

ROSEBURG URBAN RENEWAL AGENCY
BOARD MEETING AGENDA
January 28, 2019



City Hall Council Chambers

(Immediately Following the 7:00 p.m. City Council meeting)

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1. **CALL TO ORDER:** Larry Rich, Chairperson

 2. **ROLL CALL OF BOARD MEMBERS**
Beverly Cole Bob Cotterell Alison Eggers Linda Fisher-Fowler
Ashley Hicks Brian Prawitz Tom Ryan Andrea Zielinski

 3. **CONSENT AGENDA**
A. Minutes of January 14, 2019 Meeting

 4. **AUDIENCE PARTICIPATION**

 5. **RESOLUTIONS**
A. Resolution No. UR-19-02 – Setting a Date to Suspend Collection of Tax Increment for the Current North Roseburg Urban Renewal Plan
B. Resolution No. UR-19-03 – Correcting a Minor Discrepancy in the Legal Description of the Diamond Lake Urban Renewal Plan

 6. **ADJOURNMENT**

Please contact the office of the City Recorder, 900 SE Douglas Avenue, Roseburg, Oregon, 97470; phone (541) 492-6866, at least 48 hours prior to the scheduled meeting time if you need an accommodation in accordance with the Americans With Disabilities Act. TDD users please call Oregon Telecommunications Relay Service at 1-800-735-2900.

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**MINUTES OF THE ROSEBURG
URBAN RENEWAL AGENCY BOARD MEETING
January 14, 2019**

A meeting of the Roseburg Urban Renewal Agency Board was called to order by Chair Larry Rich at 7:50 p.m. on Monday, January 14, 2019, in the Roseburg City Hall Council Chambers, 900 SE Douglas, Roseburg, Oregon.

ROLL CALL

Present: Board Members Bob Cotterell, Alison Eggers, Linda Fisher-Fowler, Ashley Hicks, Brian Prawitz, Tom Ryan, and Andrea Zielinski.

Absent: Board Member Beverly Cole

Others Present: City Manager Lance Colley, City Recorder Amy Sowa, City Attorney Bruce Coalwell, Public Works Director Nikki Messenger, Human Resources Director John VanWinkle, Police Chief Gary Klopfenstein, Fire Chief Gary Garrisi, Community Development Director Stuart Cowie, Finance Director Ron Harker, Library Director Kris Wiley, Management Assistant Koree Tate, Kyle Bailey of KQEN and Max Egener of the News Review.

CONSENT AGENDA

Board Member Ryan moved to approve the minutes of the November 26, 2018 meeting. Motion was seconded by Board Member Hicks. Motion was approved with the following vote: Board Members Cotterell, Eggers, Fisher-Fowler, Hicks, Prawitz, Ryan and Zielinski voted yes. No one voted no.

URBAN RENEWAL – RESOLUTION NO. UR-19-01 ADOPTING HOUSING INCENTIVE PROGRAMS FOR THE DIAMOND LAKE URBAN RENEWAL PLAN

Mr. Colley stated the Diamond Lake Urban Renewal Plan (Plan) was developed for the City Council with input from an Advisory Committee, as well as input from the community during a public Open House. The Plan contains goals, objectives, and projects for the development of the area. The goals of the Plan include Housing Incentives to promote the development of new affordable, multi-family housing investments within the Diamond Lake Urban Renewal District. The overall purpose of the Plan is to use tax increment financing to overcome obstacles to the proper development of the area. Ideally, development that can be incentivized early in the Plan can provide resources well in excess of the incentives provided and jump-start the redevelopment in the URD.

Urban renewal is unique in that it brings its own financing source: tax increment financing (TIF). Tax increment revenues – the amount of property taxes generated by the increase in total assessed values in the urban renewal area from the time the urban renewal area is first established – are used to repay borrowed funds or pay down obligations that do not require borrowing. The funds borrowed, or revenues generated, are used to pay for urban renewal projects or incentives. The Plan is projected to take 30 years of tax increment revenue collection. Our projections indicate that the URD will receive approximately \$200,000 in TIF in fiscal 2019-20 based on known development coming on the tax rolls after January 1, 2018 and the annual 3% increase in assessed value allowed by state statute.

The City has been approached by multiple developers inquiring as to the type of “housing incentives” that may be available. Following the Agency Board’s discussion of possible incentive programs during their November 26, 2018 meeting, Staff put together a Multi-Family Housing System Development Charge Buydown Program and a Multi-Family Housing In-Lieu-Of Incentive Program for the Board’s consideration.

The Multi-Family Housing Systems Development Charge (SDC) Buydown Program would provide for the reduction of SDC fees to qualified developers or projects during the site review permitting process. This buydown would cover up to \$5,000 per unit of SDCs assessed by the City of Roseburg and Roseburg Urban Sanitary Authority (RUSA) through SDC Deferral Agreements with each agency. The property owner would be responsible for all SDC payments over \$5,000. The Multi-Family In-Lieu-Of Incentive Program would approve an in-lieu-of payment towards public improvements required as part of the development to qualified developers or projects during the site review permitting process in an amount up to \$5,000 per unit. The property owner would pay all costs over \$5,000 associated with those public improvements. The City will complete improvements within 10 years from application approval date. Eligible properties for both programs would be taxable multi-family housing developments located in the Diamond Lake Urban Renewal District, who are current on all property taxes. In addition, total project cost estimates must be equal to or exceed \$100,000 per multi-family unit on site. To remain eligible, applicants must start construction within 6 months from issuance of a building permit, and complete the project within 24 months of the construction start date. Eligible participants will have the opportunity to apply exclusively for only one of the two incentive programs offered.

The housing incentive element of the Plan included up to \$2 million from TIF over the life of the Plan. While this is a thirty-year plan, incentivizing developments in the first few years of the Plan will provide significantly enhanced tax increment revenue over the remaining life of the Plan. If the Board approves a maximum incentive of \$5,000 per unit, that would incentivize 400 units. In addition, if there is demand for more than 400 units, the “estimate” included in the thirty-year period could be adjusted within the “maximum indebtedness” number and provide additional housing incentives. It may be appropriate to provide a time-frame for the initial incentives to encourage upfront development. Staff is recommending that incentives be available during the first five years of the Plan and that the UR Board evaluate the success of the incentive program and determine at that point if it should be modified, extended, or ended.

In response to Board Member Hicks, Mr. Colley explained there was not a limit set for a developer who could apply multiple times if the applicant had various properties. Board Member Ryan moved to adopt Resolution No. UR-19-01. Motion was seconded by Board Member Hicks. Motion was approved with the following vote: Board Members Cotterell, Eggers, Fisher-Fowler, Hicks, Prawitz, Ryan and Zielinski voted yes. No one voted no.

FIVE YEAR CAPITAL IMPROVEMENT PLAN (CIP) UPDATE

Ms. Messenger reported the North Roseburg Urban Renewal District is set to expire in September of 2019. The district will cease to collect revenues at the end of June of 2019. The 2018 construction projects are wrapping up and this has allowed staff to do additional analysis regarding remaining resources. With the exception of the traffic signal coordination project (currently in design), and the airport wetland mitigation and/or grant match, the

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projects on the list are complete or nearing completion. Staff anticipates the capital spending in the current fiscal year on the existing approved projects will be around \$3.5 million. That, combined with a slightly higher than estimated revenue projection, should leave approximately \$1 million available for projects between now and September. As such, staff is proposing to add two projects to the CIP. Both projects have been included in earlier versions of the CIP and were removed in order to meet projected financial constraints. The two projects are downtown street lighting and Stewart Parkway – Aviation to Edenbower. The projects were reviewed by the Public Works Commission and suggested they go before the Urban Renewal Agency Board to be adopted.

Board Member Hicks asked for clarification as to the Stewart Parkway and Edenbower location. Ms. Messenger explained it was the section of Stewart Parkway that goes over Interstate 5 to Edenbower. Board Member Hicks wanted to know if there were alternate projects that need attention rather than this location. Ms. Messenger added that City Council had toured and previously reviewed projects and narrowed them down to a few. The Stewart Parkway project was one that was chosen previously, but placed on hold due to funding. During this project, the ADA ramps would be replaced. Because the urban renewal plan will terminate September 30, 2019, this project was one that could be designed, bid and finished on time. The Public Works Commission made their recommendation based on what Council had previously adopted. Board Member Hicks added she was supportive of the project, but would have liked to see other options of where to spend the money.

Board Member Ryan moved to adopt the amended Urban Renewal Component of the City of Roseburg's Five Year Capital Improvement Plan. Motion was seconded by Board Member Zielinski. Motion passed with the following vote: Board Members Cotterell, Eggers, Fisher-Fowler, Hicks, Prawitz, Ryan and Zielinski voted yes. No one voted no.

ADJOURNMENT

The meeting adjourned at 8:04 p.m.



Koree Tate
Management Assistant

1/23/19



URBAN RENEWAL MEETING AGENDA ITEM SUMMARY

URBAN RENEWAL – RESOLUTION SETTING A DATE TO SUSPEND COLLECTION OF TAX INCREMENT FOR THE NORTH ROSEBURG URBAN RENEWAL AREA

Meeting Date: January 28, 2019
Department: Administration
www.cityofroseburg.org

Agenda Section: Department Items
Staff Contact: Lance Colley
Contact Telephone: 541-492-6866

ISSUE STATEMENT AND SUMMARY

The North Roseburg Urban Renewal District (URD) is scheduled to terminate on September 30, 2019. Staff is asking the Urban Renewal Agency Board to consider suspending collection of tax increment effective June 30, 2019.

BACKGROUND

A. Council Action History

Council adopted the North Roseburg Urban Renewal Plan on August 30, 1989 to provide increment tax funding for improvements to the North Roseburg plan area to stimulate economic growth and beautification.

Over the past 29 years, a number of improvements have been made in the North Roseburg Urban Renewal Plan area which have revitalized the area, bringing economic growth and increasing property values in the plan area.

B. Analysis

Funds from tax increment revenue in the North Roseburg Urban Renewal Area have allowed the City to make substantial improvements, increasing the property values in the area. Plans are in place to complete an additional two projects with the funds still available.

Although the North Roseburg Urban Renewal Plan terminates on September 30, 2019, Staff feels it will be more efficient for the taxing bodies and the assessor's office to suspend collection of the tax increment funds at the end of the fiscal year. Although this resolution would suspend collection of the funds, the City would still be able to expend any carryover funds through September 30, 2019.

C. Financial and/or Resource Considerations

Suspending collection effective June 30, 2019 will allow the City and other taxing districts to better prepare their budgets for the 2019-2020 fiscal year to include the approximate \$4.2M in

tax increment funds that will be put back on the tax roles, of which almost \$2.4M will be distributed to the City.

D. Timing Issues

Adopting the proposed resolution to suspend collection of tax increment funds effective June 30, 2019 will provide all taxing entities time to calculate appropriate estimates of taxes collected to include in their 2019-2020 fiscal year budgets.

COUNCIL OPTIONS

The City Council has the option to:

1. Adopt Resolution No. UR-19-02 Setting a Date to Suspend Collection of Tax Increment for the Current North Roseburg Urban Renewal Area.
2. Request more information.
3. Choose not to adopt the proposed ordinance.

STAFF RECOMMENDATION

Staff recommends that the Agency Board Adopt Resolution No. UR-19-02 Setting a Date to Suspend Collection of Tax Increment for the Current North Roseburg Urban Renewal Area.

SUGGESTED MOTION

I MOVE TO ADOPT RESOLUTION NO. UR-19-02

Attachment

- Resolution No. UR-19-02

RESOLUTION NO. UR-19-02

**A RESOLUTION SETTING A DATE TO SUSPEND COLLECTION OF TAX
INCREMENT FOR THE CURRENT NORTH ROSEBURG URBAN RENEWAL AREA**

WHEREAS, Pursuant to the authority granted in ORS 457.095, Council adopted the North Roseburg Urban Renewal Plan on August 30, 1989 to provide increment tax funding for improvements to the North Roseburg plan area to stimulate economic growth and beautification; and

WHEREAS, Over the past 29 years, a number of improvements have been made in the North Roseburg Urban Renewal Plan area which have revitalized the area, bringing economic growth and increasing property values in the plan area; and

WHEREAS, the North Roseburg Urban Renewal Plan is scheduled to terminate on September 30, 2019.

**NOW, THEREFORE, IT IS HEREBY RESOLVED BY THE URBAN RENEWAL AGENCY
OF THE CITY OF ROSEBURG that:**

Section 1. To coincide with the fiscal year for the City's and other taxing districts' budgeting purposes, collection of the tax increment funding from the North Roseburg Urban Renewal Plan area will be suspended effective June 30, 2019.

Section 2. Any carryover funding remaining in the Urban Renewal budget will be expended within the urban renewal area no later than September 30, 2019, the date the Plan will terminate.

Section 3. Upon adoption of this resolution, all affected taxing districts will be notified of the tax increment suspension date.

Section 4. This resolution shall become effective immediately upon adoption by the Roseburg Urban Renewal Agency.

**ADOPTED BY THE ROSEBURG URBAN RENEWAL AGENCY AT ITS REGULAR
MEETING ON THE 28TH DAY OF JANUARY 2019.**

Amy L. Sowa, City Recorder

JK
1/23/19



URBAN RENEWAL MEETING AGENDA ITEM SUMMARY

URBAN RENEWAL – RESOLUTION CORRECTING A MINOR DISCREPANCY IN THE LEGAL DESCRIPTION OF THE DIAMOND LAKE URBAN RENEWAL AREA

Meeting Date: January 28, 2019
Department: Administration
www.cityofroseburg.org

Agenda Section: Department Items
Staff Contact: Lance Colley
Contact Telephone: 541-492-6866

ISSUE STATEMENT AND SUMMARY

The Diamond Lake Urban Renewal District (URD) Plan was adopted by Council by ordinance No. 3502 on July 9, 2018. The legal description attached to that ordinance had a few minor discrepancies that have since been corrected.

BACKGROUND

A. Council Action History

Council adopted the Diamond Lake Urban Renewal Plan on July 9, 2018 to provide increment tax funding for improvements to the Diamond Lake Plan area to stimulate economic growth and beautification.

B. Analysis

The legal description for the Diamond Lake Urban Renewal District Plan area submitted with the original Plan and Report was found to have minor discrepancies within the legal description when compared to that of the County Cartographer.

The contracted surveyor for the City, with the assistance of City staff, reviewed the legal description and corrected the minor discrepancies to match that of the County Cartographer.

Pursuant to ORS 457.420, the total of all urban renewal areas within a municipality may not exceed 25 percent of the total land area of that municipality. The discrepancy in the legal description is less than a 1% change, keeping the total of urban renewal areas in the City under 25 percent. Because this change is not considered a substantial amendment pursuant to ORS 457.085(2)(i), the Board may adopt these legal description corrections by resolution.

C. Financial and/or Resource Considerations

These corrections have no financial impact.

D. Timing Issues

Adopting the proposed resolution to correct the legal description will ensure the County Tax Assessor has the most accurate information when moving forward with calculating tax increment revenue for the coming year.

COUNCIL OPTIONS

The City Council has the option to:

1. Adopt Resolution No. UR-19-03 Correcting a Minor Discrepancy in the Legal Description of the Diamond Lake Urban Renewal Area.
2. Request more information
3. Choose not to adopt the proposed ordinance.

STAFF RECOMMENDATION

Staff recommends that the Agency Board Adopt Resolution No. UR-19-03 Correcting a Minor Discrepancy in the Legal Description of the Diamond Lake Urban Renewal Area.

SUGGESTED MOTION

I MOVE TO ADOPT RESOLUTION NO. UR-19-03

Attachment

- Resolution No. UR-19-03 with Exhibit A

RESOLUTION NO. UR-19-03

**A RESOLUTION CORRECTING A MINOR DISCREPANCY IN THE LEGAL
DESCRIPTION OF THE DIAMOND LAKE URBAN RENEWAL AREA**

WHEREAS, Pursuant to the authority granted in ORS 457.095, Council adopted the Diamond Lake Urban Renewal Plan ("Plan") on July 9, 2018 to provide increment tax funding for improvements to the Diamond Lake Plan area to stimulate economic growth and beautification; and

WHEREAS, the legal description for the plan area that was submitted with the original Plan and Report was found to have minor discrepancies within the legal description when compared to that of the County Cartographer; and

WHEREAS, Pursuant to ORS 457.420, the total of all urban renewal areas within a municipality, may not exceed 25 percent of the total land area of that municipality; and

WHEREAS, the discrepancy in the legal description is less than a 1% change, keeping the total of urban renewal areas in the City under 25 percent; and

WHEREAS, In accordance with the Plan, minor amendments to the Plan may be approved by the Urban Renewal Agency by resolution.

**NOW, THEREFORE, IT IS HEREBY RESOLVED BY THE URBAN RENEWAL AGENCY
OF THE CITY OF ROSEBURG that:**

Section 1. The legal description of the Diamond Lake Urban Renewal Plan area is hereby adjusted and attached to this resolution as Exhibit A:

Section 2. The corrected legal description will be noted in the Diamond Lake Urban Renewal Report and provided to the Tax Assessor.

Section 3. This resolution shall become effective immediately upon adoption by the Roseburg Urban Renewal Agency.

**ADOPTED BY THE ROSEBURG URBAN RENEWAL AGENCY AT ITS REGULAR
MEETING ON THE 28TH DAY OF JANUARY, 2019.**

Amy L. Sowa, City Recorder

EXHIBIT "A"

2018 Urban Renewal Boundary

A parcel of land lying in Sections 15, 16, 17, 18, 19 and 20, Township 27 South, Range 5 West, Willamette Meridian, Douglas County, Oregon. Said parcel being more particularly described as follows.

Beginning at a 5/8" iron rod at the Southeast corner of Lot 1, Block 6, **NORTH PARK ADDITION TO THE CITY OF ROSEBURG**, as recorded in Volume 2, Page 7 of the Plat Records of Douglas County; thence N 1°45'10" E for 32.00 feet to a 5/8" iron rod; thence N 88°50'37" E for 9.07 feet to a 5/8" iron rod; thence beginning a curve to the left, having a radius of 1592.02 feet, from which the radius point bears N 82°37'22" W, thence left along said curve for an arc length of 187.12 feet, said curve having a chord bearing of N 4°00'36" E, for 187.02 feet to a 5/8" iron rod; thence beginning a curve to the left, having a radius of 1592.02 feet, from which the radius point bears N 89°18'10" W, thence left along said curve for an arc length of 173.12 feet, said curve having a chord bearing of N 2°25'06" W, for 173.04 feet to a 5/8" iron rod; thence beginning a curve to the left, having a radius of 1592.02 feet, from which the radius point bears S 84°37'50" W, thence left along said curve for an arc length of 108.39 feet, said curve having a chord bearing of N 7°19'12" W, for 108.37 feet; thence N 89°45'22" W for 19.91 feet; thence N 0°14'38" E for 59.00 feet; thence N 89°45'22" W for 32.70 feet; thence N 13°26'13" W for 464.74 feet; thence N 22°27'20" W for 29.36 feet; thence N 84°49'13" W for 94.13 feet; thence N 13°52'52" W for 201.26 feet; thence N 86°25'08" W 23.65'; thence N 22°32'54" W for 51.86 feet; thence along a 70.00 foot radius curve to the right (chord bears N 22°26'45" E 99.01 feet) 109.97 feet to a 5/8" iron rod; thence N 22°29'33" W for 715.38 feet; thence N 67°31'45" E for 5.00 feet; thence N 22°28'15" W for 250.00 feet; thence N 67°33'59" E for 95.19 feet; thence S 22°26'01" E for 152.30 feet; thence beginning a curve to the left, having a radius of 523.00 feet, from which the radius point bears N 67°17'53" E, thence left along said curve for an arc length of 134.37 feet, said curve having a chord bearing of S 30°03'44" E, for 134.00 feet; thence S 9°52'44" E for 12.89 feet; thence S 25°44'32" W for 4.27 feet; thence S 40°43'10" E for 182.31 feet; thence S 69°22'57" E for 226.70 feet; thence S 69°22'57" E for 98.32 feet; thence S 69°22'57" E for 88.25 feet; thence S 2°26'23" W for 49.72 feet; thence S 21°41'23" E for 316.00 feet; thence S 21°06'19" E for 317.04 feet; thence S 27°57'28" E for 43.27 feet to a chiseled X in the concrete walk; thence S 4°53'05" E for 150.00 feet; thence S 5°11'25" E for 708.81 feet; thence S 5°16'02" E for 50.02 feet to a 5/8" iron rod; thence N 84°45'23" E for 138.75 feet to a 5/8" iron rod; thence N 84°45'23" E for 61.28 feet to a 5/8" iron rod; thence S 5°18'29" E for 150.00 feet to a 5/8" iron rod; thence S 5°18'29" E for 91.54 feet to a 1/2" iron rod; thence beginning a curve to the left, having a radius of 208.73 feet, from which the radius point bears N 20°17'59" W, thence left along said curve for an arc length of 3.22 feet, said curve having a chord bearing of N 69°15'32" E, for 3.21 feet; thence beginning a curve to the right, having a radius of 268.73 feet, from which the radius point bears S 21°03'15" E, thence right along said curve for an arc length of 154.55 feet, said curve having a chord bearing of N 85°25'19" E, for 152.43 feet to a 5/8" iron rod; thence beginning a curve to the right, having a radius of 268.73 feet, from which the radius point bears S 12°24'32" W, thence right along said curve for an arc length of 62.39 feet, said curve having a chord bearing of S 70°56'23" E, for 62.25 feet; thence S 60°14'31" E for 188.37 feet; thence S 84°56'02" E for 132.79 feet; thence N 6°05'23" E for 160.11 feet; thence S 83°52'34" E for 60.00 feet; thence S 83°52'34" E for 299.94 feet; thence S 83°53'56" E for 60.00 feet; thence S 83°54'48" E for 299.81 feet; thence N 6°07'48" E for 139.91 feet; thence N 6°07'48" E for 100.00 feet; thence S 83°55'54" E for 1080.09 feet; thence N 6°07'06" E for 329.96 feet; thence N 6°06'52" E for 359.09 feet; thence N 6°11'53" E for 189.73 feet; thence N 6°06'50" E for 169.68 feet; thence N 6°07'33" E for 179.40 feet; thence N 6°08'16" E for 150.01 feet; thence N 6°08'16" E for 59.95 feet; thence S 83°57'10" E for 419.49 feet; thence S 6°06'19" W for 704.14 feet to a 5/8" iron rod; thence N 73°17'10" E for 1283.10 feet to a 5/8" iron rod; thence N 73°17'10" E for 940.37 feet; thence N 6°08'16" E for 15.53 feet to a 5/8" iron rod; thence N 74°15'04" E for 197.25 feet to a 5/8" iron rod; thence S 85°08'57" E for 200.06 feet to a 5/8" iron rod; thence S 7°25'43" W for 42.88 feet; thence S 85°11'06" E for 81.15 feet to a 5/8" iron rod; thence S 85°11'06" E for 99.99 feet to a 5/8" iron rod; thence S 83°23'57" E for 154.95 feet to a 5/8" iron rod; thence S 87°29'41" E for 107.66 feet to a 3/4" iron pipe; thence S 85°18'36" E for 494.82 feet to a 3/4" iron pipe; thence S 0°36'41" W for 1495.77 feet; thence S 88°05'22" E for 247.53 feet to a 5/8" iron rod; thence S 87°45'21" E for 130.00 feet; thence S 88°19'16" E for 144.42 feet to a 5/8" iron rod; thence S 88°07'30" E for 174.24 feet; thence S 88°07'30" E for 104.74 feet; thence S 88°07'31" E for 15.07 feet to a 5/8" iron rod; thence

S 1°42'31" W for 125.00 feet to a 5/8" iron rod; thence S 88°15'18" E for 150.26 feet to a 5/8" iron rod; thence N 1°47'06" E for 99.72 feet to a 5/8" iron rod; thence S 88°30'00" E for 330.00 feet; thence S 90°00'00" E for 223.39 feet to a 5/8" iron rod; thence S 90°00'00" E for 608.48 feet; thence S 90°00'00" E for 168.13 feet; thence N 80°00'00" E for 397.51 feet; thence S 2°29'00" W for 761.43 feet; thence N 87°29'17" E for 245.51 feet; thence N 2°57'31" W for 50.00 feet; thence S 89°49'26" E for 147.59 feet; thence S 4°27'36" E for 40.13 feet; thence N 84°29'28" E for 207.64 feet; thence N 5°23'10" E for 30.33 feet; thence N 83°13'30" E for 9.51 feet; thence N 2°12'55" E for 826.36 feet; thence N 75°00'00" E for 675.52 feet; thence N 70°00'00" E for 107.70 feet; thence N 1°33'39" E for 23.29 feet to a 5/8" iron rod; thence N 74°38'34" E for 398.51 feet to a 5/8" iron rod; thence N 1°33'17" E for 110.60 feet; thence N 78°03'49" E for 61.76 feet to a 5/8" iron rod; thence N 78°03'49" E for 539.10 feet to a 5/8" iron rod; thence S 1°00'53" W for 208.62 feet to a 5/8" iron rod; thence N 76°53'28" E for 325.85 feet; thence S 0°57'46" W for 694.37 feet; thence N 68°26'02" E for 156.64 feet; thence N 41°46'03" E for 95.32 feet; thence N 41°46'03" E for 5.31 feet; thence S 81°55'21" E for 80.62 feet; thence N 68°19'57" E for 229.01 feet; thence N 0°27'31" E for 607.00 feet; thence N 76°26'16" E for 700.01 feet to a 5/8" iron rod; thence S 3°06'19" W for 468.85 feet; thence S 80°20'06" E for 79.99 feet; thence N 69°37'43" E for 275.00 feet; thence N 68°40'26" E for 166.80 feet; thence N 68°40'26" E for 133.24 feet; thence N 71°05'16" E for 200.06 feet; thence N 65°39'09" E for 150.37 feet; thence N 71°39'53" E for 150.08 feet; thence N 6°11'37" E for 156.53 feet; thence N 68°50'57" E for 59.85 feet to a 5/8" iron rod; thence S 87°25'46" E for 76.19 feet to a 5/8" iron rod; thence N 76°17'51" E for 63.07 feet to a bolt; thence N 77°08'58" E for 13.67 feet to a bolt; thence N 76°19'49" E for 163.61 feet; thence N 8°25'48" E for 563.81 feet to a 5/8" iron rod; thence N 69°20'07" E for 328.30 feet to a 5/8" iron rod; thence N 73°02'25" E for 46.71 feet to a 5/8" iron rod; thence beginning a curve to the right, having a radius of 2843.57 feet, from which the radius point bears S 16°19'46" E, thence right along said curve for an arc length of 348.45 feet, said curve having a chord bearing of N 77°10'52" E, for 348.23 feet to a 5/8" iron rod; thence N 81°06'38" E for 45.51 feet to a 5/8" iron rod; thence N 2°34'12" E for 1049.70 feet; thence S 87°03'59" E for 490.35 feet to a 5/8" iron rod; thence S 87°03'58" E for 138.41 feet to a 5/8" iron rod; thence N 3°16'10" E for 1.56 feet to a 5/8" iron rod; thence S 80°36'17" E for 164.11 feet to a 5/8" iron rod; thence N 77°23'51" E for 63.13 feet to a 5/8" iron rod; thence S 2°24'10" W for 1061.84 feet; thence S 2°24'10" W for 120.86 feet; thence beginning a curve to the left, having a radius of 2673.00 feet, from which the radius point bears S 9°24'49" W, thence left along said curve for an arc length of 288.06 feet, said curve having a chord bearing of N 83°40'25" W, for 287.92 feet; thence S 85°17'35" W for 196.21 feet; thence N 79°53'10" W for 49.73 feet; thence beginning a curve to the left, having a radius of 2663.37 feet, from which the radius point bears S 2°00'38" E, thence left along said curve for an arc length of 205.00 feet, said curve having a chord bearing of S 85°47'04" W, for 204.95 feet; thence S 6°25'14" E for 40.00 feet; thence S 83°00'07" W for 52.88 feet; thence N 33°37'56" W for 44.45 feet; thence beginning a curve to the left, having a radius of 2663.37 feet, from which the radius point bears S 7°59'44" E, thence left along said curve for an arc length of 185.47 feet, said curve having a chord bearing of S 80°00'34" W, for 185.44 feet; thence S 11°59'08" E for 35.00 feet; thence S 77°29'22" W for 48.17 feet; thence N 13°02'08" W for 35.00 feet; thence beginning a curve to the left, having a radius of 2663.37 feet, from which the radius point bears S 13°02'08" E, thence left along said curve for an arc length of 199.15 feet, said curve having a chord bearing of S 74°49'20" W, for 199.10 feet; thence S 70°54'25" W for 144.66 feet; thence S 20°58'46" E for 65.00 feet; thence S 69°06'13" W for 269.42 feet; thence N 21°43'47" W for 70.00 feet; thence S 68°16'34" W for 373.37 feet; thence S 21°45'35" E for 80.00 feet; thence S 68°14'25" W for 625.00 feet; thence N 21°45'35" W for 75.00 feet; thence S 65°48'13" W for 235.21 feet; thence S 1°04'26" W for 103.08 feet; thence S 40°20'34" W for 96.18 feet; thence N 21°45'36" W for 140.00 feet; thence S 72°19'33" W for 140.36 feet; thence S 69°54'33" W for 124.10 feet; thence S 68°52'35" W for 473.26 feet; thence S 68°36'34" W for 18.62 feet to a 5/8" iron rod; thence S 68°36'34" W for 575.61 feet to a 5/8" iron rod; thence S 68°36'15" W for 232.31 feet to a 5/8" iron rod; thence S 68°33'12" W for 143.42 feet to a 5/8" iron rod; thence S 44°17'16" W for 97.91 feet to a 5/8" iron rod; thence S 0°53'36" W for 257.18 feet to a 5/8" iron rod; thence S 40°21'10" W for 587.79 feet to a 5/8" iron rod; thence N 88°59'29" W for 688.45 feet; thence S 2°47'03" W for 357.78 feet to a 5/8" iron rod; thence S 79°45'14" W for 568.97 feet to a 5/8" iron rod; thence S 79°45'14" W for 33.92 feet; thence beginning a curve to the left, having a radius of 712.64 feet, from which the radius point bears S 7°39'03" E, thence left along said curve for an arc length of 27.60 feet, said curve having a chord bearing of S 81°14'23" W, for 27.60 feet to a 5/8" iron rod; thence along a 712.64 feet radius curve to the left (chord bears S 65°10'15" W 367.92 feet) 372.13 feet to a 5/8" iron rod; thence S 50°12'41" W for 204.94 feet to a 5/8" iron rod; thence beginning a curve to the right, having a radius of 449.43 feet, from which the radius point bears N 38°35'15" W, thence right along said curve for an arc length of 109.99 feet, said curve having a chord bearing of S 58°25'25" W, for 109.71 feet to a 5/8" iron rod; thence beginning a curve to the right, having a radius of 449.43 feet, from which the radius point bears N 24°37'12" W, thence right along said curve for an arc length of 102.24 feet, said curve having a chord bearing of S 71°53'49" W, for 102.02 feet to a 5/8" iron rod; thence beginning a curve to the right, having a radius of 3754.92

feet, from which the radius point bears N 14°17'31" W, thence right along said curve for an arc length of 104.65 feet, said curve having a chord bearing of S 76°30'23" W, for 104.65 feet to a 5/8" iron rod; thence S 74°43'06" W for 360.59 feet to a 5/8" iron rod; thence S 74°17'06" W for 605.93 feet to a 5/8" iron rod; thence N 1°50'14" E for 30.00 feet to a 5/8" iron rod; thence S 74°17'06" W for 40.00 feet to a 5/8" iron rod; thence S 1°50'14" W for 30.00 feet to a 5/8" iron rod; thence S 74°17'06" W for 25.00 feet to a 3/4" iron pipe; thence N 2°14'34" E for 208.28 feet; thence N 84°07'27" W for 325.77 feet to a 5/8" iron rod; thence S 1°50'27" W for 208.39 feet to a 5/8" iron rod; thence N 82°54'08" W for 127.58 feet to a 5/8" iron rod; thence N 5°32'38" E for 210.27 feet to a 5/8" iron rod; thence N 88°50'38" W for 152.82 feet to a 5/8" iron rod; thence S 2°05'10" W for 162.60 feet to a 3/8" iron rod; thence S 2°04'51" W for 85.25 feet; thence S 2°04'51" W for 225.64 feet to a point in the center of Deer Creek that bears N 2°04'51" E 35.06 feet from the SW Corner of DLC 45; thence along the center of Deer Creek N 88°27'24" W for 11.99 feet, N 88°27'24" W for 196.77 feet, N 63°18'04" W for 176.73 feet, N 88°27'24" W for 329.45 feet, S 79°30'54" W for 224.32 feet, S 73°45'28" W for 28.52 feet, S 67°17'18" W for 41.98 feet; thence S 46°55'46" W for 40.29 feet; thence S 39°34'10" W for 44.45 feet; thence S 15°47'22" W for 63.34 feet, S 5°08'49" E for 45.08 feet, S 14°15'16" E for 47.71 feet, S 22°19'30" W for 20.65 feet, S 26°09'42" W for 78.45 feet, S 30°30'57" W for 34.40 feet, S 19°16'06" W for 90.46 feet, S 67°02'48" W for 37.37 feet, N 88°34'49" W for 50.27 feet, S 88°53'02" W for 139.74 feet, N 57°54'48" W for 35.18 feet, N 41°51'19" W for 15.79 feet to the City Limits; thence leaving the center of Deer Creek S 1°25'43" W for 83.00 feet to a point on the southern bank of Deer Creek; thence along the southern bank of Deer Creek N 35°51'02" W for 26.92 feet, N 31°03'50" W for 54.09 feet, N 15°26'36" W for 54.17 feet, N 16°56'30" E for 55.55 feet, N 9°10'40" E for 29.91 feet, N 3°49'11" E for 38.73 feet, N 30°03'47" W for 38.42 feet, N 50°02'34" W for 42.95 feet, N 51°51'27" W for 199.51 feet, N 59°16'11" W for 60.69 feet, N 57°41'41" W for 42.76 feet, N 63°42'34" W for 49.30 feet, N 74°04'59" W for 47.65 feet, S 88°01'07" W for 47.28 feet, S 82°22'52" W for 54.76 feet, N 65°09'55" W for 25.94 feet, N 75°05'15" W for 27.08 feet, N 79°01'06" W for 37.15 feet, N 77°21'49" W for 53.72 feet, N 89°26'55" W for 73.35 feet, N 77°35'09" W for 44.96 feet, N 54°34'57" W for 36.24 feet, N 40°05'57" W for 56.30 feet, N 51°11'47" W for 55.59 feet, N 49°48'01" W for 62.71 feet, N 68°51'05" W for 66.44 feet, N 76°00'43" W for 73.28 feet, N 84°01'49" W for 60.61 feet, N 59°14'13" W for 47.88 feet, N 77°07'23" W for 50.53 feet, N 74°24'57" W for 41.94 feet and N 78°37'54" W for 27.43 feet to a 5/8" iron rod; thence leaving the south bank of Deer Creek S 1°44'43" W for 165.00 feet to a 5/8" iron rod; thence S 1°44'43" W for 175.92 feet to a 3/4" iron pipe; thence S 1°46'40" W for 545.80 feet; thence S 1°07'51" W for 42.83 feet to a 5/8" iron rod; thence S 1°12'43" W for 214.34 feet; thence N 74°03'19" W for 81.99 feet; thence N 74°03'19" W for 82.77 feet; thence N 74°03'19" W for 30.45 feet; thence S 6°59'30" W for 26.30 feet; thence N 86°40'07" W for 47.94 feet; thence N 87°46'10" W for 80.02 feet; thence N 84°41'42" W for 39.92 feet; thence N 86°43'08" W for 106.17 feet; thence N 87°08'28" W for 88.63 feet; thence N 84°29'03" W for 70.72 feet; thence N 88°19'35" W for 75.00 feet; thence N 87°25'40" W for 126.01 feet; thence N 87°58'30" W for 82.04 feet; thence N 85°57'34" W for 62.17 feet; thence S 5°46'36" W for 101.03 feet; thence N 86°32'31" W for 20.12 feet; thence N 86°32'31" W for 129.88 feet; thence N 81°26'56" W for 38.31 feet; thence S 4°52'48" W for 50.00 feet; thence N 83°53'12" W for 75.02 feet; thence N 4°52'48" E for 50.00 feet; thence N 83°53'12" W for 265.06 feet; thence N 4°52'48" E for 824.69 feet; thence N 11°37'37" W for 120.49 feet to the Southeast corner of lot 5, Block 9 of **EASTWOOD** as recorded in Volume 6, Page 26 of the Plat Records of Douglas County, Oregon; thence beginning a curve to the left, having a radius of 109.49 feet, from which the radius point bears S 88°24'03" W, thence left along the curve for an arc length of 47.32 feet, said curve having a chord bearing of N 13°58'50" W, for 46.95 feet; thence N 20°20'11" W 28.72 feet to the Southeast corner of Lot 4, Block 9 of **EASTWOOD** as recorded in Volume 6, Page 26 of the Plat Records of Douglas County, Oregon; thence N 5°30'18" E for 210.26 feet; thence N 51°26'12" W for 41.55 feet; thence N 0°03'36" E for 118.21 feet; thence S 89°16'33" W for 121.01 feet to a 5/8" iron rod; thence N 87°50'43" W for 24.86 feet to a 5/8" iron rod; thence N 88°19'26" W for 102.57 feet; thence N 87°53'44" W for 104.96 feet; thence N 88°14'16" W for 228.39 feet; thence S 83°38'55" W for 133.02 feet; thence S 88°27'20" W for 244.62 feet; thence N 87°53'17" W for 142.35 feet; thence S 81°48'48" W for 219.61 feet; thence S 75°11'25" W for 55.50 feet to a 3/4" iron rod; thence S 69°53'15" W for 301.75 feet; thence S 78°31'15" W for 105.28 feet; thence S 78°30'32" W for 72.05 feet to a 5/8" iron rod; thence S 80°57'31" W for 142.96 feet; thence S 80°57'31" W for 14.39 feet; thence beginning a curve to the right, having a radius of 984.93 feet, from which the radius point bears N 8°01'27" W, thence right along said curve for an arc length of 89.63 feet, said curve having a chord bearing of S 84°34'58" W, for 89.60 feet; thence along a 984.93 feet radius curve to the right (chord bears S 88°11'58" W 34.71 feet) 34.71 feet to a Centerline Monument in Southeast Dos Gatos Court; thence beginning a curve to the right, having a radius of 984.93 feet, from which the radius point bears N 2°48'37" W, thence right along said curve for an arc length of 34.71 feet, said curve having a chord bearing of S 88°11'58" W, for 34.71 feet; thence beginning a curve to the right, having a radius of 984.93 feet, from which the radius point bears N 1°13'19" E, thence right along said curve for an arc length of 42.18 feet, said curve having a

chord bearing of N 87°33'04" W, for 42.18 feet; thence N 86°35'13" W for 56.01 feet; thence N 84°22'40" W for 40.09 feet; thence N 61°22'34" W for 183.80 feet; thence N 74°31'04" W for 89.28 feet; thence N 89°07'49" W for 24.04 feet; thence N 87°50'53" W for 627.76 feet to a concrete nail with washer; thence N 88°59'12" W for 74.79 feet; thence N 88°56'04" W for 77.51 feet to a 5/8" iron rod; thence N 88°56'04" W for 5.21 feet; thence N 80°32'46" W for 58.21 feet; thence N 1°29'56" E for 1030.52 feet to the center of Deer Creek; thence along said center of Deer Creek S 75°45'11" W for 84.28 feet, S 71°19'42" W for 50.00 feet, S 75°25'42" W for 100.00 feet, S 84°33'42" W for 77.20 feet, N 78°00'00" W for 100.00 feet to the easterly right-of-way of Jackson Street; thence leaving the center of Deer Creek N 29°45'42" E for 194.80 feet; thence N 24°35'42" E for 50.00 feet; thence N 14°51'42" E for 44.32 feet; thence N 0°08'18" E for 105.42 feet; thence N 8°56'25" W for 179.15 feet; thence N 6°42'07" W for 135.28 feet; thence S 83°56'44" W for 67.20 feet to a 5/8" iron rod; thence S 83°56'44" W for 172.75 feet to a 5/8" iron rod; thence N 39°39'33" W for 60.61 feet to a 5/8" iron rod; thence beginning a curve to the right, having a radius of 75.00 feet, from which the radius point bears N 50°28'09" E, thence right along said curve for an arc length of 45.44 feet, said curve having a chord bearing of N 22°10'30" W, for 44.75 feet; thence N 4°44'20" W for 6.50 feet; thence N 4°44'20" W for 108.07 feet to a 5/8" iron rod; thence N 48°46'55" W for 144.49 feet to a 5/8" iron rod, the place of beginning.

LESS two parcels of land lying in the Southeast quarter of Section 17 and the Northeast quarter of Section 20, Township 25 South, Range 5 West, Willamette Meridian, Douglas County, Oregon. Said parcels being more particularly described as follows.

The first parcel beginning at a 5/8" iron rod at the Southwest corner of Parcel 1 of the Land Partition filed in Book 5, Page 89 of the Land Partition Records of Douglas County, Oregon; thence S 0°52'10" E for 750.00 feet along the western boundary of **NORTHLAWN TERRACE** as recorded in Volume 4, Page 12 of the Plat Records of Douglas County to the Southwest corner of Lot 9, **NORTHLAWN TERRACE**; thence S 89°06'00" E for 398.00 feet along the southern boundary of said Lot 9 to the Southeast corner thereof; thence N 0°52'10" W for 740.86 feet along the eastern boundary of **NORTHLAWN TERRACE** to a 5/8" iron rod at the Southeast corner of Parcel 2 of the Land Partition filed in Book 5, Page 89 of the Land Partition Records of Douglas County, Oregon; thence N 87°47'00" W for 197.68 feet to a 5/8" iron rod; thence N 87°47'00" W for 200.03 feet to a 5/8" iron rod, the place of beginning.

The second parcel beginning at a 1/2" iron rod the bears N 11°52'54" W 299.46 feet from the 5/8" iron rod at the Southwest corner Parcel 1 of the Land Partition filed in Book 5, Page 89 of the Land Partition Records of Douglas County, Oregon; thence S 0°54'00" W for 1229.27 feet; thence S 51°32'23" W for 36.693 feet; thence S 81°32'04" W for 43.74 feet; thence N 87°55'40" W for 112.00 feet; thence N 2°06'56" E for 20.00 feet; thence N 87°55'40" W for 216.73 feet; thence N 1°00'20" E for 854.35 feet to a 3/4" iron pipe; thence S 88°47'17" E for 167.78 feet to a 3/4" iron pipe; thence N 1°13'59" E for 376.96 feet to a 3/4" iron rod; thence S 89°46'38" E for 228.42 feet to a 1/2" iron rod, the place of beginning.

Bearings are Grid, NAD 83 (Conus), Oregon South Zone. Distances converted to ground.
 Combined Scale Factor: 1.0000013723
 Convergence Angle: -1°56'15"