

DOWNTOWN WATERFRONT URBAN RENEWAL PLAN

Twenty-Eighth Amendment



City of Portland
Portland Development Commission

June 18, 2008

The Downtown Waterfront Urban Renewal Plan (as amended, the “Plan”), which was formerly amended by the Twenty-Seventh amendment through Ordinance #178631 adopted by the City Council on July 28, 2004, is now being amended to remove certain property from the Downtown Waterfront Urban Renewal Area and to revise the procedures for amending the Plan. The new boundary of the Downtown Waterfront Urban Renewal Area is contained in the Exhibits amended into the Plan by the provisions set forth below.

The Downtown Waterfront Urban Renewal Plan is amended as follows:

1. Exhibit One - Part Two of the Plan (containing a map identifying the boundaries of the Downtown Waterfront Urban Renewal Area) is amended to read in its entirety as set forth in Exhibit One – Part Two, attached hereto and labeled Downtown Waterfront Urban Renewal Area Boundary Map.
2. Exhibit Two – Part Two of the Plan (containing the legal description of the boundary of the Downtown Waterfront Urban Renewal Area) is amended to read in its entirety as set forth in Exhibit Two – Part Two, attached hereto and labeled Legal Description
3. The Plan is amended to add Exhibit Two (A) – Part Two (containing the map necessary for reading the legal description) in the form attached hereto as Exhibit Two (A) – Part Two and labeled Legal Description Map.
4. The Plan is amended to add Exhibit A – Part Two in the form attached hereto as Exhibit A – Part Two and labeled Downtown Waterfront Urban Renewal Area Land Use (Zoning Plan) Map.
5. Section H of the Plan, entitled PROCEDURE FOR CHANGES IN THE APPROVED URBAN RENEWA PLAN, is amended to read in its entirety as set forth below:

This Plan may be reviewed and evaluated periodically, and may be amended as needed, in conformance with statutory requirements. All amendments to this Plan shall be made pursuant to the following procedures.

A. Substantial Amendments

Substantial amendments are solely amendments:

1. Adding land to the urban renewal area, except for an addition of land that totals not more than one percent of the existing area of the urban renewal area.
2. Increasing the maximum amount of indebtedness that can be issued or incurred under the plan.

Substantial amendments shall require the same approval process as required for initial plan adoption including the approval process as provided in ORS 457.095 and the notice requirement set forth in ORS 457.120.

B. Major Amendments

A major amendment is solely an amendment:

1. Adding land to the urban renewal area that totals not more than one percent of the existing area of the urban renewal area.

Major amendments shall be forwarded to the Planning Commission for recommendations as described in ORS 457.085(4) and shall require City Council approval as provided in ORS 457.095, but shall not require the notice described in ORS 457.120 or compliance with the procedures described in ORS 457.085(5). A report as required by ORS 456.085(3) shall accompany the amendment.

C. Council-Approved Amendments

Council-approved amendments are solely amendments:

1. Changing the Goals of the Plan.
2. Removing land from the urban renewal area.
3. Extending the last date to issue debt.
4. Identifying a building as a public building and explaining how the building serves or benefits the urban renewal area.

Council-approved amendments require approval by the Portland Development Commission by resolution and by the City Council, which may approve the amendment by resolution. Council-approved amendments do not require any of the procedural or notice requirements found in ORS Chapter 457, including but limited to the procedures set forth in ORS 457.085(4) and (5).

D. Minor Amendments

Minor amendments are amendments that are neither substantial, major, nor council-approved amendments. Minor amendments are effective upon adoption of a resolution by the Portland Development Commission approving the amendment.

6. The Plan is further amended to delete references to uncompleted projects and land acquisitions that were proposed for portions of the Downtown Waterfront Urban Renewal Area removed by this Twenty-Eighth Amendment.

Exhibit One – Part Two. Downtown Waterfront Urban Renewal Area Boundary Map



Exhibit Two – Part Two. Legal Description

Commencing in the S.E. 1/4 of Section 3, Township 1 South, Range 1 East, Willamette Meridian, City of Portland, County of Multnomah, State of Oregon, along the westerly Harbor Line of the Willamette River (US Corps of Engineers, 1968) at its intersection with the easterly prolongation of the northerly line of Partition Plat 1999-129, Multnomah County Survey Records, Assessor Map 1S1E 3CD for the POINT OF BEGINNING of the Downtown-Waterfront Urban Renewal Area Boundary Line;

1. Thence southerly 810 feet more or less along said westerly Harbor Line to its intersection with the northerly right-of-way line of Interstate 5 freeway (west Marquam Bridge Interchange), Assessor Map 1S1E 3CD;
2. Thence southwesterly 310 feet more or less along the northerly right-of-way line of said Interstate 5 freeway to its intersection with the northerly right-of-way line of S.W. River Parkway, Assessor Map 1S1E 3CD;
3. Thence westerly 200 feet more or less along the northerly right-of-way line of S.W. River Parkway to its intersection with the west line of Parcel 2 of said Partition Plat 1999-129, Assessor Map 1S1E 3CD;
4. Thence northerly and westerly 925 feet more or less along the west line of Parcel 2 of said Partition Plat 199-129 to its intersection with the east right-of-way line of S.W. River Drive, Assessor Map 1S1E 3CD;
5. Thence northerly 285 feet more or less along the east right-of-way line of S.W. River Drive to its intersection with the northerly right-of-way line of S.W. Montgomery Street, Assessor Map 1S1E 3CD;
6. Thence westerly 860 feet more or less along the northerly right-of-way line and its westerly prolongation of S.W. Montgomery Street as shown in the plat of The Riverplace Condominium No 1 to its intersection with the easterly line of Block J South Auditorium Addition, Assessor Map 1S1E 3CA;
7. Thence northerly 525 feet more or less along the easterly line of Block J South Auditorium Addition to its intersection with the north right-of-way line of S.W. Market Street, Assessor Map 1S2E 3CA;
8. Thence northeasterly 224 feet more or less to the south line of vacation ordinance number 152717 recorded Jan. 22, 1982, said point being at the end of S.W. Clay Street, Assessor Map 1S1E 3CA;
9. Thence northerly 580 feet more or less along the easterly lines of Blocks 112 and 113 City of Portland and their southerly and northerly prolongation to the intersection with the northerly right-of-way line of S.W. Jefferson Street as shown in the plat of the City of Portland, said right-of-way is now vacated, Assessor Map 1S1E 3BD;
10. Thence westerly 260 feet more or less along the northerly right-of-way line of S.W. Jefferson Street as shown in the plat of the City of Portland, a portion of which is vacated, to its intersection with the westerly right-of-way line of S.W. Naito Parkway (S.W. Front Street), Assessor Map 1S1E 3BD;
11. Thence northerly 980 feet more or less along the westerly right-of-way line of S.W. Naito Parkway to its intersection with the southerly right-of-way line of S.W. Taylor Street, Assessor Map 1S1E 3BA;

12. Thence westerly 490 feet more or less along the southerly right-of-way line of S.W. Taylor Street to its intersection with the centerline of the right-of-way of S.W. 2nd Avenue, Assessor Map 1S1E 3BA;
13. Thence southerly 490 feet more or less along the centerline of the right-of-way of S.W. 2nd Avenue to its intersection with the centerline of the right-of-way of S.W. Main Street, Assessor Map 1S1E 3BA;
14. Thence westerly 270 feet more or less along the centerline of the right-of-way of S.W. Main Street to its intersection with the centerline of the right-of-way of S.W. 3rd Avenue, Assessor Map 1S1E 3BA;
15. Thence northerly 390 feet more or less along the centerline of the right-of-way of S.W. 3rd Avenue to its intersection with the easterly prolongation of the south line of Lot 2 Block 52 City of Portland, Assessor Map 1S1E 3BA;
16. Thence westerly 280 feet more or less along the south lines of Lots 2 and 7, Block 52 City of Portland and their easterly and westerly prolongation to its intersection with the centerline of the right-or-way of S.W. 4th Avenue, Assessor Map 1S1E 3BA;
17. Thence northerly 100 feet more or less along the centerline of the right-of-way of S.W. 4th Avenue to its intersection with the southerly right-of-way line of S.W. Taylor Street, Assessor Map 1S1E 3BA;
18. Thence westerly 320 feet more or less along the southerly right-of-way line of S.W. Taylor Street to its intersection with the westerly right-of-way line of S.W. 5th Avenue, said point being common to the South Park Blocks Urban Renewal Area Boundary Line, Assessor Map 1S1E 3BB;

SAID SOUTH PARK BLOCKS URBAN RENEWAL AREA BOUNDARY LINE IS COMMON TO THE DOWNTOWN WATERFRONT URBAN RENEWAL AREA BOUNDARY LINE

19. Thence continuing westerly 280 feet more or less along said southerly right-of-way line of S.W. Taylor Street to its intersection with the westerly right-of-way line of S.W. 6th Avenue, Assessor Map 1S1E 3BB;
20. Thence northerly 260 feet more or less along the westerly right-of-way line of S.W. 6th Avenue to its intersection with the southerly right-of-way line of S.W. Yamhill Street, Assessor Map 1S1E 3BB;
21. Thence westerly 280 feet more or less along the southerly right-of-way line of S.W. Yamhill Street to its intersection with the westerly right-of-way line of S.W. Broadway Avenue, Assessor Map 1S1E 3BB;
22. Thence northerly 320 feet more or less along the westerly right-of-way line of S.W. Broadway Street to its intersection with the northerly right-of-way line of S.W. Morrison Street, said point being common with the River District Urban Renewal Area Boundary Line, Assessor Map 1S1E 3BB;

SAID RIVER DISTRICT URBAN RENEWAL AREA BOUNDARY LINE IS COMMON TO THE DOWNTOWN WATERFRONT URBAN RENEWAL AREA BOUNDARY LINE

23. Thence leaving the said South Park Blocks Urban Renewal Area Boundary Line, easterly 920 feet more or less along the northerly right-of-way line of S.W. Morrison Street to its intersection with westerly right-of-way line of S.W. 4th Avenue, Assessor Map 1S1E 3BA;
24. Thence southerly 260 feet more or less along the westerly right-of-way line of S.W. 4th Avenue to its intersection with the northerly right-of-way line of S.W. Yamhill Street, Assessor Map 1S1E 3BA;
25. Thence easterly 200 feet more or less along the northerly right-of-way line of S.W. Yamhill Street to its intersection with the westerly right-of-way line of S.W. 3rd Avenue, Assessor Map 1S1E 3BA;
26. Thence northerly 460 feet more or less along the westerly right-of-way line of S.W. 3rd Avenue to its intersection with the southerly right-of-way line of S.W. Alder Street, Assessor Map 1S1E 3BA;
27. Thence westerly 560 feet more or less along the southerly right-of-way line of S.W. Alder Street to its intersection with the westerly right-of-way line of S.W. 5th Avenue, Assessor Map 1S1E 3BA;
28. Thence northerly 520 feet more or less along the westerly right-of-way line of S.W. 5th Avenue to its intersection with the southerly right-of-way line of S.W. Stark Street, Assessor Map 1N1E 34CD;
29. Thence easterly 80 feet more or less along the southerly right-of-way line of S.W. Stark Street to the easterly right-of-way line of S.W. 5th Avenue, Assessor Map 1N1E 34CD;
30. Thence southerly 100 feet more or less along the easterly right-of-way line of S.W. 5th Avenue to its intersection with the south line of Lot 7 Block 64 City of Portland, Assessor Map 1N1E 34CD;
31. Thence easterly 100 feet more or less along the south line of Lot 7 Block 64 City of Portland to its intersection with the west line of Lot 7 Block 64 City of Portland, Assessor Map 1N1E 34CD;
32. Thence northerly 130 feet more or less along the west lines of Lot 7 and Lot 8 Block 64 City of Portland and their northerly prolongation to the centerline of the right-of-way of S.W. Stark Street, Assessor Map 1N1E 34CD;
33. Thence westerly 180 feet more or less along the centerline of the right-of-way of S.W. Stark Street to its intersection with the westerly right-of-way line of S.W. 5th Avenue, Assessor Map 1N1E 34CD;
34. Thence northerly 230 feet more or less along the westerly right-of-way line of S.W. 5th Avenue to its intersection with the southerly right-of-way line of S.W. Oak Street, Assessor Map 1N1E 34 CD;
35. Thence easterly 280 feet more or less along the southerly right-of-way line of S.W. Oak Street to its intersection with the westerly right-of-way line of S.W. 4th Avenue, Assessor Map 1N1E 34CD;
36. Thence northerly 260 feet more or less along the westerly right-of-way line of S.W. 4th Avenue to its intersection with the southerly right-of-way line of S.W. Pine Street, Assessor Map 1N1E 34CD;
37. Thence westerly 200 feet more or less along the southerly right-of-way line of S.W. Pine Street to its intersection with the easterly right-of-way line of S.W. 5th Avenue, Assessor Map 1N1E 34CD;

38. Thence southerly 200 feet more or less along the easterly right-of-way line of S.W. 5th Avenue to its intersection with the northerly right-of-way line of S.W. Oak Street, Assessor Map 1N1E 34CD;
39. Thence westerly 280 feet more or less along the northerly right-of-way line of S.W. Oak Street to its intersection with the easterly right-of-way line of S.W. 6th Avenue, Assessor Map 1N1E 34CD;
40. Thence southerly 60 feet more or less along the easterly right-of-way line of S.W. 6th Avenue to its intersection with the southerly right-of-way line of S.W. Oak Street, Assessor Map 1N1E 34CD;
41. Thence westerly 620 feet more or less along the southerly right-of-way line of S.W. Oak Street to its intersection with the westerly right-of-way line of S.W. Park Avenue, Assessor Map 1N1E 34CC;
42. Thence north 435 feet more or less along the west right-of-way line of S.W. Park Avenue to its intersection with the north line of Lot 4 Block 56 Couch's Addition, Assessor Map 1N1E 34CB;
43. Thence west 200 feet more or less along the north lines of Lot 4 and Lot 3 Block 56 Couch's Addition to its intersection with the easterly right-of-way line of S.W. 9th Avenue, Assessor Map 1N1E 34CB;
44. Thence south 100 feet more or less along the east right-of-way line of S.W. 9th Avenue to its intersection with the north right-of-way line of W. Burnside Street, Assessor Map 1N1E 34CB;
45. Thence west 60 feet more or less along the north right-of-way line of W. Burnside Street to its intersection with the west right-of-way line of N.W. 9th Avenue, Assessor Map 1N1E 34CB;
46. Thence north 1560 feet more or less along the west right-of-way line of N.W. 9th Avenue to its intersection with the north right-of-way line of N.W. Hoyt Street, Assessor Map 1N1E 34BC;
47. Thence east 320 feet more or less along the north right-of-way line of N.W. Hoyt Street to its intersection with the east right-of-way line of N.W. Park Avenue, Assessor Map 1N1E 34BC;
48. Thence south 260 feet more or less along the east right-of-way line of N.W. Park Avenue to its intersection with the north right-of-way line of N.W. Glisan Street, Assessor Map 1N1E 34BC;
49. Thence east 160 feet more or less along the north right-of-way line of N.W. Glisan Street to its intersection with the east right-of-way line of N.W. 8th Avenue, Assessor Map 1N1E 34BC;
50. Thence south 110 feet more or less along the east right-of-way line of N.W. 8th Avenue to its intersection with the north line of Lot 6 Block 49 Couch's Addition, Assessor Map 1N1E 34CB;
51. Thence east 100 feet more or less along the north line of Lot 6 Block 49 Couch's Addition to the east line of Lot 6 Block 49 Couch's Addition, Assessor Map 1N1E 34CB;
52. Thence south 50 feet more or less along the east line of Lot 6 Block 49 Couch's Addition to its intersection with the south line of Lot 5 Block 49 Couch's Addition, Assessor Map 1N1E 34CB;

53. Thence east 180 feet more or less along the south line of Lot 5 Block 49 Couch's Addition and its easterly prolongation to the east right-of-way line of N.W. Broadway Avenue, Assessor Map 1N1E 34CB;
54. Thence south 160 feet more or less along the east right-of-way line of N.W. Broadway Avenue to its intersection with the south right-of-way line of N.W. Flanders Street, Assessor Map 1N1E 34CB;
55. Thence west 280 feet more or less along the south right-of-way line of N.W. Flanders Street to its intersection with the east right-of-way line of N.W. 8th Avenue, Assessor Map 1N1E 34CB;
56. Thence south 50 feet more or less along the east right-of-way line of N.W. 8th Avenue to its intersection with the south line of Lot 7 Block 50 Couch's Addition, Assessor Map 1N1E 34CB;
57. Thence east 100 feet more or less along the south line of Lot 7 Block 50 Couch's Addition to the west line of Lot 5 Block 50 Couch's Addition, Assessor Map 1N1E 34CB;
58. Thence south 150 feet more or less along the west lines of Lot 5, 4 and 1 of Block 50 Couch's Addition to its intersection with the north right-of-way line of N.W. Everett Street, Assessor Map 1N1E 34CB;
59. Thence east 90 feet more or less along the north right-of-way line of N.W. Everett Street to its intersection with the west right-of-way line of NW. Broadway Avenue, Assessor Map 1N1E 34CB;
60. Thence north 100 feet more or less along the west right-of-way line of N.W. Broadway Avenue to its intersection with the westerly prolongation of the north line of Lot 3 Block 47 Couch's Addition, Assessor Map 1N1E 34CB;
61. Thence east 170 feet more or less along the north line of Lot 3 Block 47 Couch's Addition and its westerly prolongation to its intersection with the west line of Lot 5 Block 47 Couch's Addition, Assessor Map 1N1E 34CA;
62. Thence north 100 feet more or less along the west line of Lot 5 and Lot 8 Block 47 Couch's Addition to its intersection with the south right-of-way line of N.W. Flanders Street, Assessor Map 1N1E 34CA;
63. Thence east 160 feet more or less along the south right-of-way line of N.W. Flanders Street to the east right-of-way line of N.W. 6th Avenue, Assessor Map 1N1E 34CA;
64. Thence south 100 feet more or less along the east right-of-way line of N.W. 6th Avenue to its intersection with the north line of Lot 3 Block 38 Couch's Addition, Assessor Map 1N1E 34CA;
65. Thence east 100 feet more or less along the north line of Lot 3 Block 38 Couch's Addition to the west line of Lot 5 Block 38 Couch's Addition, Assessor Map 1N1E 34CA;
66. Thence north 100 feet more or less along the west line of Lot 5 and Lot 8 Block 38 Couch's Addition to the south right-of-way line of N.W. Flanders Street, Assessor Map 1N1E 34CA;
67. Thence east 100 feet more or less along the south right-of-way line of N.W. Flanders Street to its intersection with the west right-or-way line of N.W. 5th Avenue, Assessor Map 1N1E 34CA;

68. Thence north 260 feet more or less along the west right-of-way line of N.W. 5th Avenue to its intersection with the south right-of-way line of N.W. Glisan Street, Assessor Map 1N1E 34CA;
69. Thence east 290 feet more or less along the south right-of-way line of N.W. Glisan Street to its intersection with the centerline of the right-of-way of N.W. 4th Avenue, Assessor Map 1N1E 34CA;
70. Thence south 520 feet more or less along the centerline of the right-of-way of N.W. 4th Avenue to its intersection with the south right-of-way line of N.W. Everett Street, Assessor Map 1N1E 34CA;
71. Thence west 130 feet more or less along the south right-of-way line of N.W. Everett Street to its intersection with east line Lot 7 Block 34 Couch's Addition, Assessor Map 1N1E 34CA;
72. Thence south 100 feet more or less along the east line of Lot 7 and Lot 6 Block 34 Couch's Addition to its intersection with the south line of Lot 6 Block 34 Couch's Addition, Assessor Map 1N1E 34CA;
73. Thence west 100 feet more or less along the south line of Lot 6 Block 34 Couch's Addition to its intersection with the east right-of-way line of N.W. 5th Avenue, Assessor Map 1N1E 34CA;
74. Thence south 130 feet more or less along the east right-of-way line of N.W. 5th Avenue to its intersection with centerline of the right-of-way of N.W. Davis Street, Assessor Map 1N1E 34CA;
75. Thence east 230 feet more or less along the centerline of the right-of-way of N.W. Davis Street to its intersection with the centerline of the right-of-way of N.W. 4th Avenue, Assessor Map 1N1E 34CA;
76. Thence south 290 feet more or less along the centerline of the right-of-way of N.W. 4th Avenue to its intersection with the south right-of-way line of N.W. Couch Street, Assessor map 1N1E 34CA;
77. Thence west 230 feet more or less along the south right-of-way line of N.W. Couch Street to its intersection with the east right-of-way line of N.W. 5th Avenue, Assessor Map 1N1E 34CA;
78. Thence south 180 feet more or less along the east right-of-way line of N.W. 5th Avenue to its intersection with the north right-of-way line of W. Burnside Street, Assessor Map 1N1W 34CA;
79. Thence west 60 feet more or less along the north right-of-way line of W. Burnside Street to its intersection with the west right-of-way line of N.W. 5th Avenue, Assessor Map 1N1E 34CA;
80. Thence north 80 feet more or less along the west right-of-way line of N.W. 5th Avenue to its intersection with the south line of Lot 5 Block 41 Couch's Addition, Assessor Map 1N1E 34CA;
81. Thence west 100 feet more or less along the south line of Lot 5 Block 41 Couch's Addition to the east line of Lot 3 Block 41 Couch's Addition; Assessor Map 1N1E 34CA;
82. Thence south 180 feet more or less along the east line of Lot 3 and Lot 2 Block 41 Couch's Addition and their south prolongation to the south right-of-way line of W. Burnside Street, Assessor Map 1N1E 34CA;

83. Thence east 520 feet more or less along the south right-of-way line of W. Burnside Street to its intersection with the south prolongation of the west line of Lot 1 Block 29 Couch's Addition, Assessor Map 1N1E 34CA;
84. Thence north 158 feet more or less along the west lines of Lot 1 and Lot 4 Block 29 Couch's Addition and their south prolongation to its intersection with a line that is 28 feet north of the south line of Lot 4 Block 29 Couch's Addition, Assessor Map 1N1E 34CA;
85. Thence west 5 feet along the westerly prolongation of said line that is 28 feet north of south line of Lot 4 Block 29 Couch's Addition to a point being 5 feet west of said west line of Lot 4 Block 29 Couch's Addition, Assessor Map 1N1E 34CA;
86. Thence north 45 feet along a line that is 5 feet west and parallel with the west line of Lot 4 and Lot 5 Block 29 Couch's Addition to its intersection with a line that is 23 feet north of the south line of Lot 5 Block 29 Couch's Addition; Assessor Map 1N1E 34CA;
87. Thence east 135 feet along a line that is 23 feet north of the south line of Lot 5 Block 29 Couch's Addition to its intersection with the centerline of the right-of-way of N.W. 3rd Avenue, Assessor Map 1N1E 34CA;
88. Thence south 208 feet more or less along the centerline of the right-of-way of N.W. 3rd Avenue to its intersection with the south right-of-way line W. Burnside Street, Assessor Map 1N1E 34CA;
89. Thence east 260 feet more or less along the south right-of-way line of W. Burnside Street to its intersection with the centerline of the right-of-way of S.W. 2nd Avenue, Assessor Map 1N1E 34CD;
90. Thence south 110 feet more or less along the centerline of the right-of-way of S.W. 2nd Avenue to its intersection with the westerly prolongation of the south line of Lot 3 Block 11 Couch's Addition, Assessor Map 1N1E 34CD;
91. Thence southeasterly 60 feet more or less to the intersection of the centerline of S.W. 2nd Avenue, said centerline being 30.00 feet westerly of the west line of Block 33 City of Portland, with the south right-of-way line of S.W. Ankeny Street, Assessor Map 1N1E 34 CD;
92. Thence southerly 110 feet more or less along the centerline of S.W. 2nd Avenue parallel with the west line of Block 33 City of Portland to its intersection with the westerly prolongation of a line that is 20 feet north of the southerly line of Lot 6 Block 33 City of Portland, Assessor Map 1N1E 34DC;
93. Thence easterly 230 feet more or less along the said line that is 20 feet north of the southerly line of Lot 6 and Lot 3 Block 33 City of Portland and their westerly prolongation to the west right-of-way line of S.W. 1st Avenue, Assessor Map 1N1E 34DC;
94. Thence north 342 feet more or less along the west right-of-way line of S.W. 1st Avenue to its intersection with the south right-of-way line of W. Burnside Street, Assessor Map 1N1E 34DC;
95. Thence west 95 feet more or less along the south right-of-way line of W. Burnside Street to its intersection with the west line of Lot 8 Block 11 Couch's Addition, Assessor Map 1N1E 34DB;

96. Thence north 100 feet more or less to the north right-of-way line of W. Burnside Street at its intersection with the west line of Lot 1 Block 12 Couch's Addition, Assessor Map 1N1E 34DB;
97. Thence east 95 feet more or less along the north right-of-way line of W. Burnside Street to its intersection with the west right-of-way line of N.W. 1st Avenue, Assessor Map 1N1E 34DB;
98. Thence north 185 feet more or less along the west right-of-way line of N.W. 1st Avenue to its intersection with the south right-of-way line of N.W. Couch Street, Assessor Map 1N1E 34DB;
99. Thence west 190 feet more or less along the south right-of-way line of N.W. Couch Street to its intersection with the east right-of-way line of N.W. 2nd Avenue, Assessor Map 1N1E 34CA;
100. Thence south and southeasterly 184 feet more or less along the east right-of-way line of N.W. 2nd Avenue to its intersection with the north right-of-way line of W. Burnside Street, Assessor Map 1N1E 34CA;
101. Thence west 90 feet more or less along the north right-of-way line of W. Burnside Street to its intersection with the west right-of-way line of N.W. 2nd Avenue, Assessor Map 1N1E 34CA;
102. Thence north 435 feet more or less along the west right-of-way line of N.W. 2nd Avenue to its intersection with the south right-of-way line of N.W. Davis Street, Assessor Map 1N1E 34CA;
103. Thence west 230 feet more or less along the south right-of-way line of N.W. Davis Street to its intersection with the centerline of the right-of-way of N.W. 3rd Avenue, Assessor Map 1N1E 34CA;
104. Thence north 780 feet more or less along the centerline of the right-of-way of N.W. 3rd Avenue to its intersection with the south right-of-way line of N.W. Glisan Street, Assessor Map 1N1E 34CA;
105. Thence east 35 feet more or less along the south right-of-way line of N.W. Glisan Street to its intersection with the east right-of-way line of N.W. 3rd Avenue, Assessor Map 1N1E 34CA;
106. Thence north 110 feet more or less along the east right-of-way line of N.W. 3rd Avenue to its intersection with the north line of Lot 2 Block N, Couch's Addition; Assessor Map 1N1E 34CA;
107. Thence east 368 feet more or less along the north line of Lot 2 and Lot 1 Block N and Lot 2 Block A of Couch's Addition to its intersection with the westerly right-of-way line of N.W. Naito Parkway, Assessor Map 1N1E 34BD;
108. Thence northwesterly 28 feet more or less along the westerly right-of-way line of N.W. Naito Parkway to its intersection with the southerly right-of-way line of the Portland Terminal Railroad Company, Assessor Map 1N1E 34BD;
109. Thence northeasterly 331.37 feet along the southerly right-of-way line of the Portland Terminal Railroad Company, Assessor Map 1N1E 34BD;
110. Thence northeasterly 50 feet more or less perpendicular to when measured at right angles to said southerly right-of-way line of the Portland Terminal Railroad Company to its intersection with the westerly line of Lot 5 Union Station recorded Oct. 15, 1996 as Book 1233 Page 1 Multnomah County Records, Assessor Map 1N1E 34BD;

111. Thence southeasterly 238.70 feet along the said south line of Lot 5 Union Station to its intersection with the westerly right-of-way line of N.W. Naito Parkway, Assessor Map 1N1E 34BD;
112. Thence northwesterly 410 feet more or less along the westerly right-of-way line of N.W. Naito Parkway to the most northerly corner of said Lot 5 Union Station, Assessor Map 1N1E 34BD;
113. Thence southwesterly 200 feet more or less along the north line of said Lot 5 Union Station to the most westerly corner of said Lot 5 Union Station, Assessor Map 1N1E 34BD;
114. Thence southeasterly 183.47 feet along the southerly line of said Lot 5 Union Station, Assessor Map 1N1E 34BD;
115. Thence southwesterly 44 feet more or less to the intersection of the southerly right-of-way line of the Portland Terminal Railroad Company, with the east right-of-way line at the termination of N.W. Hoyt Street, Assessor Map 1N1E 34BD;
116. Thence south 35 feet more or less along the east right-of-way line at the termination of N.W. Hoyt Street to the northwest corner of Book 1486 Page 294 Multnomah County Records, Assessor Map 1N1E 34BD;
117. Thence west 58 feet more or less along the south right-of-way line of N.W. Hoyt Street as shown in the plat of Couch's Addition to its intersection with the west right-of-way line of N.W. 3rd Avenue as shown in the Plat of Couch's Addition, Assessor Map 1N1E 34BD;
118. Thence south 150 feet more or less along the west right-of-way line of N.W. 3rd Avenue as shown in the plat of Couch's Addition to its intersection with the north right-of-way line of N.W. Glisan Street, Assessor Map 1N1E 34BD;
119. Thence southwesterly and west 357 feet more or less along the north right-of-way line of N.W. Glisan Street to its intersection with the west line of Lot 1 Block P Couch's Addition, Assessor Map 1N1E 34BD;
120. Thence north 100 feet more or less along the west lines of Lot 1 and Lot 4 Block P Couch's Addition to its intersection with the south line of Lot 6 Block P Couch's Addition, Assessor Map 1N1E 34BD;
121. Thence west 160 feet more or less along the south line of Lot 6 Block P Couch's Addition and its west prolongation to its intersection with the west right-of-way line of N.W. 5th Avenue, Assessor Map 1N1E 34BD;
122. Thence north 420 feet more or less along the west right-of-way line of N.W. 5th Avenue to its intersection with the north right-of-way line of N.W. Irving Street, Assessor Map 1N1E 34BD;
123. Thence east 210 feet more or less along the north right-of-way line of N.W. Irving Street as shown in the plat of Couch's Addition, a portion of which is now vacated in ordinance no. 23258 to its intersection with the westerly right-of-way line of the Portland Terminal Railroad Company, Assessor Map 1N1E 34BD;
124. Thence northwesterly 900 feet more or less along the westerly right-of-way line of the Portland Terminal Railroad Company to its intersection with the southerly easement line of the N.W. Broadway Avenue Bridge, Assessor Map 1N1E 34BD;
125. Thence northeasterly 50 feet more or less along the southerly easement line of the N.W. Broadway Avenue Bridge to its intersection with the easterly right-of-way line of the Portland Terminal Railroad Company, Assessor Map 1N1E 34BD;

126. Thence northwesterly 70 feet more or less along the easterly right-of-way line of the Portland Terminal Railroad Company to its intersection with the northerly easement line of the N.W. Broadway Avenue Bridge, Assessor Map 1N1E 34BD;
127. Thence northeasterly 559 feet more or less along the northerly easement line of the N.W. Broadway Avenue Bridge to its intersection with the westerly Harbor Line of the Willamette River, Assessor Map 1N1E 34BA;

CONTINUING SAID DOWNTOWN-WATERFRONT URBAN RENEWAL AREA BOUNDARY LINE WHERE SAID LINE IS NOT COMMON WITH ANY OTHER URBAN RENEWAL AREA BOUNDARY, AS FOLLOWS:

128. Thence leaving said River District Urban Renewal Area Boundary line southerly 8400 feet more or less along the westerly Harbor Line of the Willamette River to the POINT OF BEGINNING.

The Downtown-Waterfront Urban Renewal Area contains 232 acres more or less.

Exhibit Two (A) – Part Two, Legal Description Map

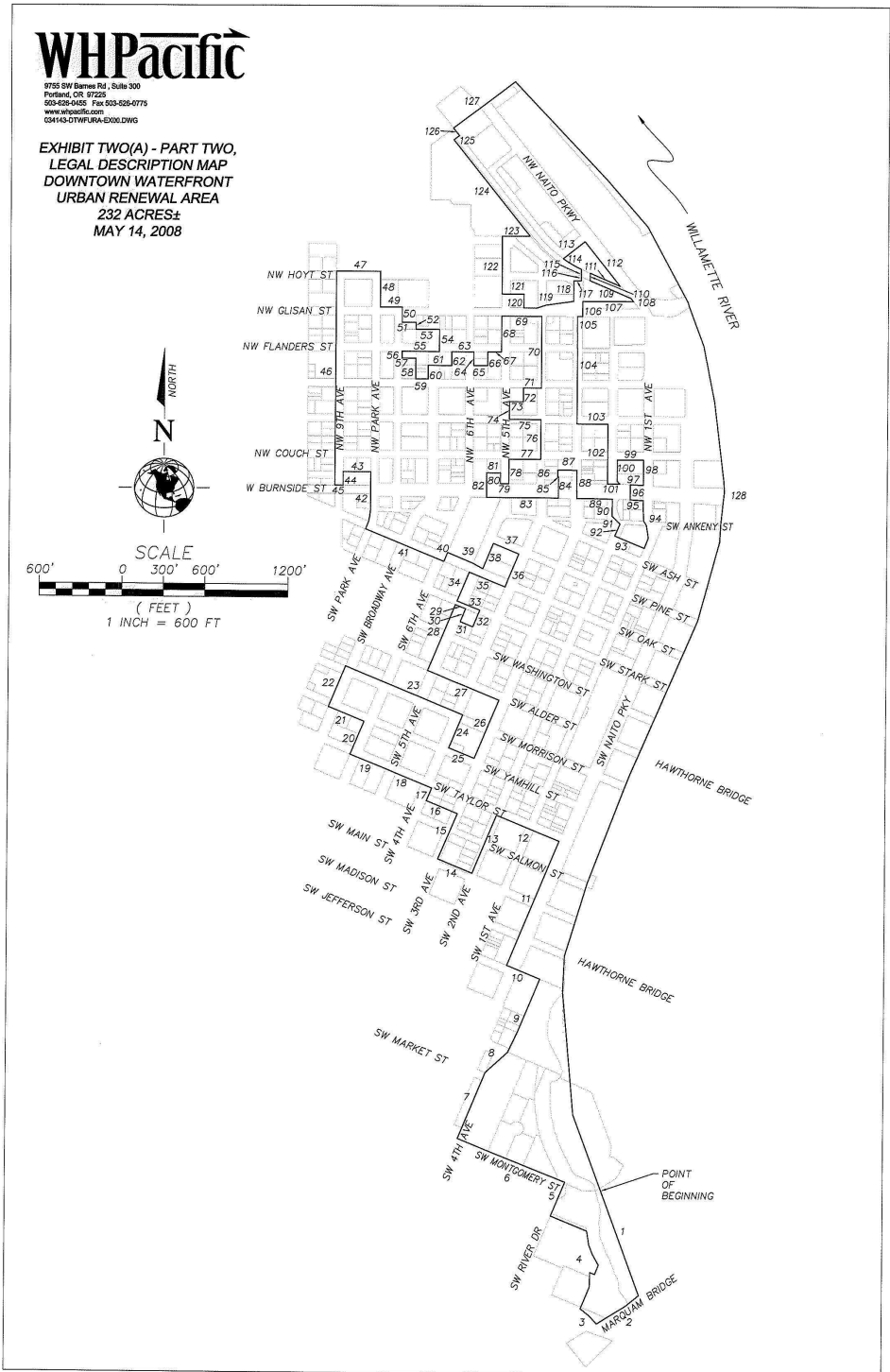


Exhibit A – Part Two. Downtown Waterfront Urban Renewal Area Land Use (Zoning Plan) Map

