

City of Sandy

Sandy Urban Renewal Plan

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Amendment 1: October 2008

Amendment 2: May 2015

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Amendment 4: October 2015



SANDY URBAN RENEWAL PLAN—2015 Amendment

ACKNOWLEDGMENTS

Urban Renewal Agency Board:

Bill King
Jeremy Pietzold
Lois Coleman
Carl Exner
Preston Farner
John Hamblin
Olga Gerberg

Sandy Chamber of Commerce
Sandy Fire District

City of Sandy Staff

Seth Atkinson, City Manager
Tracy Brown, Planning & Development Director

Renewal Consultant

Elaine Howard Consulting, LLC
Lake Oswego, OR

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100. THE URBAN RENEWAL PLAN

A. General

The Sandy Urban Renewal Plan amendment consists of Part One - Plan Amendment and Part Two – Report on the Plan Amendment. The Sandy City Council, with the addition of one representative each from the Sandy Area Chamber of Commerce and the Sandy Fire District, acts as the Urban Renewal Agency of the City of Sandy, Oregon.

The amendments to the Sandy Urban Renewal Plan have been prepared pursuant to Oregon Revised Statute (ORS) Chapter 457, the Oregon Constitution, and all applicable laws and ordinances of the State of Oregon and City of Sandy respectively. All such applicable laws and ordinances are made a part of this Plan Amendment, whether expressly referred to in the text or not.

The Urban Renewal Plan for the Sandy Urban Renewal Area was approved by the City Council of the City of Sandy on December 21, 1998 by Ordinance No. 98-18.

The First Amendment to the Sandy Urban Renewal Plan was approved by the City Council on October 6, 2008 by Ordinance No. 2008-15. The amendment increased the maximum indebtedness to eighteen million dollars and added projects to the Plan.

The Second Amendment to the Sandy Urban Renewal Plan was adopted by resolution by the Sandy Urban Renewal Agency on May 4, 2015 by adoption of Resolution No. 2015-09. The amendment deleted removed property that was not in the city limits.

The Third Amendment to the Sandy Urban Renewal Plan was adopted by resolution by the Sandy Urban Renewal Agency on July 6, 2015 by adoption of Ordinance No. 2015-06. The amendment added property, added projects, detailed further citizen participation, and increased the maximum indebtedness.

The Fourth Amendment to the Sandy Urban Renewal Plan was adopted by resolution by the Sandy Urban Renewal Agency on October 5, 2015 by adoption of Resolution No. 2015-22. The amendment added property that was not in the city limits.

B. The Renewal Plan Area Boundary

The boundary of the renewal area is shown in Exhibit 1, attached to this plan. A legal description of the project boundary is included as Attachment "A" of this plan.

200. CITIZEN PARTICIPATION

This renewal plan was developed under the guidance of the Sandy Urban Renewal Advisory Committee. In the course of formulating the plan, the Committee conducted a series of public meetings, beginning in September 1998. All meetings of the Committee were open to the public for discussion and comment.

The Sandy Planning Commission met to review the Plan on December 14, 1998. The Sandy City Council held a public hearing on adoption of this Plan on December 21, 1998. Additional notice on City Council adoption of the Plan was provided, as required by ORS 457.120.

The 2008 amendment to the urban renewal plan was developed under the guidance of the Sandy Urban Renewal Agency Board. In the course of formulating the amendment, the Board conducted a series of public meetings, beginning in January 23, 2008. All meetings of the Committee were open to the public for discussion and comment. The Sandy City Council held a public hearing on the Plan amendment on September 15, 2008. Additional notice on City Council adoption of the Plan was provided, as required by ORS 457.120.

The Third Amendment to the urban renewal plan was developed under the guidance of the Sandy Urban Renewal Agency Board. Public input for the Third Amendment included a public forum on March 11, 2015 where information was shared about the amendment process and planned projects. Testimony was allowed at the Planning Commission meeting on May 11, 2015 and at the City Council hearing on July 5, 2015. Additional notice on the City Council hearing was provided, as required by ORS 457.120 to City of Sandy utility customers in their June statements.

300. RELATIONSHIP TO LOCAL OBJECTIVES

The purpose of this Renewal Plan is to eliminate blighting influences found in the Renewal Area, to implement goals and objectives of the City of Sandy Comprehensive Plan, and to implement development strategies and objectives for the Sandy Urban Renewal Area. The Urban Renewal Plan relates to the following local goals and objectives:

A. City Of Sandy Comprehensive Plan

ORS 457.085 requires that an Urban Renewal Plan relate to definite local objectives. The City's Comprehensive Plan considers a wide range of goals and policies relating to land uses, traffic, transportation, public utilities, recreation and community facilities, economic development, housing and environmental protection.

General Goal: Use targeted improvements to encourage private investment in Sandy's downtown and surrounding commercial areas, in compliance with Sandy's Comprehensive Plan and development standards.

Comprehensive plan policies

- Emphasize the downtown area as the focal point for concentrated, small-scale commercial retail and service uses, which can be integrated with public uses and spaces.
- Develop the west and east ends of the downtown as gateways to the downtown.
- Encourage a mix of office, commercial uses, residential uses, and retail shopping within building or development sites in the downtown core.
- Connect all developments with safe, direct sidewalks.
- When feasible, ensure the creation of transit stops in the downtown core and surrounding area. Consider the possibility of locating park-and-ride lots immediately adjacent to, or within, downtown.

- Encourage new development that has the potential of having an average of at least 30 jobs per net acre in the downtown commercial areas.
- Encourage shared parking arrangements whenever neighboring facilities have different peak use periods.
- Encourage historic preservation in conjunction with downtown development.

This urban renewal plan also addresses goals and objectives set forth in these other adopted plan documents:

B. Transportation system plan

- Provide direct, convenient, and safe bicycle and pedestrian travel within and between residential areas and activity centers.
- Use street design ("traffic calming") to encourage drivers to comply with the posted 25-mph speed limit in downtown Sandy.

C. Council goals

- Support business efforts to improve the appearance and effectiveness of the downtown core.
- In conjunction with businesses and landowners, develop a downtown parking plan.

D. Sandy 2040 plan charrette

- Support a mix of commercial, public and residential uses in Sandy's downtown.
- Use building placement, street and sidewalk improvements and public spaces to achieve a pedestrian oriented, thriving city center.
- Intersperse office and commercial uses with housing to make the downtown area a lively and less auto-dependent business center, through redevelopment of commercial land and development of vacant properties.
- Encourage residential, office, and commercial development through infill and reuse strategies.

E. General Renewal Plan Objectives

The Sandy Urban Renewal Plan also is intended to further the following general plan objectives:

1. Improve the vitality of Sandy's downtown core.
2. Make productive use of land in the renewal area.
3. Create opportunities for new development within the renewal area.
4. Enhance public safety in the renewal area.
5. Provide new public amenities and open spaces in the renewal area.
6. Make improvements to infrastructure in the renewal area.
7. Implement goals and objectives of Sandy's Comprehensive Plan.

Since adoption of the Urban Renewal Plan in 1998, the City has adopted design standards for downtown public improvements (i.e., standards for sidewalks, lighting, benches, street trees and other streetscape improvements) and new design standards for new and remodeled buildings (Ordinance 2008-03). As part of the public input process in the adoption of the new building standards, there was

strong public support for creation of matching grants that would assist property owners in complying with the new standards, especially in the case of existing buildings that would benefit from renovation or expansion. The City Council agreed with this goal.

Also since adoption of the Urban Renewal Plan, the City has adopted a Tourism Action Plan (TAP) in cooperation with the Clackamas County Office of Tourism and Cultural Affairs. The TAP identifies the following weaknesses:

- Highway 26 divides city and there is a distance between retail areas that creates difficulty in establishing a core or “sense of place”
- Perceived minimal parking due to highway split
- Not a pedestrian-friendly downtown core as relates to crossing streets

The TAP lists as a critical success factor the “continued implementation of the community’s urban renewal projects” and lists as a priority the “Sandy Urban Renewal District” and “downtown area streetscaping, plaza, parking and beautification.”

The Transportation System Plan (TSP) identifies the need for additional traffic signals in downtown Sandy to improve pedestrian access and safety in crossing the busy Highway 26. Current plans call for signals at Proctor Blvd. at Alt and Shelley Avenues, and at Pioneer Blvd. at Strauss Ave. The TSP indicates the need for an additional pair of signals at Scales Ave. and Pioneer and Proctor Blvds.

City Council goals adopted in 2007 and updated in early 2008 include:

- Complete downtown projects per the Urban Renewal Plan
- Explore construction of a combined police/fire building
- Explore the extension of SandyNet fiber to the west side commercial/industrial areas

The areas where the Sandy Urban Renewal Plan Third Amendment conforms to the goals of the Sandy Comprehensive Plan are as follows. The numbering reflects the numbering in the comprehensive plan document.

8. Parks and Recreation

This goal is to establish policies to satisfy the recreational needs of the citizens of the state and visitors.

General Policies

2. Establish methods to maintain and enhance the quality and quantity of parks, open space, and recreational facilities and services. Ensure that these facilities and services serve the diverse recreational needs and interests of area residents and are accessible to all members of the community.
8. Cooperate with the school district to develop joint recreational facilities, particularly at new school sites.

The Sandy Urban Renewal Plan Third Amendment conforms to this goal by providing resources for the future development of an aquatic/recreation center in Sandy.

9. Economic Development

This goal is to establish policies to diversify and improve the economy of the state.

General Policies

Commercial

2. The city will support projects that:
 - Are consistent with the city's planning and growth policies
 - Maintain the quality of the environment
 - Can be accommodated by existing or planned water, sewer and streets capacity
 - Carry out specific community goals

Downtown Commercial Policies

14. Recognize the downtown area as the focal point for concentrated, small-scale commercial retail and service uses, which can be integrated with public uses and spaces.

The Sandy Urban Renewal Plan Third Amendment conforms to this goal by providing streetscape funding, transportation funding, storefront improvement funding that will support the development of business and the existing businesses in Sandy and funding for an aquatic/recreation center that will help improve the quality of life in Sandy.

11. Public Facilities and Services

The goal is to establish policies to plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development.

2. Coordinate the siting of public facilities and services with other agencies or districts; such as, the fire district, post office, school districts, etc.
16. Coordinate resources with the school districts to reduce duplication of services, where possible, to meet community needs.
17. Cooperate with the school district to develop and manage joint facilities. Such facilities may include green spaces, recreation uses, cultural facilities, etc.
18. Support the development of a community college or university. Such a facility will promote higher education and allow for coordination with the schools and local industries to increase employability.

The Sandy Urban Renewal Plan Third Amendment conforms to this goal by providing funding to assist the Fire District in upgrading their facilities and providing infrastructure improvements that will assist in the effective delivery of public services.

12. Transportation

The goal is to establish policies to provide and encourage a safe, convenient, and economic transportation system.

Neighborhood Street System

1. Supported pattern of connected streets, sidewalks, and bicycle routes to:

- a. Provide safe and convenient options for cars, bikes, and pedestrians;
- b. Create a logical, recognizable pattern of circulation; and,
- c. Spread traffic over local streets so that collector and our arterial streets are not overburdened.

The Sandy Urban Renewal Plan Third Amendment conforms to this goal by providing streetscape and transportation funding to help provide a safe, convenient and economic transportation system.

400. PROPOSED LAND USES

A. Land Use Plan

Exhibit 2, the "Zoning Map" describe the locations of the principal land use classifications which are applicable to the Renewal Area. The land use plan for the Renewal Area is consistent with the Sandy Comprehensive Plan.

The Land Use Plan consists of the Land Use and Zoning Map (Exhibit 2) and the descriptive material and regulatory provisions contained in this Section (both those directly stated and those included by reference). This Plan shall be in accordance with the approved City of Sandy Comprehensive Plan and Zoning Map of the City of Sandy. The use and development of land in the Renewal Area shall be in accordance with the regulations prescribed in the Comprehensive Plan, Development Code, City Charter, or any other applicable local, county, state or federal laws regulating the use of property in the Urban Renewal Area.

Exhibit 2, the "Land Use and Zoning Map" describes the locations of the principal land use and zoning classifications which are applicable to the Renewal Area. Comprehensive Plan designations and Zoning Districts are the same in the Sandy Urban Area Comprehensive Plan.

The Comprehensive Plan and Zoning applying to the Renewal Area are:

- Central Business District (C-1), and
- General Commercial District (C-2)

These zones, and their uses, are described in Attachment B to this Plan

B. Plan and Design Review

The Urban Renewal Agency shall be notified of any Comprehensive Plan/Zoning amendment application, building permit, conditional use or other development permits requested within the Area. Redevelopers, as defined in this Plan, shall comply with the Redevelopers Obligations, Section 800 of this Plan.

500. OUTLINE OF DEVELOPMENT

The Urban Renewal Project consists of activities and actions, which treat the causes of blight and deterioration in the Sandy Urban Renewal Area. The conditions also pose a constraint to future development called for in the Comprehensive Plan. Project activities to treat these conditions include:

- a. Project activities to improve the visual appearance of the renewal area, and provide a safer, more attractive pedestrian environment, including:
 - Streetscaping, and landscaping
 - Street lighting improvements
 - Street trees
 - Murals and public art
- b. Public Parking
- c. Traffic signalization
- d. Rehabilitation and renovation of properties in the renewal area.
- e. A design plan to guide the design and development of the renewal area.
- f. Improvements to fire protection in the renewal area.
- g. Street improvements.
- h. Construction of a public park or plaza in the renewal area.
- i. Authority to acquire and dispose of land for public improvements, rights-of-way, utility improvements, and private development.
- j. Administration of the Renewal Agency and Renewal Plan.

As of 2008 the Urban Renewal Agency has completed the following projects, consistent with the 1998 Urban Renewal Plan:

- a. Project activities to improve the visual appearance of the renewal area, and provide a safer, more attractive pedestrian environment, including streetscaping, landscaping, street lighting, and street trees. Initial improvements were made to the downtown entrance “triangles,” and in the public area in front of City Hall and the Sandy Public Library. Further improvements were in the downtown area through the relocation of utility wires, and concentrated streetscape improvements on Proctor Blvd. between Meinig and Scales Avenues.
- b. Public parking through the acquisition of land and construction of public parking lot south of Pioneer Blvd. between Bruns and Scales Avenues.
- c. Traffic signalization through engineering design for new signals by the Sandy Library and at Pioneer/Strauss.
- d. Rehabilitation and renovation of properties in the renewal area, primarily in the form of preliminary architecture design and a marketing analysis for a vacant block in the downtown core west of Scales Ave.
- e. A design plan to guide the design and development of the renewal area. This was developed in the summer of 2000 with the assistance of the consulting firm, Urban Design Studio.
- f. Improvements to fire protection in the renewal area, including communications facilities for responding to fire and medical emergencies within the renewal area, street and sidewalk improvements in front of the Fire Hall, and improvements to the Emergency Operations Center (EOC) in the core of the renewal area.

g. Street improvements, including the conversion of several cross streets to one-way traffic (allowing additional on-street diagonal parking), construction of curb extensions and ramps for improved pedestrian crossings.

h. Construction of a public plaza in the renewal area. Land was acquired adjacent to the new Sandy Historical Museum (and across from City Hall) and initial improvements were completed in summer 2008.

Section 600 provides further description of each urban renewal project to be undertaken within the Sandy Urban Renewal Area.

600. DESCRIPTION OF PROJECTS TO BE UNDERTAKEN

In order to achieve the objectives of this Plan, the following activities will be undertaken on behalf of the City by the Urban Renewal Agency in accordance with applicable federal, state, county, and city laws, policies, and procedures. The Urban Renewal Agency may fund these activities in full, in part, or seek other sources of funding for them. The description of projects herein provides general authority to undertake these activities. These project activities may be modified, or expanded upon as needed to meet renewal plan objectives. Changes will be undertaken in accordance with procedures for amendments to this Plan.

A. Public Improvements

Public improvements include the construction, repair, or replacement of sidewalks, streets, parking, parks and open spaces, pedestrian amenities, water, sanitary sewer and storm sewer facilities and other public facilities necessary to carry out the goals and objectives of this plan.

1. Traffic Signalization

In order to improve vehicular and pedestrian safety in the renewal area, the Renewal Agency will fund traffic signal improvements in the renewal area. The location and design of the signal improvements will be decided by further study.

2. Public Parking Facilities

To carry out Comprehensive Plan policies regarding parking, and encouraging new development, the Agency will participate in funding the acquisition and construction of new public parking facilities within the renewal area. The location and type of parking facilities will be decided by further study.

3. Public Open Spaces

To carry out 2040 Plan objectives regarding development of public spaces to promote a thriving, pedestrian oriented city center, the Renewal Agency may participate in funding the design, acquisition, construction or rehabilitation of appropriate public spaces or public facilities within the urban renewal area. This may include a public park, plaza, or other architectural or design features, which will help meet the Agency's objectives.

4. Street, Curb, and Sidewalk Improvements

City Council, 2040 Plan, Comprehensive Plan, and Transportation System Plan goals all mention the need for curb and sidewalk improvements to promote safety, and encourage new development. To carry out these objectives, the Renewal Agency may participate in funding

sidewalk and roadway improvements including design, redesign, construction, resurfacing, repair and acquisition of right-of way for curbs, streets, and sidewalks, and pedestrian and bicycle paths. The placement of the improvements will be determined by further engineering and design studies.

5. Fire Protection Improvements

Sandy's 2040 Plan and City Council goals encourage a more intensive use and development of land within the urban renewal area. To help provide adequate safety and protection for new development in the area, the Renewal Agency may participate in funding fire protection improvements in the renewal area. This may include participation in increasing fire flows, in required equipment upgrades, or in fire station improvements.

6. Streetscape Projects

This activity will enable the Renewal Agency to carry out 2040 Plan and Council Goals for Sandy's economy, and for improving the appearance of downtown Sandy. To carry out these objectives, the Renewal Agency will undertake a variety of improvements to the appearance of key locations within the urban renewal area. These improvements may include:

- Public Art and Murals
- Street Trees and Landscaping
- Trash Receptacles
- Sign Standardization
- Benches
- Historical Markers

7. Street Lighting

This activity will enable the Renewal Agency to improve vehicle and pedestrian safety in the renewal area. To meet that objective, the Renewal Agency may fund new or improved street lighting throughout the renewal area.

8. Placing Utilities Underground

To help meet the City Council goal of supporting business efforts to improve the appearance and effectiveness of the downtown core, the Renewal Agency will participate in funding the relocation of overhead utilities to underground locations. Agency participation is expected to consist of a demonstration project to test the cost and feasibility of undergrounding.

9. Pedestrian, Bike, and Transit Connectivity

These activities will include pedestrian, bicycle and transit connections between Sandy's downtown core, its residential areas, and developing commercial areas to the east and west. Activities may include bicycle parking and storage, transit stops, transit pullouts, and other related activities which will promote pedestrian, bicycle, and public transportation uses in the renewal area.

10. Aquatic/Recreation Center

This project will help achieve the Council goals of a public pool in Sandy and building a multi-generational community center. It would also improve a section of the city that has aged school facilities and would potentially promote additional development in an area zoned for commercial use. The project would include land acquisition and construction of an aquatic and

recreational facility. Amenities may include indoor courts, multi-use rooms, a senior center, a pool, and other recreational uses.

11. 362nd Extension north of Highway 26

Consistent with the Comprehensive Plan and the goals of the City Council, this street extension can promote economic development in the west commercial zone of the city. The project will improve the intersection at 362nd and Highway 26 and extend SE 362nd northward for approximately 1,500 LF. The street will be a three lane section with median/turn pockets, a sidewalk on one side, landscaping, street lighting, and dry and wet utilities.

There are two categories of projects that require the 2008 plan amendment. The first is the completion of projects that are currently designed or in process. These include the final stages of the downtown utility undergrounding and streetscape project, and construction of two sets of downtown traffic signals on Proctor and Pioneer Boulevards.

The second category of projects are future projects that build on the work already accomplished by the Urban Renewal Agency and help fulfill local objectives. These include public improvements described in the original plan as well as:

- a. Police protection improvements, including the relocation of the Police Station (possibly in conjunction with the relocation of the Fire Hall) within the urban renewal area.
- b. Public utility improvements, including the extension of SandyNet fiber service to support commercial development within the urban renewal area.

B. Preservation, Rehabilitation, Development And Redevelopment

This activity will enable the Renewal Agency to carry out Council, 2040 Plan, and Comprehensive Plan objectives for improving the appearance of the center city, and encouraging infill and reuse in the core area. The Renewal Agency may participate, through loans, grants, or both, in maintaining and improving exterior and interior conditions of buildings in the renewal area. The Renewal Agency also is authorized to provide loans or other forms of financial assistance to property owners, or persons desiring to acquire or lease buildings or land from the Agency. The Agency may make this assistance available, as it deems necessary to achieve the objectives of this Plan.

C. Property Acquisition and Disposition

In order to carry out the objectives of this Plan, the Renewal Agency is authorized to acquire land or buildings for public and private development purposes. The procedures for acquiring and disposing of property are described in Sections 700 and 800 of this Plan.

D. Design Plan(s)

This activity will enable the renewal agency to fund further studies to refine the general ideas and activities described in the urban renewal plan. This kind of study could define and detail concepts relating to themes, landscaping treatments, design requirements, and placement of plan activities.

E. Plan Administration

It is the intent of this Renewal Plan to provide for the effective administration of the Plan, and to plan for the various activities contained in the Plan. Project funds may be utilized to pay indebtedness associated with preparation of the urban renewal plan, to carry out design plans, miscellaneous land use and public facility studies, engineering, market, and other technical studies as may be needed during the course of the urban renewal plan. Project funds may be utilized to pay for marketing materials and programs to assist in carrying out the objectives of the redevelopment plan. Project funds also may be used to pay for personnel and other administrative costs incurred in management of the renewal plan.

700. PROPERTY ACQUISITION PROCEDURES

Acquisition of real property may be necessary to carry out the objectives of this Plan. Property for public or private preservation, rehabilitation, development, or redevelopment may be acquired by gift, eminent domain or any other lawful method for the purpose of the redevelopment. The purposes and procedures for acquisition under this Plan are:

A. Authorized Purposes of Acquisitions

1. Property to be Acquired for Public Right-of-Way Use

Acquisition of real property may be necessary to carry out public use objectives of this plan. Public right-of-way acquisition might be required to carry out activities in Section 600A of this Plan, including right-of-way for street improvements, bicycle and pedestrian circulation, and for utility improvements or easements.

At the time of adoption of this Plan, no property acquisition for public right-of-way use is anticipated.

2. Property to be Acquired for Public Preservation, Rehabilitation, Development, or Redevelopment

Acquisition of real property may be necessary to carry out other public use and public preservation, rehabilitation, development, or redevelopment objectives of this plan. These objectives include acquisition for public improvements described in Section 600 A of this Plan, and other public preservation, rehabilitation, development, or redevelopment activities as may later be added to that Section of the Plan. Portions of the following properties will be acquired for the development of the Aquatic/Recreation Center. The Aquatic/Recreation Center serves and benefits the Area by providing enhanced quality of life for the citizens of Sandy, coordinating with the school district for the provision of programs using the center, and thereby encouraging economic development and prosperity in Sandy.

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3. Property to be Acquired for Private Preservation, Rehabilitation, Development, or Redevelopment

Acquisition of property for redevelopment may be necessary to carry out the objectives of this Plan. The Agency may acquire, assemble, and dispose of property for preservation, rehabilitation, development, or redevelopment by a redeveloper. Such actions will assist in private development in the Renewal Area by allowing the Renewal Agency to assist businesses interested in locating in the renewal area. Property acquired for preservation, rehabilitation, development, or redevelopment will be disposed of according to the terms of a Disposition and Development Agreement, specifying the obligations of the Agency and the Developer. Developer obligations are outlined in Section 800 B of this plan.

At the time of adoption of this Plan, no property acquisition for private redevelopment is anticipated.

B. Acquisition Methods and Procedures

Land acquisition by the Agency is authorized to achieve the objectives of the Plan as described in this section. All property acquisition funded with urban renewal shall be undertaken directly by the Agency.

1. Property Acquisition from Willing Sellers

For projects included in the Plan the Agency is authorized to acquire property from owners who wish to convey title by voluntary sale, donation, or other means. Prior to acquiring such property, the Agency shall adopt a Resolution identifying the property and finding that the acquisition thereof is necessary to achieve the objectives of the Plan.

2. Property Acquisition by Eminent Domain for Public Improvements

The Agency will not acquire property by eminent domain for public improvement projects funded by this Plan, until properties are identified and added to this Plan by Council approved amendments, as described in Section 900B of this Plan.

3. Property Acquisition by Eminent Domain for Disposition and Redevelopment

The Agency will not acquire property by eminent domain for disposition, development, and redevelopment projects funded by this Plan until properties are identified and added to this Plan by Council approved amendments, as described in Section 900B of this Plan.

800. PROPERTY DISPOSITION AND REDEVELOPER'S OBLIGATIONS

A. Property Disposition and Redevelopment

The Renewal Agency is authorized to dispose of acquired property by sale, lease, exchange, or other appropriate means for redevelopment for uses and purposes specified in this Plan. If property is identified for acquisition in this plan, the Agency proposes to commence disposition of property within five (5) years from the date of identifying those properties in this plan, and to complete disposition within ten (10) years from such approval. Properties shall be subject to disposition by sale, lease or dedication for the following purposes:

1. Road, street, pedestrian, bikeway, and utility projects, and other right-of-way improvements listed in Section 600A of this plan.

2. Construction of public facilities in Section 600A of this plan.
3. Redevelopment by private redevelopers for purposes consistent with the uses and objectives of this plan. Such disposition will be in accordance with the terms of a Disposition and Development Agreement between the Developer and the Renewal Agency, and with the Redeveloper's obligations in Section 800 B of this plan.

The Renewal Agency may dispose of any land it has acquired at fair reuse value, and to define the fair reuse value of any land.

B. Redevelopers Obligations

Redevelopers within the Urban Renewal Area will be subject to controls and obligations imposed by the provisions of this Plan. Redevelopers also will be obligated by the following requirements:

1. The Redeveloper shall develop or redevelop property in accordance with the land-use provisions and other requirements specified in this Plan.
2. The Renewal Agency may require the redeveloper to execute a development agreement acceptable to the Renewal Agency as a condition of any form of assistance by the Renewal Agency. The Redeveloper shall accept all conditions and agreements as may be required by the Renewal Agency.
3. The Redeveloper shall submit all plans and specifications for construction of improvements on the land to the Renewal Agency or its designated agent, for review and approval prior to distribution to reviewing bodies as required by the City.
4. The Redeveloper shall commence and complete the development of such property for the use provided in this Plan within a reasonable time as determined by the Agency.
5. The Redeveloper shall not effect any instrument whereby the sale, lease, or occupancy of the real property, or any part thereof, is restricted upon the basis of age, race, color, religion, sex, marital status, or national origin.

900. AMENDMENTS TO THE RENEWAL PLAN

It is anticipated that this Renewal Plan will be reviewed periodically during the execution of the Project. The plan may be changed, modified, or amended as future conditions warrant. Types of Plan amendments are:

A. Substantial Amendments

Substantial Amendments shall require the notice, hearing and approval procedures required by statute. Substantial amendments consist of:

1. Adding land to the urban renewal area, except for an addition of land that totals not more than one percent (1%) of the existing area of the urban renewal area.

2. Increasing the maximum amount of indebtedness (excluding bonded indebtedness issued to refinance or refund existing bonded indebtedness) to be issued under the plan.
3. Any amendment defined by statute to be a substantial amendment.

B. Minor Amendments Requiring Approval By City Council

Amendments to the Plan defined in this section shall require approval by the Agency by Resolution, and approval by the City Council by Ordinance. Such amendments are:

1. Acquisition of property by eminent domain.
2. The addition of improvements or activities which represent a substantial change in the purpose and objectives of this Plan, and which cost more than \$500,000. The \$500,000 amount will be adjusted annually from 1998 according to the "Engineering News Record" construction cost index for the Northwest area.

C. Other Minor Amendments.

Minor amendments may be approved by the Renewal Agency in resolution form. Such amendments are defined as:

1. Amendments to clarify language, add graphic exhibits, make minor modifications in the scope or location of improvements authorized by this Plan, or other such modifications which do not change the basic planning or engineering principles of the Plan.
2. Addition of a project substantially different from those identified in Section 600 of the Plan or substantial modification of a project identified in Section 600 if the addition or modification of the project costs less than \$500,000 in 1998 dollars.

1000. MAXIMUM INDEBTEDNESS

The Maximum Indebtedness authorized under this plan is increased from \$18,000,000 to \$67,000,000. This limit refers to the principal of debt issued, and does not include interest on indebtedness.

1100. FINANCING METHODS

A. General

The Urban Renewal Agency may borrow money and accept advances, loans, grants and other forms of financial assistance from the federal government, the state, city, county or other public body, or from any sources, public or private for the purposes of paying indebtedness incurred in undertaking and carrying out this Plan. In addition, the Agency may borrow money from, or lend money to a public agency in conjunction with a joint undertaking of a project authorized by this Plan. If such funds are loaned, the Agency may promulgate rules and procedures for the methods and conditions of payment of such loans.

B. Tax Increment Financing

It is contemplated that the project will be financed in whole or in part by tax increment financing, as authorized in ORS 457.420 through ORS 457.450.

C. Prior Indebtedness

Any indebtedness permitted by law and incurred by the Urban Renewal Agency or the City in connection with preplanning for this Urban Renewal Plan shall be repaid from tax increment proceeds generated pursuant to this section.

1200. RELOCATION

The Agency will provide relocation assistance to all persons or businesses displaced by project activities. Those displaced will be given assistance in finding replacement facilities. All persons or businesses, which may be displaced, will be contacted to determine such relocation needs. They will be provided information on available space and will be given assistance in moving. All relocation activities will be undertaken and payments made, in accordance with the requirements of ORS 281.045-281.105 and any other applicable laws or regulations.

Relocation payments will be made as provided in ORS 281.060. Payments made to persons displaced from dwellings will assure that they will have available to them decent, safe, and sanitary dwellings at costs or rents within their financial reach. Payment for moving expense will be made to residences and businesses displaced. The Renewal Agency may contract with Oregon Dept. Of Transportation or other parties to help administer its relocation program.

1300. DEFINITIONS

The following definitions will govern the construction of this Plan unless the context otherwise requires:

"Agency", Renewal Agency" or "Urban Renewal Agency" means the Urban Renewal Agency of the City of Sandy, Oregon.

"Area" means the area included within the boundaries of the Sandy Urban Renewal Area.

"City" means the City of Sandy, Oregon.

"City Council" means the City Council of the City of Sandy, Oregon.

"Comprehensive Plan" means the City's Comprehensive Land Use Plan and its implementing Ordinances, policies and development standards.

"County" means the County of Clackamas, State of Oregon.

"Displaced" person or business means any person or business who is required to relocate as a result of action by the Urban Renewal Agency to vacate a property for public use or purpose.

"Disposition and Development Agreement" means an agreement between the Urban Renewal Agency and a private developer which sets forth the terms and conditions under which will govern the disposition of land to a private developer.

"Exhibit" means an attachment, either narrative or map, to the Urban Renewal Plan for the Sandy Urban Renewal Area, Part Two - Exhibits.

"ORS" means Oregon Revised Statute (State Law) and specifically Chapter 457 thereof.

"Plan" means the Urban Renewal Plan for the Sandy Urban Renewal Area, Parts One and Two.

"Planning Commission" means the Planning Commission of the City of Sandy, Oregon.

"Project, Activity or Project Activity" means any undertaking or activity within the Renewal Area, such as a public improvement, street project or other activity which is authorized and for which implementing provisions are set forth in the Urban Renewal Plan.

"Report" means the report accompanying the Plan, as provided in ORS 457.085 (3).

"Redeveloper" means any individual or group acquiring property from the Urban Renewal Agency or receiving financial assistance for the physical improvement of privately or publicly held structures and land.

"Text" means the Urban Renewal Plan for the Sandy Urban Renewal Area, Part One - Text.

"Urban Renewal Area", "Sandy Urban Renewal Area", or "Renewal Area" means the geographic area for which this Urban Renewal Plan has been approved. The boundary of the Renewal Area is described in Exhibits made a part of this plan.

EXHIBIT 1 – Sandy Urban Renewal Area

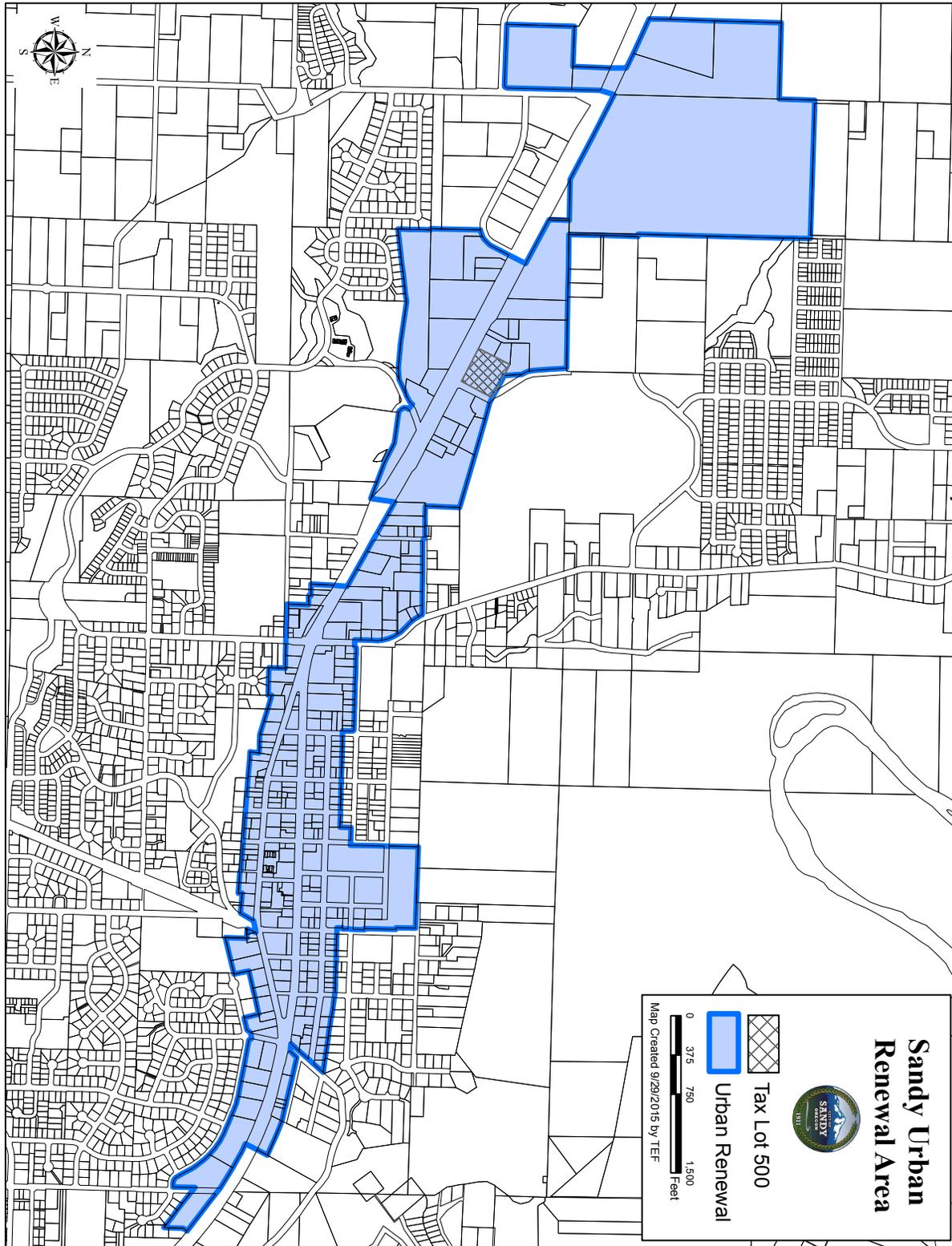
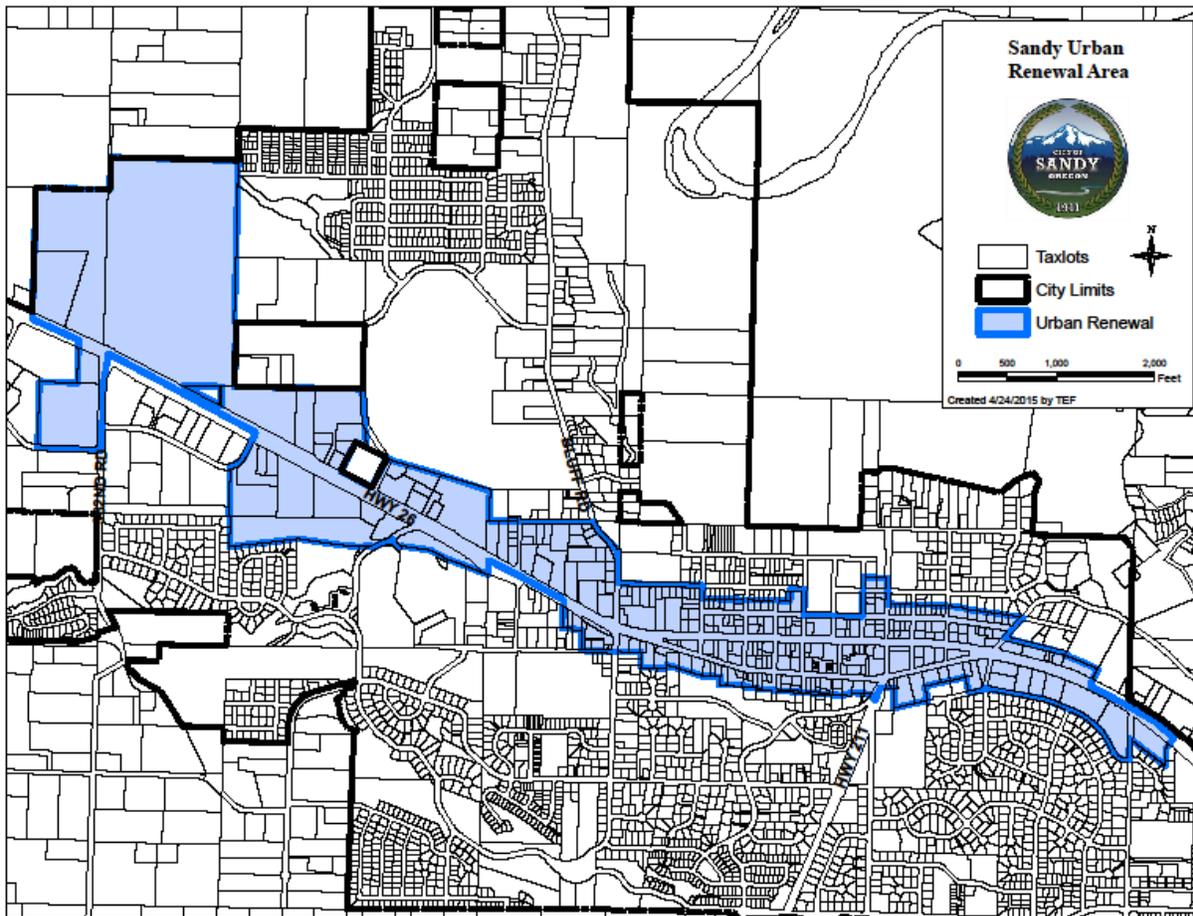


EXHIBIT 2 – Report on Sandy Urban Renewal Plan Fourth Amendment

I. Property to Be Added to the Area

The Sandy Urban Renewal Area prior to this amendment is shown in Figure 1.

Figure 1 - Sandy Urban Renewal Area Prior to Amendment



The property to be added is shown in Figure 2. The Sandy Urban Renewal Area with the property added is shown in Figure 3.

Figure 2 - Property to be Added to the Area

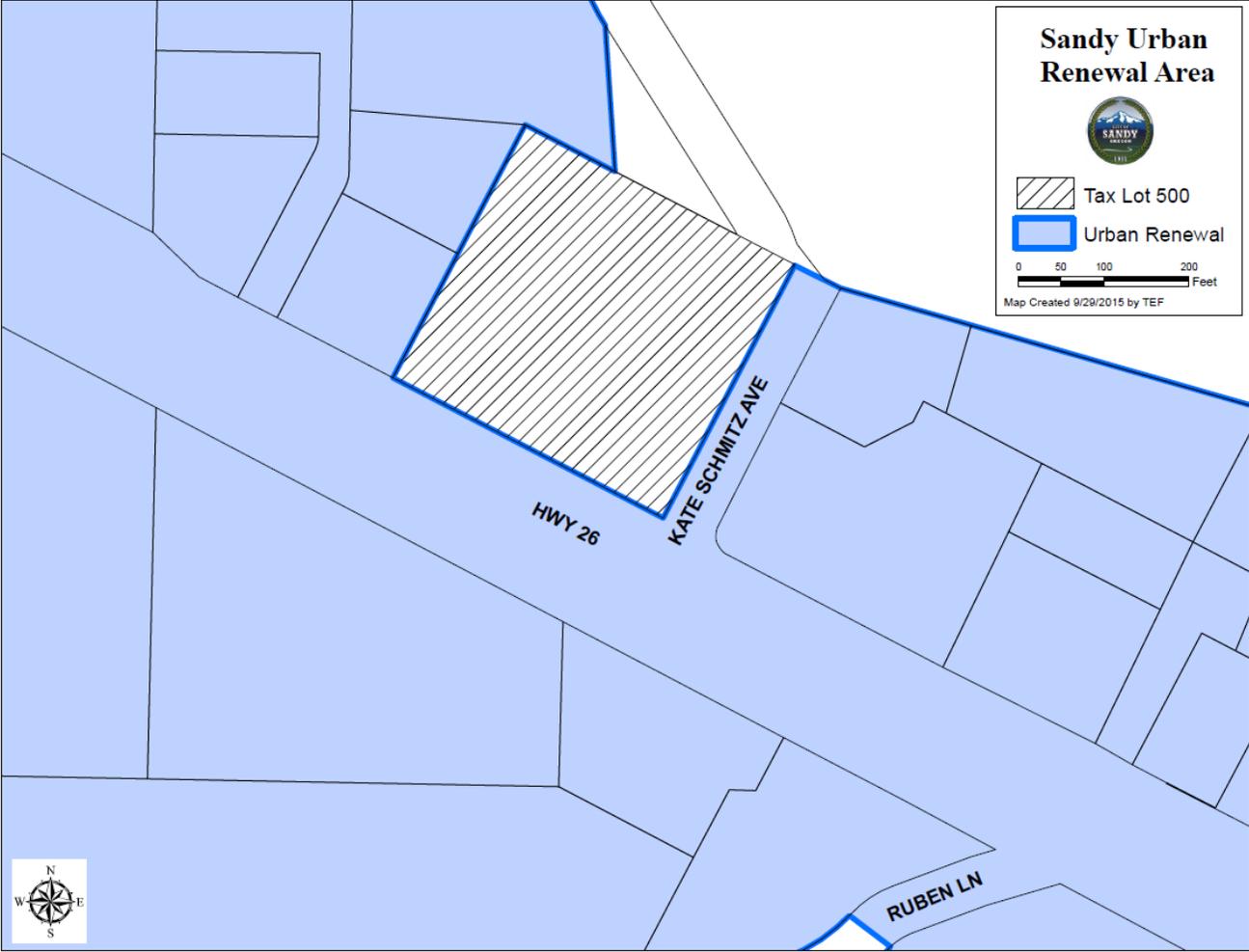
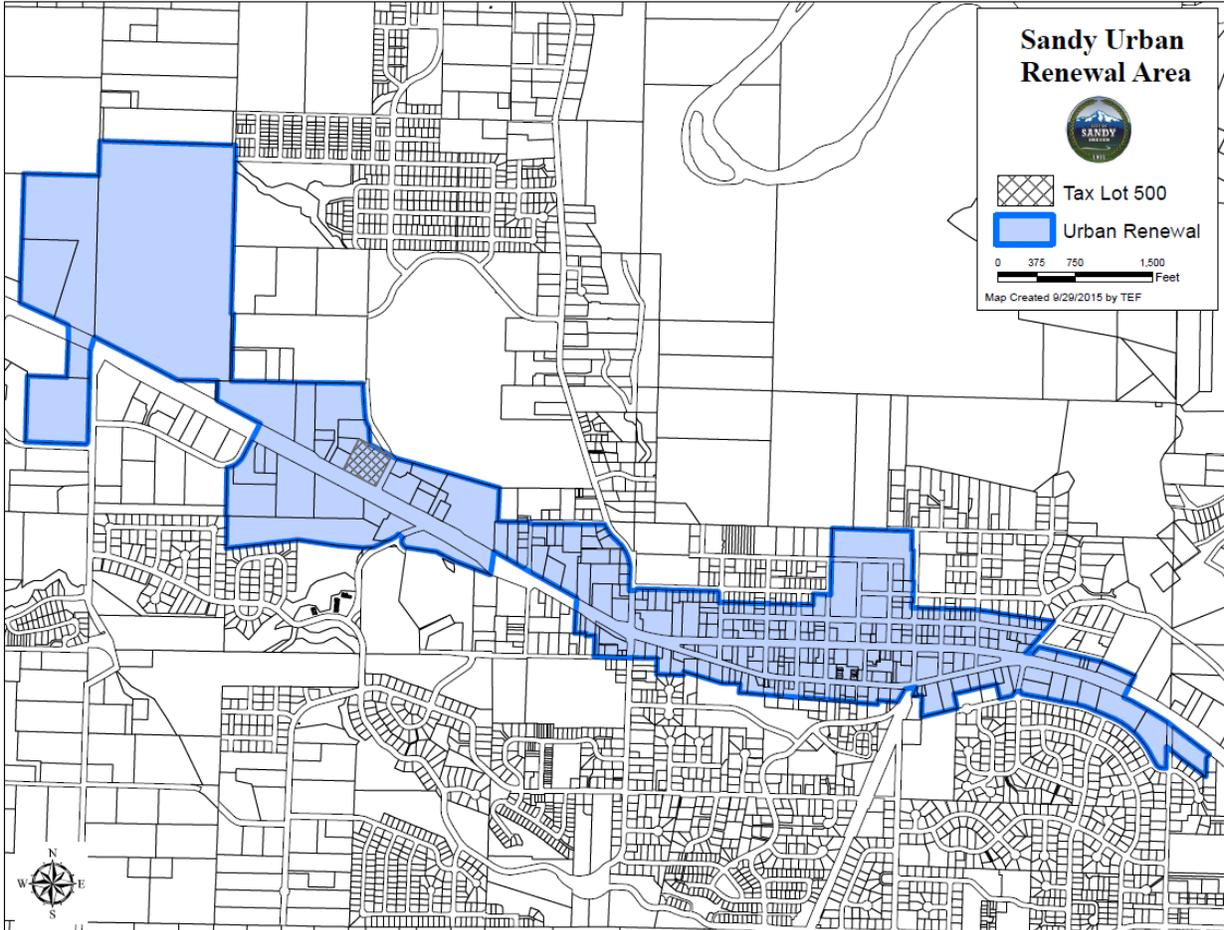


Figure 3 – Sandy Urban Renewal Area after Fourth



The property to be added is. Those tax lots are identified below:

Legal Description: T2S R4E Section 14, Tax Lot 500

Property Location: 37201 Highway 26, Sandy, Oregon 97055

The land use as identified by the Clackamas County Assessor is Industrial..

The tax lot is zoned C2, General Commercial. This is also the comprehensive plan designation.

The tax lots account for 2.75 The Sandy Urban Renewal Area had 313.2 acres prior to the Fourth Amendment, it now has 315.95 acres.

II. Financial Implications

The property to be added accounts for \$516,014 in real property assessed value according to the FY 14/15 tax records. The frozen base of this property is estimated to be \$516,014 plus any personal property assessed value and a potential allocation of utility assessed value. The Area will see added tax increment revenues on the future increase in assessed value of the property.

ATTACHMENT A – Legal Description of Sandy Urban Renewal Area

**SANDY URBAN RENEWAL PLAN ATTACHMENT A:
LEGAL DESCRIPTION OF THE DISTRICT BOUNDARY
September 2015**

1 Beginning at a point on the West quarter corner of Section 13, T2S, R4E, Willamette
2 Meridian located at the NW corner of the SW 1/4 which is also the intersection of the
3 centerline of Bluff Road and the centerline of Sunset Street rights-of-way; thence
4 Westerly approximately 346 feet along the centerline of Sunset Street right-of-way to a
5 point on the extension of the Easterly boundary of that tract of land conveyed to Tollgate
6 Inn Development, Inc. by deed under recording fee no. 2000-021848, Clackamas County
7 Deed Records; thence Northerly approximately 230 feet along the Easterly property line
8 to the Northeast corner of said tract; thence Westerly approximately 90 feet along the
9 Northerly property line to the Northwest corner of said tract; thence Northerly
10 approximately 20 feet along the Easterly property line of that tract of land conveyed to
11 Samuel C. Williams and Jennifer M. Williams by deed under recording fee no. 95-
12 071182, Clackamas County Deed Records to the Northeast corner of said tract; thence
13 Westerly approximately 110 feet to the Southwest corner of that tract of land conveyed to
14 Leathers Limited Partnership by deed under recording fee no. 94-09073, Clackamas
15 County Deed Records; thence Northerly approximately 320 feet along the projection of
16 the Westerly property line of said Leathers Limited Partnership tract to the North right-
17 of-way of U.S. Highway 26; thence Northwesterly approximately 881 feet along the
18 North right-of-way of U.S. Highway 26 to the Southwest corner of that tract of land
19 conveyed to Scandinavian Cemetery Association of Sandy, Oregon by deed recorded in
20 book 634, page 614, Clackamas County Deed Records; thence Southerly approximately
21 210 feet to the South right-of-way of U. S. Highway 26 to a point at the Southeast corner
22 of that tract of land conveyed to Bradford G. Picking and Vicki L. Picking by deed under
23 recording fee no. 96-018797, Clackamas County Deed Records; thence Northwesterly
24 approximately 886 feet along the South boundary line of said Picking tract to a point on
25 the Easterly boundary of Ruben Lane as defined on Partition Plat 1991-152 Clackamas
26 County, Oregon; thence Northerly along the Easterly right-of-way of Reuben Lane
27 approximately 98 feet to a point, said point being 232.02 feet Southerly along the Eastern
28 boundary of Ruben lane from the intersection with Highway 26; thence Northwesterly

1 approximately 60 feet to a point on the Western boundary of Ruben Lane, said point
2 being 187.16 feet Southerly along the Western boundary of Ruben Lane from the
3 intersection with Highway 26; thence 270.87 feet Southwesterly along the Western
4 boundary of Ruben Lane to a point; thence Southwesterly approximately 110 feet to the
5 Northeast corner of Parcel 3 in said Partition Plat 1991-152; thence approximately 1,335
6 Westerly along the Southern boundary of Parcel 2 of said partition plat 1991-152 to the
7 Southwest corner of said Parcel 2; thence Northerly approximately 315 feet to the
8 Northwest corner of said Parcel 2 in Partition Plat 1991-152; thence Westerly along the
9 Southern boundary of Parcel II of the Minor Land Partition recorded as Public Survey
10 22453, Clackamas County, Oregon, a distance of approximately 12 feet to the Southwest
11 corner of said Parcel II; thence Northerly along the Western boundary of said parcel II a
12 distance of approximately 472 feet to the South right-of-way line of Industrial Way;
13 thence Easterly and Northerly approximately 380 feet along the South and East right-of-
14 way line of Industrial Way to the South right-of-way line of U. S. Highway 26; thence
15 Northeasterly and perpendicular to US Highway 26 a distance of 200 feet to a point on
16 the Northeast right-of-way line of US Highway 26; thence Northwesterly approximately
17 467 feet to the Southwest corner of that tract of land conveyed to ACS Sandy Market
18 Place OR, LLC by deed under recording fee no. 2015-028978, Clackamas County Deed
19 Records; thence Northerly approximately 189 feet along the Western property line of said
20 ACS Sandy Market Place tract to a point on the Northwest corner of said tract, said point
21 also being on the Southern boundary of that tract of land conveyed to Josephine Lundeen,
22 LLC., by deed under recording fee no. 2001-033516, Clackamas County Deed Records;
23 thence Westerly approximately 530 feet along the Southern boundary of said Lundeen
24 tract to a point on the North right-of-way line of U.S. Highway 26; thence Northwesterly
25 approximately 720 feet along the Southern boundary of said Lundeen tract to the
26 Southwest corner of said tract; thence Southwesterly approximately 200 feet crossing US
27 Highway 26 to the Northeast corner of that tract of land conveyed to Atlas Sandy LLC by
28 deed under recording fee no. 2006-045847, Clackamas County Deed Records said point
29 being on the Western right-of-way line of 362nd Avenue; thence Southerly
30 approximately 975 feet along the West right-of-way of 362nd Avenue to the Southeast
31 corner of that tract of land conveyed to Fred Meyer Stores, Inc. by deed under recording

1 fee no. 2006-045846, Clackamas County Deed Records; thence Westerly along the
2 Southern boundary of said Fred Meyer Stores tract approximately 617 feet to the
3 Southwest corner of said tract; thence Northerly approximately 644 feet along the
4 Westerly property line to the Northwest corner of said Fred Meyer Stores tract; thence
5 Easterly approximately 385 feet along the Northerly boundary of said Fred Meyer Stores
6 tract to the Southwest corner of that tract of land conveyed to Atlas Sandy LLC, under
7 recording fee no. 2006-045847, Clackamas County Deed Records; thence Northerly
8 approximately 545 feet along the projection of the Westerly property line of said Atlas
9 Sandy LLC tract to a point on the North right-of-Way line of U.S. Highway 26 said point
10 also being on the Southerly boundary of that tract conveyed to the Skipper Family Trust,
11 LLC by deed under recording fee no. 2006-001538, Clackamas County Deed Records;
12 thence Northwesterly along the Northern right-of-way line of US Highway 26 and the
13 Southern boundary of said Skipper Family Trust tract approximately 155 feet to the
14 Southwest corner of said Skipper Tract; thence continuing Northwesterly along the
15 Northern right-of-way line approximately 360 feet to the Southwest corner of that tract of
16 land conveyed to the Robert Skipper, Arthur Skipper, Jack Skipper and Lila Leathers by
17 deed under recording fee no. 94-38837, Clackamas County Deed Records; thence
18 Northerly approximately 1,237 feet along the Westerly property line of said Robert
19 Skipper ET AL, and Skipper Family Trust tracts to the Northwest corner of said Skipper
20 Family Trust tract; thence Easterly approximately 751 feet along the Northerly property
21 line to a point at the Northeast corner of said Skipper Family Trust tract, said point being
22 on the Western boundary of that tract of land conveyed to Josephine Lundeen, LLC., by
23 deed under recording fee no. 2001-033516, Clackamas County Deed Records ; thence
24 Northerly approximately 352 feet to the Northwest corner of said Lundeen tract; thence
25 Easterly 1,320 feet along the Northerly property line to the Northeast corner of said
26 Lundeen tract; thence Southerly approximately 1,625 feet along the Easterly property line
27 of said Lundeen tract to a point, said point being on the westerly Right-of-Way line of
28 Royal Lane; thence easterly 25 feet to a point on the easterly Right-of-Way line of Royal
29 Lane; thence Southerly along the Easterly Right-of-Way line of Royal Lane
30 approximately 990 feet to a point on the Northerly property line of that tract conveyed to
31 ACS Sandy Market Place OR, LLC by deed under recording fee no. 2015-028978,

1 Clackamas County Deed Records; thence Easterly approximately 1,322 feet along the
2 projection of the said ACS Sandy Market Place tract Northern property line to a point on
3 the Westerly right-of-way line of Kate Schmitz Drive; thence Southerly along the
4 Western right-of-way line approximately 374 feet to the Northeast corner of Parcel 1 of
5 Partition Plat 2012-021, Clackamas County, Oregon,; thence continue Southerly
6 approximately 248 feet along the Easterly property line of said Parcel 1 of Partition Plat
7 2012-021 to the Southeast corner of said Parcel 1, said point being on the northern
8 boundary line of that tract of land conveyed to Olaf M. Oja Lumber Company by deed
9 under recording no. 96-041380, Clackamas County Deed Records; thence Southeasterly
10 along the northern boundary of said Olaf M. Oja Lumber Company a distance of 238 feet
11 more or less to the Northeast corner of said tract, said point being on the westerly right-
12 of-way line of Kate Schmitz Avenue; thence continuing Southeasterly approximately 60
13 feet to the most Northerly corner of Partition Plat 2007-037, Clackamas County, Oregon;
14 thence Southeasterly along the North line of said Partition Plat 2007-037 approximately
15 522 feet to the Northeast corner of said Partition Plat, said point also being the Northwest
16 corner of that tract of land conveyed to Sandy Safeway Center, LLC by deed under
17 recording fee no. 2013-016675; Thence continuing Southeasterly along the Northern
18 boundary of said Sandy Safeway tract approximately 511 feet to the Northeast corner of
19 said tract; thence Southerly approximately 317 feet along the Easterly property line of
20 said Sandy Safeway tract to a point on the Northern property line and approximately 30
21 feet East of the Northwest corner of that tract of land conveyed to Scandinavian
22 Cemetery Association of Sandy, Oregon by deed recorded in book 634, page 614,
23 Clackamas County Deed Records; thence Easterly approximately 275 feet along the
24 Northerly property line of said tract to the Easterly right-of-way line of University
25 Avenue; thence Southeasterly approximately 45 feet to a point at the intersection of the
26 East right-of-way line of University Avenue and the South right-of-way line of Meeker
27 Street; thence Easterly approximately 706 feet along the Southerly right-of-way of
28 Meeker Street to the West right-of-way line of Bluff Road; thence Southeasterly and
29 Southerly approximately 740 feet along the West right-of-way line of Bluff Road to a
30 point 10 feet Southerly from the Westerly projection of the South line of Hood Street;
31 thence Easterly 60 feet to a point at the intersection of the East line of Bluff Road and the

1 South line of Hood Street; thence Northeasterly along the Southerly right-of-way line of
2 Hood Street approximately 14 feet to an angle point; thence continuing Easterly
3 approximately 785 feet along the South right-of-way of Hood Street to an angle point;
4 thence continuing Southeasterly approximately 14 feet along the South right-of-way of
5 Hood Street the West right-of-way line of Beers Avenue; thence Southerly
6 approximately 110 feet along the West right-of-way of Beers Avenue to the projection
7 of the Southerly boundary of that tract of land conveyed to Melford R. Williams and
8 Oscar E. Williams by deed under recording fee no. 97-014304, Clackamas County Deed
9 Records; thence Easterly along the Southerly boundary line and extension approximately
10 922 feet to the Southeast corner of that tract of land conveyed to the Johnson Family
11 Revocable Living Trust, Mitchell E. Johnson and Sandra K. Johnson, Trustee by deed
12 under recording fee no. 2008-015114, Clackamas County Deed Records; thence
13 Northerly approximately 105 feet along the Easterly boundary of said Johnson
14 tract to a point on the South right-of- way line of Hood Street; thence Easterly
15 approximately 167 feet along the South right-of-way line of Hood Street and
16 projection of the South line to a point on the East right-of-way line of Strauss Avenue;
17 thence Northerly approximately 370 feet along the East right-of-way of Strauss Avenue
18 and the projection of the East line to a point on the North right-of-way line of Park Street,
19 said point also being the Southwest corner of that tract of land conveyed to School
20 District #46, by deed recorded in book 470, page 680, Clackamas County Deed Records;
21 thence continuing Northerly along the Westerly property line of said School District #46
22 tract to the Northwest corner of said tract; thence Easterly approximately 784 feet along
23 the Northerly property line and extension of said tract to a point at the intersection of the
24 Southerly right-of-way line of Scenic Street and the Westerly line of Meinig Avenue, said
25 point also being the Northeast corner of that tract of land conveyed to the Sandy School
26 District #46 by deed recorded in book 503 page 544, Clackamas County Deed Records; ;
27 thence Southerly approximately 753 feet feet along the West right-of-way line of Meinig
28 Avenue to a point on the said West right-of-way line, said point being on the projection
29 of the Northerly boundary line of lot 5 Block 1 of Otto Meinig's Second Addition to
30 Sandy as recorded on Plat 282, Clackamas County, Oregon; thence Easterly
31 approximately 618 feet along the projection of said Northerly property line to a point on

1 the Westerly right-of-way line of Revenue Avenue, said point also being the Northeast
2 corner of Lot 12 Block 1 of Otto Meinig's 3rd Addition to Sandy as recorded on Plat 343,
3 Clackamas County, Oregon; thence Southeasterly approximately 45 feet to a point on the
4 Eastern right-of-way line of Revenue Avenue, said point being the Northwest corner of
5 that tract of land conveyed to the Sandy Funeral Home, Inc. by deed under recording fee
6 no. 2009-075123, Clackamas County Deed Records; thence Southeasterly along the
7 Northern boundary of said Sandy Funeral Home tract approximately 190 feet to the
8 Northeast corner of said Sandy Funeral Home tract; thence Southerly along the Eastern
9 boundary of said Sandy Funeral Home tract approximately 5 feet to a point, said point
10 being the Northwest corner of the Kenneth Hallgren tract of land identified by deed under
11 recording fee no. 99-003012, Clackamas County Deed Records; thence Southeasterly
12 along the Northern boundary line of said Hallgren tract and extension approximately 542
13 feet to a point on the Westerly right-of-way line of Ten Eyck Road, said point being the
14 Northeast corner of that tract of land conveyed to Autumn Arndt by deed under recording
15 fee no. 2012-085630, Clackamas County Deed Records; thence Southwesterly
16 approximately 420 feet along the Westerly right-of-way line of Ten Eyck Road to a point
17 at the intersection with the North right-of-way line of U.S. Highway 26; thence Easterly
18 approximately 60 feet along the Northerly right-of-way line of US Highway 26 to the
19 intersection of the Easterly right-of-way line of Ten Eyck Road and the Northern right-
20 of-way line of U.S. Highway 26; thence Northeasterly approximately 140 feet along the
21 East right-of-way line of Ten Eyck Road to the South right-of-way of Pleasant Street;
22 thence Easterly approximately 625 feet along the South right-of-way of Pleasant Street to
23 the end of Pleasant Street said point being the Northwest corner of that of land conveyed
24 to Karen L. Ford by deed under recording fee no. 2009-034579, Clackamas County Deed
25 Records; thence Southeasterly approximately 360 feet along the North property line to
26 the Northeast corner of said Ford tract; thence Southwesterly approximately 250 feet
27 along the Easterly property line of said Ford tract and extension to the South right-of-way
28 line of U.S. Highway 26; thence Southeasterly approximately 1,025 feet along the South
29 right-of-way of U. S. Highway 26 to the Northeast corner of that tract of land conveyed
30 to HMB Hospitality Group, LLC by deed under recording fee no. 2012-036556,
31 Clackamas County Deed Records; thence Southerly approximately 235 feet along the

1 Easterly property line to the Southeast corner of said HMB tract; thence Northwesterly
2 approximately 504 feet along the Southerly property line and projection of the Southerly
3 property line of said HMB tract to the West right-of-way line of Langensand Road;
4 thence Southerly approximately 165 feet along the West right-of-way line of Langensand
5 Road to the North right-of-way line of McCormick Drive; thence Northwesterly
6 approximately 2,138 feet along the North right-of-way of McCormick Drive to the
7 Southeast corner of Partition Plat 1992-117, Clackamas County Deed Records,
8 Clackamas County, Oregon; thence Northerly approximately 144 feet along the Easterly
9 property line to the Northeast corner of Parcel 2 of Partition Plat 1992-117; thence
10 Southwesterly approximately 162 feet along the Northerly property line of said Parcel 2
11 to a point at the Northwest corner of said tract, said point also being the Northeast corner
12 of that tract of land conveyed to Caritas Community Housing Corporation by deed under
13 recording fee no. 2004-115589, Clackamas County Deed Records; thence continuing
14 Southwesterly approximately 265 feet to the Northwest corner of said Caritas tract;
15 thence Southerly approximately 144 feet along the Westerly property line of said Caritas
16 tract to a point on the North right-of-way line of McCormick Drive, said point also being
17 the Southeast corner of that tract of land conveyed to the City of Sandy by deed recorded
18 in book 69 page 1439 ; thence Southwesterly approximately 362 feet along the Southerly
19 property line and extension of said Sandy tract to the Southwest corner of Parcel II of that
20 tract of land conveyed Miles D. Rusth by deed under recording fee no. 2006-021993,
21 Clackamas County Deed Records; thence Northerly approximately 236 feet along the
22 Westerly property line of said Parcel II of the Rusth tract to the Northwest corner of said
23 tract; thence Westerly approximately 100 feet to the East right-of- way line of State
24 Highway 211; thence Northerly approximately 110 feet along the East right-of- way of
25 State Highway 211 to the South right-of-way line of U.S. Highway 26; thence
26 Southwesterly approximately 120 feet along the South right-of-way line of U.S. Highway
27 26 to the West right-of- way line of State Highway 211; thence Southwesterly
28 approximately 185 feet along the West right-of- way of State Highway 211 to the
29 Southeast corner of Parcel I of that tract of land conveyed to David Goldenberg and John
30 C. Selzer by deed under recording fee no. 92-09962, Clackamas County Deed Records;
31 thence Westerly approximately 217 feet along the Southerly property line and extension

1 of said Parcel I to the Southwest corner of that tract of land conveyed to Jack Paola,
2 Joyce Paola, Melanie Paola, Mitch Paola and Dan Paola by deed under recording fee no.
3 2012-043040; Clackamas County Deed Records, said point also being on the Easterly
4 property line of that tract of land conveyed to Jabez Properties, LLC by deed under
5 recording fee no. 2007-040758, Clackamas County Deed Records; thence Southerly
6 approximately 36 feet along the Easterly property line of said Jabez tract to the Southeast
7 corner of said tract;; thence Westerly approximately 203 feet along the Southerly
8 property line and extension of said Jabez tract to a point on the Eastern right-of-way line
9 of Junker Street; thence Northerly along the East right-of-way line of Junker Street
10 approximately 12 feet to a point on the projection of the Northerly right-of-way line of
11 Junker Street; thence Westerly along the Northern line of Junker Street approximately
12 1155 feet to a point at the Southwest corner of that tract of land conveyed to Brandon
13 Swan and Emma Swan by deed under recording fee no. 2012-057470, Clackamas County
14 Deed Records; thence Northerly approximately 88 feet along the Westerly property line
15 of said tract to the Southeast corner of that tract of land conveyed to Mark N. Tee and
16 Betty S. Tee by deed under recording fee no. 85-45951, Clackamas County Deed
17 Records; thence Westerly approximately 173 feet along the Southerly property line and
18 extension of said Tee tract to a point at the Southwest corner of that tract of land
19 conveyed to the Susan W. Tolle Trust by deed under recording fee no. 2004-080996,
20 Clackamas County Deed Records; thence Northwesterly approximately 391 feet along
21 the projected Northerly property line to the Northwest corner of Partition Plat 2006-35,
22 Clackamas County, Oregon; thence Southerly approximately 38 feet along the Westerly
23 property line of said Partition Plat 2006-35 to the Northeast corner of Lot 9 in the Bluff
24 Hollow Subdivision, recorded as plat number 3014 Clackamas County, Oregon; thence
25 Westerly approximately 264 feet along the Northerly property line of said plat to the
26 Northwest corner of Bluff Hollow Lot 7; thence Northerly approximately 277 feet to the
27 Northeast corner of that tract of land conveyed to Philip Smith and Christopher E. Smith
28 by deed under recording fee no. 2003-093453, Clackamas County Deed Records; thence
29 Westerly approximately 294 feet to the 1/4 corner of Section 13, T2S, R4E, Willamette
30 Meridian, located at the NW corner of the SW 1/4 which is also the intersection of the
31 centerline of Bluff Road and the centerline of Sunset Avenue right-of-way, which is the

1 Point of Beginning.