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URBAN RENEWAL

The Almeda Fire Recovery and Revitalization Plan

City of Talent

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Acknowledgements

This Program was developed and prepared by the following individuals. Significant thanks to the affected taxing districts, regional and community partners, and community members who provided needed input to design a Program that addressed post-disaster needs while still maintaining core services.

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Executive Summary

The Almeda Fire Recovery and Revitalization Plan is an urban renewal plan (the “Program”) for the City of Talent. The Program is presented in two parts – Part I, *The Almeda Fire Recovery and Revitalization Plan (the “Plan”)*, and Part II, *The Almeda Fire Recovery and Revitalization Report (the “Report”)*. The Program was first prepared by the Urban Renewal Agency of the City of Talent, and then amended based on City Council, regional partner, and community member feedback. The Program has been prepared pursuant to the provisions of Chapter 457 of the Oregon Revised Statutes, and all other applicable state and local laws.

The goals, projects, and activities presented in the Program are designed to aid the Talent community in recovering from the September 2020 Almeda Fire, a wildfire that destroyed a third of Talent’s housing disproportionately impacting our Latino communities, senior citizen communities, and community members with fixed income and disabilities and two-thirds of Talent’s brick-and-mortar businesses. The underlying objective of the Program is to identify projects and provide a significant, consistent source of funding (tax increment financing) sufficient to address the wildfire’s impacts that are not being addressed by other sources of funding or recovering on their own.

The program targets a single geographic area of 187.88 acres located entirely within the incorporated City of Talent. Most of the area is the burn scar from the Almeda Fire and Talent’s downtown core. The Program identifies 16 projects across four goal areas: Increase Affordable Housing, Revitalize Commercial Areas, Upgrade City Infrastructure, and Increase Resiliency to and Decrease Risk of Natural Disasters. These projects have an estimated cost of \$13,979,672 in 2023 dollars. Of the total estimated costs, the Urban Renewal Agency will be responsible for \$11,577,696 in 2023 dollars, or \$16,323,835 accounting for expected project completion dates and expected inflation. It is anticipated to take 20 years of tax increment collections to implement. The Urban Renewal Agency will use tax increment financing as its primary revenue source for funding the Program. The financial feasibility of the Program has been addressed in the Report section and has been demonstrated to be financially feasible. The Program’s fiscal impact on affected taxing districts has been addressed, and the cost to each affected district estimated.

Part I. Almeda Fire Recovery and Revitalization Plan

SECTION 1.1 INTRODUCTION

On September 8, 2020, the Almeda Fire destroyed or caused damage to 690 residential structures and 64 commercial structures within Talent city limits, representing a loss of 47% of our manufactured housing, 60% of our brick-and-mortar businesses, and 30% of our tree canopy. Two years after the fire, 44 commercial lots remain vacant, 212 manufactured home spaces remain vacant, and 80 families are living in transitional housing within city limits. There are additional fire-impacted families who are still living outside of city limits in hotels, recreational vehicles, and FEMA housing, and the threat of wildfire, extreme weather, and other environmental hazards remain significant. Urban renewal has been identified as a tool to support the community's recovery efforts.

In late 2021 and early 2022, the Urban Renewal Agency of the City of Talent reviewed the feasibility of an Urban Renewal Plan and drafted a plan to support community rebuild and resiliency, which taxing districts reviewed and provided feedback on. After reviewing the feedback in August 2022, Talent City Council decided to redraft the Plan to better rebuild our community and reduce the region's vulnerability to environmental hazards, while still supporting taxing district's provision of services by minimizing the financial impacts of tax increment financing. This Urban Renewal Plan presents the redrafted plan. The underlying objective of this Plan is to identify projects and provide a significant, consistent source of funding sufficient to address the wildfire's impacts that are not being addressed by other sources of funding or recovering on their own.

This Plan is subject to voter approval before being adopted by Non-Emergency Ordinance of the Talent City Council.

SECTION 1.2 URBAN RENEWAL AS A DISASTER RECOVERY TOOL

This urban renewal plan and its projects have been identified as needed for the rehabilitation and redevelopment of a specific geographic area within Talent after the catastrophic impacts of the Almeda Fire on September 8, 2020. The Almeda Fire, along with other destructive wildfires across Oregon, received a federal emergency declaration on September 10, 2020. While the City of Talent has received support to recover from the fire and a substantial amount of rebuild has occurred, certain impacts from the fire have not been addressed or are not recovering on their own. Urban renewal has been identified as a tool to support those recovery areas (City of Talent Resolution 2022-045-R). As such and pursuant to ORS 457.160, this urban renewal plan is not required to conform to the City of Talent's Comprehensive Plan or to the blight requirements for the urban renewal area.

SECTION 1.3 CITY AND AGENCY RELATIONSHIP

The City Council of the City of Talent, by Ordinance 1991-539-O, established the Urban Renewal Agency of the City of Talent (“TURA”). Pursuant to ORS 457.035, TURA is, “... a public body corporate and politic...” The relationship between the City of Talent, an Oregon Municipal Corporation, and the Urban Renewal Agency shall be as contemplated by Chapter 457 of the Oregon Revised Statutes.

Nothing contained in this Plan, including the City’s supplying of services or personnel, including the budgeting requirements of this Plan, shall in any way be construed as departing from or disturbing this relationship contemplated by Chapter 457 of the Oregon Revised Statutes.

SECTION 1.4 DEFINITIONS

As used in this Plan, unless the context requires otherwise, the following definitions shall apply:

1. **AGENCY.** The Urban Renewal Agency of the City of Talent (“TURA”) which, in accordance with the provisions of Chapter 457 of the Oregon Revised Statutes is the urban renewal agency of the City of Talent, Jackson County, Oregon.
2. **AGENCY BOARD.** The Board of Directors of the Urban Renewal Agency of the City of Talent.
3. **AREA.** The geographic area of the City that encompasses the Almeda Fire Recovery and Revitalization Area, prepared in accordance with all applicable provisions of ORS Chapter 457.
4. **BASE VALUE.** The assessed value of the Urban Renewal Area at time of adoption of the Plan and as determined the Jackson County’s Assessor’s office.
5. **BASE YEAR.** The fiscal year the Base Value was established.
6. **BIPOC.** Black, Indigenous and People of Color.
7. **BOARD OF COUNTY COMMISSIONERS.** The governing body of Jackson County.
8. **CITY.** The City of Talent, Jackson County, Oregon.
9. **CITY COUNCIL or COUNCIL.** The governing body of the City of Talent.
10. **COMPREHENSIVE PLAN.** The Comprehensive Plan of the City of Talent including all of its policies, procedures, and implementing provisions.
11. **COUNTY.** Jackson County, Oregon.
12. **EXHIBIT.** An attachment, either narrative or graphic, to this Urban Renewal Plan.
13. **ORS.** Oregon Revised Statutes (State Law). ORS 457 is the chapter which regulates urban renewal within the State of Oregon.
14. **PLAN.** The Almeda Fire Recovery and Revitalization Plan, and Urban Renewal Plan of the City of Talent, Oregon.
15. **PROGRAM.** Collectively, the Urban Renewal Plan and Accompanying Report.

16. **REDEVELOPER.** A party who acquires real property from the Urban Renewal Agency for the purposes of developing or redeveloping such property in conformity with the provisions of the Plan.
17. **STATE.** The State of Oregon, including its various departments, divisions, and agencies.
18. **TAX INCREMENT FINANCING.** A method of financing indebtedness incurred by the Board of Directors for the Urban Renewal Agency in preparing and implementing the Plan. Such tax increment method is authorized by ORS Sections 457.420 through 457.450 and provides that the tax proceeds, if any, realized from an increase in the taxable assessed value of real and personal property within the Urban Renewal Area that existing on the County tax roll last equalized prior to the effective date of the Talent City Council Ordinance approving the Urban Renewal Plan shall be paid into a special fund of the Urban Renewal Agency. Such special fund shall be used to pay the principal and interest on indebtedness incurred by the Agency in financing or refinancing the preparation or implementation of the approved Urban Renewal Plan, including the administration of the Urban Renewal Agency's activities.
19. **URBAN RENEWAL AREA.** The geographic area of the City that encompasses the Almeda Fire Recovery and Revitalization Area, an urban renewal district prepared in accordance with all applicable provisions of ORS Chapter 457.
20. **URBAN RENEWAL LAW.** Chapter 457 of the Oregon Revised Statutes as it exists on the effective date of this Urban Renewal Plan or as it may be amended from time-to-time by action of the Oregon Legislature.
21. **URBAN RENEWAL PLAN.** The Plan for Almeda Fire Recovery and Revitalization Plan – an urban renewal Plan for the City of Talent, Oregon.

SECTION 1.5 LEGAL BOUNDARY DESCRIPTION

The Urban Renewal Area contains 194.47 acres, accounting for approximately 22.6% of the City's total acreage. The legal description and illustration of the boundary of the Urban Renewal Area are described as follows:

1.5.1 WRITTEN DESCRIPTION OF URBAN RENEWAL AREA

A written narrative of the Urban Renewal Area is presented as Exhibit 1 (Appendix), a Narrative Description of Urban Renewal Area.

1.5.2 GRAPHIC DESCRIPTION OF URBAN RENEWAL AREA

A map of the Urban Renewal Plan Area is presented as Exhibit 2 (Appendix), a graphic illustration of the Urban Renewal Area.

SECTION 1.6 MISSION STATEMENT, GOALS AND OBJECTIVES

1.6.1 MISSION STATEMENT

It is the mission of the Urban Renewal Agency of the City of Talent to recover affordable housing, revitalize commercial areas, upgrade city infrastructure, and increase the resiliency to and decrease the risk of natural disasters. This mission will be accomplished through the preparation and implementation of an urban renewal plan that maximizes both public and private investment within the Urban Renewal Area.

1.6.2 GOALS AND OBJECTIVES

To accomplish its mission, the Agency will develop and implement an urban renewal plan known as the *Almeda Fire Recovery and Revitalization Plan*, the goals and objectives of which are to:

A. Implement that Plan in an equitable, inclusive manner.

- i. Ensure equitable input in decisions about investments and policies that affect them and their communities.*
 - *Information about the implementation of the Plan will follow the City of Talent Language Access Plan.*
 - *Work with community-based organizations to provide information about and to gain input on implementation of the Plan.*
 - *Establish meeting times that allow for participation of working-class families.*
- ii. Prevent the displacement of vulnerable people, communities, businesses, the BIPOC community and community-based institutions.*
- iii. Preserve existing opportunities for affordable housing and economic prosperity activities and create new opportunities for vulnerable people and communities to live, work and thrive.*
- iv. Ensure that current residents and displaced residents benefit from investments and neighborhood change, and that opportunities for housing and economic prosperity activities will be preserved and expanded for future generations.*

B. Recover affordable housing. In the Almeda Fire, Talent lost 47% of its manufactured housing – one of the primary sources of affordable housing. Two years after the fire, 212 manufactured homes spaces remain vacant. The manufactured homes that are returning are no longer affordable for low-income households.

- i. Increase available, buildable land by undertaking capital projects that make underdeveloped land more accessible for development.*
- ii. Lower the cost of building affordable housing by establishing grant, loan, and/or other financing programs specific to affordable housing.*

C. Revitalize commercial areas. In the Almeda Fire, Talent lost 60% of our brick-and-mortar business. Two years after the fire, only 14% have filed for a building permit.

- iii. *Encourage property development* by establishing grant, loan, and/or other financing programs to decrease the cost of commercial build.
 - iv. *Support business development* by establishing grant, loan, and/or other financing programs that help businesses improve their storefronts, repurpose commercial space, or establish within the urban renewal area.
- D. Upgrade city infrastructure.** After the Alameda Fire, several neighborhoods have built back at higher densities than what they were before the fire. While the City planned for higher density over the long run, the City is not able to keep up with the speed of the density increase post-fire.
- v. *Neighborhood-specific investments to support high-density housing* including sidewalks, irrigated tree plantings, curbs and gutters, storm drains, water mains, fire lines and fire hydrants, street work, alley paving, and streetlights.
 - vi. *Capital projects that support increased demand on the entire system* including the transportation system, water system, parks system, sewer system, and stormwater system.
- E. Increase resiliency to and decrease risk of natural disaster.** The Alameda Fire showed the Talent community that we need to improve our response to emergencies and decrease our risk of emergencies in the future. Those emergencies include wildfire, excessive heat, flash flooding, and earthquakes.
- vii. *Decrease risk* by increasing the city tree canopy, developing parks in overgrown nature areas, installing seismic upgrades to city infrastructure, and other risk mitigation activities.
 - viii. *Increase resiliency* by upgrading firelines, establishing visual and audible warning systems and other implementing other activities that improve community response to emergencies.

1.6.3 CONSISTENCY WITH THE COMPREHENSIVE PLAN

Pursuant to ORS 457.160, this urban renewal plan is not required to conform with the City of Talent's Comprehensive Plan and, thus, has not been assessed for conformance.

1.6.4 COMPLIANCE WITH THE LAND DEVELOPMENT CODE

The use and development of all land within the Urban Renewal Area shall comply with the City's Land Development Code and all other codes, policies, regulations, and all other applicable Federal, State, and County Regulations, as they exist on the effective date of this Urban Renewal Plan, or as they may be amended from time to time, which are incorporated hereby by reference as if they were included in full.

SECTION 1.7 URBAN RENEWAL ACTIVITIES

To achieve the goals and objectives of this Plan, the following activities may be undertaken by the Urban Renewal Agency of the City of Talent, or caused to be undertaken by others, in accordance with applicable Federal, State, County and City laws, policies and procedures and in compliance with the provisions of this Plan. The Agency's responsibility for all activities in the Plan is subject to the availability of appropriate funding.

1.7.1 URBAN RENEWAL PROJECTS AND ACTIVITIES

- A. The following projects and activities are deemed necessary for the redevelopment or rehabilitation as a result of the Almeda Fire.
- B. All public improvements herein proposed shall be constructed in conformance with the approved standards and policies of the City of Talent.
- C. With funds available to it, the Agency may fund in full, in part, a proportionate share of, or cause to be funded, the following numbered projects and activities:
 1. **Rapp Road Railroad Crossing Improvements.** Realign street and upgrade railroad crossing to increase development potential/land availability across the railroad.
 2. **Wintersage Upgrade to Local Street Standards.** Upgrade Wintersage to local street standards to allow two-way traffic and street parking for higher density development.
 3. **Rapp Road Sidewalk Improvements.** Add curb and sidewalk to the south side of Rapp Road to fill in remaining gaps between Talent Ave and Hwy 99.
 4. **West Gangnes Drive Storm Drain Installation.** Provide drainage infrastructure to West Gangnes for more adequate street drainage and connectivity with residential runoff.
 5. **East Gangnes Drive Storm Drain Rehabilitation.** Replace the existing 12" pipe with an 18" pipe to address drainage issues with increased residential density and overall roof area.
 6. **Wagner Street Extension.** Extend Wagner Street from Talent Ave to roundabout, providing better traffic flow for higher density areas.
 7. **Fire Flow Improvement.** Address future flow deficiencies to fire hydrants in urban renewal area.
 8. **Neighborhood-Specific Improvements.** Assess specific-neighborhood infrastructure needs and install identified improvements to support higher-density housing or economic development. Improvements may include the installation or reconstruction of the following:
 - i. Storm Drains;
 - ii. Sanitary Sewers;
 - iii. Water Mains and Fire Hydrants;

- iv. Curbs or Curbs and Gutters;
- v. Sidewalks, including irrigated tree plantings;
- vi. Street Work, including crosswalks; and
- vii. Alley Paving.

9. Assessment of Publicly Owned Properties for Development. Perform geotechnical assessments, environmental assessments, and other due diligence to understand the development potential of publicly owned properties.

10. Affordable Housing Incentive Program. The Agency may establish incentive programs to encourage affordable housing development within the Urban Renewal Area. The affordable housing incentive programs may be in the form of grants or loans. Prior to the establishment of any incentive program, the Agency shall prepare and adopt an incentive program defining:

- i. Criteria for eligibility;
- ii. Terms and conditions of the program;
- iii. Loan procedures for recycling funds as loan obligations are paid;
- iv. Procedures where loan payments are not paid or paid in an untimely manner;
- v. Procedures and conditions for which deferred payment loans may be offered;
- vi. Procedures for administering and servicing the program; and
- vii. Other such procedures and conditions with the Agency deems necessary.

11. Economic Development Incentive Program. The Agency may establish incentive programs to encourage the development of commercial structures and support business development within the Urban Renewal Area. The economic incentive programs may be in the form of grants or loans. Prior to the establishment of any incentive program, the Agency shall prepare and adopt an incentive program defining:

- i. Criteria for eligibility;
- ii. Terms and conditions of the program;
- iii. Loan procedures for recycling funds as loan obligations are paid;
- iv. Procedures where loan payments are not paid or paid in an untimely manner;
- v. Procedures and conditions for which deferred payment loans may be offered;
- vi. Procedures for administering and servicing the program; and
- vii. Other such procedures and conditions with the Agency deems necessary.

12. Tree Planting Program. The Agency may establish tree planting programs to encourage the recovery of lost canopy from the Alameda Fire. These programs could include tree planting projects within the urban renewal area or grant programs for tree planting on private property.

- 13. Wagner Creek and Bear Creek Greenway Walking Paths.** Install walking paths along Wagner Creek and in the hazardous fuel removal area of Bear Creek to help increase access for maintenance and community use.
- 14. Seismic Pipe Upgrades.** When backbone water pipes within the urban renewal area are placed or replaced, the pipes will be upgraded to restrained-joint ductal iron piping for increased seismic resilience.
- 15. Shake Alert for Water Distribution System.** Connect Shake Alert to water distribution system in the urban renewal area by replacing valves with compatible automatic valves.
- 16. Emergency Warning and Response System.** Install an audio/visual warning system in the urban renewal area to be used in conjunction with Everbridge and perform other projects that improve emergency response within the urban renewal area.

1.7.2 ACQUISITION OF REAL PROPERTY

- A. Intent.** Although at this time the Urban Renewal Plan does not anticipate the need to acquire real property, it does reserve the right to do so in the future. Therefore, it is the intent of this Plan to authorize the Urban Renewal Agency to acquire property within the Urban Renewal Area by any legal means to achieve the objectives of this Plan, and specifically, for any of the purposes listed in Subsection 1.7.2(B), Purpose of Property Acquisition.
- B. Purpose of Property Acquisition.** Property acquisition, including limited interest acquisition is hereby made part of the Plan and may be used by the Urban Renewal Agency to achieve the objectives of this Plan based on any one of the following criteria:
 1. Where existing conditions do not permit practical or feasible rehabilitation of a structure, by its owner, and it is determined by the Agency that acquisition of such properties and demolition or rehabilitation of the improvements thereon are necessary to achieve the Plan's goals and objectives;
 2. Where detrimental land uses or conditions such as incompatible uses, or adverse influences from noise, smoke, or fumes exist, or where there exists over-crowding, excessive dwelling-unit density or conversions to incompatible types of uses, and it is determined by the Agency that acquisition of such properties and the rehabilitation or demolition of the improvements are necessary to achieve the Plan's goals and objectives;
 3. Where it is determined by the Agency that the property is needed to provide public improvements and facilities as follows:
 - Right-of-way acquisition for; streets, alleys, bicycle paths, or pedestrian ways (sidewalks).

- Facilities for the benefit of the public which are to be developed by the Agency, the City, or any other public entity;
- Property acquisition for public, off-street parking facilities; or
- Where the owner of real property within the boundaries of the Urban Renewal Area wishes to convey title of such property by legal means, including by gift;
- Where it is determined by the Agency that a substantial public interest or the objectives of this Plan can be furthered by assembling property for development or redevelopment by a party other than the owners of record of such property, the Agency may acquire such property.

C. Property Which May Be Acquired. At the time of adoption of this Plan, no properties have been designated for acquisition. As a minor amendment, and as part of an existing project, the Agency may designate property to be acquired subject to compliance with Section 1.7.3, Procedures for Identifying Property to be Acquired.

1.7.3 PROCEDURES FOR IDENTIFYING PROPERTY TO BE ACQUIRED

Project activities listed in Section 1.7, Urban Renewal Activities, may require acquisition of property not identified by the Agency as of the effective date of this Plan. However, should such action be required by the Agency, the following procedures shall be undertaken prior to such property acquisition:

- A. First the Agency shall determine the properties which may be acquired.
- B. The Agency, or its delegated representative, shall then contact the owner or owners of the properties at the address shown on the most current tax roll to inform the owners of the Agency's interest in acquiring their property and the reasons for such interest.
- C. The Agency, at a regularly scheduled meeting, shall discuss the results of the contact with the owner of the affected property and determine whether or not to proceed with the acquisition process.
- D. If it is in the Agency's determination to proceed with the acquisition process, they shall set a time and place for a public hearing on the matter. The owners of the property which may be acquired shall be notified of such public hearing by registered mail, return receipt requested.
- E. At the public hearing, the Agency shall explain the public purpose, public interest or the plan objectives that would be furthered by such property acquisition. The Agency shall then receive comment from the affected property owner, if any, and from the public at large.
- F. After the owners and public have been heard, their comments shall be considered by the Agency. The Agency, by resolution, shall then make a finding, based on the reasons for the

acquisition, the content of the owners and public testimony, whether or not to proceed with the acquisition.

- G. If the Agency's finding and determination is to proceed with the acquisition process, the Agency, by resolution, shall cause a minor change to this Plan to be prepared in conformance with Section 1.13.1 Minor Change. Such change shall consist of a map or maps and a legal description of the property to be acquired including a copy of the Agency's finding described in subsection "F" above. The change shall be assigned an appropriate exhibit number and incorporated as part of this Urban Renewal Plan.
- H. The Agency shall then proceed with the acquisition process.

1.7.4 PROPERTY ACQUISITION FOR UNSPECIFIED PURPOSES

If property acquisition, other than for the projects or activities identified in Section 1.7, Urban Renewal Activities, is considered by the Agency, such property shall be treated as a minor amendment within the meaning of Section 1.13.1 Minor Changes.

1.7.5 RELOCATION ACTIVITIES

If in the implementation of this Plan, persons or businesses should be displaced by action of the Agency, the Agency shall provide assistance to such persons or businesses to be displaced. Displaced persons or businesses will be contacted to determine individual relocation needs. They will be provided information on available space and will be given assistance in moving. All relocation activities will be undertaken, and relocation payments made in accordance with requirements of ORS 281.045 – 281.105. Payments made to persons displaced from dwellings will be assured that they will have available to them habitable, safe, and sanitary dwellings at costs or rents within their financial reach. Payment for moving expense will be made to occupants displaced.

Prior to the Agency acquiring any property which will cause households, businesses, industries, offices, or other occupants to be displaced, the Agency will prepare, adopt, and maintain a Relocation Policy. Such policy will be available to interested parties at the Agency's office and will set forth the relocation program and procedures, including eligibility for and amounts of relocation payments, services available and other relevant matters.

1.7.6 PROPERTY DISPOSITION AND REDEVELOPER RESPONSIBILITIES.

- A. Property Disposition.** The Agency is authorized to dispose of, sell, lease, exchange, subdivide, transfer, assign, pledge or encumber by mortgage, deed of trust, or otherwise any interest in real property which has been acquired by them in accordance with the provisions of this Plan and with the terms and conditions set forth in a Disposition and Development Agreement or other legal instrument as determined by the Agency. All real

property acquired by the Agency in the Urban Renewal Area, if any, shall be used or disposed of for development consistent with the goals and objectives of the Urban Renewal Plan and with all applicable codes, ordinances, policies, plans and procedures of the City. The Agency shall obtain fair re-use value for the specific uses to be permitted on the real property. Real property acquired by the Agency may be disposed of without consideration (cost) to any other public entity in accordance with this Plan. All persons and entities obtaining property from the Agency shall use the property for the purposes consistent with the goals and objectives designated in Section 1.6.2, Goals and Objectives, of this Plan, and shall commence and complete development of the property within a period of time which the Agency fixes as reasonable, and shall comply with other conditions which the Agency deems necessary to carry out the goals and objectives of this Plan as stated in Section 1.6, Mission Statement, Goals and Objectives. Real property shall not be disposed of for the purpose of speculation. The Agency shall provide adequate safeguards to ensure that the provisions of this Plan will be carried out to prevent the exacerbation of Alameda Fire-related impacts. All real property owned or leased by parties, shall be made subject to the provisions, and the goals and objectives, of this Plan. Leases, deeds, contracts, agreements, document, and declarations of restrictions by the Agency may contain restrictions, covenants, and covenants running with the land, rights or reversers, conditions precedent or subsequent, equitable servitudes, or any other provisions necessary to carry out this plan.

- B. **Redeveloper's Obligation.** Any redeveloper and their successors or assigns within the Urban Renewal Area, in addition to the other controls and obligations stipulated and required of the Redeveloper by the provisions of this Plan, shall also be obligated by the following requirements:
1. The Redeveloper shall obtain necessary approvals of proposed developments from all Federal, State and/or local agencies that may have jurisdiction on properties and facilities to be developed or redeveloped within the Urban Renewal Area;
 2. The Redeveloper shall develop or redevelop such property in accordance with the land-use provisions and other requirements specified in this Plan;
 3. The Redeveloper shall submit all plans and specifications for construction of improvements on the land to the Agency or such of its agents as the Agency may designate for review prior to distribution to appropriate reviewing bodies as required by the City;
 4. The Redeveloper shall commence and complete the development of such property for the use provided in this Plan within a reasonable period of time as determined by the Agency;

5. The Redeveloper shall not affect or execute any agreement, lease, conveyance, or other instrument whereby the real property or part thereof is restricted upon the basis of age, race, color, religion, sex, marital status, or national origin in the sale, lease or occupancy thereof;
6. The Redeveloper shall accept all conditions and agreements as may be required by the Agency. In return for receiving assistance from the Agency, if any, the Agency may require the redeveloper to execute a development agreement acceptable to the Agency as a condition of the Agency providing assistance; and
7. The Redeveloper shall maintain property under their ownership within the area in a clean, neat, and safe condition.

1.7.7 OWNER PARTICIPATION

Property owners within the Urban Renewal Area proposing to improve their properties and receiving financial and/or technical assistance from the Agency shall do so in accordance with all applicable provisions of this Plan and with all applicable codes, ordinances, policies, plans, and procedures of the City.

1.7.8 ADMINISTRATIVE ACTIVITIES AND SERVICES TO THE BOARD

- A. The Board may hire its own staff or may obtain its administrative support staff from the City on such terms and conditions as the Board and the City may agree. The costs of Agency staffing shall be agreed to annually by the City and made a part of the annual budget proposal of the Board.
- B. The Board may retain budget for the services of independent professional and/or firms for services necessary to implement the projects and activities of the Plan. These services may include, but are not limited to:
 - a. Legal Counsel, including bond counsel;
 - b. Professional studies for marketing, economic feasibility;
 - c. Preparation of design, architectural, engineering, landscape, or other plans related to the study and planning;
 - d. Preparation of construction plans and documents;
 - e. Accounting and/or auditing services;
 - f. Licensed real estate professionals for real property appraisals, acquisition, disposition, or negotiating services; and
 - g. Professional services related to bond issuance and financing.
- C. The Board may prepare and adopt design standards, guidelines, and implementation procedures as necessary to comply with the goals and objectives of the Plan and any supporting plans.

- D. The Board may invest its reserve funds in interest bearing accounts or securities consistent with the provisions of City, State, and Federal law.
- E. The Board may borrow money, accept advances, loans or grants from any legal source, issue urban renewal bonds, and receive tax increment proceeds as provided for in Section 1.8 of this Plan. Regardless of the form of borrowing funds, the approval of such borrowing shall comply with the provisions of the Board's adopted Rules of Procedures and all applicable legal requirements.
- F. Without limiting any other provision, power or authorization of this Plan, the Agency's Board shall have all the powers and responsibilities allowed under the provisions of ORS 457.

SECTION 1.8 MAXIMUM INDEBTEDNESS AND FINANCING MAXIMUM INDEBTEDNESS

In accordance with ORS 457.190(3)(c)(A) the initial amount of maximum indebtedness that may be incurred throughout the duration of this Plan, commencing with fiscal year 2024-2025 through fiscal year 2043-2044, is \$16,400,000.

The Directors of the Urban Renewal Agency may borrow money and accept advances, grants and any other legal form of financial assistance from the federal government, State, City, County or other public body, or from any legal source, public or private, for purposes of undertaking and carrying out this Plan, or may otherwise obtain financing as authorized by ORS Chapter 457.

1.8.1 SELF LIQUIDATION OF COSTS OF URBAN RENEWAL INDEBTEDNESS (TAX INCREMENT FINANCING)

The projects may be financed, in whole or in part, by self-liquidation of the costs of urban renewal activities as provided in ORS 457.420 through 457.460. The ad valorem taxes, levied by a taxing body upon the taxable real and personal property situated in the Urban Renewal Area, shall be divided as provided in ORS 457.440. That portion of the taxes representing the levy against the increase, in the assessed value of the property located in the urban renewal areas, or part thereof, over the assessed value specified in the certificate filed under ORS 457.430, shall, after collection by the tax collector, be paid into a special fund of the Directors of the Urban Renewal Agency and shall be used to pay the principal and interest on any indebtedness incurred by the Directors to finance or refinance this Plan and any projects or activities authorized or undertaken pursuant to the provisions of this Plan.

The tax increment financing process, pursuant to ORS 457.420 through 457.460, shall be terminated no later than fiscal year 2043-44. However, the tax increment collection process may be terminated prior to fiscal year 2043-44 should debts of the Agency be retired earlier.

Based on the most accurate estimates of Program costs and income, the tax increment process will cover a period of 20 years of tax increment collection, commencing in fiscal year 2024-25 and

terminating on June 30, 2044. Over the course of the Program's duration, it is estimated that the tax increment collections will be \$18,966,256, which is sufficient to cover the maximum amount of indebtedness designated for the Program.

Should the terminal year of tax increment proceeds collection be greater than the amount of debt to be retired, the surplus amount of such tax increment proceeds shall be prorated back to the affected taxing bodies as required by ORS 457.450(3).

1.8.2 PRIOR INDEBTEDNESS

Any indebtedness permitted by law and incurred by the Agency, or the City of Talent in connection with preplanning for this Urban Renewal Plan may be repaid from Agency funds when and if such funds are available.

1.8.3 ANNUAL BUDGET

The Agency shall adopt and use a fiscal year ending June 30 accounting period. By July 1 of each year, the Agency shall adopt a budget in conformance with the provisions of ORS 294 and ORS 457.460, which shall describe its source of revenue, proposed expenditures, and activities.

The Agency shall submit its proposed budget to the Urban Renewal Agency's Budget Committee for its review and approval and the Agency shall not undertake any activities or expend any funds except as provided in the approved budget.

SECTION 1.9 ANNUAL FINANCIAL STATEMENT REQUIRED

Pursuant to ORS 457.460, the Agency, by January 31 of each year, shall have prepared a financial statement containing:

- A. The amount of money actually received during the preceding fiscal year under subsection (4) of ORS 457.420 to 457.460 and from indebtedness incurred under ORS 457.420 to 457.460;
- B. The purpose and amounts for which any money received under 457.420 to 457.460 and from indebtedness incurred under ORS 457.420 to 457.460 were expended during the preceding fiscal year;
- C. An estimate of monies to be received during the current fiscal year under ORS 457.420 to 457.460 and from indebtedness incurred under ORS 457.420 to 457.460;
- D. A budget setting forth the purposes and estimated amounts for which the monies which have been or will be received under ORS 457.420 to 457.460 and from indebtedness incurred under ORS 457.420 to 457.460 are to be expended during the current fiscal year; and
- E. An analysis of the impact, if any, of carrying out the urban renewal plan on the tax collections for the preceding year for all tax bodies included under ORS 457.430.

- F. If any section of ORS 457 is changed by the legislature that impacts the annual financial statement, the Agency will conform to the new requirements.

The statement required by section 1.9 shall be filed with the City Council and notice shall be published in a newspaper of general circulation in the City, that the statement has been prepared and is on file with the City and with the Urban Renewal Agency and 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 for which the statement is required. The notice shall summarize the information under paragraphs A through D of section 1.9, Annual Financial Statement Required, and shall set forth in full the information required under paragraph E of section 1.9.

SECTION 1.10 CITIZEN PARTICIPATION

The activities and projects identified in this Plan, the development of subsequent plans, procedures, activities, and regulations, and the adoption of amendments to this Plan shall be undertaken with the participation of citizens, owners and tenants as individuals and organizations who reside within or who have financial interest within the Alameda Fire Recovery and Revitalization Area and with the general citizens of the City. The city must take measures to ensure the equitable participation of all of its citizens and residents. The city must include equitable distribution of information in peoples first languages. The meetings must occur during times that are accessible for working class families.

SECTION 1.11 NON-DISCRIMINATION

In preparation, adoption, and implementation of this Plan, no public official or private party shall take any action or cause any persons, group, or organization to be discriminated against on the basis of age, race, color, religion, sex, marital status or national origin.

SECTION 1.12 RECORDING OF PLAN

A copy of the City Council's Non-Emergency Ordinance approving this Plan under ORS 457.095 shall be sent by the Council to the Agency Board of Directors. Following receipt of such Ordinance, this Plan shall be recorded by the Agency with the Recording Officer of Jackson County in accordance with ORS 457.095.

SECTION 1.13 PROCEDURES FOR AMENDMENTS TO THE URBAN RENEWAL PLAN

This Plan is a living document subject to periodic review and evaluation over the course of its duration. It is fully expected that the plan will require periodic amendment as necessary for clarification purposes and as necessary to address changing conditions. Where, in the judgement of the Urban Renewal Agency the proposed modification will substantially change the Plan, the modification must be duly approved by the City Council in the same manner as the original Plan and in accordance with the requirements of State and local law. The provisions of ORS 457.095 and ORS 457.220 and of Section 1.13.3, Substantial Changes, of this Plan shall apply.

The various types of Plan changes, clarifications, modifications or amendments and the official actions which shall be taken prior to their implementation are as follows:

1.13.1 MINOR CHANGES

Minor changes shall not change any provision of this Plan which would modify the goals and objectives or basic procedural requirements, planning or engineering principles of this Plan. Such minor change may include:

- A. Clarification of language or the State Legislature’s changes in ORS Chapter and Section references;
- B. Clarification of written or graphic Exhibits to this Plan;
- C. Modification in the location and scope of project improvements authorized by this Plan, resulting from detailed architectural, engineering, or planning analysis;
- D. The identification of property to be acquired as provided for in Sections 1.7.3, Procedures for Identifying Property to be Acquired, of this Plan;
- E. Anything else that is not stipulated as a substantial change;
- F. Such minor changes shall be made only by a duly approved resolution of the Agency in which the details of the minor change shall be described.

1.13.2 AMENDMENTS TO THE COMPREHENSIVE PLAN OR ANY IMPLEMENTING ORDINANCES

From time to time during the implementation of this Urban Renewal plan, the Planning Commission and City Council of the City of Talent may approve amendments or modifications to the City’s Comprehensive Plan or to the codes, policies, procedures, or ordinances which are established to implement such Comprehensive Plan. Further, the City Council may from time-to-time amend or approve new Building, Health and Safety, and other codes which affect the implementation of this Urban Renewal Plan.

- A. When such amendments, modifications or approvals have been officially adopted by the City Council, such amendments, modifications, or approvals – which affect the provisions of this Urban Renewal Plan – shall, by this reference become a part of the Plan as if such amendments, modifications, or approvals were herein stated in full.
- B. The City Council shall forward to the Agency copies of such Council actions as are herein above described and the Agency shall prepare and approve a resolution recognizing that such City Council amendments, modifications, or approvals are to be considered as minor changes to this Urban Renewal Plan as provided in Section 1.13.1 Minor Changes, above.

1.13.3 SUBSTANTIAL CHANGES

Such substantial changes, if any, shall be approved by the City Council in the same manner as the Council's approval of the original plan and in compliance with the provisions of ORS 457.095 and ORS 457.220.

Substantial changes shall include the following:

- A. Increases in Maximum Indebtedness beyond that allowed in Section 1.8;
- B. An increase in land area to the boundaries of the Urban Renewal Plan in excess of that allowed by ORS 457.220(3);
- C. An increase in the effective period of this Plan as set forth in Section 1.14, Duration and Validity of Approved Urban Renewal Plan, unless the increase is necessary to avoid default on previously issued indebtedness.

SECTION 1.14 DURATION AND VALIDITY OF APPROVED URBAN RENEWAL PLAN

This Plan shall remain in full force and effect until June 30, 2044, or until the maximum amount of indebtedness as set forth in Section 1.8, Maximum Indebtedness and Financing Maximum Indebtedness, has been reached and all related debt service retired, whichever comes first.

Should a court of competent jurisdiction find any word, clause, sentence, section, or part of this Plan to be invalid, the remaining words, clauses, sentences, sections or parts shall be unaffected by such finding and shall remain in full force and effect for the duration of the Plan.

APPENDIX

EXHIBIT 1. Narrative Description of Urban Renewal Area

EXHIBIT 2. Graphic Description of Urban Renewal Area

EXHIBIT 3. Urban Renewal Area Tax Lot Inventory, October 2022

EXHIBIT 1 – Narrative Description of Urban Renewal Area**EXHIBIT A**City of Talent
Urban Renewal Area Description

A tract of land and road rights-of-way, located in the Northeast, Southwest, and Southeast One-Quarters of Section 23, the Southwest One-Quarter of Section 24, the Northeast, Northwest, Southwest, and Southeast One-Quarters of Section 25, the Northeast and Northwest One-Quarters of Section 26, Township 38 South, Range 1 West, Willamette Meridian, City of Talent, Jackson County, Oregon, and being more particularly described as follows:

Beginning at the easterly corner of Parcel 1 of Partition Plat No P-93-1993, Jackson County Plat Records, also being on the southwesterly right-of-way line of Pacific Highway (U.S. 99) (Assessor's Map 381W25CA);

1. Thence along the southeasterly line of said Partition Plat, Southwesterly 247 feet, more or less, to the southwesterly line of said Partition Plat (Assessor's Map 381W25CA);
2. Thence along said southwesterly line, Northwesterly 102 feet, more or less, to the southeasterly right-of-way line of Tulipan Way (Assessor's Map 381W25CA);
3. Thence leaving said southeasterly right-of-way line, Westerly 55 feet, more or less, to the intersection of the southwesterly right-of-way line of Tulipan Way and the northeasterly line of the plat "Sierra Condominium", Jackson County Plat Records (Assessor's Map 381W25CA Supplemental Map No. 1);
4. Thence along said northeasterly line, Northwesterly 101 feet, more or less, to the northwesterly line of said plat (Assessor's Map 381W25CA Supplemental Map No. 1);
5. Thence along said northwesterly line, Southwesterly 1 foot, more or less, to the northeasterly line of the plat "Kamerin Springs", Jackson County Plat Records (Assessor's Map 381W25CA);
6. Thence along said northeasterly line, Northwesterly 906 feet, more or less, to the northwesterly line of said plat (Assessor's Map 381W25BD);
7. Thence along said northwesterly line and the southwesterly extension thereof, Southwesterly 350 feet, more or less, to the northeasterly right-of-way line of Lithia Avenue (Assessor's Map 381W25B);
8. Thence along said northeasterly right-of-way line, Northwesterly 422 feet, more or less, to the northwesterly line of the plat "Isabelle Subdivision", Jackson County Plat Records (Assessor's Map 381W25B);
9. Thence along said northwesterly line, Southwesterly 205 feet, more or less, to the northeasterly line of Partition Plat No. P-118-1994, Jackson County Plat Records (Assessor's Map 381W25B);
10. Thence along said northeasterly line, Northwesterly 158 feet, more or less, to the northwesterly line of said Partition Plat (Assessor's Map 381W25B);
11. Thence along said northwesterly line and the southwesterly extension thereof, Southwesterly 329 feet, more or less, to the southwesterly right-of-way line of Talent Avenue (Assessor's Map 381W25B);
12. Thence along said southwesterly right-of-way line, Northwesterly 1,977 feet, more or less, to the southeasterly right-of-way line of E Rapp Road (Assessor's Map 381W26AA);

13. Thence along said southeasterly right-of-way line and the easterly right-of-way of E Rapp Road, Southwesterly 1,353 feet, more or less, to a line which is parallel with and 3 feet, more or less, southerly of, when measured at right angles to, the northerly right-of-way line of W Rapp Road (Assessor's Map 381W26AC);
14. Thence along said parallel line, Westerly 1,155 feet, more or less, to the easterly line of Document Number 93-24653, Jackson County Deed Records, also being on the northerly right-of-way line of W Rapp Road (Assessor's Map 381W26AC);
15. Thence along said northerly right-of-way line, Westerly 155 feet, more or less, to the easterly line of the plat "Lewis J Subdivision, Unit 1", Jackson County Plat Records (Assessor's Map 381W26BD);
16. Thence along said easterly line, Northerly 250 feet, more or less, to the southerly line of Lot 108 of the plat "Lewis J Subdivision, Unit No. 3", Jackson County Plat Records (Assessor's Map 381W26AC);
17. Thence along said southerly line, Easterly 137 feet, more or less, to the southwesterly line of Lot 1 of the plat "Wagner Creekside Subdivision", Jackson County Plat Records (Assessor's Map 381W26AC);
18. Thence along said southwesterly line, Southeasterly 29 feet, more or less, to the southeasterly line of said Lot 1 (Assessor's Map 381W26AC);
19. Thence along said southeasterly line, Northeasterly 120 feet, more or less, to the southwesterly line of Lot 2 of said plat (Assessor's Map 381W26AC);
20. Thence along said southwesterly line, Northwesterly 104 feet, more or less, to the southeasterly right-of-way line of Joseph Drive (Assessor's Map 381W26AC);
21. Thence along said southeasterly right-of-way line, Northeasterly 120 feet, more or less, to the northeasterly line of Lot 3 of said plat (Assessor's Map 381W26AC);
22. Thence along said northeasterly line, Southeasterly 105 feet, more or less, to the southeasterly line of said plat (Assessor's Map 381W26AC);
23. Thence along said southeasterly line, Northeasterly 459 feet, more or less, to the northerly line of Document Number 93-24653, Jackson County Deed Records (Assessor's Map 381W26AC);
24. Thence along said northerly line, Easterly 97 feet, more or less, to the intersection of the southwesterly right-of-way line of Central Oregon and Pacific Railroad and the northwesterly line of Partition Plat No. P-54-1994, Jackson County Plat Records (Assessor's Map 381W26AC);
25. Thence along said northwesterly line and the northwesterly line of Partition Plat No. P-75-1993, Jackson County Plat Records, Southwesterly 927 feet, more or less, to the northerly right-of-way line of W Rapp Road (Assessor's Map 381W26AC);
26. Thence along said northerly right-of-way line, Easterly 1,052 feet, more or less, to the westerly right-of-way line of E Rapp Road (Assessor's Map 381W26AC);
27. Thence along said westerly right-of-way line and the northwesterly right-of-way line of E Rapp Road, Northeasterly 1,437 feet, more or less, to the southwesterly right-of-way line of Talent Avenue (Assessor's Map 381W26AA DETAIL MAP 2);
28. Thence along said southwesterly right-of-way line, Northwesterly 472 feet, more or less, to the northwesterly line of the plat "Heritage Station Subdivision" (Assessor's Map 381W26AA DETAIL MAP 2);
29. Thence along the northwesterly line of said plat and the northwesterly line of the plat "Spruce Landing Subdivision", Jackson County Plat Records, Southwesterly 691 feet, more or less, to the westerly line of Document Number 97-10129, Jackson County Deed Records (Assessor's Map 381W26AC);

30. Thence along said westerly line, Northerly 737 feet, more or less, to the southwesterly right-of-way line of Talent Avenue (Assessor's Map 381W26AB);
31. Thence along said southwesterly right-of-way line, Northwesterly 1,110 feet, more or less, to the southeasterly line of Document Number 2020-035199, Jackson County Deed Records (Assessor's Map 381W26AB);
32. Thence along said southeasterly line, Southwesterly 139 feet, more or less, to the southwesterly line of said Deed (Assessor's Map 381W26AB);
33. Thence along said southwesterly line, Northwesterly 120 feet, more or less, to the southeasterly right-of-way line of E Wagner Street (Assessor's Map 381W26AB);
34. Thence along said southeasterly right-of-way line, Southwesterly 150 feet, more or less, to the northeasterly line of Document Number 92-30168, Jackson County Deed Records (Assessor's Map 381W26BA);
35. Thence along said northeasterly line, Southeasterly 125 feet, more or less, to the southeasterly line of said Deed (Assessor's Map 381W26BA);
36. Thence along said southeasterly line, Southwesterly 200 feet, more or less, to the southwesterly line of said Deed (Assessor's Map 381W26BA);
37. Thence along said southwesterly line and the northwesterly extension thereof, Northwesterly 172 feet, more or less, to the northwesterly right-of-way line of E Wagner Street (Assessor's Map 381W23CD);
38. Thence along said northwesterly right-of-way line, Southwesterly 89 feet, more or less, to the southwesterly line of Parcel 2 of Partition Plat No. P-95-1992, Jackson County Plat Records (Assessor's Map 381W23CD);
39. Thence along said southwesterly line, Northwesterly 280 feet, more or less, to the northwesterly line of said Parcel 2 (Assessor's Map 381W23CD);
40. Thence along said northwesterly line and the northeasterly extension thereof, Northeasterly 221 feet, more or less, to the northeasterly right-of-way line of John Street (Assessor's Map 381W23CD);
41. Thence along said northeasterly right-of-way line and the northwesterly extension thereof, Northwesterly 270 feet, more or less, to a line which is parallel with and 3 feet, more or less, southeasterly of, when measured at right angles to, the northwesterly right-of-way line of E Main Street (Assessor's Map 381W23CD);
42. Thence along said parallel line, Southwesterly 220 feet, more or less, to the northeasterly right-of-way line of Central Oregon and Pacific Railroad (Assessor's Map 381W23CD);
43. Thence along said northeasterly right-of-way line, Northwesterly 79 feet, more or less, to the northwesterly line of Document Number 2004-024994, Jackson County Deed Records (Assessor's Map 381W23CD);
44. Thence along said northwesterly line, Northeasterly 49 feet, more or less, to the northeasterly line of said Deed (Assessor's Map 381W23CD);
45. Thence along said northeasterly line, Southeasterly 76 feet, more or less, to the northwesterly right-of-way line of E Main Street (Assessor's Map 381W23CD);
46. Thence along said northwesterly right-of-way line, Northeasterly 501 feet, more or less, to the northeasterly right-of-way line of N Market Street (Assessor's Map 381W23CD);
47. Thence along said northeasterly right-of-way line, Northwesterly 292 feet, more or less, to the southerly right-of-way line of Lapree Street (Assessor's map 381W23CD);
48. Thence along said southerly right-of-way line, Easterly 315 feet, more or less, to the southwesterly right-of-way line of Talent Avenue (Assessor's Map 381W23CD);
49. Thence along said southwesterly right-of-way line, Northwesterly 63 feet, more or less, to the northerly right-of-way line of Lapree Street (Assessor's Map 381W23CD);

50. Thence along said northerly right-of-way line, Westerly 308 feet, more or less, to the easterly right-of-way line of Park Avenue (Assessor's Map 381W23CD);
51. Thence along said easterly right-of-way line, Northerly 109 feet, more or less, to the northerly line of Lot 9, Block 1 of the plat "Lapree Subdivision", Jackson County Plat Records (Assessor's Map 381W23CD);
52. Thence along said northerly line and the easterly extension thereof, Easterly 247 feet, more or less, to the southwesterly right-of-way line of Talent Avenue (Assessor's Map 381W23CD);
53. Thence along said southwesterly right-of-way line, Northwesterly 260 feet, more or less, to the southerly right-of-way line of Sunny Street (Assessor's Map 381W23CD);
54. Thence along said southerly right-of-way line, Westerly 390 feet, more or less, to the easterly right-of-way line of Roy Avenue (Assessor's Map 381W23CA);
55. Thence along said easterly right-of-way line, Northerly 700 feet, more or less, to the southwesterly right-of-way line of Talent Avenue (Assessor's Map 381W23CA);
56. Thence along said southwesterly right-of-way line, Southeasterly 235 feet, more or less, to an angle point on the easterly line of Document Number 2019-006460, Jackson County Deed Records (Assessor's Map 381W23CA);
57. Thence leaving said southwesterly right-of-way line, Northeasterly 61 feet, more or less, to the intersection of the northeasterly right-of-way line of Talent Avenue and the southwesterly right-of-way line of Pacific Highway (U.S. 99) (Assessor's Map 381W23CA);
58. Thence along said southwesterly right-of-way line, Southeasterly 1,550 feet, more or less, to a line which is parallel with and 1.5 feet, more or less, northerly of, when measured at right angles to, the northerly line of the Jacob Wagner Donation Land Claim No. 64 (Assessor's Map 381W23DC);
59. Thence along said parallel line, Easterly 158 feet, more or less, to a line which is parallel with and 3 feet, more or less, southwesterly of, when measured at right angles to, the northeasterly right-of-way line of Pacific Highway (U.S. 99) (Assessor's Map 381W23D);
60. Thence along said parallel line, Northwesterly 422 feet, more or less, to a line which is parallel with and 3 feet, more or less, northerly of, when measured at right angles to, the westerly extension of the southerly line of Partition Plat No. P-26-2021, Jackson County Plat Records (Assessor's Map 381W23DC);
61. Thence along said parallel line, Easterly 5 feet, more or less, to the northeasterly right-of-way line of Pacific Highway (U.S. 99) (Assessor's Map 381W23DC);
62. Thence along said northeasterly right-of-way line, Northwesterly 1,390 feet, more or less, to the southerly right-of-way line of Suncrest Road (Assessor's Map 381W23CA);
63. Thence along said southerly right-of-way line, Easterly 558 feet, more or less, to a line which is parallel with and 3 feet, more or less, westerly of, when measured at right angles to, the westerly line of the plat "Clearview of Talent, Phase VI", Jackson County Plat Records (Assessor's Map 381W23DB);
64. Thence along said parallel line, Easterly 26 feet, more or less, to the southerly right-of-way line of Suncrest Road (Assessor's Map 381W23DB);
65. Thence along said southerly right-of-way line, Easterly 379 feet, more or less, to the easterly right-of-way line of Suncrest Road (Assessor's Map 381W23DB);
66. Thence along said easterly right-of-way line, Northerly 382 feet, more or less, to the southerly line of Lot 5 of the plat "CJ Subdivision, Phase 2", Jackson County Plat Records (Assessor's Map 381W23DB);
67. Thence along said southerly line, Easterly 331 feet, more or less, to the easterly line of said plat (Assessor's Map 381W23DB);

68. Thence along said easterly line, Northerly 360 feet, more or less, to the southerly line of the plat "Willow Springs Estates", Jackson County Plat Records (Assessor's Map 381W23AC);
69. Thence along said southerly line, Easterly 575 feet, more or less, to the northwesterly corner of Partition Plat No. P-86-2006, Jackson County Plat Records (Assessor's Map 381W23D);
70. Thence along the northerly line of said Partition Plat, Easterly 103 feet, more or less, to the easterly line of said Partition Plat (Assessor's Map 381W23D);
71. Thence along said easterly line, Southeasterly 827 feet, more or less, to the southwesterly right-of-way line of Interstate Highway No. 5 (Assessor's Map 381W23D);
72. Thence along said southwesterly right-of-way line, Southeasterly 442 feet, more or less, to the northerly line of Document Number 79-10030, Jackson County Deed Records (Assessor's Map 381W24C);
73. Thence along said northerly line, Easterly 114 feet, more or less, to the easterly line of said Deed (Assessor's Map 381W24C);
74. Thence along said easterly line, Southeasterly 1,301 feet, more or less, to the northerly right-of-way line of W Valley View Road (Assessor's Map 381W23D);
75. Thence along said northerly right-of-way line, Westerly 294 feet, more or less, to the southwesterly line of Parcel 2 of said Partition Plat No. P-86-2006 (Assessor's Map 381W23D);
76. Thence along said southwesterly line, Northwesterly 920 feet, more or less, to the southeasterly line of Parcel 1 of said Partition Plat (Assessor's Map 381W23D);
77. Thence along said southeasterly line, Southwesterly 656 feet, more or less, to the northerly right-of-way line of W Valley View Road (Assessor's Map 381W23D);
78. Thence along said northerly right-of-way line, Westerly 77 feet, more or less, to the westerly line of said Partition Plat (Assessor's Map 381W23D);
79. Thence along said westerly line, Northerly 1,979 feet, more or less, to the northwesterly line of the plat "Oak Valley, Phase 2", Jackson County Plat Records (Assessor's Map 381W23DA);
80. Thence along said northwesterly line and the northwesterly line of the plat "Oak Valley", Jackson County Plat Records, Southwesterly 667 feet, more or less, to the southerly line of Document Number 75-10721, Jackson County Deed Records (Assessor's Map 381W23D);
81. Thence along said southerly line, Westerly 438 feet, more or less, to the westerly line of said Deed (Assessor's Map 381W23D);
82. Thence along said westerly line, Northerly 50 feet, more or less, to the southerly line of the plat "CJ Subdivision, Phase 1", Jackson County Plat Records (Assessor's Map 381W23DB);
83. Thence along said southerly line, Westerly 331 feet, more or less, to the southerly right-of-way line of Suncrest Road (Assessor's Map 381W23DB);
84. Thence along said southerly right-of-way line, Westerly 376 feet, more or less, to the westerly line of the plat "Clearview of Talent, Phase VI", Jackson County Plat Records (Assessor's Map 381W23DB);
85. Thence along said westerly line and the westerly line of the plat "Clearview of Talent, Phase I", Jackson County Plat Records, Southerly 359 feet, more or less, to the northeasterly line of Lot 1 of the plat "Clearview of Talent, Phase II", Jackson County Plat Records (Assessor's Map 381W23DB);
86. Thence along said northeasterly line, Southeasterly 95 feet, more or less, to the southwesterly extension of the northwesterly line of Lot 10 of the plat "Clearview of Talent, Phase XV", Jackson County Plat Records (Assessor's Map 381W23DB);
87. Thence along said southwesterly extension, Northeasterly 36 feet, more or less, to the southwesterly line of said Lot 10 (Assessor's Map 381W23DB);

88. Thence along said southwesterly line and the southeasterly extension thereof, Southeasterly 80 feet, more or less, to the southeasterly line of Lot 9 of said plat (Assessor's Map 381W23DB);
89. Thence along said southeasterly line, Northeasterly 70 feet, more or less, to the southwesterly right-of-way line of Wintersage Circle (Assessor's Map 381W23DB);
90. Thence along said southwesterly right-of-way line, Southeasterly 66 feet, more or less, to the northwesterly line of Lot 8 of the plat "Clearview of Talent, Phase XIV", Jackson County Plat Records (Assessor's Map 381W23DB);
91. Thence along said northwesterly line, Southwesterly 70 feet, more or less, to the southwesterly line of said Lot 8 (Assessor's Map 381W23DB);
92. Thence along said southwesterly line and the southeasterly extension thereof, Southeasterly 80 feet, more or less, to the northwesterly right-of-way line of Clearview Parkway (Assessor's Map 381W23DB);
93. Thence along said northwesterly right-of-way line, Southwesterly 154 feet, more or less, to a line which is parallel with and 3 feet, more or less, northeasterly of, when measured at right angles to, the northeasterly right-of-way line of Pacific Highway (U.S. 99) (Assessor's Map 381W23DB);
94. Thence along said parallel line, Southeasterly 80 feet, more or less, to the southeasterly right-of-way line of Crestview Parkway (Assessor's Map 381W23DC);
95. Thence along said southeasterly right-of-way line, Northeasterly 149 feet, more or less, to the northerly line of Parcel 3 of Partition Plat P-26-2021, Jackson County Plat Records (Assessor's Map 381W23DC);
96. Thence along said northerly line, Easterly 385 feet, more or less, to the easterly line of said Partition Plat (Assessor's Map 381W23DC);
97. Thence along said easterly line, Southerly 392 feet, more or less, to the southerly line of said Partition Plat (Assessor's Map 381W23DC);
98. Thence along said southerly line, Westerly 15 feet, more or less, to the northeasterly right-of-way line of Pacific Highway (U.S. 99) (Assessor's Map 381W23DC);
99. Thence along said northeasterly right-of-way line, Southeasterly 443 feet, more or less, to the southerly right-of-way line of W Valley View Road (Assessor's Map 381W23D);
100. Thence along said southerly right-of-way line, Easterly 837 feet, more or less, to the easterly line of Parcel 2 of Partition Plat P-55-1996, Jackson County Plat Records (Assessor's Map 381W23D);
101. Thence along said easterly line, Southwesterly 356 feet, more or less, to the easterly corner of Parcel 1 of said Partition Plat (Assessor's Map 381W23D);
102. Thence along the southeasterly line of said Parcel 1, Southwesterly 225 feet, more or less, to the northeasterly right-of-way line of Pacific Highway (U.S. 99) (Assessor's Map 381W23D);
103. Thence along said northeasterly right-of-way line, Southeasterly 642 feet, more or less, to the southeasterly line of Document Number 2016-024814, Jackson County Deed Records (Assessor's Map 381W26AA);
104. Thence along said southeasterly line, Easterly 318 feet, more or less, to the northeasterly line of Partition Plat P-28-2009, Jackson County Plat Records, also being on the southwesterly line of Document Number 2012-022353, Jackson County Deed Records (Assessor's Map 381W26AA);
105. Thence along said southwesterly line, Southeasterly 809 feet, more or less, to the northwesterly line of Document Number 92-14922, Jackson County Deed Records (Assessor's Map 381W25B);

106. Thence along said northwesterly line, Southwesterly 186 feet, more or less, to the northeasterly right-of-way line of Pacific Highway (U.S. 99) (Assessor's Map 381W25B);
107. Thence along said northeasterly right-of-way line, Southeasterly 479 feet, more or less, to the northwesterly line of Document Number 2022-020774, Jackson County Deed Records (Assessor's Map 381W25B);
108. Thence along said northwesterly line, Northeasterly 129 feet, more or less, to the northeasterly line of said Deed (Assessor's Map 381W25B);
109. Thence along said northeasterly line, Southeasterly 274 feet, more or less, to the southeasterly line of said Deed (Assessor's Map 381W25B);
110. Thence along said southeasterly line, Southwesterly 174 feet, more or less, to the northeasterly right-of-way line of Pacific Highway (U.S. 99) (Assessor's Map 381W25B);
111. Thence along said northeasterly right-of-way line, Southeasterly 280 feet, more or less, to the northwesterly line of Document Number 2021-014978, Jackson County Deed Records (Assessor's Map 381W25B);
112. Thence along said northwesterly line, Northeasterly 220 feet, more or less, to the southwesterly line of Document Number 2012-022353, Jackson County Deed Records (Assessor's Map 381W25B);
113. Thence along said southwesterly line, Southeasterly 293 feet, more or less, to the southeasterly line of said Deed (Assessor's Map 381W25B);
114. Thence along said southeasterly line, Northeasterly 298 feet, more or less, to the southwesterly line of Volume 371, Page 421, Jackson County Deed Records (Assessor's Map 381W25B);
115. Thence along said southwesterly line, Southerly 718 feet, more or less, to the southeasterly line of Partition Plat No. P-99-1992, Jackson County Plat Records (Assessor's Map 381W25BD);
116. Thence along said southeasterly line, Southwesterly 96 feet, more or less, to the northeasterly right-of-way line of Pacific Highway (U.S. 99) (Assessor's Map 381W25BD);
117. Thence along said northeasterly right-of-way line, Southeasterly 615 feet, more or less, to the northwesterly line of the plat "Green Tree Condominium", Jackson County Plat Records (Assessor's Map 381W25BD Supplemental Map No. 1);
118. Thence along said northwesterly line, Northeasterly 126 feet, more or less, to the northeasterly line of said plat (Assessor's Map 381W25BD Supplemental Map No. 1);
119. Thence along said northeasterly line, Southeasterly 212 feet, more or less, to the southeasterly line of said plat (Assessor's Map 381W25BD Supplemental Map No. 1);
120. Thence along said southeasterly line, Southwesterly 144 feet, more or less, to the northeasterly right-of-way line of Pacific Highway (U.S. 99) (Assessor's Map 381W25BD);
121. Thence along said northeasterly right-of-way line, Southeasterly 842 feet, more or less, to the westerly line of Document Number 2008-044294, Jackson County Deed Records (Assessor's Map 381W25D);
122. Thence along said westerly line, Northerly 574 feet, more or less, to the northeasterly line of said Deed (Assessor's Map 381W25D);
123. Thence along said northeasterly line, Southeasterly 990 feet, more or less, to the southeasterly line of said Deed (Assessor's Map 381W25D);
124. Thence along said southeasterly line, Southwesterly 119 feet, more or less, to the northeasterly right-of-way line of Pacific Highway (U.S. 99) (Assessor's Map 381W25DB);
125. Thence along said northeasterly right-of-way line, Northwesterly 709 feet, more or less, to a line which is parallel with and 3 feet, more or less, southeasterly of, when measured at right

- angles to, the westerly line of said Document Number 2008-044294 (Assessor's Map 381W25D);
126. Thence along said parallel line and the southwesterly extension thereof, Southwesterly 3 feet, more or less, to a line which is parallel with and 3 feet, more or less, southwesterly of, when measured at right angles to the northeasterly right-of-way line of Pacific Highway (U.S. 99) (Assessor's Map 381W25B);
 127. Thence along said parallel line, Northwesterly 848 feet, more or less, to a line which is parallel with and 3 feet, more or less, northwesterly of, when measured at right angles to, the southwesterly extension of the southeasterly line of said plat "Green Tree Condominium" (Assessor's Map 381W25BD Supplemental Map No. 1);
 128. Thence along said parallel line, Northeasterly 3 feet, more or less, to the northeasterly right-of-way line of Pacific Highway (U.S. 99) (Assessor's Map 381W25BD Supplemental Map No. 1);
 129. Thence along said northeasterly right-of-way line, Northwesterly 244 feet, more or less, to a line which is parallel with and 3 feet, more or less, southeasterly of, when measured at right angles to, the northwesterly line of said plat (Assessor's Map 381W25BD Supplemental Map No. 1);
 130. Thence along said parallel line and the southwesterly extension thereof, Southwesterly 3 feet, more or less, to a line which is parallel with and 3 feet, more or less, southwesterly of, when measured at right angles to, the northeasterly right-of-way line of Pacific Highway (U.S. 99) (Assessor's Map 381W25BD);
 131. Thence along said parallel line, Northwesterly 618 feet, more or less, to the southeasterly line of said Partition Plat No. P-99-1992, also being on the northeasterly right-of-way line of Pacific Highway (U.S. 99) (Assessor's Map 381W25BD);
 132. Thence along said northeasterly right-of-way line, Northwesterly 335 feet, more or less, to the northwesterly line of Partition Plat No. P-98-1992, Jackson County Plat Records (Assessor's Map 381W25B);
 133. Thence along said northwesterly line, Northeasterly 208 feet, more or less, to the easterly southwesterly line of Document Number 2017-034985, Jackson County Deed Records (Assessor's Map 381W25B);
 134. Thence along said easterly southwesterly line, Northwesterly 109 feet, more or less, to the westerly southeasterly line of said Deed (Assessor's Map 381W25B);
 135. Thence along said westerly southeasterly line, Southwesterly 209 feet, more or less, to the northeasterly right-of-way line of Pacific Highway (U.S. 99) (Assessor's Map 381W25B);
 136. Thence along said northeasterly right-of-way line, Northwesterly 393 feet, more or less, to a line which is parallel with and 3 feet, more or less, southeasterly of, when measured at right angles to, the northwesterly line of said Document Number 2021-014978 (Assessor's Map 381W25B);
 137. Thence along said parallel line and the southwesterly extension thereof, Southwesterly 3 feet, more or less, to a line which is parallel with and 3 feet, more or less, southwesterly of, when measured at right angles to, the northeasterly right-of-way line of Pacific Highway (U.S. 99) (Assessor's Map 381W25B);
 138. Thence along said parallel line, Northwesterly 286 feet, more or less, to a line which is parallel with and 3 feet, more or less, northwesterly of, when measured at right angles to, the southwesterly extension of the southeasterly line of said Document Number 2022-020774 (Assessor's Map 381W25B);
 139. Thence along said parallel line, Northeasterly 3 feet, more or less, to the northeasterly right-of-way line of Pacific Highway (U.S. 99) (Assessor's Map 381W25B);

140. Thence along said northeasterly right-of-way line, Northwesterly 264 feet, more or less, to a line which is parallel with and 3 feet, more or less, southeasterly of, when measured at right angles to, the northwesterly line of said Document Number 2022-020774 (Assessor's Map 381W25B);
141. Thence along said parallel line and the southwesterly extension thereof, Southwesterly 3 feet, more or less, to a line which is parallel with and 3 feet, more or less, southwesterly of, when measured at right angles to, the northeasterly right-of-way line of Pacific Highway (U.S. 99) (Assessor's Map 381W25B);
142. Thence along said parallel line, Northwesterly 485 feet, more or less, to a line which is parallel with and 3 feet, more or less, northwesterly of, when measured at right angles to, the southwesterly extension of the northwesterly line of said Document Number 92-14922 (Assessor's Map 381W25B);
143. Thence along said parallel line, Northeasterly 3 feet, more or less, to the northeasterly right-of-way line of Pacific Highway (U.S. 99) (Assessor's Map 381W26AA);
144. Thence along said northeasterly right-of-way line, Northwesterly 843 feet, more or less, to a line which is parallel with and 3 feet, more or less, southeasterly of, when measured at right angles to, the southeasterly line of said Document Number 2016-024814 (Assessor's Map 381W26AA);
145. Thence along said parallel line and the southwesterly extension thereof, Southwesterly 3 feet, more or less, to a line which is parallel with and 3 feet, more or less, southwesterly of, when measured at right angles to, the northeasterly right-of-way line of Pacific Highway (U.S. 99) (Assessor's Map 381W26AA);
146. Thence along said parallel line, Northwesterly 1,422 feet, more or less, to a line which is parallel with and 1.5 feet, more or less, southerly of, when measured at right angles to, the northerly line of the Jacob Wagner Donation Land Claim No. 64 (Assessor's Map 381W23DC);
147. Thence along said parallel line, Westerly 158 feet, more or less, to the southwesterly right-of-way line of Pacific Highway (U.S. 99) (Assessor's Map 381W23DC);
148. Thence along said southwesterly right-of-way line, Southeasterly 5,791 feet, more or less, to the Point of Beginning.

The above described tracts of land contain 194.5 acres, more or less.

2/23/2023



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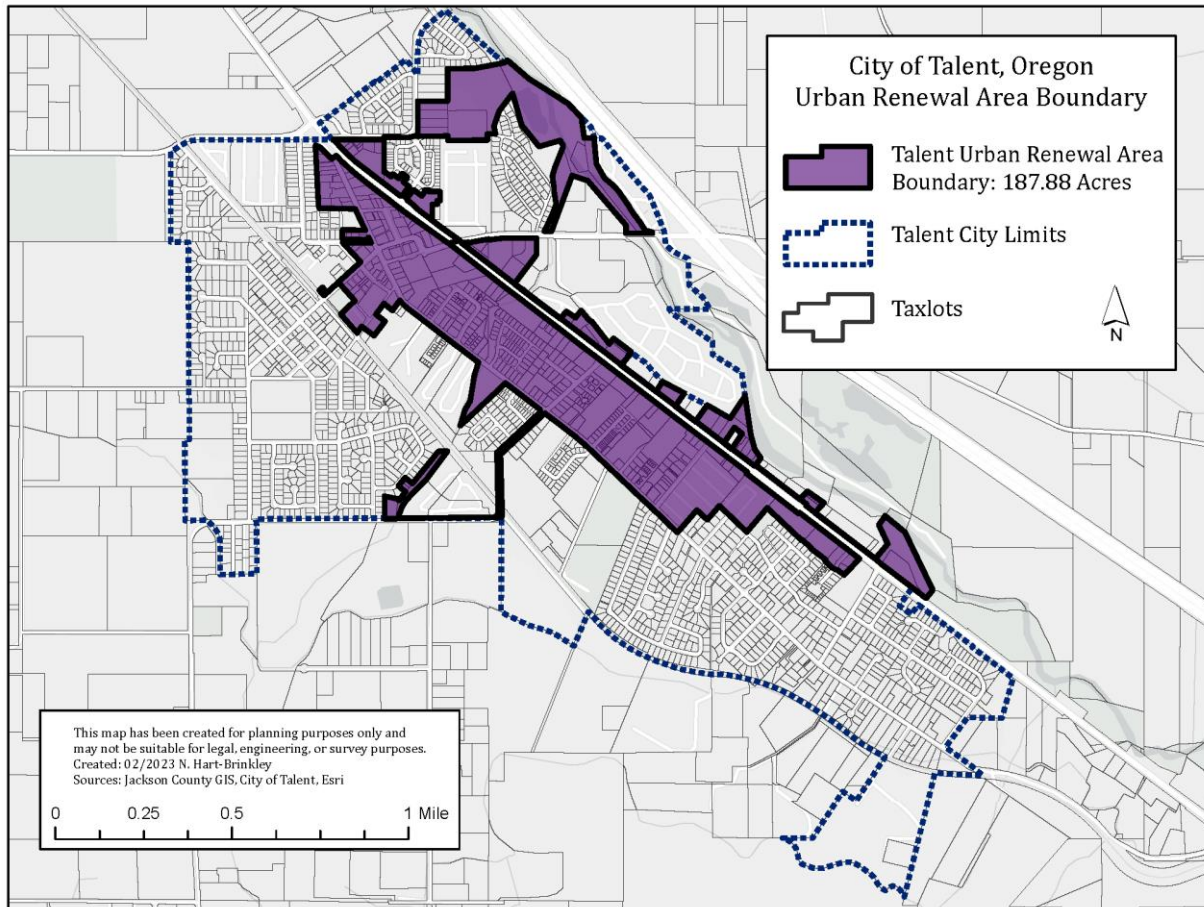
EXHIBIT 2 – Graphic Description of Urban Renewal Area

EXHIBIT 3 – Urban Renewal Area Tax Lot Inventory

No.	Map Number	Account Number	No.	Map Number	Account Number
			279	38-1W-25BD-1100	10277066
2	38-1W-25B-601	10047072	280	38-1W-26AD-313	10985826
3	38-1W-25B-3901	10985827			
4	38-1W-23CD-5500	10276142	282	38-1W-23D-1200	11010312
5	38-1W-26AD-302	10985815	283	38-1W-23DB-3200	10866919
			284	38-1W-26AA-803	10927407
7	38-1W-26AA-200	10033651	285	38-1W-26AD-400	10278824
8	38-1W-25BC-1800	10866950	286	38-1W-25B-2902	10600026
9	38-1W-23CA-1900	10274903	287	38-1W-25B-701	10047081
10	38-1W-23DC-400	10276734	288	38-1W-25B-2500	30169235
11	38-1W-23DB-3400	10860591	289	38-1W-23CA-1100	10274822
12	38-1W-25BC-2100	10866984	290	38-1W-23DC-1500	10276872
13	38-1W-23DC-905	10994469	291	38-1W-23CD-5802	10940211
14	38-1W-23CA-1800	10274898	292	38-1W-25B-2500	30123865
15	38-1W-26AA-802	10911001	293	38-1W-25B-2500	30041658
16	38-1W-26AA-7004	10985801	294	38-1W-25B-3003	10600000
17	38-1W-25B-2500	30078165	295	38-1W-25B-2500	30000100
18	38-1W-25B-2000	30034092	296	38-1W-25B-3101	10995693
19	38-1W-25B-2500	30044922	297	38-1W-26AA-900	10278508
20	38-1W-25B-2500	30089386	298	38-1W-26AA-715	10979587
21	38-1W-26AA-3100	10278557	299	38-1W-25CA-800	10277561
22	38-1W-25B-400	10047031	300	38-1W-23CA-2002	10640713
23	38-1W-26AA-4700	10809463	301	38-1W-26AA-2101	10880689
			302	38-1W-25B-2500	30012790
25	38-1W-25B-2000	30095718	303	38-1W-25B-2500	30997239
26	38-1W-23CD-500	10275624	304	38-1W-25B-2500	30006244
27	38-1W-25B-2500	30090314	305		
28	38-1W-25B-900	10033723	306	38-1W-26AA-719	10979591
29	38-1W-25B-2500	30004146	307	38-1W-25B-2500	30064865
			308		
			309		
			310	38-1W-23CD-6100	10276207
33	38-1W-26AB-400	10278989	311	38-1W-23CD-601	10770486
34	38-1W-25B-2500	30032212	312	38-1W-26AB-600	10279000
35	38-1W-25B-2500	30023066	313	38-1W-26AB-1006	10279091
36	38-1W-26AA-743	10979615	314	38-1W-26AA-5400	10278768
37	38-1W-25BD-1000	10277058	315	38-1W-26AA-3700	10278784
38	38-1W-25B-2500	30078116	316	38-1W-23CA-302	10980776
39	38-1W-26AA-733	10979605	317	38-1W-25B-2000	30013867
40	38-1W-23DC-3100	10277025	318	38-1W-25B-2500	30022891
41	38-1W-25CA-1000	10277552	319	38-1W-25BC-90009	10986365
			320	38-1W-23D-1200	10276647

43	38-1W-23CA-2003	10640721	321	38-1W-26AD-401	10985810
44	38-1W-26AA-1000	10278719	322	38-1W-25BC-90001	10986357
45	38-1W-26AB-4000	10278930	323	38-1W-26AD-312	10985825
46	38-1W-25B-3001	10277335	324	38-1W-25B-3100	10277343
47	38-1W-26AA-711	10979583	325	38-1W-23DB-3300	10866901
48	38-1W-25B-2500	30068013	326	38-1W-25B-2500	30038304
49	38-1W-25B-2000	30048420	327	38-1W-26AA-1300	10278701
50	38-1W-25B-3800	10278816	328	38-1W-25B-2500	30150262
51	38-1W-23CA-500	10274766	329	38-1W-25B-2000	30010016
52	38-1W-26AA-700	10278484	330	38-1W-26AA-2900	10278573
53	38-1W-26AA-5501	10976001	331		
54	38-1W-26AA-7006	10985803	332	38-1W-26AA-704	10979576
55	38-1W-26AA-714	10979586	333	38-1W-23CD-1200	10275690
56	38-1W-26AA-741	10979613	334	38-1W-25B-2000	30136341
57	38-1W-26AA-600	10278476	335		
58	38-1W-26AA-7011	10985809	336	38-1W-25B-2500	30001455
59	38-1W-25B-2500	30021600	337	38-1W-25B-3903	10985829
			338	38-1W-26AA-5700	10278743
61	38-1W-25B-2500	30001895	339	38-1W-25BD-90004	10988696
62	38-1W-25B-2500	30059300	340		
63	38-1W-26AA-751	10979623	341	38-1W-25BC-2600	10823816
64	38-1W-23CD-1202	10996581	342	38-1W-26AB-900	10279026
			343	38-1W-26AA-748	10979620
			344	38-1W-25B-2500	30073191
67	38-1W-26AA-2300	10278630	345	38-1W-25B-2000	30012902
68	38-1W-26AB-1003	10279067	346	38-1W-25B-2500	30078157
69	38-1W-25BC-90004	10986360	347	38-1W-25BC-1900	10866968
70	38-1W-23CD-5803	10940229	348	38-1W-26AA-2700	10278590
71	38-1W-25B-2801	10764119	349	38-1W-25B-2500	30049400
			350	38-1W-26AA-7002	10985799
73	38-1W-25BC-90005	10986361	351	38-1W-26AA-7009	10985807
74	38-1W-25BC-1700	10277350	352	38-1W-25B-2000	30029768
75	38-1W-26AB-1004	10888246	353	38-1W-23CD-10700	10807024
76	38-1W-26AA-738	10979610	354	38-1W-26AA-5503	10976003
77	38-1W-26AA-727	10979599	355	38-1W-26AA-718	10979590
78	38-1W-23CD-7500	10276339	356		
79	38-1W-25B-2500	30102977	357	38-1W-26AA-747	10979619
80	38-1W-26AA-726	10979598	358	38-1W-26AA-3900	10278776
81	38-1W-25B-3900	10985796	359	38-1W-23DC-1800	10276904
82	38-1W-26AB-700	10279018	360	38-1W-26AA-2100	10278516
			361	38-1W-26AB-1012	10279156
84	38-1W-23CD-7501	10981143	362	38-1W-26AA-302	10992849
85	38-1W-25B-2500	30062078	363	38-1W-25B-2500	30108134
86	38-1W-23DC-2200	10276947	364	38-1W-26AA-1600	10278671

87	38-1W-26AA-4200	10621242	365	38-1W-26AA-7100	10985797
88	38-1W-25B-2500	30148716	366	38-1W-25BC-2400	10773281
			367	38-1W-26AB-1028	11012610
90	38-1W-25B-2000	30156437	368	38-1W-26AD-310	10985823
91	38-1W-26AA-300	10276688	369	38-1W-26AA-5505	10976005
			370	38-1W-26AA-1700	10278662
93	38-1W-26AB-1001	10279042	371	38-1W-26AA-705	10979577
94	38-1W-23D-1203	10824393	372	38-1W-26AB-1026	10806085
95	38-1W-26AA-7005	10985802			
96	38-1W-25B-3904	10985830	374	38-1W-23DC-902	10276815
			375	38-1W-26AB-1106	10828952
98	38-1W-26AA-1900	10773175	376	38-1W-25B-2000	30000483
99	38-1W-25B-2500	30071338	377	38-1W-26AB-1015	10279181
100	38-1W-25B-2000	30043032	378	38-1W-25BD-100	10822463
101	38-1W-23DC-1700	10276899	379	38-1W-26AA-736	10979608
102	38-1W-25B-2500	30989153	380	38-1W-25B-2500	30058417
103	38-1W-23DC-2000	10276921			
104	38-1W-26AA-721	10979593	382	38-1W-25B-2500	30046460
105	38-1W-26AB-1109	10828987	383	38-1W-23CD-5100	10276100
106	38-1W-26AD-301	10985814			
107	38-1W-25B-3002	10599992	385	38-1W-26AA-4800	10809471
108	38-1W-26AB-1000	10279034	386	38-1W-26AB-1016	10279199
			387	38-1W-23DB-4501	10996371
110	38-1W-26AA-746	10979618	388	38-1W-23CD-7400	10276321
111	38-1W-26AA-5506	10976006	389	38-1W-25B-2500	30094762
112	38-1W-23CA-300	10274741	390	38-1W-25B-2500	30090088
113	38-1W-25B-2500	30164878	391	38-1W-26AB-901	10560100
114	38-1W-26AA-7003	10985800	392	38-1W-23DC-1600	10276881
115	38-1W-25B-2500	30144392	393	38-1W-25B-3603	10852648
116	38-1W-26AB-1002	10279059			
117	38-1W-23CA-2000	10274911	395	38-1W-25B-2500	30062037
118	38-1W-25B-2500	30006228	396	38-1W-26AA-724	10979596
			397	38-1W-26AA-2200	10278648
120	38-1W-23CA-900	10274806	398	38-1W-25BC-90007	10986363
121	38-1W-23CD-5801	10940202	399	38-1W-26AA-1800	10278654
			400	38-1W-25B-2500	30012757
123	38-1W-26AA-740	10979612	401		
124	38-1W-25B-2500	30012548	402	38-1W-26AA-3400	10278524
125	38-1W-26AA-2800	10278581	403	38-1W-26AA-400	10276670
126	38-1W-23DC-800	10276775	404	38-1W-25B-2500	30171390
127	38-1W-23DC-3403	11004576			
128	38-1W-25B-2500	30097307	406	38-1W-23CA-1500	10274863
129	38-1W-25B-2000	30050592	407	38-1W-25B-3605	10863077
130	38-1W-26AD-307	10985820	408	38-1W-25B-2903	10764079

131	38-1W-25B-2500	30009751	409	38-1W-26AB-1022	10551818
132	38-1W-25B-2500	30008754	410	38-1W-26AA-2801	11012115
133	38-1W-23CA-2500	10274987	411	38-1W-26AA-710	10979582
134	38-1W-25B-2803	10786003	412	38-1W-25B-2601	10277279
135	38-1W-25B-2500	30009744	413	38-1W-25B-2500	30171403
136	38-1W-25B-2500	30025977	414	38-1W-23CD-1300	10275703
137	38-1W-25B-2500	30125314	415	38-1W-26AA-1400	10278697
138	38-1W-23DC-600	10276759	416	38-1W-25BC-90002	10986358
139	38-1W-25CA-801	10838958	417	38-1W-26AA-3701	10842278
			418	38-1W-26AB-1008	10279115
141	38-1W-26AA-3000	10278565	419	38-1W-26AA-4900	10809480
142	38-1W-23CD-200	10275592	420	38-1W-26AB-1009	10279123
143	38-1W-25B-2904	10767337	421	38-1W-26AB-1021	10551800
144	38-1W-25B-2000	10277074	422	38-1W-25B-2500	30154291
145	38-1W-25B-2500	30109163	423	38-1W-26AA-744	10979616
146	38-1W-25B-2500	30091629	424	38-1W-23D-1205	10887736
147	38-1W-26AA-3800	10567921	425	38-1W-26AA-7010	10985808
148	38-1W-25B-2000	30012571	426	38-1W-25B-2500	30055663
149	38-1W-25B-2804	10912202			
150	38-1W-26AA-2600	10278605	428	38-1W-26AA-2500	10278613
151	38-1W-23D-1204	10824407	429	38-1W-26AD-311	10985824
152	38-1W-26AA-713	10979585	430	38-1W-23CD-5200	10276118
153	38-1W-26AA-5504	10976004	431	38-1W-25B-2500	10277252
154	38-1W-23DC-3300	10277041	432	38-1W-26AA-728	10979600
155	38-1W-26AB-1010	10279131	433	38-1W-26AA-4400	10611303
156	38-1W-23CD-5000	10276094	434	38-1W-25BC-1901	11012499
			435	38-1W-26AB-1005	10279083
158	38-1W-23CA-2001	10546090	436	38-1W-25B-2500	30012862
159	38-1W-26AA-701	10979573	437	38-1W-25B-2500	30166058
160	38-1W-25B-2500	30169592	438	38-1W-25BD-90005	10988697
161	38-1W-25B-2500	30028040	439	38-1W-26AA-725	10979597
162	38-1W-23CA-301	10980775	440		
163	38-1W-26AA-4100	10590007	441	38-1W-26AA-4500	10784272
			442	38-1W-23CD-600	10275632
165	38-1W-25BC-90010	10986366	443	38-1W-26AB-500	10278997
166	38-1W-26AB-300	10278971	444	38-1W-23DC-901	10276807
167	38-1W-23CA-1400	10274855	445	38-1W-26AA-5800	10278808
168	38-1W-26AB-1900	10279344	446	38-1W-23DC-1400	10276864
169	38-1W-23DC-500	10276742	447	38-1W-26AD-402	10985811
170	38-1W-25B-2500	30065983	448	38-1W-26AA-3300	10278532
171	38-1W-25B-2000	30047166	449	38-1W-23DC-300	10276726
172	38-1W-25B-2500	30009169	450	38-1W-23CA-600	10274774
173	38-1W-26AB-1020	10279239	451	38-1W-23CA-1700	10274880
174	38-1W-25B-2907	11008423	452	38-1W-23CA-2202	10274952

175	38-1W-23DC-3000	10277017	453	38-1W-25BD-90001	10988693
176	38-1W-26AA-731	10979603	454	38-1W-26AD-200	10278841
177	38-1W-25B-2500	30118413	455	38-1W-23CA-304	10987050
178	38-1W-26AA-707	10979579	456	38-1W-23CD-5900	10276183
179	38-1W-26AB-1110	10828995	457	38-1W-23DC-1000	10276823
180	38-1W-26AB-1111	10829008	458	38-1W-26AA-750	10979622
181	38-1W-23CA-1200	10274831	459	38-1W-26AA-716	10979588
182	38-1W-23CD-1400	10275711			
183	38-1W-25BD-90002	10988694	461	38-1W-26AA-7008	10985805
184	38-1W-26AB-1018	10279212	462	38-1W-25BC-2000	10866976
185	38-1W-25B-2000	30027426	463	38-1W-25DB-600	10034006
186	38-1W-25B-2500	30030925	464	38-1W-26AD-404	10985813
187	38-1W-23DC-200	10276718	465	38-1W-23CA-2201	10274946
188	38-1W-25B-2500	30113423	466	38-1W-26AD-201	10990709
189	38-1W-26AA-3200	10278541	467	38-1W-25B-2900	10277319
190	38-1W-23CD-6400	10276231	468	38-1W-23CD-6300	10276223
191	38-1W-26AA-100	10033644			
192	38-1W-23CA-800	10274791			
			471	38-1W-26AA-737	10979609
194	38-1W-25B-2500	30164959	472	38-1W-25B-2000	30019083
195	38-1W-25B-2000	30015876	473	38-1W-26AB-1107	10828961
196	38-1W-25B-901	10822455	474	38-1W-25BC-90003	10986359
197	38-1W-23DC-100	10276700	475	38-1W-23D-1000	10046960
198	38-1W-23CA-1600	10274871	476	38-1W-26AA-4000	10590015
199	38-1W-25B-2500	30058774	477	38-1W-25BD-200	10822471
200	38-1W-26AC-6900	10279270	478	38-1W-25B-2000	30006801
201	38-1W-26AA-749	10979621	479	38-1W-25B-2000	30045927
202	38-1W-23CA-2200	10274938	480	38-1W-23CA-101	10274725
203	38-1W-25B-2000	30121011	481	38-1W-25B-2701	10277295
204	38-1W-26AA-4300	10569606	482	38-1W-26AB-1014	10279172
205	38-1W-25B-2906	11008422	483	38-1W-25B-2500	30056457
206	38-1W-25B-2500	30071549	484	38-1W-23CD-5300	10276126
207	38-1W-25B-2500	30097356			
			486	38-1W-25B-2500	30139590
209	38-1W-25B-700	10033707			
210	38-1W-26AA-720	10979592	488	38-1W-23CA-2400	10274979
211	38-1W-26AB-103	11012503	489	38-1W-23CD-5800	10276175
213	38-1W-26AA-703	10979575	491	38-1W-26AD-303	10985816
214	38-1W-25B-2901	10600018	492	38-1W-25BD-90006	10988698
215	38-1W-26AA-723	10979595	493	38-1W-26AA-800	10278492
216	38-1W-23D-1200	10984009	494	38-1W-23DC-1900	10276912
217	38-1W-25B-2500	30003740	495	38-1W-23CD-7600	10276347
218	38-1W-26AB-1104	10828938			

219	38-1W-23CA-303	10984661	497	38-1W-23DC-801	10276783
220	38-1W-23CD-6500	10276240			
221	38-1W-25B-2600	10277261	499	38-1W-25B-2000	30043342
222	38-1W-26AA-7001	10985798	500	38-1W-25B-2000	30025521
223	38-1W-25B-2700	10277287	501	38-1W-23CD-700	10275641
224	38-1W-25B-2500	30110653	502	38-1W-23CD-1201	10996580
225	38-1W-25B-2500	30071531	503	38-1W-26AA-752	10979624
226	38-1W-25B-2500	30164551			
227	38-1W-25B-2500	30078035	505	38-1W-25B-2000	30041721
228	38-1W-25B-2000	30011322	506	38-1W-23CA-100	10033199
229	38-1W-25B-2500	30104254	507	38-1W-25B-2800	10277301
230	38-1W-23CA-1601	10617014	508	38-1W-25B-2000	30064101
231	38-1W-26AB-100	10278948	509	38-1W-25B-2500	30034490
232	38-1W-25B-2000	30038483	510	38-1W-25B-2000	30077452
			511	38-1W-25B-2500	30164537
234	38-1W-23DC-2300	10276953	512	38-1W-25D-500	10047056
235	38-1W-23DB-3500	10860582	513	38-1W-25BD-300	10033731
			514	38-1W-26AB-1108	10828979
237	38-1W-26AD-403	10985812	515	38-1W-26AA-2000	10773183
238	38-1W-26AD-305	10985818	516	38-1W-25B-2500	30025481
239	38-1W-26AA-712	10979584	517	38-1W-26AA-702	10979574
240	38-1W-26AA-734	10979606	518	38-1W-25B-2500	30022998
241	38-1W-26AA-5200	10809511	519	38-1W-26AA-708	10979580
242	38-1W-26AB-101	10278954	520	38-1W-25B-2500	31001595
243	38-1W-23CD-6200	10276215	521	38-1W-25B-2000	30023798
244	38-1W-23CA-305	10987051	522	38-1W-26AA-1500	10278689
245	38-1W-26AA-5100	10809503	523		
246	38-1W-25B-2500	30102969	524	38-1W-25B-3601	10568326
247	38-1W-25B-2500	30105102	525	38-1W-23CD-5700	10276167
248	38-1W-23DC-2100	10276939	526	38-1W-26AB-902	10560118
249	38-1W-26AA-735	10979607	527	38-1W-25BC-90008	10986364
250	38-1W-26AB-1105	10828946	528	38-1W-26AA-5502	10976002
251	38-1W-26AA-801	10910999	529	38-1W-26AA-5000	10809498
252	38-1W-26AA-3500	10763551			
253	38-1W-26AA-717	10979589	531	38-1W-25B-2000	30058782
254	38-1W-26AA-722	10979594	532	38-1W-23CA-200	10274733
255	38-1W-25B-2500	30020831	533	38-1W-26AA-745	10979617
256	38-1W-25B-3602	10760799	534	38-1W-26AA-732	10979604
257	38-1W-26AB-200	10278962	535	38-1W-25BC-2000	30120665
258	38-1W-26AA-301	10992848			
259	38-1W-26AD-306	10985819	537	38-1W-25B-2500	30033355
			538	38-1W-25B-2500	30162147
261	38-1W-26AD-300	10278832	539	38-1W-23CD-5600	10276159
262	38-1W-25B-2500	30158420	540	38-1W-25B-2500	30075648

263	38-1W-25B-2000	30027175	541	38-1W-25B-2905	10849040
264	38-1W-26AB-102	10551794	542	38-1W-23CA-2300	10274961
265	38-1W-25B-2500	30152184	543	38-1W-23CA-1000	10274814
266	38-1W-25BC-90006	10986362	544	38-1W-23CA-2100	10274920
267	38-1W-23CD-10600	10807016	545	38-1W-25B-2500	30032123
268	38-1W-26AB-1102	10643972	546	38-1W-26AA-742	10979614
269	38-1W-25BD-90007	10988699	547	38-1W-25B-2500	31001547
270	38-1W-23CD-6000	10276191	548	38-1W-25B-2500	30127585
271	38-1W-26AD-308	10985821	549	38-1W-23DC-3200	10277033
272	38-1W-26AA-4600	10809455	550	38-1W-26AB-1027	10927812
273	38-1W-25B-2500	30134399			
274	38-1W-26AA-2400	10278621	552	38-1W-26AB-1100	10279247
275	38-1W-25B-2500	30009436	553	38-1W-25BD-90003	10988695
			554	38-1W-26AB-1007	10279107
277	38-1W-26AA-709	10979581	555	38-1W-25B-2500	30038621
278	38-1W-23CA-400	10274758	556	38-1W-25B-600	10033693