

**82nd Avenue Area
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.....	6
Section 3.1 – Values	6
Section 3.2 – Vision	6
Section 3.3 – Goals.....	7
SECTION 4. PLAN IMPLEMENTATION.....	9
Section 4.1 - Principles that Guide Implementation.....	9
Section 4.2 – Proposed Projects and Major Activities	12
Section 4.3 – Plan Finances.....	21
Section 4.4 – Plan Relationship to Local Objectives	21
Section 4.5 – Proposed Land Uses, Maximum Densities and Building Requirements.....	21
Section 4.6 – Real Property Acquisition and Disposal	21
Section 4.7 – Relocation Plan.....	22
SECTION 5. GOVERNANCE OF TIF DISTRICT	23
Section 5.1 – Ongoing Community Engagement	23
Section 5.2 – Future Plan Amendments	23
SECTION 6. GLOSSARY.....	24
EXHIBITS TO PLAN	27
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 82nd Avenue Area 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 82nd Avenue corridor and surrounding areas, Prosper Portland, and the Portland Housing Bureau, among others.

SECTION 2. BACKGROUND AND CONTEXT

From its beginning as a rural State highway designed to connect farms to markets, 82nd Avenue has become a critical corridor that supports tens of thousands of people who live, work, gather, and travel within and around the region. Over the decades, adjacent neighborhoods grew and diverse business, cultural and ethnic hubs formed along the corridor as the road's function shifted from an auto and freight thoroughfare into a major corridor linking commercial, neighborhood and cultural activity.

The City's Comprehensive Plan identifies 82nd Avenue as a "Civic Corridor," and further identifies a number of "centers" along its length, including: the Roseway Neighborhood Center; Montavilla Neighborhood Center; Jade District Neighborhood Center; Lents Town Center and the recently established Brentwood-Darlington Neighborhood Center. These centers are nodal locations where growth and community services are anticipated to be focused.

The Red, Blue, and Green MAX light rail lines can be accessed at the 82nd Avenue station, and the Green Line turns south after the Gateway station, running parallel to I-205 and 82nd Avenue, creating numerous opportunities for transit-oriented development.

In 2022, the State of Oregon transferred jurisdiction of 82nd Avenue to the City of Portland, along with \$185 million for safety, maintenance and infrastructure improvements, like new crossing signals, wider sidewalks and better street lighting. The goal is to transform the road to achieve the vision of a "Civic Corridor" as described in the Portland 2035 Comprehensive Plan: a street with high-quality transit service; safe, accessible multimodal facilities; mid-rise mixed-use development; and landscaping, including new tree canopy.

82nd Avenue is also home to TriMet Line 72-82nd/Killingsworth, which has the highest ridership of any bus line in the Portland area. It carries an estimated 8,500 riders on an average weekday, more people than the Yellow or Orange MAX Line. Metro and TriMet are leading an effort to explore transit alternatives, including Bus Rapid Transit (BRT) along the corridor in tandem with the City of Portland's investments in the corridor related to the jurisdictional transfer.

Of note, Tax Increment Financing (TIF) is not a new tool for the 82nd Avenue area. In 2012, a commercial area, comprising roughly the ten-block radius surrounding SE 82nd Avenue and SE Division Street, became a Neighborhood Prosperity Initiative (NPI) called the Jade District. NPIs are part of Prosper Portland's Neighborhood Prosperity Network (NPN), a program designed to support social equity-based community economic development at the neighborhood level. This area was selected based on a large concentration of culturally specific businesses, diversity in residents, and historic underinvestment. The Jade District, now housed at APANO, was a micro-TIF district.

In 2022, Prosper Portland, the Portland Housing Bureau and a coalition of community groups in the Cully neighborhood, including two NPIs – the Our 42nd Avenue and Cully Boulevard Alliance, brought forth a Cully Tax Increment Financing (TIF) District Plan. At the same time, members of the East Portland Action Plan (EPAP), in connection with the East Portland NPIs, including the Jade District, Historic Parkrose, the Division-Midway Alliance and Rosewood Initiative, had already begun convening a group in East Portland to discuss whether a similar model might fund long-held goals in East Portland.

In 2023, City Council passed Resolution 37623, directing Prosper Portland and the Portland Housing Bureau to start a TIF exploration process for East Portland.

With much change already on the horizon for the 82nd Avenue area and the potential for a heightened concern about gentrification and opportunities for stabilization and inclusive growth, City Council requested that the East Portland process include exploration of a new district along 82nd Avenue, highlighting the need for intentional, community-led development to help stabilize existing residents and businesses, and support long-term inclusive growth and wealth-building.

The 82nd Avenue Corridor Characteristics

The 82nd Avenue corridor is not monolithic. However, many areas lack necessary amenities like community and childcare centers, public gathering spaces, parks, tree canopy and shaded public spaces, living wage jobs, safe, walkable and multi-modal street infrastructure including greenways, multigenerational housing and affordable housing. The corridor also offers many opportunities for stabilization and inclusive growth for existing and future residents, businesses and community members: large, underdeveloped parcels; strong, culturally-specific organizations; transit opportunity; and a multitude of large, medium and small locally owned businesses.

The 82nd Avenue Area TIF District encompasses the commercial corridor running North/South along 82nd Ave and select surrounding areas. Its northern boundary is just north of NE Fremont Street, where it abuts the Sumner-Parkrose-Argay-Columbia Corridor (SPACC) TIF District. The southern boundary is the City/County line at SE Clatsop Street.

The corridor intersects with numerous east/west corridors, including NE Glisan Street, SE Stark and Washington streets, SE Division Street, SE Powell Boulevard, SE Woodstock Boulevard and SE Flavel Street. The district boundary incorporates western “fingers” to capture roughly ten blocks of each of these commercial corridors to the west, to support nodal development at those key 82nd Avenue intersections.

While 82nd Avenue intersects with SE Foster Road, the SE Foster corridor has seen much growth and support from the Lents Town Center TIF District in prior decades, so was not included in the current district. However, areas of 82nd Avenue near the Foster Road intersection were identified as needing investment as part of the 82nd Avenue Area TIF exploration process. As resources in the Lents TIF District are wrapping up, and state law does not permit land to be in more than one district at a time, the Lents TIF District Plan was amended to release these areas so that they might be incorporated into the new district for investment and stabilization.

The area is home to a diverse residential population, parks, schools and a wide range of commercial and other institutional uses.

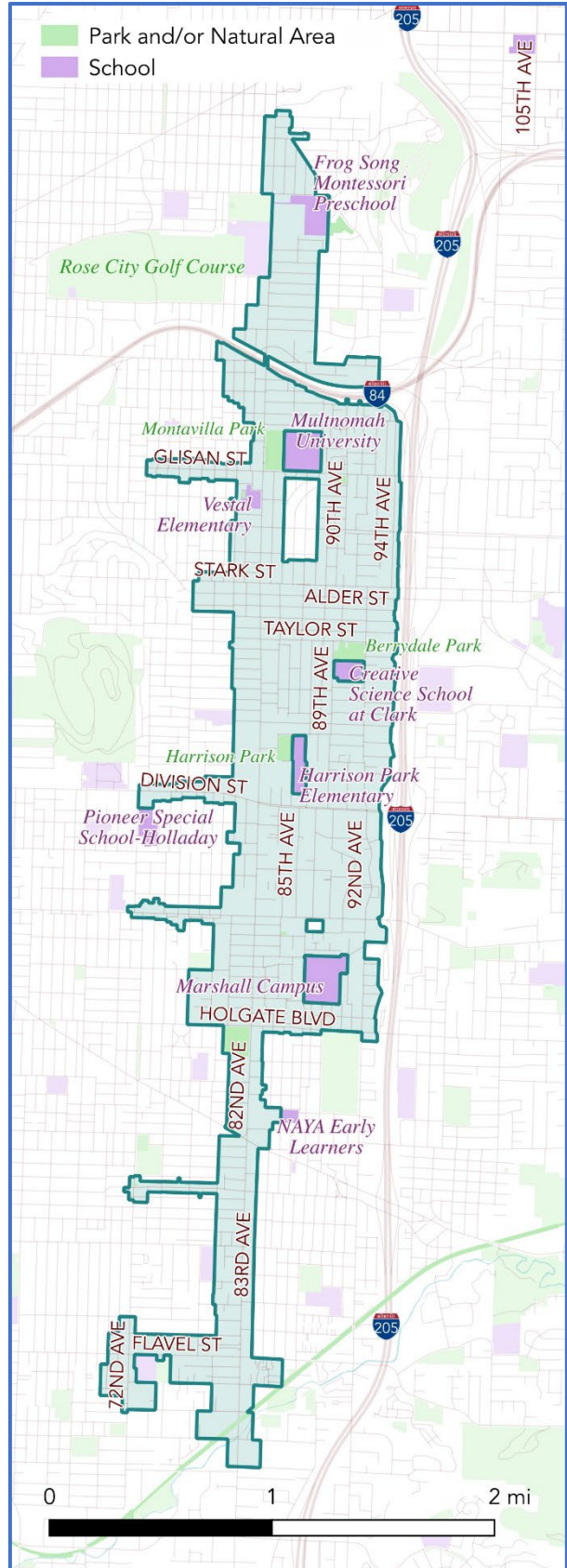
Key landmarks, institutions and other sites included in the district boundary include:

- Portland Community College, SE Campus
- Montavilla Community Center and Pool
- Parks, including Montavilla Park, Harrison Park, and Berrydale Park
- Commercial centers, including Eastport Plaza, Fubonn Shopping Center, and Powell Street Station which incorporate Winco Foods, Hung Phat Food Center, and Shun Fat Supermarket
- The Montavilla commercial couplet and the historic Academy Theater
- Multiple health and social services agencies and community-based organizations

The *82nd Avenue Area TIF District Report*, developed in support of this Plan, provides additional data on the demographic, physical, economic and social conditions along the corridor.

Due to the significant vulnerability to displacement along key nodes in the area, and with the goal of ensuring that current residents and businesses benefit from the investments and amenities generated through TIF resources, this Plan aims to uplift and empower Priority Communities. “Priority Communities,” in the context of this plan, refers to the intended beneficiaries of the 82nd Avenue Area TIF District: African American and Black persons; Indigenous and Native American persons; persons of color; immigrants and refugees of any legal status; renters; manufactured dwelling residents; persons with disabilities; elders and youth; LGBTQIA+; low-income people; houseless people; and other population groups that are systemically vulnerable to exclusion from the 82nd Avenue area due to gentrification and displacement.

FIGURE 1: 82ND AVENUE AREA TIF DISTRICT BOUNDARY



SECTION 3. VALUES, VISION AND GOALS

Numbers in each section of this section are for reference purposes only and do not reflect a prioritization of items in each list.

Section 3.1 – Values

The shared values below guided the process of planning, community engagement, and development of this Plan. Equity of both process and outcomes

1. Respect for a Diversity of Experiences and Perspectives, paired with a commitment to work together for the better of the community; no one is left behind
2. Community Stabilization and Wealth Building
3. Inclusive Economic Growth and Prosperity
4. Diversity, within and between different communities
5. Inclusivity and Accessibility, including elders and those with disabilities
6. Future Oriented, incorporating youth empowerment and considering future generations
7. Community Leadership and empowerment, with a focus on connection and relationships
8. Climate Justice, Resilience, Just Green Economy, Green Space

Section 3.2 – Vision

The long-term vision is to transform the 82nd Avenue Area TIF District into a place that provides a sense of place and belonging for its residents and businesses, and particularly for those who have been historically marginalized or are economically vulnerable. The area will have plentiful safe, affordable housing; thriving, diverse businesses; rewarding employment opportunities; safe and accessible pedestrian and bicycle networks and transportation/transit options; parks and open spaces; a clean and healthy environment; climate and natural hazard resilience; with places and programs that reflect and celebrate the full cultural diversity of the community.

This plan envisions a district where:

1. The 82nd Avenue corridor serves as an anchor, attraction and connector for communities to the east and west of what has historically been a divide.
2. The 82nd Avenue corridor and surrounding areas are safe, livable, walkable places that provide accessible, 20-minute neighborhood services, programs and amenities for residents and workers.
3. Access to affordable, stable housing is preserved and expanded, and new investments and development create stability and opportunity for low-income people, rather than leading to their displacement from their homes and neighborhoods.
4. 82nd Avenue area residents will have access to meaningful, living-wage employment and economic opportunities, and new investment will bring community benefits including education, workforce training, renewable energy resources and environmental assets, and neighborhood amenities.
5. 82nd Avenue area-based small businesses will continue to be supported and retained.
6. Relationships and partnerships within the area are strong, supporting information-sharing, community-building, a more circular economy within and between diverse communities, and local resources for employment and healthcare.
7. All residents will participate in, guide and lead the decisions that affect them and their communities, balancing the needs of current residents with those of future generations.

8. The community is stable and resilient in the face of climate change, natural disasters and related impacts to health and environment.

Section 3.3 – Goals

This TIF Plan is intended to address challenges by guiding the future identification and direct implementation of specific capital investments that meet community-identified needs, while also leveraging, motivating and encouraging private investment in capital projects to address those same needs. The Plan creates a menu of project types that can be invested in over time, while future 5-Year Action Plans, co-created with community, will identify specific priorities, goals, investments and performance metrics for that time period.

This District Plan contains a broad range of goals for future co-creation and decision-making processes to consider. Some are narrower and have more direct ties to the work of Prosper Portland and the PHB, while others are more aspirational. Progress toward aspirational goals is dependent on significant partnership, both public and private, and the availability of non-TIF resources.

To allow flexibility in future Action Planning as community needs, challenges and opportunities evolve time, both types of goals are included in this plan.

Given the broad range of goals, future decision-makers may find that not all goals are applicable to an individual TIF investment, and at times, goals may actually conflict with one another. For this reason, goals are examined for their applicability to the decision at hand, and only applicable goals are considered. Future co-creation participants and decision-makers must weigh and balance applicable goals to determine whether a particular decision would “on the whole” advance the goals of this Plan.

1. Ensure Priority Community members play lead roles in decisions about investments and policies that affect them and their communities.
2. Ensure 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.
3. Prevent the displacement of vulnerable people, communities, businesses, and community-based institutions from the 82nd Avenue Corridor.
4. 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.
5. Provide safe, accessible, and comfortable pedestrian and bicycle networks within the area, including improved local access to businesses, schools, parks and other institutions along the 82nd Avenue corridor.
6. Spur innovation of environment, climate justice and resilience initiatives in TIF projects.
7. Actively work to remove barriers that preclude community members from accessing TIF-funded projects and opportunities.
8. Support collaboration and partnership among community members, the private sector and all levels of government on projects involving TIF investment.

Goal Metrics

As part of each successive Action Planning process, when priority goals and investments are identified for implementation, metrics will be identified and co-created to measure performance toward those priorities. Metrics identified in Action Plans should:

- Consider both project/program outputs and outcomes.
- Inform all stakeholders of the need for project or program adjustments.
- Hold Prosper Portland, Portland Housing Bureau, and the City accountable to the vision, values, goals, and implementation principles of this Plan.
- Be reported on publicly, at least annually.

SECTION 4. PLAN IMPLEMENTATION

Section 4.1 - Principles that Guide Implementation

The principles that will guide 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.

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 alignment with the values of this plan, as well as anticipated contributions to achieving the District's goals.
- Identify any potential for the project, program, or investment to contribute to 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.
- Maximize direct investment in community outcomes and leverage of outside investment to maximize impact while minimizing overhead and administrative costs.

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 immediate, or future 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 which center 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, support inclusive growth 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 government 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 be considered. Short term and/or temporary uses should be explored on acquired properties to strategically support Plan goals, prioritize Priority Community members, 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.

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 (for example, affordability covenants, community benefits, etc.), in addition to whatever benefits go to a property owner, developer or other recipient of TIF funds. When TIF funds are used to offset a developer’s cost for providing specific amenities for tenants within a project that support the goals of this plan, every effort should be made to ensure costs passed on to future tenants are eliminated or minimized.

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 Businesses and Organizations

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 or other public 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 achieving climate justice by focusing investments to create environmentally sustainable development within accessible, walkable, bikeable 20-minute neighborhoods, 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. 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 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 develop programs that align with culturally-specific or faith-based principles.

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 trauma-informed principles and accessibility for people of all 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 a broad diversity of residents and businesses. Honor these works and when in alignment with this TIF District Plan, and when appropriate, look to partner with these respective organizations to implement community-defined 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, and 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 categories. Tables 1-3 describe the connection between these categories, potential projects, and the Plan’s goals. 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, 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 multi-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 and/or consultant time spent coordinating Agency activities.

A. Affordable Housing (minimum 45%)

In partnership with mission-driven organizations and developers, preserve and create 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 Portland City Council in 2006 (Ordinance #180889), and 2015 update (Ordinance #187415), at least 45 percent 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 percent of area median income, and

homeownership housing with focus on families earning 80 percent to 100 percent or less of area median income depending on home size.

This Plan authorizes projects and programs which fulfill the affordable 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. To support the development of communities along the 82nd Avenue corridor, new multi-dwelling development should be focused at major intersections near transit infrastructure, be fully accessible, and include a mix of unit types, including 2- and 3- bedroom units.

The following programs that are currently operated by the Portland Housing Bureau and are eligible to receive funding through the 82nd Avenue Area TIF District.

TABLE 1. AFFORDABLE HOUSING (minimum 45%)		
Project Short Name	Description	Relationship to Plan Goals
Single Family Home Repair	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> Ensure 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><u>Goal 3:</u> Prevent the displacement of vulnerable people, communities, businesses and community-based institutions from the 82nd Avenue Corridor.</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</p>

		displaced. Explore the use of more mixed-use development.
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.	Goal 2 Goal 3 Goal 4
Multi-family Rental Development	Develop new affordable rental housing in a variety of unit sizes, including family sized units (two-bedrooms or larger).	Goal 2 Goal 3 Goal 4
Rehabilitation and Preservation of Existing Regulated Housing	Provide funding to rehabilitate and preserve the affordability of existing regulated affordable housing.	Goal 2 Goal 3 Goal 4
Acquisition & Rehabilitation of Existing Market-Rate Housing	Purchase market-rate 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).	Goal 4
Capital Expenditures for Community Services for Houseless Neighbors	Prioritize housing development rather than large sheltering facilities for people experiencing houselessness. Provide limited resources for capital expenditures related to community services,	Goal 2 Goal 3 Goal 4

	including the creation of sanitation facilities.	
--	--	--

The 82nd Avenue 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 current programs operated by the Portland Housing Bureau, 82nd Avenue 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 Section 6 Glossary definition of affordable housing, 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 together with the set aside policy. 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: Incentivize 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.

B. Inclusive Growth - Economic and Urban Development (minimum 40%)

Retain, create, and expand economic opportunities through investments in commercial, industrial and mixed-use properties and workforce housing.

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 82nd Avenue area and surrounding neighborhoods. 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 the 82nd Avenue corridor 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 housing or other priority services and amenities;

4. Support growth of high-wage employment opportunities which benefit 82nd Avenue area residents; and
5. Enable growth of businesses offering green products and services, which support a circular economy

During the development of this plan, the following types of business and services were identified by community members as priorities:

1. Affordable and culturally-specific grocery stores and restaurants
2. Organic, fresh food options
3. Credit union or bank that serves the community in line with the goals of this Plan
4. Affordable childcare and family-focused retail (e.g., toy store)
5. Workforce housing
6. Health services, including mental health services and public restrooms
7. Recreational facilities and/or community gathering spaces (e.g., playgrounds, basketball and pickleball courts, etc.)
8. Maker’s space
9. Incubator and micro-business space, including where home-based businesses can be showcased
10. Retail goods and services that meet regular household needs, such as clothing, home goods, and cleaning services
11. Art gallery space
12. Services and businesses that expand multimodal transportation options (for example, bicycle and electric vehicle charging, services and repair or permanent, long-term bicycle storage lockers and structures)
13. Services and business that help to reduce energy and resources consumption and waste and promotes reuse and recycling
14. Remediation and redevelopment of large, undeveloped or underdeveloped sites

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

TABLE 2. INCLUSIVE GROWTH - ECONOMIC & URBAN DEVELOPMENT (minimum 40%)		
Project Short Name	Description	Relationship to Plan Goals
Predevelopment to support future commercial, middle-income residential or mixed-use development	Support technical and/or financial assistance to determine the feasibility of development, redevelopment and renovation projects.	<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.

		<p>Explore the use of more mixed use development.</p> <p><u>Goal 7:</u> Actively work to remove barriers that preclude community members from accessing TIF-funded projects and opportunities.</p>
<p>Land Acquisitions & 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"> ● controlling land so that it remains affordable. ● sets aside funds for rapid, opportunistic property acquisition and carrying costs when TIF eligible opportunities arise that would further the goals of the Plan. ● Remediation activities can be funded through this Plan on all land banked property to ensure that it is developable in the future 	<p>Goal 4</p>
<p>Commercial, Middle-Income Residential, Mixed-use Development, Redevelopment and Renovation</p>	<p>Support development, redevelopment and renovation activities, including:</p> <ul style="list-style-type: none"> ● New construction ● Building façade improvements ● Remediation activities ● Professional services, building and site design assistance ● Tenant improvements ● Building repairs and upgrades ● Lease and/or loan guarantees 	<p><u>Goal 2:</u> 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><u>Goal 3:</u> Prevent the displacement of vulnerable people, communities, businesses and community-</p>

	<ul style="list-style-type: none"> ● Climate, resilience and community projects ● Seismic, fire suppression, other public safety improvements ● Accessibility improvements; landscaping enhancements; pedestrian amenities and lighting outside of the public right of way ● Permanent infrastructure to support food cart operations and other temporary, pop-up, seasonal and low-barrier opportunities for startup businesses and non-profits. 	<p>based institutions from the 82nd Avenue Corridor.</p> <p>Goal 4</p>
Arts and Culture	<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 artists and community members who represent those communities.</p> <p>Prioritize murals, avenue placemaking investments, arts and entertainment performance venues, or interactive, multicultural community art spaces.</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>
Signage	<p>Develop signage that serves the greater purpose of the TIF district, including multi-lingual signage and directional signage to local businesses.</p>	<p>Goal 1</p> <p>Goal 4</p>
Infrastructure Investments Triggered by Development, Redevelopment or Renovation Activities	<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>Goal 4</p> <p><u>Goal 5:</u> Provide safe, accessible and comfortable pedestrian and bicycle networks within the area, including improved local access to businesses,</p>

	<p><i>See Table 3 for other eligible infrastructure projects</i></p>	<p>schools, parks and other institutions along the 82nd Avenue corridor.</p> <p><u>Goal 6:</u> Spur innovation of environment, climate justice and resilience initiatives in TIF projects.</p> <p>Goal 7</p>
--	--	--

C. Inclusive Growth: Infrastructure (maximum 15%)

To support 82nd Avenue areas that are safe, livable, walkable places that provide accessible, 20-minute neighborhood services, programs and amenities for residents and workers, eligible activities in this project area include:

TABLE 3. INCLUSIVE GROWTH - INFRASTRUCTURE (maximum 15%)		
Project Short Name	Description	Relationship to Plan Goals
<p>Street, Utilities and Green Infrastructure Improvements</p>	<p>Support new streets, street improvements, bike lanes, stormwater improvements, increase of tree canopy, new and/or relocated utilities (water, storm, sanitary sewer) that considers and prioritizes innovative sustainable solutions to our infrastructure system (i.e., pervious pavement).</p>	<p><u>Goal 2:</u> 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><u>Goal 3:</u> Prevent the displacement of vulnerable people, communities, businesses and community-based institutions from the 82nd Avenue Corridor.</p> <p><u>Goal 5:</u> Provide safe, accessible, and comfortable pedestrian and bicycle networks within the area, including improved local</p>

		<p>access to businesses, schools, parks and other institutions along the 82nd Avenue corridor.</p> <p><u>Goal 7:</u> Actively work to remove barriers that could preclude community members from accessing TIF-funded projects and opportunities.</p>
Connectivity and Accessibility	<p>Improve pedestrian and bicycle safety and connectivity while enhancing accessibility for individuals with mobility challenges. Prioritize connections within the district and to other parts of the City. Install pedestrian-scale lighting near commercial corridors, schools, parks and other institutions.</p>	<p><u>Goal 5:</u> Provide safe, accessible and comfortable pedestrian and bicycle networks within the area, including improved local access to businesses, schools, parks and other institutions along the 82nd Avenue corridor.</p>
Public Recreation, Safety, Health and Resilience Investments	<p>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.</p>	<p><u>Goal 1:</u> Ensure Priority Community members play lead roles in decisions about investments and policies that affect them and their communities.</p> <p>Goal 2</p> <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</p>

		<p>previously displaced. Explore the use of more mixed use development.</p>
--	--	---

D. Plan Administration

Expenditures for the administrative costs associated with managing the TIF District including budgeting and annual reporting, collaborative planning and co-creation, TIF district-focused public engagement 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 ORS 457.420 to 457.470. Amounts collected pursuant to ORS 457.420 to 457.470 will be deposited into a 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 \$460,000,000. 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 shall convene an 82nd Avenue Area TIF District Community Leadership Committee to inform Five-Year Action Plans and provide ongoing guidance on implementation, as described in Exhibit C. 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; or,
- 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 City 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

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

“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)

“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 percent 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 82nd Avenue Area 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/>

“Barriers” are obstacles that can prevent something from happening or being achieved. Barriers can change over time and the term is used in several different contexts within this document. When used specifically to describe barriers to accessing TIF resources, it means things like immigration status, credit history, legal history, education, language, rental history, eviction history and experience of domestic violence. This list is not exhaustive.

“Charter” is the Governance Charter for the 82nd Avenue Area TIF District, as the same may be amended from time to time, pursuant to its terms and conditions. It establishes the Community Leadership Committee. (2035 Comprehensive Plan)

“Climate justice” means an approach to climate action that focuses on the unequal impacts of climate change on historically underserved, underrepresented, or otherwise vulnerable communities.

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

“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.

“LGBTQIA+” stands for Lesbian, Gay, Bisexual, Transsexual, Queer, Intersex and Asexual. The “+” stands for all of the other identities not encompassed in the short initialization, and is used to refer to the community as a whole.

“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 82nd Avenue Area TIF District: African American and Black persons; Indigenous and Native American persons; persons of color; immigrants and refugees of any legal status; renters; manufactured dwelling residents; persons with disabilities; elders and youth; LGBTQIA+; low-income people; houseless people; and other population groups that are systemically vulnerable to exclusion from the 82nd Avenue area due to gentrification and displacement.

“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.

“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.

“Trauma-informed principles” are a set of values and practices that acknowledge the impact of trauma on people’s lives. These principles include safety; trustworthiness and transparency; peer support; collaboration and mutuality; empowerment, voice and choice; and cultural, historical and gender issues. (Center for Disease Control’s Office of Public Health Preparedness and Response)

“20-minute Neighborhood” means a Complete Neighborhood where people have safe and convenient access to the goods and services needed in daily life, which include a variety of housing options, grocery stores and other commercial services, high-quality public schools, and parks. These amenities are easily accessible by foot within a 20-minute walk, and are also highly accessible for wheelchairs, bikes, and transit for people of all ages and abilities.

“Working Group” means the 82nd Avenue Area TIF District Exploration Working Group. This group led development of the 82nd Avenue Area 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: Legal Description

EXHIBIT 'A'

82ND AVE TIF DISTRICT LEGAL DESCRIPTION

AUGUST 21, 2024

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 SOUTHEAST ONE-QUARTER OF SECTION 20, THE SOUTHWEST ONE-QUARTER OF SECTION 21, THE NORTHWEST AND SOUTHWEST ONE-QUARTERS OF SECTION 28, THE NORTHEAST AND SOUTHEAST ONE-QUARTERS OF SECTION 29, THE NORTHWEST, NORTHEAST, SOUTHEAST AND SOUTHWEST ONE-QUARTERS OF SECTION 32, THE NORTHWEST, NORTHEAST, SOUTHEAST AND SOUTHWEST ONE-QUARTERS OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, AND THE NORTHWEST, NORTHEAST, SOUTHEAST AND SOUTHWEST ONE-QUARTERS OF SECTION 4, THE NORTHEAST, SOUTHEAST AND SOUTHWEST ONE-QUARTERS OF SECTION 5, THE NORTHWEST, NORTHEAST AND SOUTHEAST ONE-QUARTERS OF SECTION 8, THE NORTHWEST, NORTHEAST, SOUTHEAST AND SOUTHWEST ONE-QUARTERS OF SECTION 9, THE NORTHWEST AND SOUTHWEST ONE-QUARTERS OF SECTION 16, THE NORTHEAST, SOUTHEAST AND SOUTHWEST ONE-QUARTERS OF SECTION 17, THE NORTHWEST, NORTHEAST, SOUTHEAST AND SOUTHWEST ONE-QUARTERS OF SECTION 20, AND THE NORTHWEST AND SOUTHWEST ONE-QUARTERS OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE CENTERLINE OF NE 82ND AVENUE, SAID POINT BEING ON THE WESTERLY EXTENSION OF THE NORTHERLY LINE OF THE PLAT OF ROSE VILLAS;

THENCE EASTERLY 340 FEET (MORE OR LESS) ALONG SAID NORTHERLY LINE OF ROSE VILLAS, TO THE NORTHEAST CORNER OF LOT 20, SAID ROSE VILLAS;

THENCE SOUTHERLY 143 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF SAID LOT 20, AND THE SOUTHERLY EXTENSION THEREOF, TO THE CENTERLINE OF NE BEECH STREET;

THENCE EASTERLY 50 FEET (MORE OR LESS) ALONG SAID CENTERLINE OF NE BEECH STREET;

THENCE SOUTHERLY 260 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF PARCEL 2, PARTITION PLAT NO. 2005-32, AND THE NORTHERLY EXTENSION THEREOF, AND THE EASTERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2005-157855, AND THE SOUTHERLY EXTENSION THEREOF, TO THE CENTERLINE OF NE MILTON STREET;

THENCE WESTERLY 50 FEET (MORE OR LESS) ALONG SAID CENTERLINE OF NE MILTON STREET;

THENCE SOUTHERLY 132 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF LOT 24, SAID ROSE VILLAS, AND THE NORTHERLY EXTENSION THEREOF, TO THE SOUTHWEST CORNER OF SAID LOT 24;

THENCE EASTERLY 325 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF SAID LOT 24, AND THE SOUTHERLY LINE OF LOTS 27 AND 34, SAID ROSE VILLAS, AND THE EASTERLY EXTENSION THEREOF, TO THE CENTERLINE OF NE 85TH AVENUE;

THENCE NORTHERLY 15 FEET (MORE OR LESS) ALONG SAID CENTERLINE OF NE 85TH AVENUE;

THENCE EASTERLY 140 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2000-167747, AND THE WESTERLY EXTENSION THEREOF, TO THE WESTERLY LINE OF LOT 44, SAID ROSE VILLAS;

THENCE SOUTHERLY 130 FEET (MORE OR LESS) ALONG SAID WESTERLY LINE OF LOT 44, AND THE WESTERLY LINE OF LOT 45, SAID ROSE VILLAS, AND THE SOUTHERLY EXTENSION THEREOF, TO THE CENTERLINE OF NE FREMONT STREET;

THENCE WESTERLY 390 FEET (MORE OR LESS) ALONG THE CENTERLINE OF NE FREMONT STREET, TO THE CENTERLINE OF NE FREMONT DRIVE;

THENCE SOUTHEASTERLY 1,053 FEET (MORE OR LESS) ALONG THE CENTERLINE OF NE FREMONT DRIVE, TO THE CENTERLINE OF NE 86TH AVENUE;

THENCE SOUTHERLY 457 FEET (MORE OR LESS) ALONG THE CENTERLINE OF NE 86TH AVENUE, TO THE CENTERLINE OF NE SISKIYOU STREET;

THENCE EASTERLY 326 FEET (MORE OR LESS) ALONG THE CENTERLINE OF NE SISKIYOU STREET;

THENCE SOUTHERLY 1,324 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF PARCEL 3, PARTITION PLAT NO. 1998-22, AND THE NORTHERLY EXTENSION THEREOF, THE EASTERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2008-153727, THE EASTERLY LINE OF LOTS 11, 12, 13, 14, 15, PLAT OF MADISON PLACE, AND THE SOUTHERLY EXTENSION THEREOF, TO THE CENTERLINE OF NE RUSSELL STREET;

THENCE WESTERLY 191 FEET (MORE OR LESS) ALONG THE CENTERLINE OF NE RUSSELL STREET, TO THE CENTERLINE OF NE 86TH AVENUE;

THENCE SOUTHERLY 2,670 FEET ALONG THE CENTERLINE OF NE 86TH AVENUE TO THE CENTERLINE OF NE HALSEY STREET;

THENCE EASTERLY 702 FEET (MORE OR LESS) ALONG THE CENTERLINE OF NE HALSEY STREET, TO THE CENTERLINE OF NE 90TH AVENUE;

THENCE NORTHEASTERLY 221 FEET (MORE OR LESS) ALONG THE CENTERLINE OF NE 90TH AVENUE ALONG THE ARC OF A 750.25 FOOT RADIUS CURVE TO A POINT BEING 30 FEET NORTHWESTERLY FROM

THE NORTHWEST CORNER OF LOT 1, BLOCK 2, PLAT OF EASTGATE VILLAGE, WHEN MEASURED PERPENDICULAR THERETO;

THENCE SOUTHEASTERLY 30 FEET (MORE OR LESS) TO SAID NORTHWEST CORNER OF LOT 1, BLOCK 2, EASTGATE VILLAGE;

THENCE EASTERLY 412 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF LOTS 1, 2, 3, 4, 5, 6, 7 AND 8, BLOCK 2, SAID EASTGATE VILLAGE, AND THE EASTERLY EXTENSION THEREOF, TO THE CENTERLINE OF NE 91ST AVENUE;

THENCE NORTHERLY 15 FEET (MORE OR LESS) ALONG THE CENTERLINE OF NE 91ST AVENUE, TO THE CENTERLINE OF NE WEIDLER STREET;

THENCE EASTERLY 316 (MORE OR LESS) ALONG THE CENTERLINE OF NE WEIDLER STREET, TO THE CENTERLINE OF NE 92ND AVENUE;

THENCE SOUTHERLY 212 FEET (MORE OR LESS) ALONG THE CENTERLINE OF NE 92ND AVENUE, TO THE NORTHERLY QUARTER CORNER OF SAID SECTION 33, SAID POINT BEING THE NORTHEAST CORNER OF THE PLAT OF ROSE WOOD;

THENCE SOUTHERLY 436 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF SAID ROSE WOOD TO THE NORTHERLY RIGHT-OF-WAY LINE OF THE O.W.R. & N. CO. RAILROAD;

THENCE WESTERLY 2,787 FEET (MORE OR LESS) ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF THE O.W.R. & N. CO. RAILROAD, TO THE EASTERLY RIGHT-OF-WAY LINE OF NE 82ND AVENUE (ROAD NO. 659);

THENCE SOUTHERLY 282 FEET (MORE OR LESS) ALONG THE EASTERLY RIGHT-OF-WAY LINE OF NE 82ND AVENUE, TO THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. INTERSTATE HIGHWAY 84;

THENCE EASTERLY 4,200 FEET (MORE OR LESS) ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. INTERSTATE HIGHWAY 84, TO THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 205;

THENCE SOUTHERLY 13,100 FEET (MORE OR LESS) ALONG THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 205, TO THE NORTHEAST CORNER OF (1S2E09DB-00600-REQUESTED FROM ODOT);

THENCE WESTERLY 500 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF SAID (1S2E09DB-00600-REQUESTED FROM ODOT), AND THE WESTERLY EXTENSION THEREOF, TO THE CENTERLINE OF SE 92ND AVENUE;

THENCE SOUTHERLY 405 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE 92ND AVENUE;

THENCE EASTERLY 347 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF SAID (1S2E09DB-00600-REQUESTED FROM ODOT), AND THE WESTERLY EXTENSION THEREOF, TO THE WESTERLY RIGHT-OF-WAY LINE OF U.S. INTERSTATE HIGHWAY I-205;

THENCE SOUTHERLY 2,042 FEET (MORE OR LESS) ALONG THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 205, TO THE SOUTHEAST CORNER OF LOT 3, PLAT OF HOLTGATE RUN;

THENCE WESTERLY 370 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF SAID LOT 3, HOLGATE RUN, AND THE SOUTHERLY LINE OF LOT 2, PLAT OF CADWELL'S ADDITION, AND THE WESTERLY EXTENSION THEREOF, TO THE CENTERLINE OF SE 92ND AVENUE;

THENCE NORTHERLY 203 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE 92ND AVENUE, TO THE CENTERLINE OF SE HOLGATE BOULEVARD;

THENCE WESTERLY 970 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE HOLGATE BOULEVARD, TO THE CENTERLINE OF SE 88TH AVENUE;

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

THENCE WESTERLY 435 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF LOTS 2 AND 17, BLOCK 5, AND THE SOUTHERLY LINE OF LOTS 2 AND 17, BLOCK 6, PLAT OF SAGINAW HEIGHTS, AND THE EASTERLY AND WESTERLY EXTENSIONS THEREOF, TO THE CENTERLINE OF SE 86TH COURT;

THENCE SOUTHERLY 30 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE 86TH COURT;

THENCE WESTERLY 291 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE PARCELS 1 AND 2, PARTITION PLAT NO. 2004-114, AND THE EASTERLY EXTENSION THEREOF, AND THE NORTHERLY LINE OF LOTS 5, 6 AND 7, PLAT OF ISABELLA'S CURLS, TO THE SOUTHWEST CORNER OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2019-091298;

THENCE NORTHERLY 50 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2019-091298, TO THE SOUTHERLY LINE OF LOT 1, BLOCK 4, PLAT OF HEYTING ADDITION;

THENCE WESTERLY 162 FEET (MORE OR LESS) ALONG SAID SOUTHERLY LINE OF LOT 1, BLOCK 4, HEYTING ADDITION, AND THE WESTERLY EXTENSION THEREOF, TO THE CENTERLINE OF SE 85TH AVENUE;

THENCE SOUTHERLY 27 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE 85TH AVENUE;

THENCE WESTERLY 120 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF THAT PARCEL DESCRIBED IN BOOK 1029, PAGE 1226, RECORDED 2/28/1975, AND THE EASTERLY EXTENSION THEREOF, TO THE EASTERLY LINE OF LOT 12, BLOCK 3, SAID HEYTING ADDITION;

THENCE NORTHERLY 19 FEET (MORE OR LESS) TO THE NORTHEAST CORNER OF SAID LOT 12, BLOCK 3, HEYTING ADDITION;

THENCE WESTERLY 325 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF SAID LOT 12, BLOCK 3, HEYTING ADDITION, AND THE EASTERLY EXTENSION THEREOF, AND THE NORTHERLY LINE OF LOTS 5 AND 12, BLOCK 2, SAID HEYTING ADDITION, AND THE EASTERLY AND WESTERLY EXTENSIONS THEREOF, TO THE CENTERLINE OF SE 83RD AVENUE;

THENCE SOUTHERLY 706 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE 83RD AVENUE, TO THE CENTERLINE OF SE SCHILLER STREET;

THENCE EASTERLY 20 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE SCHILLER STREET;

THENCE SOUTHERLY 200 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF 10TH STREET, AS VACATED JULY 6, 1949, BY ORDINANCE NO. 89748, AND THE NORTHERLY EXTENSION THEREOF, TO THE SOUTHWEST CORNER OF LOT 4, BLOCK 9, SAID ELMIRA, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 3, BLOCK 1, PLAT OF DIEL'S ADDITION;

THENCE SOUTHERLY 355 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF SAID LOT 3, BLOCK 1, DIEL'S ADDITION, AND THE SOUTHERLY EXTENSION THEREOF, AND THE WESTERLY LINE OF LOT 7, BLOCK 8, SAID DIEL'S ADDITION, AND THE NORTHERLY EXTENSION THEREOF, TO THE SOUTHWEST CORNER OF SAID LOT 7;

THENCE EASTERLY 100 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF SAID LOT 7, BLOCK 8, DIEL'S ADDITION, AND THE SOUTHERLY LINE OF LOT 8, BLOCK 8, SAID DIEL'S ADDITION, TO THE NORTHWEST CORNER OF LOT 1, BLOCK 8, PLAT OF MAGDELINA PARK;

THENCE SOUTHERLY 115 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF SAID LOT 1, BLOCK 8, MAGDELINA PARK, AND THE WESTERLY LINE OF LOTS 2 AND 3, BLOCK 8, SAID MAGDELINA PARK, TO THE NORTHEAST CORNER OF PARCEL 2, PARTITION PLAT NO. 1998-132;

THENCE WESTERLY 80 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF SAID PARCEL 2, AND THE NORTHERLY LINE OF PARCEL 1, PARTITION PLAT NO. 1998-132, TO THE NORTHWEST CORNER OF SAID PARCEL 1, PARTITION PLAT NO. 1998-132;

THENCE SOUTHERLY 120 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF SAID PARCEL 1, PARTITION PLAT NO. 1998-132, AND THE SOUTHERLY EXTENSION THEREOF, TO THE CENTERLINE OF SE RAYMOND COURT;

THENCE WESTERLY 41 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE RAYMOND COURT;

THENCE SOUTHERLY 120 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF LOT 6, BLOCK 1, SAID MAGDELINA PARK, AND THE NORTHERLY EXTENSION THEREOF, TO THE SOUTHWEST CORNER OF SAID LOT 6, BLOCK 1, MAGDELINA PARK;

THENCE EASTERLY 120 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE SAID LOT 6, BLOCK 1, MAGDELINA PARK, AND THE SOUTHERLY LINE OF LOTS 7 AND 8, SAID BLOCK 1, MAGDELINA PARK, TO THE MOST EASTERLY NORTHEAST CORNER OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2012-081926;

THENCE SOUTHERLY 177 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2012-081926, TO THE NORTHERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2021-100191;

THENCE EASTERLY 380 FEET (MORE OR LESS) ALONG SAID NORTHERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2021-100191, AND THE EASTERLY EXTENSION THEREOF, TO THE NORTHWEST CORNER OF THAT PARCEL CONDEMNED FOR SCHOOL PURPOSES BY JUDGEMENT RECORDED 11/16/1960 IN BOOK 2037, PAGE 219;

THENCE SOUTHERLY 355 FEET (MORE OR LESS) ALONG SAID WESTERLY LINE OF THAT PARCEL CONDEMNED FOR SCHOOL PURPOSES BY JUDGEMENT RECORDED 11/16/1960 IN BOOK 2037, PAGE 219, TO THE NORTHERLY LINE OF LOT 9, PLAT OF GARDENA;

THENCE WESTERLY 183 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF SAID LOT 9, GARDENA, AND THE NORTHERLY LINE OF LOT 8, SAID GARDENA, TO THE NORTHWEST CORNER OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2017-045641;

THENCE SOUTHERLY 176 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2017-045641, TO THE CENTERLINE OF SE INSLEY STREET;

THENCE WESTERLY 69 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE INSLEY STREET, TO THE CENTERLINE OF SE 84TH AVENUE;

THENCE SOUTHERLY 452 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE 84TH AVENUE, TO THE EASTERLY EXTENSION OF THE SOUTHERLY LINE OF LOT 22, BLOCK 1, PLAT OF MARION PARK;

THENCE WESTERLY 260 FEET (MORE OR LESS) ALONG SAID SOUTHERLY LINE OF LOT 22, BLOCK 1, MARION PARK, AND THE EASTERLY AND WESTERLY EXTENSIONS THEREOF, TO THE CENTERLINE OF SE 83RD AVENUE;

THENCE SOUTHERLY 4,974 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE 83RD AVENUE, AS SHOWN ON THE PLATS OF EVELYN, ARLETA PARK NO. 4, SHELTON, EUGENIA PARK, AND ARMINGTON, TO THE CENTERLINE OF SE FLAVEL STREET;

THENCE EASTERLY 734 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE FLAVEL STREET, TO THE NORTHERLY EXTENSION OF THE WESTERLY LINE OF LOT 3, BLOCK 1, PLAT OF EDGE-O-TOWN VILLAS;

THENCE SOUTHERLY 649 FEET (MORE OR LESS) ALONG SAID WESTERLY LINE OF LOT 3, EDGE-O-TOWN VILLAS, AND THE NORTHERLY EXTENSION THEREOF, TO THE CENTERLINE OF SE LAMBERT STREET, AS SHOWN AS MAPLE STREET IN THE PLAT OF DE LASHMUTT & OATMAN, SUBDIVISION NO. 2;

THENCE WESTERLY 669 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE LAMBERT STREET;

THENCE SOUTHERLY 519 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF LOT 30, SAID DE LASHMUTT & OATMAN, SUBDIVISION NO. 2, TO THE NORTHWESTERLY LINE OF THAT PARCEL DESCRIBED IN BOOK 2291, PAGE 1761, RECORDED APRIL 11, 1990, BEING A PORTION OF THAT PARCEL KNOWN AS "SPRINGWATER CORRIDOR";

THENCE SOUTHWESTERLY 196 FEET (MORE OR LESS) ALONG SAID NORTHWESTERLY LINE OF THAT PARCEL DESCRIBED IN BOOK 2291, PAGE 1761, RECORDED APRIL 11, 1990, TO THE CENTERLINE OF SE CRYSTAL SPRINGS BOULEVARD;

THENCE EASTERLY 148 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE CRYSTAL SPRINGS BOULEVARD;

THENCE SOUTHERLY 651 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF PARCELS 1 AND 2, PARTITION PLAT NO. 2022-17, AND THE EASTERLY RIGHT-OF-WAY LINE OF SE 83RD AVENUE, TO THE CENTERLINE OF SE HARNEY STREET;

THENCE EASTERLY 201 FEET (MORE OR LESS) ALONG SAID CENTERLINE OF SE HARNEY STREET;

THENCE SOUTHERLY 324 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF LOT 3, BLOCK 2, PLAT OF FREDONIA, AND THE NORTHERLY EXTENSION THEREOF, AND THE EASTERLY LINE OF LOT 4, SAID BLOCK 2, FREDONIA, AND THE SOUTHERLY EXTENSION THEREOF, TO THE CENTERLINE OF SE SHERRETT STREET;

THENCE SOUTHERLY 326 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF PARCEL 3, PARTITION PLAT NO. 1994-118, AND THE NORTHERLY EXTENSION THEREOF, AND THE EASTERLY LINE OF LOT 4, BLOCK 1, SAID FREDONIA, AND THE SOUTHERLY EXTENSION THEREOF, TO THE CENTERLINE OF SE CLATSOP STREET;

THENCE WESTERLY 536 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE CLATSOP STREET, COINCIDENT WITH THE SOUTHERLY LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, TO THE SOUTHEAST CORNER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN;

THENCE WESTERLY 248 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 20, TO THE SOUTHEAST CORNER OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2019-114475;

THENCE NORTHERLY 652 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2019-114475, AND THE NORTHERLY EXTENSION THEREOF, TO THE CENTERLINE OF SE HARNEY STREET;

THENCE WESTERLY 745 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE HARNEY STREET;

THENCE NORTHERLY 653 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF LOTS 1, 3, 4, 5, 6, 7, 8, 10, AND THE SOUTHERLY AND NORTHERLY EXTENSIONS THEREOF, BLOCK 2, PLAT OF SATELLITE TERRACE, TO THE CENTERLINE OF SE CRYSTAL SPRINGS BOULEVARD;

THENCE EASTERLY 331 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE CRYSTAL SPRINGS BOULEVARD;

THENCE NORTHERLY 653 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF LOTS 1, 2, 3, 4, AND THE SOUTHERLY EXTENSION THEREOF, PLAT OF ANITA ADDITION, AND THE EASTERLY LINE OF LOT 14, SAID DE LASHMUTT & OATMAN, SUBDIVISION NO. 2, TO THE CENTERLINE OF SE LAMBERT STREET;

THENCE WESTERLY 992 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE LAMBERT STREET;

THENCE NORTHERLY 653 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF LOT 18, SAID DE LASHMUTT & OATMAN, SUBDIVISION NO. 2, TO THE CENTERLINE OF SE FLAVEL STREET;

THENCE WESTERLY 165 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE FLAVEL STREET;

THENCE SOUTHERLY 130 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF PARCEL 2, PARTITION PLAT NO. 2001-120, AND THE NORTHERLY EXTENSION THEREOF, TO THE SOUTHEAST CORNER OF SAID PARCEL 2, PARTITION PLAT NO. 2001-120;

THENCE WESTERLY 165 FEET (MORE OR LESS) ALONG THE SOUTHERLY OF SAID PARCEL 2, PARTITION PLAT NO. 2001-120, AND THE WESTERLY EXTENSION THEREOF, TO THE WESTERLY LINE OF LOT 18, PLAT OF DE LASHMUTT & OATMAN SUBDIVISION NO. 2;

THENCE NORTHERLY 130 FEET (MORE OR LESS) ALONG SAID WESTERLY LINE OF SAID LOT 18, DE LASHMUTT & OATMAN SUBDIVISION NO. 2, AND THE NORTHERLY EXTENSION THEREOF, TO THE CENTERLINE OF SE FLAVEL STREET;

THENCE WESTERLY 531 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE FLAVEL STREET;

THENCE SOUTHERLY 327 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2006-065714, AND THE NORTHERLY EXTENSION THEREOF, THE EASTERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 98030141, AND THE EASTERLY LINE OF PARCELS I AND II AS DESCRIBED IN DOCUMENT NO. 2022-090872, TO THE SOUTHERLY LINE OF THAT PARCEL DESCRIBED IN BOOK 1372, PAGE 15, RECORDED 11/21/1949;

THENCE EASTERLY 55 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF SAID PARCEL DESCRIBED IN BOOK 1372, PAGE 15, RECORDED 11/21/1949, TO THE NORTHWEST CORNER OF THAT PARCEL DESCRIBED IN BOOK 1602, PAGE 367, RECORDED 5/22/1953;

THENCE SOUTHERLY 330 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF SAID PARCEL DESCRIBED IN BOOK 1602, PAGE 367, RECORDED 5/22/1953, THE EASTERLY LINE OF THE PLAT OF GARRETT'S PLACE, THE EASTERLY LINE OF PARTITION PLAT NO. 1993-19, AND THE EASTERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 94-059517, TO THE NORTHERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2016-064659;

THENCE EASTERLY 476 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF SAID NORTHERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2016-064659, AND THE EASTERLY EXTENSION THEREOF, AND THE NORTHERLY RIGHT-OF-WAY LINE OF A 10 FOOT WIDE UNNAMED PUBLIC ROADWAY, TO THE WESTERLY RIGHT-OF-WAY LINE OF SE 75TH AVENUE;

THENCE SOUTHERLY 651 FEET (MORE OR LESS) ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SE 75TH AVENUE, TO THE CENTERLINE OF SE CRYSTAL SPRINGS BOULEVARD;

THENCE WESTERLY 662 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE CRYSTAL SPRINGS BOULEVARD, TO THE CENTERLINE OF SE 72ND AVENUE;

THENCE SOUTHERLY 76 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE 72ND AVENUE, TO THE CENTERLINE OF SE CRYSTAL SPRINGS BOULEVARD;

THENCE WESTERLY 130 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE CRYSTAL SPRINGS BOULEVARD;

THENCE NORTHERLY 395 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF LOT 4, BLOCK 2, PLAT OF 72ND ST. ADDITION, AND THE SOUTHERLY EXTENSION THEREOF, AND THE EASTERLY LINE OF LOT 4, BLOCK 1, SAID 72ND ST. ADDITION, TO THE NORTHEAST CORNER OF SAID LOT 4, BLOCK 1, 72ND ST. ADDITION;

THENCE WESTERLY 530 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF LOTS 4, 5, 6, 7 AND 8, SAID BLOCK 2, 72ND ST. ADDITION, TO THE NORTHWEST CORNER OF SAID LOT 8, BLOCK 2, 72ND ST. ADDITION;

THENCE NORTHERLY 330 FEET ALONG THE EASTERLY LINE OF LOTS 12, 13, 14, 15 AND 16, SAID BLOCK 2, 72ND ST. ADDITION, TO THE NORTHEAST CORNER OF SAID LOT 16, BLOCK 2, 72ND ST. ADDITION, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2005-052179;

THENCE NORTHERLY 165 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2005-052179, AND THE WESTERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2012-122918, TO THE SOUTHWEST CORNER OF LOT 1, PLAT OF SHERI LYNN PARK;

THENCE NORTHERLY 249 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF SAID LOT 1, AND THE WESTERLY LINE OF LOTS 2, 3, 4, 5 AND 6, SAID SHERI LYNN PARK, TO THE NORTHWEST CORNER OF SAID LOT 6;

THENCE EASTERLY 162 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF SAID LOT 6, SHERI LYNN PARK, AND THE EASTERLY EXTENSION THEREOF, TO THE CENTERLINE OF SE 70TH AVENUE;

THENCE NORTHERLY 740 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE 70TH AVENUE;

THENCE EASTERLY 125 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF LOT 5, PLAT OF TALLMON HOMESTEAD, AND THE WESTERLY EXTENSION THEREOF, TO THE SOUTHEAST CORNER OF SAID LOT 5, TALLMON HOMESTEAD;

THENCE NORTHERLY 47 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF SAID LOT 5, TALLMON HOMESTEAD, TO THE NORTHWEST CORNER OF LOT 3, BLOCK 4, PLAT OF BRENTWOOD;

THENCE EASTERLY 125 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF SAID LOT 3, BLOCK 4, BRENTWOOD, AND THE EASTERLY EXTENSION THEREOF, TO THE CENTERLINE OF SE 71ST AVENUE;

THENCE NORTHERLY 351 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE 71ST AVENUE, TO THE CENTERLINE OF SE OGDEN STREET;

THENCE EASTERLY 380 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE OGDEN STREET;

THENCE SOUTHERLY 405 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF LOT 1, AND THE NORTHERLY EXTENSION THEREOF, THE EASTERLY LINE OF LOTS 2, 3, 4, 5 AND 6, AND THE EASTERLY LINE OF LOT 7, AND THE SOUTHERLY EXTENSION THEREOF, BLOCK 2, PLAT OF STERLING, TO THE CENTERLINE OF SE HENDERSON STREET;

THENCE EASTERLY 1,926 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE HENDERSON STREET;

THENCE NORTHERLY 489 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF LOT 20, BLOCK 6, SAID STERLING, AND THE SOUTHERLY EXTENSION THEREOF, THE EASTERLY LINE OF LOT 4, SAID BLOCK 6, STERLING, AND THE NORTHERLY EXTENSION THEREOF, AND THE EASTERLY LINE OF LOT 4, BLOCK 5, SAID STERLING, AND THE SOUTHERLY EXTENSION THEREOF, TO THE NORTHEAST CORNER OF SAID LOT 4, BLOCK 5, STERLING;

THENCE WESTERLY 35 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF SAID LOT 4, BLOCK 5, STERLING, TO THE SOUTHWEST CORNER OF LOT 2, PLAT OF CANHAM;

THENCE NORTHERLY 251 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF SAID LOT 2, CANHAM, AND THE NORTHERLY EXTENSION THEREOF, TO THE CENTERLINE OF SE BYBEE BOULEVARD;

THENCE WESTERLY 65 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE BYBEE BOULEVARD;

THENCE NORTHERLY 253 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2015-148558, AND THE EASTERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2024-026156, TO THE SOUTHERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 97137468;

THENCE EASTERLY 17 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 97137468, TO THE SOUTHEAST CORNER THEREOF;

THENCE NORTHERLY 286 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 97137468, AND THE NORTHERLY EXTENSION THEREOF, TO THE CENTERLINE OF SE COOPER STREET;

THENCE EASTERLY 4 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE COOPER STREET, TO THE CENTERLINE OF SE 80TH AVENUE;

THENCE NORTHERLY 2,097 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE 80TH AVENUE;

THENCE WESTERLY 376 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF LOT 1, AND THE EASTERLY EXTENSION THEREOF, AND THE SOUTHERLY LINE OF LOTS 2, 3, 4, 5, 6 AND 7, BLOCK 12, PLAT OF CHICAGO, TO THE NORTHEAST CORNER OF LOT 17, SAID BLOCK 12, CHICAGO;

THENCE SOUTHERLY 100 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF SAID LOT 17, BLOCK 12, CHICAGO, TO THE SOUTHEAST CORNER THEREOF;

THENCE WESTERLY 50 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF SAID LOT 17, BLOCK 12, CHICAGO, TO THE SOUTHWEST CORNER THEREOF;

THENCE NORTHERLY 100 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF SAID LOT 17, BLOCK 12, CHICAGO, TO THE NORTHWEST CORNER THEREOF;

THENCE WESTERLY 230 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF LOTS 9, 10, 11, 12, AND THE WESTERLY EXTENSION THEREOF, TO THE CENTERLINE OF SE 77TH AVENUE;

THENCE SOUTHERLY 3 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE 77TH AVENUE;

THENCE WESTERLY 661 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF LOT 1, AND THE EASTERLY EXTENSION THEREOF, AND THE SOUTHERLY LINE OF LOTS 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, AND THE WESTERLY EXTENSION THEREOF, BLOCK 11, PLAT OF AMENDED MAP OF WOODMERE, TO THE CENTERLINE OF SE 74TH AVENUE;

THENCE SOUTHERLY 5 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE 74TH AVENUE;

THENCE WESTERLY 328 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF LOT 5, AND THE EASTERLY EXTENSION THEREOF, AND THE SOUTHERLY LINE OF LOTS 4, 3, 2, 1, AND THE WESTERLY EXTENSION THEREOF, BLOCK 12, PLAT OF CORVALLIS ADDITION, TO THE CENTERLINE OF SE 73RD AVENUE;

THENCE SOUTHERLY 250 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE 73RD AVENUE;

THENCE WESTERLY 330 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF LOT 5, AND THE EASTERLY EXTENSION THEREOF, AND THE SOUTHERLY LINE OF LOTS 4, 3, 2, 1, AND THE WESTERLY EXTENSION THEREOF, BLOCK 9, PLAT OF CORVALLIS ADDITION, TO THE CENTERLINE OF SE 72ND AVENUE;

THENCE NORTHERLY 51 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE 72ND AVENUE;

THENCE WESTERLY 115 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF LOT 1, BLOCK 2, PLAT OF POMONA, AND THE EASTERLY EXTENSION THEREOF, TO THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 2, POMONA;

THENCE NORTHERLY 186 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF SAID LOT 1, BLOCK 2, POMONA, AND THE NORTHERLY EXTENSION THEREOF, AND THE EASTERLY LINE OF LOT 5, BLOCK 1, SAID POMONA, AND THE SOUTHERLY EXTENSION THEREOF, TO THE NORTHEAST CORNER OF SAID LOT 5, BLOCK 1, POMONA;

THENCE WESTERLY 120 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF LOTS 28, 29 AND 30, SAID BLOCK 1, POMONA, TO THE SOUTHWEST CORNER OF SAID LOT 28, BLOCK 1, POMONA;

THENCE NORTHERLY 102 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF SAID LOT 28, BLOCK 1, POMONA, AND THE NORTHERLY EXTENSION THEREOF, TO THE CENTERLINE OF SE WOODSTOCK BOULEVARD;

THENCE EASTERLY 127 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE WOODSTOCK BOULEVARD;

THENCE NORTHERLY 259 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF LOT 28, AND THE SOUTHERLY EXTENSION THEREOF, AND THE EASTERLY LINE OF LOT 3, AND THE NORTHERLY EXTENSION THEREOF, BLOCK 2, PLAT OF KENWOOD PARK, TO THE CENTERLINE OF SE KNIGHT STREET;

THENCE EASTERLY 110 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE KNIGHT STREET, TO THE CENTERLINE OF SE 72ND AVENUE;

THENCE NORTHERLY 25 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE 72ND AVENUE, TO THE CENTERLINE OF SE KNIGHT STREET;

THENCE EASTERLY 140 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE KNIGHT STREET;

THENCE SOUTHERLY 125 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF LOT 3, BLOCK 13, PLAT OF CORVALLIS ADDITION, AND THE NORTHERLY EXTENSION THEREOF, TO THE SOUTHWEST CORNER OF SAID LOT 3, BLOCK 13, CORVALLIS ADDITION;

THENCE EASTERLY 519 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF SAID LOT 3, BLOCK 13, CORVALLIS ADDITION, THE SOUTHERLY LINE OF LOTS 4, 5, AND THE EASTERLY EXTENSION THEREOF, BLOCK 13, CORVALLIS ADDITION, THE SOUTHERLY LINE OF LOT 1, BLOCK 14, SAID CORVALLIS ADDITION, EXTENDED WESTERLY, THE SOUTHERLY LINE OF LOTS 2, 3, 4, 5, AND THE EASTERLY EXTENSION THEREOF, SAID BLOCK 14, CORVALLIS ADDITION, TO THE CENTERLINE OF SE 74TH AVENUE;

THENCE NORTHERLY 5 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE 74TH AVENUE;

THENCE EASTERLY 378 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF LOT 12, AND THE WESTERLY EXTENSION THEREOF, AND THE SOUTHERLY LINE OF LOTS 11, 10, 9, 8, 7 AND 6, BLOCK 10, PLAT OF AMENDED MAP OF WOODMERE, TO THE SOUTHWEST CORNER OF LOT 5, SAID BLOCK 10, AMENDED MAP OF WOODMERE;

THENCE NORTHERLY 100 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF SAID LOT 5, BLOCK 10, AMENDED MAP OF WOODMERE, TO THE NORTHWEST CORNER THEREOF;

THENCE EASTERLY 50 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF SAID LOT 5, BLOCK 10, AMENDED MAP OF WOODMERE, TO THE NORTHEAST CORNER THEREOF;

THENCE SOUTHERLY 100 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF SAID LOT 5, BLOCK 10, AMENDED MAP OF WOODMERE, TO THE SOUTHEAST CORNER THEREOF;

THENCE EASTERLY 230 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF LOTS 4, 3, 2, 1, AND THE EASTERLY EXTENSION THEREOF, SAID BLOCK 10, AMENDED MAP OF WOODMERE, TO THE CENTERLINE OF SE 77TH AVENUE;

THENCE NORTHERLY 4 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE 77TH AVENUE;

THENCE EASTERLY 661 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF LOT 13, AND THE WESTERLY EXTENSION THEREOF, AND THE NORTHERLY LINE OF LOTS 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, AND THE EASTERLY EXTENSION THEREOF, BLOCK 9, PLAT OF CHICAGO, TO THE CENTERLINE OF SE 80TH AVENUE;

THENCE NORTHERLY 1,130 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE 80TH AVENUE, TO THE CENTERLINE OF SE HAROLD STREET;

THENCE EASTERLY 493 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE HAROLD STREET, TO THE CENTERLINE OF SE FOSTER ROAD;

THENCE NORTHWESTERLY 421 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE FOSTER ROAD;

THENCE NORTHEASTERLY 92 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2018-022285, AND THE SOUTHWESTERLY EXTENSION THEREOF, TO THE CENTERLINE OF SE 80TH AVENUE;

THENCE NORTHERLY 1,673 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE 80TH AVENUE, TO THE SOUTHERLY LINE OF THE PLAT OF REVISED PLAT MULTNOMAH CEMETERY;

THENCE WESTERLY 165 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF SAID REVISED PLAT MULTNOMAH CEMETERY, TO THE SOUTHWEST CORNER THEREOF;

THENCE NORTHERLY 667 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF SAID REVISED PLAT MULTNOMAH CEMETERY, AND THE NORTHERLY EXTENSION THEREOF, TO THE CENTERLINE OF SE HOLGATE BOULEVARD;

THENCE WESTERLY 863 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE HOLGATE BOULEVARD, TO THE CENTERLINE OF SE 76TH AVENUE;

THENCE NORTHERLY 1,309 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE 76TH AVENUE, TO THE CENTERLINE OF SE CENTER STREET;

THENCE EASTERLY 560 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE CENTER STREET, TO THE CENTERLINE OF SE 79TH AVENUE;

THENCE NORTHERLY 1,096 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE 79TH AVENUE;

THENCE WESTERLY 125 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF LOT 1, PARTITION PLAT NO. 2008-122, AND THE EASTERLY EXTENSION THEREOF, TO THE NORTHWEST CORNER OF SAID LOT 1;

THENCE WESTERLY 155 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2004-141992, AND THE WESTERLY EXTENSION THEREOF, TO THE CENTERLINE OF SE 77TH AVENUE;

THENCE NORTHERLY 75 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE 77TH AVENUE;

THENCE WESTERLY 279 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF LOT 1, PLAT OF KENT, AND THE EASTERLY AND WESTERLY EXTENSIONS THEREOF, TO THE CENTERLINE OF SE 76TH AVENUE;

THENCE SOUTHERLY 9 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE 76TH AVENUE;

THENCE WESTERLY 135 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF LOT 1, PLAT OF FRANCOIS, AND THE EASTERLY AND WESTERLY EXTENSIONS THEREOF, TO THE EASTERLY LINE OF THAT PARCEL DESCRIBED IN BOOK 747, PAGE 700, RECORDED 8/18/1970;

THENCE SOUTHERLY, WESTERLY, AND NORTHERLY 868 FEET (MORE OR LESS) ALONG THE EASTERLY AND SOUTHERLY LINES OF SAID PARCEL DESCRIBED IN BOOK 747, PAGE 700, RECORDED 8/18/1970, AND THE WESTERLY EXTENSION THEREOF, TO THE CENTERLINE OF SE 74TH AVENUE;

THENCE NORTHERLY 56 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE 74TH AVENUE;

THENCE WESTERLY 281 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF LOT 32, PLAT OF KENT, TO THE CENTERLINE OF SE 73RD AVENUE;

THENCE NORTHERLY 25 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE 73RD AVENUE;

THENCE WESTERLY 143 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF THAT PARCEL DESCRIBED AS PARCEL 1 IN DOCUMENT NO. 2020-167378, AND THE EASTERLY EXTENSION THEREOF, TO THE NORTHWEST CORNER OF SAID PARCEL DESCRIBED AS PARCEL 1 IN DOCUMENT NO. 2020-167378;

THENCE WESTERLY 143 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF THAT PARCEL DESCRIBED AS PARCEL 2 IN DOCUMENT NO. 2019-036394, AND THE WESTERLY EXTENSION THEREOF, TO THE CENTERLINE OF SE 72ND AVENUE;

THENCE WESTERLY 125 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2015-150900, TO THE NORTHEAST CORNER OF PARCEL 1, PARTITION PLAT NO. 2002-71;

THENCE WESTERLY 148 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF SAID PARCEL 1, PARTITION PLAT NO. 2002-71, AND THE WESTERLY EXTENSION THEREOF, TO THE CENTERLINE OF SE 71ST AVENUE;

THENCE NORTHERLY 130 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE 71ST AVENUE, TO THE CENTERLINE OF SE POWELL BOULEVARD;

THENCE WESTERLY 94 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE POWELL BOULEVARD;

THENCE NORTHERLY 135 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2023-058402, AND THE SOUTHERLY EXTENSION THEREOF, TO THE NORTHWEST CORNER OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2023-058402;

THENCE EASTERLY 166 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2023-058402, AND THE NORTHERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2012-136702, AND THE EASTERLY EXTENSION THEREOF, TO THE CENTERLINE OF SE 71ST AVENUE;

THENCE NORTHERLY 11 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE 71ST AVENUE;

THENCE EASTERLY 130 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF THAT PARCEL DESCRIBED IN BOOK 2367, PAGE 1038, RECORDED 12/4/1990, AND THE WESTERLY EXTENSION THEREOF, TO THE WESTERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2009-102534;

THENCE NORTHEASTERLY 332 FEET (MORE OR LESS) ALONG THE WESTERLY, NORTHERLY, AND EASTERLY LINES OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2009-102534, TO THE NORTHWEST CORNER OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2009-102534;

THENCE SOUTHERLY 55 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2009-102534, TO A POINT BEING 180 FEET NORTH OF THE NORTHERLY RIGHT-OF-WAY LINE OF SE POWELL BOULEVARD, WHEN MEASURED PERPENDICULAR THERETO;

THENCE EASTERLY 123 FEET (MORE OR LESS) PARALLEL WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SE POWELL BOULEVARD, TO THE WESTERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2018-053968;

THENCE EASTERLY 353 FEET (MORE OR LESS) ALONG THE WESTERLY, NORTHERLY, AND EASTERLY LINES OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2018-053968, TO THE NORTHWEST CORNER OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2018-053971;

THENCE EASTERLY 140 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2018-053971, AND THE EASTERLY EXTENSION THEREOF, TO THE CENTERLINE OF SE 74TH AVENUE;

THENCE SOUTHERLY 55 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE 74TH AVENUE;

THENCE EASTERLY 1,331 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF LOTS 11, 12, 13, 14 AND 15, BLOCK 11, LOTS 11, 12, 13 AND 14, BLOCK 12, LOTS 11, 12, 13 AND 14, BLOCK 13, LOTS 11, 12, 13 AND 14, BLOCK 14, LOTS 11, 12, 13 AND 14, BLOCK 15, AND THE EASTERLY AND WESTERLY EXTENSIONS THEREOF, ALL OF THE PLAT OF POWELL STREET ADDITION, TO THE CENTERLINE OF SE 79TH AVENUE;

THENCE NORTHERLY 489 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE 79TH AVENUE;

THENCE EASTERLY 270 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF LOT 10, AND THE WESTERLY EXTENSION THEREOF, LOT 1, AND THE EASTERLY EXTENSION THEREOF, BLOCK 5, PLAT OF DUNTON, TO THE CENTERLINE OF SE 80TH AVENUE;

THENCE NORTHERLY 790 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE 80TH AVENUE, TO THE CENTERLINE OF SE WOODWARD STREET;

THENCE EASTERLY 139 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE WOODWARD STREET;

THENCE NORTHERLY 264 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2001-033217, AND THE SOUTHERLY AND NORTHERLY EXTENSIONS THEREOF, TO THE CENTERLINE OF SE TAGGART STREET;

THENCE WESTERLY 310 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE TAGGART STREET;

THENCE NORTHERLY 264 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF LOTS 1, 2 AND 3, BLOCK 3, PLAT OF PHYLLIS ADDITION BLOCKS 3 & 4, AND THE SOUTHERLY EXTENSION THEREOF, TO THE NORTHEAST CORNER OF SAID LOT 1;

THENCE EASTERLY 171 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF LOTS 6 AND 1, BLOCK 5, PLAT OF EASTLEIGH, AND THE EASTERLY EXTENSION THEREOF, TO THE CENTERLINE OF SE 80TH AVENUE;

THENCE NORTHERLY 682 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE 80TH AVENUE;

THENCE WESTERLY 270 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF LOT 9, AND THE EASTERLY EXTENSION THEREOF, LOT 12, AND THE WESTERLY EXTENSION THEREOF, BLOCK 6, PLAT OF EASTLEIGH, TO THE CENTERLINE OF SE 79TH AVENUE;

THENCE SOUTHERLY 27 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE 79TH AVENUE;

THENCE WESTERLY 125 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF LOT 8, PLAT OF BOTTEMILLER TRACT BLOCK 3, AND THE EASTERLY EXTENSION THEREOF, TO THE SOUTHWEST CORNER OF SAID LOT 8;

THENCE NORTHERLY 24 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF SAID LOT 8, BOTTEMILLER TRACT BLOCK 3, TO THE SOUTHWEST CORNER OF LOT 4, BLOCK 2, PLAT OF BOTTEMILLER TRACT;

THENCE WESTERLY 125 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF SAID LOT 4, BLOCK 2, BOTTEMILLER TRACT, AND THE WESTERLY EXTENSION THEREOF, TO THE CENTERLINE OF SE 78TH AVENUE;

THENCE NORTHERLY 5 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE 78TH AVENUE;

THENCE WESTERLY 94 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF (1S2E05DD-02900), AND THE EASTERLY EXTENSION THEREOF, TO THE EASTERLY LINE OF LOT 1, PLAT OF JONES-N-FITE ADDITION;

THENCE SOUTHERLY 5 FEET (MORE OR LESS) TO THE SOUTHEAST CORNER OF SAID LOT 1, JONES-N-FITE ADDITION;

THENCE WESTERLY 117 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF SAID LOT 1, JONES-N-FITE ADDITION, AND THE WESTERLY EXTENSION THEREOF, TO THE CENTERLINE OF SE 77TH AVENUE;

THENCE NORTHERLY 118 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE 77TH AVENUE;

THENCE WESTERLY 192 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF LOT 7, AND THE WESTERLY EXTENSION THEREOF, PLAT OF RASCHIO'S ADDITION LOTS 7, 8, 9, 10, TO THE CENTERLINE OF SE 76TH AVENUE;

THENCE SOUTHERLY 8 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE 76TH AVENUE;

THENCE WESTERLY 341 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF LOT 1, PARTITION PLAT NO. 2007-107, AND THE EASTERLY EXTENSION THEREOF, THE SOUTHERLY LINE OF LOT 2, PLAT OF RASCHIO'S ADDITION, AND THE SOUTHERLY LINE OF LOTS 1 AND 2, BLOCK 4, PLAT OF ERMINGTON, AND THE WESTERLY EXTENSION THEREOF, TO THE CENTERLINE OF SE 75TH AVENUE;

THENCE SOUTHERLY 51 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE 75TH AVENUE;

THENCE WESTERLY 260 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF LOT 24, AND THE EASTERLY EXTENSION THEREOF, AND THE SOUTHERLY LINE OF LOT 3, AND THE WESTERLY EXTENSION THEREOF, BLOCK 3, PLAT OF ERMINGTON, TO THE CENTERLINE OF SE 74TH AVENUE;

THENCE SOUTHERLY 47 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE 74TH AVENUE;

THENCE WESTERLY 452 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF LOT 24, AND THE EASTERLY EXTENSION THEREOF, AND THE NORTHERLY LINE OF LOTS 8, 7 AND 6, PLAT OF CLAIRIDGE, TO THE NORTHWEST CORNER OF SAID LOT 6;

THENCE SOUTHERLY 162 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF SAID LOT 6, CLAIRIDGE, AND THE WESTERLY LINE OF LOTS 5 AND 4, SAID CLAIRIDGE, TO THE SOUTHEAST CORNER OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 97061905;

THENCE WESTERLY 352 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 97061905, AND THE SOUTHERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2004-188757, AND THE WESTERLY EXTENSION THEREOF, TO THE CENTERLINE OF SE 71ST AVENUE;

THENCE NORTHERLY 402 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE 71ST AVENUE, TO THE CENTERLINE OF SE DIVISION STREET;

THENCE EASTERLY 7 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE DIVISION STREET;

THENCE NORTHERLY 151 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF LOT 3, PLAT OF YAM TRACTS, AND THE SOUTHERLY EXTENSION THEREOF, TO THE NORTHWEST CORNER OF SAID LOT 3, YAM TRACTS;

THENCE EASTERLY 6 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF SAID LOT 3, YAM TRACTS, TO THE WESTERLY LINE OF PARCEL 2, PARTITION PLAT NO. 2007-56;

THENCE SOUTHERLY 21 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF SAID PARCEL 2, PARTITION PLAT NO. 2007-56, TO THE SOUTHWEST CORNER THEREOF;

THENCE EASTERLY 223 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF SAID PARCEL 2, PARTITION PLAT NO. 2007-56, AND THE EASTERLY EXTENSION THEREOF, TO THE CENTERLINE OF SE 72ND AVENUE;

THENCE NORTHERLY 41 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE 72ND AVENUE;

THENCE EASTERLY 517 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF LOT 9, AND THE WESTERLY EXTENSION THEREOF, AND THE SOUTHERLY LINE OF LOTS 7, 6, 5 AND 4, BLOCK 1, PLAT OF TERRACE GARDENS, AND THE SOUTHERLY LINE OF PARCEL 2, PARTITION PLAT NO. 1999-77, TO THE SOUTHEAST CORNER OF SAID PARCEL 2, PARTITION PLAT NO. 1999-77;

THENCE NORTHERLY 9 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF SAID PARCEL 2, PARTITION PLAT NO 1999-77, TO THE NORTHWEST CORNER OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2001-198861;

THENCE EASTERLY 159 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2001-198861, AND THE EASTERLY EXTENSION THEREOF, TO THE EASTERLY RIGHT-OF-WAY LINE OF SE 75TH AVENUE;

THENCE NORTHERLY 80 FEET (MORE OR LESS) ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SE 75TH AVENUE;

THENCE EASTERLY 265 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF LOT 3, AND THE WESTERLY EXTENSION THEREOF, AND THE SOUTHERLY LINE OF LOT 4, AND THE EASTERLY EXTENSION THEREOF, PLAT OF TABOR PARK TOWNHOMES, TO THE CENTERLINE OF SE 76TH AVENUE;

THENCE EASTERLY 203 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2015-078966, AND THE WESTERLY EXTENSION THEREOF, TO THE SOUTHWEST CORNER OF LOT 3, PLAT OF TABOR 77;

THENCE EASTERLY 192 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF SAID LOT 3, TABOR 77, AND THE SOUTHERLY LINE OF LOTS 2 AND 1, SAID TABOR 77, AND THE EASTERLY EXTENSION THEREOF, TO THE CENTERLINE OF SE 77TH AVENUE;

THENCE NORTHERLY 130 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE 77TH AVENUE;

THENCE EASTERLY 660 FEET (MORE OR LESS) ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SE SHERMAN STREET, AND THE WESTERLY EXTENSION THEREOF, TO THE CENTERLINE OF SE 80TH AVENUE;

THENCE NORTHERLY 2,098 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE 80TH AVENUE, TO THE CENTERLINE OF SE HAWTHORNE BOULEVARD;

THENCE WESTERLY 67 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE HAWTHORNE BOULEVARD, TO THE CENTERLINE OF SE 80TH AVENUE;

THENCE NORTHERLY 965 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE 80TH AVENUE, TO THE CENTERLINE OF THE ALLEY OF BLOCK 13, PLAT OF KINZEL PARK;

THENCE WESTERLY 80 FEET (MORE OR LESS) ALONG THE CENTERLINE OF THE ALLEY OF BLOCK 13, PLAT OF KINZEL PARK;

THENCE NORTHERLY 143 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF LOT 1, SAID BLOCK 13, KINZEL PARK, AND THE SOUTHERLY AND NORTHERLY EXTENSIONS THEREOF, TO THE CENTERLINE OF SE TAYLOR STREET;

THENCE EASTERLY 80 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE TAYLOR STREET, TO THE CENTERLINE OF SE 80TH AVENUE;

THENCE NORTHERLY 714 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE 80TH AVENUE;

THENCE WESTERLY 976 FEET (MORE OR LESS) ALONG THE CENTERLINE OF THE ALLEYS OF BLOCKS 16 AND 3, SAID KINZEL PARK, TO THE CENTERLINE OF SE 76TH AVENUE;

THENCE NORTHERLY 721 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE 76TH AVENUE, TO THE CENTERLINE OF SE STARK STREET;

THENCE EASTERLY 127 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE STARK STREET, TO THE CENTERLINE OF SE 76TH AVENUE;

THENCE NORTHERLY 220 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE 76TH AVENUE;

THENCE EASTERLY 594 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF LOT 5, BLOCK 4, AND THE WESTERLY EXTENSION THEREOF, THE NORTHERLY LINE OF LOT 12, BLOCK 4, AND THE EASTERLY EXTENSION THEREOF, THE NORTHERLY LINE OF LOT 5, BLOCK 5, AND THE WESTERLY EXTENSION THEREOF, PLAT OF MOUNT TABOR VILLA, AND THE NORTHERLY LINE OF LOT 1, BLOCK 1, AND THE EASTERLY EXTENSION THEREOF, PLAT OF MOUNT TABOR VILLA ANNEX, TO THE CENTERLINE OF SE 79TH AVENUE;

THENCE NORTHERLY 10 FEET (MORE OR LESS) ALONG THE CENTERLINE OF SE 79TH AVENUE;

THENCE EASTERLY 125 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF LOT 4, BLOCK 2, SAID MOUNT TABOR VILLA ANNEX, AND THE WESTERLY EXTENSION THEREOF, TO THE NORTHEAST CORNER OF SAID LOT 4;

THENCE NORTHERLY 1,230 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF LOTS 12, 13, 14, AND THE NORTHERLY EXTENSION THEREOF, SAID BLOCK 2, MOUNT TABOR VILLA ANNEX, THE WESTERLY LINE OF LOT 6, AND THE SOUTHERLY EXTENSION THEREOF, THE WESTERLY LINE OF LOTS 7, 8, 9, 10, AND THE NORTHERLY EXTENSION THEREOF, BLOCK 5, SAID MOUNT TABOR VILLA ANNEX, THE EASTERLY LINE OF LOT 11, AND THE SOUTHERLY EXTENSION THEREOF, THE EASTERLY LINE OF LOTS 10, 9, 8, 7, 6, 5, 4, 3, 2, 1, AND THE NORTHERLY EXTENSION THEREOF, BLOCK 8, SAID MOUNT TABOR VILLA ANNEX, THE WESTERLY LINE OF LOT 13, AND THE SOUTHERLY EXTENSION THEREOF, AND THE WESTERLY LINE OF LOT 14, BLOCK 11, SAID MOUNT TABOR VILLA ANNEX, TO THE NORTHWEST CORNER OF SAID LOT 14, BLOCK 11, MOUNT TABOR VILLA ANNEX;

THENCE EASTERLY 123 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF SAID LOT 14, BLOCK 11, MOUNT TABOR VILLA ANNEX, TO THE CENTERLINE OF NE 80TH AVENUE;

THENCE NORTHERLY 300 FEET (MORE OR LESS) ALONG THE CENTERLINE OF NE 80TH AVENUE;

THENCE WESTERLY 123 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF LOT 21, SAID BLOCK 11, MOUNT TABOR VILLA ANNEX, AND THE EASTERLY EXTENSION THEREOF, TO THE SOUTHWEST CORNER OF SAID LOT 21;

THENCE NORTHERLY 150 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF SAID LOT 21, BLOCK 11, MOUNT TABOR VILLA ANNEX, AND THE WESTERLY LINE OF LOTS 22 AND 23, SAID BLOCK 11, MOUNT TABOR VILLA ANNEX, TO THE NORTHEAST CORNER OF SAID LOT 23, BLOCK 11, MOUNT TABOR VILLA ANNEX;

THENCE WESTERLY 27 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF LOT 1, SAID BLOCK 11, MOUNT TABOR VILLA ANNEX, TO THE SOUTHEAST CORNER OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2020-043134;

THENCE NORTHERLY 80 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2020-043134, AND THE NORTHERLY EXTENSION THEREOF, TO THE CENTERLINE OF NE EVERETT STREET;

THENCE EASTERLY 149 FEET (MORE OR LESS) ALONG THE CENTERLINE OF NE EVERETT STREET, TO THE CENTERLINE OF SE 80TH AVENUE;

THENCE NORTHERLY 430 FEET (MORE OR LESS) ALONG THE CENTERLINE OF NE 80TH AVENUE;

THENCE WESTERLY 373 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF LOT 21, AND THE EASTERLY EXTENSION THEREOF, THE SOUTHERLY LINE OF LOT 4, AND THE WESTERLY EXTENSION THEREOF, BLOCK 14, AND THE SOUTHERLY LINE OF LOT 5, AND THE EASTERLY EXTENSION THEREOF, BLOCK 13, ALL OF THE PLAT OF MOUNT TABOR VILLA ANNEX, TO THE SOUTHWEST CORNER OF SAID LOT 5, BLOCK 13, MOUNT TABOR VILLA ANNEX;

THENCE WESTERLY 155 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF LOT 5, AND THE WESTERLY EXTENSION THEREOF, BLOCK 25, SAID MOUNT TABOR VILLA, TO THE CENTERLINE OF NE 78TH AVENUE;

THENCE SOUTHERLY 40 FEET (MORE OR LESS) ALONG THE CENTERLINE OF NE 78TH AVENUE;

THENCE WESTERLY 155 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF LOT 6, AND THE EASTERLY EXTENSION THEREOF, BLOCK 24, SAID MOUNT TABOR VILLA, TO THE SOUTHWEST CORNER OF SAID LOT 6;

THENCE NORTHERLY 61 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF SAID LOT 6, BLOCK 24, MOUNT TABOR VILLA, AND THE WESTERLY LINE OF LOT 5, SAID BLOCK 24, MOUNT TABOR VILLA, TO THE SOUTHEAST CORNER OF THAT PARCEL DESCRIBED AS PARCEL 8 IN DOCUMENT NO. 2005-246323;

THENCE WESTERLY 156 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF SAID PARCEL DESCRIBED AS PARCEL 8 IN DOCUMENT NO. 2005-246323, AND THE WESTERLY EXTENSION THEREOF, TO THE CENTERLINE OF NE 76TH AVENUE;

THENCE SOUTHERLY 20 FEET (MORE OR LESS) ALONG SAID CENTERLINE OF NE 76TH AVENUE;

THENCE WESTERLY 282 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF LOT 4, AND THE EASTERLY EXTENSION THEREOF, AND THE SOUTHERLY LINE OF LOT 23, AND THE WESTERLY EXTENSION THEREOF, BLOCK 23, SAID MOUNT TABOR VILLA, TO THE CENTERLINE OF NE 75TH AVENUE;

THENCE SOUTHERLY 99 FEET (MORE OR LESS) ALONG THE CENTERLINE OF NE 75TH AVENUE;

THENCE WESTERLY 250 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF PARCEL 2, AND THE EASTERLY AND WESTERLY EXTENSIONS THEREOF, PARTITION PLAT NO. 2023-009, TO THE CENTERLINE OF NE 74TH AVENUE;

THENCE NORTHERLY 123 FEET (MORE OR LESS) ALONG THE CENTERLINE OF NE 74TH AVENUE;

THENCE WESTERLY 125 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF LOT 6, AND THE EASTERLY EXTENSION THEREOF, BLOCK 21, SAID MOUNT TABOR VILLA, TO THE SOUTHWEST CORNER OF SAID LOT 6;

THENCE NORTHERLY 9 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF SAID LOT 6, BLOCK 21, MOUNT TABOR VILLA, TO THE SOUTHEAST CORNER OF LOT 4, BLOCK 1, PLAT OF GLISAN ST. ADDITION;

THENCE WESTERLY 308 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF SAID LOT 4, BLOCK 1, GLISAN ST. ADDITION, AND THE WESTERLY EXTENSION OF, AND THE SOUTHERLY LINE OF LOT 4, BLOCK 2, AND THE EASTERLY EXTENSION THEREOF, SAID GLISAN ST. ADDITION, TO THE SOUTHWEST CORNER OF SAID LOT 4, BLOCK 2, GLISAN ST. ADDITION;

THENCE NORTHERLY 9 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF SAID LOT 4, BLOCK 2, GLISAN ST. ADDITION, TO THE SOUTHEAST CORNER OF LOT 3, BLOCK 2, PLAT OF MIRIAM;

THENCE WESTERLY 110 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF SAID LOT 3, AND THE WESTERLY EXTENSION THEREOF, BLOCK 2, MIRIAM, TO THE CENTERLINE OF NE 72ND AVENUE;

THENCE SOUTHERLY 25 FEET (MORE OR LESS) ALONG THE CENTERLINE OF NE 72ND AVENUE;

THENCE WESTERLY 110 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2024-035377, AND THE EASTERLY EXTENSION THEREOF, TO THE EASTERLY LINE OF LOT 4, BLOCK 23, PLAT OF JONESMORE BLOCKS 21 TO 32 INCLUSIVE;

THENCE NORTHERLY 25 FEET (MORE OR LESS) ALONG SAID EASTERLY LINE OF LOT 4, BLOCK 23, JONESMORE BLOCKS 21 TO 32 INCLUSIVE, TO THE NORTHEAST CORNER THEREOF;

THENCE WESTERLY 128 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF SAID LOT 4, BLOCK 23, JONESMORE BLOCKS 21 TO 32 INCLUSIVE, AND THE WESTERLY EXTENSION THEREOF, TO THE CENTERLINE OF NE 71ST AVENUE;

THENCE NORTHERLY 367 FEET (MORE OR LESS) ALONG THE CENTERLINE OF NE 71ST AVENUE;

THENCE EASTERLY 128 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF LOT 18, AND THE WESTERLY EXTENSION THEREOF, BLOCK 19, PLAT OF JONESMORE BLOCKS 1-20 INCLUSIVE, TO THE SOUTHEAST CORNER OF SAID LOT 18, BLOCK 19, JONESMORE BLOCKS 1-20 INCLUSIVE;

THENCE NORTHERLY 25 FEET (MORE OR LESS) ALONG THE EASTERLY LINE OF SAID LOT 18, BLOCK 19, JONESMORE BLOCKS 1-20 INCLUSIVE, TO THE NORTHWEST CORNER OF LOT 17, BLOCK 1, PLAT OF BRAINARD;

THENCE EASTERLY 150 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF SAID LOT 17, BLOCK 1, BRAINARD, AND THE EASERTRY EXTENSION THEREOF, TO THE CENTERLINE OF NE 72ND AVENUE;

THENCE NORTHERLY 13 FEET (MORE OR LESS) ALONG THE CENTERLINE OF NE 72ND AVENUE;

THENCE EASTERLY 125 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2024-043056, AND THE WESTERLY EXTENSION THEREOF, TO THE WESTERLY LINE OF LOT 31, BLOCK 2, SAID BRAINARD;

THENCE SOUTHERLY 37 FEET (MORE OR LESS) ALONG SAID WESTERLY LINE OF LOT 31, BLOCK 2, BRAINARD, AND THE WESTERLY LINE OF LOT 30, SAID BLOCK 2, BRAINARD, TO THE SOUTHWEST CORNER OF SAID LOT 30, BLOCK 2, BRAINARD;

THENCE EASTERLY 125 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF SAID LOT 30, BLOCK 2, BRAINARD, AND THE EASTERLY EXTENSION THEREOF, TO THE CENTERLINE OF NE 73RD AVENUE;

THENCE NORTHERLY 50 FEET (MORE OR LESS) ALONG THE CENTERLINE OF NE 73RD AVENUE;

THENCE EASTERLY 376 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF LOT 16, AND THE WESTERLY EXTENSION THEREOF, THE NORTHERLY LINE OF LOT 31, AND THE EASTERLY EXTENSION THEREOF, SAID BLOCK 3, BRAINARD, AND THE NORTHERLY LINE OF LOT 16, AND THE WESTERLY EXTENSION THEREOF, BLOCK 4, SAID BRAINARD, TO THE SOUTHWEST CORNER OF LOT 32, SAID BLOCK 4, BRAINARD;

THENCE NORTHERLY 25 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF SAID LOT 32, BLOCK 32, BRAINARD, TO THE NORTHWEST CORNER THEREOF;

THENCE EASTERLY 126 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF SAID LOT 32, BLOCK 32, BRAINARD, AND THE EASTERLY EXTENSION THEREOF, TO THE CENTERLINE OF NE 75TH AVENUE;

THENCE SOUTHERLY 9 FEET (MORE OR LESS) ALONG THE CENTERLINE OF NE 75TH AVENUE, TO THE CENTERLINE OF NE HOYT STREET;

THENCE EASTERLY 297 FEET (MORE OR LESS) ALONG THE CENTERLINE OF NE HOYT STREET, TO THE CENTERLINE OF NE 76TH AVENUE;

THENCE SOUTHERLY 25 FEET (MORE OR LESS) ALONG THE CENTERLINE OF NE 76TH AVENUE;

THENCE EASTERLY 121 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF LOT 8, BLOCK 1, PLAT OF LAUREL PARK, AND THE WESTERLY EXTENSION THEREOF, TO THE WESTERLY LINE OF LOT 4, BLOCK 5, PLAT OF NORTH VILLA;

THENCE SOUTHERLY 46 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF SAID LOT 4, BLOCK 5, NORTH VILLA, TO THE SOUTHWEST CORNER THEREOF;

THENCE EASTERLY 175 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF SAID LOT 4, BLOCK 5, NORTH VILLA, AND THE EASTERLY EXTENSION THEREOF, TO THE CENTERLINE OF NE 78TH AVENUE;

THENCE SOUTHERLY 10 FEET (MORE OR LESS) ALONG THE CENTERLINE OF NE 78TH AVENUE;

THENCE EASTERLY 155 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF THAT PARCEL DESCRIBED AS PARCEL 1 IN DOCUMENT NO. 2015-080676, TO THE WESTERLY LINE OF LOT 4, BLOCK 4, SAID NORTH VILLA;

THENCE SOUTHERLY 20 FEET (MORE OR LESS) ALONG SAID WESTERLY LINE OF LOT 4, BLOCK 4, NORTH VILLA, TO THE SOUTHWEST CORNER THEREOF;

THENCE EASTERLY 125 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF SAID LOT 4, BLOCK 4, NORTH VILLA, AND THE EASTERLY EXTENSION THEREOF, TO THE CENTERLINE OF NE 79TH AVENUE;

THENCE NORTHERLY 30 FEET (MORE OR LESS) ALONG THE CENTERLINE OF NE 79TH AVENUE;

THENCE EASTERLY 248 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF LOT 33, BLOCK 3, SAID NORTH VILLA, AND THE WESTERLY EXTENSION THEREOF, AND THE NORTHERLY LINE OF LOT 6, BLOCK 3, SAID NORTH VILLA, AND THE EASTERLY EXTENSION THEREOF, TO THE CENTERLINE OF NE 80TH AVENUE;

THENCE NORTHERLY 10 FEET (MORE OR LESS) ALONG THE CENTERLINE OF NE 80TH AVENUE;

THENCE EASTERLY 311 FEET (MORE OR LESS) ALONG THE NORTHERLY LINE OF LOT 21, AND THE WESTERLY EXTENSION THEREOF, AND THE NORTHERLY LINE OF LOT 4, AND THE EASTERLY EXTENSION THEREOF, BLOCK 2, SAID NORTH VILLA, TO THE CENTERLINE OF NE 81ST AVENUE;

THENCE NORTHERLY 524 FEET (MORE OR LESS) ALONG THE CENTERLINE OF NE 81ST AVENUE, TO THE CENTERLINE OF NE OREGON STREET;

THENCE EASTERLY 56 FEET (MORE OR LESS) ALONG THE CENTERLINE OF NE OREGON STREET, TO THE CENTERLINE OF NE 81ST AVENUE;

THENCE NORTHERLY 431 FEET (MORE OR LESS) ALONG THE CENTERLINE OF NE 81ST AVENUE;

THENCE WESTERLY 250 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF LOT 4, BLOCK 7, PLAT OF HYLES ADDITION, AND THE EASTERLY EXTENSION THEREOF, AND THE SOUTHERLY LINE OF LOT 11, SAID BLOCK 7, HYLES ADDITION, AND THE WESTERLY EXTENSION THEREOF, TO THE CENTERLINE OF NE 80TH AVENUE;

THENCE NORTHERLY 356 FEET (MORE OR LESS) ALONG THE CENTERLINE OF NE 80TH AVENUE;

THENCE WESTERLY 125 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF LOT 7, AND THE EASTERLY EXTENSION THEREOF, BLOCK 3, PLAT OF HYLES ADDITION EXTENDED PLAT BLOCKS 2 AND 3, TO THE SOUTHWEST CORNER OF SAID LOT 7;

THENCE NORTHERLY 99 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF SAID LOT 7, AND THE WESTERLY LINE OF LOT 8, SAID BLOCK 3, HYLES ADDITION EXTENDED PLAT BLOCKS 2 AND 3, TO THE SOUTHEAST CORNER OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2017-061711;

THENCE WESTERLY 125 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2017-061711, AND THE WESTERLY EXTENSION THEREOF, TO THE CENTERLINE OF NE 79TH AVENUE;

THENCE NORTHERLY 50 FEET (MORE OR LESS) ALONG THE CENTERLINE OF NE 79TH AVENUE;

THENCE WESTERLY 125 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF LOT 4, AND THE EASTERLY EXTENSION THEREOF, BLOCK 26, PLAT OF KATHERINE, TO THE SOUTHWEST CORNER OF SAID LOT 4;

THENCE NORTHERLY 100 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF SAID LOT 4, AND THE WESTERLY LINE OF LOT 3, SAID BLOCK 26, KATHERINE, TO THE SOUTHEAST CORNER OF LOT 7, SAID BLOCK 26, KATHERINE;

THENCE WESTERLY 125 FEET (MORE OR LESS) ALONG THE SOUTHERLY LINE OF SAID LOT 7, BLOCK 26, KATHERINE, AND THE WESTERLY EXTENSION THEREOF, TO THE CENTERLINE OF NE 78TH AVENUE;

THENCE NORTHERLY 864 FEET (MORE OR LESS) ALONG THE CENTERLINE OF NE 78TH AVENUE, TO THE CENTERLINE OF NE HALSEY STREET;

THENCE WESTERLY 186 FEET (MORE OR LESS) ALONG THE CENTERLINE OF NE HALSEY STREET;

THENCE NORTHERLY 455 FEET (MORE OR LESS) ALONG THE WESTERLY LINE OF LOTS 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, AND THE SOUTHERLY EXTENSION THEREOF, BLOCK 38, PLAT OF JONESMORE BLOCKS 33 TO 57 INCLUSIVE, TO THE SOUTHERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2022-049742;

THENCE SOUTHEASTERLY 111 FEET (MORE OR LESS) ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2022-049742, TO THE MOST SOUTHERLY CORNER THEREOF;

THENCE EASTERLY 30 FEET (MORE OR LESS) ALONG A LINE BEING PERPENDICULAR TO THE CENTERLINE OF NE 78TH AVENUE, TO THE CENTERLINE OF NE 78TH AVENUE;

THENCE NORTHERLY 19 FEET (MORE OR LESS) ALONG THE CENTERLINE OF NE 78TH AVENUE, TO THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. INTERSTATE 84;

THENCE SOUTHEASTERLY 1,144 FEET (MORE OR LESS) ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. INTERSTATE 84, TO THE WESTERLY RIGHT-OF-WAY LINE OF NE 82ND AVENUE (ROAD NO. 659);

THENCE NORTHERLY 264 FEET (MORE OR LESS) ALONG THE WESTERLY RIGHT-OF-WAY LINE OF NE 82ND AVENUE (ROAD NO. 659) OVERPASS, TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF NE JONESMORE STREET;

THENCE NORTHWESTERLY 848 FEET (MORE OR LESS) ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF NE JONESMORE STREET, TO THE CENTERLINE OF NE 79TH AVENUE;

THENCE NORTHERLY 213 FEET (MORE OR LESS) ALONG THE CENTERLINE OF NE 79TH AVENUE, TO THE CENTERLINE OF NE SCHUYLER STREET;

THENCE EASTERLY 279 FEET (MORE OR LESS) ALONG THE CENTERLINE OF NE SCHUYLER STREET, TO THE CENTERLINE OF NE 80TH AVENUE;

THENCE NORTHERLY 578 FEET (MORE OR LESS) ALONG THE CENTERLINE OF NE 80TH AVENUE, TO THE CENTERLINE OF NE TILLAMOOK STREET;

THENCE EASTERLY 269 FEET (MORE OR LESS) ALONG THE CENTERLINE OF NE TILLAMOOK STREET, TO THE CENTERLINE OF NE 81ST AVENUE;

THENCE NORTHERLY 663 FEET (MORE OR LESS) ALONG THE CENTERLINE OF NE 81ST AVENUE, TO THE CENTERLINE OF NE THOMPSON STREET;

THENCE EASTERLY 251 FEET (MORE OR LESS) ALONG THE CENTERLINE OF NE THOMPSON STREET, TO THE CENTERLINE OF NE 82ND AVENUE;

THENCE NORTHERLY 1,987 FEET (MORE OR LESS) ALONG THE CENTERLINE OF NE 82ND AVENUE, TO THE CENTERLINE OF NE SISKIYOU STREET;

THENCE WESTERLY 260 FEET (MORE OR LESS) ALONG THE CENTERLINE OF NE SISKIYOU STREET, TO THE CENTERLINE OF NE 81ST AVENUE;

THENCE NORTHERLY 1,846 FEET (MORE OR LESS) ALONG THE CENTERLINE OF NE 81ST AVENUE, TO THE CENTERLINE OF NE BEECH STREET;

THENCE EASTERLY 259 FEET (MORE OR LESS) ALONG THE CENTERLINE OF NE BEECH STREET, TO THE CENTERLINE OF NE 82ND AVENUE;

THENCE NORTHERLY 143 FEET (MORE OR LESS) ALONG THE CENTERLINE OF NE 82ND AVENUE, TO THE **POINT OF BEGINNING.**

EXCEPTING THEREFROM THAT PARCEL DESCRIBED IN DOCUMENT NO. 2024-002572;

ALSO EXCEPTING THEREFROM LOTS 13, 14, 15, 16, AND 17, BLOCK 3, PLAT OF TERRACE PARK;

ALSO EXCEPTING THEREFROM LOTS 14, 15, 16 AND 17, BLOCK 4, PLAT OF TERRACE PARK;

ALSO EXCEPTING THEREFROM LOT 14, BLOCK 5, EXCEPT THE SOUTHERLY 11 FEET THEREOF, AND LOTS 15, 16 AND 17, BLOCK 5, PLAT OF TERRACE PARK;

ALSO EXCEPTING THEREFROM LOTS 1 - 22, INCLUSIVE, BLOCK 6, PLAT OF TERRACE PARK;

ALSO EXCEPTING THEREFROM LOTS 1 - 22, INCLUSIVE, BLOCK 7, PLAT OF TERRACE PARK;

ALSO EXCEPTING THEREFROM LOTS 1 - 22, INCLUSIVE, BLOCK 8, PLAT OF TERRACE PARK;

ALSO EXCEPTING THEREFROM LOTS 1 - 20, INCLUSIVE, BLOCK 13, PLAT OF TERRACE PARK;

ALSO EXCEPTING THEREFROM LOTS 1 - 21, INCLUSIVE, BLOCK 14, PLAT OF TERRACE PARK;

ALSO EXCEPTING THEREFROM LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, THE SOUTHERLY 3 FEET OF THE EASTERLY 50 FEET OF LOT 13, AND LOTS 14 -20, INCLUSIVE, BLOCK 18, PLAT OF TERRACE PARK;

ALSO EXCEPTING THEREFROM LOTS 1, 2, 3 AND 8, BLOCK 19, PLAT OF TERRACE PARK;

ALSO EXCEPTING THEREFROM LOTS 1 - 17, INCLUSIVE, BLOCK 20, PLAT OF TERRACE PARK;

ALSO EXCEPTING THEREFROM THOSE PARCELS KNOWN AS CLARK ELEMENTARY SCHOOL;
(1S2E04BD-01600 AND 1S2E04BD-01700)

ALSO EXCEPTING THEREFROM THOSE PARCELS KNOWN AS HARRISON PARK MIDDLE SCHOOL;
(1S2E04-00100 AND 1S2E04CC-03000)

ALSO EXCEPTING THEREFROM A PARCEL OF LAND LOCATED IN THE NORTHWEST AND SOUTHWEST ONE-QUARTERS OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF SE 86TH AVENUE AND THE SOUTHERLY RIGHT-OF-WAY LINE OF SE POWELL BOULEVARD;

THENCE EASTERLY 390 FEET (MORE OR LESS) ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SE POWELL BOULEVARD, TO THE WESTERLY RIGHT-OF-WAY LINE OF SE 88TH AVENUE;

THENCE SOUTHERLY 274 FEET (MORE OR LESS) ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SE 88TH AVENUE, TO THE NORTHERLY RIGHT-OF-WAY LINE OF SE LAFAYETTE STREET;

THENCE WESTERLY 375 FEET (MORE OR LESS) ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SE LAFAYETTE STREET, TO AN ANGLE POINT ON SAID RIGHT-OF-WAY LINE;

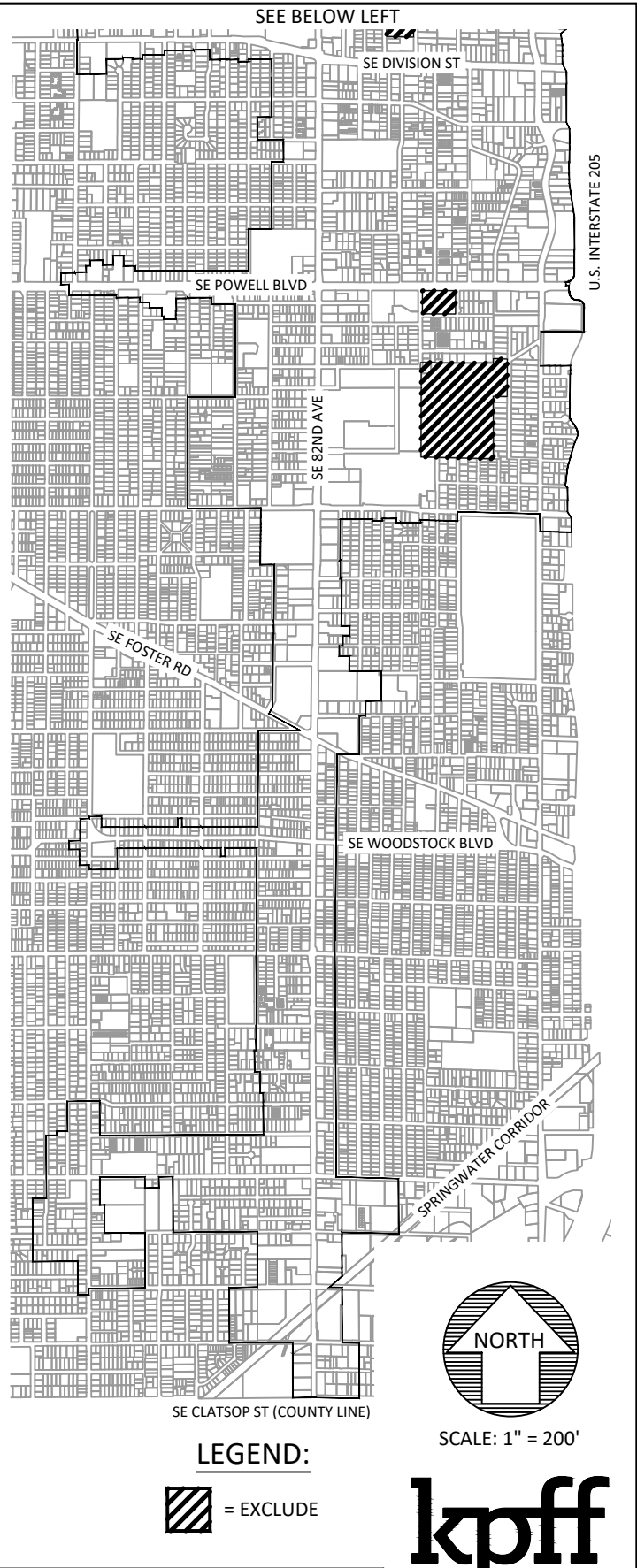
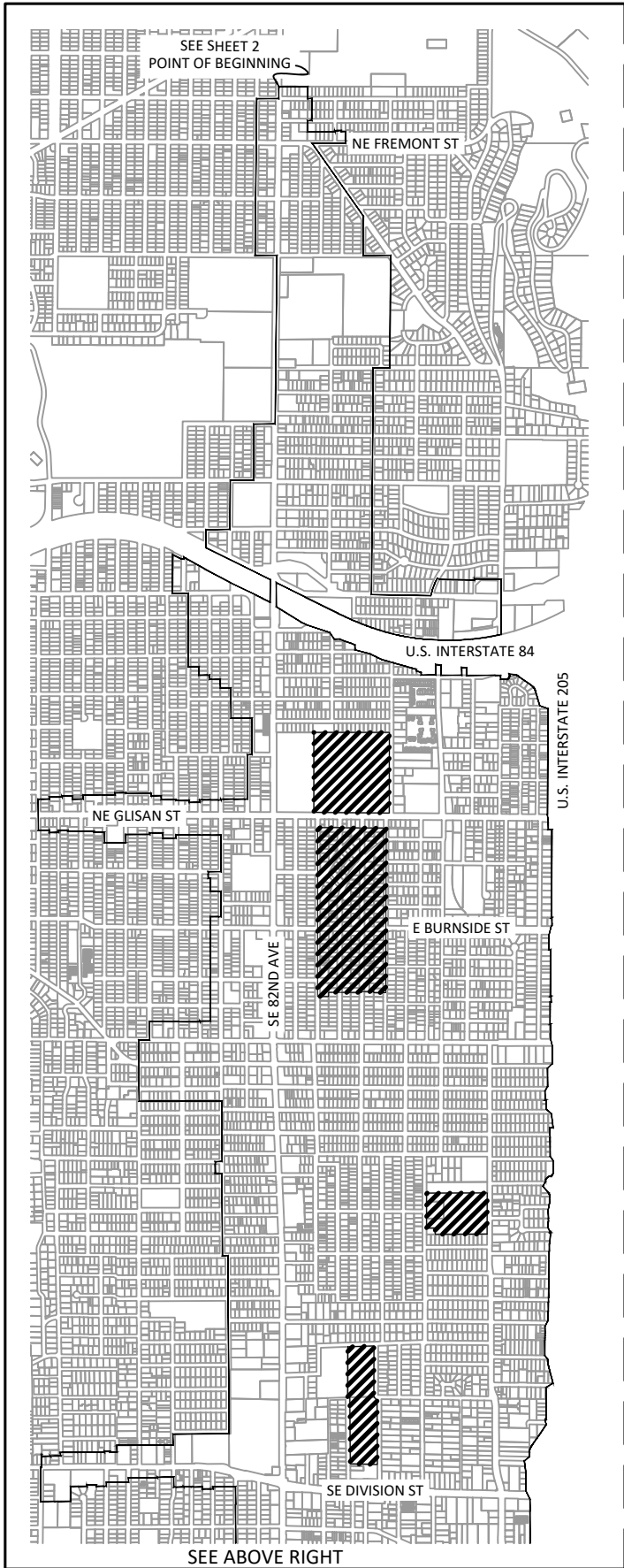
THENCE NORTHWESTERLY 22 FEET (MORE OR LESS) ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SE LAFAYETTE STREET, TO THE EASTERLY RIGHT-OF-WAY LINE OF SE 86TH AVENUE;

THENCE NORTHERLY 259 FEET (MORE OR LESS) ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SE 86TH AVENUE, TO THE **POINT OF BEGINNING**.


ALSO EXCEPTING THEREFROM THAT PARCEL KNOWN AS BENSON POLYTECHNIC HIGH SCHOOL;
(1S2E09CA-05600 AND 1S2E09-00200)

THE TRACT OF LAND DESCRIBED ABOVE CONTAINS 1,868 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.



LEGEND:

 = EXCLUDE



SCALE: 1" = 200'

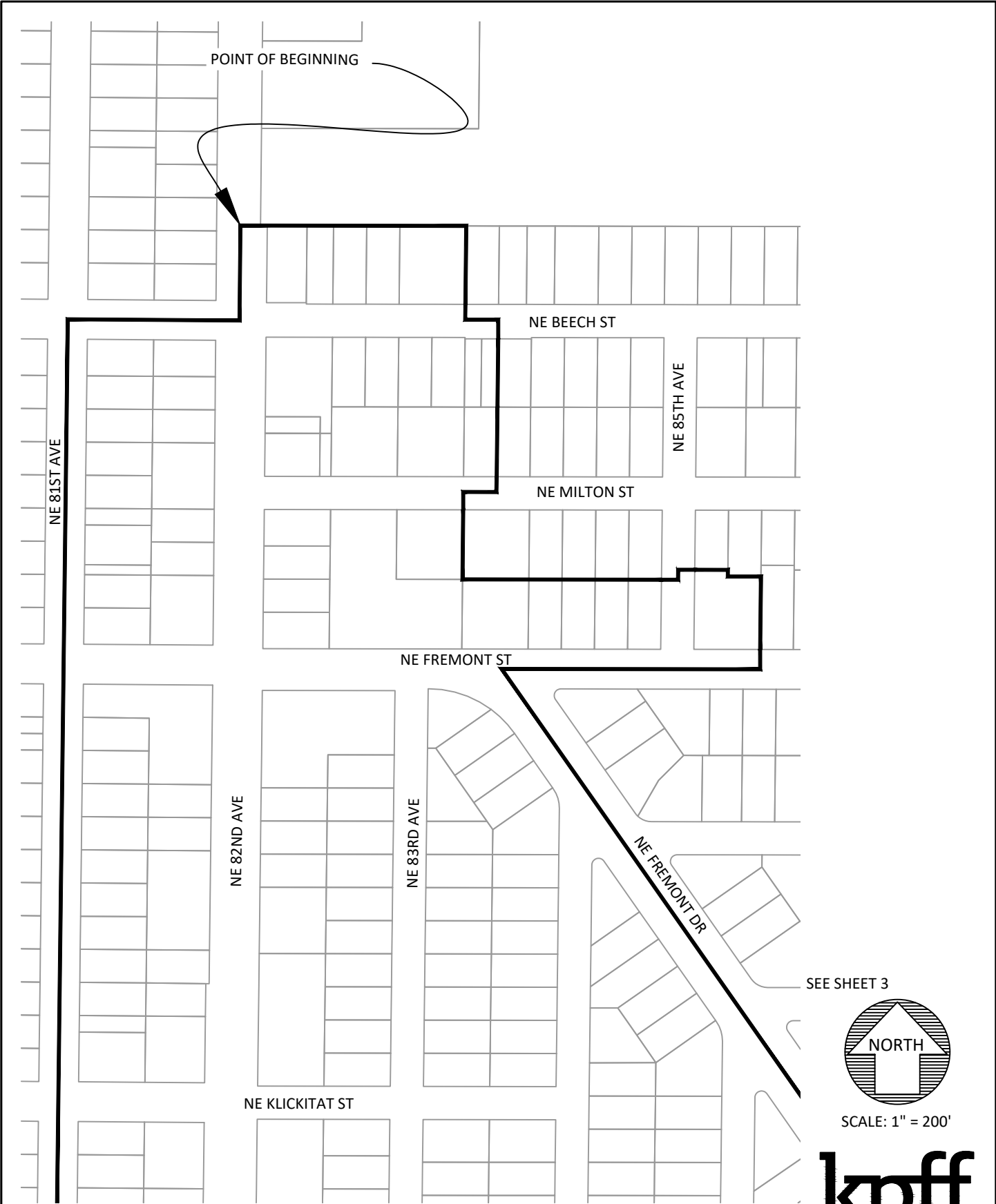


111 SW Fifth Ave., Suite 2400
 Portland, OR 97204
 O: 503.227.3251
 F: 503.274.4681
www.kpff.com

EXHIBIT B MAP - 82ND

CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE:	08/19/2024
DRAWN BY:	BDM
CHECKED BY:	TTT
PROJECT NO.	2400244
SHEET:	1/73



SEE SHEET 66

SEE SHEET 3



SCALE: 1" = 200'



111 SW Fifth Ave., Suite 2400
 Portland, OR 97204
 O: 503.227.3251
 F: 503.274.4681
www.kpff.com

EXHIBIT B MAP - 82ND

CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE:	08/19/2024
DRAWN BY:	BDM
CHECKED BY:	TTT
PROJECT NO.	2400244
SHEET:	2/73



SCALE: 1" = 200'



111 SW Fifth Ave., Suite 2400
 Portland, OR 97204
 O: 503.227.3251
 F: 503.274.4681
www.kpff.com

SEE SHEET 4

EXHIBIT B MAP - 82ND

CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE:	08/19/2024
DRAWN BY:	BDM
CHECKED BY:	TTT
PROJECT NO.	2400244
SHEET:	3/73

SEE SHEET 3



NE RUSSELL ST

NE BRAZEE ST

NE SACRAMENTO ST

NE THOMPSON ST

NE EUGENE ST

NE 84TH AVE

NE 86TH AVE

SEE SHEET 5

EXHIBIT B MAP - 82ND

CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE:	08/19/2024
DRAWN BY:	BDM
CHECKED BY:	TTT
PROJECT NO.	2400244
SHEET:	4/73



SCALE: 1" = 200'



111 SW Fifth Ave., Suite 2400
 Portland, OR 97204
 O: 503.227.3251
 F: 503.274.4681
www.kpff.com

SEE SHEET 4

NE TILLAMOOK ST

NE 86TH AVE

NE SCHUYLER ST

NE BROADWAY

NE 90TH AVE

NE HALSEY ST

SEE SHEET 6



SCALE: 1" = 200'

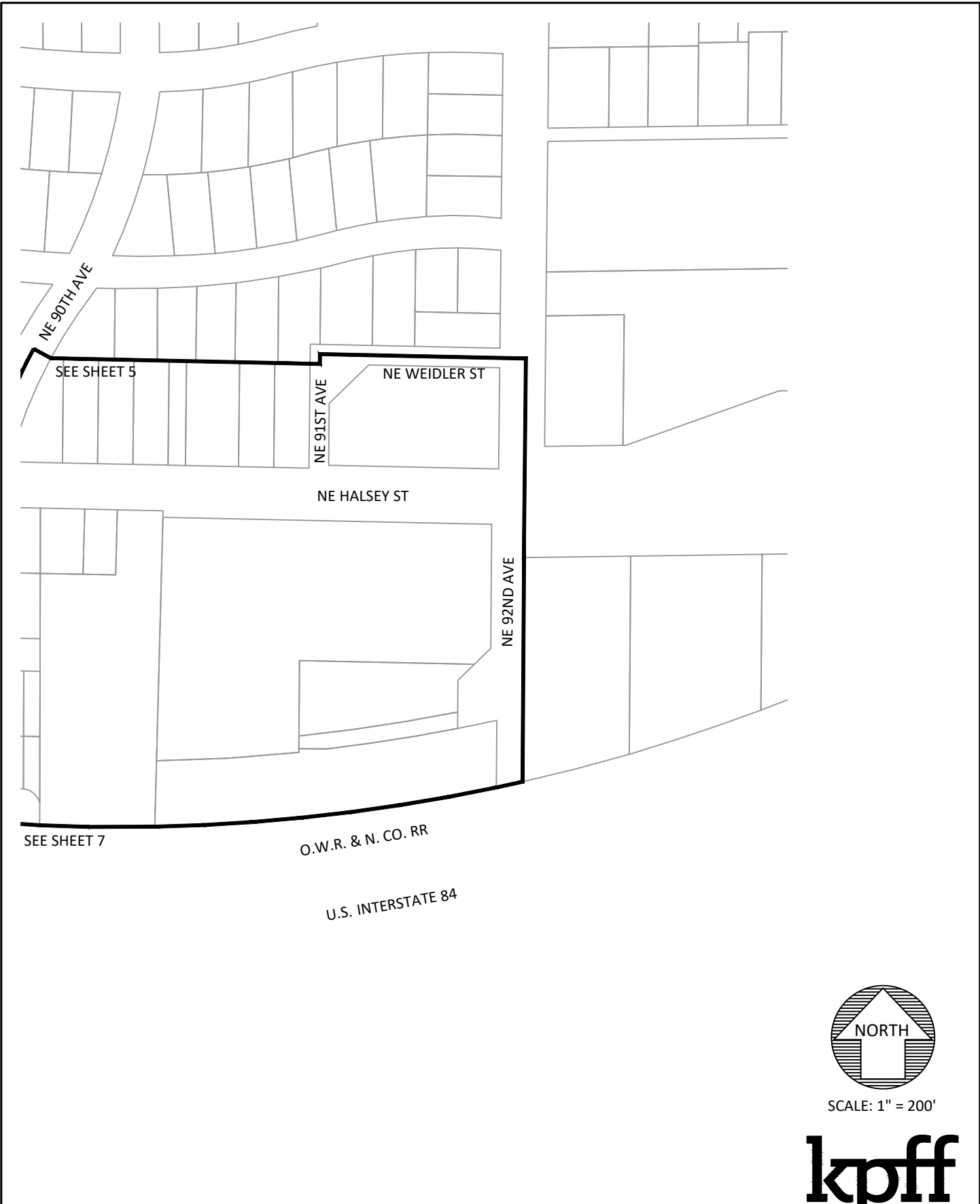


111 SW Fifth Ave., Suite 2400
Portland, OR 97204
O: 503.227.3251
F: 503.274.4681
www.kpff.com

EXHIBIT B MAP - 82ND

CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE:	08/19/2024
DRAWN BY:	BDM
CHECKED BY:	TTT
PROJECT NO.	2400244
SHEET:	5/73



SCALE: 1" = 200'



111 SW Fifth Ave., Suite 2400
 Portland, OR 97204
 O: 503.227.3251
 F: 503.274.4681
www.kpff.com

EXHIBIT B MAP - 82ND	DATE:	08/19/2024
	DRAWN BY:	BDM
CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON	CHECKED BY:	TTT
	PROJECT NO.	2400244
	SHEET:	6/73



SCALE: 1" = 200'

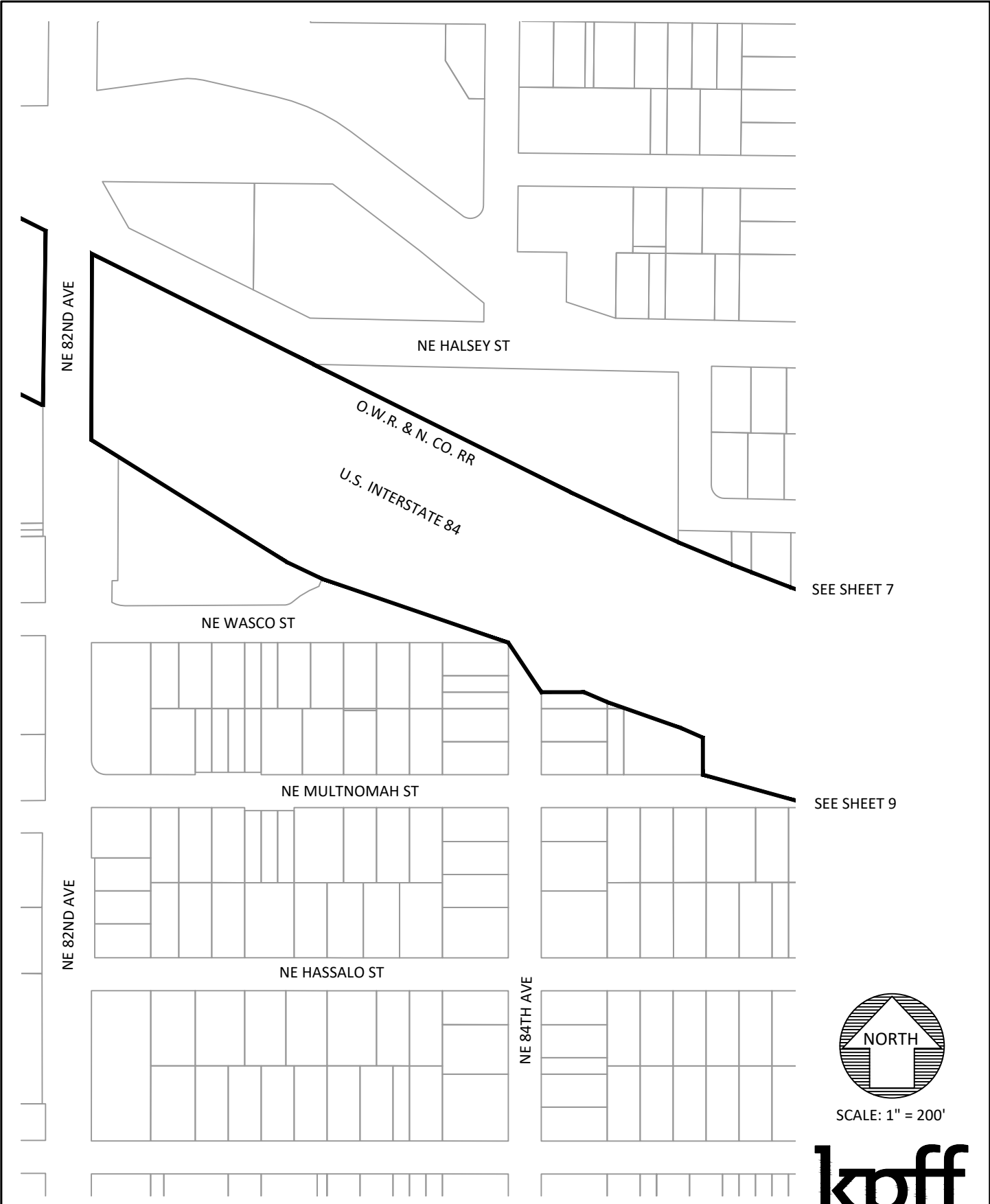


111 SW Fifth Ave., Suite 2400
 Portland, OR 97204
 O: 503.227.3251
 F: 503.274.4681
www.kpff.com

EXHIBIT B MAP - 82ND

CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE:	08/19/2024
DRAWN BY:	BDM
CHECKED BY:	TTT
PROJECT NO.	2400244
SHEET:	7/73



SEE SHEET 7

SEE SHEET 9



SCALE: 1" = 200'

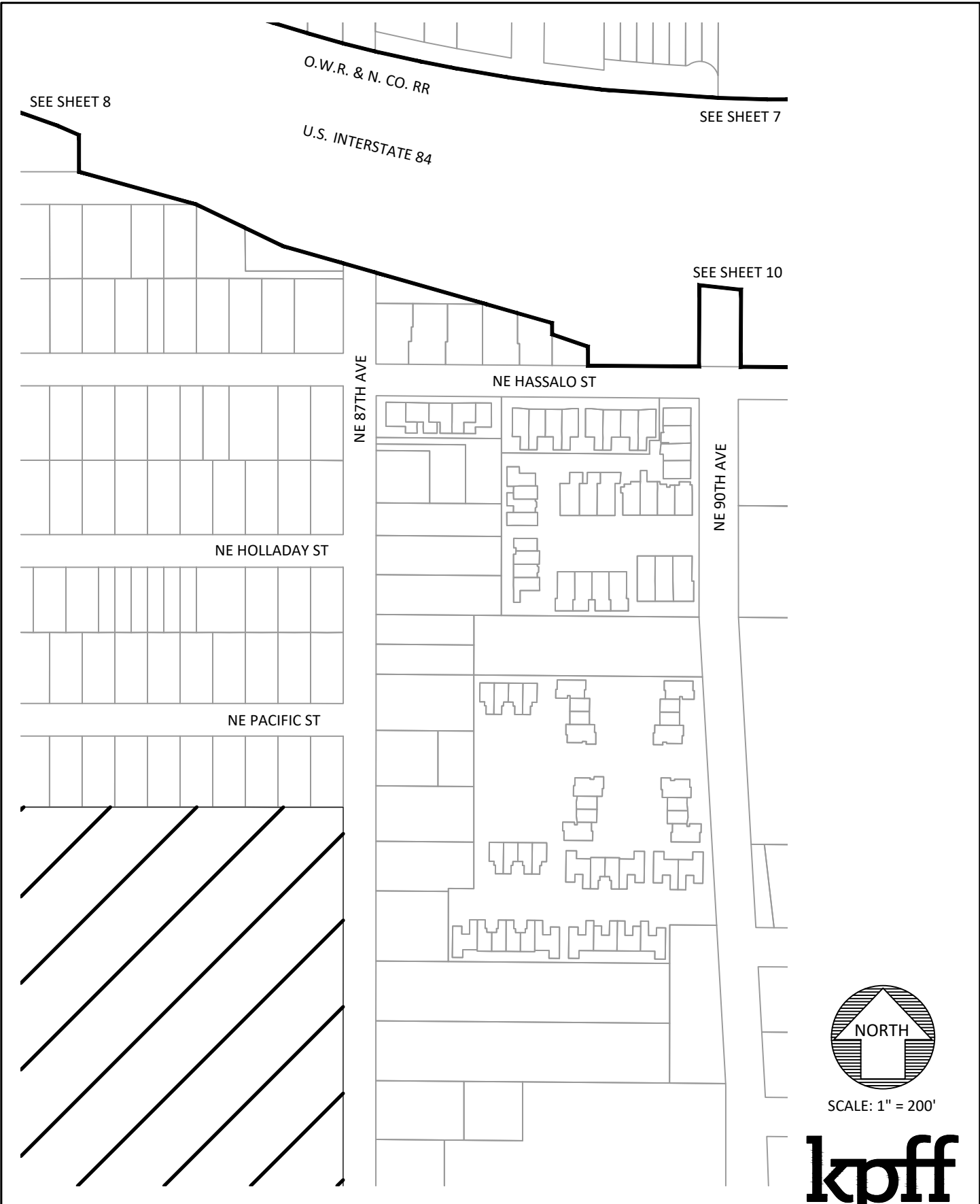


111 SW Fifth Ave., Suite 2400
 Portland, OR 97204
 O: 503.227.3251
 F: 503.274.4681
www.kpff.com

EXHIBIT B MAP - 82ND

CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE:	08/19/2024
DRAWN BY:	BDM
CHECKED BY:	TTT
PROJECT NO.	2400244
SHEET:	8/73



SCALE: 1" = 200'



111 SW Fifth Ave., Suite 2400
 Portland, OR 97204
 O: 503.227.3251
 F: 503.274.4681
www.kpff.com

EXHIBIT B MAP - 82ND	DATE:	08/19/2024
	DRAWN BY:	BDM
CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON	CHECKED BY:	TTT
	PROJECT NO.	2400244
	SHEET:	9/73

O.W.R. & N. CO. RR

U.S. INTERSTATE 84

SEE SHEET 9

SEE SHEET 11



SCALE: 1" = 200'



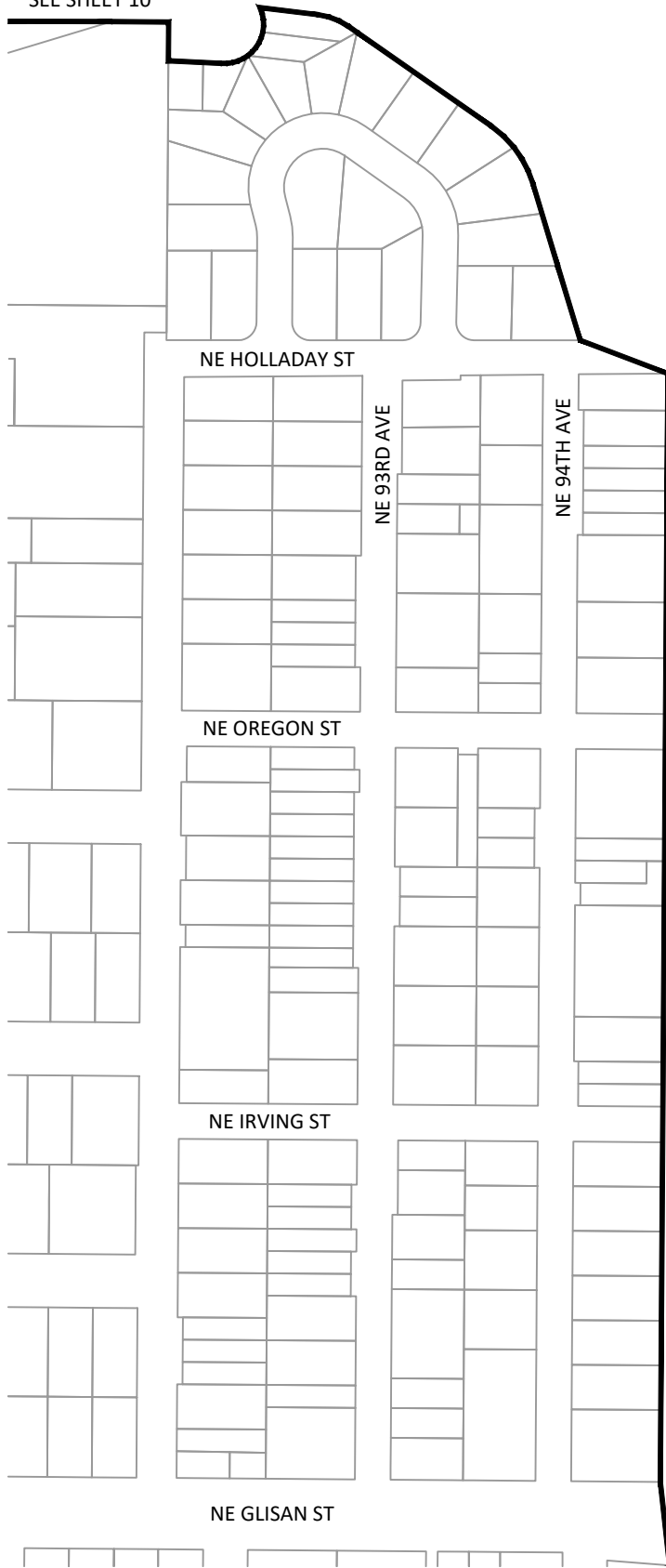
111 SW Fifth Ave., Suite 2400
Portland, OR 97204
O: 503.227.3251
F: 503.274.4681
www.kpff.com

EXHIBIT B MAP - 82ND

CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE:	08/19/2024
DRAWN BY:	BDM
CHECKED BY:	TTT
PROJECT NO.	2400244
SHEET:	10/73

SEE SHEET 10



U.S. INTERSTATE 205

SEE SHEET 12



SCALE: 1" = 200'



111 SW Fifth Ave., Suite 2400
 Portland, OR 97204
 O: 503.227.3251
 F: 503.274.4681
www.kpff.com

EXHIBIT B MAP - 82ND

CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE:	08/19/2024
DRAWN BY:	BDM
CHECKED BY:	TTT
PROJECT NO.	2400244
SHEET:	11/73

SEE SHEET 11

NE GLISAN ST

NE EVERETT ST

NE 94TH AVE

U.S. INTERSTATE 205

E BURNSIDE ST

SEE SHEET 13



SCALE: 1" = 200'

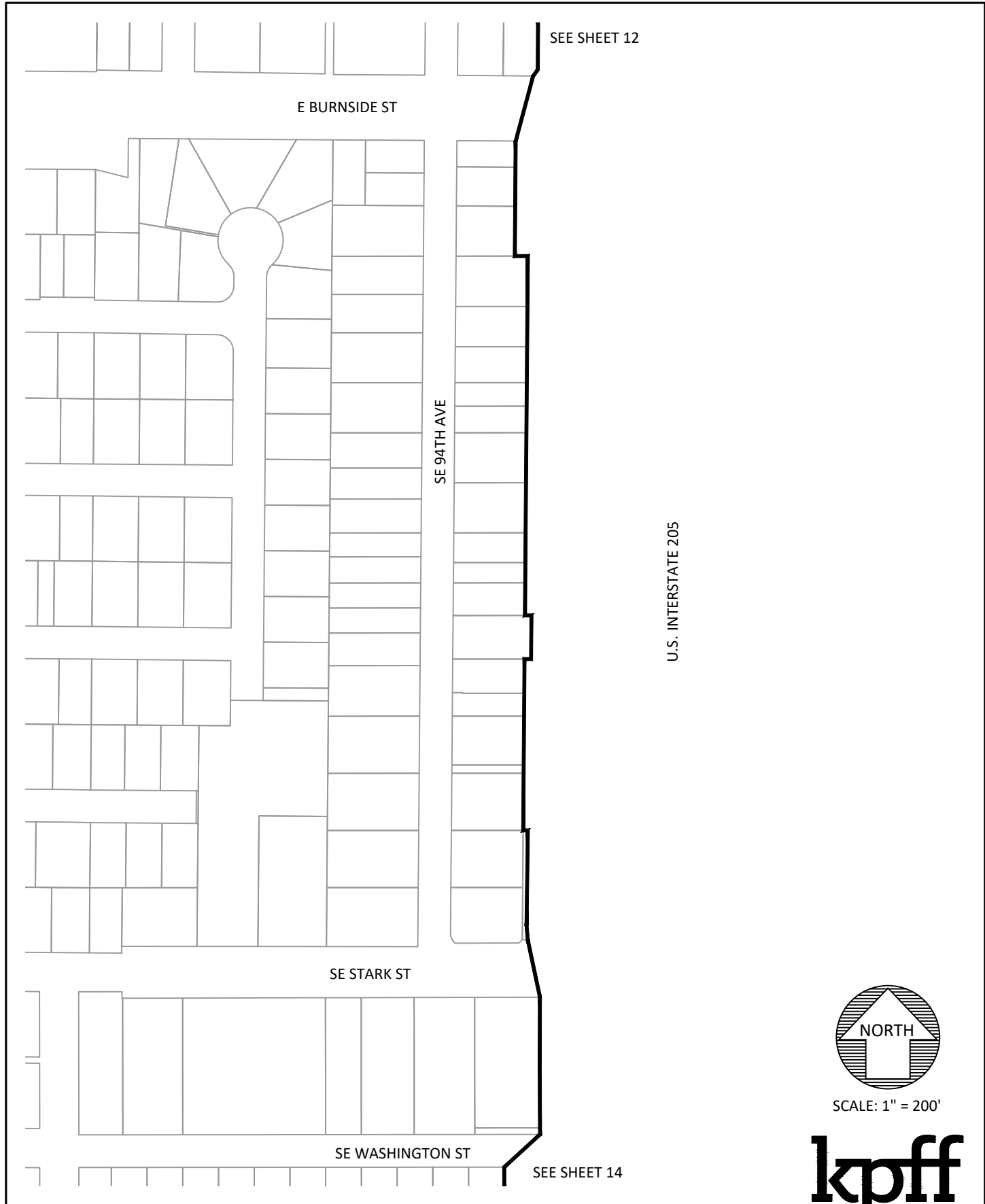


111 SW Fifth Ave., Suite 2400
Portland, OR 97204
O: 503.227.3251
F: 503.274.4681
www.kpff.com

EXHIBIT B MAP - 82ND

CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE:	08/19/2024
DRAWN BY:	BDM
CHECKED BY:	TTT
PROJECT NO.	2400244
SHEET:	12/73



SEE SHEET 12

E BURNSIDE ST

SE 94TH AVE

U.S. INTERSTATE 205

SE STARK ST

SE WASHINGTON ST

SEE SHEET 14



SCALE: 1" = 200'



111 SW Fifth Ave., Suite 2400
 Portland, OR 97204
 O: 503.227.3251
 F: 503.274.4681
www.kpff.com

EXHIBIT B MAP - 82ND

CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE:	08/19/2024
DRAWN BY:	BDM
CHECKED BY:	TTT
PROJECT NO.	2400244
SHEET:	13/73

SEE SHEET 13

SE WASHINGTON ST

SE ALDER ST

SE MORRISON ST

SE YAMHILL ST

SE TAYLOR ST

SE SALMON ST

SE 92ND AVE

U.S. INTERSTATE 205

SEE SHEET 15



SCALE: 1" = 200'



111 SW Fifth Ave., Suite 2400
Portland, OR 97204
O: 503.227.3251
F: 503.274.4681
www.kpff.com

EXHIBIT B MAP - 82ND

CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE:	08/19/2024
DRAWN BY:	BDM
CHECKED BY:	TTT
PROJECT NO.	2400244
SHEET:	14/73

SEE SHEET 14

SE SALMON ST

SE SALMON CT

SE MADISON ST

SE HAWTHORNE BLVD

SE CLAY ST

SE MARKET ST

SE MILL ST

SEE SHEET 16

SE 92ND AVE

U.S. INTERSTATE 205



SCALE: 1" = 200'

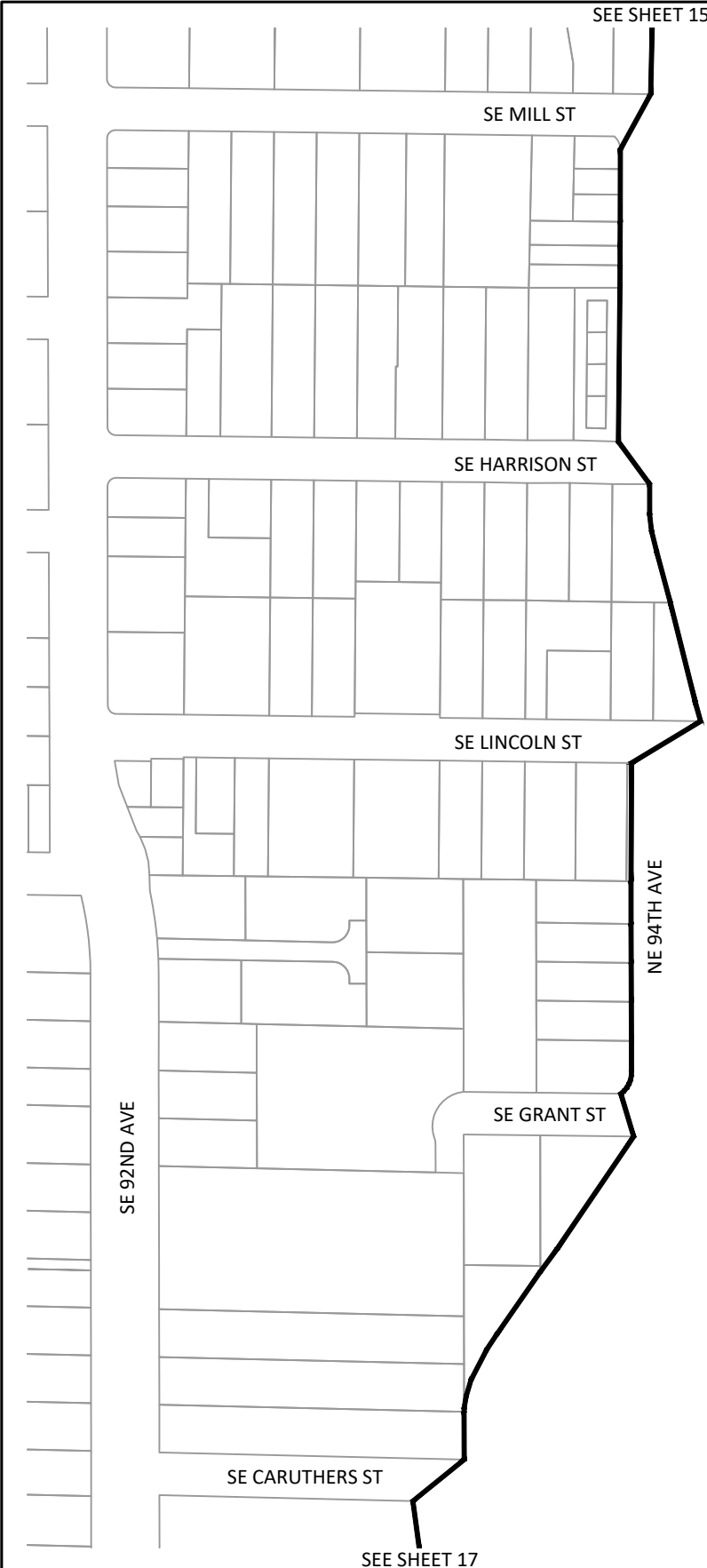


111 SW Fifth Ave., Suite 2400
Portland, OR 97204
O: 503.227.3251
F: 503.274.4681
www.kpff.com

EXHIBIT B MAP - 82ND

CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE:	08/19/2024
DRAWN BY:	BDM
CHECKED BY:	TTT
PROJECT NO.	2400244
SHEET:	15/73



U.S. INTERSTATE 205



SCALE: 1" = 200'

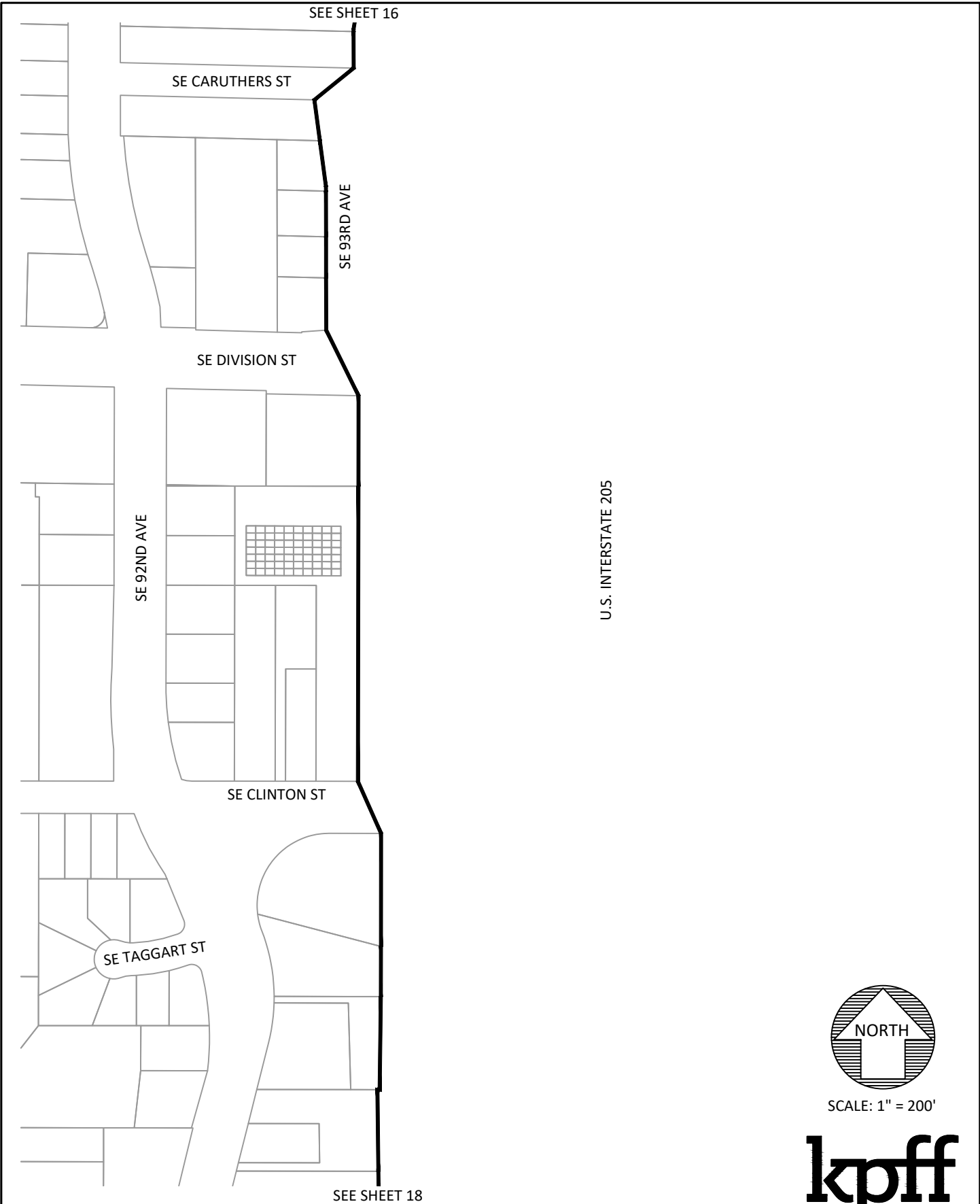


111 SW Fifth Ave., Suite 2400
 Portland, OR 97204
 O: 503.227.3251
 F: 503.274.4681
www.kpff.com

EXHIBIT B MAP - 82ND

CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE:	08/19/2024
DRAWN BY:	BDM
CHECKED BY:	TTT
PROJECT NO.	2400244
SHEET:	16/73



U.S. INTERSTATE 205

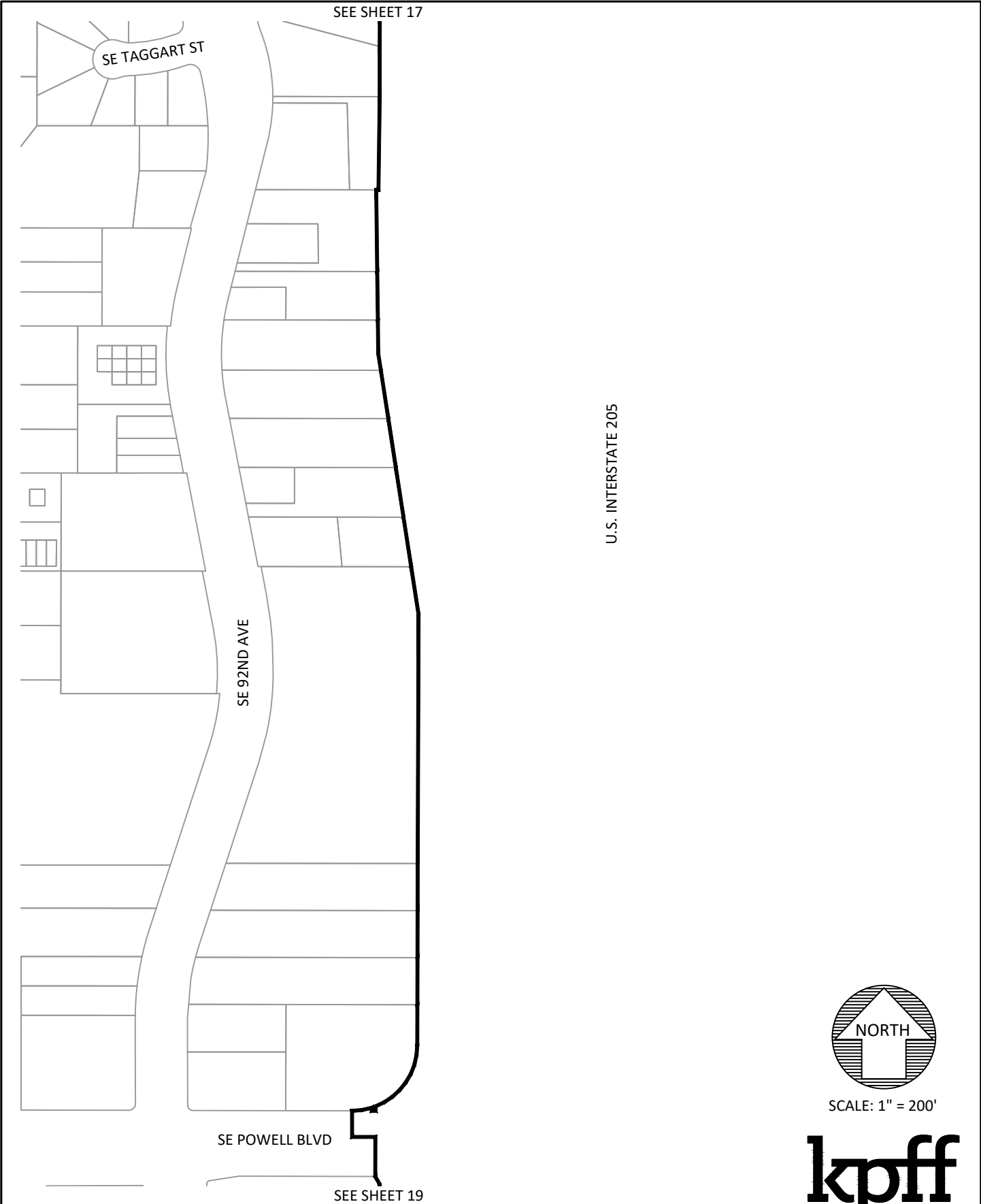


SCALE: 1" = 200'



111 SW Fifth Ave., Suite 2400
 Portland, OR 97204
 O: 503.227.3251
 F: 503.274.4681
www.kpff.com

EXHIBIT B MAP - 82ND	DATE:	08/19/2024
	DRAWN BY:	BDM
CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON	CHECKED BY:	TTT
	PROJECT NO.	2400244
	SHEET:	17/73

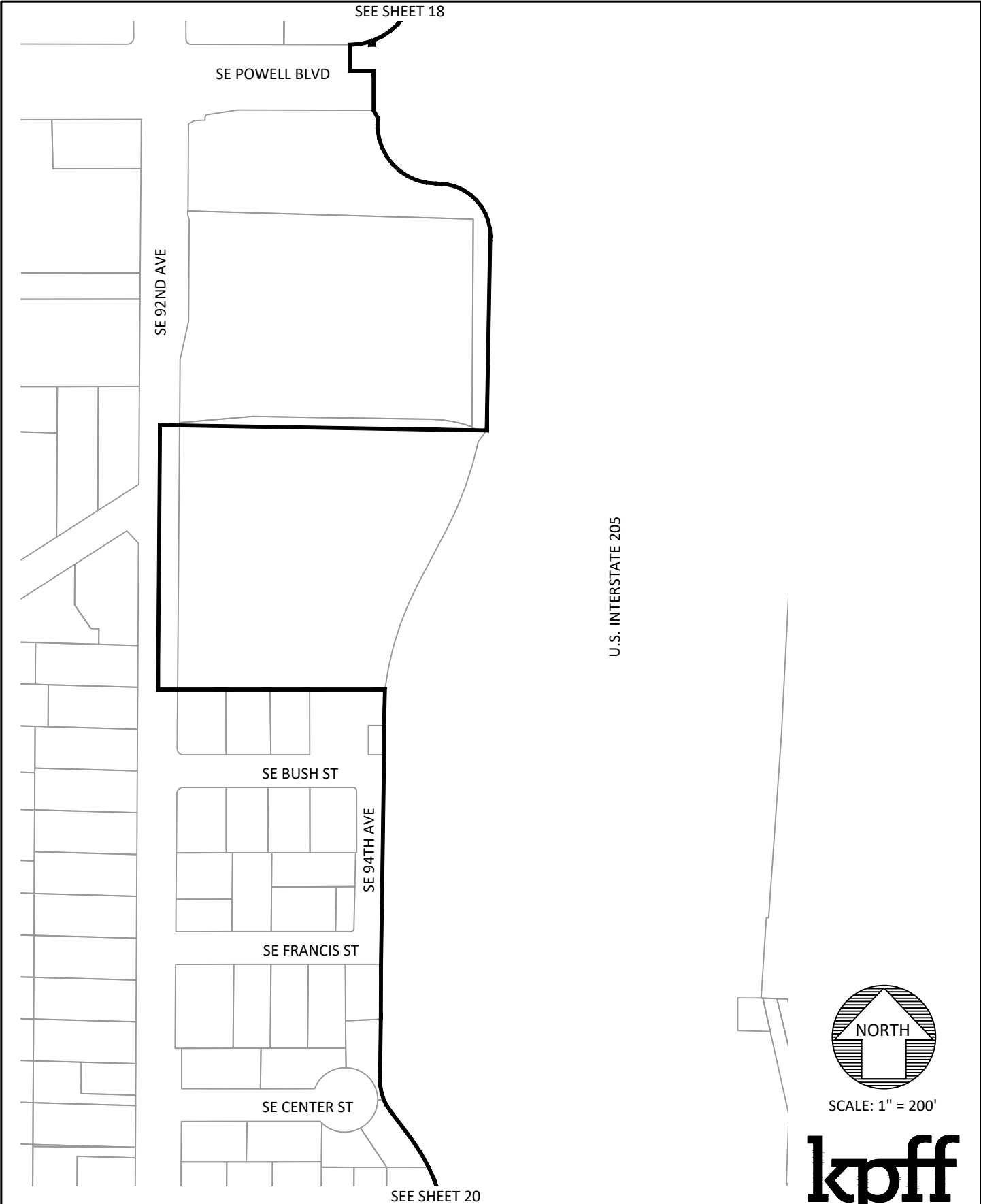


SCALE: 1" = 200'



111 SW Fifth Ave., Suite 2400
 Portland, OR 97204
 O: 503.227.3251
 F: 503.274.4681
www.kpff.com

EXHIBIT B MAP - 82ND	DATE:	08/19/2024
	DRAWN BY:	BDM
CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON	CHECKED BY:	TTT
	PROJECT NO.	2400244
	SHEET:	18/73



SCALE: 1" = 200'

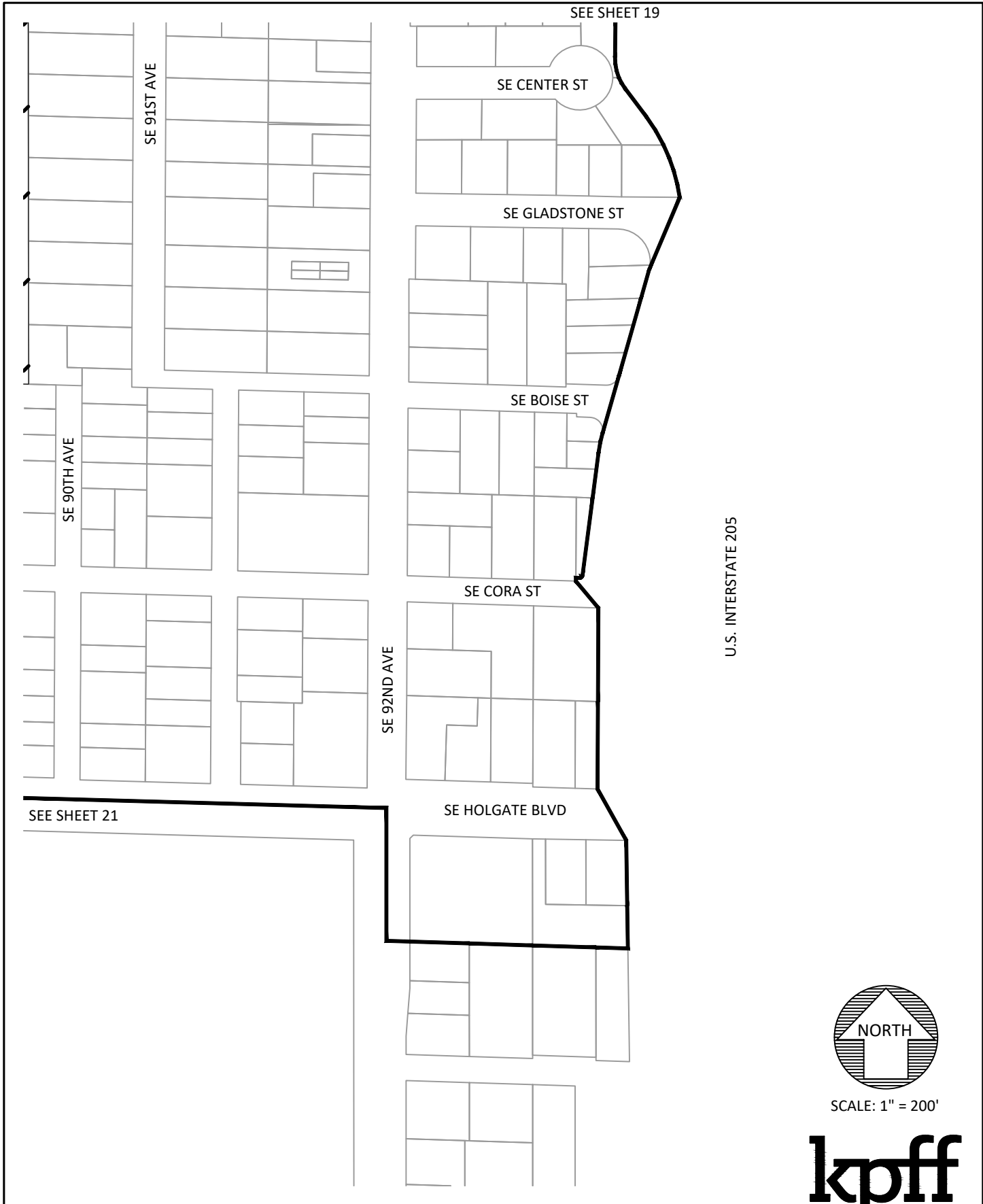


111 SW Fifth Ave., Suite 2400
 Portland, OR 97204
 O: 503.227.3251
 F: 503.274.4681
www.kpff.com

EXHIBIT B MAP - 82ND

CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE:	08/19/2024
DRAWN BY:	BDM
CHECKED BY:	TTT
PROJECT NO.	2400244
SHEET:	19/73



U.S. INTERSTATE 205

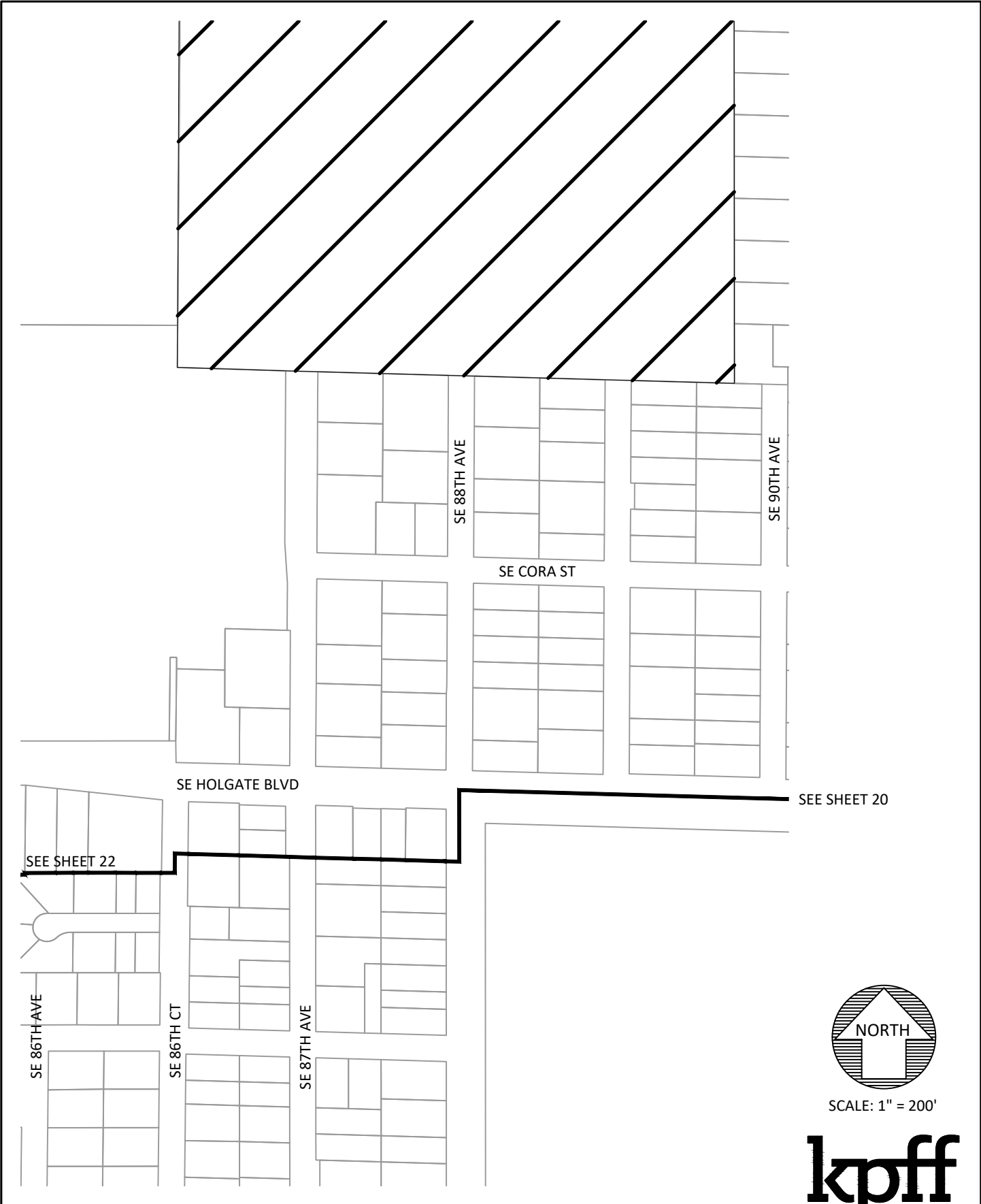


SCALE: 1" = 200'



111 SW Fifth Ave., Suite 2400
 Portland, OR 97204
 O: 503.227.3251
 F: 503.274.4681
www.kpff.com

EXHIBIT B MAP - 82ND	DATE:	08/19/2024
	DRAWN BY:	BDM
CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON	CHECKED BY:	TTT
	PROJECT NO.	2400244
	SHEET:	20/73



SCALE: 1" = 200'

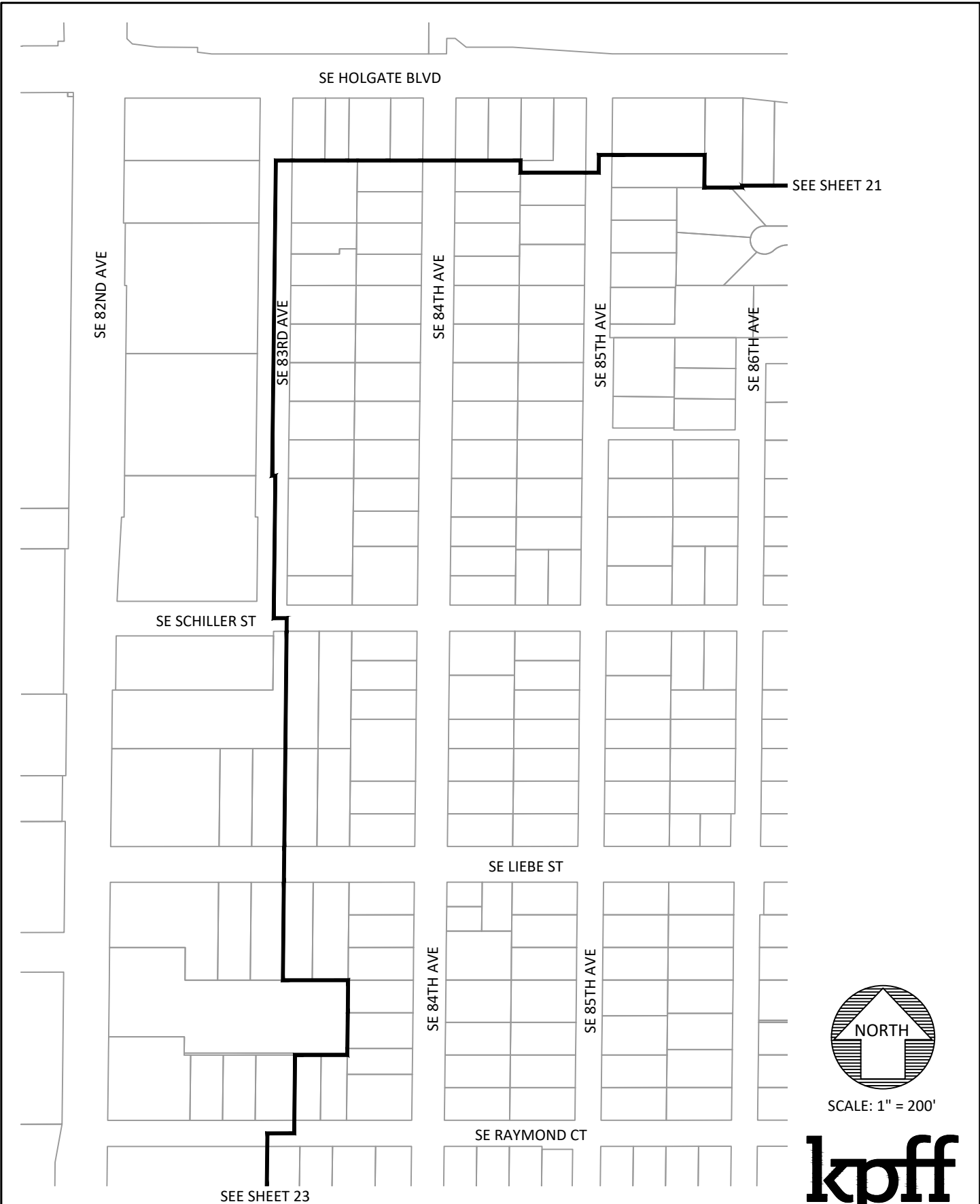


111 SW Fifth Ave., Suite 2400
 Portland, OR 97204
 O: 503.227.3251
 F: 503.274.4681
www.kpff.com

EXHIBIT B MAP - 82ND

CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE:	08/19/2024
DRAWN BY:	BDM
CHECKED BY:	TTT
PROJECT NO.	2400244
SHEET:	21/73

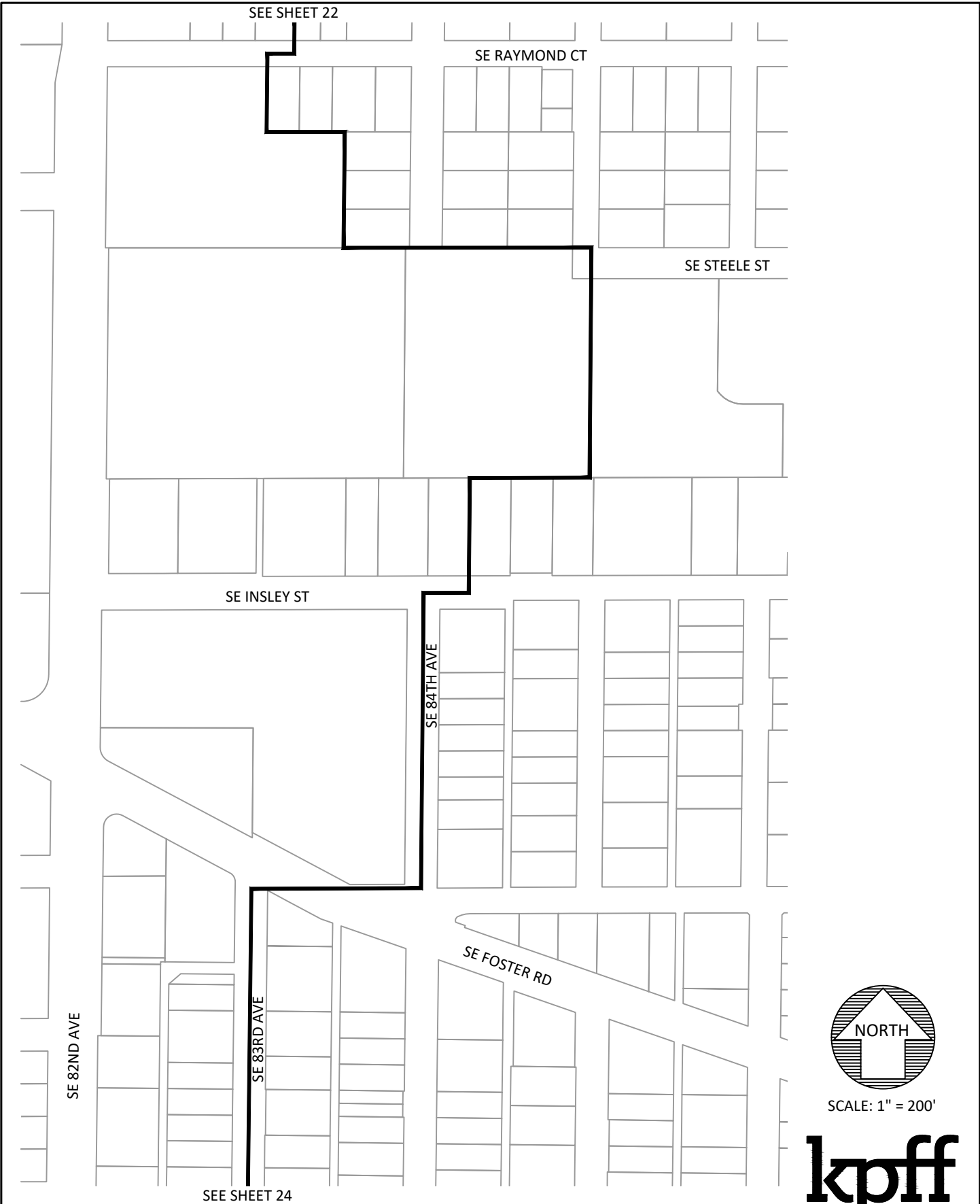


SCALE: 1" = 200'



111 SW Fifth Ave., Suite 2400
 Portland, OR 97204
 O: 503.227.3251
 F: 503.274.4681
www.kpff.com

EXHIBIT B MAP - 82ND CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON	DATE:	08/19/2024
	DRAWN BY:	BDM
	CHECKED BY:	TTT
	PROJECT NO.	2400244
	SHEET:	22/73



SCALE: 1" = 200'

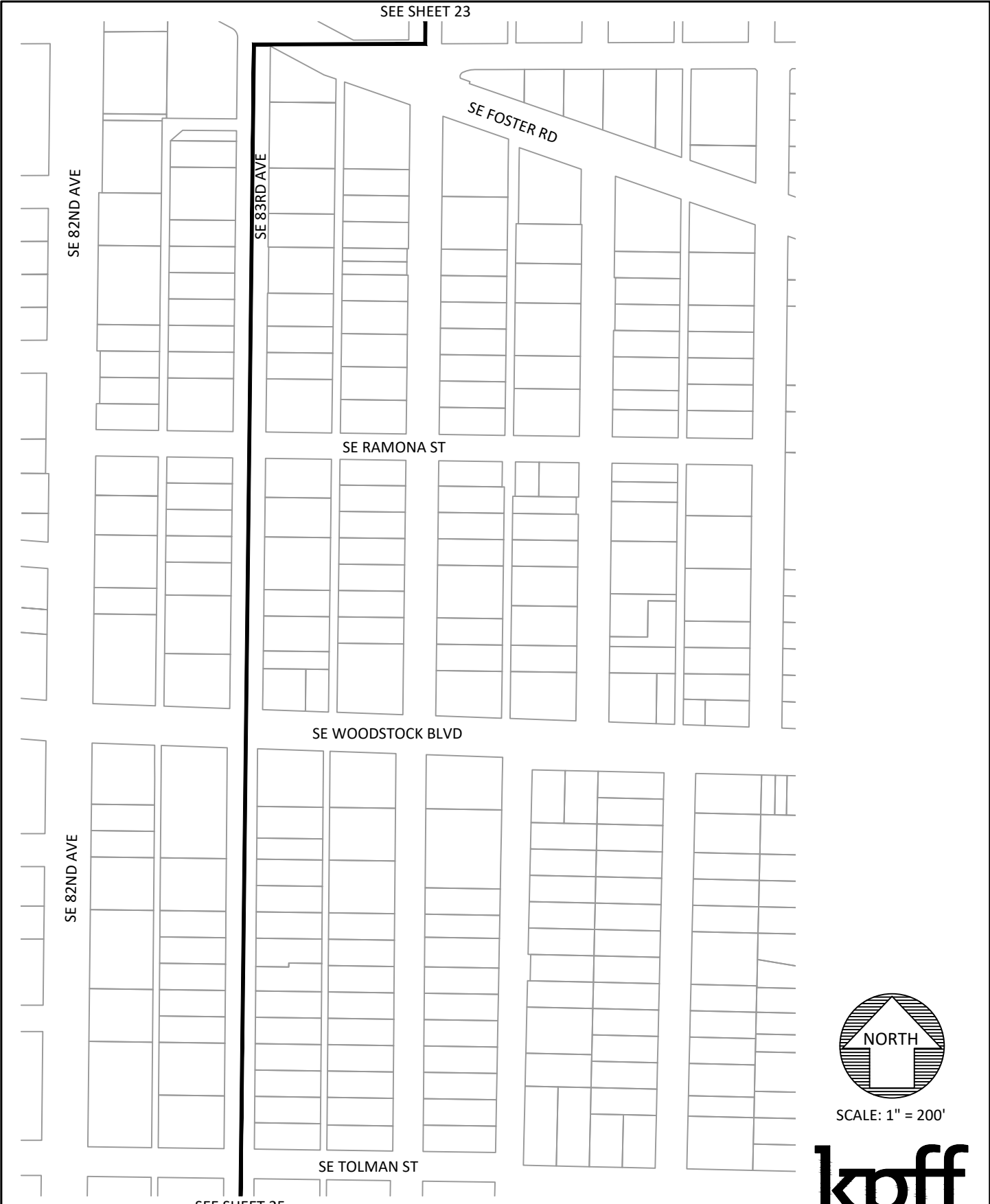


111 SW Fifth Ave., Suite 2400
 Portland, OR 97204
 O: 503.227.3251
 F: 503.274.4681
www.kpff.com

EXHIBIT B MAP - 82ND

CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE:	08/19/2024
DRAWN BY:	BDM
CHECKED BY:	TTT
PROJECT NO.	2400244
SHEET:	23/73



SCALE: 1" = 200'



111 SW Fifth Ave., Suite 2400
 Portland, OR 97204
 O: 503.227.3251
 F: 503.274.4681
www.kpff.com

EXHIBIT B MAP - 82ND

CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE:	08/19/2024
DRAWN BY:	BDM
CHECKED BY:	TTT
PROJECT NO.	2400244
SHEET:	24/73

SEE SHEET 24

SE TOLMAN ST

SE 83RD AVE

SE DUKE ST

SE 82ND AVE

SE GLENWOOD ST

SEE SHEET 26

EXHIBIT B MAP - 82ND

CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE:	08/19/2024
DRAWN BY:	BDM
CHECKED BY:	TTT
PROJECT NO.	2400244
SHEET:	25/73



SCALE: 1" = 200'



111 SW Fifth Ave., Suite 2400
 Portland, OR 97204
 O: 503.227.3251
 F: 503.274.4681
www.kpff.com

SEE SHEET 25

SE GLENWOOD ST

SE BYBEE BLVD

SE KNAPP ST

SE 82ND AVE

SE 83RD AVE

SE 84TH AVE

SE 85TH AVE

SE 86TH AVE

SEE SHEET 27

EXHIBIT B MAP - 82ND

CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

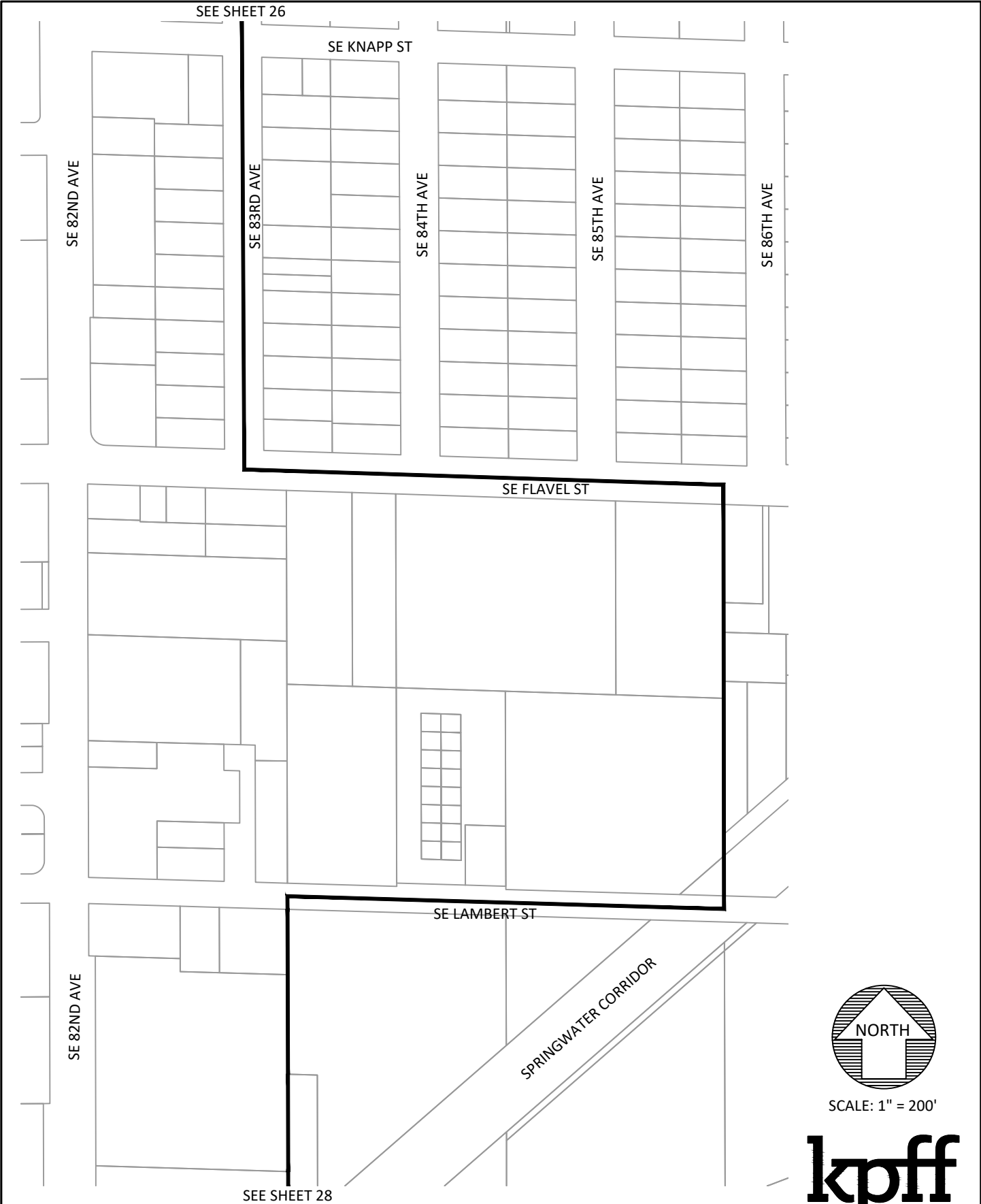
DATE:	08/19/2024
DRAWN BY:	BDM
CHECKED BY:	TTT
PROJECT NO.	2400244
SHEET:	26/73



SCALE: 1" = 200'



111 SW Fifth Ave., Suite 2400
 Portland, OR 97204
 O: 503.227.3251
 F: 503.274.4681
www.kpff.com



SCALE: 1" = 200'



111 SW Fifth Ave., Suite 2400
 Portland, OR 97204
 O: 503.227.3251
 F: 503.274.4681
www.kpff.com

EXHIBIT B MAP - 82ND	DATE:	08/19/2024
	DRAWN BY:	BDM
CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON	CHECKED BY:	TTT
	PROJECT NO.	2400244
	SHEET:	27/73



SCALE: 1" = 200'

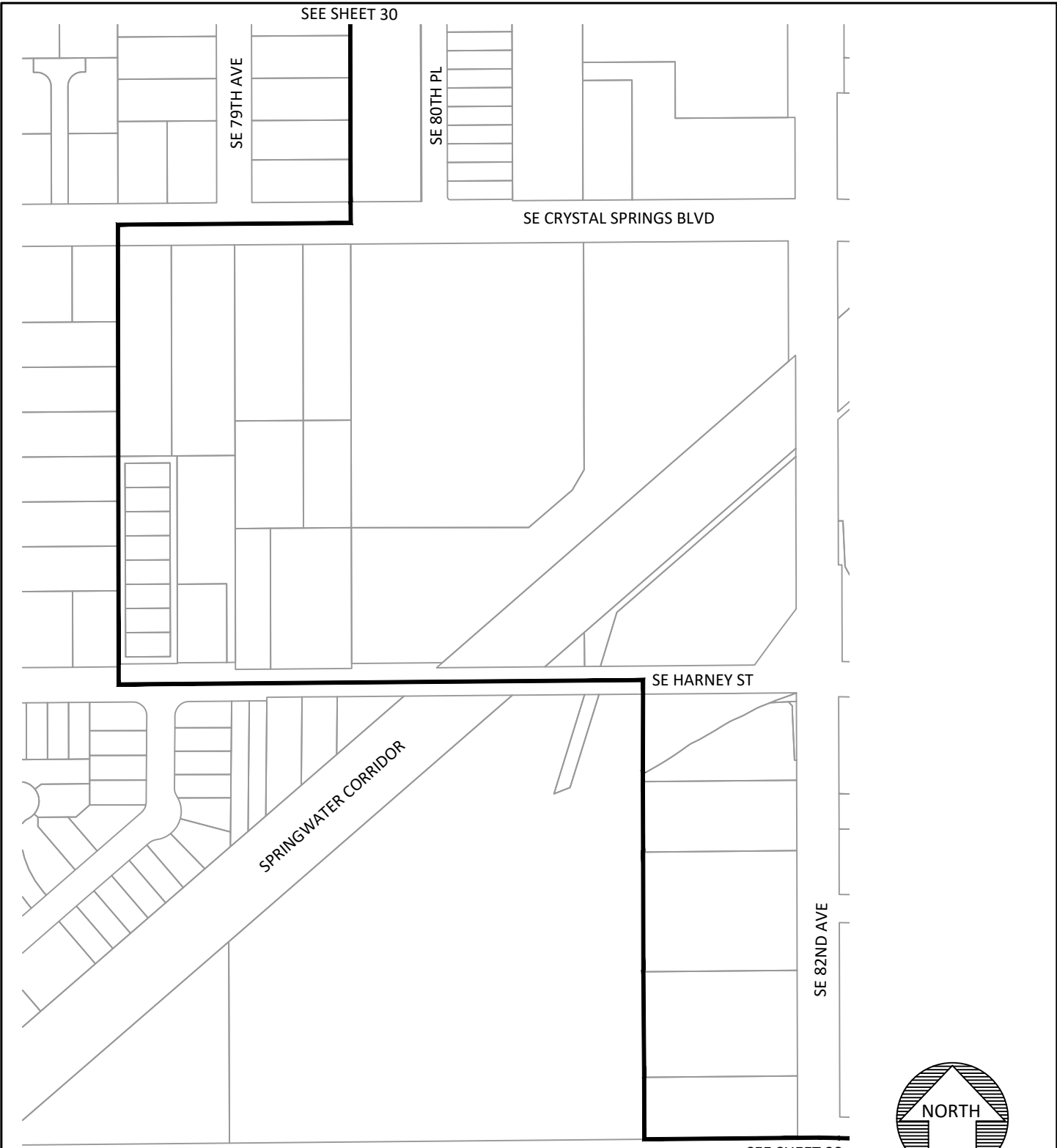


111 SW Fifth Ave., Suite 2400
 Portland, OR 97204
 O: 503.227.3251
 F: 503.274.4681
www.kpff.com

EXHIBIT B MAP - 82ND

DATE:	08/19/2024
DRAWN BY:	BDM
CHECKED BY:	TTT
PROJECT NO.	2400244
SHEET:	28/73

CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON



SCALE: 1" = 200'

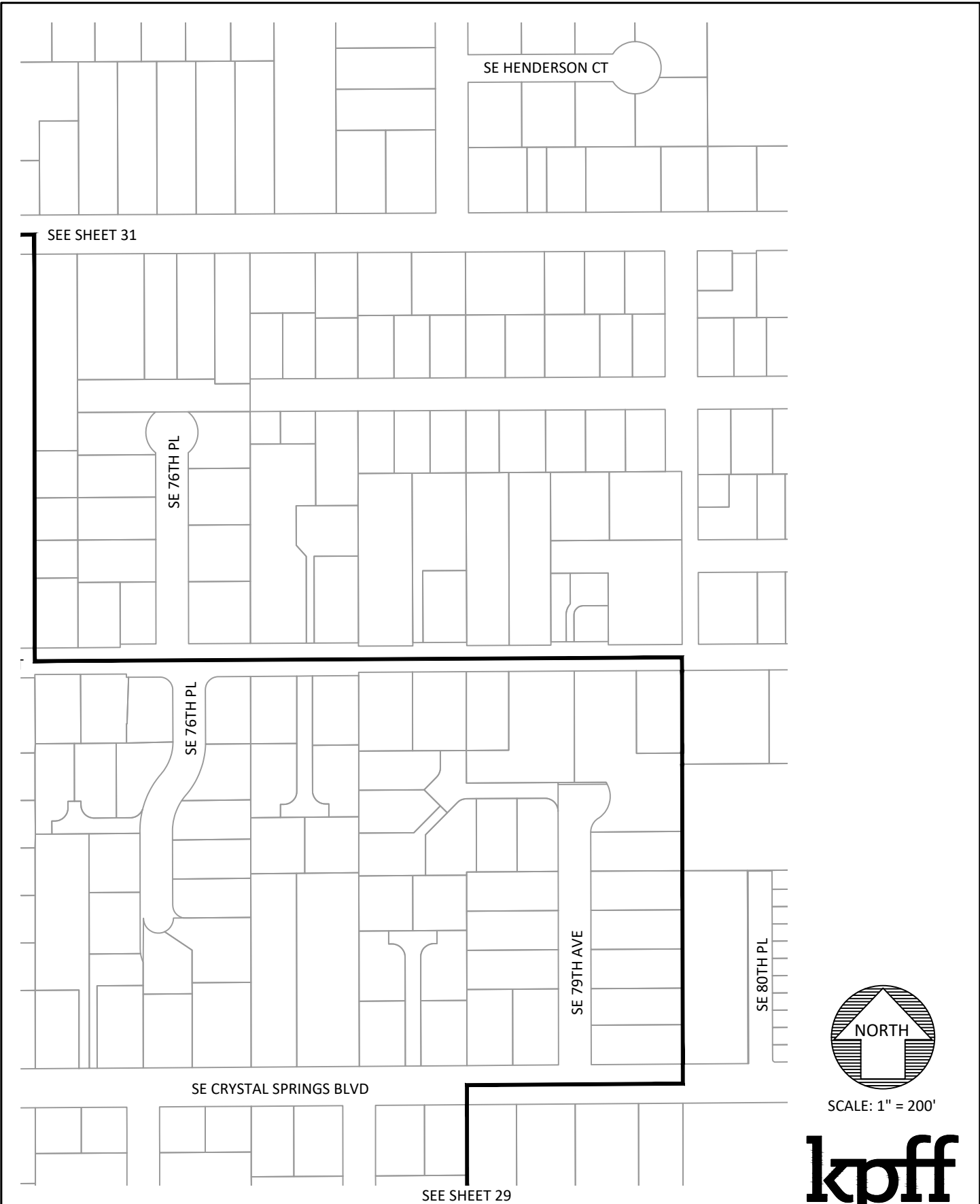


111 SW Fifth Ave., Suite 2400
 Portland, OR 97204
 O: 503.227.3251
 F: 503.274.4681
www.kpff.com

EXHIBIT B MAP - 82ND

CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE:	08/19/2024
DRAWN BY:	BDM
CHECKED BY:	TTT
PROJECT NO.	2400244
SHEET:	29/73

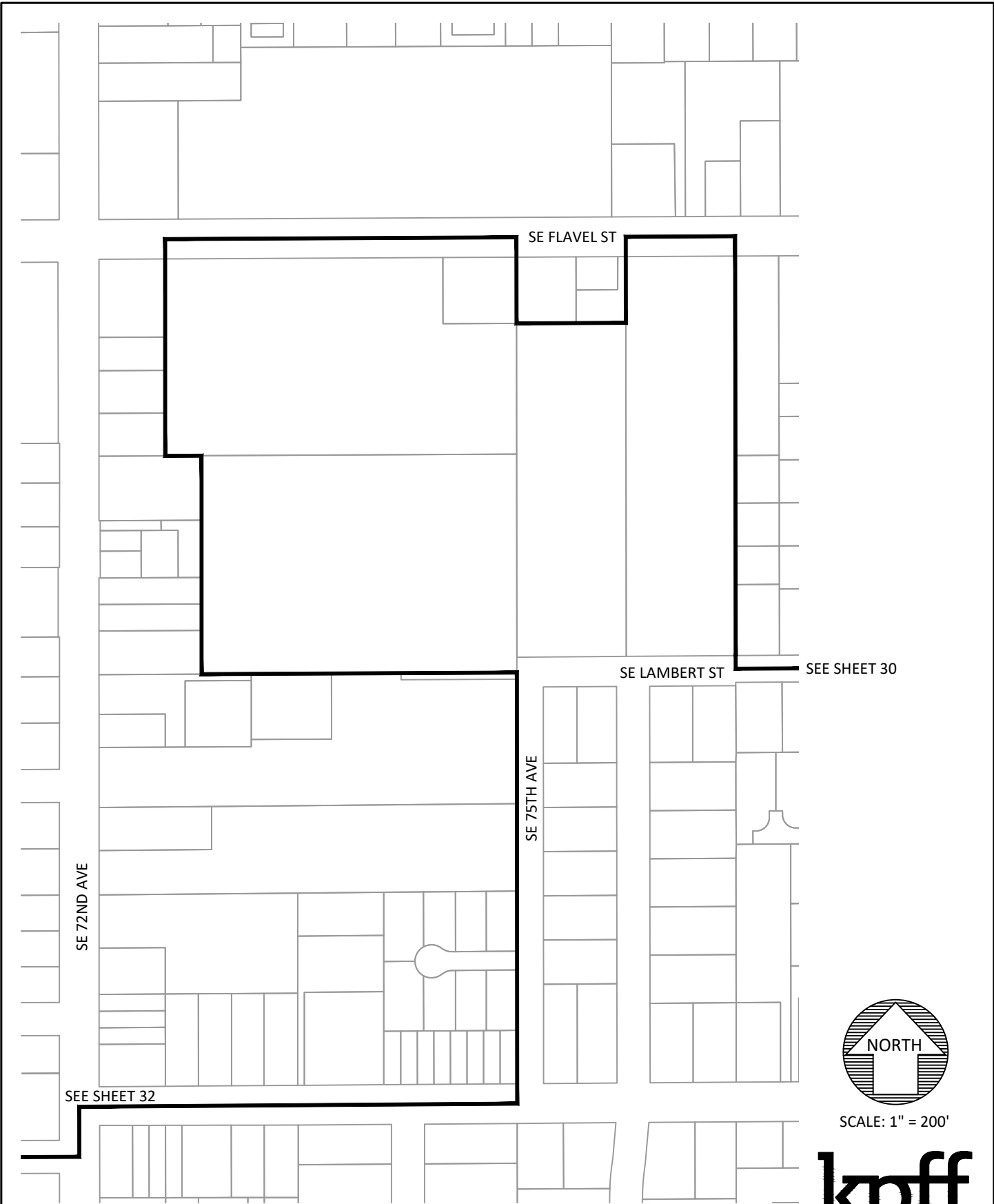


SCALE: 1" = 200'



111 SW Fifth Ave., Suite 2400
 Portland, OR 97204
 O: 503.227.3251
 F: 503.274.4681
www.kpff.com

EXHIBIT B MAP - 82ND	DATE:	08/19/2024
	DRAWN BY:	BDM
CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON	CHECKED BY:	TTT
	PROJECT NO.	2400244
	SHEET:	30/73



SCALE: 1" = 200'

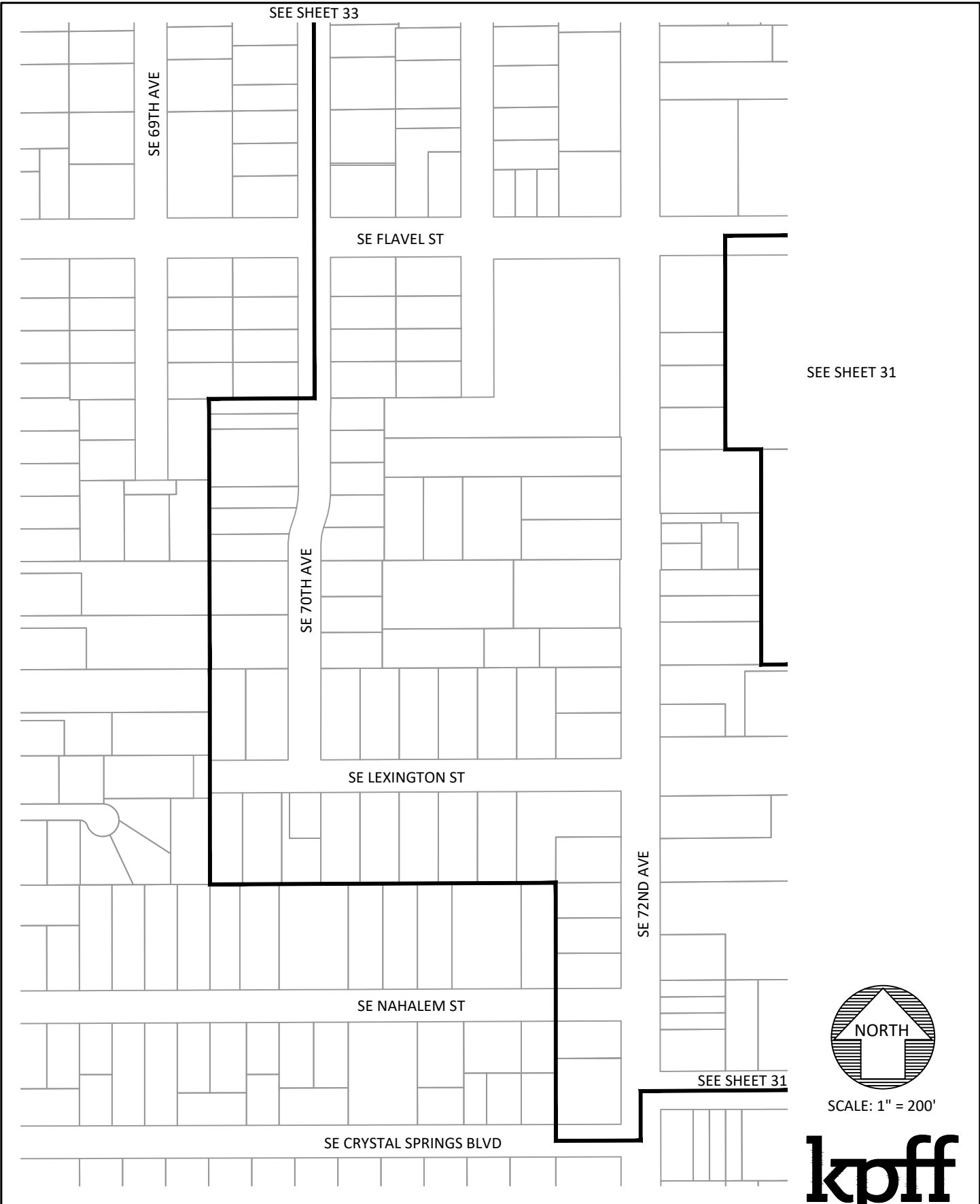


111 SW Fifth Ave., Suite 2400
 Portland, OR 97204
 O: 503.227.3251
 F: 503.274.4681
www.kpff.com

EXHIBIT B MAP - 82ND

CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE:	08/19/2024
DRAWN BY:	BDM
CHECKED BY:	TTT
PROJECT NO.	2400244
SHEET:	31/73



SEE SHEET 33

SE 69TH AVE

SE FLAVEL ST

SEE SHEET 31

SE 70TH AVE

SE LEXINGTON ST

SE 72ND AVE

SE NAHALEM ST

SEE SHEET 31

SE CRYSTAL SPRINGS BLVD



SCALE: 1" = 200'

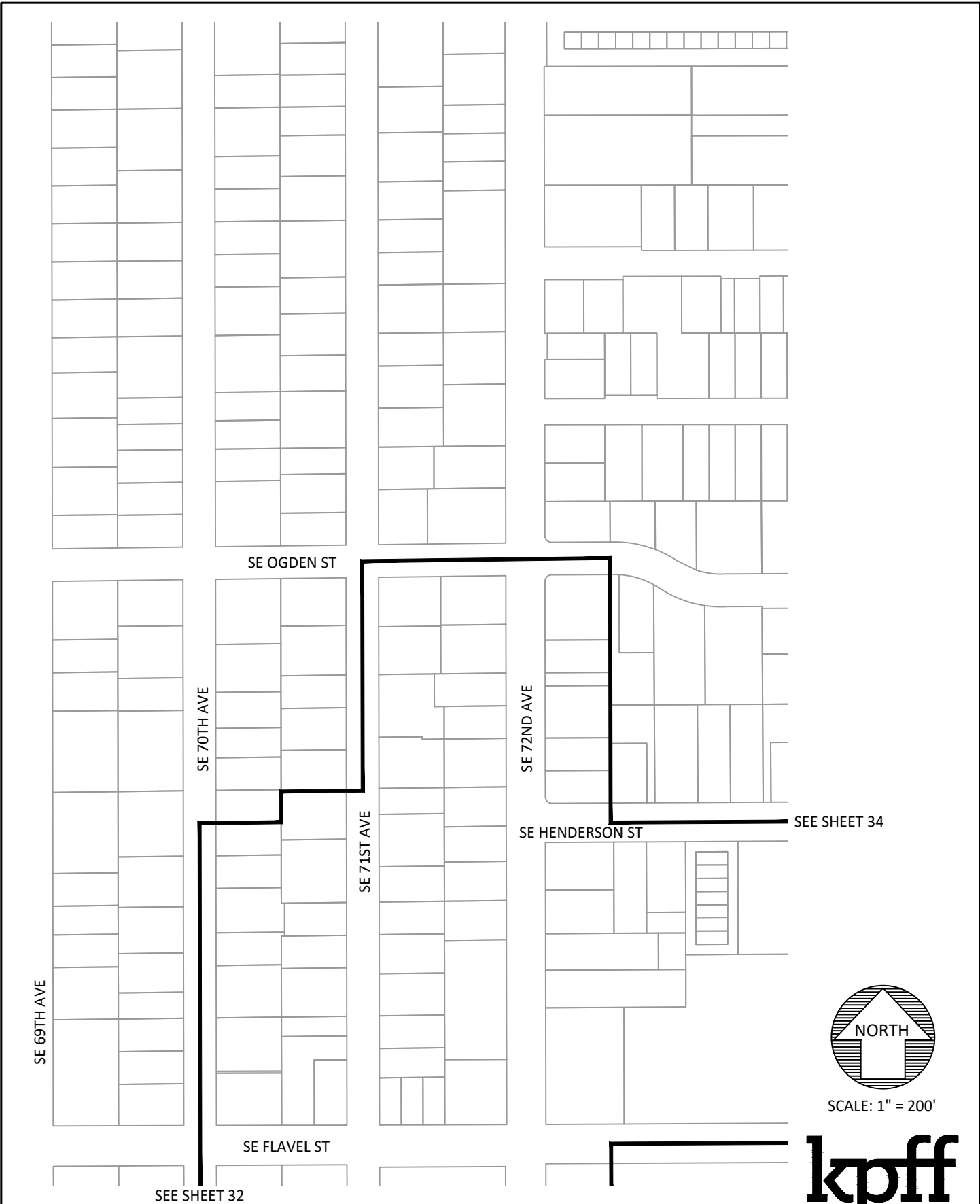


111 SW Fifth Ave., Suite 2400
 Portland, OR 97204
 O: 503.227.3251
 F: 503.274.4681
www.kpff.com

EXHIBIT B MAP - 82ND

CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE:	08/19/2024
DRAWN BY:	BDM
CHECKED BY:	TTT
PROJECT NO.	2400244
SHEET:	32/73



SCALE: 1" = 200'

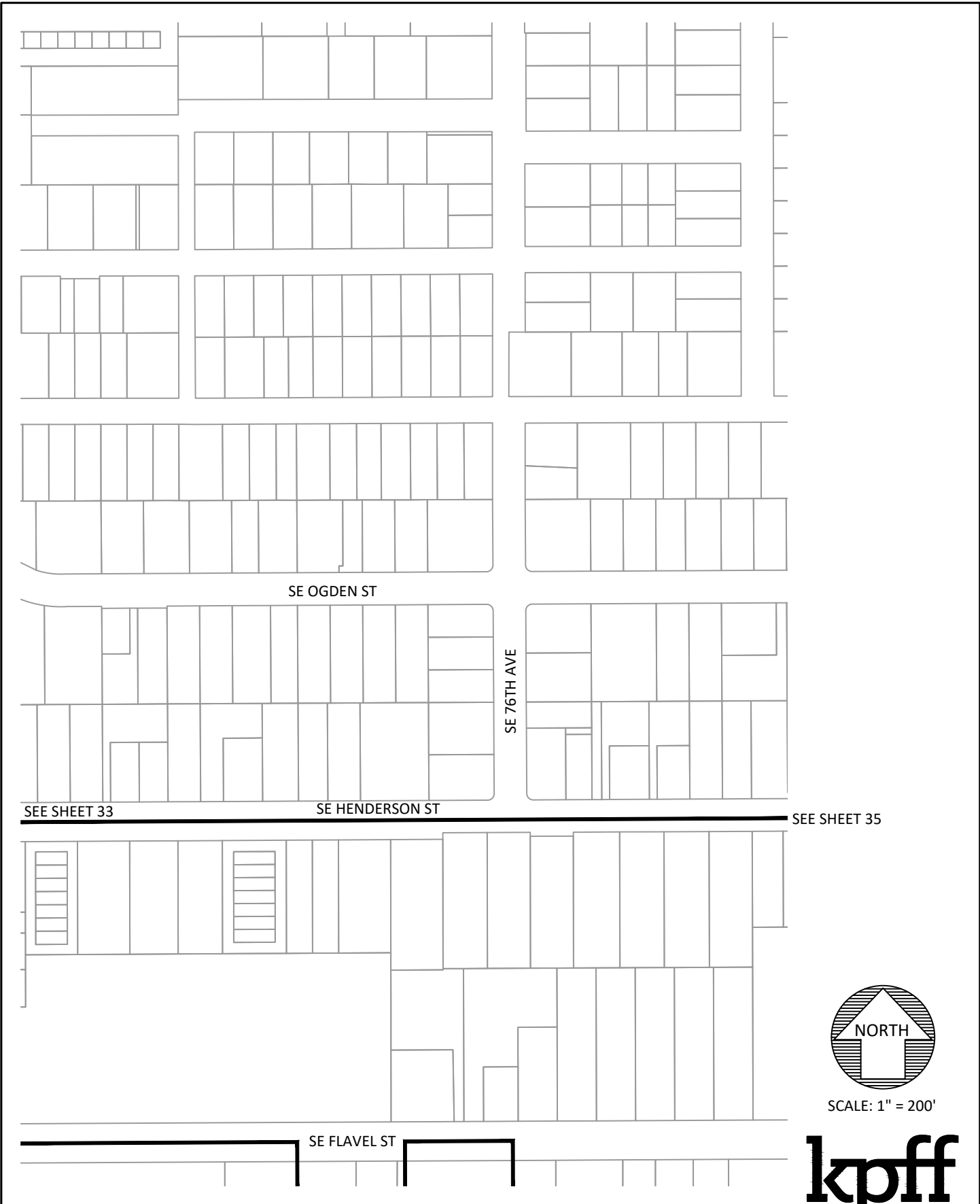


111 SW Fifth Ave., Suite 2400
 Portland, OR 97204
 O: 503.227.3251
 F: 503.274.4681
www.kpff.com

EXHIBIT B MAP - 82ND

CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE:	08/19/2024
DRAWN BY:	BDM
CHECKED BY:	TTT
PROJECT NO.	2400244
SHEET:	33/73

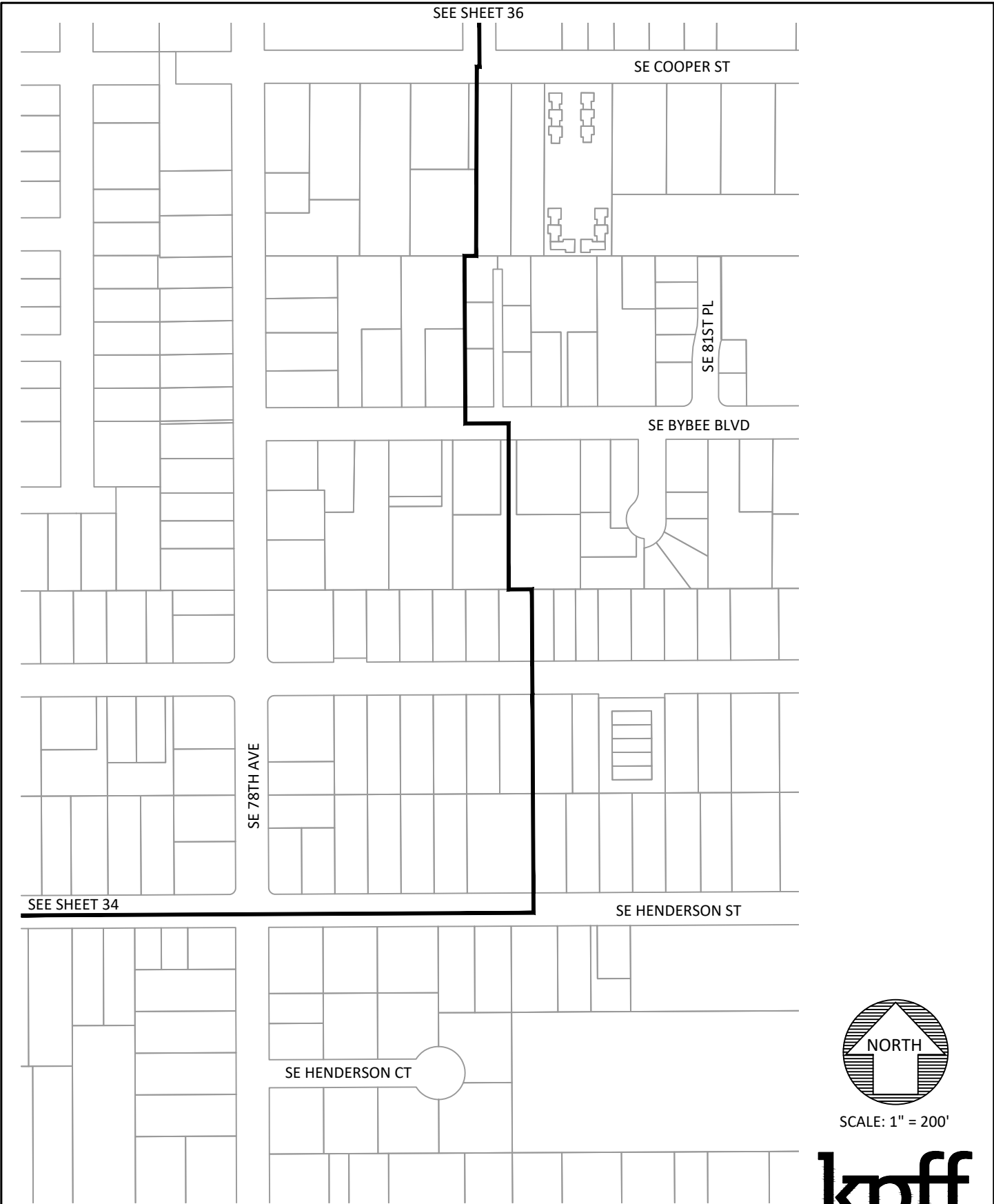


SCALE: 1" = 200'



111 SW Fifth Ave., Suite 2400
 Portland, OR 97204
 O: 503.227.3251
 F: 503.274.4681
www.kpff.com

EXHIBIT B MAP - 82ND	DATE:	08/19/2024
	DRAWN BY:	BDM
CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON	CHECKED BY:	TTT
	PROJECT NO.	2400244
	SHEET:	34/73



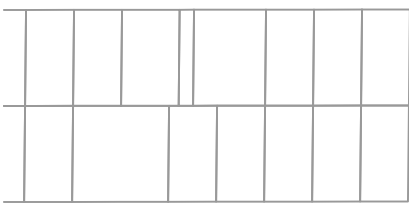
SCALE: 1" = 200'



111 SW Fifth Ave., Suite 2400
 Portland, OR 97204
 O: 503.227.3251
 F: 503.274.4681
www.kpff.com

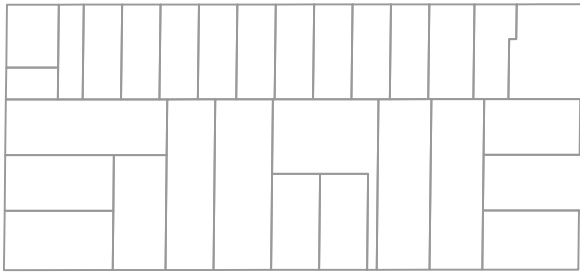
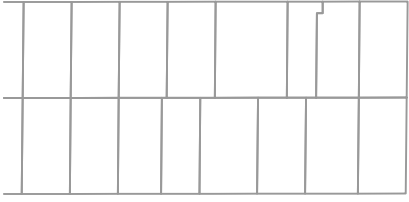
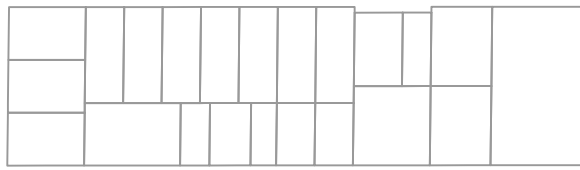
EXHIBIT B MAP - 82ND	DATE:	08/19/2024
	DRAWN BY:	BDM
CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON	CHECKED BY:	TTT
	PROJECT NO.	2400244
	SHEET:	35/73

SEE SHEET 37

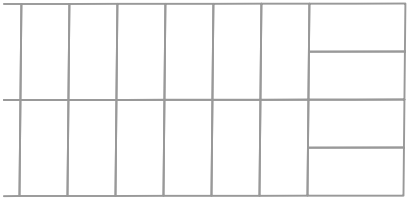


SE TOLMAN ST

SE 80TH AVE



SE HENRY ST

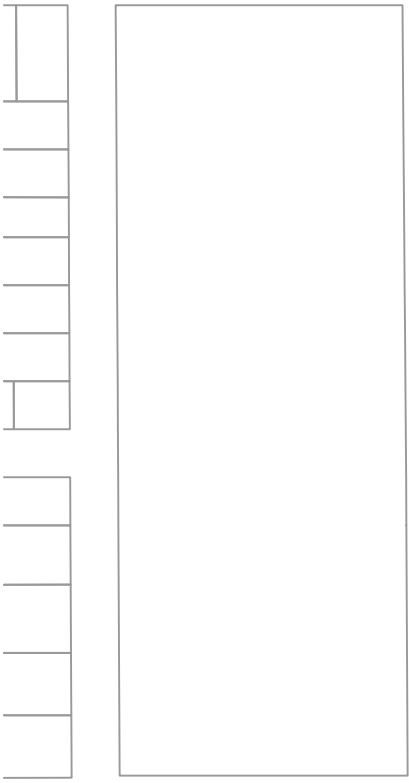


SE 80TH PL

SE 81ST AVE



SE DUKE ST

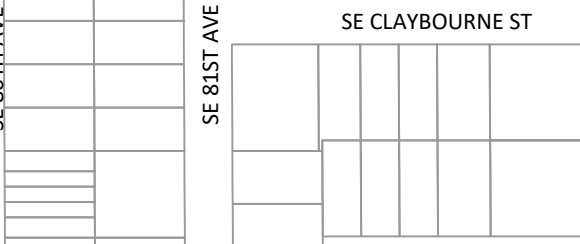
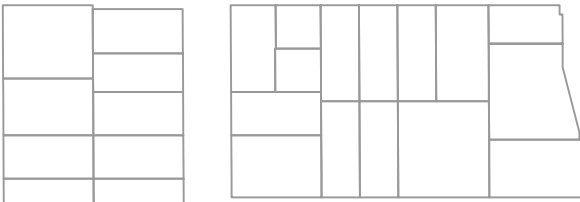


SE 80TH AVE

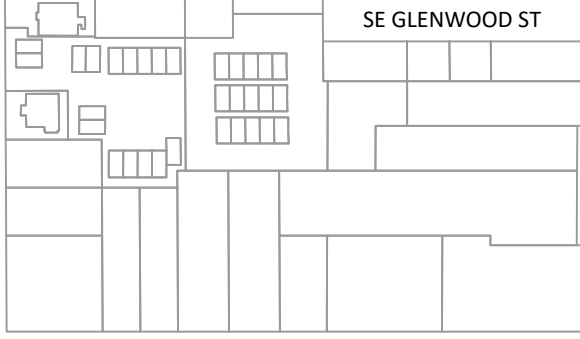
SE 81ST AVE

SE CLAYBOURNE ST

SE 82ND AVE



SE GLENWOOD ST



SE COOPER ST

SEE SHEET 35



SCALE: 1" = 200'



111 SW Fifth Ave., Suite 2400
Portland, OR 97204
O: 503.227.3251
F: 503.274.4681
www.kpff.com

EXHIBIT B MAP - 82ND

CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE:	08/19/2024
DRAWN BY:	BDM
CHECKED BY:	TTT
PROJECT NO.	2400244
SHEET:	36/73

SEE SHEET 38

SE WOODSTOCK BLVD

SE 77TH AVE

SE 80TH AVE

SE CARLTON ST

SE TOLMAN ST

SE 80TH AVE

SE 80TH AVE

SEE SHEET 36



SCALE: 1" = 200'



111 SW Fifth Ave., Suite 2400
Portland, OR 97204
O: 503.227.3251
F: 503.274.4681
www.kpff.com

EXHIBIT B MAP - 82ND

CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE:	08/19/2024
DRAWN BY:	BDM
CHECKED BY:	TTT
PROJECT NO.	2400244
SHEET:	37/73

SEE SHEET 39

SE WOODSTOCK BLVD

SEE SHEET 37

SE MARTINS ST

SE 74TH AVE

SE CARLTON ST

SE 72ND AVE

SE 73RD AVE



SCALE: 1" = 200'

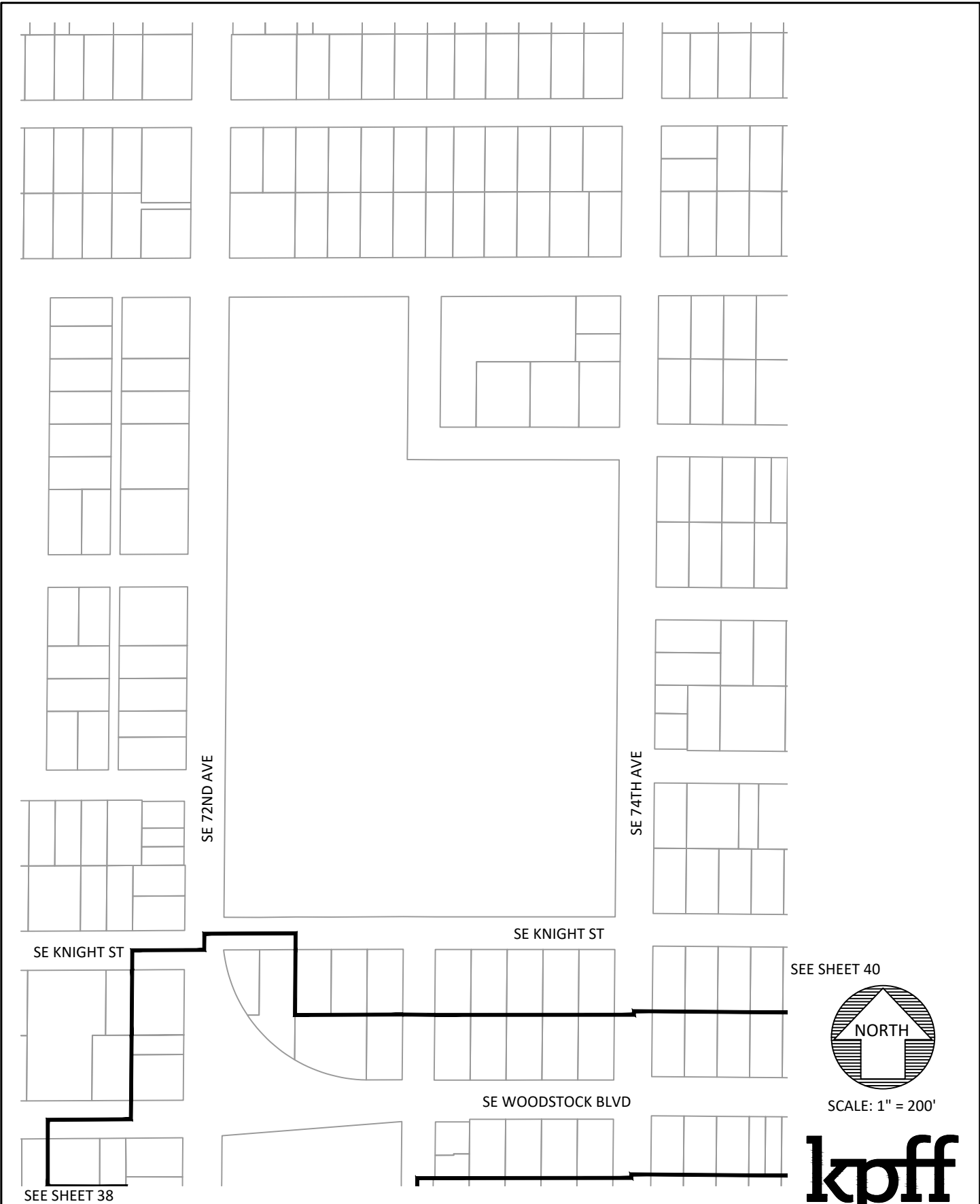


111 SW Fifth Ave., Suite 2400
Portland, OR 97204
O: 503.227.3251
F: 503.274.4681
www.kpff.com

EXHIBIT B MAP - 82ND

CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE:	08/19/2024
DRAWN BY:	BDM
CHECKED BY:	TTT
PROJECT NO.	2400244
SHEET:	38/73



SEE SHEET 40



SCALE: 1" = 200'



111 SW Fifth Ave., Suite 2400
 Portland, OR 97204
 O: 503.227.3251
 F: 503.274.4681
www.kpff.com

EXHIBIT B MAP - 82ND CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON	DATE:	08/19/2024
	DRAWN BY:	BDM
	CHECKED BY:	TTT
	PROJECT NO.	2400244
	SHEET:	39/73

SEE SHEET 38



EXHIBIT B MAP - 82ND

CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE:	08/19/2024
DRAWN BY:	BDM
CHECKED BY:	TTT
PROJECT NO.	2400244
SHEET:	40/73



111 SW Fifth Ave., Suite 2400
 Portland, OR 97204
 O: 503.227.3251
 F: 503.274.4681
www.kpff.com

SEE SHEET 42

SE RAYMOND ST

SE MITCHELL ST

SE STEELE ST

SE 80TH AVE

SE FOSTER RD

SE HAROLD ST

SE 80TH AVE

SEE SHEET 40



SCALE: 1" = 200'

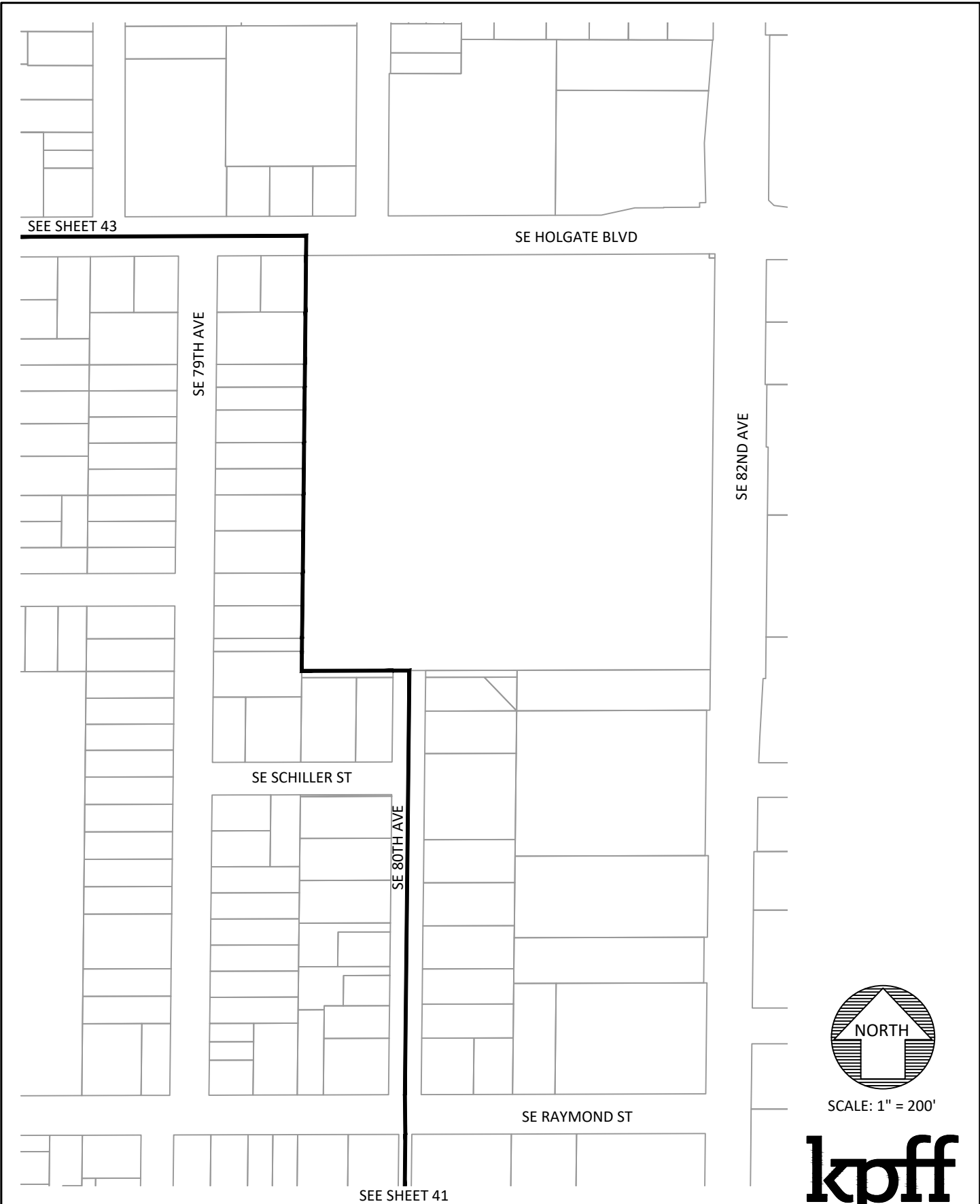


111 SW Fifth Ave., Suite 2400
Portland, OR 97204
O: 503.227.3251
F: 503.274.4681
www.kpff.com

EXHIBIT B MAP - 82ND

CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE:	08/19/2024
DRAWN BY:	BDM
CHECKED BY:	TTT
PROJECT NO.	2400244
SHEET:	41/73



SCALE: 1" = 200'



111 SW Fifth Ave., Suite 2400
 Portland, OR 97204
 O: 503.227.3251
 F: 503.274.4681
www.kpff.com

EXHIBIT B MAP - 82ND CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON	DATE:	08/19/2024
	DRAWN BY:	BDM
	CHECKED BY:	TTT
	PROJECT NO.	2400244
	SHEET:	42/73

SEE SHEET 44

SE CENTER ST

SE 75TH AVE

SE 76TH AVE

SE 79TH AVE

SE HOLGATE BLVD

SEE SHEET 42



SCALE: 1" = 200'

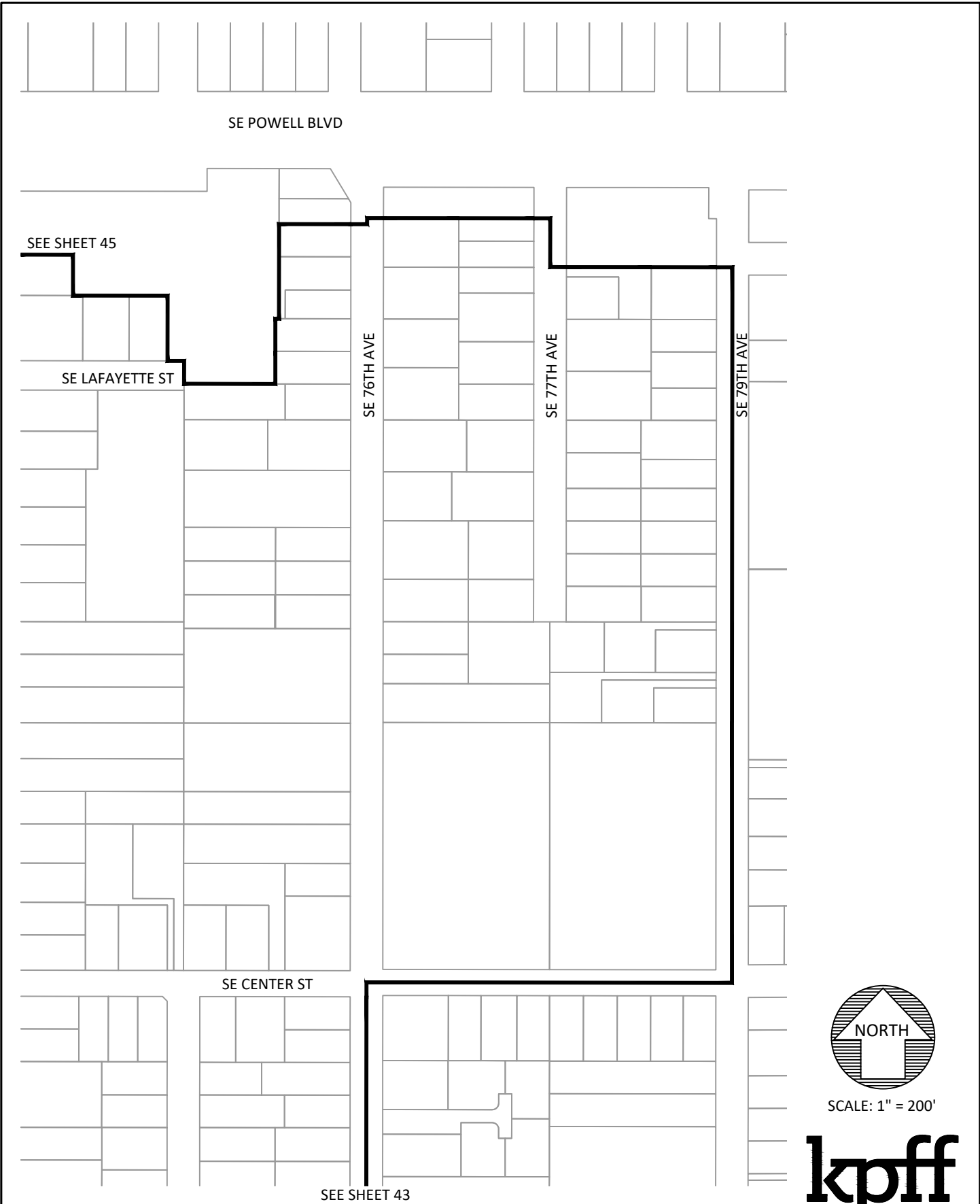


111 SW Fifth Ave., Suite 2400
Portland, OR 97204
O: 503.227.3251
F: 503.274.4681
www.kpff.com

EXHIBIT B MAP - 82ND

CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE:	08/19/2024
DRAWN BY:	BDM
CHECKED BY:	TTT
PROJECT NO.	2400244
SHEET:	43/73



SE POWELL BLVD

SEE SHEET 45

SE LAFAYETTE ST

SE 76TH AVE

SE 77TH AVE

SE 79TH AVE

SE CENTER ST

SEE SHEET 43



SCALE: 1" = 200'

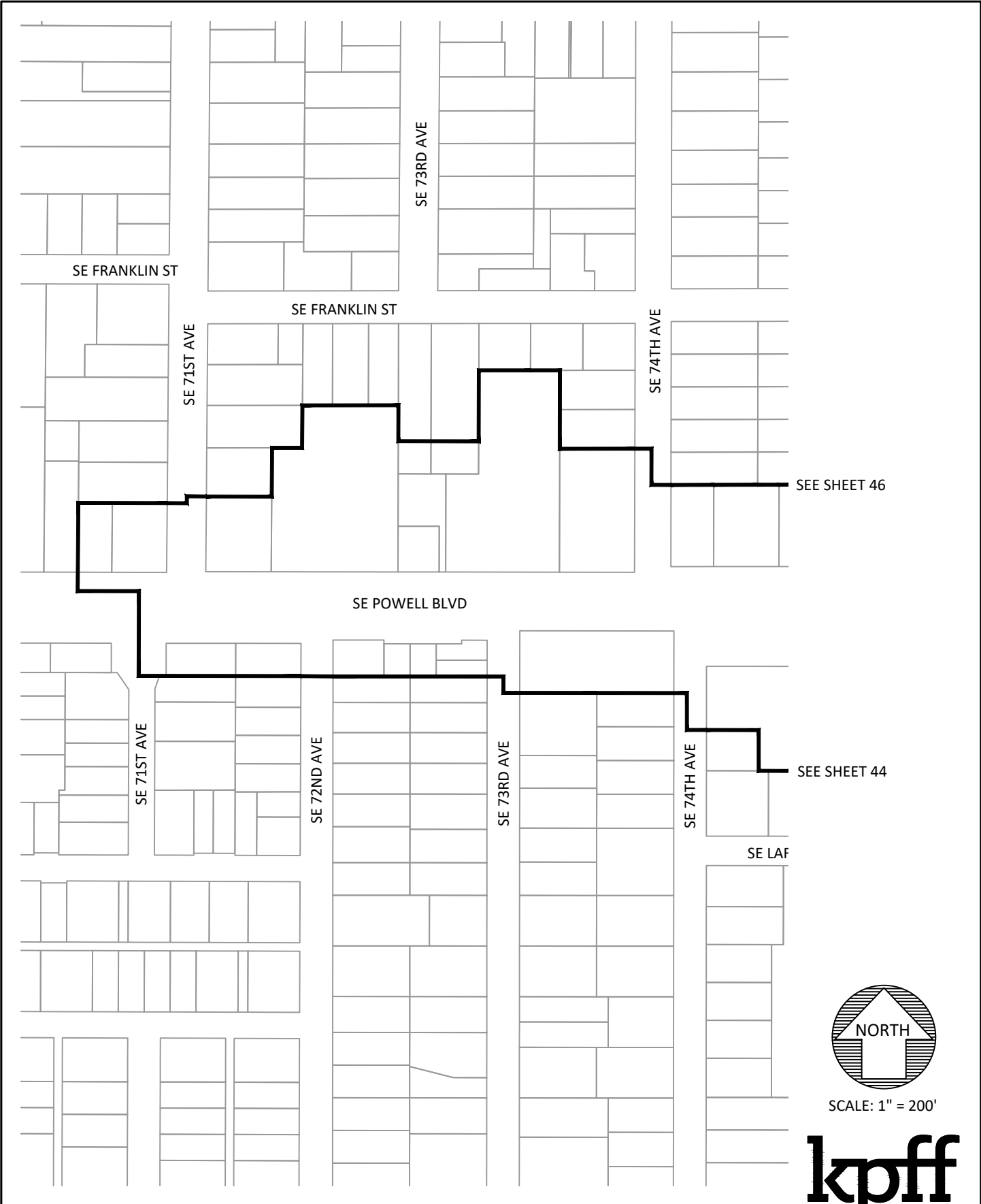


111 SW Fifth Ave., Suite 2400
 Portland, OR 97204
 O: 503.227.3251
 F: 503.274.4681
www.kpff.com

EXHIBIT B MAP - 82ND

CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE:	08/19/2024
DRAWN BY:	BDM
CHECKED BY:	TTT
PROJECT NO.	2400244
SHEET:	44/73

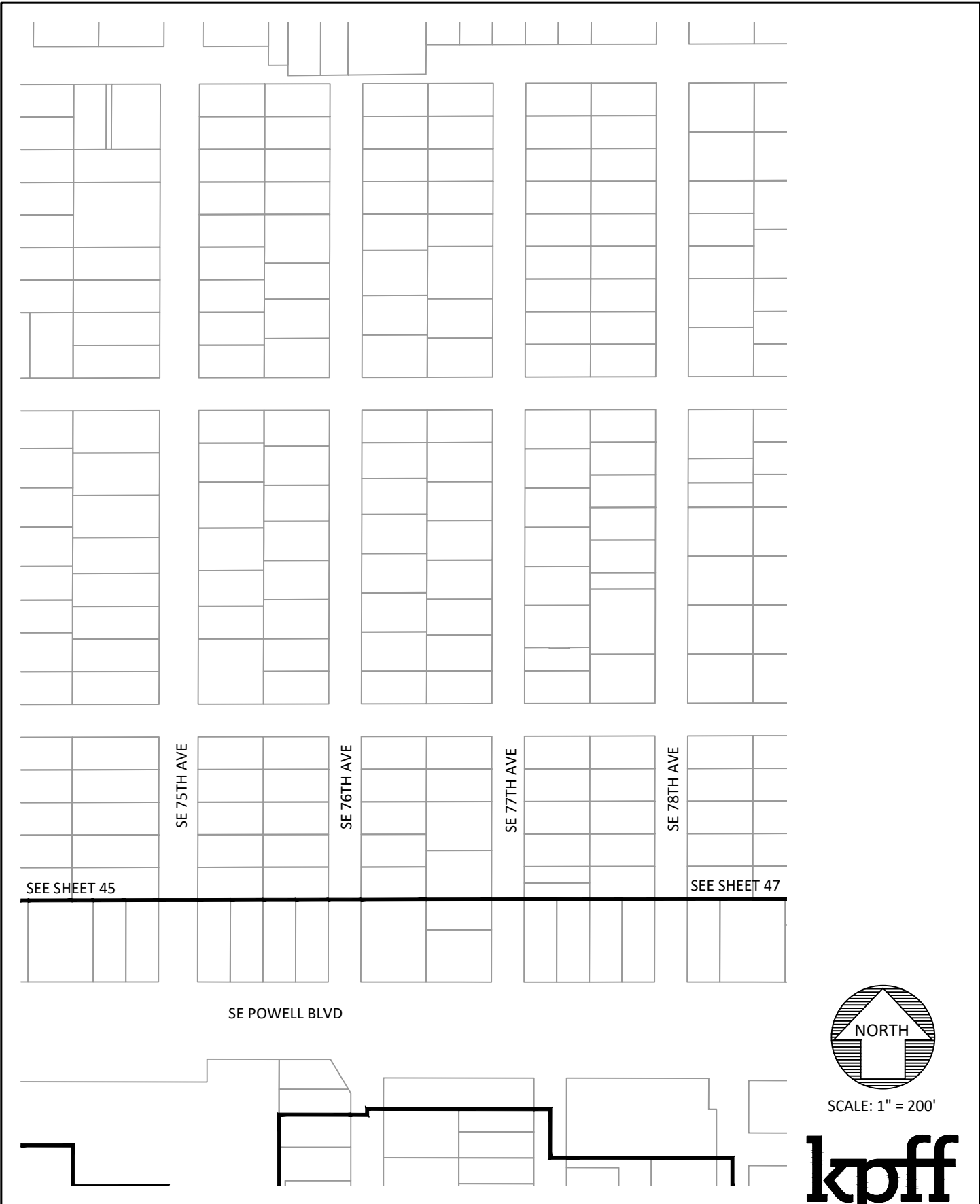


SCALE: 1" = 200'



111 SW Fifth Ave., Suite 2400
 Portland, OR 97204
 O: 503.227.3251
 F: 503.274.4681
www.kpff.com

EXHIBIT B MAP - 82ND	DATE:	08/19/2024
	DRAWN BY:	BDM
CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON	CHECKED BY:	TTT
	PROJECT NO.	2400244
	SHEET:	45/73



SCALE: 1" = 200'



111 SW Fifth Ave., Suite 2400
 Portland, OR 97204
 O: 503.227.3251
 F: 503.274.4681
www.kpff.com

EXHIBIT B MAP - 82ND	DATE:	08/19/2024
	DRAWN BY:	BDM
CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON	CHECKED BY:	TTT
	PROJECT NO.	2400244
	SHEET:	46/73

SEE SHEET 48

SE WOODWARD ST

SE 82ND AVE

SE TIBBETTS ST

SE 80TH AVE

SE 81ST AVE

SE 78TH AVE

SE 79TH AVE

SEE SHEET 46



SCALE: 1" = 200'

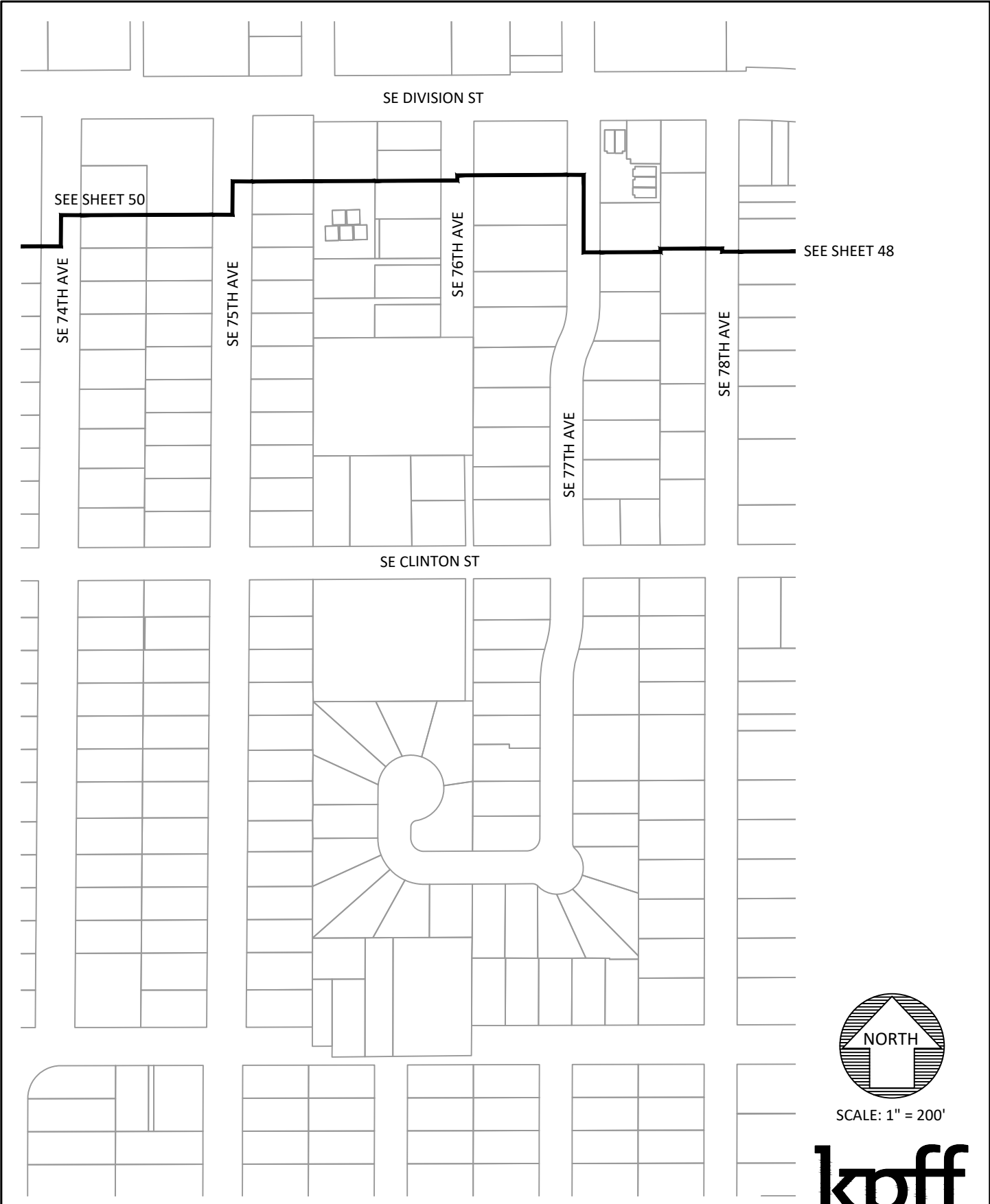


111 SW Fifth Ave., Suite 2400
Portland, OR 97204
O: 503.227.3251
F: 503.274.4681
www.kpff.com

EXHIBIT B MAP - 82ND

CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE:	08/19/2024
DRAWN BY:	BDM
CHECKED BY:	TTT
PROJECT NO.	2400244
SHEET:	47/73



SEE SHEET 50

SEE SHEET 48



SCALE: 1" = 200'

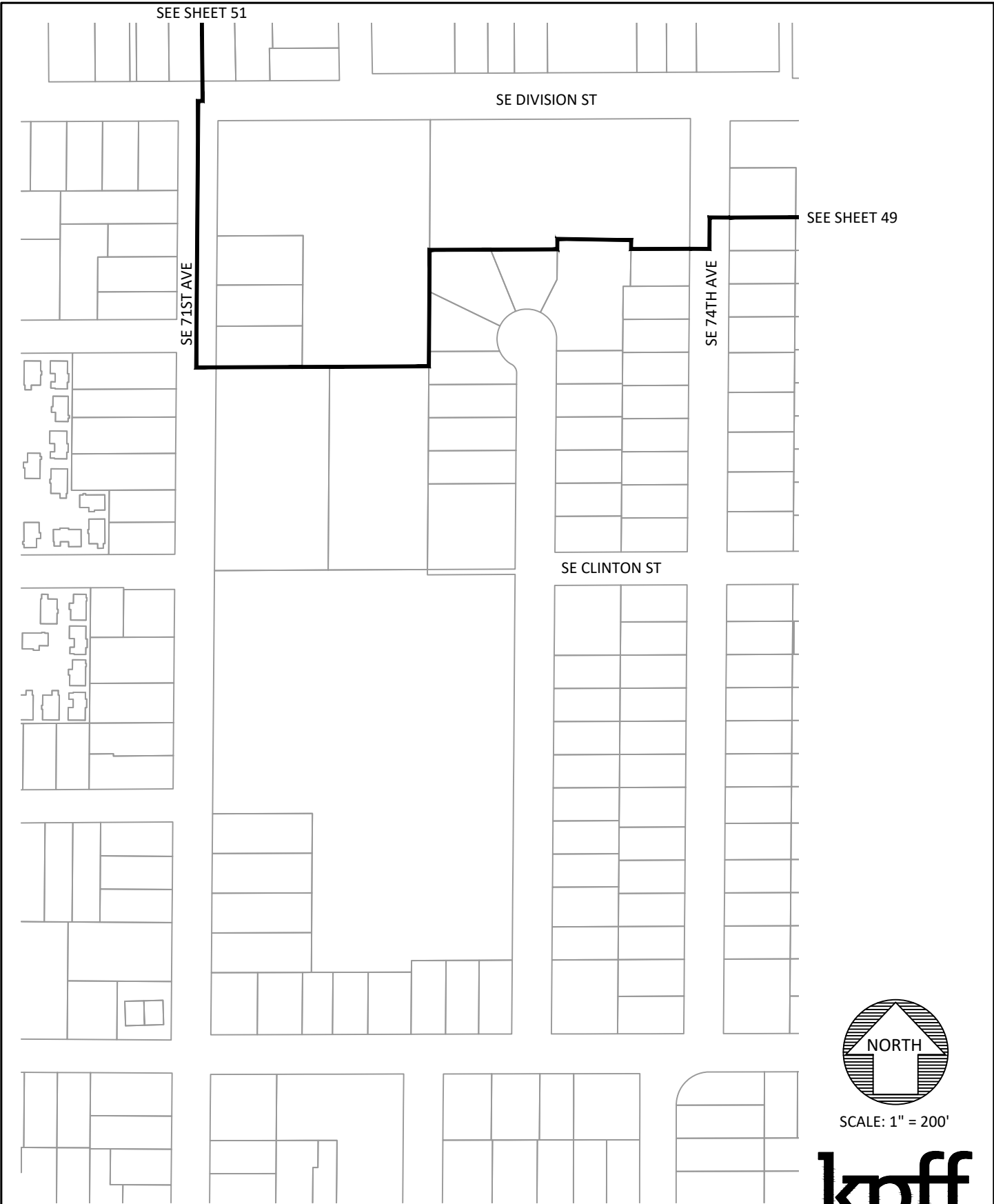


111 SW Fifth Ave., Suite 2400
 Portland, OR 97204
 O: 503.227.3251
 F: 503.274.4681
www.kpff.com

EXHIBIT B MAP - 82ND

CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE:	08/19/2024
DRAWN BY:	BDM
CHECKED BY:	TTT
PROJECT NO.	2400244
SHEET:	49/73

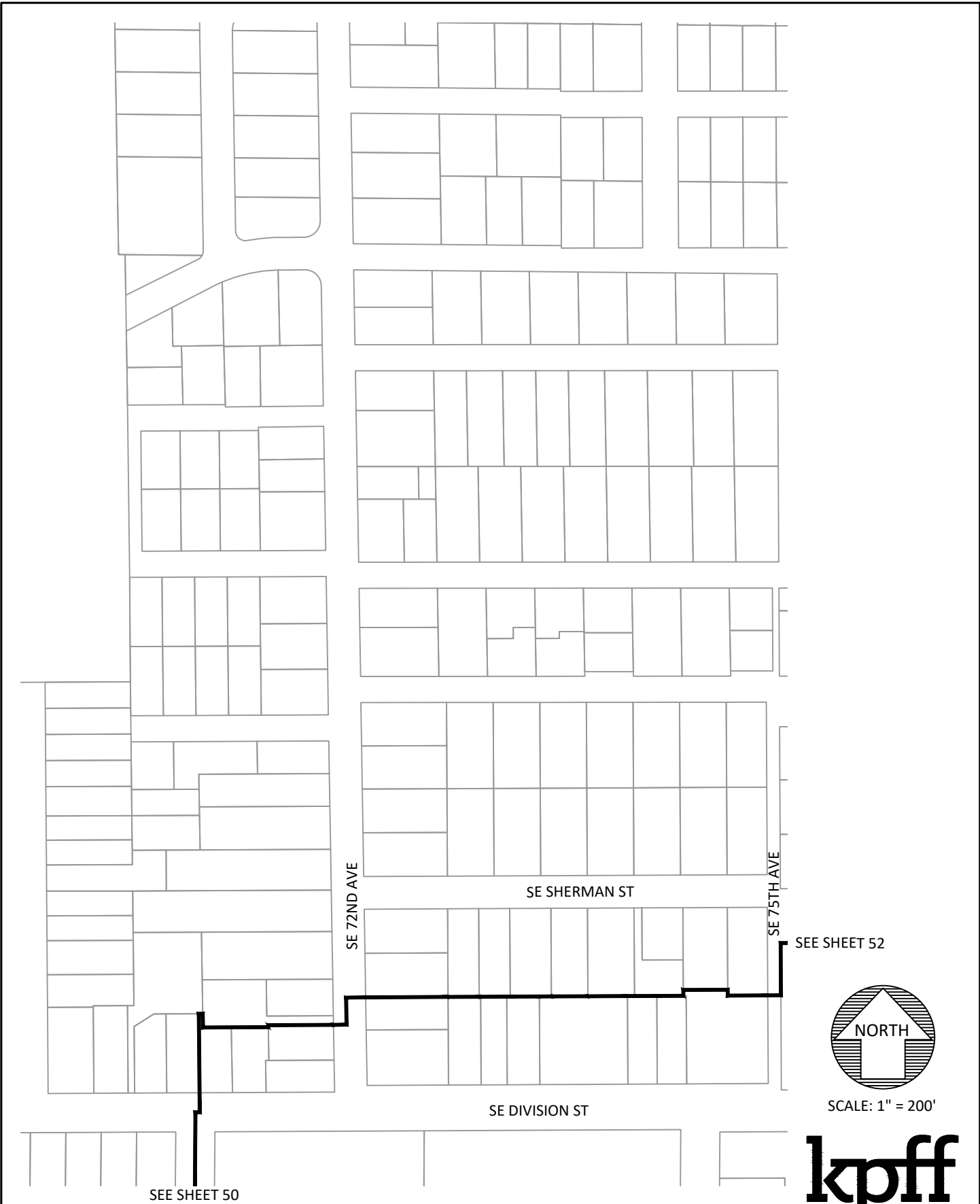


SCALE: 1" = 200'



111 SW Fifth Ave., Suite 2400
 Portland, OR 97204
 O: 503.227.3251
 F: 503.274.4681
www.kpff.com

EXHIBIT B MAP - 82ND	DATE:	08/19/2024
	DRAWN BY:	BDM
CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON	CHECKED BY:	TTT
	PROJECT NO.	2400244
	SHEET:	50/73

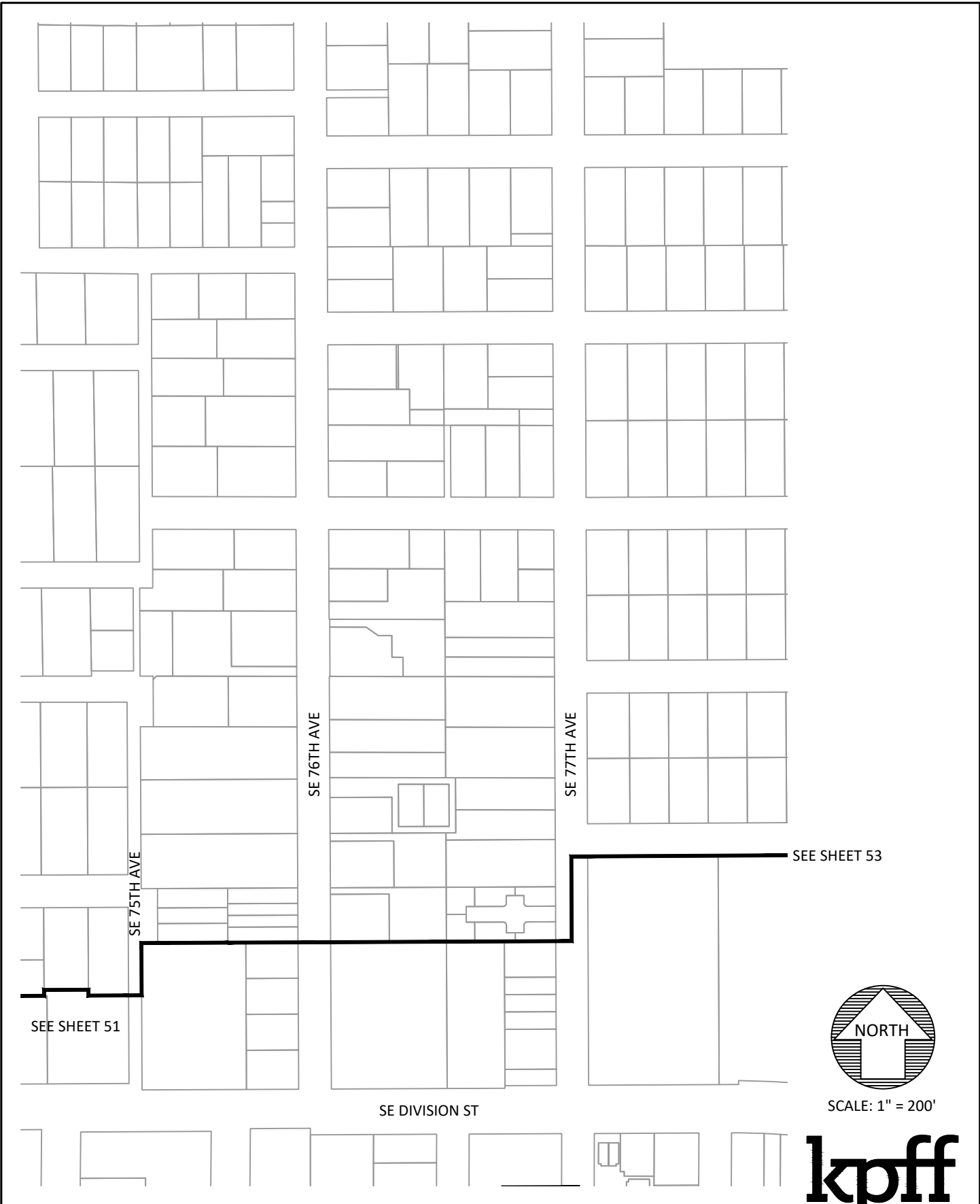


SCALE: 1" = 200'



111 SW Fifth Ave., Suite 2400
 Portland, OR 97204
 O: 503.227.3251
 F: 503.274.4681
www.kpff.com

EXHIBIT B MAP - 82ND CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON	DATE:	08/19/2024
	DRAWN BY:	BDM
	CHECKED BY:	TTT
	PROJECT NO.	2400244
	SHEET:	51/73



SEE SHEET 51

SE 75TH AVE

SE 76TH AVE

SE 77TH AVE

SEE SHEET 53

SE DIVISION ST



SCALE: 1" = 200'



111 SW Fifth Ave., Suite 2400
 Portland, OR 97204
 O: 503.227.3251
 F: 503.274.4681
www.kpff.com

EXHIBIT B MAP - 82ND

CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE:	08/19/2024
DRAWN BY:	BDM
CHECKED BY:	TTT
PROJECT NO.	2400244
SHEET:	52/73

SEE SHEET 54



SE 80TH AVE

SE 82ND AVE

SEE SHEET 52



SCALE: 1" = 200'

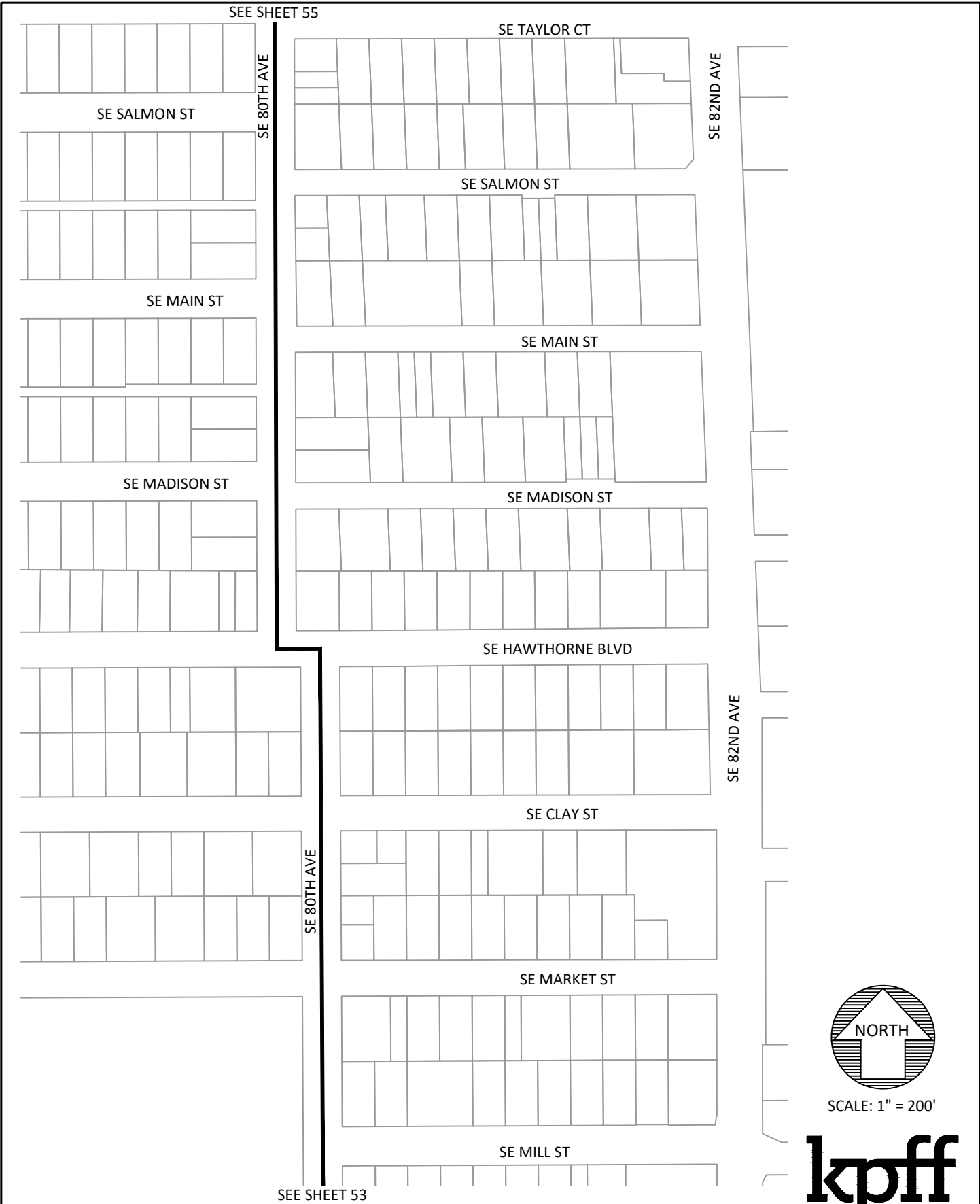


111 SW Fifth Ave., Suite 2400
 Portland, OR 97204
 O: 503.227.3251
 F: 503.274.4681
www.kpff.com

EXHIBIT B MAP - 82ND

CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE:	08/19/2024
DRAWN BY:	BDM
CHECKED BY:	TTT
PROJECT NO.	2400244
SHEET:	53/73



SCALE: 1" = 200'



111 SW Fifth Ave., Suite 2400
 Portland, OR 97204
 O: 503.227.3251
 F: 503.274.4681
www.kpff.com

EXHIBIT B MAP - 82ND

CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE:	08/19/2024
DRAWN BY:	BDM
CHECKED BY:	TTT
PROJECT NO.	2400244
SHEET:	54/73



SCALE: 1" = 200'



111 SW Fifth Ave., Suite 2400
 Portland, OR 97204
 O: 503.227.3251
 F: 503.274.4681
www.kpff.com

EXHIBIT B MAP - 82ND

CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE:	08/19/2024
DRAWN BY:	BDM
CHECKED BY:	TTT
PROJECT NO.	2400244
SHEET:	55/73

SEE SHEET 57



SE STARK ST

SE WASHINGTON ST

SE ALDER ST

SE ALDER ST

SEE SHEET 55

SE 76TH AVE

SE MORRISON ST



SCALE: 1" = 200'



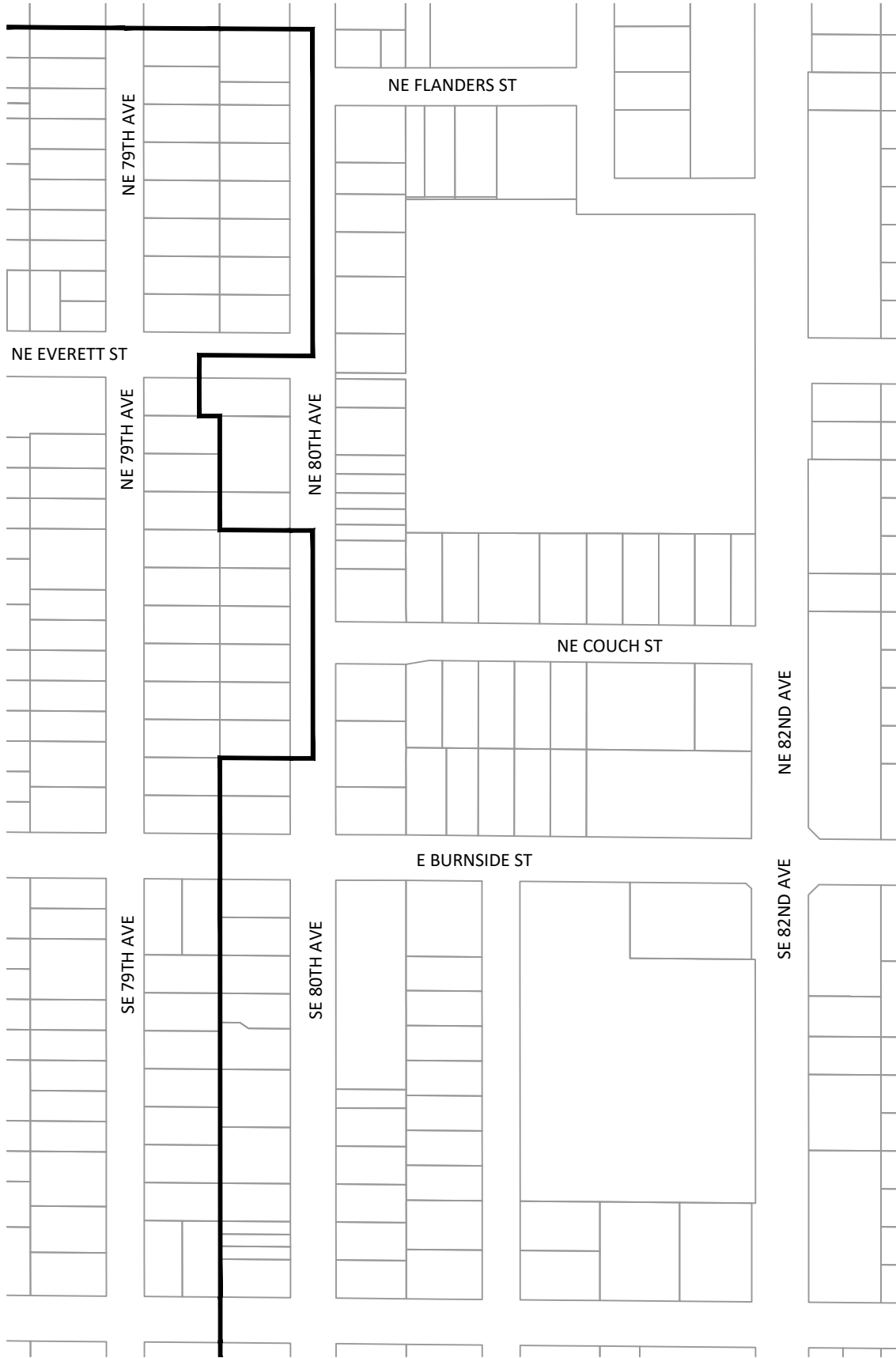
111 SW Fifth Ave., Suite 2400
 Portland, OR 97204
 O: 503.227.3251
 F: 503.274.4681
www.kpff.com

EXHIBIT B MAP - 82ND

CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE:	08/19/2024
DRAWN BY:	BDM
CHECKED BY:	TTT
PROJECT NO.	2400244
SHEET:	56/73

SEE SHEET 58



SEE SHEET 56

EXHIBIT B MAP - 82ND

CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

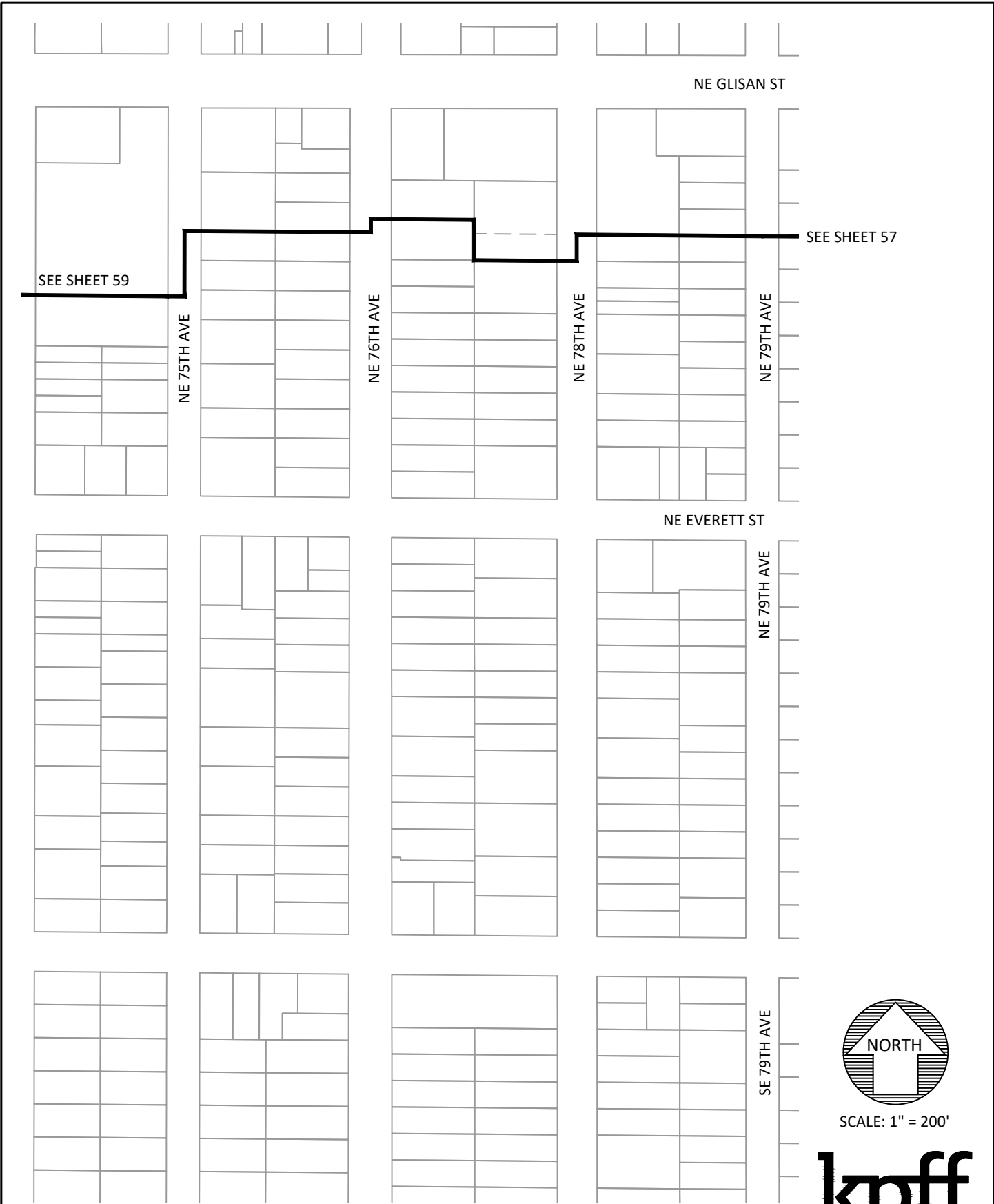
DATE:	08/19/2024
DRAWN BY:	BDM
CHECKED BY:	TTT
PROJECT NO.	2400244
SHEET:	57/73



SCALE: 1" = 200'



111 SW Fifth Ave., Suite 2400
 Portland, OR 97204
 O: 503.227.3251
 F: 503.274.4681
www.kpff.com



NE GLISAN ST

SEE SHEET 57

SEE SHEET 59

NE 75TH AVE

NE 76TH AVE

NE 78TH AVE

NE 79TH AVE

NE EVERETT ST

NE 79TH AVE

SE 79TH AVE



SCALE: 1" = 200'



111 SW Fifth Ave., Suite 2400
 Portland, OR 97204
 O: 503.227.3251
 F: 503.274.4681
www.kpff.com

EXHIBIT B MAP - 82ND

CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE:	08/19/2024
DRAWN BY:	BDM
CHECKED BY:	TTT
PROJECT NO.	2400244
SHEET:	58/73

SEE SHEET 60

NE GLISAN ST

SEE SHEET 58

NE 71ST AVE

NE 72ND AVE

NE 73RD AVE

NE 74TH AVE



SCALE: 1" = 200'

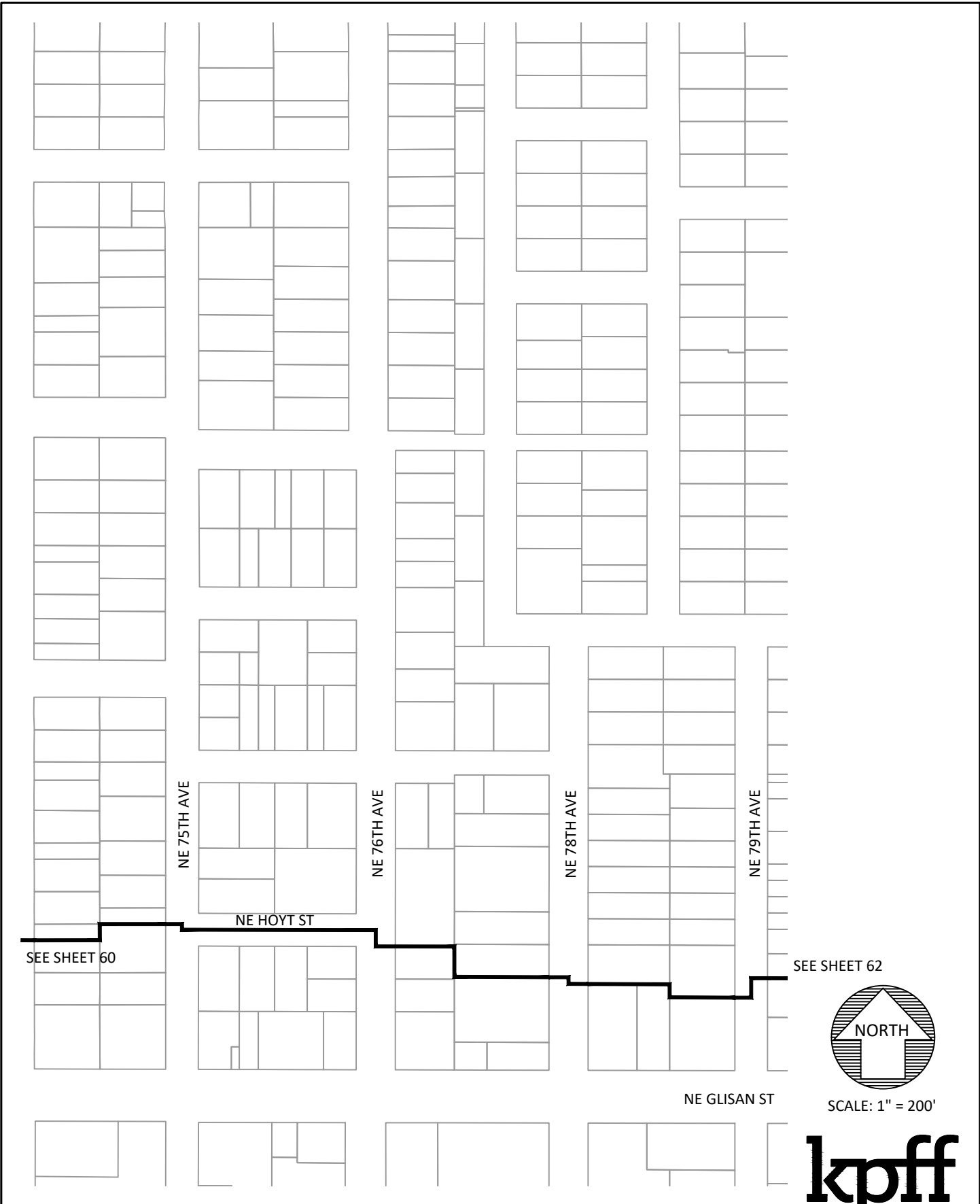


111 SW Fifth Ave., Suite 2400
 Portland, OR 97204
 O: 503.227.3251
 F: 503.274.4681
www.kpff.com

EXHIBIT B MAP - 82ND

CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE:	08/19/2024
DRAWN BY:	BDM
CHECKED BY:	TTT
PROJECT NO.	2400244
SHEET:	59/73



SEE SHEET 60

SEE SHEET 62



SCALE: 1" = 200'



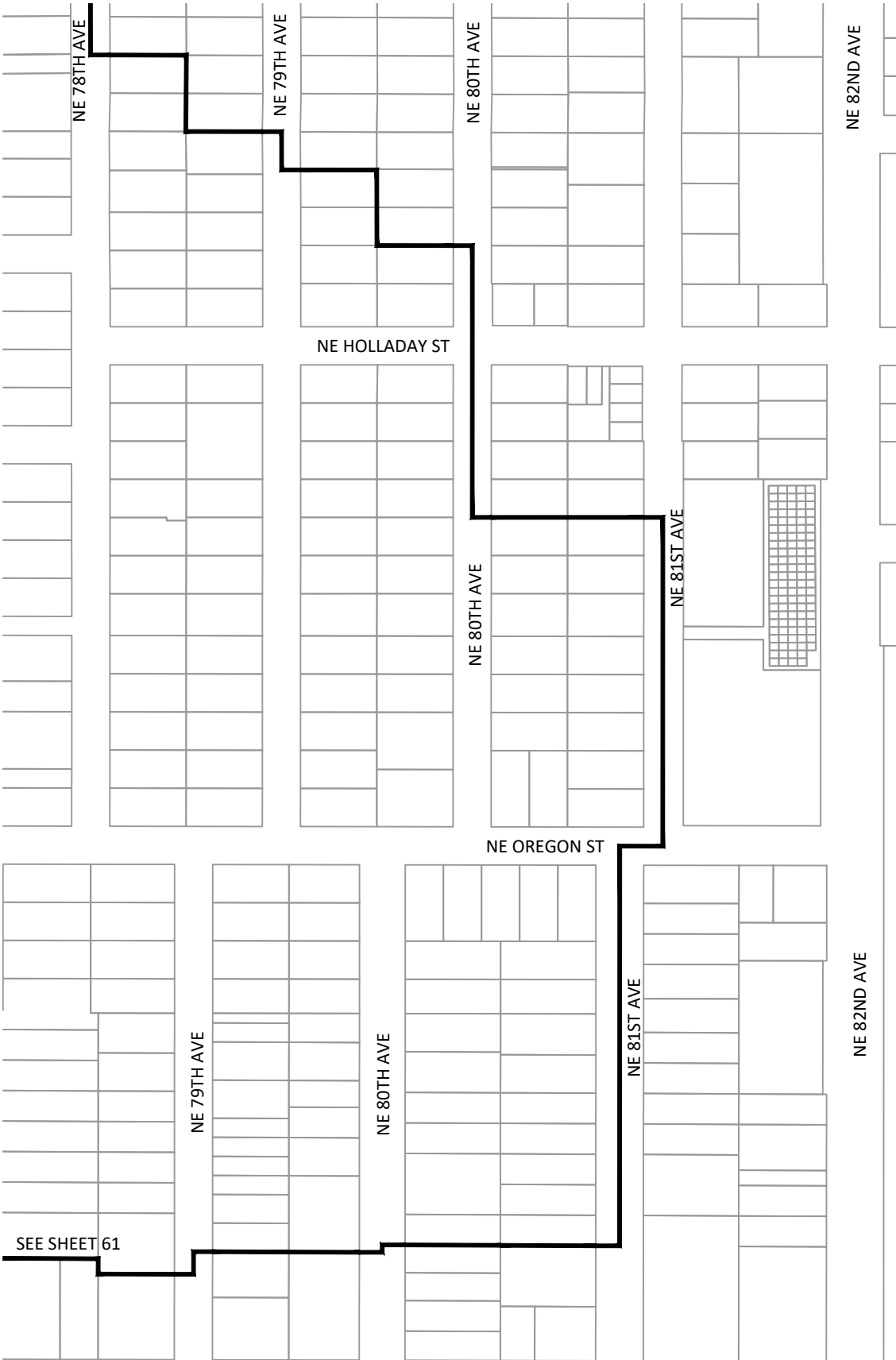
EXHIBIT B MAP - 82ND

DATE:	08/19/2024
DRAWN BY:	BDM
CHECKED BY:	TTT
PROJECT NO.	2400244
SHEET:	61/73

CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

111 SW Fifth Ave., Suite 2400
 Portland, OR 97204
 O: 503.227.3251
 F: 503.274.4681
www.kpff.com

SEE SHEET 63



SCALE: 1" = 200'



111 SW Fifth Ave., Suite 2400
 Portland, OR 97204
 O: 503.227.3251
 F: 503.274.4681
www.kpff.com

EXHIBIT B MAP - 82ND

CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE:	08/19/2024
DRAWN BY:	BDM
CHECKED BY:	TTT
PROJECT NO.	2400244
SHEET:	62/73

SEE SHEET 61

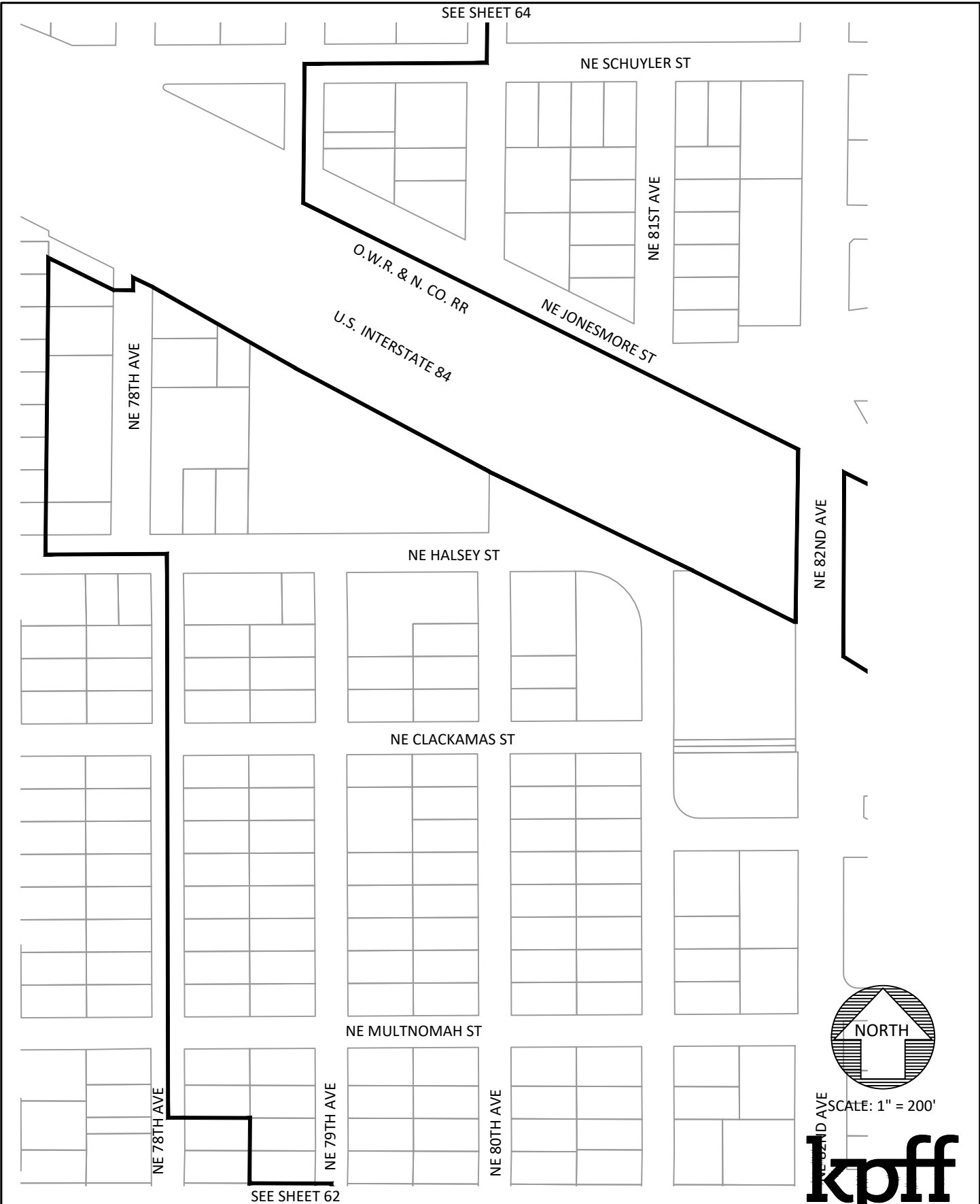


EXHIBIT B MAP - 82ND

CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE:	08/19/2024
DRAWN BY:	BDM
CHECKED BY:	TTT
PROJECT NO.	2400244
SHEET:	63/73

NORTH

SCALE: 1" = 200'

111 SW Fifth Ave., Suite 2400
 Portland, OR 97204
 O: 503.227.3251
 F: 503.274.4681
www.kpff.com



EXHIBIT B MAP - 82ND

CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE:	08/19/2024
DRAWN BY:	BDM
CHECKED BY:	TTT
PROJECT NO.	2400244
SHEET:	64/73



SCALE: 1" = 200'



111 SW Fifth Ave., Suite 2400
 Portland, OR 97204
 O: 503.227.3251
 F: 503.274.4681
www.kpff.com

SEE SHEET 66

NE 82ND AVE

SEE SHEET 64

EXHIBIT B MAP - 82ND

CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE:	08/19/2024
DRAWN BY:	BDM
CHECKED BY:	TTT
PROJECT NO.	2400244
SHEET:	65/73



SCALE: 1" = 200'



111 SW Fifth Ave., Suite 2400
 Portland, OR 97204
 O: 503.227.3251
 F: 503.274.4681
www.kpff.com

SEE SHEET 2

NE FREMONT ST

NE 80TH AVE

NE 82ND AVE

NE KLICKITAT ST

NE 81ST AVE

SEE SHEET 65



SCALE: 1" = 200'

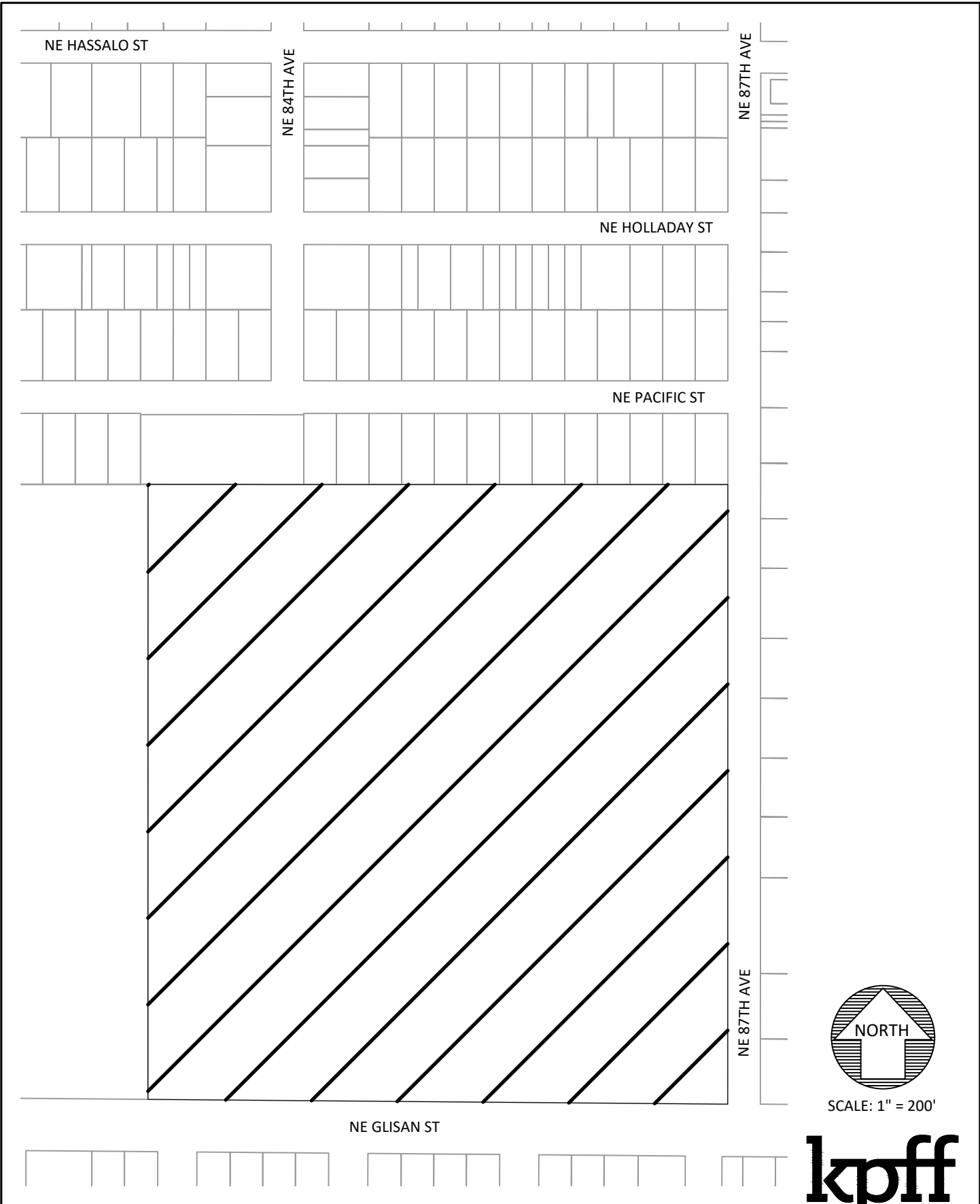


111 SW Fifth Ave., Suite 2400
Portland, OR 97204
O: 503.227.3251
F: 503.274.4681
www.kpff.com

EXHIBIT B MAP - 82ND

CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE:	08/19/2024
DRAWN BY:	BDM
CHECKED BY:	TTT
PROJECT NO.	2400244
SHEET:	66/73



SCALE: 1" = 200'

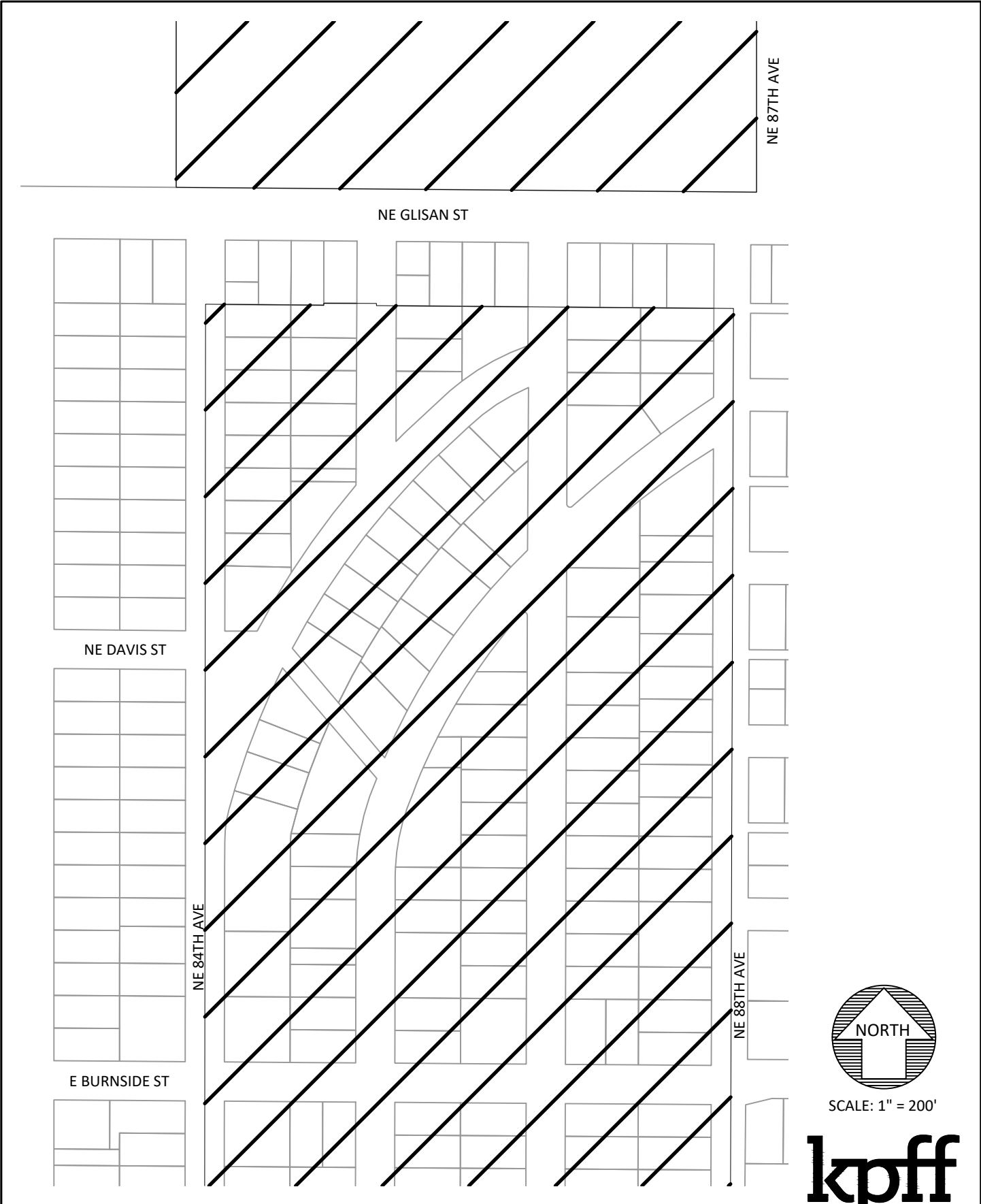


111 SW Fifth Ave., Suite 2400
 Portland, OR 97204
 O: 503.227.3251
 F: 503.274.4681
www.kpff.com

EXHIBIT B MAP - 82ND

CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE:	08/19/2024
DRAWN BY:	BDM
CHECKED BY:	TTT
PROJECT NO.	2400244
SHEET:	67/73



NE DAVIS ST

E BURNSIDE ST

NE GLISAN ST

NE 87TH AVE

NE 84TH AVE

NE 88TH AVE



SCALE: 1" = 200'

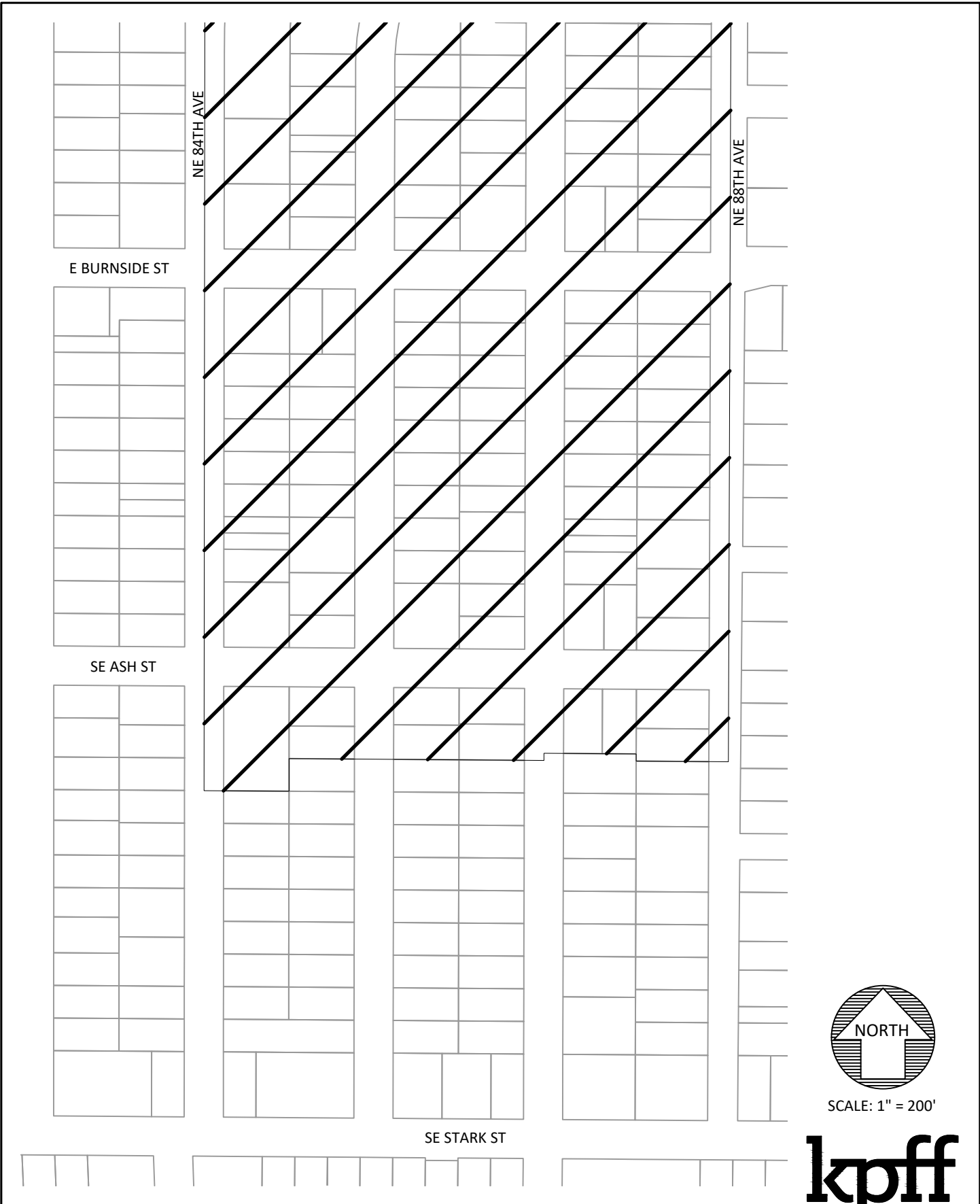


111 SW Fifth Ave., Suite 2400
 Portland, OR 97204
 O: 503.227.3251
 F: 503.274.4681
www.kpff.com

EXHIBIT B MAP - 82ND

CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE:	08/19/2024
DRAWN BY:	BDM
CHECKED BY:	TTT
PROJECT NO.	2400244
SHEET:	68/73



NE 84TH AVE

NE 88TH AVE

E BURNSIDE ST

SE ASH ST

SE STARK ST



SCALE: 1" = 200'

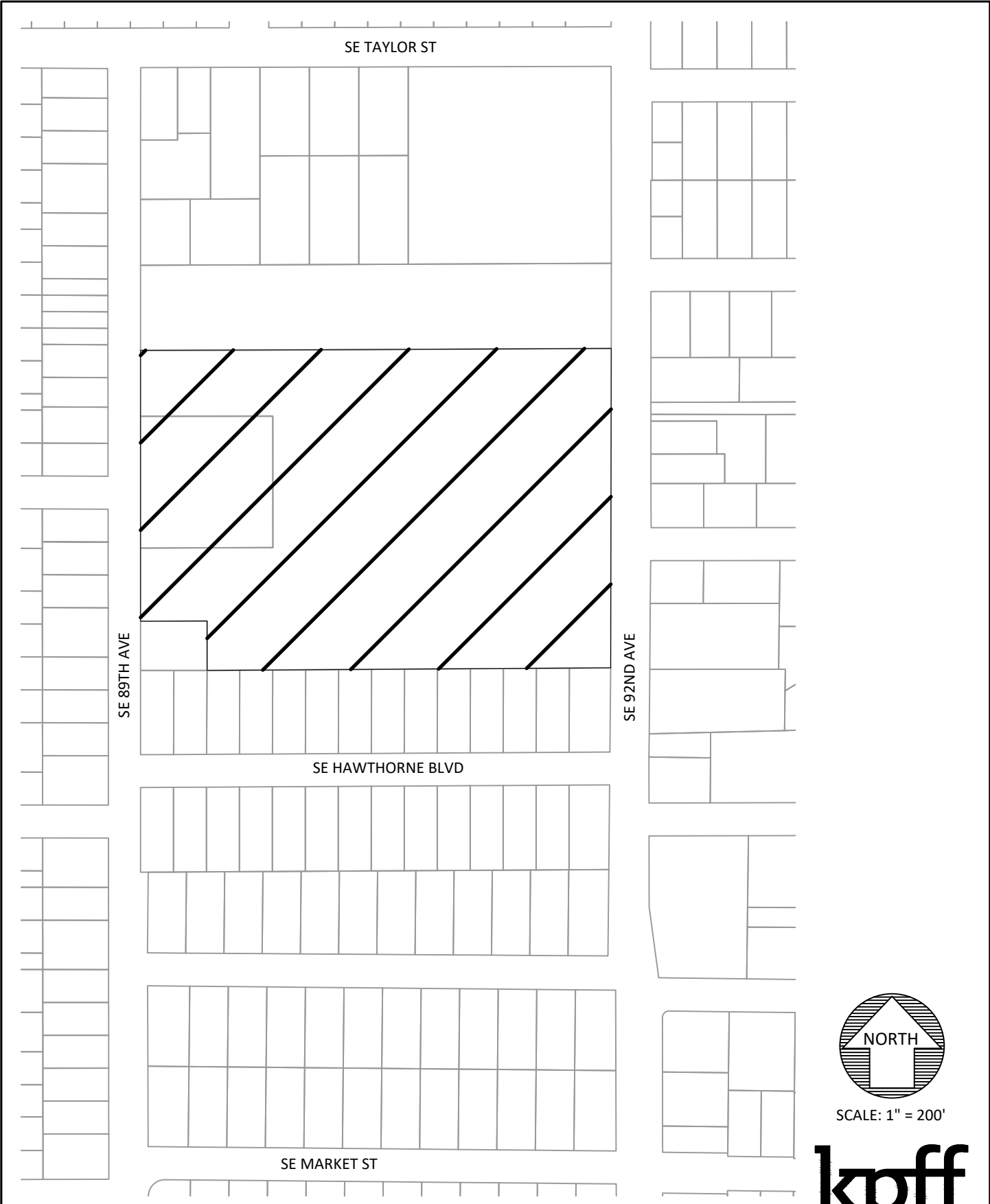


111 SW Fifth Ave., Suite 2400
 Portland, OR 97204
 O: 503.227.3251
 F: 503.274.4681
www.kpff.com

EXHIBIT B MAP - 82ND

CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE:	08/19/2024
DRAWN BY:	BDM
CHECKED BY:	TTT
PROJECT NO.	2400244
SHEET:	69/73



SCALE: 1" = 200'

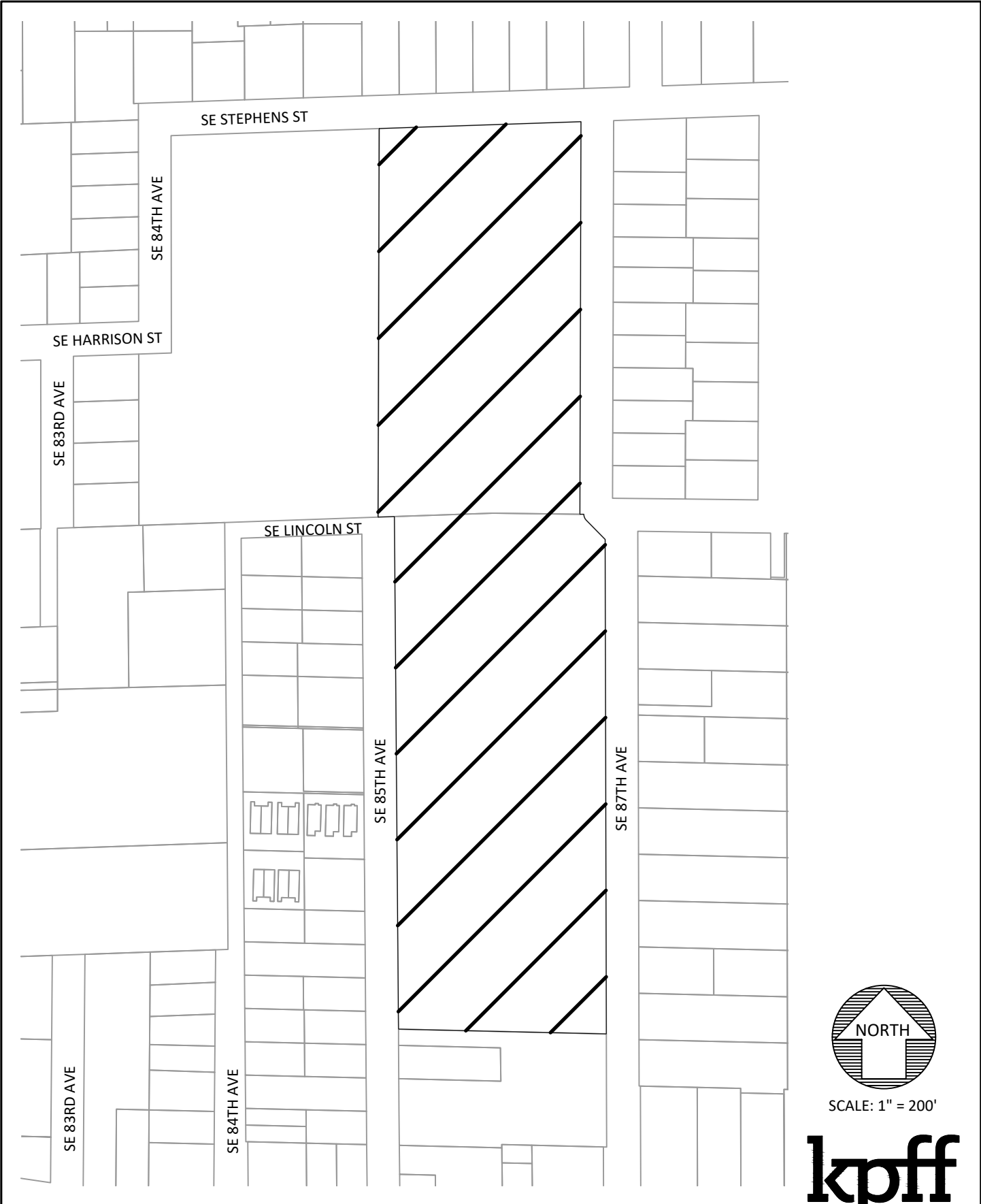


111 SW Fifth Ave., Suite 2400
 Portland, OR 97204
 O: 503.227.3251
 F: 503.274.4681
www.kpff.com

EXHIBIT B MAP - 82ND

CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE:	08/19/2024
DRAWN BY:	BDM
CHECKED BY:	TTT
PROJECT NO.	2400244
SHEET:	70/73



SCALE: 1" = 200'



111 SW Fifth Ave., Suite 2400
 Portland, OR 97204
 O: 503.227.3251
 F: 503.274.4681
www.kpff.com

EXHIBIT B MAP - 82ND

CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE:	08/19/2024
DRAWN BY:	BDM
CHECKED BY:	TTT
PROJECT NO.	2400244
SHEET:	71/73



SE POWELL BLVD



SE 86TH AVE

SE 88TH AVE

SE LAFAYETTE ST

SE RHONE ST



SCALE: 1" = 200'

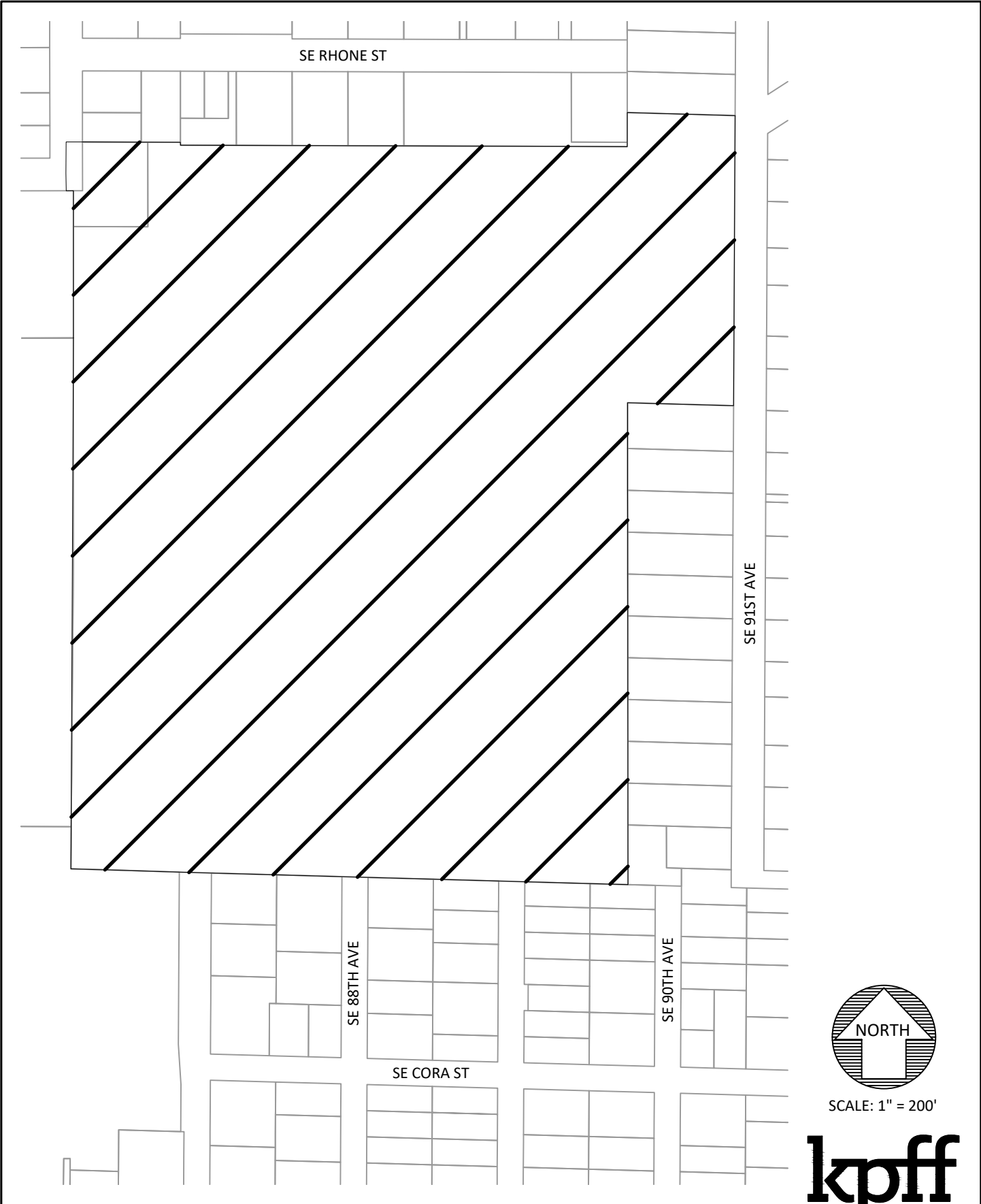


111 SW Fifth Ave., Suite 2400
 Portland, OR 97204
 O: 503.227.3251
 F: 503.274.4681
www.kpff.com

EXHIBIT B MAP - 82ND

CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE:	08/19/2024
DRAWN BY:	BDM
CHECKED BY:	TTT
PROJECT NO.	2400244
SHEET:	72/73



SE 91ST AVE

SE RHONE ST

SE 88TH AVE

SE 90TH AVE

SE CORA ST



SCALE: 1" = 200'



111 SW Fifth Ave., Suite 2400
 Portland, OR 97204
 O: 503.227.3251
 F: 503.274.4681
www.kpff.com

EXHIBIT B MAP - 82ND

CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE:	08/19/2024
DRAWN BY:	BDM
CHECKED BY:	TTT
PROJECT NO.	2400244
SHEET:	73/73

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

In addition to holding the broader East Portland-wide conversation on vision and strategy, the Steering Committee was tasked with providing guidance for staff on 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 organization capacity-building/partnership 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 82nd Avenue Working Group was comprised of 13 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:

82nd Ave Working Group Members	
Zachary Lauritzen	Oregon Walks
Duncan Hwang	APANO

Nick Sauvie	Rose CDC
Alisa Kajikawa	Jade District/APANO
Dana White	Portland Public Schools
Nancy Chapin	82nd Ave Business Association
Jacob Loeb	Montavilla News
Jamal Dar	AYCO
Sara Fischer	Resident
Valeria McWilliams	Resident
Joshua Pangelinan	Small Business Owner – Bipartisan Cafe
Zonnyo Riger	Dharma Rain Zen Center
Barbara Geyer	Resident

Working Group members were tasked with providing expertise on their 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 and guided by 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:

- Extend district boundaries as far south along 82nd Ave as possible
- Extend district boundaries north to Fremont
- Capture the commercial corridors that extend West off of 82nd Ave (Glisan, Stark, Division, Powell, Woodstock, Flavel)
- Capture areas east to I-205
- Remove areas of higher value single family residential
- Limit extensions to 10 blocks from 82nd Ave
- Limit extension in Rocky Butte, prioritize lower income/property value areas
- Anchor with Jade District Neighborhood Prosperity Network
- Prioritize inclusion of areas for higher density residential investment opportunities for multifamily development, mixed-use development
- Support low-income homeowners, and low-income homeownership programs; family/multigenerational housing production
- Cut out school properties to get under acreage cap
- Cut out some park properties to get under acreage cap, keep as many parks as possible, prioritize parks that need investment
- Allow for TIF funds to support infrastructure tied to feasibility of small-scale projects
- For infrastructure, fund side street connects to commercial areas, schools, and parks
- Support accessibility for all, both physical and cultural
- Allow TIF funds to fund connective multi-modal infrastructure to build on PBOT investment related to the 82nd Avenue jurisdictional transfer
- Fund pedestrian scale lighting
- TIF funds to support capital investments related to houselessness – but avoid spending on congregant shelters as they do not provide good environments for houseless neighbors. Look for alternatives and opportunities to partner with the County.

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:

- Despite being a business-heavy district, residents actively participated to voice their must-haves, concerns, and questions.
- Diverse-income affordable housing was a recurring theme. There is a desire for a multi-purpose recreational facility that can be used across several cultures and communities.
- While not many concerns were raised, the community expressed a strong desire for programs aimed at stabilizing the community.

Phase 4: Prosper Portland and City-Led Engagement

In addition to the work of the community project manager, Prosper Portland 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 1st, 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 6th, 2024, from 6 – 8 pm at Orchards of 82nd and the second open house was held on June 27th, 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
- Parkrose Neighborhood Association

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:
 - Affordable housing is a priority
 - Support for commercial areas is a priority
 - Include new Brentwood-Darlington Neighborhood Center on Flavel in boundary to support the Lower SE Rising Plan
 - Include Taylor Court Grocery on 80th Ave
 - Capture all multi-dwelling zoning west of I-84 south side of 82nd Ave
 - Small business support needed around 72nd Ave and Woodstock
 - Corridor needs to be safe, accessible and connected, both internally and to areas outside of the corridor

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 13th and final working group meeting on July 24th, 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 ten working group members present, eight voted to proceed, and two voted to request more time. Two working group members that were not present in the meeting were able to cast their “proceed” votes via email; one did not respond to the request for a vote, so their vote was recorded as “abstained or did not vote.”

Exhibit C: Governance Charter

82nd AVENUE AREA TIF DISTRICT Community Governance Charter

Creation and Purpose

The 82nd Avenue Area 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 the 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 include African American and Black persons; Indigenous and Native American persons; persons of color; immigrants and refugees of any legal status; renters; mobile home residents; persons with disabilities; elders and youth; LGBTQIA+; low-income people; houseless people; and other population groups that are systemically vulnerable to exclusion from the 82nd Avenue area due to gentrification and displacement.

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:¹
 - i. Comply with this TIF District Plan
 1. Recommendations and decisions about the implementation of the 82nd Avenue Area TIF District Plan will be guided by the Plan, with particular attention to Section 3 (Values, Vision and Goals) and Section 4 (Plan Implementation).

¹ 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.

2. Recommendations and decisions related to the 82nd Avenue Area TIF District Plan will draw on community engagement that centers the voices and needs 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.

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, and will coordinate with staff in other City bureaus as needed (e.g., Portland Bureau of Transportation, Bureau of Planning and Sustainability, etc.). Staff are responsible for communicating with the broader 82nd Avenue area community regarding the Bureaus' work.

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, in writing, within 30 days 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 82nd Avenue Area 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 82nd Avenue Area 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.
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 82nd Avenue Area 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. When screening applicants in response to a competitive process, 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 82nd Avenue Area TIF District, 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 82nd Avenue Area 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 82nd Avenue Area TIF Plan are outlined in 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, Removals 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 82nd Avenue Area TIF District boundaries.
- iii. All committee members will represent the interests of community members vulnerable to displacement within the 82nd Avenue 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 82nd Avenue Area 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

The Committee will develop bylaw procedures that involve community members and groups in the process of removing Committee members

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

- a. 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.
- b. 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 82nd Avenue 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. 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 82nd Avenue Area 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 elevate this concern to the Mayor.
- b. If the City determines the Committee is not working in co-creation or in alignment with the 82nd Avenue Area TIF Plan Vision, Values, and Goals, the Executive Directors of PHB and Prosper Portland have the responsibility to elevate this concern to the Committee co-chairs. If the Executive Directors determine the co-chairs are not working in co-creation, they have the responsibility to 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 82nd Avenue Area 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 Plans in good faith and staff will report to the Community

Leadership Committee annually on the spend-down of 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 82nd Avenue Area 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.