>20</sup>

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<sup>17</sup> E.D. Hovee & Company, ECONorthwest, Redevelopment Economics, Maul Foster Alongi, “Portland Brownfield Assessment, Final Report,” December 2012. Available: <https://www.portland.gov/sites/default/files/2020-02/portland-brownfield-assessment-final-report-with-appendices.pdf>.

<sup>18</sup> U.S. Census Bureau, Decennial Census 1990, 2000, 2010, 2020.

<sup>19</sup> U.S. Census Bureau, 2018–2022 ACS 5-year estimates, Table B01001.

<sup>20</sup> U.S. Census Bureau, 2018–2022 ACS 5-year estimates, Table B03002.



## Educational Attainment

### **Educational attainment in the TIF District is lower than Portland’s overall educational attainment.**

While more than 50 percent of Portland residents have a four-year degree or higher, only 20 percent of those residing in the TIF District have achieved this level of education. Additionally, the share of residents without a high school diploma is 10 percentage points higher in the TIF District than in the City of Portland.<sup>21</sup>

## Commute Time and Transportation Mode

### **TIF District residents are more likely to drive or carpool to work compared with other workers in**

**Portland.** People living in the East 205 TIF District are less likely to work from home or use public transit or active transportation for their commutes. A large disparity exists in the ability to work from home—the share of TIF District residents who are able to work remotely is 13 percentage points lower than Portland’s share of remote workers. While most TIF District residents have a commute time up to 44 minutes, consistent with Portland averages, the share of workers with commutes longer than 45 minutes is six percentage points higher than the Portland workforce.

## Economic Conditions

The following are economic trends identified in ACS data and other sources like the Quarterly Census of Employment and Wages (QCEW) and CoStar that have implications for new development in the East 205 TIF District:

- **The TIF District’s population is growing faster than Portland’s.** The population within the East 205 TIF District has increased by over 151 percent since 1990, which is 16 percentage points higher than Portland’s rate of population growth.<sup>22</sup> This rate of population growth indicates there may be high demand for additional housing in the area.
- **Residents are vulnerable to changing economic conditions, making displacement more difficult to prevent.** The BPS Economic Vulnerability Assessment determined a score of 91 for the District’s Census tracts, with any score over 60 considered a vulnerable tract. Economic vulnerability means that residents are more likely to pay a large share of their income toward housing and transportation, belong to communities of color, lack college degrees, and have low incomes.<sup>23</sup>
- **Housing cost burden affects nearly two thirds of households.** Approximately 63 percent of TIF District residents who rent experience cost burden, meaning they spend more than 30 percent of their income on housing. Renters in the TIF District are 15 percentage points more cost

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<sup>21</sup> U.S. Census Bureau, 2018–2022 ACS 5-year estimates, Table B15003.

<sup>22</sup> National Historical Geographic Information System, population as percent of 1990 total.

<sup>23</sup> U.S. Census Bureau, 2016–2020 ACS 5-year estimates, Tables B25106, B25010, B03002, B19013, B15002.

Prepared June 19, 2022 by the Portland Bureau of Planning and Sustainability.

burdened than renters across the City of Portland, as summarized in Table Q. The greatest disparity is in the number of severely cost-burdened renter households, who spend more than 50 percent of their income on housing. Thirty-four percent of District residents are severely cost burdened, which is 10 percentage points higher than the City of Portland.

**Table Q. Cost Burden, East 205 TIF District and Portland, 2022**

	EAST 205 TIF DISTRICT	PORTLAND
<b>Burdened</b>	29%	24%
<b>Severely Burdened</b>	34%	24%
<b>Total Burdened</b>	<b>63%</b>	<b>48%</b>

Source: U.S. Census Bureau, 2018–2022 ACS 5-year estimates, Table B25070.

- **Household income is lower in the TIF District.** Compared to Portland, a smaller share of households in the TIF District earn more than \$75,000 (55 percent versus 37 percent). Overall, Median Household Income in Portland is \$85,876 compared to \$57,149 in the TIF District.<sup>24</sup>

### Business and Employment Conditions

The East 205 TIF District includes six commercial corridors. These commercial corridors are home to over 1,500 businesses, ranging from national chains in large shopping centers to small family-owned shops. Despite the density of businesses in the TIF District, the area has a low share of Portland’s overall employment (2.1 percent) compared to its working age population (11.1 percent) and wages are lower on average compared to the city as a whole.

- **The East Portland commercial corridors are composed primarily of service establishments.** Table R summarizes the share of establishments by industry, comparing the TIF District to Portland. While the share of establishments in the TIF District generally resembles Portland’s industry makeup, there is a greater share of construction and resources in the District and a smaller share of manufacturing and wholesale trade, transportation, and utilities.

**Table R. Share of Establishments by Industry, East 205 TIF District and Portland, 2022**

	EAST 205 TIF DISTRICT		PORTLAND	
	Establishments	Share	Establishments	Share
<b>Construction and Resources</b>	126	8%	1,897	5%
<b>Finance, Insurance and Real Estate</b>	129	8%	2,910	8%
<b>Manufacturing</b>	10	1%	1,286	4%
<b>Public Administration</b>	5	0%	173	0%
<b>Retail</b>	151	10%	2,615	7%

<sup>24</sup> ECONorthwest analysis of U.S. Census Bureau, 2018–2022 ACS 5-year estimates, Table B19013.

<b>Services</b>	1,046	69%	23,810	67%
<b>Wholesale Trade, Transportation, and Utilities</b>	53	3%	2,730	8%
<b>Total</b>	<b>1,520</b>	<b>100%</b>	<b>35,421</b>	<b>100%</b>

Source: Oregon Employment Department, Quarterly Census of Employment and Wages, 2022

Note: Industries with a small number of establishments and employees are suppressed for reasons of confidentiality required by the Oregon Employment Department.

- Average wages in the TIF District are less than the citywide average for all sectors.** There are 9,541 jobs in the TIF District. Employment in the service sector is the most common occupation for people who work in the TIF District, making up 66 percent of jobs, as shown in Table S. The retail sector employs 22 percent of TIF District workers, despite retail only composing 10 percent of establishments within the East 205 TIF District, likely due to the presence of large format national retail chains along key commercial corridors in the District. Across all employment, average wages in the East 205 TIF District are \$29,258 compared with \$54,816 citywide. For each private sector industry, average wages in the TIF District are lower than those same sectors in Portland as a whole, as shown in Table T. The disparity in pay ranges from 15 percent lower in retail jobs and up to 65 percent lower in wholesale, transportation, and utilities jobs. Other sectors that can offer stable, living wages, such as manufacturing and finance are less common in the TIF District relative to the city.

**Table S. Share of Employment by Industry, East 205 TIF District and Portland, 2022**

	EAST 205 TIF DISTRICT	PORTLAND
<b>Construction and Resources</b>	4%	5%
<b>Finance, Insurance and Real Estate</b>	4%	6%
<b>Manufacturing</b>	0%	6%
<b>Public Administration</b>	1%	3%
<b>Retail</b>	22%	8%
<b>Services</b>	66%	61%
<b>Wholesale Trade, Transportation, and Utilities</b>	2%	12%

Source: Oregon Employment Department, Quarterly Census of Employment and Wages, 2022

Note: Industries with a small number of establishments and employees are suppressed for reasons of confidentiality required by the Oregon Employment Department.

**Table T. Average Pay Per Employee, East 205 TIF District and Portland, 2024**

	EAST 205 TIF DISTRICT	PORTLAND
<b>Construction and Resources</b>	\$22,656	\$39,285
<b>Finance, Insurance and Real Estate</b>	\$25,830	\$55,321
<b>Manufacturing</b>	\$18,621	\$42,135

<b>Public Administration</b>	\$103,854	\$85,721
<b>Retail</b>	\$26,910	\$31,603
<b>Services</b>	\$20,638	\$39,478
<b>Wholesale Trade, Transportation, and Utilities</b>	\$21,920	\$61,898

Source: Oregon Employment Department, Quarterly Census of Employment and Wages, 2022

Note: Industries with a small number of establishments and employees are suppressed for reasons of confidentiality required by the Oregon Employment Department.

- **Unemployment is higher in the TIF District than in Portland.** In 2022, the TIF District’s unemployment rate was 6.4 percent compared to 5.6 percent for Portland overall.<sup>25</sup>

### Development Conditions

This section describes the condition of buildings within the TIF District along with current market conditions in the residential and commercial real estate sectors.

### **BUILDABLE LANDS**

According to the Bureau of Planning and Sustainability Buildable Lands Inventory, the TIF District has 468 vacant parcels and 273 underutilized parcels. Vacant parcels have either no structure, or a structure that covers less than 5 percent of the site area. Underutilized sites are non-vacant sites where the adjusted market value is less than the value of the land. Vacant parcels in the East 205 TIF District tend to be smaller than underutilized parcels. The majority of vacant parcels (68 percent) are less than 10,000 square feet, while underutilized parcels tend to be larger, with almost 70 percent between 10,000 and 50,000 square feet, as summarized in Table U. About 40 percent of vacant and underutilized parcels are zoned for Residential Multi-Dwelling zones. The prevalence of small buildable parcels limits the potential for catalytic redevelopment projects to expand housing, employment, or commercial opportunities unless they can be combined with neighboring parcels into larger sites.

**Table U. Vacant and Underutilized Parcels by Parcel Size, East 205 TIF District, 2024**

PARCEL SIZE (SQ. FT.)	VACANT PARCELS (%)	UNDERUTILIZED PARCELS (%)
<5,000	31%	4%
5,000-9,999	37%	21%
10,000-19,999	19%	41%
20,000-49,999	12%	28%
50,000-99,999	1%	3%
>100,000	0%	2%

Source: Portland Bureau of Planning and Sustainability, 2024

<sup>25</sup> U.S. Census Bureau, 2018–2022 ACS 5-Year estimates, Table B23025.

**Table V. Vacant and Underutilized Parcels by Zoning, East 205 TIF District, 2024**

	VACANT PARCELS (% OF PARCELS)	UNDERUTILIZED PARCELS (% OF PARCELS)
Commercial Employment (CE)	3%	1%
Commercial Mixed Use 1 (CM1)	3%	2%
Commercial Mixed Use 1 (CM2)	4%	2%
Commercial Mixed Use 1 (CM3)	2%	1%
Residential 2,500 (R2.5)	1%	0%
Residential 5,000 (R5)	17%	5%
Residential 7,000 (R7)	17%	2%
Residential Multi-Dwelling (RM1)	9%	14%
Residential Multi-Dwelling (RM2)	5%	6%
Residential Multi-Dwelling (RM3)	2%	5%

Source: Portland Bureau of Planning and Sustainability, 2024

### BUILDING TO LAND VALUE RATIO

Analyzing a property’s assessed value for its land and structures helps evaluate the economic condition of existing development in the area. The relationship between a property's improvement value (buildings and other enhancements) and its land value, known as the Improvement to Land Value Ratio (I:L ratio), gives a high-level indication of development intensity. An I:L ratio over 1.0 suggests the property is less likely to be redeveloped, while a ratio of 1.0 or less indicates a higher potential for redevelopment.

Forty percent of the acreage in the TIF District has an I:L ratio of less than 1.0, as shown in Table W. About 31 percent of properties in the TIF District have an I:L ratio between 0.5 and 1 which may reflect the share of smaller, older buildings on larger lots in the TIF District.

**Table W. Improvement to Land Value by Acreage, East 205 TIF District, 2024**

	EAST 205 TIF DISTRICT	PORTLAND
3 or higher	15%	14%
1–2.99	46%	43%
0.5–0.99	31%	28%
0.25–0.49	7%	7%
Less than 0.25	2%	7%

Source: Regional Land Information System (RLIS)

## BUILDING AGE

Although the East 205 TIF District did not experience the same level of construction activity before 1960 compared to City of Portland, the building stock still skews older than the city as a whole. Approximately 75 percent of the TIF District buildings were constructed before 1979 compared to 68 percent of buildings in Portland.

Buildings constructed before 1960 can contain hazardous materials and outdated systems that pose risks to current occupants. Many older buildings have insulation and flooring that contains asbestos, a chemical that poses severe respiratory risks if disturbed through decay or renovation. Lead-based paint, which was common before 1978, can cause serious health issues, particularly in children. Outdated electrical and heating systems increase the risk of fires, a particular risk in buildings that lack modern fire suppression systems and adequate exits. Aging plumbing systems can cause leaks and water contamination. Older buildings are also vulnerable to seismic activity due to the absence of earthquake-resistant designs. Poor insulation and ventilation contribute to mold growth and poor air quality, and radon resistant new construction has only been required in Portland since 2013. Finally, older buildings often do not comply with modern building codes, making thorough inspections and renovations essential for safety and habitability.

## RESIDENTIAL REAL ESTATE MARKET CONDITIONS

While the TIF District is aligned along key commercial spines for East Portland, the vast majority (90 percent) of existing uses within the TIF District boundary are residential. The neighborhoods within the TIF District serve an increasingly diverse community of residents, including many immigrants, as well as young families. Demand for housing in the area is relatively strong, but conditions in the real estate market present challenges to adding additional needed housing to meet community needs.

- **Lower rents in the TIF District limit the potential for residential development, despite more demand for housing in the area.** Market-rate rents for multi-dwelling units in the East Portland District are about 29 percent lower than Portland as a whole, at an average of \$1.45 per square foot compared with \$2.04 citywide, as shown in Table X. Compared to areas of the city with comparable development costs and incentives, the TIF District's low rents make the area less attractive for new residential development. This dynamic can be observed in the slower growth of multi-dwelling housing in TIF District compared to Portland overall. Between 2000 and 2024, the TIF District expanded its multi-dwelling housing stock by 148 percent compared to a 170 percent increase across the city. Fewer new housing units in the TIF District contributes to a lower vacancy rate (5.8 percent compared to 7.2 percent citywide) which indicates a more constrained housing market and higher demand for housing. Yet as of the first quarter of 2024, no new units were under construction in the TIF District. East Portland has also seen a smaller share of middle housing development since the City of Portland's Residential Infill Project code changes were adopted in 2020. Despite large parts of East Portland having 7,000-square foot residential lots that can more easily accommodate Accessory Dwelling Units (ADUs) and small

plexes, only 15 percent of ADU permits (14 units) and 20 percent of middle housing permits (40 units) have been filed in East Portland.<sup>26</sup>

**Table X. Multi-Dwelling Market Conditions, East 205 TIF District, 2024**

	EAST 205 TIF DISTRICT	PORTLAND
Multi-Dwelling Units (% of year 2000 total)	148%	170%
Vacancy Rate	5.8%	7.2%
Under Construction (Units)	0	5,183
Asking Rent (per square foot)	\$1.45	\$2.04

Source: CoStar, 2024 Q1

- The TIF District lacks an adequate affordable housing supply.** According to the Portland Housing Bureau, the TIF District has 1,506 subsidized housing units out of a total of more than 21,500 homes. Of these units, 82 percent are designated for very low income (31–60 percent of Area Median Income) and 17 percent are designated for extremely low income (0–30 percent of Area Median Income). There are only 18 low-income (61–80 percent of Area Median Income) and no moderate-income (81–100 percent of Area Median Income) subsidized housing units within the TIF District boundary. The small share of affordable housing contributes to the higher rate of cost burden for renter households within the TIF District, at 63 percent.
- Most multi-dwelling housing units in the TIF District are considered naturally occurring affordable housing (NOAH).** Approximately 89 percent of the TIF District’s market rate multi-dwelling units qualify as NOAH compared to 36 percent citywide.<sup>27</sup> NOAH is generally defined as units whose rents are not regulated, but that rent on the open market at rates that are affordable to households earning 60 percent or less of Area Median Income. Often these buildings are older, with fewer building amenities, or in need of repair. NOAH properties are vulnerable to redevelopment and repositioning at higher rents, which can lead to displacement of existing residents.
- Manufactured homes are the third most common type of housing in the TIF District.** There are 20 manufactured home parks in the East 205 TIF District that contain 1,120 homes. Manufactured homes tend to be more affordable than other single-dwelling housing and provide an opportunity to build moderate wealth for their owners. Yet because manufactured homeowners do not own the land underneath their homes, they are especially vulnerable to increases in land rents and utility services for their homes, which can cause displacement.

<sup>26</sup> Cascadia Partners, “Residential Infill Project: Year-One Report,” June 2023. Available: <https://www.portland.gov/bps/planning/rip/documents/residential-infill-project-rip-year-one-report-full-report-june-2023/download>.

<sup>27</sup> CoStar, 2024. Analysis by ECONorthwest, May 2024. This analysis includes rental properties with more than 10 units. ECONorthwest modeled rents for properties that were missing rent data based on similar features (size, building age, amenities, etc.) of properties with recorded rent data.

- Over half of households own their homes, but home values are lower than the city median.** Approximately 53 percent of TIF District residents own homes, the same rate as the city overall. In 2023, the median home sale price in the district was \$127,000 lower than Portland’s median home sale price.<sup>28</sup> Lower and slow-growing home values can make it difficult for homeowners to weather economic shocks or keep up with maintenance and critical repairs due to lower incomes and more limited access to home equity credit.
- As high-density residential development increases, access to outdoor space may worsen for apartment residents.** Renters of multi-dwelling residential units may disproportionately experience limited access to outdoor spaces without development requirements to facilitate these amenities. The high-density residential zone (RH) requires no outdoor spaces. In some situations, such as in East Portland where the RH zone is located close to light rail stations, parking lots are the only places for children to play adjacent to their homes. Apartment residents have identified the need for having usable outdoor spaces located close by for activities such as children’s play and growing food. Currently, shared outdoor spaces that are large enough to provide these opportunities are not required and often not provided with new multi-dwelling development.<sup>29</sup>

**OFFICE REAL ESTATE MARKET CONDITIONS**

There are 87 office buildings with a total of 392,647 square feet in the TIF District, with a concentration of office uses along SE Stark and SE Division Streets, and the segment of SE 122<sup>nd</sup> Avenue between these two corridors. Office rents in the area are much lower than citywide averages, at \$17.92 per square foot compared to \$26.88 in Portland, as shown in Table Y. Growth in office space has occurred slower than the city as a whole since 2003 and office vacancies are significantly lower than Portland averages, at 5 percent compared with 18 percent citywide. About 40 percent of existing offices are small scale buildings with less than 3,000 square feet, including converted single-dwelling homes. The share of small-scale offices, combined with overall low vacancy rates suggests a need for affordable commercial spaces to accommodate small service-based businesses that serve the area. As of the first quarter of 2024, there are no new offices under construction within the TIF District or in Portland overall, likely due to the continuing effects of COVID-19 on remote work patterns.

**Table Y. Office Market Conditions, East 205 TIF District, 2024**

	EAST 205 TIF DISTRICT	PORTLAND
Inventory (% of year 2003 total)	104%	112%
Vacancy Rate	5%	18%
Under Construction (SF)	0	0
Asking Rent (NNN)	\$17.92	\$26.88

<sup>28</sup> Multnomah County Assessor and Portland Bureau of Planning and Sustainability.

<sup>29</sup> Portland Bureau of Planning and Sustainability, “Better Housing By Design Concepts Report,” 2017.



Source: CoStar, 2024 Q1

### RETAIL REAL ESTATE MARKET CONDITIONS

Retail and service businesses form the largest share of commercial activity within the TIF District, and represent a slightly larger share of businesses in the TIF District than in the city as a whole. Overall retail inventory has remained unchanged in the TIF District since 2000, which matches citywide. Retail rents in the East 205 TIF District are lower than Portland average rents, as shown in Table Z. The vacancy rate for retail uses within the TIF District is about the same as for the City of Portland (5.7 percent compared to 5.2 percent). Despite a similar demand, there is no new supply in the development pipeline within the TIF District boundary.

**Table Z. Retail CoStar Market Conditions, East 205 TIF District, 2024**

	EAST 205 TIF DISTRICT	PORTLAND
Inventory (% of year 2000 total)	100%	101%
Vacancy Rate	5.7%	5.2%
Under Construction (SF)	0	8,261
Asking Rent (NNN)	\$12.66	\$21.11

Source: CoStar, 2024 Q1

### INDUSTRIAL REAL ESTATE MARKET CONDITIONS

The TIF District has just under 64,000 square feet of industrial development, which represents a decline of 11 percent since 2000, as shown in Table AA. Currently less than one acre is zoned to support industrial uses (General Employment 2 and General Industrial 2), and these parcels are not classified as vacant or underutilized. Given these constraints, new industrial development is not likely to occur in the East 205 TIF District.

**Table AA. Industrial Market Conditions, East 205 TIF District, 2024**

	EAST 205 TIF DISTRICT	PORTLAND
Inventory (% of year 2000 total)	89%	116%
Vacancy Rate	5.3%	6.6%
Under Construction (SF)	0	509,669
Asking Rent (NNN)	\$18.00	\$10.54

Source: CoStar, 2024 Q1