

SOUTH PARK BLOCKS URBAN RENEWAL PLAN

Tenth Amendment



City of Portland
Portland Development Commission

June 18, 2008

The South Park Blocks Urban Renewal Plan (as amended, the “Plan”), which was formerly amended with the ninth amendment through Ordinance # 178042 adopted by the City Council on November 19, 2003, is now being amended to remove certain property from the South Park Blocks Urban Renewal Area, and to revise the procedures for amending the Plan. The new boundary of the South Park Blocks Urban Renewal Area is contained in the Exhibits amended into the Plan by the provisions set forth below.

The South Park Blocks Urban Renewal Area is amended as follows:

1. Exhibit 1 of the Plan (containing the legal description of the boundary of the South Park Blocks Urban Renewal Area) is amended to read in its entirety as set forth in Exhibit 1, attached hereto and labeled Legal Description.
2. The Plan is amended to add Exhibit 1.1 (containing the map necessary for reading the legal description) in the form attached hereto as Exhibit 1.1 and labeled Legal Description Map.
3. Exhibit 2 of the Plan (containing a map identifying the boundaries of the South Park Blocks Urban Renewal Area) is amended to read in its entirety as set forth in Exhibit 2, attached hereto and labeled South Park Blocks Urban Renewal Area Boundary.
4. Section 900 of the Plan, entitled PROCEDURE FOR CHANGES IN THE APPROVED SOUTH PARK BLOCKS URBAN RENEWA PLAN, is amended to read in its entirety as set forth below: Procedure for Amendment of the South Park Blocks Urban Renewal Plan:

South Park Blocks Urban Renewal Plan

300. Legal Boundary Description.
 The Tenth Amendment modifies the language in this Section 300 by replacing it with a new legal description as shown in Exhibit 1 Legal Description and Exhibit 1.1 Legal Description Map.
 The Tenth Amendment modifies this Section by replacing the existing Exhibit 2, Renewal Area Boundary with a new Exhibit 2: South Park Blocks Urban Renewal Area Boundary.
900. Procedures for Changes or Amendments in the Approved South Park Blocks Urban Renewal Plan.
 The language in this Section 900 replaces the corresponding language in Section 900 in the existing Plan in its entirety.

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 in a project 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.

5. The Plan is further amended to delete references to uncompleted projects and land acquisitions that were proposed for portions of the South Park Blocks Urban Renewal Area removed by this Tenth Amendment.

Exhibit 1. Legal Description

Commencing in the S.E. 1/4 of Section 33, Township 1 North, Range 1 East, Willamette Meridian, City of Portland, County of Multnomah, State of Oregon, along the westerly right-of-way Line of N.W. 13th Avenue at its intersection with the northerly right-of-way line of S.W. Morrison Street, Assessor Map 1N1E 33DD for the TRUE POINT OF BEGINNING of the South Park Blocks Urban Renewal Area Boundary Line;

1. Thence northeasterly 260 feet more or less along the easterly right-of-way line of S.W. 13th Avenue to its intersection point with the northerly right-of-way line of S.W. Alder Street, Assessor Map 1N1E 33DD;
2. Thence northwesterly 147 feet more or less along the northerly right-of-way line of S.W. Alder Street to its intersection with the easterly right-of-way line of the Foothills-Stadium (I-405) Freeway, Assessor Map 1N1E 33DD;
3. Thence northerly along the easterly right-of-way line of the Foothills-Stadium Freeway 221 feet more or less to its intersection with the southerly right-of-way line of S.W. Washington Street, Assessor Map 1N1E 33DD;
4. Thence southeasterly 115 feet more or less along the southerly right-of-way line of S.W. Washington Street to its intersection with the westerly right-of-way line of S.W. 13th Avenue, Assessors Map 1N1E 33DD;
5. Thence northeasterly 60 feet more or less along the westerly right-of-way line of S.W. 13th Avenue to its intersection with the north right-of-way line of S.W. Washington Street, Assessor Map 1N1E 33DD;
6. Thence northwesterly 200 feet more or less along the north right-of-way line of S.W. Washington Street to its intersection with the easterly right-of-way line of S.W. 14th Avenue, Assessor Map 1N1E 33DD;
7. Thence northeasterly 150 feet more or less along the easterly right-of-way line of S.W. 14th Avenue to its intersection with the south right-of-way line of W. Burnside Street, said point being common to the River District Urban Renewal Area Boundary Line, Assessor Map 1N1E 33DD;

SAID SOUTH PARK BLOCKS URBAN RENEWAL BOUNDARY LINE IS COMMON TO THE RIVER DISTRICT URBAN RENEWAL AREA BOUNDARY LINE AS FOLLOWS:

8. Thence east 160 feet more or less along the south right-of-way line of W. Burnside Street to its intersection with the southerly right-of-way line of S.W. Stark Street, Assessor Map 1N1E 33DD;
9. Thence easterly 48 feet more or less along the south right-of-way line of S.W. Stark Street to its intersection with the westerly right-of-way line of S.W. 13th Avenue, Assessor Map 1N1E 33DD;
10. Thence easterly across S.W. Stark Street 120 feet more or less to the intersection of the northerly right-of-way line of S.W. Stark Street with the south right-of-way line of W. Burnside Street, Assessor Map 1N1E 33DD;
11. Thence east 296 feet more or less along the south right-of-way line of W. Burnside Street to its intersection with the northwest corner of Carson Building

- Condominiums recorded Jan. 24, 2007 as Book 1281 Page 88 Multnomah County records, Assessor Map 1N1E 33DD;
12. Thence south leaving the south right-of-way line of W. Burnside Street 71 feet more or less along the west line of said Book 1281 Page 88 to the southwest corner thereof, Assessor Map 1N1E 33DD;
 13. Thence east 12.02 feet more or less along the south line of said Book 1281 Page 88 to the northwest corner of a Special Warranty Deed recorded January 25, 2001 as fee number 2001-011584 Multnomah County records, Assessor Map 1N1E 33DD;
 14. Thence southerly 52 feet more or less along the westerly line of said fee number 2001-011584 to its intersection with the north right-of-way line of S.W. Stark Street, Assessor Map 1N1E 33DD;
 15. Thence southeasterly 120 feet more or less along the north right-of-way line of S.W. Stark Street to its intersection with the west right-of-way line of S.W. 11th Avenue, Assessor Map 1N1E 33DD;
 16. Thence north 168 feet more or less along the west right-of-way line of S.W. 11th Avenue to its intersection with the south right-of-way line of W. Burnside Street, Assessor Map 1N1E 33DD;
 17. Thence east 118 feet more or less along the south right-of-way line of W. Burnside Street to its intersection with the south right-of-way line of S.W. Oak Street, Assessor Map 1N1E 34CC;
 18. Thence southeasterly 150 feet more or less along the south right-of-way line of S.W. Oak Street to its intersection with the west right-of-way line of S.W. 10 Avenue, Assessor Map 1N1E 34CC;
 19. Thence south 208 feet more or less along the west right-of-way line of S.W. 10th Avenue to its intersection with the north right-of-way line of S.W. Stark Street, Assessor Map 1N1E 34CC;
 20. Thence southeasterly 276 feet more or less along the north right-of-way line of S.W. Stark Street to its intersection with the west right-of-way line of S.W. 9th Avenue , Assessor Map 1N1E 34CC;
 21. Thence southwesterly 320 feet more or less along the west right-of-way line of S.W. 9th Avenue to its intersection with the south right-of-way line of S.W. Washington Street, Assessor Map 1N1E 34CC;
 22. Thence southeasterly 200 feet more or less along the south right-of-way line of S.W. Washington Street to its intersection with the easterly right-of-way line of S.W. Park Avenue, Assessor Map 1N1E 34CC;
 23. Thence southwesterly 410 feet more or less along the east right-of-way line of S.W. Park Avenue to its intersection with the north line of Lot 5 Block 212 City of Portland, Assessor Map 1N1E 34CC;
 24. Thence northwesterly 25 feet more or less along the westerly prolongation of the north line of Lot 5 Block 212 City of Portland to its intersection with the centerline of the right-of-way of S.W. Park Avenue, Assessor Map 1N1E 34CC;
 25. Thence southwesterly 80 feet more or less along the centerline of the right-of-way of S.W. Park Avenue to its intersection with the centerline of the right-of-way of S.W. Morrison Street, Assessor Map 1N1E 34CC;

26. Thence northwesterly 375 feet more or less along the centerline of the right-of-way of S.W. Morrison Street to its intersection with the easterly right-of-way line of S.W. 10th Avenue, Assessor Map 1N1E 34CC;
27. Thence southwesterly 230 feet more or less along the easterly right-of-way line of S.W. 10th Avenue to its intersection with the north right-of-way line of S.W. Yamhill Street, Assessor Map 1N1E 34CC;
28. Thence southeasterly 225 feet more or less along the north right-of-way line of S.W. Yamhill Street to its intersection with the centerline of the right-of-way of S.W. 9th Avenue, Assessor Map 1N1E 34CC;
29. Thence northeasterly 200 feet more or less along the centerline of the right-of-way of S.W. 9th Avenue to its intersection with the southerly right-of-way line of S.W. Morrison Street, Assessor Map 1N1E 34CC;
30. Thence southeasterly 175 feet more or less along the southerly right-of-way line of S.W. Morrison Street to its intersection with the east right-of-way line of S.W. Park Avenue, Assessor Map 1N1E 34CC;
31. Thence northeasterly 60 feet more or less along the east right-of-way line of S.W. Park Avenue to its intersection with the north right-of-way line of S.W. Morrison Street, Assessor Map 1N1E 34CC;
32. Thence southeasterly 200 feet more or less along the north right-of-way line of S.W. Morrison Street to its intersection with the west right-of-way line of S.W. Broadway Avenue, point being common to the Downtown Waterfront Urban Renewal Area Boundary Line, Assessor Map 1N1E 34CC;

SAID SOUTH PARK BLOCKS URBAN RENEWAL BOUNDARY LINE IS COMMON TO THE DOWNTOWN-WATERFRONT URBAN RENEWAL AREA BOUNDARY LINE, TAX CODE AREA NO. 889 AS FOLLOWS:

33. Thence leaving the said River District Urban Renewal Area Boundary line and following the Downtown-Waterfront Urban Renewal Area Boundary Line southwesterly 320 feet more or less along the westerly right-of-way line of S.W. Broadway Avenue to its intersection with the southerly right-of-way line of S.W. Yamhill Street, Assessor Map 1S1E 3BB;
34. Thence southeasterly 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. 6th Avenue, Assessor Map 1S1E 3BB;
35. Thence southwesterly 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. Taylor Street, Assessor Map 1S1E 3BB;
36. Thence southeasterly 280 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, Assessor Map 1S1E 3BB;
37. Thence leaving said Downtown Waterfront Urban Renewal Area Boundary Line southwesterly 1040 feet more or less along the westerly right-of-way line of S.W. 5th Avenue to its intersection with the south right-of-way line of S.W. Jefferson Street, Assessor Map 1S1E 3BC;

38. Thence southeasterly 280 feet more or less along the south right-of-way line of S.W. Jefferson Street as shown in the plat of the City of Portland to its intersection with the west right-of-way line of S.W. 4th Avenue, Assessor Map 1S1E 3BC;
39. Thence southwesterly 2930 feet more or less along the west right-of-way line of S.W. 4th Avenue and S.W. Barbur Boulevard to its intersection with the northerly right-of-way line of the Foothills-Stadium (I-405) Freeway, Assessor Map 1S1E 4DD;
40. Thence north and westerly 212 feet more or less along the northeasterly right-of-way line of the Foothills-Stadium (I-405) Freeway to its intersection with the south right-of-way line of S.W. Grant Street, Assessor Map 1S1E 4DD;
41. Thence west 66 feet more or less along the south right-of-way line of S.W. Grant Street to its intersection with the east right-of-way line of S.W. 5th Avenue, Assessor Map 1S1E 4DD;
42. Thence north 527 feet more or less along the east right-of-way line of S.W. 5th Avenue to its intersection with the easterly prolongation of the southerly right-of-way line of S.W. Jackson Street, Assessor Map 1S1E 4DA;
43. Thence northwesterly 80 feet more or less across S.W. 5th Avenue along the easterly prolongation of the southerly right-of-way line of S.W. Jackson Street to its intersection with the westerly right-of-way line of S.W. 5th Avenue, Assessor Map 1S1E 4DA;
44. Thence southwesterly 270 feet more or less along the westerly right-of-way line of S.W. 5th Avenue to the, northerly right-of-way line of the Foothills-Stadium (I-405) Freeway, Assessor Map 1S1E 4DD;
45. Thence northwesterly along said northeasterly right-of-way line of the Foothills-Stadium (I-405) freeway to its intersection with the southerly right-of-way line of S.W. Jackson Street, Assessor Map 1S1E 4DA;
46. Thence northwesterly 90 feet more or less along the southerly right-of-way line of S.W. Jackson Street, across S.W. 6th Avenue to its intersection with the westerly right-of-way line of S.W. 6th Avenue, Assessor Map 1S1E 4DA;
47. Thence southwesterly 200 feet more or less along the westerly right-of-way line of S.W. 6th Avenue as originally shown in the plats of the City of Portland and Caruthers Addition – Replat to its intersection with the northeasterly right-of-way line of the Foothills-Stadium (I-405) freeway, Assessor Map 1S1E 4DA;
48. Thence northwesterly 277 feet more or less along the northerly right-of-way line of the Foothills-Stadium (I-405) freeway to its intersection with the easterly right-of-way line of S.W. Broadway Avenue, Assessor Map 1S1E 4DA;
49. Thence northeasterly 900 feet more or less along the easterly right-of-way line of S.W. Broadway Avenue to its intersection with the southerly right-of-way line of S.W. Harrison Street, Assessor Map 1S1E 4DA;
50. Thence southeasterly 280 feet more or less along the southerly right-of-way line of S.W. Harrison Street to its intersection with the easterly right-of-way line of S.W. 6th Avenue, Assessor Map 1S1E 4DA;
51. Thence northeasterly 840 feet more or less along the easterly right-of-way line of S.W. 6th Avenue to its intersection with the northerly right-of-way line of S.W. Market Street, Assessor Map 1S1E 4AD;

52. Thence northwesterly 1800 feet along the northerly right-of-way line of S.W. Market Street to its intersection with the easterly right-of-way line of S.W. 13th Avenue, Assessor Map 1S1E 4AC;
53. Thence northeasterly 2340 feet more or less along the westerly right-of-way line of S.W. 13th Avenue to its intersection with the northerly right-of-way line of S.W. Morrison Street being the point of beginning, Assessor Map 1N1E 33DD;

The South Park Blocks Urban Renewal Area contains 157 acres more or less.

Exhibit 1.1. Legal Description Map

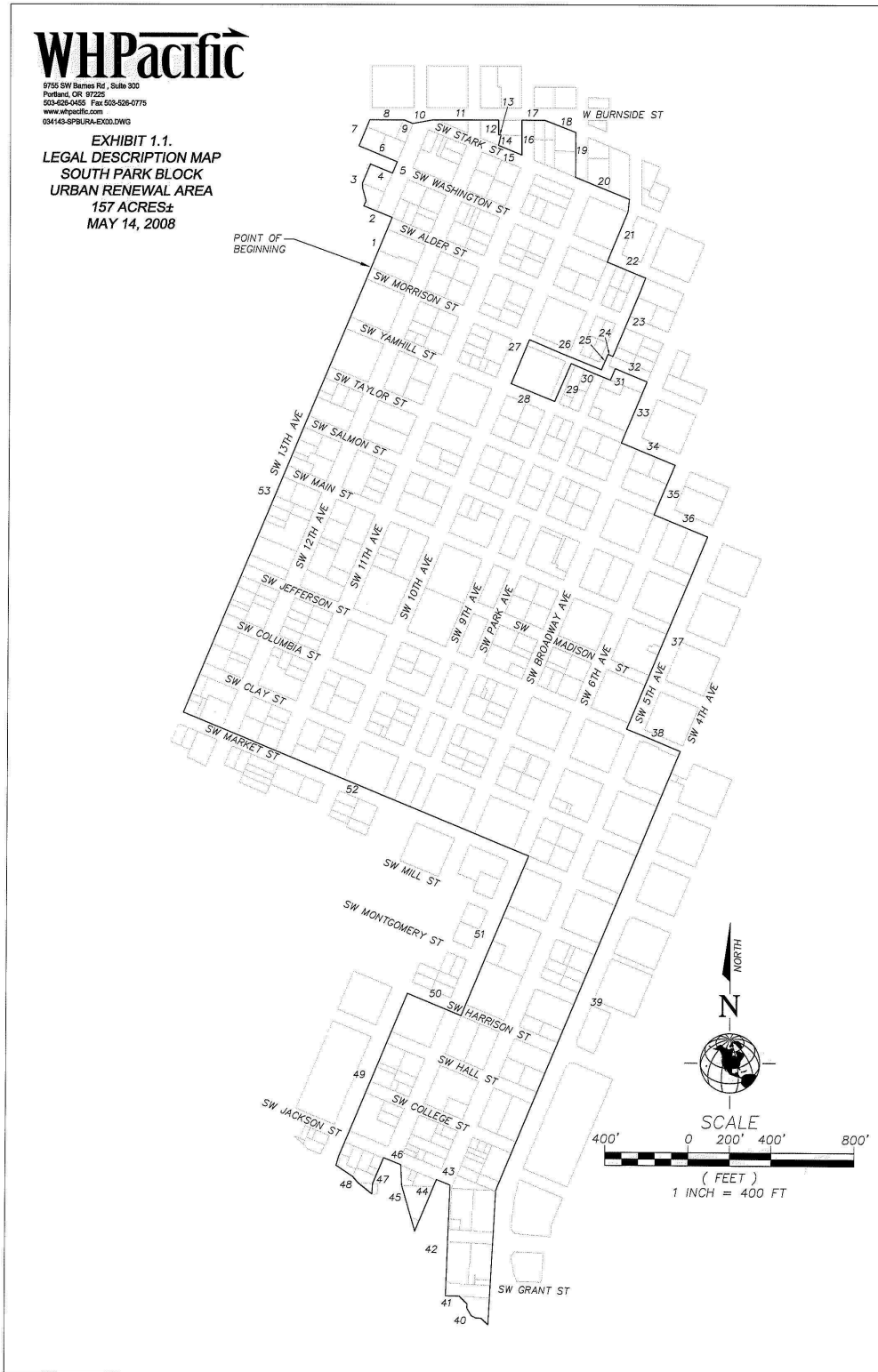


Exhibit 2: South Park Blocks Urban Renewal Area Boundary

