

Lakeview Urban Renewal Plan



December 12, 2023

Lakeview Urban Renewal Agency



Lakeview Urban Renewal Plan
Adopted by the Town of Lakeview
December 12, 2023
Ordinance No. 1136

If amendments are made to the Plan, the resolution or ordinance number and date will be listed here. The amendment will be incorporated into the Plan and noted through a footnote.

Prepared by:

Nicholas A. Green
Catalyst Public Policy Advisors
nick@catalyst.win



Table of Contents

Introduction2

Definitions3

Plan Organization5

Chapter 1. Urban Renewal Projects6

Chapter 2. Development Approach.....8

Chapter 3. Relationship to Local Objectives10

Chapter 4. Proposed Land Uses.....12

Chapter 5. Relocation Methods13

Chapter 6. Acquisition and Disposition of Real Property14

Chapter 7. Tax Increment Financing.....16

Chapter 8. Maximum Indebtedness17

Chapter 9. Plan Amendments18

Chapter 10. Financial Reporting; Validity19

Appendix A. Urban Renewal Plan Area Tax Lot Map20

Appendix B. URA Plan Area Legal Description21

Introduction

The Lakeview Town Council adopted Ordinance No. 891 on August 23, 2022, declaring blighted conditions exist and establishing the need for an Urban Renewal Agency. The ordinance designates the Town Council as the Lakeview Urban Renewal Agency's board of directors.

The Lakeview Urban Renewal Plan is a series of ten project areas recommended by the board to help revitalize the Town of Lakeview through public and private-sector investment. They are:

- 1) Planning and code assistance;
- 2) Land acquisition and due diligence;
- 3) Predevelopment incentives; an
- 4) Infrastructure investment program;
- 5) Land development incentives;
- 6) System development charge payments;
- 7) New construction incentives;
- 8) Renovation incentives;
- 9) Administration and R&D activities; and
- 10) Manufactured and Modular Home Preservation and Development Assistance.

The Plan dedicates 212 acres or 8.9% of Lakeview's total land area of 2,372 acres and \$37,568,841 or 24.89% of Lakeview's total FY22 assessed value of \$150,958,365 to the Urban Renewal Area. The Plan Area is depicted in Figure 1 and Appendix A and includes 382 tax lots at the time of the Plan's adoption. It is available online at:

<https://harneycounty.maps.arcgis.com/apps/webappviewer/index.html?id=8561f161da2f43dba017642c423cb3c6>

The Maximum Indebtedness authorized by this Plan is \$4,736,810.

Definitions

The following terms are used in this report, as defined below.

“Adopting Ordinance” means Ordinance No. 891, adopted on August 23, 2022.

“Agency” means the Lakeview Urban Renewal Agency, as authorized by the adopting ordinance. The Agency is responsible for the administration of the Urban Renewal Plan.

“Area” means the properties and rights-of-way located within the Lakeview Urban Renewal Boundary, as depicted in Appendix A.

“Blighted Areas” has the meaning given that term in ORS 457.010(1) and identified in the ordinance adopting the Urban Renewal Plan.

“Certified Statement” means the statement prepared and filed pursuant to ORS 457.430 or an amendment to the certified statement prepared and filed pursuant to ORS 457.430.

“Comprehensive Plan” means the Town of Lakeview comprehensive land use plan and its implementing ordinances, policies, and standards.

“County” means Lake County, Oregon.

“Fair Market Value (FMV)” means the price a property would sell for on the open market assuming that both buyer and seller are reasonably knowledgeable about the asset, are behaving in their own best interests, are free of undue pressure, and are given a reasonable time period for completing the transaction.

“Fair Reuse Value (FRV)” means an estimated fair market value sale price or rental rate for Development Property based on the planned use of the real property as determined by the an Appraiser.

“Frozen base” means the total assessed value, including all real personal, manufactured, and utility values within an urban renewal area when the Plan is adopted as stated in a Certified Statement.

“Increment” means that part of the assessed value of a Taxing District attributable to any increase in the assessed value of the property located in an Urban Renewal Area, or portion thereof, over the assessed value specified in the Certified Statement.

“Maximum Indebtedness” means the amount of the principal of indebtedness included in a plan pursuant to ORS 457.190 and does not include indebtedness incurred to refund or refinance existing indebtedness.

“ORS” means the Oregon Revised Statutes. Chapter 457 specifically relates to urban renewal.

“Planning Commission” means the Lakeview Planning Commission.

“Tax Increment Financing” or “TIF” is a method of funding Urban Renewal Projects and programs through incurring debt that is repaid by the division of taxes accomplished through the adoption of an Urban Renewal Plan.

“Tax Increment Finance Revenue” means the funds allocated by the county assessor to an Urban Renewal Area due to increases in assessed value over the Frozen Base within the Area.

“Taxing District” means the state, city, county or any other government unit that has the power to levy a tax.

“Town” means the Town of Lakeview, Oregon. “Town Council” or “Council” means the Lakeview Town Council.

“Urban Renewal Area” or “URA” means a Blighted Area included in this Urban Renewal Plan or an area included in an Urban Renewal Plan under ORS 457.160.

“Urban Renewal Plan” or “Plan” means this Plan, as it exists or is changed or modified from time to time, as provided in ORS 457.085, 457.095, 457.105, 457.115, 457.120, 457.125, 457.135 and 457.220.

“Urban Renewal Project” or “Project” means any work or undertaking carried out under ORS 457.170 in an Urban Renewal Area.

“Urban Renewal Report” or “Report” means the report accompanying the Plan pursuant to ORS 457.087.

Plan Organization

As required by Oregon Revised Statute 457, Lakeview’s URA Plan must include each criterion identified in Table 1.

Table 1. URA Plan Requirements

Chapter 1	Urban Renewal Projects	A description of each urban renewal project to be undertaken;
Chapter 2	Development Approach	An outline for the development, redevelopment, improvements, land acquisition, demolition and removal of structures, clearance, rehabilitation, or conservation of the urban renewal areas of the Plan;
Chapter 3	Relationship to Local Objectives	An explanation of the Plan’s relationship to definite local objectives regarding appropriate land uses and improved traffic, public transportation, public utilities, telecommunications utilities, recreational and community facilities, and other public improvements;
Chapter 4	Proposed Land Uses	An indication of proposed land uses, maximum densities, and building requirements for the urban renewal area;
Chapter 5	Relocation Methods	A description of the methods to be used for the temporary or permanent relocation of persons living in, and businesses situated in, the urban renewal area of the Plan;
Chapter 6	Acquisition and Disposition of Real Property	An indication of which real property may be acquired and the anticipated disposition of such real property, whether by retention, resale, lease or other legal use, together with an estimated time schedule for such acquisition and disposition;
Chapter 7	Tax Increment Financing	Division of ad valorem taxes under ORS 457.420 to 457.470
Chapter 8	Maximum Indebtedness	The maximum amount of indebtedness that can be issued or incurred under the Plan
Chapter 9	Plan Amendments	A description of what types of possible future amendments to the Plan are substantial amendments and require the same notice, hearing, and approval procedure required of the original Plan under ORS 457.095 as provided in ORS 457.220, including but not limited to amendments: <ul style="list-style-type: none"> • Adding land to the urban renewal area if the addition results in a cumulative addition of more than one percent of the urban renewal area. • Increasing the maximum amount of indebtedness that can be issued or incurred under the Plan.
Chapter 10	Financial Reporting	Financial Reporting; Validity
Appendix A		A map of the urban renewal areas of the Plan by tax lot
Appendix B		Legal Description of Plan Area

Chapter 1. Urban Renewal Projects

The Lakeview Urban Renewal Plan (“Plan”) takes a holistic approach to urban renewal. The Lakeview Urban Renewal Agency (“Agency”) will administer projects and activities in the following ten (10) project categories (collectively, the “Project(s)”):

- 1) **Planning and Code Assistance.** URA funds may be used to streamline Lakeview’s zoning code and other ordinances, including planning assistance in the form of:
 - Administrative and procedural reforms within Lakeview’s Planning Department;
 - Expedited and/or fast-tracked building permits;
 - Code amendments to allow smaller residential lots, adjust minimum densities and create new maximum lot sizes;
 - Allowing clustered residential development;
 - Inclusionary zoning and zone re-designations;
 - Promoting infill development;
 - Permitting accessory dwelling units (ADUs);
 - Allowing Duplexes, Cottage housing, Townhomes, Row Houses, and Tri- and Quad-Plexes in single-family zones;
 - Allowing Tiny Homes;
 - Creating co-housing arrangements; and
 - Creating and administering specific programs for home ownership, rental assistance, or building rehabilitation.

- 2) **Land Acquisition and Due Diligence.** Assistance with:
 - Parcel assembly, including the Town’s ability to purchase lands for land aggregation or site assembly;
 - Land banks to support housing development by reducing or eliminating land costs from development to increase the affordability of housing and mixed-use developments;
 - Facilitating land trusts to own land and sell or lease housing to income-qualified buyers;
 - Acquire and/or dispose of land through expedited land purchase and sale procedures for development or redevelopment.

- 3) **Predevelopment Incentives.** Provide mechanisms to reduce the cost of predevelopment, including fee waivers or credits for planning and preliminary design activities.

- 4) **Infrastructure Investment Program.** The Lakeview Urban Renewal Agency may directly complete infrastructure improvements for horizontal improvements determined by the URA Board to help facilitate and achieve improvements specified in a development agreement that ties the improvements to a specific qualifying project. Examples of qualifying projects could include infrastructure for:
 - Redevelopment projects, such as mixed-use or infill housing developments;

-
- Streetscape improvements, including new lighting, trees, and sidewalks;
 - Land assembly for public as well as private reuse;
 - Transportation enhancements, including intersection improvements;
 - Historic preservation projects; and
 - Parks and open spaces.
- 5) **Land Development Incentives.** The URA may incentivize developers to develop housing units and other buildings within the Plan Area. These will typically be through a joint development agreement with the developer/builder/property owner that stipulates the development and the amount and timing of the incentive contributions. These incentives can be:
- A direct contribution of funds;
 - A rebate of a portion of property taxes paid;
 - Financial or in-kind contributions to the developer for infrastructure development;
 - An agreement for the Agency to complete infrastructure improvements that are otherwise required as a condition of development approval; or
 - A combination of the above.
- 6) **System Development Charge Payments.** Payment of system development charges (SDCs) for property owners who improve qualifying properties.
- 7) **New Construction Incentives.** Provide cash rebates or loans on new residential construction based on the increase in a qualifying property's assessed value. The URA may lend to moderate-income housing developers (60 to 120 percent AMI) to develop housing, infrastructure, or other public improvements supporting housing, including transportation and utility improvements or extensions.
- 8) **Renovation Incentives.** Cash rebates (based on the increase in the property's assessed value) on substantial improvements to building facades, structural repairs, major renovations, and additions that add additional square footage or living space.
- 9) **Administration and Research and Development.** Promote R&D for new building materials and approaches that have the potential to streamline construction, increase efficiency, or reduce costs for local developers and property owners. Provides for administrative cost recovery and tax receipts to be paid to specific tax districts within the plan area.
- 10) **Manufactured and Modular Home Preservation and Development Assistance.** Providing incentives for refurbishments, restoration, or replacement of manufactured and modular housing to address blight conditions, including renovation of both homes and manufactured home parks within the town limits.

The Agency may implement these project activities in concert with each other, and the same applicant may use more than one project concurrently or sequentially. These projects are intended to be mutually reinforcing rather than mutually exclusive.

Chapter 2. Development Approach

Outline for the development, redevelopment, improvements, land acquisition, demolition and removal of structures, clearance, rehabilitation, or conservation of the urban renewal areas of the Plan.

The URA Plan Area consists of nine distinct neighborhoods or areas of the Town of Lakeview that make up 382 tax lots at the time of the Plan’s adoption (Figure 1 and Appendix A).

URA funds may assist with land partitioning, land consolidation, new home construction, or major rehabilitations within these neighborhoods (or others as amended within the Plan Area by resolution of the Town Council). The URA programs may provide planning, infrastructure, capital equipment, and predevelopment costs for housing, award grants and loans to capacity builders and developers of new or significantly renovated housing, and enter into public-private partnerships for housing development within these areas.

Housing and mixed-use developers may apply at any time to participate in the URA Programs, provide, however, that:

- 1) No more than one application may be submitted for any eligible project at a time; and
- 2) A developer may not apply for URA funds for a property that is granted any form of ad valorem property tax exemption, partial exemption, or special assessment.

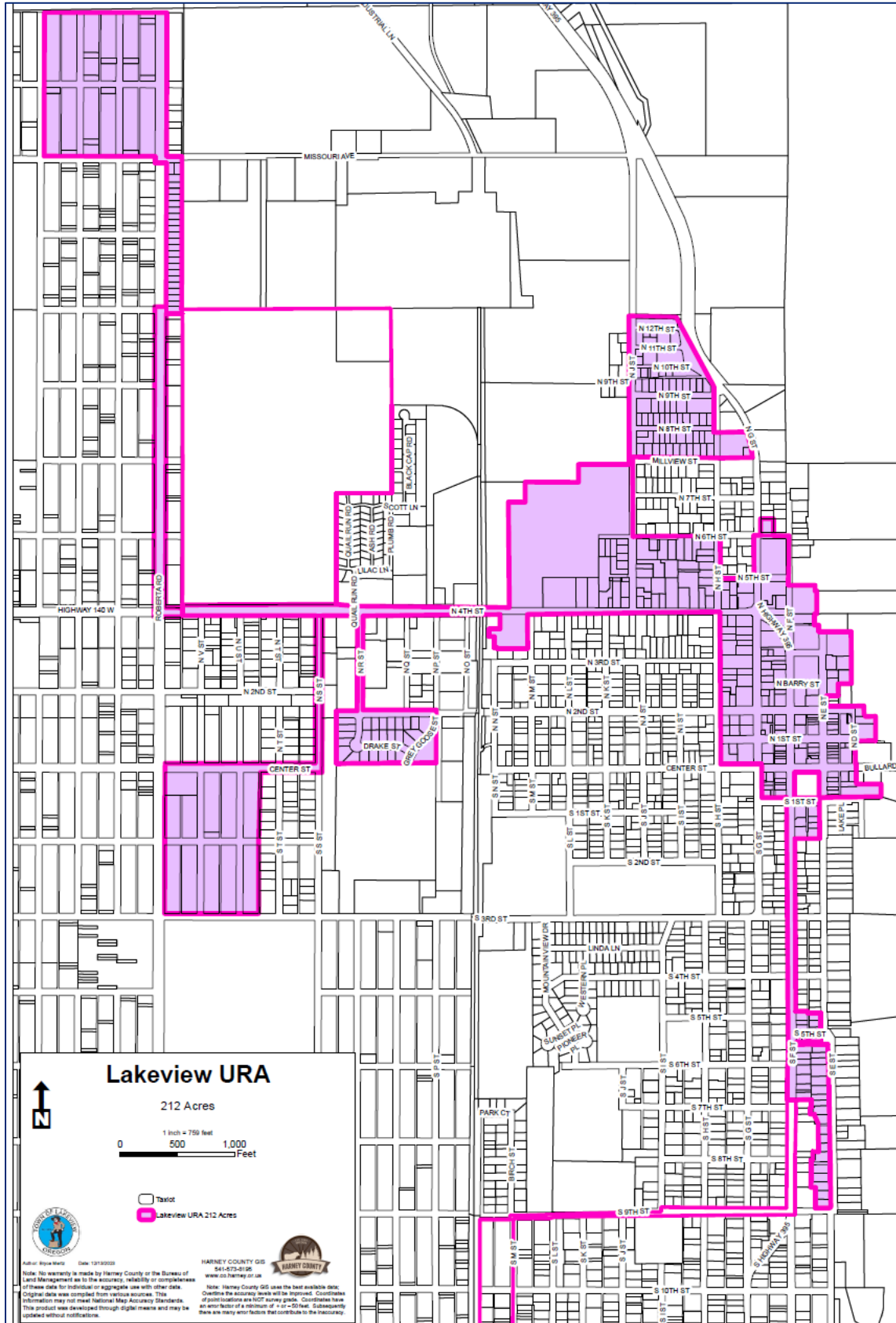


Figure 1. Urban Renewal Plan Area

Chapter 3. Relationship to Local Objectives

Explanation of the Plan’s relationship to definite local objectives regarding appropriate land uses and improved traffic, public transportation, public utilities, telecommunications utilities, recreational and community facilities, and other public improvements.

The Lakeview URA will be informed, at a minimum, by the following planning documents:

- The Town of Lakeview Comprehensive Plan of 1980 (as amended)
- Town of Lakeview Water System Master Plan, January 17, 2019
- Lakeview Housing Policies and Actions ECONorthwest Memo, March 27, 2019
- South Central Oregon Economic Development District’s (SCOEDD) five-year Comprehensive Economic Development Strategy (CEDS) 2019-2024, May 10, 2019
- Town of Lakeview and City of Paisley Housing Needs Analyses (HNA), June 2019
- Economic Opportunities Analysis (EOA) for Lakeview and Paisley in Lake County, June 2019
- Lakeview Transportation System Plan (TSP), 2021
- Rural Transportation Equity Transportation Growth Management (TGM) Program, 2022
- Lakeview Wastewater Master Plan

These planning documents are incorporated herein by reference.

These documents describe the need for Lakeview’s residential, commercial, industrial, and mixed-use improvements to overcome blight conditions. As defined in ORS 457.010, “Blighted areas’ means areas that, by reason of deterioration, faulty planning, inadequate or improper facilities, deleterious land use or the existence of unsafe structures, or any combination of these factors, are detrimental to the safety, health or welfare of the community.”

Specifically, these policies document blight conditions within Lakeview in the form of:

- Land with low improvement to land (I:L) ratios indicating properties that are likely underutilized or deteriorated buildings that may be in an unsafe condition, including buildings exhibiting obsolescence, deterioration, dilapidation, mixed character, or shifting of uses;
- Barriers to the production of a range of housing types that are affordable to households at all income levels as described in the Lakeview Housing Needs Analysis, including parcels whose development is impeded by the faulty arrangement of structures, inadequate infrastructure, and faulty planning;

-
- Access to clean, affordable, retirement and “age in place” housing within the community that meets universal design standards and lifelong housing standards for seniors and disabled persons;
 - The need for demolition, removal, and rehabilitation of existing residential, commercial, and industrial properties within Lakeview for both infill and new development;
 - Inadequate infrastructure and capital improvements to support new private-sector investments, including the existence of inadequate streets and other rights of way, open spaces and utilities; and
 - The potential for land assembly and public land acquisition and/or disposition to promote development and redevelopment in high-priority areas where there has historically been a prevalence of depreciated values, impaired investments, and social and economic maladjustments to such an extent that the capacity to pay taxes is reduced and tax receipts are inadequate for the cost of public services rendered.

Lakeview’s URA addresses these conditions by adopting a robust plan with projects that provide a wide range of solutions and policy options for the community.

URA Plan Policies are specifically designed to be consistent with the following policies of the Town of Lakeview Comprehensive Plan. When conflicts occur between the Comprehensive Plan and the Urban Renewal Area Plan, the Comprehensive Plan provisions will prevail.

Specific Plan objectives are defined below as it relates to the Comprehensive Plan.

- 1) Agency will protect private investments from incompatible development that might likely diminish their value or unduly increase their taxes;
- 2) Agency will coordinate Project decisions with those of other local, state, and federal agencies that may affect a URA Project decision; and
- 3) Agency will consider community attitudes and socioeconomic conditions when approving a specific application or project.

Chapter 4. Proposed Land Uses

Indication of proposed land uses, maximum densities, and building requirements for the urban renewal area.

The URA board will determine the proposed land uses within the plan area in coordination with the Project applicants, consistent with the policies and principles described in Chapter 3 of this Plan.

The URA Board of Directors will evaluate opportunities for new home construction, downtown revitalization, and the public improvements needed to facilitate these projects on a case-by-case basis.

Land uses, densities, and building requirements will be consistent with the Lakeview Development Code and any successor documents or amendments adopted by order of the Planning Commission or by resolution of the Town Council amending the Code.

Chapter 5. Relocation Methods

Description of the methods to be used for the temporary or permanent relocation of persons living in, and businesses situated in, the urban renewal area of the Plan.

When the URA or another entity working with the URA under an approved application acquires occupied property under this Plan, residential or commercial occupants of such property shall be offered relocation assistance, as required under applicable state law.

Before engaging in acquisition or relocation activities, the URA Board shall adopt rules and regulations, as necessary, to administrate relocation assistance. No specific acquisitions that would result in relocation benefits have been identified at the time of this Plan's adoption.

In the absence of the URA Board adopting more specific guidelines or policies, the Agency shall follow HUD Handbook 1378: Tenant Assistance, Relocation, and Real Property Acquisition procedures to the maximum extent possible.¹

¹¹¹ <https://www.hudexchange.info/resource/310/hud-handbook-1378-tenant-assistance-relocation-and-real-property-acquisition/>

Chapter 6. Acquisition and Disposition of Real Property

The Plan authorizes the acquisition and disposition of real property as described in this section, including the process for acquiring real property, the anticipated disposition of such real property, whether by retention, resale, lease, or other legal use, together with an estimated schedule for such acquisition and disposition.

The Town Council has not identified any real property to be acquired as of the adoption of this Plan. This Chapter may be amended if the Agency determines that acquiring and disposing of real property is a priority.

Property includes any and all interests in property, including fee simple ownership, lease, easements, licenses, or other rights to use. If property is acquired, it will be identified in the Plan through a Minor Amendment, as described in Chapter 9 – Plan Amendments. Identification of the property to be acquired and its anticipated disposition is required by ORS 457.085(g).

A. Property Acquisition for Public Improvements

The Agency may acquire any property within the Plan Area for public improvement projects undertaken pursuant to this Plan by all legal means, including use of eminent domain. Good faith negotiations for such acquisitions must occur prior to the institution of eminent domain procedures. At this time, the Agency has not identified any public improvements that will be undertaken. However, if such are identified in the future, they will be incorporated into the Plan in accordance with Chapter 9 – Plan Amendments.

B. Property Acquisition from Willing Sellers

This Plan authorizes Agency acquisition of any interest in property within the Plan Area that the Agency finds is necessary for public or private redevelopment, but only in those cases where the property owner wishes to convey such interest to the Agency. This Plan does not authorize the Agency to use the power of eminent domain to acquire property from a private party to transfer property to another private party for private redevelopment. Property acquisition from willing sellers may be required to support the development of projects within the Plan Area.

C. Land Disposition

The Agency will dispose of property acquired for a public improvement project by conveyance to the appropriate public agency responsible for the construction and/or maintenance of the public

improvement. The Agency may retain such property during the construction of the public improvement.

The Agency may dispose of property acquired under Subsection B of this Chapter 6 by conveying any interest in acquired property. The Agency will convey acquired property at its fair reuse value (FRV). FRV is the value, whether expressed in terms of rental or capital price, at which the Agency, in its discretion, determines such land should be made available so that it may be developed, redeveloped, cleared, conserved, or rehabilitated for the purposes specified in the Plan. Because FRV reflects limitations on the use of the property for those purposes identified in the Plan, the value may be lower than the property's fair market value (FMV).

Where land is sold or leased, the purchaser or lessee must agree to use the land for the purposes designated in this Plan and to begin and complete the building of its improvements within a period of time that the Agency determines is reasonable. The Agency will document the terms for this redevelopment through a development agreement and may require recording a Trust Deed or other legal instrument with the Lake County Clerk to memorialize the agreement.

Chapter 7. Tax Increment Financing

Per ORS 457.420, Any urban renewal plan may contain a provision that the ad valorem taxes levied by a taxing district in which all or a portion of an urban renewal area is located shall be divided as provided in section 1c, Article IX of the Oregon Constitution, and ORS 457.420 to 457.470.

Tax increment financing (TIF) uses annual tax increment revenues to make debt payments, usually through lines of credit, bank loans, or revenue bonds (borrowings). The proceeds of the borrowings are then used to finance the urban renewal projects authorized in the Plan. Borrowings may be either long-term or short-term.

TIF revenues equal most of the annual property taxes imposed on the cumulative increase in assessed value within an urban renewal area over the total assessed value when an urban renewal plan is adopted. (Under current law, the property taxes for general obligation (GO) bonds and local option levies are not part of the tax increment revenues).

The Agency may borrow money and accept advances, loans, grants, and any other form of financial assistance from the federal government, the state, county, or other public body, or any sources, public or private, to undertake and carry out urban renewal projects, as authorized by ORS 457.190.

The Agency anticipates the Plan will be financed primarily using a combination of revenue sources. These include:

- TIF revenues;
- Advances, loans, grants, and any other form of financial assistance from federal, state, or local governments or other public bodies;
- Lines of credit, loans, grants, dedications, or other contributions, including, but not limited to, assessment districts; and
- Any other public or private source.

Revenues obtained by the Agency will be used to pay or repay the costs, expenses, advancements, and indebtedness incurred in (1) planning or undertaking project activities, or (2) otherwise exercising any of the powers granted by ORS Chapter 457 in connection with the planning and implementation of this Plan, including preparation of the Plan.

TIF revenues collected pursuant to ORS 457.440 shall be deposited into the unsegregated tax collections account and distributed to the Agency based upon the distribution schedule established under ORS 311.390.

Chapter 8. Maximum Indebtedness

Maximum Indebtedness is the total amount of money that can be spent on projects, programs, and administration throughout the life of the Plan pursuant to ORS 457.190.

The maximum amount of indebtedness that may be issued or incurred under the Plan, based upon good faith estimates of the scope and costs of projects in the Plan and the schedule for their completion, is **\$4,736,810 (2023 Constant Dollars)**. This amount is the principal of such indebtedness and does not include interest or indebtedness incurred to refund or refinance existing indebtedness or interest earned on debt proceeds.

Chapter 9. Plan Amendments

Description of what types of possible future amendments to the Plan are substantial amendments and require the same notice, hearing, and approval procedure required of the original Plan under ORS 457.095 as provided in ORS 457.220, including but not limited to amendments: Adding land to the urban renewal area if the addition results in a cumulative addition of more than one percent of the urban renewal area; Increasing the maximum amount of indebtedness that can be issued or incurred under the Plan.

The Plan may be amended as described in this section.

A. Substantial Amendments

Substantial Amendments, in accordance with ORS 457.085(2)(i), shall require the same notice, hearing, and approval procedure required of the original Plan, under ORS 457.095, including public involvement, consultation with taxing districts, presentation to the Agency board and Planning Commission, and adoption by the City Council by non-emergency ordinance after a hearing. Notice of such hearing shall be provided to individuals or households within the Town of Lakeview, as required by ORS 457.120. Notice of adoption of a Substantial Amendment shall be provided in accordance with ORS 457.095 and 457.115.

Substantial Amendments are amendments that:

- 1) Add land to the urban renewal Area, except for an addition of land that totals not more than 1% of the existing area of the urban renewal area; or
- 2) Increase the maximum amount of indebtedness that can be issued or incurred under the Plan.

B. Minor Amendments

Minor Amendments are amendments that are not Substantial Amendments as defined in this Plan or ORS 457. Minor Amendments require approval by the Agency's board by resolution.

C. Amendments to the Lakeview Comprehensive Plan and/or Zoning Ordinance.

Comprehensive Plan and/or Development Code amendments that affect this Plan and/or the Plan Area shall be incorporated automatically within this Plan without any separate action required by the Agency board or Town Council. When a substantial amendment is completed, the Relationship to Local Objectives section will be updated to reflect the amendment.

Chapter 10. Financial Reporting; Validity

The Agency shall file Annual Reports in compliance with ORS 457.460.

Not later than January 31 of each year, an urban renewal agency shall prepare a statement, on the same basis on which its financial statements are prepared, containing:

(a) The amount of moneys received during the preceding fiscal year under ORS 457.420 to 457.470 and from indebtedness incurred under ORS 457.420 to 457.470;

(b) The purposes and amounts for which any moneys received under ORS 457.420 to 457.470 and from indebtedness incurred under ORS 457.420 to 457.470 were expended during the preceding fiscal year;

(c) An estimate of moneys to be received during the current fiscal year under ORS 457.420 to 457.470 and from indebtedness incurred under ORS 457.420 to 457.470;

(d) A budget setting forth the purposes and estimated amounts for which the moneys that have been or will be received under ORS 457.420 to 457.470 and from indebtedness incurred under ORS 457.420 to 457.470 are to be expended during the current fiscal year;

(e) The maximum indebtedness for each urban renewal area included in an urban renewal plan of the agency, including the amount of indebtedness incurred through the end of the immediately preceding fiscal year; and

(f) An analysis of the impact, if any, of carrying out the urban renewal plan on the tax collections for the preceding year for all taxing districts included under ORS 457.430.

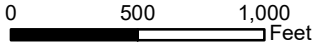
The annual financial report shall be filed with Lakeview Town Council and distributed to each taxing district affected by the Agency's Plan. Notice shall be published that the statement has been prepared and is on file with the Town and the Agency, and that the information contained in the statement is available to all interested persons. The notice shall be published once a week for not less than two successive weeks before March 1 of the year in which the statement is filed, in accordance with ORS 457.115. A representative of the agency shall be available to consult with affected taxing districts and respond to questions, as required in ORS 457.460(2)(b).

Appendix A. Urban Renewal Plan Area Tax Lot Map

Lakeview URA

212 Acres

1 inch = 759 feet



Taxlot



Lakeview URA 212 Acres



Author: Bryce Mertz Date: 12/13/2023

HARNEY COUNTY GIS
541-573-8195
www.co.harney.or.us



Note: Harney County GIS uses the best available data; Over time the accuracy levels will be improved. Coordinates of point locations are NOT survey grade. Coordinates have an error factor of a minimum of + or - 50 feet. Subsequently there are many error factors that contribute to the inaccuracy.

Note: No warranty is made by Harney County or the Bureau of Land Management as to the accuracy, reliability or completeness of these data for individual or aggregate use with other data. Original data was compiled from various sources. This information may not meet National Map Accuracy Standards. This product was developed through digital means and may be updated without notifications.

Appendix B. URA Plan Area Legal Description

Lakeview Urban Renewal Plan – Legal Description

BEGINNING AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF NORTH 4TH STREET (OREGON HIGHWAY 140) AND THE EAST RIGHT-OF-WAY LINE OF NORTH H STREET; THENCE SOUTHERLY A DISTANCE OF 1310 FEET, MORE OR LESS, ALONG SAID EAST RIGHT-OF-WAY LINE TO THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF CENTER STREET AND THE EAST RIGHT-OF-WAY LINE OF NORTH H STREET; THENCE EASTERLY A DISTANCE OF 360 FEET, MORE OR LESS, ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF CENTER STREET AND THE EAST RIGHT-OF-WAY LINE OF NORTH G STREET; THENCE SOUTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 296 FEET, MORE OR LESS, TO THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF SOUTH 1ST STREET AND THE EAST RIGHT-OF-WAY LINE OF NORTH G STREET; THENCE EASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 214 FEET, MORE OR LESS, TO THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF SOUTH 1ST STREET AND THE WEST RIGHT-OF-WAY LINE OF NORTH F STREET (U.S. HIGHWAY 395); THENCE SOUTHERLY ALONG SAID WEST-RIGHT-OF-WAY LINE A DISTANCE OF 2654 FEET, MORE OR LESS, TO A POINT; THENCE EASTERLY 72.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SOUTH F STREET (U.S. HIGHWAY 395); THENCE N89°34'22"E A DISTANCE OF 133.91 FEET; THENCE S0°30'E A DISTANCE OF 72.00 FEET; THENCE S89°30'W A DISTANCE OF 9.54 FEET; THENCE S1°07'W A DISTANCE OF 55.00 FEET; THENCE N89°30'E A DISTANCE OF 37.03 FEET; THENCE S°30'E A DISTANCE OF 5.00 FEET, MORE OR LESS; THENCE S18°07'21"E A DISTANCE OF 83.73 FEET; THENCE N89°29'41"E A DISTANCE OF 6.85 FEET TO THE END OF THE NORTH RIGHT-OF-WAY OF AN ALLEY; THENCE S0° 21' 10"E A DISTANCE OF 16.20 FEET TO THE NORTHWEST CORNER OF LOT 1 OF CELTIC PARK; THENCE S0° 31' 22"E A DISTANCE OF 229.30 FEET TO THE SOUTHWEST CORNER OF LOT 3 OF CELTIC PARK; THENCE N88° 52' 43"W A DISTANCE OF 31.83 FEET TO THE NORTHWEST CORNER OF LOT 4 OF CELTIC PARK; THENCE WESTERLY A DISTANCE OF 19.40 FEET, MORE OR LESS; THENCE SOUTHERLY A DISTANCE OF 73.00 FEET, MORE OR LESS; THENCE N88° 50' 26"W A DISTANCE OF 12.72 FEET TO THE WEST CORNER OF LOT 4 OF CELTIC PARK; THENCE S0° 48' 01"W A DISTANCE OF 17.42 FEET TO THE SOUTHWEST CORNER OF LOT 4 OF CELTIC PARK; THENCE S0° 39' 22"W A DISTANCE OF 24.87 FEET TO THE NORTHWEST CORNER OF LOT 5 OF CELTIC PARK; THENCE S0° 46' 54"W A DISTANCE OF 197.80 FEET TO THE SOUTHWEST CORNER OF LOT 7 OF CELTIC PARK; THENCE S88° 46' 02"E A DISTANCE OF 40.00 FEET TO A SOUTH CORNER OF LOT 7 OF CELTIC PARK; THENCE S0° 45' 22"W A DISTANCE OF 180.38 TO THE NORTH RIGHT-OF-WAY LINE OF SOUTH 9TH STREET, ALSO BEING THE SOUTHWEST CORNER OF LOT 9 OF CELTIC PARK; THENCE ALONG SAID RIGHT-OF-WAY LINE S89° 17' 30"E A DISTANCE OF 118.60 FEET TO A POINT OF CURVATURE; THENCE ALONG A 18.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY, A DISTANCE OF 28.66 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 91°14'08", THE CHORD OF WHICH BEARS N45° 05' 26"E 25.73 FEET, TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SOUTH E STREET; THENCE N0° 31' 38"W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 153.93 FEET; THENCE N0° 29' 14"W A DISTANCE OF 209.99 FEET TO THE NORTHEAST CORNER OF LOT 5 OF CELTIC PARK; THENCE N0° 46' 32"W A DISTANCE OF 25.04 FEET TO THE SOUTHEAST CORNER OF LOT 4 OF CELTIC PARK; THENCE N0° 31' 23"W A DISTANCE OF 317.37 FEET TO THE NORTHEAST CORNER OF LOT 1 OF CELTIC PARK; THENCE N0° 25' 57"W A DISTANCE OF 16.02 FEET TO THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF AN ALLEY AND THE WEST RIGHT-OF-WAY LINE OF SOUTH E STREET; THENCE N0°30'W ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 694.23 FEET TO THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF SOUTH E STREET AND THE SOUTH RIGHT-OF-WAY LINE OF SOUTH STREET PER THE PLAT OF LANE'S ADDITION; THENCE WESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 276.00 FEET, MORE OR LESS, TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SOUTH F STREET (U.S. HIGHWAY 395); THENCE NORTHERLY ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 20.00 FEET, MORE OR LESS; THENCE EASTERLY A DISTANCE OF 216 FEET, MORE OR LESS TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SOUTH E STREET; THENCE NORTHERLY ALONG

SAID RIGHT-OF-WAY LINE A DISTANCE OF 50.00 FEET, MORE OR LESS TO THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF SOUTH E STREET AND THE SOUTH RIGHT-OF-WAY LINE OF SOUTH 5TH STREET; THENCE WESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 100.00 FEET, MORE OR LESS; THENCE SOUTHERLY A DISTANCE OF 10.00 FEET, MORE OR LESS; THENCE WESTERLY A DISTANCE OF 16.00 FEET, MORE OR LESS; THENCE NORTHERLY A DISTANCE OF 10.00 FEET, MORE OR LESS; THENCE WESTERLY A DISTANCE OF 100.00 FEET, MORE OR LESS, TO THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF SOUTH 5TH STREET AND THE EAST RIGHT-OF-WAY LINE OF SOUTH F STREET (U.S. HIGHWAY 395); THENCE NORTHERLY A DISTANCE OF 40.00 FEET TO THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF SOUTH F STREET (U.S. HIGHWAY 395) AND THE NORTH RIGHT-OF-WAY LINE OF SOUTH 5TH STREET; THEN EASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 216.00 FEET, MORE OR LESS TO THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF SOUTH 5TH STREET AND THE WEST RIGHT-OF-WAY LINE OF SOUTH E STREET; THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 163.08 FEET; THENCE WESTERLY A DISTANCE OF 116 FEET, MORE OR LESS TO A POINT ON THE WEST RIGHT-OF-WAY OF AN ALLEY; THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 16.92 FEET; THENCE WESTERLY A DISTANCE OF 100.00, MORE OR LESS, TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SOUTH F STREET (U.S. HIGHWAY 395); THENCE NORTH ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 1514.50 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF THE SOUTH ADDITION TO THE TOWN OF LAKEVIEW; THENCE EASTERLY A DISTANCE OF 216 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF THE PARCEL DESCRIBED IN DEED 2022-595, SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF SOUTH E STREET; THENCE NORTHERLY A DISTANCE OF 357 FEET, MORE OR LESS, ALONG SAID WEST RIGHT-OF-WAY LINE TO THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF SOUTH 1ST STREET AND THE WEST RIGHT-OF-WAY LINE OF SOUTH E STREET; THENCE EASTERLY A DISTANCE OF 543 FEET, MORE OR LESS ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE SOUTHWEST CORNER OF THE PARCEL DESCRIBED IN DEED 2022-88; THENCE NORTHERLY A DISTANCE OF 112.5 FEET, MORE OR LESS; THENCE WESTERLY A DISTANCE OF 215 FEET, MORE OR LESS; THENCE NORTHERLY A DISTANCE OF 12.5 FEET, MORE OR LESS; THENCE WESTERLY A DISTANCE OF 2.66 FEET, MORE OR LESS; THENCE NORTHERLY A DISTANCE OF 110 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF THE PARCEL DESCRIBED IN DEED 2016-1236, SAID CORNER BEING ON THE SOUTH RIGHT-OF-WAY LINE OF CENTER STREET; THENCE NORTHERLY A DISTANCE OF 71.5 FEET, MORE OR LESS, TO THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF CENTER STREET AND THE EAST RIGHT-OF-WAY LINE OF NORTH D STREET; THENCE NORTHERLY A DISTANCE OF 194 FEET, MORE OR LESS, TO THE INTERSECTION OF THE NORTH RIGHT-OF-WAY OF EVANS ALLEY AND THE EAST RIGHT-OF-WAY LINE OF NORTH D STREET; THENCE EASTERLY A DISTANCE OF 180 FEET, MORE OR LESS, ALONG THE SAID NORTH RIGHT-OF-WAY LINE TO THE SOUTHEAST CORNER OF THE PARCEL DESCRIBED IN DEED 2021-1450; THENCE NORTHERLY A DISTANCE OF 215.5 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF THE PARCEL DESCRIBED IN DEED 2017-459; THENCE WESTERLY A DISTANCE OF 90.17 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF THE PARCEL DESCRIBED IN DEED 2019-1321; THENCE NORTHEASTERLY A DISTANCE OF 24.62 FEET, MORE OR LESS; THENCE NORTHERLY A DISTANCE OF 70 FEET, MORE OR LESS; THENCE WESTERLY A DISTANCE OF 79.83 FEET, MORE OR LESS, TO THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF NORTH 2ND STREET AND THE EAST RIGHT-OF-WAY LINE OF NORTH D STREET; THENCE WESTERLY A DISTANCE OF 246 FEET, MORE OR LESS, ALONG SAID NORTH RIGHT-OF-WAY LINE OF NORTH 2ND STREET TO THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF NORTH 2ND STREET AND THE EAST RIGHT-OF-WAY OF NORTH E STREET; THENCE NORTHERLY A DISTANCE OF 90 FEET, MORE OR LESS, ALONG THE SAID EAST RIGHT-OF-WAY LINE TO THE SOUTHWEST CORNER OF THE PARCEL DESCRIBED IN DEED 2021-93; THENCE EASTERLY A DISTANCE OF 100 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF THE PARCEL DESCRIBED IN DEED 2021-93; THENCE NORTHERLY A DISTANCE OF 105 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF THE PARCEL DESCRIBED IN DEED VOLUME 139, PAGE 578; THENCE

EASTERLY A DISTANCE OF 115 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF THE PARCEL DESCRIBED IN DEED VOLUME 139, PAGE 578; THENCE NORTHERLY A DISTANCE OF 449.81 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF THE PARCEL DESCRIBED IN DEED 2012-1144; THENCE WESTERLY A DISTANCE OF 283 FEET, MORE OR LESS, TO A POINT ON THE NORTH END OF THE WEST RIGHT-OF-WAY LINE OF NORTH E STREET; THENCE NORTHERLY A DISTANCE OF 60 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF THE PARCEL DESCRIBED IN DEED 2014-1953; THENCE WESTERLY A DISTANCE OF 85.02 FEET, MORE OR LESS; THENCE NORTHERLY A DISTANCE OF 12 FEET, MORE OR LESS; THENCE EASTERLY A DISTANCE OF 46.47 FEET, MORE OR LESS; THENCE NORTHERLY A DISTANCE OF 87.98 FEET, MORE OR LESS; THENCE EASTERLY A DISTANCE OF 22.5 FEET, MORE OR LESS, THE SOUTHEAST CORNER OF THE PARCEL SHOWN IN LAKE COUNTY RECORD SURVEY #6095; THENCE NORTHERLY A DISTANCE OF 199.87 FEET, MORE OR LESS; THENCE EASTERLY A DISTANCE OF 16.44 FEET, MORE OR LESS; THENCE NORTHERLY A DISTANCE OF 50 FEET, MORE OR LESS; THENCE WESTERLY A DISTANCE OF 250 FEET, MORE OR LESS, TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF NORTH F STREET; THENCE NORTHERLY A DISTANCE OF 408 FEET, MORE OR LESS, ALONG THE SAID WEST RIGHT-OF-WAY LINE TO THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF NORTH 6TH STREET AND THE WEST RIGHT-OF-WAY LINE OF NORTH F STREET; THENCE WESTERLY A DISTANCE OF 112.00 FEET, MORE OR LESS, ALONG THE SAID SOUTH RIGHT-OF-WAY TO A POINT; THENCE NORTHERLY A DISTANCE OF 60.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF NORTH 6TH STREET, ALSO BEING THE SOUTHEAST CORNER OF PARCEL 2 OF LAND PARTITION 1997-P-107; THENCE N 0°02'40"E A DISTANCE OF 115.34 FEET TO THE NORTHEAST CORNER OF PARCEL 1 OF LAND PARTITION 1997-P-107; THENCE S89°59'28"E A DISTANCE OF 112.99 FEET TO THE NORTHWEST CORNER OF PARCEL 1 OF LAND PARTITION 1997-P-107, ALSO BEING ON THE EAST RIGHT-OF-WAY LINE OF NORTH G STREET (U.S. HIGHWAY 395); THENCE S0°02'16"W ALONG SAID RIGHT-OF-WAY A DISTANCE OF 115.34 FEET TO THE SOUTHWEST CORNER OF PARCEL 1 OF LAND PARTITION 1997-P-107), ALSO BEING THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF NORTH G STREET (U.S. HIGHWAY 395) AND THE NORTH RIGHT-OF-WAY LINE OF NORTH 6TH STREET; THENCE SOUTHERLY 60.00 FEET TO THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF NORTH G STREET (U.S. HIGHWAY 395) AND THE SOUTH RIGHT-OF-WAY LINE OF NORTH 6TH STREET; THENCE WESTERLY A DISTANCE OF 60.00 FEET, TO THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF NORTH 6TH STREET AND THE WEST RIGHT-OF-WAY LINE OF NORTH G STREET (U.S. HIGHWAY 395); THENCE SOUTHERLY A DISTANCE OF 377.6 FEET, MORE OR LESS, ALONG THE SAID WEST RIGHT-OF-WAY LINE, TO THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF NORTH 5TH STREET AND THE WEST RIGHT-OF-WAY LINE OF NORTH G STREET (U.S. HIGHWAY 395); THENCE N 89°56'50"W ALONG THE SOUTH RIGHT-OF-WAY LINE OF NORTH 5TH STREET 292 FEET MORE OR LESS TO THE EAST RIGHT- OF-WAY LINE OF NORTH H STREET; THENCE NORTH ALONG THE EAST RIGHT-OF-WAY LINE OF NORTH H STREET 374 FEET MORE OR LESS TO THE SOUTH RIGHT-OF-WAY LINE OF NORTH 6TH STREET; THENCE WEST FOLLOWING THE SOUTH LINE OF NORTH 6TH STREET 682.59 FEET TO THE EAST RIGHT-OF-WAY LINE OF NORTH J STREET; THENCE NORTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE 714 FEET, MORE OR LESS, TO THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF NORTH J STREET AND THE NORTH RIGHT-OF WAY LINE OF MILLVIEW STREET; THENCE EAST ALONG SAID NORTH-RIGHT-OF-WAY LINE A DISTANCE OF 682 FEET, MORE OR LESS, TO THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF NORTH H STREET AND THE NORTH RIGHT-OF-WAY LINE OF MILLVIEW STREET; THENCE EAST A DISTANCE OF 60 FEET, MORE OR LESS, TO THE EAST RIGHT-OF-WAY LINE OF NORTH H STREET AND THE NORTHWEST CORNER OF THE PARCEL DESCRIBED IN DEED RECORD 2018-001417 OF LAKE COUNTY RECORD OF DEEDS; THENCE N 89°07'02" E ALONG THE NORTH LINE OF THE PARCEL DESCRIBED IN DEED RECORD 2018-001417 A DISTANCE OF 285.5 FEET TO THE NORTHEAST CORNER OF THE PARCEL DESCRIBED IN DEED RECORD 2018-001417; THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 233 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF PARCEL 1 AS PER LAKE COUNTY SURVEY #5913; THENCE SOUTH 89°14'46" WEST A DISTANCE OF 232.58

FEET TO THE SOUTHWEST CORNER OF PARCEL 1 AS PER LAKE COUNTY SURVEY #5913, SAID CORNER BEING ON THE EAST RIGHT-OF-WAY LINE OF NORTH H STREET; THENCE WESTERLY 60 FEET, MORE OR LESS, TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF NORTH H STREET; THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 418 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF A PARCEL DESCRIBED IN DEED VOLUME 2012-001229, SAID POINT IS ALSO THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF THE FREMONT HIGHWAY AND THE WEST RIGHT-OF-WAY LINE OF NORTH H STREET IN LAKEVIEW OREGON; THENCE NORTHERLY ALONG THE EAST LINES OF THORTON'S ADDITION AND THE UNRECORDED KELTY ADDITION OF THE TOWN OF LAKEVIEW, A DISTANCE OF 630 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF LOT 41 OF THE UNRECORDED KELTY ADDITION OF THE TOWN OF LAKEVIEW; THENCE NORTH 698.8 FEET TO THE NORTHEAST CORNER OF LOT 41 OF THE UNRECORDED KELTY ADDITION OF THE TOWN OF LAKEVIEW; THENCE N 88°43' 00" W - ALONG THE NORTH LINE OF THE UNRECORDED KELTY ADDITION OF THE TOWN OF LAKEVIEW A DISTANCE OF 360 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF THE UNRECORDED KELTY ADDITION OF THE TOWN OF LAKEVIEW , THIS POINT ALSO THE NORTHWEST CORNER OF THE PARCEL DESCRIBED IN DEED RECORD 2018-001268 OF LAKE COUNTY RECORD OF DEEDS AND IS ON THE EAST RIGHT-OF-WAY LINE OF NORTH J STREET; THENCE WEST 60 FEET, MORE OR LESS, TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF NORTH J STREET; THENCE SOUTH ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 1284 FEET, MORE OR LESS; THENCE N 89°51' 47" W - 445.36 FEET TO A 2 INCH BRASS CAP AS NOTED ON RECORD SURVEY 6038; THENCE S 0° 06' 47" E - 157.00 FEET TO A 2 INCH BRASS CAP AS NOTED ON RECORD SURVEY 6038; THENCE N 89°50' 57" W - 463.04 FEET TO A 5/8" IRON ROD AS PER RECORD SURVEY 6102; THENCE S 00°06' 47" E -176.78 FEET TO A 5/8" IRON ROD AS PER RECORD SURVEY 6102; THENCE N89°00' 13" W - 147.87 FEET TO A 5/8" IRON ROD AS PER RECORD SURVEY 6102; THENCE S 00°06'47" E - 927.83 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF NORTH 4TH STREET (OREGON HIGHWAY 140); THENCE WESTERLY ALONG SAID RIGHT-OF-WAY A DISTANCE OF 3021 FEET, MORE OR LESS, TO THE EAST RIGHT-OF-WAY LINE OF ROBERTA ROAD, ALSO BEING THE SOUTHWEST CORNER OF LOT 2, BLOCK 288 OF THE OREGON VALLEY LAND COMPANY'S FIRST ADDITION TO THE TOWN OF LAKEVIEW; THENCE NORTHERLY ALONG SAID RIGHT-OF-WAY 2555.00 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF BLOCK 285 OF THE OREGON VALLEY LAND COMPANY'S FIRST ADDITION TO THE TOWN OF LAKEVIEW; THENCE EASTERLY 135.00' TO THE NORTHEAST CORNER OF BLOCK 285 OF THE OREGON VALLEY LAND COMPANY'S FIRST ADDITION TO THE TOWN OF LAKEVIEW; THENCE NORTHERLY 60.00' FEET TO THE SOUTHEAST CORNER OF LOT 1, BOCK 284 OF THE OREGON VALLEY LAND COMPANY'S FIRST ADDITION TO THE TOWN OF LAKEVIEW, AND ALSO THE SOUTHEAST CORNER OF LOT 23 ON THE LOT LINE ADJUSTMENT RECORDED AS RECORD SURVEY 6186A; THENCE N 00°14' 58" E 1260.28 FEET TO THE NORTHEAST CORNER OF LOT 24 BLOCK 283 OF THE OREGON VALLEY LAND COMPANY'S FIRST ADDITION TO THE TOWN LAKEVIEW, AND ALSO THE NORTHEAST CORNER OF LOT 1 ON THE LOT LINE ADJUSTMENT RECORDED AS RECORD SURVEY 6186A; THENCE N 89° 45' 05" W - 134.99 FEET TO THE NORTHWEST CORNER OF BLOCK 283 OF THE OREGON VALLEY LAND COMPANY'S FIRST ADDITION TO THE TOWN OF LAKEVIEW ON THE WEST RIGHT-OF-WAY LINE OF ROBERTA ROAD; THENCE NORTHERLY ALONG SAID RIGHT-OF-WAY A DISTANCE OF 1320.00 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF BLOCK 281 OF THE OREGON VALLEY LAND COMPANY'S FIRST ADDITION TO THE TOWN OF LAKEVIEW; THENCE WESTERLY A DISTANCE OF 100.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF ROBERTA ROAD, SAID POINT ALSO BEING THE NORTHEAST CORNER OF BLOCK 136 OF THE OREGON VALLEY LAND COMPANY'S FIRST ADDITION TO THE TOWN OF LAKEVIEW; LEAVING SAID RIGHT-OF-WAY, THENCE WESTERLY A DISTANCE OF 975.00 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF BLOCK 184 OF THE OREGON VALLEY LAND COMPANY'S FIRST ADDITION TO THE TOWN OF LAKEVIEW; THENCE SOUTHERLY A DISTANCE OF 1260.00 FEET, MORE OR LESS, TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF MISSOURI AVENUE, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF BLOCK 183 OF THE OREGON VALLEY LAND COMPANY'S FIRST ADDITION TO THE TOWN OF LAKEVIEW; THENCE EASTERLY

ALONG SAID RIGHT-OF-WAY A DISTANCE OF 975.00 FEET, MORE OR LESS, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF ROBERTA ROAD, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF BLOCK 135 OF THE OREGON VALLEY LAND COMPANY'S FIRST ADDITION TO THE TOWN OF LAKEVIEW; THENCE SOUTHERLY ALONG SAID RIGHT-OF-WAY 3840.00 FEET, MORE OR LESS, TO THE NORTH RIGHT-OF-WAY LINE OF OREGON HIGHWAY 140, ALSO BEING THE SOUTHEAST CORNER OF BLOCK 129 OF THE OREGON VALLEY LAND COMPANY'S FIRST ADDITION TO THE TOWN OF LAKEVIEW; THENCE SOUTHERLY A DISTANCE OF 80.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF OREGON HIGHWAY 140, ALSO BEING THE NORTHEAST CORNER OF BLOCK 128 OF THE OREGON VALLEY LAND COMPANY'S FIRST ADDITION TO THE TOWN OF LAKEVIEW; THENCE EASTERLY ALONG SAID RIGHT-OF-WAY LINE 1420 FEET, MORE OR LESS, TO THE WEST RIGHT-OF-WAY LINE OF NORTH S STREET, ALSO BEING THE NORTHEAST CORNER OF BLOCK 64 OF THE OREGON VALLEY LAND COMPANY'S FIRST ADDITION TO THE TOWN OF LAKEVIEW; THENCE SOUTHERLY ALONG SAID RIGHT-OF-WAY LINE 1285.00 FEET, MORE OR LESS, TO THE NORTH RIGHT-OF-WAY LINE OF CENTER STREET, ALSO BEING THE SOUTHEAST CORNER OF BLOCK 64 OF THE OREGON VALLEY LAND COMPANY'S FIRST ADDITION TO THE TOWN OF LAKEVIEW; THENCE WESTERLY ALONG SAID RIGHT-OF-WAY LINE 1230.00 FEET, MORE OR LESS, TO THE EAST RIGHT-OF-WAY LINE OF ROBERTA ROAD, ALSO BEING THE SOUTHWEST CORNER OF BLOCK 98 OF THE OREGON VALLEY LAND COMPANY'S FIRST ADDITION TO THE TOWN OF LAKEVIEW; THENCE SOUTHERLY ALONG SAID RIGHT-OF-WAY LINE 1320.00 FEET, MORE OR LESS TO THE NORTH RIGHT-OF-WAY LINE OF SOUTH 3RD STREET, ALSO BEING THE SOUTHWEST CORNER OF BLOCK 100 OF THE OREGON VALLEY LAND COMPANY'S FIRST ADDITION TO THE TOWN OF LAKEVIEW; THENCE EASTERLY ALONG SAID RIGHT OF WAY LINE 825.00 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF LOT 48, BLOCK 68 OF THE OREGON VALLEY LAND COMPANY'S FIRST ADDITION TO THE TOWN OF LAKEVIEW; THENCE NORTHERLY 1240.00 FEET, MORE OR LESS, TO THE SOUTH RIGHT-OF-WAY LINE OF CENTER STREET, ALSO BEING THE NORTHEAST CORNER OF LOT 24, BLOCK 67 OF THE OREGON VALLEY LAND COMPANY'S FIRST ADDITION TO THE TOWN OF LAKEVIEW; THENCE EASTERLY ALONG SAID RIGHT-OF-WAY 495.00 FEET, MORE OR LESS, TO THE WEST RIGHT-OF-WAY LINE OF NORTH S STREET, ALSO BEING THE NORTHEAST CORNER OF BLOCK 62 OF THE OREGON VALLEY LAND COMPANY'S FIRST ADDITION TO THE TOWN OF LAKEVIEW; THENCE EASTERLY 60.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF NORTH S STREET; THENCE NORTHERLY ALONG SAID-RIGHT-OF-WAY LINE 1365.00 FEET, TO THE SOUTH RIGHT-OF-WAY LINE OF OREGON HIGHWAY 140; THENCE EASTERLY ALONG SAID RIGHT-OF-WAY LINE 306.88 FEET, MORE OR LESS, TO THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF OREGON HIGHWAY 140 AND THE WEST RIGHT OF WAY LINE OF NORTH R STREET; THENCE SOUTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 824 FEET, MORE OR LESS, TO THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF NORTH R STREET AND THE NORTH RIGHT-OF-WAY LINE OF NORTH 2ND STREET; THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE OF A DISTANCE OF 218 FEET; THENCE SOUTHERLY A DISTANCE OF 60 FEET TO THE NORTHWEST CORNER OF LOT 1 OF THE CREEKSIDE SUBDIVISION; THENCE SOUTH 0° 30' 34" WEST A DISTANCE OF 402.58 FEET TO THE SOUTHWEST CORNER OF LOT 25 OF THE CREEKSIDE SUBDIVISION; THENCE NORTH 90° 00' 00" EAST A DISTANCE OF 879.85 FEET TO THE SOUTHEAST CORNER OF TRACT "A" OF THE CREEKSIDE SUBDIVISION; THENCE NORTH 0° 07' 03" EAST A DISTANCE OF 401.39 FEET TO THE INITIAL POINT OF THE CREEKSIDE SUBDIVISION; THENCE NORTHERLY A DISTANCE OF 61.5 FEET, MORE OR LESS, TO THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF NORTH 2ND STREET AND THE EAST RIGHT-OF-WAY LINE OF NORTH P STREET; THENCE WESTERLY ALONG SAID NORTH-RIGHT-OF-WAY LINE A DISTANCE OF 615 FEET MORE OR LESS, TO THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF NORTH 2ND STREET AND THE EAST RIGHT-OF-WAY LINE OF NORTH R STREET; THENCE NORTHERLY ALONG SAID EAST-RIGHT-OF-WAY LINE A DISTANCE OF 824 FEET TO THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF OREGON HIGHWAY 140 AND THE EAST RIGHT-OF-WAY LINE OF NORTH R STREET; THENCE EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 1204 FEET, MORE

OR LESS; THENCE SOUTH 0° 37' 33" WEST A DISTANCE OF 124.89 FEET; THENCE SOUTH 89° 52' 53" WEST A DISTANCE OF 97.99 FEET; THENCE SOUTH 0° 42' 52" WEST A DISTANCE OF 66.76 FEET; THENCE SOUTH 88° 27' 56" EAST A DISTANCE OF 49.32 FEET; THENCE SOUTH 0° 46' 13" WEST A DISTANCE OF 98.84 FEET; THENCE SOUTH 89° 56' 01" EAST A DISTANCE OF 29.95 FEET; THENCE SOUTH 0° 00' 55" WEST A DISTANCE OF 102.23 FEET TO THE NORTH RIGHT-OF-WAY LINE OR NORTH 3RD STREET; THENCE NORTH 89° 33' 36" EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 264.47 FEET TO THE INTERSECTION OF THE NORTH-RIGHT-OF-WAY LINE OF NORTH 3RD STREET AND THE WEST RIGHT-OF-WAY LINE OF NORTH M STREET; THENCE NORTH 0° 26' 24" WEST ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 392.94 FEET TO THE INTERSECTION OF THE SOUTH-RIGHT-OF-WAY LINE OF NORTH 4TH STREET (OREGON HIGHWAY 140) AND THE WEST RIGHT-OF-WAY LINE OF NORTH M STREET; THENCE EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 1692 FEET, MORE OR LESS, TO THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF NORTH 4TH STREET (OREGON HIGHWAY 140) AND THE EAST RIGHT-OF-WAY LINE OF NORTH H STREET, AND THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE PARCEL DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF SOUTH F STREET (U.S. HIGHWAY 395) AND THE SOUTH RIGHT-OF-WAY LINE OF CENTER STREET; THENCE SOUTHERLY A DISTANCE OF 225 FEET, MORE OR LESS, TO THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF SOUTH 1ST STREET AND THE EAST RIGHT-OF-WAY LINE OF SOUTH F STREET (U.S. HIGHWAY 395); THENCE EASTERLY A DISTANCE OF 215 FEET, MORE OR LESS, TO THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF SOUTH 1ST STREET AND THE WEST RIGHT-OF-WAY LINE OF SOUTH E STREET; THENCE NORTHERLY A DISTANCE OF 225 FEET, MORE OR LESS, TO THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF CENTER STREET AND THE EAST RIGHT-OF-WAY LINE OF SOUTH E STREET; THENCE 215 FEET, MORE OR LESS TO THE POINT OF BEGINNING.