

City of St. Helens
Urban Renewal Agency Meeting
January 17, 2018
6:00 p.m.
Agenda

1. **Roll Call**
 2. **Election of Officers: Chair and Vice Chair**
 3. **Consent Agenda for Approval**
 - A. Minutes dated May 5, 2017
 4. **Public Comment**
 5. **Discussion/Action Items**
 - A. **Resolution No. UR-001** - Adopting Bylaws of the Urban Renewal Agency of the City of St. Helens
 - B. **Resolution No. UR-002** - Proposing a Minor Amendment to the St. Helens Urban Renewal Plan
 6. **Administrator Report**
 7. **Adjournment**
-

The St. Helens City Council Chambers are handicapped accessible. If you wish to participate or attend the meeting and need special accommodation, please contact City Hall at 503-397-6272 in advance of the meeting.

Be a part of the vision...get involved with your City...volunteer for a City of St. Helens Board or Commission!
For more information or for an application, stop by City Hall or call 503-366-8217.

City of St. Helens

Urban Renewal Agency Meeting Minutes

May 3, 2017

Members Present: Rick Scholl, Mayor
Doug Morten, Council President
Susan Conn, Councilor
Ginny Carlson, Councilor
Keith Locke, Councilor

Members Absent: None

Staff Present: Jennifer Dimsho, Associate Planner & Secretary
John Walsh, City Administrator

Others Present: Lorelei Juntunen
Mark Kreutzer
Matt Brown
Margaret Jeffries
Sue Nelson
Quinton Carlson
Brady Preheim
Danielle & Steve Nelson
Sherrie Ford

The Urban Renewal Agency Meeting was called to order by Mayor Rick Scholl at 6:00 p.m.

Juntunen, Lorelei. EcoNorthwest. Lorelei said the Urban Renewal Agency is convening to consider a motion to take the Urban Renewal Plan and Report through the formal adoption process. She said there are state statutes that outline the formal adoption process. This meeting is the first of those steps. She said from here, the Planning Commission will review the plan and report for conformance with the Comprehensive Plan. Then it will go before the County Commissioners. Lastly, it will go before City Council for formal adoption during a public hearing process. Juntunen said the plan is not being adopted tonight, but this is the next step needed to go through the process of adoption.

Mayor Scholl asked about Old Portland Road. Juntunen said this area is included within the boundary. Mayor Scholl said he would like to see utilities to that area in the future. City Administrator John Walsh said there is a project listed in the plan that includes utility extensions called site readiness.

Council President Morten asked about how the public will have an opportunity to review and participate in Urban Renewal Agency decisions. Juntunen said the statutes do not require the Agency to have bylaws, but the best practice states bylaws should be adopted. The Association of Oregon Redevelopment Agencies (AORA) is the association of Oregon's renewal agencies, and they produce a Best Practices Manual which is a great resource for bylaw templates. Juntunen said usually bylaws include thresholds for administrative decisions versus Agency decisions and a process for public involvement processes. She said these are not decisions that need to be made now, but adopting

bylaws is recommended as one of the first action items for the Agency.

Juntunen said regarding public involvement, the Agency is held to the same set of laws that City Council is held to. Many agencies go beyond those steps. For example, agencies often form Citizen Advisory Committees which are consulted regularly as decisions are being made. Council President Morten said if the City Council makes up the Agency, it makes sense to piggyback Agency meetings with City Council meetings to allow for efficiency and for easy, transparent public broadcasting. City Administrator Walsh said the City does a great job with transparency, and he does not see any difference for the operation of the Agency. Juntunen said it is very common for City Council to meet, switch hats, and then the Agency will meet.

Juntunen said the Agency must file an annual report with the State that describes the public involvement and the financial report. She recommended that the financial report be shared either monthly, quarterly, or yearly with the public and to have an independent reviewer. Councilor Locke asked if they should hire a separate finance manager for the Agency. Juntunen said most urban renewal agencies of this size would not hire a financial manager.

Mayor Scholl asked if Public Works staff time could be reimbursed with urban renewal funds. Juntunen said yes, if the project that Public Works staff is working on is listed within the urban renewal project list, it can be reimbursed. Juntunen said often the City Administrator and other City staff is reimbursed for administrative time spent managing the Agency as well.

Juntunen said there should be specific Urban Renewal Agency measurement tools so that results can be measured and tracked. Juntunen described the Agency powers given by state statutes: tax increment financing (to eliminate blight), acquisition of property, demolition and rehabilitation of buildings, sale or lease of property, construction, relocation assistance (not proposed for this agency), rehabilitation, conservation, and development. The Agency funds cannot be used for ongoing maintenance, only capital projects. She reiterated the importance of going through the AORA Best Practices Manual.

Mayor Scholl asked about storefront façade improvements loans. Juntunen said there is a project line item in the plan for a storefront improvements revolving loan fund.

MOTION

Councilor Locke made a motion that the St. Helens Urban Renewal Agency forward the St. Helens Urban Renewal Plan and Report to the Planning Commission for their review of the conformance to the Comprehensive Plan, to the Columbia County Commissioners for briefing, and then to City Council for their vote for adoption. In addition, the Urban Renewal Agency designates City Administrator Walsh to serve as the liaison at the Columbia County Commissioner's briefing. Councilor Conn seconded. All in favor; none opposed; motion carries.

There being no further business before the Urban Renewal Agency, the meeting was adjourned at 6:23 p.m.



MOTION

Council President Morten made motion to re-open the meeting for a visitor comment. Councilor Locke seconded the motion. All in favor; none opposed; motion carries.

Quinton Carlson. St. Helens Resident. Carlson attended the Urban Renewal Open House in February and he left with one question. He is wondering if this plan would include funding for some type of mass transit to Portland. Councilor Locke said if a project like that were to happen, the Urban Renewal Plan would have to be amended to alter the boundary to include the project location and the project would have to be added to the project list.



There being no further business before the Urban Renewal Agency, the meeting was adjourned at 6:34 p.m.

Respectfully submitted,

Jennifer Dimsho
Secretary

City of St. Helens
RESOLUTION NO. UR-001

A RESOLUTION ADOPTING BYLAWS OF THE URBAN RENEWAL AGENCY OF
THE CITY OF ST. HELENS

WHEREAS, the St. Helens Urban Renewal Plan (the "**Plan**") was approved and adopted by the St. Helens City Council by Ordinance No. 3217, dated August 16, 2017, establishing the Urban Renewal Agency for the City of St. Helens (the "**Agency**").

WHEREAS, the Agency wishes to adopt a set of bylaws to govern the conduct and business of the Agency.

NOW, THEREFORE, the Urban Renewal Agency of the City of St. Helens resolves as follows:

Section 1. Exhibit A, Bylaws of the Urban Renewal Agency of the City of St. Helens is hereby adopted.

Section 2. This resolution shall take effect immediately upon adoption.

Passed and adopted by the St. Helens Urban Renewal Agency this 17th day of January, 2018, by the following vote:

Ayes:

Nays:

[Insert Elected Chair's Name], Chair

ATTEST:

Kathy Payne, City Recorder

BYLAWS OF THE URBAN RENEWAL AGENCY OF THE CITY OF ST. HELENS

ARTICLE I

AUTHORITY

Section 1. Name: The name of the Agency shall be the St. Helens Urban Renewal Agency, hereinafter referred to as the "Agency."

Section 2. Office: The office of the Agency shall be the St. Helens City Hall at 265 Strand Street, St. Helens, Oregon 97051.

Section 3. Powers and Duties of the Agency: The powers and duties of the Agency shall be as provided by Chapter 457 of the Oregon Revised Statutes, the St. Helens City Charter, and as authorized in accordance with Ordinance No. 3093, adopted by the City Council September 3, 2008.

ARTICLE II

BOARD MEMBERS

Section 1. Agency Membership: The Board of the Agency will be composed of the five members of the City Council of St. Helens.

Section 2. Terms: The terms of the Agency members shall be the same as their term on the City Council.

Section 3. Local Contract Review Board: The Agency members shall act as the Local Contract Review Board when approving public contracts in accordance with SHMC 2.04.070.

ARTICLE III

OFFICERS AND PERSONNEL

Section 1. Officers: The officers of the Agency shall be chair and vice chair.

Section 2. Chair: The chair shall be elected by the Agency members and shall preside at all meetings of the Agency. Except as otherwise authorized by resolution of Agency members, the chair shall sign all contracts, deeds, or other instruments made by the Agency. At each meeting, the chair shall submit such recommendations and information as the chair may consider proper concerning the business, affairs, and policies of the Agency.

Section 3. Vice Chair: The vice chair shall be elected by the Agency members and shall perform the duties of the chair in the absence or incapacity of the chair. In the event the chair

resigns or dies, the vice chair shall perform the chair's duties until such time as the Agency selects a new chair. If both the chair and the vice chair are absent from an Agency meeting, the members present shall select one of the Agency members to perform the chair's functions at the meeting.

Section 4. Additional Duties: The Officers of the Agency shall perform such other duties and functions as may from time to time be required by the Agency in accordance with Agency bylaws, rules and regulations.

Section 5. Election or Appointment: The officers of the Agency shall be elected annually by the Agency at the first regular meeting of the Agency in January of each year, and shall hold office for one (1) year or until their successors are elected and qualified.

Section 6. Removal: The chair or vice chair may be removed from that office at any time by a vote of a majority of the entire Agency.

Section 7. Vacancies: Should the offices of the chair or the vice chair become vacant, the Agency shall elect a successor from its Agency members at the next regular meeting and such election shall be for the unexpired term of such office. Should the office of the vice chair become vacant, the Agency shall elect a successor from its membership at the next regular meeting and such election shall be for the unexpired term of such office.

Section 8. Personnel: The Board shall be staffed by an administrator and an Agency secretary. The administrator shall be the St. Helens City Administrator, unless the City Administrator recommends and the Agency concurs with another person serving as the administrator. The administrator, or his or her designees, shall perform all administrative duties to carry out the purposes of the Agency and perform all duties incident to the office and other duties and functions as may from time to time be required by the Agency, bylaws, or rules and regulations of the Agency.

The secretary shall keep records of the Agency, record all votes, keep a record of the proceedings of the Agency, and perform all duties incident to the office and other duties and functions as may from time to time be required by the Agency, bylaws, or rules and regulations of the Agency.

The Agency may create such positions and appoint such personnel as it may from time to time find necessary or convenient to perform its duties and obligations at such compensation as may be established by the Agency, which appointments shall continue at the pleasure of the Agency or until resignation. The Agency may contract with the City of St. Helens for the services of City personnel.

ARTICLE IV

MEETINGS

Section 1. Regular Meetings: Regular meetings shall be in accordance with ORS Chapter 192. All meetings shall be held in the customary City Council Chambers at 265 Strand Street, St. Helens, Oregon, Plaza entrance, or at such other place as the chair shall determine. A regular meeting may be adjourned to a time and date certain decided by a vote of the majority of the Agency members present and voting, and no notice of such adjourned meeting need be given.

Section 2. Special Meetings: The chair may, when the chair deems it expedient, and shall, upon the written request of two members of the Agency, call a special meeting to be held at the regular meeting place unless otherwise specified in the call, for the purpose of transacting any business designated. Notice of a special meeting shall be in accordance with ORS Chapter 192. Presence of any member at any meeting shall be deemed to be a waiver of notice of such meeting. Special meetings may also be held at any time by the unanimous consent of all Agency members.

Section 4. Quorum: A majority of the incumbent members of the Agency shall constitute a quorum for the purpose of conducting its business and exercising its powers and for all other purposes. The express concurrence of a majority of the members of the Agency voting when a quorum of the Agency is present at the Agency meeting shall be necessary to decide a question before the Agency, unless otherwise specified in these bylaws, in a resolution of the Agency, or in Roberts Rules of Order, Newly Revised.

Section 5. Manner of Voting: Voting shall be by ayes and nays and entered upon the minutes of such meeting. The Agency members present and not voting and Agency members absent shall also be entered upon the minutes of such meeting.

Section 6. Order of Business: At the regular meetings of the Agency, the following shall be substantially the order of business, except upon an unopposed request by a member to alter the usual order of business:

- (a) Roll Call
- (b) Consent Agenda for Approval
- (c) Public Comment
- (d) Discussion/Action Items
- (e) Administrator Report
- (f) Adjournment

Section 7. Open Meetings: All meetings shall be open to the public, except that any portion of a meeting may be held in Executive Session if such session is in conformity with ORS Chapter 192.

Section 8. Resolutions: All resolutions shall be in writing.

Section 9. Roberts Rules: All rules of order not herein provided for by resolution shall be determined in accordance with Roberts Rules of Order, Newly Revised.

ARTICLE V

PROCEDURE

Section 1. Boards, Commissions, and Special Committees: The Agency is authorized to refer items to already established Boards or Commissions, or new Special Committees for recommendation and report. All Special Committees and their members shall be appointed by the Agency with a majority vote. The Special Committee members shall elect their own chair at the first meeting of the committee. A Committee chair initially elected shall serve until the next first regular meeting in January, and thereafter to be elected to one year terms at the first annual meeting in January of each year.

Section 2. Authorization of Expenditures: The process for authorization and approval of the expenditures of money shall be the same as the procedures of the City of St. Helens.

ARTICLE VI

FINANCIAL

Section 1. Custody of Funds: The Finance Director for the City of St. Helens shall be the ex officio custodian of the funds of the Agency. Such funds shall be kept separate from the funds of the City. Investment and disbursement of the Agency funds shall follow the regular investment and disbursement procedures of the City of St. Helens by the City Council. The Urban Renewal Agency General Fund is hereby established for deposit of all Agency revenues until otherwise provided by the Agency. Other funds shall be established as needed by resolution of the Agency.

Section 2. Budget: Budget procedures shall be in compliance with state budget laws. The committee that reviews the budget of the Agency shall consist of the Agency members and the members of the Budget Committee.

Section 3. Audit: An annual audit of the fund or funds of the Agency shall be performed.

Section 4. Annual Report: As required in ORS 457.460, an annual report will be prepared for the Agency and published as required by statute.

ARTICLE VII

PROFESSIONAL SERVICES

Section 1. Professional Services: The Agency shall use the same auditor as the City of St. Helens. The Agency may hire other professional services, including but not limited to legal counsel, bond counsel, urban renewal consultant, and financial analyst as may be required to fulfill the goals and objectives of the Agency.

ARTICLE VIII

AMENDMENTS

Amendments to Bylaws: The bylaws of the Agency shall be amended only with the approval of a majority of the Agency at a regular or special meeting, but no such amendment shall be adopted unless at least five (5) days written notice thereof has been previously given to all of the members of the Agency.

City of St. Helens
RESOLUTION NO. UR-002

A RESOLUTION PROPOSING A MINOR AMENDMENT TO THE ST. HELENS
URBAN RENEWAL PLAN

WHEREAS, the St. Helens Urban Renewal Plan (the "**Plan**") was approved and adopted by the St. Helens City Council by Ordinance No. 3217, dated August 16, 2017, establishing the Urban Renewal Agency for the City of St. Helens (the "**Agency**") and the St. Helens Urban Renewal Boundary (the "**Boundary**"); and

WHEREAS, the Columbia County Assessor requested that the boundary reflected in the adopted Plan be amended to minimize the number of bisected tax lots in order to reduce unnecessary tax assessment complexity; and

WHEREAS, the Agency finds it in the public interest to update the Plan to amend the boundary in order to minimize the number of taxpayers who would receive two separately assessed property tax statements for the same property; and

WHEREAS, the amendments to the boundary are less than one percent of the original acreage of the Urban Renewal Area, and therefore may be added through a minor amendment pursuant to Section 4.2 of the Plan; and

WHEREAS, the property proposed to be added to the Urban Renewal Area are blighted, as defined by ORS 457.010(1) and are eligible for inclusion within the Plan due to conditions described in the St. Helens Urban Renewal Report, including inadequate streets and rights of way, open spaces, utilities, and underdevelopment of property within the Area (ORS 457.010(1)(e) and (g)); and

WHEREAS, pursuant to the requirements of ORS Chapter 457, the Agency has prepared the amendment which is attached to this Resolution as Exhibit A, and incorporated herein by this reference ("**Amendment**").

NOW, THEREFORE, the Urban Renewal Agency of the City of St. Helens resolves that the Agency adopts the Minor Amendment to the St. Helens Urban Renewal Plan as follows:

Section 1. Exhibit A, Revised legal description and maps of the revised boundary as modified by this Minor Amendment.

Section 2. Exhibit B, Map to summarize properties included in the Minor Amendment.

Section 3. Exhibit C, Revised boundary calculations as modified by this Minor Amendment.

Section 4. Exhibit D, St. Helens Urban Renewal Plan as modified by this Minor Amendment.

Section 5. The Agency will forward a copy of this Minor Amendment to the Columbia County Assessor.

Section 6. This Minor Amendment shall take effect immediately upon adoption.

Passed and adopted by the St. Helens Urban Renewal Agency this 17th day of January, 2018, by the following vote:

Ayes:

Nays:

[To be elected], Chair

ATTEST:

Kathy Payne, City Recorder



AKS ENGINEERING & FORESTRY, LLC
12965 SW Herman Road, Suite 100, Tualatin, OR 97062
P: (503) 563-6151 F: (503) 563-6152

AKS Job #4401

OFFICES IN: TUALATIN, OR - VANCOUVER, WA - KEIZER, OR - BEND, OR

EXHIBIT A

Urban Renewal Area
St. Helens, Oregon

A tract of land and road right-of-ways located in Sections 3, 4, 5, 8, 9, and 10, Township 4 North, Range 1 West, and Section 34, Township 5 North, Range 1 West, Willamette Meridian, City of St. Helens, Columbia County, Oregon, and being more particularly described as follows:

Beginning at the most northerly corner of Block 6 of the plat "Georgetown", also being on the southwesterly right-of-way line of Howard Street, located in the Northwest One-Quarter of Section 4, Township 4 North, Range 1 West, Willamette Meridian, City of St. Helens, Columbia County, Oregon (Assessor's Map 04 01 04 BD):

1. Thence along said southwesterly right-of-way line, Southeasterly 314 feet, more or less, to the northwesterly right-of-way line of Columbia River Highway (US 30) (Assessor's Map 04 01 04 BD);
2. Thence leaving said northwesterly right-of-way line, Easterly 196 feet, more or less, to the northwesterly corner of Document Number 2015-008660, also being on the southeasterly right-of-way line of Portland & Western Railroad (Assessor's Map 04 01 04 BD);
3. Thence along the northerly line of said deed, Easterly 73 feet, more or less, to the northeasterly corner of said deed (Assessor's Map 04 01 04 BD);
4. Thence along the easterly line of said deed, Southerly 125 feet, more or less, to the southeasterly corner of said deed (Assessor's Map 04 01 04 BD);
5. Thence along the southerly line of said deed, Westerly 15 feet, more or less, to the northeasterly corner of Document Number 2012-008726 (Assessor's Map 04 01 04 BD);
6. Thence along the easterly line of said deed, Southerly 77 feet, more or less, to the southeasterly corner of said deed (Assessor's Map 04 01 04 BD);
7. Thence along the southerly line of said deed, Westerly 20 feet, more or less, to the northwesterly corner of Document Number 2016-006289 (Assessor's Map 04 01 04 BD);
8. Thence along the westerly line of said deed, Southerly 280 feet, more or less, to the southwesterly corner of said deed, also being on the northerly line of the plat "Midway Lots" (Assessor's Map 04 01 04 BD);
9. Thence along said northerly line, Easterly 435 feet, more or less, to the northwesterly corner of Document Number 2013-003735 (Assessor's Map 04 01 04 BD);
10. Thence along the northerly line of said deed, Easterly 63 feet, more or less, to the northeasterly corner of said deed, also being on the westerly right-of-way line of N 18th Street (Assessor's Map 04 01 04 BD);
11. Thence leaving said westerly right-of-way line, Northeasterly 133 feet, more or less, to the southwesterly corner of Lot 4, Block 144 of the plat "St. Helens" (Assessor's Map 04 01 04 BD);

12. Thence along the southerly line of said Lot 4, Easterly 100 feet, more or less, to the southeasterly corner of said Lot 4 (Assessor's Map 04 01 04 BD);
13. Thence along the easterly line of said Lot 4 and the northerly extension thereof, Northerly 174 feet, more or less, to the northwesterly corner of Lot 17 of said Block 144 (Assessor's Map 04 01 04 BD);
14. Thence along the northerly line of said Lot 17, Easterly 100 feet, more or less, to the northeasterly corner of said Lot 17, also being on the westerly right-of-way line of N 17th Street (Assessor's Map 04 01 04 BD);
15. Thence along said westerly right-of-way line, Southerly 116 feet, more or less, to the southeasterly corner of Lot 18 of said Block 144 (Assessor's Map 04 01 04 BD);
16. Thence leaving said westerly right-of-way line, Southeasterly 148 feet, more or less, to the easterly right-of-way line of N 17th Street, also being on a line that is parallel with and 9 feet southerly of the northerly line of Lot 2, Block 139 of said plat (Assessor's Map 04 01 04 BD);
17. Thence along said parallel line, Easterly 100 feet, more or less, to the easterly line of said Lot 2 (Assessor's Map 04 01 04 BD);
18. Thence along said easterly line, Northerly 9 feet, more or less, to the northwesterly corner of Lot 21 of said Block 139 (Assessor's Map 04 01 04 BD);
19. Thence along the north line of said Lot 21, Easterly 100 feet, more or less, to the northeasterly corner of said Lot 21, also being on the westerly right-of-way line of N 16th Street (Assessor's Map 04 01 04 BD);
20. Thence leaving said westerly right-of-way line, Northeasterly 99 feet, more or less, to the northwesterly corner of Lot 3, Block 128 of said plat (Assessor's Map 04 01 04 AC);
21. Thence along the northerly line of said Lot 3 and the easterly extension thereof, Easterly 200 feet, more or less, to the northeasterly corner of Lot 20 of said Block 128, also being on the westerly right-of-way line of N 15th Street (Assessor's Map 04 01 04 AC);
22. Thence leaving said westerly right-of-way line, Southeasterly 99 feet, more or less, to the northwesterly corner of Lot 2, Block 123 of said plat, also being the southwest corner of Document Number 1998-011310 (Assessor's Map 04 01 04 AC);
23. Thence along the southerly line of said deed, Northeasterly 115 feet, more or less, to the westerly line of Lot 20 said Block 123 (Assessor's Map 04 01 04 AC);
24. Thence along said westerly line, Southerly 40 feet, more or less, to the southwest corner of said Lot 20 (Assessor's Map 04 01 04 AC);
25. Thence along the southerly line of said Lot 20, Easterly 100 feet, more or less, to the southeasterly corner of said Lot 20, also being on the westerly right-of-way of N 13th Street (Assessor's Map 04 01 04 AC);
26. Thence along said westerly right-of-way line, Southerly 58 feet, more or less, to the northeasterly corner of Lot 22 of said Block 123 (Assessor's Map 04 01 04 AC);
27. Thence along the easterly extension of the northerly line of said Lot 22, Easterly 280 feet, more or less, to the northeasterly corner of Lot 22, Block 112 of said plat, also being on the westerly right-of-way line of N 13th Street (Assessor's Map 04 01 04 AC);

28. Thence leaving said westerly right-of-way line, Northeasterly 139 feet, more or less, to the northwesterly corner of Lot 3, Block 107 of said plat (Assessor's Map 04 01 04 AC);
29. Thence along the northerly line of said Lot 3 and the easterly extension thereof, Easterly 200 feet, more or less, to the southeasterly corner of Lot 19 of said Block 107, also being on the westerly right-of-way line of N 12th Street (Assessor's Map 04 01 04 AC);
30. Thence leaving said westerly right-of-way line, Northeasterly 203 feet, more or less, to a point on the easterly right-of-way line of North 12th Street, which bears northerly 12 feet from the northwesterly corner of Lot 6, Block 96 of said plat (Assessor's Map 04 01 04 AB);
31. Thence along a line parallel with and 12 feet northerly of the northerly line of said Lot 6, Easterly 100 feet, more or less, to the north-south centerline of said Block 96 (Assessor's Map 04 01 04 AB);
32. Thence along said north-south centerline, Northerly 120 feet, more or less, to a point which bears northerly 16 feet from the northwesterly corner of Lot 14 of said Block 96, also being the southwesterly corner of Document Number 1995-010731 (Assessor's Map 04 01 04 AB);
33. Thence along the southerly line of said deed, Easterly 100 feet, more or less, to the southeasterly corner of said deed, also being on the westerly right-of-way line of N 11th Street (Assessor's Map 04 01 04 AB);
34. Thence leaving said westerly right-of-way line, Northeasterly 178 feet, more or less, to the northwesterly corner of Block 91 of said plat, also being the intersection of the easterly right-of-way line of N 11th Street and the southerly right-of-way line of Willamette Street (Assessor's Map 04 01 04 AA);
35. Thence along said southerly right-of-way line, Easterly 290 feet, more or less, to the northwesterly corner of Block 80 of said plat (Assessor's Map 04 01 04 AA);
36. Thence leaving said southerly right-of-way line, Northeasterly 215 feet, more or less, to the southeasterly corner of Block 79 of said plat, also being the intersection of the westerly right-of-way line of N 9th Street and the northerly right-of-way line of Willamette Street (Assessor's Map 04 01 04 AA);
37. Thence Northeasterly 141 feet, more or less, to the southwesterly corner of Lot 3, Block 76 of said plat, also being on the easterly right-of-way line of N 9th Street (Assessor's Map 04 01 04 AA);
38. Thence along the southerly line of said Lot 3 and the easterly extension thereof, Easterly 660 feet, more or less, to the southwesterly corner of Lot 20, Block 60 of said plat (Assessor's Map 04 01 04 AA);
39. Thence along the westerly line of said Lot 20, Northerly 58 feet, more or less, to the northwesterly corner of said Lot 20 (Assessor's Map 04 01 04 AA);
40. Thence along the northerly line of said Lot 20 and the easterly extension thereof, Easterly 280 feet, more or less, to the northeasterly corner of Lot 3, Block 47 of said plat (Assessor's Map 04 01 03 BB);
41. Thence along the easterly line of said Lot 3, Southerly 58 feet, more or less, to the northwesterly corner of Lot 21 of said Block 47 (Assessor's Map 04 01 03 BB);

42. Thence along the northerly line of said Lot 21 and the easterly extension thereof, Easterly 560 feet, more or less, to the southwesterly corner of Lot 20, Block 31 of said plat, also being the most westerly corner of Document Number 2015-002572 (Assessor's Map 04 01 03 BB);
43. Thence along the northwesterly line of said deed, Northeasterly 101 feet, more or less, to the northerly line of said Lot 20 (Assessor's Map 04 01 03 BB);
44. Thence along said northerly line, Easterly 30 feet, more or less, to the northeasterly corner of said Lot 20, also being on the westerly right-of-way line of N 3rd Street (Assessor's Map 04 01 03 BB);
45. Thence along said westerly right-of-way line, Southerly 58 feet, more or less, to the southeasterly corner of said Lot 20 (Assessor's Map 04 01 03 BB);
46. Thence leaving said westerly right-of-way line along the easterly extension of the southerly line of said Lot 20, Easterly 359 feet, more or less, to the northwesterly corner of Lot 2, Block 16 of said plat, also being on the easterly right-of-way line of N 2nd Street (Assessor's Map 04 01 03 BB);
47. Thence along said easterly right-of-way line, Northerly 29, more or less, to a point which bears northerly 29 feet from said northwesterly corner of Lot 2, also being the southwesterly corner of Document Number 2002-012148 (Assessor's Map 05 01 34 CC);
48. Thence along the southerly line of said deed and the easterly extension thereof, Easterly 280 feet, more or less, to the easterly right-of-way line of N 1st Street (Assessor's Map 05 01 34 CD);
49. Thence along said easterly right-of-way line, Northerly 573 feet, more or less, to the southwesterly corner of Block 14 of said plat, also being on the northwesterly right-of-way line of Wyeth Street (Assessor's Map 05 01 34 CC);
50. Thence along said northwesterly right-of-way line, Northeasterly 219 feet, more or less, to the southeasterly corner of Lot 14 of said Block 14, also being on the westerly right-of-way line of N River Street (Assessor's Map 05 01 34 CC);
51. Thence leaving said northwesterly right-of-way line and said westerly right-of-way line, Northeasterly 80 feet, more or less, to the intersection of the westerly extension of the southerly line of Lot 4, Block 1 of said plat and the easterly right-of-way line of N River Street (Assessor's Map 05 01 34 CD);
52. Thence along said easterly right-of-way line, Northerly 357 feet, more or less, to the westerly extension of the northerly line of Lot 9 of said Block 1 (Assessor's Map 05 01 34 CD);
53. Thence along said westerly extension and the northerly line of said Lot 9 and the easterly extension thereof, Easterly 208 feet, more or less, to the ordinary low water line of the Columbia River (Assessor's Map 05 01 34 CD);
54. Thence along said ordinary low water line, Southerly 605 feet, more or less, to the easterly extension of the southerly right-of-way line of Wyeth Street (Assessor's Map 05 01 34 CD);
55. Thence along said easterly extension, Westerly 104 feet, more or less, to the ordinary high water line of the Columbia River (Assessor's Map 05 01 34 CD);
56. Thence along said ordinary high water line, Southerly 949 feet, more or less, to the easterly extension of the northerly right-of-way line of Columbia Boulevard (Assessor's Map 05 01 34 CD);

57. Thence along said easterly extension, Easterly 99 feet, more or less, to the ordinary low water line of the Columbia River (Assessor's Map 05 01 34 CD);
58. Thence along said ordinary low water line, Southerly 80 feet, more or less, to the easterly extension of the southerly right-of-way line of Columbia Boulevard (Assessor's Map 04 01 03 BA);
59. Thence along said easterly extension, Westerly 106 feet, more or less, to the ordinary high water line (Assessor's Map 04 01 03 BA);
60. Thence along said ordinary high water line, Southerly 456 feet, more or less, to the northerly line of the plat "Replat of Lots 5 Through 15 Yacht's Landing Planned Unit Development" (Assessor's Map 40103BA D1);
61. Thence along said northerly line, Easterly 74 feet, more or less, to the easterly line of said plat (Assessor's Map 40103BA D1);
62. Thence along said easterly line, Southerly 316 feet, more or less, to the southeast corner of said plat (Assessor's Map 40103BA D1);
63. Thence along the easterly extension of the southerly line of said plat, Easterly 104 feet, more or less, to the ordinary low water line of the Columbia River (Assessor's Map 04 01 03 BA);
64. Thence along said ordinary low water line, Southerly 8,303 feet, more or less, to the northerly line of Parcel 2 of Partition Plat 2009-017 (Assessor's Map 04 01 09 00);
65. Thence along said northerly line and the westerly extension thereof, Westerly 604 feet, more or less, to the northwesterly right-of-way line of Portland & Western Railroad (Assessor's Map 04 01 09 00);
66. Thence along said northwesterly right-of-way line, Southwesterly 2,413 feet, more or less, to the southwesterly extension of the northwesterly right-of-way line of Milton Way (Assessor's Map 04 01 09 00);
67. Thence along said southwesterly extension and said northwesterly right-of-way line, Northeasterly 296 feet, more or less, to the southerly corner of Lot 10, Block 5 of the plat "South St. Helens Addition" (Assessor's Map 04 01 09 BD);
68. Thence along the southwesterly line of said Lot 10, Northwesterly 66 feet, more or less, to the westerly corner of said Lot 10 (Assessor's Map 04 01 09 BD);
69. Thence along the northwesterly line of said Lot 10, Northeasterly 100 feet, more or less, to the northerly corner of said Lot 10, also being on the southwesterly right-of-way line of Morris Avenue (Assessor's Map 04 01 09 BD);
70. Thence along said southwesterly right-of-way line, Southeasterly 78 feet, more or less, to the easterly corner of said Lot 10, also being on the northwesterly right-of-way line of Milton Way (Assessor's Map 04 01 09 BD);
71. Thence along said northwesterly right-of-way line, Northeasterly 211 feet, more or less, to the easterly corner of Lot 23, Block 22 of said plat (Assessor's Map 04 01 09 BD);
72. Thence along the northeasterly line of said Lot 23, Northwesterly 143 feet, more or less, to the northerly corner of said Lot 23 (Assessor's Map 04 01 09 BD);
73. Thence along the northwesterly line of said Lot 23, Southwesterly 50 feet, more or less, to the northeasterly line of Lot 26 of said Block 22 (Assessor's Map 04 01 09 BD);
74. Thence along said northeasterly line, Northwesterly 10 feet, more or less, to the northerly corner of said Lot 26 (Assessor's Map 04 01 09 BD);

75. Thence along the northwesterly line of said Lot 26, Southwesterly 100 feet, more or less, to the westerly corner of said Lot 26, also being on the northeasterly right-of-way line of Morris Avenue (Assessor's Map 04 01 09 BD);
76. Thence along said northeasterly right-of-way line, Northwesterly 420 feet, more or less, to the northwesterly right-of-way line of 2nd Street (Assessor's Map 04 01 09 BD);
77. Thence along said northwesterly right-of-way line, Southwesterly 360 feet, more or less, to the easterly corner of Lot 16, Block 7 of said plat (Assessor's Map 04 01 09 BD);
78. Thence along the northeasterly line of said Lot 16, Northwesterly 100 feet, more or less, to the northerly corner of said Lot 16 (Assessor's Map 04 01 09 BD);
79. Thence along the northwesterly line of said Lot 16 and the northwesterly line of Lot 17 of said Block 7, Southwesterly 174 feet, more or less, to the westerly corner of said Lot 17, also being on the northeasterly right-of-way line of Railroad Avenue (Assessor's Map 04 01 09 BD);
80. Thence along said northeasterly right-of-way line, Northwesterly 210 feet, more or less, to the northeasterly extension of the northwesterly line of Document Number 2003-009772 (Assessor's Map 04 01 09 00);
81. Thence along said northeasterly extension and the northwesterly line of said deed, Southwesterly 178 feet, more or less, to the westerly line of said deed (Assessor's Map 04 01 09 00);
82. Thence along said westerly line, Southerly 499 feet, more or less, to the southwesterly line of said deed, also being Reference Point 'A' (Assessor's Map 04 01 09 00);
83. Thence along the southerly extension of said westerly line, South 04°02'23" East 662.12 feet, more or less, (Assessor's Map 04 01 09 00);
84. Thence South 64°44'13" East 274.92 feet, more or less, (Assessor's Map 04 01 09 00);
85. Thence South 26°06'50" West 473.32 feet, more or less, (Assessor's Map 04 01 09 00);
86. Thence South 69°56'25" West 531.11 feet, more or less, (Assessor's Map 04 01 09 00);
87. Thence South 37°07'43" West 275.85 feet, more or less, (Assessor's Map 04 01 09 00);
88. Thence South 75°36'03" West 647.38 feet, more or less, (Assessor's Map 04 01 09 00);
89. Thence North 16°49'15" West 390.92 feet, more or less, (Assessor's Map 04 01 09 00);
90. Thence North 10°13'20" East 172.18 feet, more or less, (Assessor's Map 04 01 09 00);
91. Thence North 27°41'25" East 759.17 feet, more or less, (Assessor's Map 04 01 09 00);
92. Thence North 14°13'34" East 266.27 feet, more or less, (Assessor's Map 04 01 09 00);
93. Thence North 16°13'10" West 177.26 feet, more or less, (Assessor's Map 04 01 09 00);

94. Thence North 50°51'37" East 196.23 feet, more or less, (Assessor's Map 04 01 09 00);
95. Thence South 89°12'40" East 667.47 feet, more or less, to Reference Point 'B' on a line parallel with and 100 feet westerly of the westerly line of said deed, which bears South 85°57'36" West 100.00 feet from Reference Point 'A' (Assessor's Map 04 01 09 00);
96. Thence along said parallel line, Northerly 623 feet, more or less, to the southwesterly extension of the centerline of vacated 4th Street (Assessor's Map 04 01 09 00);
97. Thence along said southwesterly extension and the centerline of vacated 4th Street, Northeasterly 678 feet, more or less, to the centerline of vacated Morris Avenue (Assessor's Map 04 01 09 BD);
98. Thence along said centerline and the centerline of Morris Avenue, Northwesterly 810 feet, more or less, to the northwesterly right-of-way line of 7th Street (Assessor's Map 04 01 09 BA);
99. Thence along said northwesterly right-of-way line, Southwesterly 390 feet, more or less, to the southerly corner of Block 12 of said plat, also being on the northeasterly right-of-way line of Railroad Avenue (Assessor's Map 04 01 09 BA);
100. Thence along said northeasterly right-of-way line, Northwesterly 241 feet, more or less, to the westerly corner of said Block 12, also being on the southeasterly right-of-way line of Old Portland Road (Assessor's Map 04 01 09 BA);
101. Thence along said southeasterly right-of-way line, Southwesterly 138 feet, more or less, to the southwesterly right-of-way line of Portland & Western Railroad (Assessor's Map 04 01 09 00);
102. Thence leaving said southeasterly right-of-way line and said southwesterly right-of-way line, Westerly 110 feet, more or less, to the intersection of the northwesterly right-of-way line of Old Portland Road and the southerly right-of-way line of Gable Road (Assessor's Map 04 01 09 BB);
103. Thence along said southerly right-of-way line, Westerly 1,910 feet, more or less, to the northeasterly corner of Document Number 2004-006124 (Assessor's Map 04 01 08 AD);
104. Thence along the easterly line of said deed, Southerly 183 feet, more or less, to the southeasterly corner of said deed, also being on the northerly line of Lot 1 of the plat "McNulty Industrial Park - Phase One" (Assessor's Map 04 01 08 AD);
105. Thence along said northerly line, Westerly 313 feet, more or less, to the southeasterly line of Parcel 2 of Partition Plat 1995-004 (Assessor's Map 40108A0);
106. Thence along said southeasterly line, Southwesterly 711 feet, more or less, to the southwesterly corner of Parcel 3 of said plat (Assessor's Map 40108A0);
107. Thence along the southerly line of said Parcel 2, Westerly 278 feet, more or less, to the southwesterly corner of said Parcel 2 (Assessor's Map 40108A0);
108. Thence along the southwesterly line of said Parcel 2, Northwesterly 345 feet, more or less, to the most westerly corner of said Parcel 2, also being on the southeasterly right-of-way line of Portland & Western Railroad (Assessor's Map 40108A0);
109. Thence leaving said southeasterly right-of-way line, Northwesterly 214 feet, more or less, to the intersection of the northerly right-of-way of Firlok Road and the northwesterly right-of-way line of Columbia River Highway (US 30) (Assessor's Map 40108AC);

110. Thence along said northerly right-of-way line, Westerly 197 feet, more or less, to the northerly extension of the easterly line of Document Number 2008-010186 (Assessor's Map 40108AC);
111. Thence along said northerly extension and the easterly line of said deed, Southerly 233 feet, more or less, to the southeasterly corner of said deed (Assessor's Map 40108AC);
112. Thence along the southerly line of said deed, Westerly 687 feet, more or less, to the southeasterly corner of Document Number 2015-009716 (Assessor's Map 40108AC);
113. Thence along the easterly line of said deed, Northerly 287 feet, more or less, to the northeasterly corner of said deed, also being on the southerly right-of-way line of Firlok Road (Assessor's Map 40108AC);
114. Thence along said southerly right-of-way line, Easterly 39 feet, more or less, to the southwesterly extension of the southeasterly line of Deed Book 104 Page 262 (Assessor's Map 40108AC);
115. Thence along said southwesterly extension and the southeasterly line of said deed and the northeasterly extension thereof, Northeasterly 905 feet, more or less, to the northeasterly right-of-way line of C N Gable Road (Assessor's Map 04 01 08 AB);
116. Thence along said northeasterly right-of-way line, Northwesterly 618 feet, more or less, to the southerly corner of Partition Plat 1999-034 (Assessor's Map 04 01 08 AB);
117. Thence along the southeasterly line of said plat and the northeasterly extension thereof, Northeasterly 634 feet, more or less, to the northerly corner of Document Number 1994-007589 (Assessor's Map 04 01 08 AB);
118. Thence along the northeasterly line of said deed, Southeasterly 284 feet, more or less, to the northwesterly line of Block 4 of the plat "Golf Club Addition" (Assessor's Map 04 01 08 AB);
119. Thence along said northwesterly line, Northeasterly 2 feet, more or less, to the most westerly corner of Document Number 2014-004187 (Assessor's Map 04 01 08 AB);
120. Thence along the northwesterly line of said deed, Northeasterly 410 feet, more or less, to the most northerly corner of said deed, also being on the southwesterly right-of-way line of Sykes Road (Assessor's Map 04 01 08 AB);
121. Thence leaving said southwesterly right-of-way, Northerly 90 feet, more or less, to the southeasterly corner of Document Number 1990-002112, also being on the northeasterly right-of-way line of Sykes Road (Assessor's Map 04 01 05 DD);
122. Thence along said northeasterly right-of-way line, Northwesterly 5 feet, more or less, to the southwesterly corner of said deed (Assessor's Map 04 01 05 DD);
123. Thence along the westerly line of said deed, Northerly 210 feet, more or less, to the northwesterly corner of said deed (Assessor's Map 04 01 05 DD);
124. Thence along the northerly line of said deed, Easterly 80 feet, more or less, to the southeasterly corner of Document Number 2015-001316 (Assessor's Map 04 01 05 DD);
125. Thence along the easterly line of said deed, Northerly 80 feet, more or less, to the northeasterly corner of said deed (Assessor's Map 04 01 05 DD);
126. Thence along the northerly line of said deed, Westerly 100 feet, more or less, to the northwesterly corner of said deed, also being on the easterly right-of-way line of Matzen Street (Assessor's Map 04 01 05 DD);

127. Thence along said easterly right-of-way line, Northerly 30 feet, more or less, to the southwesterly corner of Document Number 2003-000984 (Assessor's Map 04 01 05 DD);
128. Thence along the southerly line of said deed, Easterly 100 feet, more or less, to the southeasterly corner of said deed (Assessor's Map 04 01 05 DD);
129. Thence along the easterly line of said deed, Northerly 210 feet, more or less, to the northeasterly corner of said deed, also being on the southerly right-of-way line of South Road (Assessor's Map 04 01 05 DD);
130. Thence leaving said southerly right-of-way, Northwesterly 69 feet, more or less, to the intersection of the northerly right-of-way line of South Road and the easterly right-of-way line of Matzen Street (Assessor's Map 04 01 05 DD);
131. Thence along said easterly right-of-way line, Northerly 610 feet, more or less, to the centerline of McBride Street (Assessor's Map 04 01 05 DD);
132. Thence along said centerline, Easterly 930 feet, more or less, to the southerly extension of the westerly line of Parcel 1 of Partition Plat 1998-005 (Assessor's Map 04 01 05 DA);
133. Thence along said southerly extension and the wester line of said Parcel 1, Northerly 482 feet, more or less, to the northwesterly corner of said Parcel 1, also being on the southerly right-of-way line of Harris Street (Assessor's Map 04 01 05 DA);
134. Thence along said southerly right-of-way line, Easterly 173 feet, more or less, to the northeasterly corner of said Parcel 1, also being on the southwesterly right-of-way line of Vernonia Road (Assessor's Map 04 01 05 DA);
135. Thence leaving said southwesterly right-of-way line, Southeasterly 111 feet, more or less, to the intersection of the northeasterly right-of-way line of Vernonia Road and the southeasterly right-of-way line of Little Street (Assessor's Map 04 01 05 DA);
136. Thence along said southeasterly right-of-way line and the northeasterly extension thereof, Northeasterly 317 feet, more or less, to the southwesterly line of the plat "Little's Subdivision in St. Helens" (Assessor's Map 04 01 04 CB);
137. Thence along said southwesterly line, Southeasterly 37 feet, more or less, to the southeasterly right-of-way line of Little Street (Assessor's Map 04 01 04 CB);
138. Thence along said southeasterly right-of-way line, Northeasterly 765 feet, more or less, to the centerline of Milton Creek (Assessor's Map 04 01 04 CB);
139. Thence along said centerline, Northwesterly 264 feet, more or less, to the most westerly corner of Document Number 2013-004968, also being on the southeasterly right-of-way line of Columbia Boulevard (Assessor's Map 04 01 04 CB);
140. Thence leaving said southeasterly right-of-way line, Northerly 25 feet, more or less, when measured at right angles, to the centerline of Columbia Boulevard (Assessor's Map 04 01 04 BC);
141. Thence along said centerline, Easterly 411 feet, more or less, to the southerly extension of the easterly right-of-way line of Bradley Street (Assessor's Map 04 01 04 BC);
142. Thence along said southerly extension and the easterly right-of-way line of Bradley Street, Northerly 417 feet, more or less, to the northwesterly corner of Document Number 2015-004926 (Assessor's Map 04 01 04 BC);
143. Thence along the northerly line of said deed, Easterly 140 feet, more or less, to the northeasterly corner of said deed (Assessor's Map 04 04 04 BC);

144. Thence along the easterly line of said deed, Southerly 69 feet, more or less, to the northwesterly corner of Document Number 2017-003401 (Assessor's Map 04 01 04 BC);
145. Thence along the northerly line of said deed, Easterly 148 feet, more or less, to the northeasterly corner of said deed (Assessor's Map 04 01 04 BC);
146. Thence along the easterly line of said deed, Southeasterly 158 feet, more or less, to the northwesterly right-of-way line of Kelly Street (Assessor's Map 04 01 04 BC);
147. Thence along said northwesterly right-of-way line, Northeasterly 28 feet, more or less, to the southerly corner of Deed Book 232 Page 815 (Assessor's Map 04 01 04 BC);
148. Thence along the southwesterly line of said deed, Northwesterly 100 feet, more or less, to the westerly corner of said deed, also being on the northwesterly line of the plat "Georgetown" (Assessor's Map 04 01 04 BC);
149. Thence along said northwest line, Northeasterly 994 feet, more or less, to the Point of Beginning (Assessor's Map 04 01 04 BD).

Excepting the following parcels:

Parcel 1:

Beginning at the northwesterly corner of Lot 9, Block 75 of the plat "St. Helens", located in the Northeast One-Quarter of Section 4, Township 4 North, Range 1 West, Willamette Meridian, City of St. Helens, Columbia County, Oregon (Assessor's Map 04 01 04 AA):

200. Thence along the northerly line of said Lot 9 and the easterly extension thereof, Easterly 560 feet, more or less, to the northwesterly corner of Lot 9, Block 59 of said plat, also being on the easterly right-of-way line of S 7th Street (Assessor's Map 04 01 04 AA);
201. Thence along said easterly right-of-way line, Southerly 58 feet, more or less, to the southwesterly corner of said Lot 9 (Assessor's Map 04 01 04 AA);
202. Thence along the southerly line of said Lot 9, Easterly 100 feet, more or less, to the southeasterly corner of said Lot 9 (Assessor's Map 04 01 04 AA);
203. Thence along the easterly line of said Lot 9, Northerly 58 feet, more or less, to the southwesterly corner of Lot 13 of said Block 59 (Assessor's Map 04 01 04 AA);
204. Thence along the southerly line of said Lot 13 and the easterly extension thereof, Easterly 360 feet, more or less, to the northwesterly corner of Lot 9, Block 43 of said plat, also being on the easterly right-of-way line of S 5th Street (Assessor's Map 04 01 03 BB);
205. Thence along said easterly right-of-way line, Southerly 116 feet, more or less, to the southwesterly corner of Lot 8, Block 43 of said plat (Assessor's Map 04 01 03 BB);
206. Thence along the southerly line of said Lot 8, Easterly 100 feet, more or less, to the southeasterly corner of said Lot 8 (Assessor's Map 04 01 03 BB);
207. Thence along the easterly line of said Lot 8 and the northerly extension thereof, Northerly 116 feet, more or less, to the southwesterly corner of Lot 13 of said Block 43 (Assessor's Map 04 01 03 BB);

208. Thence along the southerly line of said Lot 13 and the easterly extension thereof, Easterly 180 feet, more or less, to the northwesterly corner of Lot 9, Block 32 of said plat, also being on the easterly right-of-way line of S 4th Street (Assessor's Map 04 01 03 BB);
209. Thence along said easterly right-of-way line, Southerly 58 feet, more or less, to the southwest corner of said Lot 9 (Assessor's Map 04 01 03 BB);
210. Thence along the southerly line of said Lot 9, Easterly 100 feet, more or less, to the southeasterly corner of said Lot 9 (Assessor's Map 04 01 03 BB);
211. Thence along the easterly line of said Lot 9, Northerly 55 feet, more or less, to a line that is parallel with and 3 feet southerly of the southerly line of Lot 13 of said Block 32 (Assessor's Map 04 01 03 BB);
212. Thence along said parallel line, Easterly 100 feet, more or less, to the westerly right-of-way line of S 3rd Street (Assessor's Map 04 01 03 BB);
213. Thence leaving said westerly right-of-way line, Easterly 80 feet, more or less, to the northwesterly corner of Lot 9, Block 27 of said plat, also being on the easterly right-of-way line of S 3rd Street (Assessor's Map 04 01 03 BB);
214. Thence along the northerly line of said Lot 9 and the easterly extension thereof, Easterly 480 feet, more or less, to the northeasterly corner of Lot 14, Block 17 of said plat, also being on the westerly right-of-way line of S 1st Street (Assessor's Map 04 01 03 BB);
215. Thence along said westerly right-of-way line, Southerly 389 feet, more or less, to a line which is parallel with and 17 feet northerly of the southerly line of Lot 20 of said Block 17 (Assessor's Map 04 01 03 BA);
216. Thence along said parallel line, Westerly 115 feet, more or less, to a line which is parallel with and 15 feet westerly of the westerly line of said Lot 20 (Assessor's Map 04 01 03 BA);
217. Thence along said parallel line, Northerly 3 feet, more or less, to a line which is parallel with and 20 feet northerly of the southerly line of Lot 3 of said Block 17 (Assessor's Map 04 01 03 BA);
218. Thence along said parallel line, Westerly 85 feet, more or less, to the easterly right-of-way line of S 2nd Street (Assessor's Map 04 01 03 BA);
219. Thence leaving said easterly right-of-way line, Westerly 82 feet, more or less, to the southeasterly corner of Lot 20, Block 27 of said plat (Assessor's Map 04 01 03 BB);
220. Thence along the southerly line of said Lot 20, Westerly 100 feet, more or less, to the southwest corner of said Lot 20 (Assessor's Map 04 01 03 BB);
221. Thence along the westerly line of said Lot 20, Northerly 58, more or less, to the southeasterly corner of Lot 4 of said Block 27 (Assessor's Map 04 01 03 BB);
222. Thence along the southerly line of said Lot 4 and the westerly extension thereof, Westerly 380 feet, more or less, to the northwesterly corner of Lot 3, Block 32 of said plat, also being on the easterly right-of-way line of S 4th Street (Assessor's Map 04 01 03 BB);
223. Thence along said easterly right-of-way line, Southerly 326 feet, more or less, to the northwesterly corner of Lot 10, Block 33 of said plat (Assessor's Map 04 01 03 BB);
224. Thence along the northerly line of said Lot 10, Easterly 100 feet, more or less, to the northeasterly corner of said Lot 10 (Assessor's Map 04 01 03 BB);

225. Thence along the easterly line of said Lot 10, Southerly 57 feet, more or less, to the northwesterly corner of Lot 14 of said Block 33 (Assessor's Map 04 01 03 BB);
226. Thence along the northerly line of said Lot 14, Easterly 100 feet, more or less, to the northeasterly corner of said Lot 14, also being on the westerly right-of-way line of S 3rd Street (Assessor's Map 04 01 03 BB);
227. Thence leaving said westerly right-of-way line, Southeasterly 131 feet, more or less, to the northwesterly corner of the plat "Anya's Dreams", also being on the easterly right-of-way line of S 3rd Street (Assessor's Map 04 01 03 BB);
228. Thence along said easterly right-of-way line, Southerly 171 feet, more or less, to the southwesterly corner of said plat (Assessor's Map 04 01 03 BD);
229. Thence along the southerly line of said plat, Easterly 227 feet, more or less, to the southeasterly corner of said plat, also being on the westerly right-of-way line of S 2nd Street (Assessor's Map 04 01 03 BD);
230. Thence leaving said westerly right-of-way line, Easterly 81 feet, more or less, to the northwesterly corner of Lot 4, Block 18 of the plat "St. Helens", also being on the easterly right-of-way line of S 2nd Street (Assessor's Map 04 01 03 BD);
231. Thence along said easterly right-of-way line, Southerly 144 feet, more or less, to the northwesterly corner of Document Number 1991-005340 (Assessor's Map 04 01 03 BD);
232. Thence along the northerly line of said deed, Easterly 92 feet, more or less, to the northeasterly corner of said deed (Assessor's Map 04 01 03 BD);
233. Thence along the easterly line of said deed and the southerly extension thereof, Southerly 232 feet, more or less, to the southerly right-of-way line of Cowlitz Street (Assessor's Map 04 01 03 BD);
234. Thence along said southerly right-of-way line, Westerly 92 feet, more or less, to the easterly right-of-way line of S 2nd Street (Assessor's Map 04 01 03 BD);
235. Thence along said easterly right-of-way line, Southerly 232 feet, more or less, to the northwesterly corner of Lot 7, Block 19 of said plat (Assessor's Map 04 01 03 BD);
236. Thence along the northerly line of said Lot 7, Easterly 100 feet, more or less, to the northeasterly corner of said Lot 7 (Assessor's Map 04 01 03 BD);
237. Thence along the easterly line of said Lot 7 and the southerly extension thereof, Southerly 232 feet, more or less, to the southeasterly corner of Lot 4 of said Block 19 (Assessor's Map 04 01 03 BD);
238. Thence along the southerly line of said Lot 4, Westerly 10 feet, more or less, to a line which is parallel with and 10 feet westerly of the north-south centerline of said Block 19 (Assessor's Map 04 01 03 BD);
239. Thence along said parallel line, Southerly 174 feet, more or less, to the northerly right-of-way line of Tualatin Street (Assessor's Map 04 01 03 BD);
240. Thence along said northerly right-of-way line, Westerly 90 feet, more or less, to the southwesterly corner of said Block 19, also being on the easterly right-of-way line of S 2nd Street (Assessor's Map 04 01 03 BD);
241. Thence along said easterly right-of-way line, Southerly 80 feet, more or less, to the northwesterly corner of Block 20 of said plat, also being on the southerly right-of-way line of Tualatin Street (Assessor's Map 04 01 03 BD);
242. Thence along said southerly right-of-way line, Easterly 100 feet, more or less, to the north-south centerline of said Block 20 (Assessor's Map 04 01 03 BD);

243. Thence along said north-south centerline, Southerly 174 feet, more or less, to the northeasterly corner of Lot 8 of said Block 20 (Assessor's Map 04 01 03 BD);
244. Thence Southerly 59 feet, more or less, to a point on the southerly line of said Lot 8, which bears Westerly 8 feet from the southeasterly corner thereof (Assessor's Map 04 01 03 BD);
245. Thence Southerly 62 feet, more or less, to a point on the southerly line of Lot 7 of said Block 20, which bears Westerly 30 feet from the southeasterly corner thereof (Assessor's Map 04 01 03 BD);
246. Thence along said southerly line, Westerly 70 feet, more or less, to the southwesterly corner of said Lot 7, also being on the easterly right-of-way line of S 2nd Street (Assessor's Map 04 01 03 BD);
247. Thence along said easterly right-of-way line, Southerly 184 feet, more or less, to the northwesterly line of Vacation Ordinance No. 1526 (deeded November 9, 1959), which bears Southerly 474 feet from the northwesterly corner of said Block 20 (Assessor's Map 04 01 03 CA);
248. Thence leaving said easterly right-of-way line along the northwesterly line of said Vacation Ordinance, Southerly 74 feet, more or less, to the centerline of S 2nd Street (Assessor's Map 04 01 03 CA);
249. Thence along said centerline, Southerly 62 feet, more or less, to the southerly right-of-way line of S 2nd Street (Assessor's Map 04 01 03 CA);
250. Thence along said southerly right-of-way line, Westerly 40 feet, more or less, to the easterly line of Lot 22, Block 24 of said plat, which bears Northerly 40 feet from the southeasterly corner thereof (Assessor's Map 04 01 03 CA);
251. Thence Southwesterly 57 feet, more or less, to a point on the southerly line of said Lot 22, which bears Westerly 40 feet from the southeasterly corner thereof (Assessor's Map 04 01 03 CA);
252. Thence along a line parallel with the easterly line of said Lot 22, Southerly 40 feet, more or less, to the centerline of vacated Plymouth Street (Assessor's Map 04 01 03 CA);
253. Thence along said vacated centerline and the centerline of Plymouth Street, Westerly 440 feet, more or less, to the easterly right-of-way line of S 4th Street (Assessor's Map 04 01 03 CA);
254. Thence leaving said centerline and said easterly right-of-way line, Westerly 89 feet, more or less, to the southeasterly corner of Block 40 of said plat, also being the intersection of the westerly right-of-way line of S 4th Street and the northerly right-of-way line of Plymouth Street (Assessor's Map 040103CB);
255. Thence along said northerly right-of-way line, Westerly 760 feet, more or less, to the southwesterly corner of Block 56 (Knighton Square) of said plat, also being on the easterly right-of-way line of S 7th Street (Assessor's Map 040103CB);
256. Thence leaving said northerly right-of-way line, Westerly 99 feet, more or less, to the northeasterly corner of Lot 22, Block 67 of said plat (Assessor's Map 040103CB);
257. Thence along the northerly line of said Lot 22 and the westerly extension thereof, Westerly 380 feet, more or less, to the southwesterly corner of Lot 21, Block 72 of said plat (Assessor's Map 04 01 04 DA);
258. Thence along the westerly line of said Lot 21, Northerly 58 feet, more or less, to the southeasterly corner of Lot 3 of said Block 72 (Assessor's Map 04 01 04 DA);

259. Thence along the southerly line of said Lot 3 and the westerly extension thereof, Westerly 380 feet, more or less, to the northwesterly corner of Lot 2, Block 83 of said plat, also being on the easterly right-of-way line of S 10th Street (Assessor's Map 04 01 04 DA);
260. Thence along said easterly right-of-way line, Southerly 58 feet, more or less, to the southwesterly corner of said Lot 2 (Assessor's Map 04 01 04 DA);
261. Thence leaving said easterly right-of-way line along the westerly extension of the southerly line of said Lot 2, Westerly 190 feet, more or less, to the north-south centerline of Block 88 of said plat (Assessor's Map 04 01 04 DA);
262. Thence along said north-south centerline, Northerly 290 feet, more or less, to the southerly line of Lot 7 of said Block 88 (Assessor's Map 04 01 04 DA);
263. Thence along said southerly line, Westerly 26 feet, more or less, southeasterly right-of-way line of Old Portland Road (Assessor's Map 04 01 04 DA);
264. Thence leaving said southerly line and said southeasterly right-of-way line, Northwesterly 60 feet, more or less, when measured at right angles, to the northwesterly right-of-way line of Old Portland Road (Assessor's Map 04 01 04 DA);
265. Thence along said northwesterly right-of-way line, Northeasterly 133 feet, more or less, to the northeasterly corner of Document Number 2009-006344 (Assessor's Map 04 01 04 DA);
266. Thence along the northerly line of said deed, Westerly 124 feet, more or less, to the northwesterly corner of said deed, also being on the easterly right-of-way line of S 11th Street (Assessor's Map 04 01 04 DA);
267. Thence along said easterly right-of-way line, Southerly 94 feet, more or less, to the northwesterly corner said Lot 7 (Assessor's Map 04 01 04 DA);
268. Thence leaving said easterly right-of-way line, Westerly 80 feet, more or less, to the northeasterly corner of Lot 16, Block 99 of said plat, also being on the westerly right-of-way line of S 11th Street (Assessor's Map 04 01 04 DA);
269. Thence along said westerly right-of-way line, Southerly 58 feet, more or less, to the northerly line of Lot 17 of said Block 99 (Assessor's Map 04 01 04 DA);
270. Thence along said northerly line, Westerly 100 feet, more or less, to the westerly line of said Lot 17 (Assessor's Map 04 01 04 DA);
271. Thence along said westerly line, Southerly 58 feet, more or less, to the northerly line of Lot 5 of said Block 99 (Assessor's Map 04 01 04 DA);
272. Thence along said northerly line and the westerly extension thereof, Westerly 180 feet, more or less, to the southeasterly corner of Lot 17, Block 104 of said plat, also being on the westerly right-of-way line of S 12th Street (Assessor's Map 04 01 04 DA);
273. Thence along said westerly right-of-way line, Southerly 58 feet, more or less, to the northerly line of Lot 19 of said Block 104 (Assessor's Map 04 01 04 DA);
274. Thence along said northerly line and the westerly extension thereof, Westerly 200 feet, more or less, to the northwesterly corner of Lot 4 of said Block 104, also being on the easterly right-of-way line of S 13th Street (Assessor's Map 04 01 04 DA);
275. Thence along said easterly right-of-way line, Southerly 58 feet, more or less, to the southwesterly corner of said Lot 4 (Assessor's Map 04 01 04 DA);

276. Thence leaving said easterly right-of-way line, Westerly 80 feet, more or less, to the northeasterly corner of Lot 20, Block 115 of said plat, also being on the westerly right-of-way line of S 13th Street (Assessor's Map 04 01 04 DA);
277. Thence along said westerly right-of-way line, Southerly 58 feet, more or less, to the southeasterly corner of said Lot 20 (Assessor's Map 04 01 04 DA);
278. Thence along the southerly line of said Lot 20 and the westerly extension thereof, Westerly 380 feet, more or less, to the northeasterly corner of Lot 2, Block 120 of said plat (Assessor's Map 040104DB);
279. Thence along the easterly line of said Lot 2 and the southerly extension thereof, Southerly 370 feet, more or less, to the northeasterly corner of Lot 8, Block 119 of said plat (Assessor's Map 04 01 04 DC);
280. Thence along the northerly line of said Lot 8, Westerly 100 feet, more or less, to the northwesterly corner of said Lot 8, also being on the easterly right-of-way line of S 15th Street (Assessor's Map 04 01 04 DC);
281. Thence leaving said easterly right-of-way line, Westerly 80 feet, more or less, to a point on the westerly right-of-way line of S 15th Street, which bears Northerly 3 feet of the northeasterly corner of Lot 15, Block 132 of said plat (Assessor's Map 04 01 04 DC);
282. Thence along said westerly right-of-way line, Southerly 177 feet, more or less, to the northeasterly corner of Lot 18 of said Block 132 (Assessor's Map 04 01 04 DC);
283. Thence along the northerly line of said Lot 18, Westerly 100 feet, more or less, to the northwesterly corner of said Lot 18 (Assessor's Map 04 01 04 DC);
284. Thence along the westerly line of said Lot 18 and the southerly extension thereof, Southerly 116 feet, more or less, to the northeasterly corner of Lot 3 of said Block 132 (Assessor's Map 04 01 04 DC);
285. Thence along the northerly line of said Lot 3 and the westerly extension thereof, Westerly 180 feet, more or less, to the northeasterly corner of Lot 20, Block 135 of said plat, also being on the westerly right-of-way line of S 16th Street (Assessor's Map 04 01 04 DC);
286. Thence along said westerly right-of-way line, Southerly 53 feet, more or less, to a line which is parallel with and 5 feet northerly of the southerly line of said Lot 20 (Assessor's Map 04 01 04 DC);
287. Thence along said parallel line, Westerly 56 feet, more or less, to a line which is parallel with and 44 feet easterly of the westerly line of said Lot 20 (Assessor's Map 04 01 04 DC);
288. Thence along said parallel line, Southerly 5 feet, more or less, to the northerly line of Lot 21 of said Block 135 (Assessor's Map 04 01 04 DC);
289. Thence along said northerly line and the northerly line of Lot 2 of said Block 135, Westerly 54 feet, more or less, to a line which is parallel with and 10 feet westerly of the easterly line of said Lot 2 (Assessor's Map 04 01 04 DC);
290. Thence along said parallel line and the southerly extension thereof, Southerly 67 feet, more or less, to a line that is parallel with and 9 feet southerly of the southerly line of said Lot 2 (Assessor's Map 04 01 04 DC);
291. Thence along said parallel line, Westerly 90 feet, more or less, to the easterly right-of-way line of S 17th Street (Assessor's Map 04 01 04 DC);

292. Thence leaving said easterly right-of-way line, Westerly 80 feet, more or less, to a point on the westerly right-of-way line of S 17th Street, which bears 8 feet southerly of the northeasterly corner of Lot 21, Block 148 of said plat (Assessor's Map 04 01 04 DC);
293. Thence along said westerly right-of-way line, Southerly 90 feet, more or less, to the centerline of vacated Umatilla Street (Assessor's Map 04 01 04 DC);
294. Thence along said centerline, Westerly 199 feet, more or less, to the easterly right-of-way line of S 18th Street (Assessor's Map 04 01 04 DC);
295. Thence along said easterly right-of-way line, Southerly 202 feet, more or less, to the northwesterly right-of-way line of Old Portland Road (Assessor's Map 04 01 04 DC);
296. Thence along said northwesterly right-of-way line, Southwesterly 2,772 feet, more or less, to the intersection of the northeasterly right-of-way line of Railroad Avenue and the northerly right-of-way line of Gable Road (Assessor's Map 04 01 09 B0);
297. Thence along said northerly right-of-way line, Westerly 1,077 feet, more or less, to the southwesterly corner of Document Number 2016-011282 (Assessor's Map 04 01 09 BB);
298. Thence along the westerly line of said deed, Northerly 501 feet, more or less, to the northwesterly corner of said deed, also being on the southwesterly right-of-way line of Portland & Western Railroad Spur (Assessor's Map 04 01 09 BB);
299. Thence along said southwesterly right-of-way line, Northwesterly 1,162 feet, more or less, to the northeasterly line of Document Number 2012-004223 (Assessor's Map 04 01 08 AA);
300. Thence along said northeasterly line and the northwesterly extension thereof, Northwesterly 462 feet, more or less, to the centerline of Portland & Western Railroad (Assessor's Map 04 01 08 AA);
301. Thence along said centerline, Northeasterly 3,459 feet, more or less, to the northwesterly extension of the southwesterly line of Document Number 1998-015060 (Assessor's Map 04 01 04 CB);
302. Thence leaving said centerline along said northwesterly extension and the southwesterly line of said deed and the southwesterly line of Document Number 1998-015062, Southeasterly 279 feet, more or less, to the southerly corner of Document Number 1998-015062 (Assessor's Map 04 01 04 CB);
303. Thence along the southeasterly line of said deed, Northeasterly 128 feet, more or less, to the southwesterly corner of Document Number 2005-010694 (Assessor's Map 04 01 04 CA);
304. Thence along the southwesterly line of said deed, Southeasterly 336 feet, more or less, to the westerly corner of Document Number 2013-009583 (Assessor's Map 04 01 04 CA);
305. Thence along the northwesterly line of said deed, Northeasterly 91 feet, more or less, to the northerly corner of said deed (Assessor's Map 04 01 04 CA);
306. Thence along the northeasterly line of said deed, Southeasterly 100 feet, more or less, to the easterly corner of said deed, also being on the northwesterly right-of-way line of Crouse Way (Assessor's Map 04 01 04 CA);
307. Thence along said northwesterly right-of-way line, Northeasterly 327 feet, more or less, to the westerly extension of the northerly right-of-way line of Church Street (Assessor's Map 04 01 04 CA);

308. Thence along said westerly extension and the northerly right-of-way line of Church Street, Easterly 502 feet, more or less, to the westerly right-of-way line of S 18th Street (Assessor's Map 04 01 04 CA);
309. Thence leaving said northerly right-of-way line, Southeasterly 123 feet, more or less, to the southwesterly corner of Block 145 of the plat "St. Helens", also being the intersection of the easterly right-of-way line of S 18th Street and the northerly right-of-way line of Cowlitz Street (Assessor's Map 04 01 04 CA);
310. Thence along said northerly right-of-way line, Easterly 1,600 feet, more or less, to the southeasterly corner of Block 106 of said plat, also being on the westerly right-of-way line of S 12th Street (Assessor's Map 04 01 04 AC);
311. Thence along said westerly right-of-way line, Northerly 628 feet, more or less, to the northeasterly corner of Lot 12, Block 106 of said plat (Assessor's Map 04 01 04 AC);
312. Thence leaving said westerly right-of-way line, Northeasterly 92 feet, more or less, to the intersection of the easterly right of way line of S 12th Street and the northerly right-of-way line of St. Helens Street (Assessor's Map 04 01 04 AD);
313. Thence along said northerly right-of-way line, Easterly 200 feet, more or less, to the westerly right-of-way line of S 11th Street (Assessor's Map 04 01 04 AD);
314. Thence leaving said northerly right-of-way line and said westerly right-of-way line, Northerly 280 feet, more or less, to the intersection of the easterly right-of-way line of S 11th Street and the southeasterly right-of-way line of Columbia Boulevard (Assessor's Map 4010400);
315. Thence along said southeasterly right-of-way line, Northeasterly 570 feet, more or less, to the westerly right-of-way line of S 9th Street (Assessor's Map 04 01 04 AA);
316. Thence leaving said southeasterly right-of-way line, Northeasterly 81 feet, more or less, to the Point of Beginning (Assessor's Map 04 01 04 AA).

Parcel 2:

Beginning at the southeasterly corner of Lot 12, Block 71 of the plat "St. Helens", also being on the westerly right-of-way line of S 8th Street, located in the Southwest One-Quarter of Section 3, Township 4 North, Range 1 West, Willamette Meridian, City of St. Helens, Columbia County, Oregon (Assessor's Map 040103CB):

400. Thence along said westerly right-of-way line, Southeasterly 174 feet, more or less, to the southeasterly corner of Lot 15 of said Block 71, also being on the southerly right-of-way line of S 8th Street (Assessor's Map 040103CB);
401. Thence along said southerly right-of-way line, Easterly 40 feet, more or less, to the centerline of S 8th Street, also being on the westerly line of the Heavy Industrial Zone boundary (Assessor's Map 040103CB);
402. Thence leaving said centerline along said westerly zone boundary line, Southwesterly 224 feet, more or less, to the northwesterly corner of Lot 19 of said Block 71 (Assessor's Map 04 01 03 00);
403. Thence continuing along said westerly zone boundary line, Southerly 544 feet, more or less, to the intersection of the easterly right-of-way line of S 9th Street and the southerly right-of-way line of East Street (Assessor's Map 04 01 03 00);
404. Thence along said southerly right-of-way line, Westerly 2,050 feet, more or less, to the westerly right-of-way line of S 16th Street (Assessor's Map 04 01 09 AB);

405. Thence along said westerly right-of-way line, Northerly 235 feet, more or less, to the northeasterly corner of Block 134 of said plat, also being on the southerly right-of-way line of Umatilla Street (Assessor's Map 04 01 04 DC);
406. Thence along said southerly right-of-way line, Easterly 180 feet, more or less, to the northwesterly corner of Lot 4, Block 133 of said plat, also being on the southerly extension of the north-south centerline of Block 132 of said plat (Assessor's Map 04 01 04 DC);
407. Thence along said southerly extension and the north-south centerline of said Block 132, Northerly 144 feet, more or less, to a line that is parallel with and 6 feet northerly of the northerly line of Lot 22 of said Block 132 (Assessor's Map 04 01 04 DC);
408. Thence along said parallel line, Easterly 100 feet, more or less, to the westerly right-of-way line of S 15th Street (Assessor's Map 04 01 04 DC);
409. Thence leaving said westerly right-of-way line, Northeasterly 96 feet, more or less, to the northwesterly corner of Lot 2, Block 119 of said plat, also being on the easterly right-of-way line of S 15th Street (Assessor's Map 04 01 04 DD);
410. Thence along said easterly right-of-way line, Northerly 58 feet, more or less, to the southwest corner of Lot 4 of said Block 119 (Assessor's Map 04 01 04 BC);
411. Thence along the southerly line of said Lot 4, Easterly 100 feet, more or less, to the southeasterly corner of said Lot 4 (Assessor's Map 04 01 04 DD);
412. Thence along the easterly line of said Lot 4, Northerly 58 feet, more or less, to the southwest corner of Lot 18 of said Block 119 (Assessor's Map 04 01 04 DD);
413. Thence along the southerly line of said Lot 18, Easterly 100 feet, more or less, to the southeasterly corner of said Lot 18, also being on the westerly right-of-way line of S 14th Street (Assessor's Map 04 01 04 DD);
414. Thence along said westerly right-of-way line, Northerly 58 feet, more or less, to the northeasterly corner of said Lot 18 (Assessor's Map 04 01 04 DD);
415. Thence leaving said westerly right-of-way line, Easterly 80 feet, more or less, to the southwest corner of Lot 6, Block 116 of said plat, also being on the easterly right-of-way line of S 14th Street (Assessor's Map 04 01 04 DD);
416. Thence along said easterly right-of-way line, Northerly 116 feet, more or less, to the southwest corner of Lot 8 of said Block 116 (Assessor's Map 04 01 04 DD);
417. Thence along the southerly line of said Lot 8, Easterly 100 feet, more or less, to the southeasterly corner of said Lot 8 (Assessor's Map 04 01 04 DD);
418. Thence along the easterly line of said Lot 8, Northerly 58 feet, more or less, to the southwest corner of Lot 14 of said Block 116 (Assessor's Map 04 01 04 DD);
419. Thence along the southerly line of said Lot 14 and the easterly extension thereof, Easterly 180 feet, more or less, to the southwest corner of Lot 9, Block 103 of said plat, also being on the easterly right-of-way line of S 13th Street (Assessor's Map 04 01 04 DD);
420. Thence along said easterly right-of-way line, Northerly 58 feet, more or less, to the northwesterly corner of said Lot 9 (Assessor's Map 04 01 04 DD);
421. Thence along the northerly line of said Lot 9 and the easterly extension thereof, Easterly 660 feet, more or less, to the southwest corner of Lot 13, Block 87 of said plat (Assessor's Map 04 01 04 DA);

422. Thence along the westerly line of said Lot 13, Northerly 58 feet, more or less, to the northwesterly corner of said Lot 13 (Assessor's Map 04 01 04 DA);
423. Thence along the northerly line of said Lot 13 and the easterly extension thereof, Easterly 190 feet, more or less, to the southwesterly corner of Lot 11, Block 84 of said plat, also being on the easterly right-of-way line of S 10th Street (Assessor's Map 04 01 04 DA);
424. Thence along said easterly right-of-way line, Southerly 9 feet, more or less, to a line that is parallel with and 9 feet southerly of the southerly line of said Lot 11 (Assessor's Map 04 01 04 DA);
425. Thence along said parallel line, Easterly 100 feet, more or less, to the north-south centerline of said Block 84 (Assessor's Map 04 01 04 DA);
426. Thence along said north-south centerline, Northerly 9 feet, more or less, to the southwesterly corner of Lot 12 of said Block 84 (Assessor's Map 040103CB);
427. Thence along the southerly line of said Lot 12 and the easterly extension thereof, Easterly 380 feet, more or less, to the Point of Beginning (Assessor's Map 040103CB).

The above described tract of land contains 760 acres, more or less.

Bearings shown with degrees, seconds, and minutes are based on Oregon State Plane Coordinates North Zone 3601, NAD83(91).

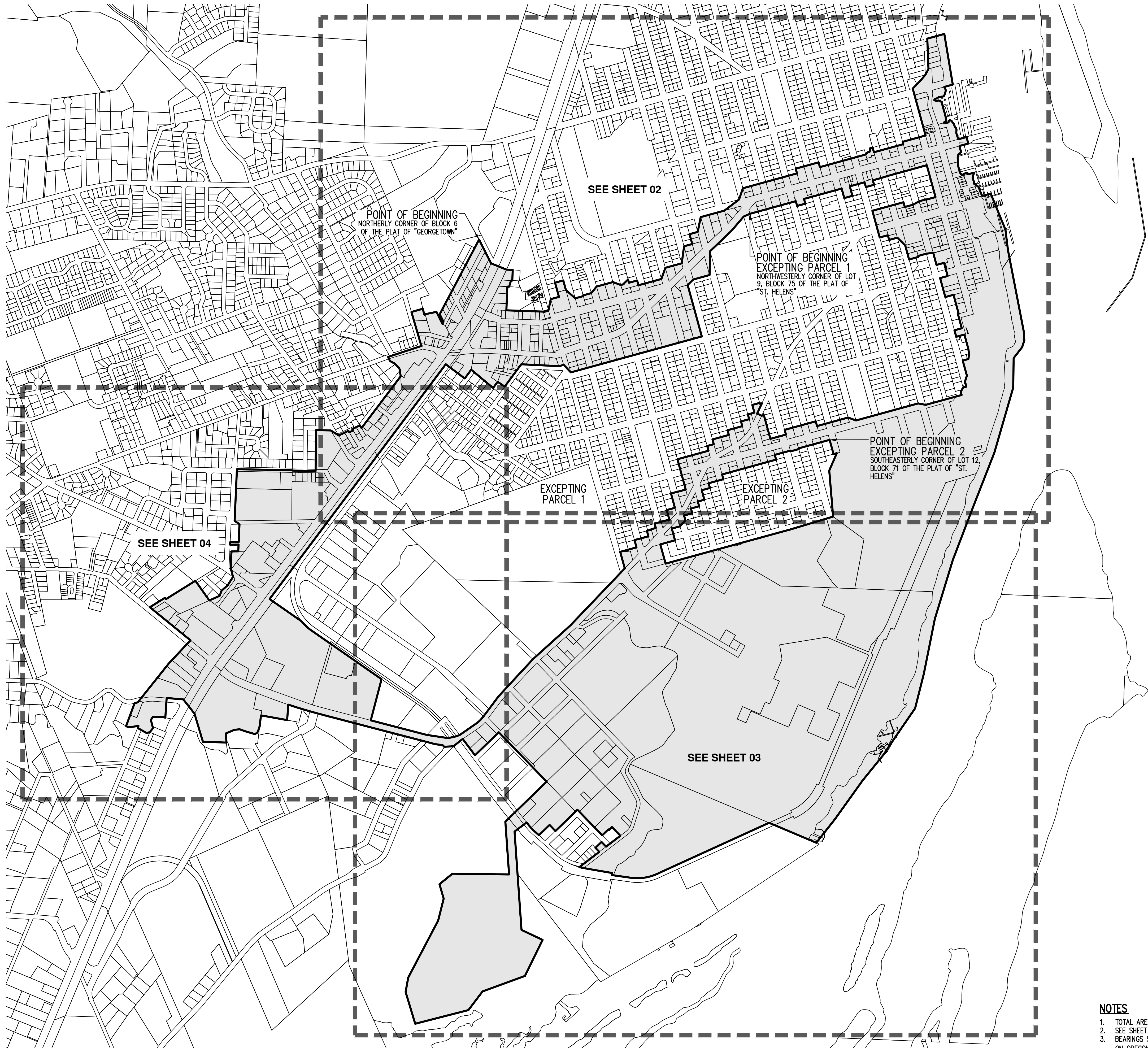
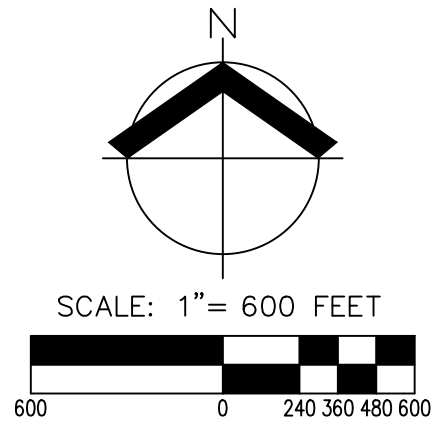
12/8/2017

**REGISTERED
PROFESSIONAL
LAND SURVEYOR**

Michael Kalina

**OREGON
JANUARY 12, 2016
MICHAEL S. KALINA
89558PLS**

RENEWS: 6/30/17



- NOTES**
1. TOTAL AREA IS 760 ACRES±.
 2. SEE SHEET 05 FOR BEARING AND DISTANCE LINE TABLE.
 3. BEARINGS SHOWN WITH DEGREES, MINUTES, AND SECONDS ARE BASED ON OREGON STATE PLANE COORDINATES NORTH ZONE 3601, NAD83(91).

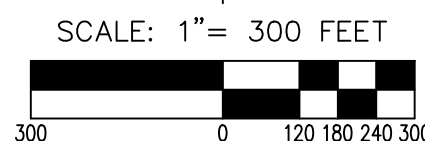
CITY OF ST HELENS
URBAN RENEWAL BOUNDARY
ST HELENS

MAP OF URBAN
RENEWAL AREA

DESIGNED BY: _____
DRAWN BY: WCB
CHECKED BY: MSK
SCALE: AS NOTED
DATE: 12/8/2017
REGISTERED
PROFESSIONAL
LAND SURVEYOR
Michael S. Kalina
OREGON
JANUARY 12, 2016
MICHAEL S. KALINA
89558PLS
RENEWS: 6/30/19

JOB NUMBER
4401
SHEET
01

AKS
AKS ENGINEERING & FORESTRY, LLC
12065 SW HERMAN RD. STE 100
TUALATIN, OR 97062
P: 503.563.6151
F: 503.563.6152
aks-eng.com
ENGINEERING · SURVEYING · NATURAL RESOURCES
FORESTRY · PLANNING · LANDSCAPE ARCHITECTURE

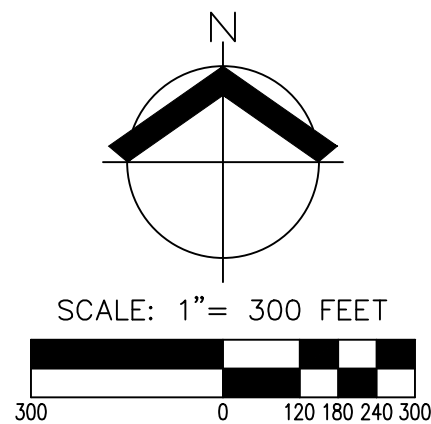


1. TOTAL AREA IS 760 ACRES±.
2. SEE SHEET 05 FOR BEARING AND DISTANCE LINE TABLE.
3. BEARINGS SHOWN WITH DEGREES, MINUTES, AND SECONDS ARE BASED ON OREGON STATE PLANE COORDINATES NORTH ZONE 3601, NAD83(91).

DETAIL
SCALE=1"=50'

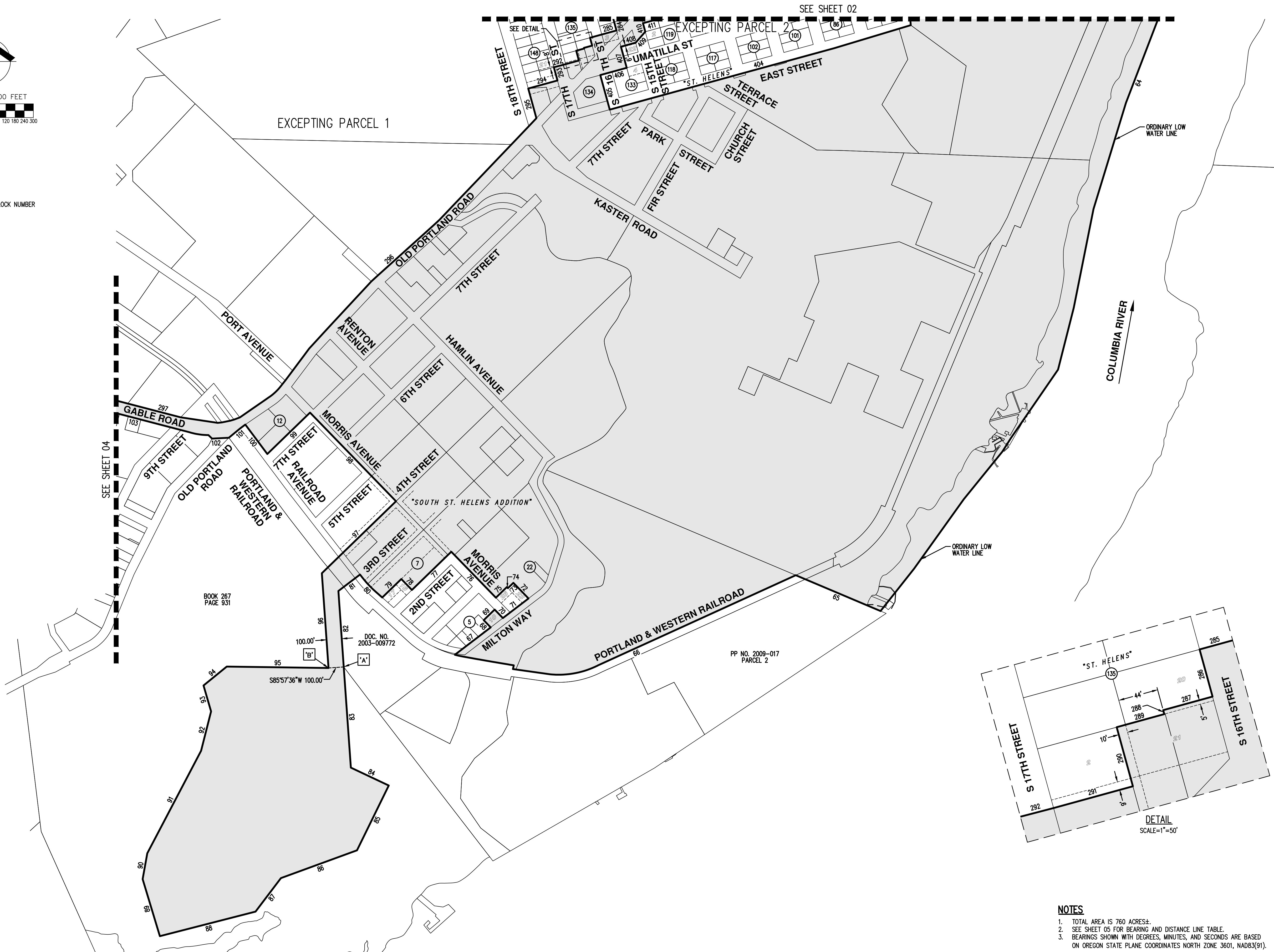
XX - LOT NUMBER
 (XX) - SUBDIVISION BLOCK NUMBER





LEGEND

- LOT NUMBER
ⓧ SUBDIVISION BLOCK NUMBER



NOTES

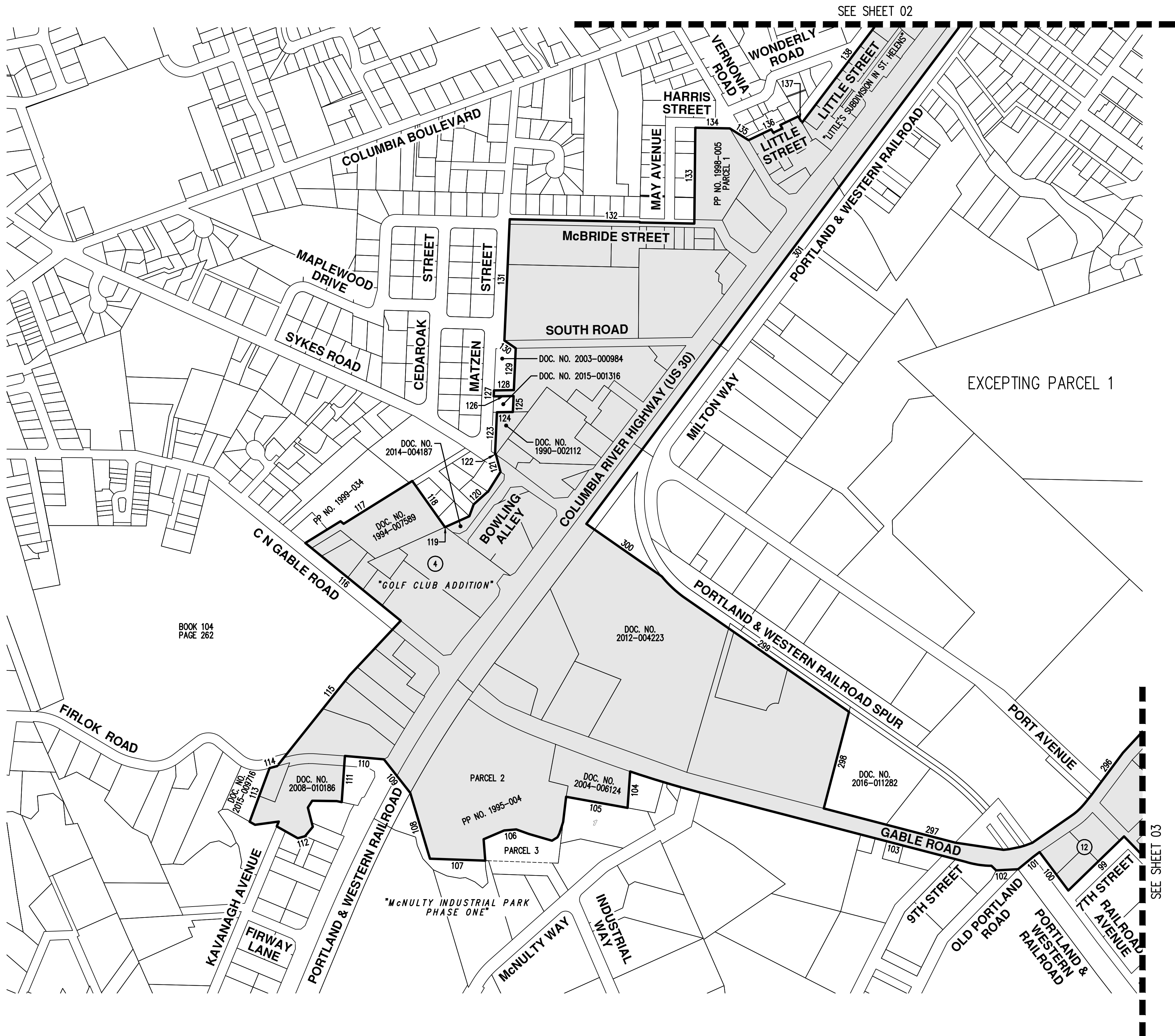
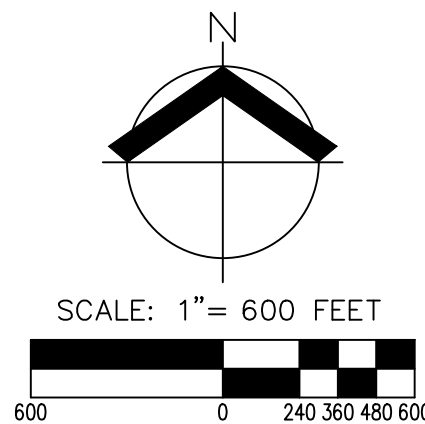
- TOTAL AREA IS 760 ACRES±.
- SEE SHEET 05 FOR BEARING AND DISTANCE LINE TABLE.
- BEARINGS SHOWN WITH DEGREES, MINUTES, AND SECONDS ARE BASED ON OREGON STATE PLANE COORDINATES NORTH ZONE 3601, NAD83(91).

CITY OF ST HELENS
URBAN RENEWAL BOUNDARY
ST HELENS
OREGON
COLUMBIA COUNTY

MAP OF URBAN
RENEWAL AREA

| | |
|---|-----------|
| DESIGNED BY: | |
| DRAWN BY: | WCB |
| CHECKED BY: | MSK |
| SCALE: | AS NOTED |
| DATE: | 12/8/2017 |
| REGISTERED PROFESSIONAL LAND SURVEYOR | |
| | |
| OREGON JANUARY 12, 2016 MICHAEL S. KALINA 89558PLS | |
| RENEWALS: 6/30/19 | |

| |
|--------------------|
| REVISIONS |
| |
| |
| |
| JOB NUMBER 4401 |
| SHEET 03 |



LEGEND

- XX - LOT NUMBER
- (XX) - SUBDIVISION BLOCK NUMBER

NOTES

- TOTAL AREA IS 760 ACRES±.
- SEE SHEET 05 FOR BEARING AND DISTANCE LINE TABLE.
- BEARINGS SHOWN WITH DEGREES, MINUTES, AND SECONDS ARE BASED ON OREGON STATE PLANE COORDINATES NORTH ZONE 3601, NAD83(91).

CITY OF ST HELENS
URBAN RENEWAL BOUNDARY
ST HELENS

MAP OF URBAN
RENEWAL AREA

| | |
|--|-----------|
| DESIGNED BY: | |
| DRAWN BY: | WCB |
| CHECKED BY: | MSK |
| SCALE: | AS NOTED |
| DATE: | 12/8/2017 |
| REGISTERED PROFESSIONAL LAND SURVEYOR | |
| <i>Michael S. Kalina</i> | |
| OREGON JANUARY 12, 2016 MICHAEL S. KALINA 89558PLS RENEWS: 6/30/19 | |

| |
|--------------------|
| REVISIONS |
| |
| |
| |
| JOB NUMBER 4401 |
| SHEET 04 |

AKS
ENGINEERING & FORESTRY, LLC
12065 SW HERMAN RD. STE 100
TUALATIN, OR 97062
P: 503.563.6151
F: 503.563.6152
aks-eng.com

ENGINEERING · SURVEYING · NATURAL RESOURCES
FORESTRY · PLANNING · LANDSCAPE ARCHITECTURE

OREGON
COLUMBIA COUNTY

LINE TABLE

| LINE | BEARING AND DISTANCE |
|------|----------------------|
| 1 | SOUTHEASTERLY 314'± |
| 2 | EASTERLY 196'± |
| 3 | EASTERLY 73'± |
| 4 | SOUTHERLY 125'± |
| 5 | WESTERY 15'± |
| 6 | SOUTHERLY 77'± |
| 7 | WESTERLY 20'± |
| 8 | SOUTHERLY 280'± |
| 9 | EASTERLY 435'± |
| 10 | EASTERLY 63'± |
| 11 | NORTHEASTERLY 133'± |
| 12 | EASTERLY 100'± |
| 13 | NORTHERLY 174'± |
| 14 | EASTERLY 100'± |
| 15 | SOUTHERLY 116'± |
| 16 | SOUTHEASTERLY 148'± |
| 17 | EASTERLY 100'± |
| 18 | NORTHERLY 9'± |
| 19 | EASTERLY 100'± |
| 20 | NORTHEASTERLY 99'± |
| 21 | EASTERLY 200'± |
| 22 | SOUTHEASTERLY 99'± |
| 23 | NORTHEASTERLY 115'± |
| 24 | SOUTHERLY 40'± |
| 25 | EASTERLY 100'± |
| 26 | SOUTHERLY 58'± |
| 27 | EASTERLY 280'± |
| 28 | NORTHEASTERLY 139'± |
| 29 | EASTERLY 200'± |
| 30 | NORTHEASTERLY 203'± |
| 31 | EASTERLY 100'± |
| 32 | NORTHERLY 120'± |
| 33 | EASTERLY 100'± |
| 34 | NORTHEASTERLY 178'± |
| 35 | EASTERLY 290'± |
| 36 | NORTHEASTERLY 215'± |
| 37 | NORTHEASTERLY 141'± |
| 38 | EASTERLY 660'± |
| 39 | NORTHERLY 58'± |

LINE TABLE (CONT)

| LINE | BEARING AND DISTANCE |
|------|-----------------------|
| 40 | EASTERLY 280'± |
| 41 | SOUTHERLY 58'± |
| 42 | EASTERLY 560'± |
| 43 | NORTHEASTERLY 101'± |
| 44 | EASTERLY 30'± |
| 45 | SOUTHERLY 58'± |
| 46 | EASTERLY 359'± |
| 47 | NORTHERLY 29'± |
| 48 | EASTERLY 280'± |
| 49 | NORTHERLY 573'± |
| 50 | NORTHEASTERLY 219'± |
| 51 | NORTHEASTERLY 80'± |
| 52 | NORTHERLY 357'± |
| 53 | EASTERLY 208'± |
| 54 | SOUTHERLY 605'± |
| 55 | WESTERLY 104'± |
| 56 | SOUTHERLY 949'± |
| 57 | EASTERLY 99'± |
| 58 | SOUTHERLY 80'± |
| 59 | WESTERLY 106'± |
| 60 | SOUTHERLY 456'± |
| 61 | EASTERLY 74'± |
| 62 | SOUTHERLY 316'± |
| 63 | EASTERLY 104'± |
| 64 | SOUTHERLY 8,303'± |
| 65 | WESTERLY 604'± |
| 66 | SOUTHWESTERLY 2,413'± |
| 67 | NORTHEASTERLY 296'± |
| 68 | NORTHWESTERLY 66'± |
| 69 | NORTHEASTERLY 100'± |
| 70 | SOUTHEASTERLY 78'± |
| 71 | NORTHEASTERLY 211'± |
| 72 | NORTHWESTERLY 143'± |
| 73 | SOUTHWESTERLY 50'± |
| 74 | NORTHWESTERLY 10'± |
| 75 | SOUTHWESTERLY 100'± |
| 76 | NORTHWESTERLY 420'± |
| 77 | SOUTHWESTERLY 360'± |
| 78 | NORTHWESTERLY 100'± |

LINE TABLE (CONT)

| LINE | BEARING AND DISTANCE |
|------|----------------------|
| 79 | SOUTHWESTERLY 174'± |
| 80 | NORTHWESTERLY 210'± |
| 81 | SOUTHWESTERLY 178'± |
| 82 | SOUTHERLY 499'± |
| 83 | S04°02'23"E 662.12'± |
| 84 | S64°44'13"E 274.92'± |
| 85 | S26°06'50"W 473.32'± |
| 86 | S69°56'25"W 531.11'± |
| 87 | S37°07'43"W 275.85'± |
| 88 | S75°36'03"W 647.38'± |
| 89 | N16°49'15"W 390.92'± |
| 90 | N10°13'20"E 172.18'± |
| 91 | N27°41'25"E 759.17'± |
| 92 | N14°13'34"E 266.27'± |
| 93 | N16°13'10"W 177.26'± |
| 94 | N50°51'37"E 196.23'± |
| 95 | S89°12'40"E 667.47'± |
| 96 | NORTHERLY 623'± |
| 97 | NORTHEASTERLY 678'± |
| 98 | NORTHWESTERLY 810'± |
| 99 | SOUTHWESTERLY 390'± |
| 100 | NORTHWESTERLY 241'± |
| 101 | SOUTHEASTERLY 138'± |
| 102 | WESTERLY 110'± |
| 103 | WESTERLY 1,910'± |
| 104 | SOUTHERLY 183'± |
| 105 | WESTERLY 313'± |
| 106 | SOUTHWESTERLY 711'± |
| 107 | WESTERLY 278'± |
| 108 | NORTHWESTERLY 345'± |
| 109 | NORTHWESTERLY 214'± |
| 110 | WESTERLY 197'± |
| 111 | SOUTHERLY 233'± |
| 112 | WESTERLY 687'± |
| 113 | NORTHERLY 287'± |
| 114 | EASTERLY 39'± |
| 115 | NORTHEASTERLY 905'± |
| 116 | NORTHWESTERLY 618'± |
| 117 | NORTHEASTERLY 634'± |

LINE TABLE (CONT)

| LINE | BEARING AND DISTANCE |
|------|----------------------|
| 118 | SOUTHEASTERLY 284'± |
| 119 | NORTHEASTERLY 2'± |
| 120 | NORTHEASTERLY 410'± |
| 121 | NORTHERLY 90'± |
| 122 | NORTHWESTERLY 5'± |
| 123 | NORTHERLY 210'± |
| 124 | EASTERLY 80'± |
| 125 | NORTHERLY 80'± |
| 126 | WESTERLY 100'± |
| 127 | NORTHERLY 30'± |
| 128 | EASTERLY 100'± |
| 129 | NORTHERLY 210'± |
| 130 | NORTHWESTERLY 69'± |
| 131 | NORTHERLY 610'± |
| 132 | EASTERLY 930'± |
| 133 | NORTHERLY 482'± |
| 134 | EASTERLY 173'± |
| 135 | SOUTHEASTERLY 111'± |
| 136 | NORTHEASTERLY 317'± |
| 137 | SOUTHEASTERLY 37'± |
| 138 | NORTHEASTERLY 765'± |
| 139 | NORTHWESTERLY 264'± |
| 140 | NORTHERLY 25'± |
| 141 | EASTERLY 411'± |
| 142 | NORTHERLY 417'± |
| 143 | EASTERLY 140'± |
| 144 | SOUTHERLY 69'± |
| 145 | EASTERLY 148'± |
| 146 | SOUTHEASTERLY 158'± |
| 147 | NORTHEASTERLY 28'± |
| 148 | NORTHWESTERLY 100'± |
| 149 | NORTHEASTERLY 994'± |

LINE TABLE

| LINE | BEARING AND DISTANCE |
|------|----------------------|
| 200 | EASTERLY 560'± |
| 201 | SOUTHERLY 58'± |
| 202 | EASTERLY 100'± |
| 203 | NORTHERLY 58'± |
| 204 | EASTERLY 360'± |
| 205 | SOUTHERLY 116'± |
| 206 | EASTERLY 100'± |
| 207 | NORTHERLY 116'± |
| 208 | EASTERLY 180'± |
| 209 | SOUTHERLY 58'± |
| 210 | EASTERLY 100'± |
| 211 | NORTHERLY 55'± |
| 212 | EASTERLY 100'± |
| 213 | EASTERLY 80'± |
| 214 | EASTERLY 480'± |
| 215 | SOUTHERLY 389'± |
| 216 | WESTERLY 115'± |
| 217 | NORTHERLY 3'± |
| 218 | WESTERLY 85'± |
| 219 | WESTERLY 82'± |
| 220 | WESTERLY 100'± |
| 221 | NORTHERLY 58'± |
| 222 | WESTERLY 380'± |
| 223 | SOUTHERLY 326'± |
| 224 | EASTERLY 100'± |
| 225 | SOUTHERLY 57'± |
| 226 | EASTERLY 100'± |
| 227 | SOUTHEASTERLY 131'± |
| 228 | SOUTHERLY 171'± |
| 229 | EASTERLY 227'± |
| 230 | EASTERLY 81'± |
| 231 | SOUTHERLY 144'± |
| 232 | EASTERLY 92'± |
| 233 | SOUTHERLY 161'± |
| 234 | WESTERLY 92'± |
| 235 | SOUTHERLY 232'± |
| 236 | EASTERLY 100'± |
| 237 | SOUTHERLY 232'± |
| 238 | WESTERLY 10'± |

EXCEPTING
PARCEL 1

LINE TABLE (CONT)

| LINE | BEARING AND DISTANCE |
|------|----------------------|
| 239 | SOUTHERLY 174'± |
| 240 | WESTERLY 90'± |
| 241 | SOUTHERLY 80'± |
| 242 | EASTERLY 100'± |
| 243 | SOUTHERLY 174'± |
| 244 | SOUTHERLY 59'± |
| 245 | SOUTHERLY 62'± |
| 246 | WESTERLY 70'± |
| 247 | SOUTHERLY 184'± |
| 248 | SOUTHERLY 74'± |
| 249 | SOUTHERLY 62'± |
| 250 | WESTERLY 40'± |
| 251 | SOUTHWESTERLY 57'± |
| 252 | SOUTHERLY 40'± |
| 253 | WESTERLY 440'± |
| 254 | WESTERLY 89'± |
| 255 | WESTERLY 760'± |
| 256 | WESTERLY 99'± |
| 257 | WESTERLY 380'± |
| 258 | NORTHERLY 58'± |
| 259 | WESTERLY 380'± |
| 260 | SOUTHERLY 58'± |
| 261 | WESTERLY 190'± |
| 262 | NORTHERLY 290'± |
| 263 | WESTERLY 26'± |
| 264 | NORTHWESTERLY 60'± |
| 265 | NORTHEASTERLY 133'± |
| 266 | WESTERLY 124'± |
| 267 | SOUTHERLY 94'± |
| 268 | WESTERLY 80'± |
| 269 | SOUTHERLY 58'± |
| 270 | WESTERLY 100'± |
| 271 | SOUTHERLY 58'± |
| 272 | WESTERLY 180'± |
| 273 | SOUTHERLY 58'± |
| 274 | WESTERLY 200'± |
| 275 | SOUTHERLY 58'± |
| 276 | WESTERLY 80'± |
| 277 | SOUTHERLY 58'± |

LINE TABLE (CONT)

| LINE | BEARING AND DISTANCE |
|------|-----------------------|
| 278 | WESTERLY 380'± |
| 279 | SOUTHERLY 370'± |
| 280 | WESTERLY 100'± |
| 281 | WESTERLY 80'± |
| 282 | SOUTHERLY 177'± |
| 283 | WESTERLY 100'± |
| 284 | SOUTHERLY 116'± |
| 285 | WESTERLY 180'± |
| 286 | SOUTHERLY 53'± |
| 287 | WESTERLY 56'± |
| 288 | SOUTHERLY 5'± |
| 289 | WESTERLY 54'± |
| 290 | SOUTHERLY 67'± |
| 291 | WESTERLY 90'± |
| 292 | WESTERLY 80'± |
| 293 | SOUTHERLY 90'± |
| 294 | WESTERLY 199'± |
| 295 | SOUTHERLY 202'± |
| 296 | SOUTHWESTERLY 50'± |
| 297 | WESTERLY 682'± |
| 298 | NORTHERLY 501'± |
| 299 | NORTHWESTERLY 1,014'± |
| 300 | NORTHWESTERLY 462'± |
| 301 | NORTHEASTERLY 3,459'± |
| 302 | SOUTHEASTERLY 279'± |
| 303 | NORTHEASTERLY 128'± |
| 304 | SOUTHEASTERLY 336'± |
| 305 | NORTHEASTERLY 91'± |
| 306 | SOUTHEASTERLY 100'± |
| 307 | NORTHEASTERLY 327'± |
| 308 | EASTERLY 502'± |
| 309 | SOUTHEASTERLY 123'± |
| 310 | EASTERLY 1,600'± |
| 311 | NORTHERLY 628'± |
| 312 | NORTHEASTERLY 92'± |
| 313 | EASTERLY 200'± |
| 314 | NORTHERLY 280'± |
| 315 | NORTHEASTERLY 570'± |
| 316 | NORTHEASTERLY 81'± |

EXCEPTING
PARCEL 2

LINE TABLE


| LINE | BEARING AND DISTANCE |
|------|----------------------|
| 400 | SOUTHWESTERLY 174'± |
| 401 | EASTERLY 40'± |
| 402 | SOUTHWESTERLY 223'± |
| 403 | SOUTHERLY 544'± |
| 404 | WESTERLY 2,050'± |
| 405 | NORTHERLY 235'± |
| 406 | EASTERLY 180'± |
| 407 | NORTHERLY 144'± |
| 408 | EASTERLY 100'± |
| 409 | NORTHEASTERLY 96'± |
| 410 | NORTHERLY 58'± |
| 411 | EASTERLY 100'± |
| 412 | NORTHERLY 58'± |
| 413 | EASTERLY 100'± |
| 414 | NORTHERLY 58'± |
| 415 | EASTERLY 80'± |
| 416 | NORTHERLY 116'± |
| 417 | EASTERLY 100'± |
| 418 | NORTHERLY 58'± |
| 419 | EASTERLY 180'± |
| 420 | NORTHERLY 58'± |
| 421 | EASTERLY 660'± |
| 422 | NORHTERLY 58'± |
| 423 | EASTERLY 190'± |
| 424 | SOUTHERLY 9'± |
| 425 | EASTERLY 100'± |
| 426 | NORTHERLY 9'± |
| 427 | EASTERLY 380'± |

CITY OF ST HELENS
URBAN RENEWAL BOUNDARY
ST HELENS
OREGON
COLUMBIA COUNTY

LINE TABLES

DESIGNED BY:
DRAWN BY: WCB
CHECKED BY: MSK
SCALE: AS NOTED
DATE: 12/8/2017

REGISTERED
PROFESSIONAL
LAND SURVEYOR


OREGON
JANUARY 12, 2016
MICHAEL S. KALINA
89558PLS
RENEWS: 6/30/19

REVISIONS

JOB NUMBER
4401

SHEET
05

Urban Renewal Boundary Revisions

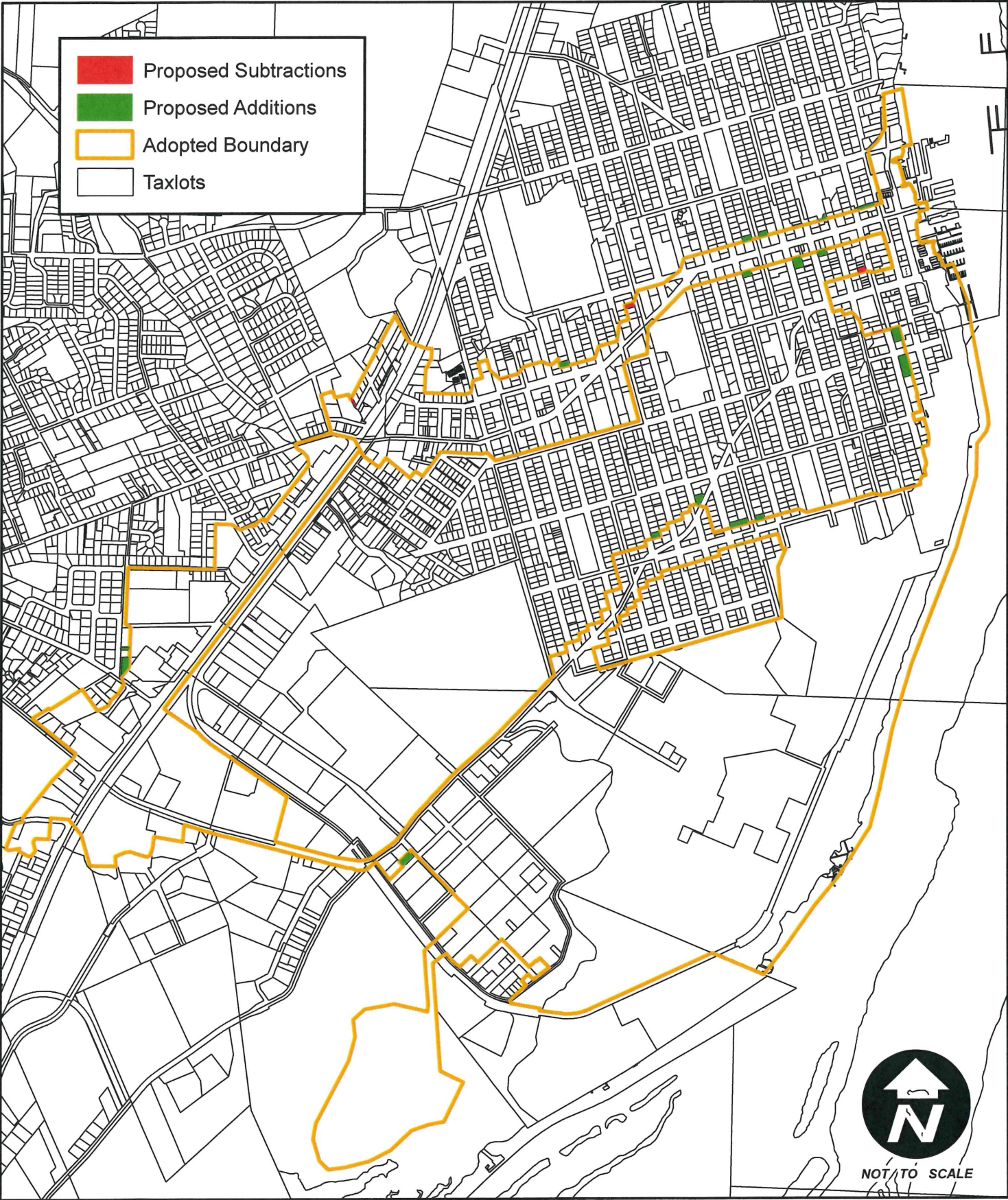


Exhibit C - Revised Boundary Calculations

| Description | Area (sq. ft.) |
|--------------------------------------|----------------|
| Adopted UR Boundary | 32,952,559 |
| Allowed Change (1%) | 329,526 |
| Proposed Additions (22 lot portions) | 145,775 |
| Proposed Removals (6 lot portions) | 14,444 |
| Proposed Revised UR Boundary | 33,083,890 |
| Proposed Net Additions | 131,331 |
| Proposed Percent Change | 0.40% |

Exhibit D

St. Helens Urban Renewal Plan Minor Amendment

The following page will be inserted before the Table of Contents page of the St. Helens Urban Renewal Plan.

St. Helens Urban Renewal Plan Amendments

The following is a list of the amendments to the St. Helens Urban Renewal Plan:

1. Amended the urban renewal area by less than 1% of the adopted urban renewal area. Amended urban renewal boundary and legal description is included. Adopted by resolution of the St. Helens Urban Renewal Agency on January 17, 2018.