

CITY OF HERMISTON

DOWNTOWN

URBAN RENEWAL PLAN

AUGUST 2013

Prepared For:
CITY OF HERMISTON, OREGON

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I. INTRODUCTION

The City of Hermiston has recently completed a feasibility study for establishing an Urban Renewal Area in the City's Downtown. The following Urban Renewal Plan (the Plan) and accompanying Report have been prepared to implement the desires of the community to establish an Urban Renewal Area (URA). The area of the URA illustrated in Figure 1 (Section II) was selected to achieve the following purpose.

A. Statement of Purpose

This Plan has been prepared to establish a URA within the City. The purpose of the Plan is to:

- Revitalize the City Center, by alleviating conditions of blight and underinvestment;
- Create public improvements including open space, community meeting space and street improvements;
- Encourage new public and private investment;
- Increase the taxable value of property in the City; and
- Improve the utilization of land within specific areas of the community.

The Plan is designed to be consistent with the Comprehensive Plan and Zoning Regulations adopted by the Hermiston City Council. The Renewal Plan is intended to guide the provision of public facilities and activities necessary for the orderly and proper improvement and redevelopment of the URA. Through implementation of the Plan, economic development will be stimulated by the elimination of blighting conditions, provision of supporting public facilities, and general improvements in the overall appearance, condition, and function of the Downtown, and the URA in its entirety.

The Plan presented in this document meets the requirements of Chapter 457 of the Oregon Revised Statutes. The Plan also complies with other state and local laws pertaining to Urban Renewal plans.

B. Goals and Objectives

The following Goals and Objectives are envisioned for improving the economic health, residential character, transportation functioning, and aesthetic appearance of the URA.

Goal 1: Provide opportunities for public participation in the preparation and adoption of Urban Renewal plans, plan amendments and policies.

Goal 2: Adopt a prudent annual budget to minimize financial risk to the Urban Renewal Agency and the City of Hermiston.

Objective 2.1: Establish Urban Renewal Agency policies to guide strategic financial investments in the Urban Renewal Area based on public benefit, documented financial need, scale of the project and accepted underwriting principles.

Objective 2.2: Evaluate tax increment revenue collections annually to minimize long term impacts to overlapping taxing districts.

Objective 2.3: Secure grant funding from regional, state, federal agencies, and private organizations to implement the Plan and supplement tax increment revenue.

Goal 3: Encourage private investment, development and redevelopment within the Urban Renewal Area.

Goal 4: Promote a vibrant Downtown as the cultural, civic, and local commercial heart of the City through strategic Urban Renewal investments.

C. Plan Administration

The City of Hermiston Urban Renewal Plan consists of the text and exhibits contained in this document and the attached Report. The Plan applies to the specific area outlined in Exhibit 1 and further described in Section II. The Urban Renewal Agency of Hermiston shall administer the Plan in accordance with ORS 457, the Oregon Constitution, and all other applicable laws and ordinances, whether or not specifically referenced in this document.

D. Plan Duration

The Plan projects will be completed in twenty years from the date the Plan becomes effective after approval by the City Council (Project Period). The Plan allows the Agency to issue debt to be repaid with Tax Increment Financing (TIF) revenue up to the end of the Project Period, and therefore payment of such debt may continue after the Project Period. If the projects in this Plan, and any additional projects added to the Plan, are completed earlier, and all indebtedness is paid, the Urban Renewal Agency and the City Council will take action to terminate the Plan at that time.

E. Definitions

1. **Agency** means the Urban Renewal Agency of the City of Hermiston.
2. **Blighted Areas** are areas which, 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 health, safety or welfare of the community. **Blight** shall have the same meaning in this Plan as defined in ORS 457.010.
3. **Boundary** means the geographic and legal limits which encompass the Hermiston URA.
4. **City** means the City of Hermiston Oregon.
5. **City Council** means the Hermiston City Council.
6. **County** means Umatilla County, Oregon.
7. **Lot** means a unit of land that is created by a subdivision or platting of land and recorded in the land records of Umatilla County
8. **Public Improvement Plan** means drawings, development standards and/or objectives designed to guide the improvement of public facilities and services in the Hermiston URA.
9. **ORS** means the Oregon Revised Statutes (State Law and. specifically, Chapter 457. thereof.

10. **Persons** means any individual, family, business, firm association, or corporate entity.
11. **Plan** means the Hermiston Urban Renewal Plan consisting of the text and accompanying exhibits
12. **Project or Activity** means any work or undertaking carried out under ORS 457.170 in an URA and specifically the development or improvement projects described in Section III of this Plan.
13. **Property Owner** means any individual who owns property within the Hermiston URA.
14. **Renewal Area** means the Hermiston URA.
17. **Report** means the report accompanying the Plan prepared pursuant to ORS 457.085(3).
15. **State** means the State of Oregon.
16. **Text** means the Hermiston Urban Renewal Plan Text for the Hermiston Downtown URA.

II. GENERAL DESCRIPTION OF URBAN RENEWAL AREA

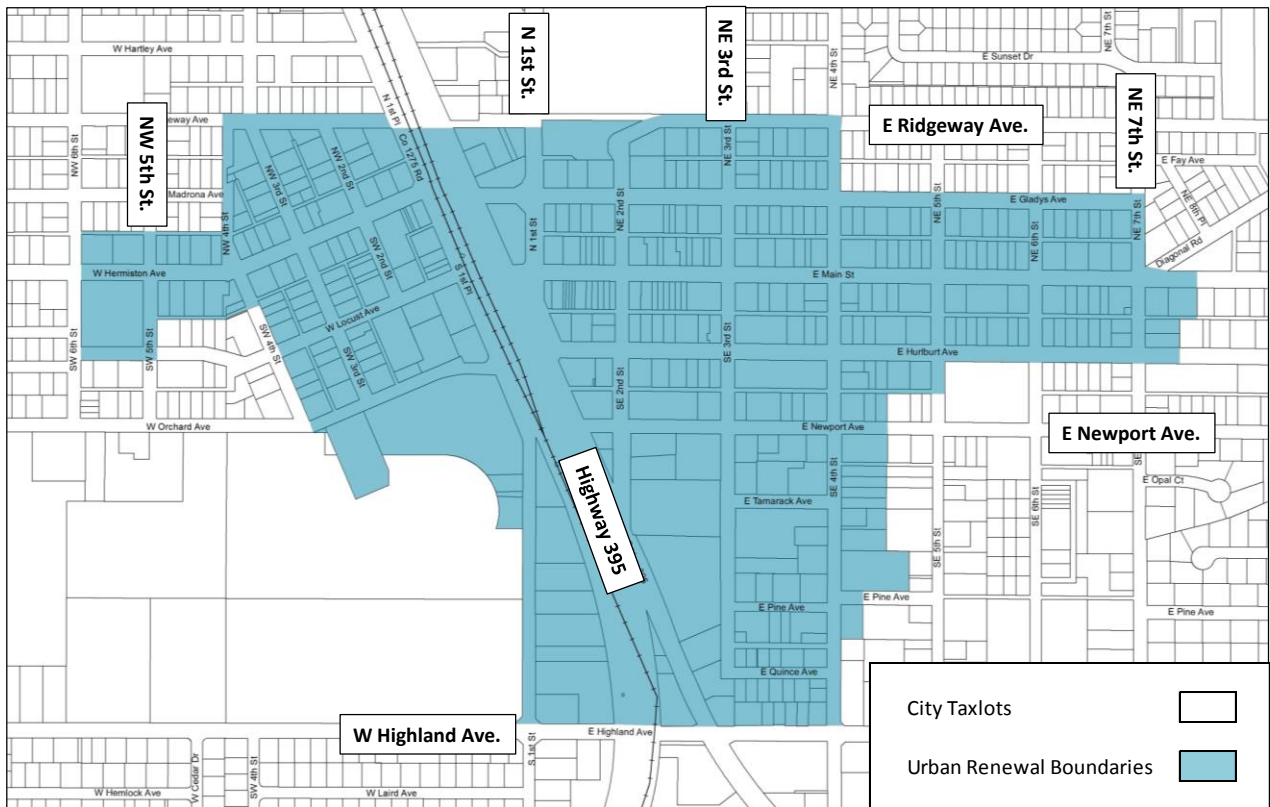
A. Boundary

The City of Hermiston URA includes land within the City of Hermiston, only. A legal description is included in Appendix 1.

The Renewal Area encompasses 399 tax lots and a total of 125.2 acres including existing public street rights of way.

The URA is an irregularly-shaped area located roughly in the central portion of the City of Hermiston, and encompassing its historic Downtown area and adjacent central commercial and residential areas. It is bordered roughly by Highland Avenue to the south, Ridgeway Avenue to the north, NW 6th Avenue to the west, and extends past NE 7th Avenue to the east. The area is bisected by Highway 395, with a larger share of the Area located to the east of the highway.

FIGURE 1: HERMISTON URBAN RENEWAL AREA

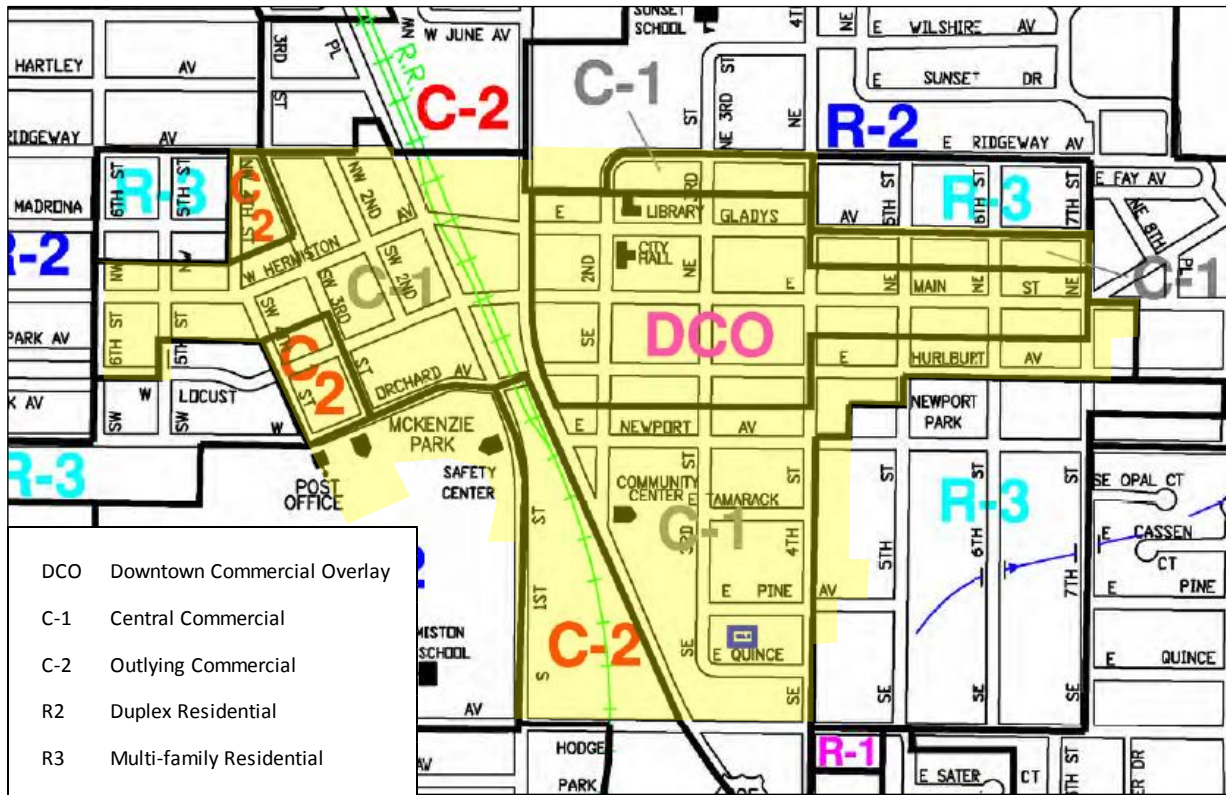


Source: City of Hermiston, Johnson Reid LLC

B. Land Use, Zoning, Development Standards

The Land Use Plan for the URA is based on the City of Hermiston Comprehensive Plan Map and Zoning Map. (See Figure 2). The proposed land uses, maximum densities and building requirements within the URA are consistent with the City's Zoning Maps.

FIGURE 2: ZONING MAP, URBAN RENEWAL AREA



Source: RLIS, City of Hermiston

The use and development of the land within the Hermiston URA shall be governed by the City of Hermiston Comprehensive Plan and Municipal Code. No changes to zoning or zoning standards are anticipated as part of the Plan, or in response to its approval.

The following text provides a brief overview of the included zones and their purpose. The source for complete details on zoning designations within the City and URA shall be the Hermiston Municipal Code, Title XV, Chapter 157.

The land areas within the URA boundary are covered by five different zoning designations. The purpose of each zone and a summary of the existing development standards follows:

1. Downtown Commercial Overlay (DCO)

The purpose of the Downtown Commercial Overlay zone is to create a main street atmosphere in the historic downtown area. It envisions opportunities for infill, redevelopment and new development of a mix of commercial and residential uses. Buildings are generally restricted to 45 feet in height. There are no setback requirements other than when the property abuts a residential zone.

2. Central Commercial (C-1)

The Central Commercial Zone allows a broad range of commercial uses in the central City. Some multi-family residential uses are allowed as Conditional Uses. There is no height restriction except a limit of 35 feet within 150 feet of a residential zone. There are no setback requirements other than when the property abuts a residential zone.

3. Outlying Commercial (C-2)

The Outlying Commercial Zone allows a broad range of commercial uses as in the Central Commercial Zone, but also allows some larger and auto-oriented commercial uses. It is not intended for residential development, but does allow Planned Unit Development as a Conditional Use. Buildings are restricted to 35 feet in height. There are no setback requirements other than when the property abuts a residential zone.

4. Duplex Residential (R-2)

The Duplex Residential zone allows for single-family detached housing as in the R-1 zone, as well as two-family dwellings. Some compatible commercial uses and multi-family dwellings are allowed as Conditional Uses. Buildings are restricted to 35 feet in height. There are required building setbacks.

5. Multi-family Residential (R-3)

The Multi-family Residential zone allows the same uses as in the R-2 zone, as well as multi-family dwellings, bed-and-breakfasts & related lodging, and residential care facilities. Some compatible commercial uses and multi-family dwellings are allowed as Conditional Uses. Buildings are restricted to 35 feet in height. There are required building setbacks and minimum lot sizes.

C. Relationship to Local Objectives

The Plan is supportive of the public goals and objectives of the City of Hermiston and supports the general community vision for the Downtown. The primary sources of public policy addressed by this Plan are the City’s Comprehensive Plan, and the Downtown Plan, as described below:

Comprehensive Plan Policies

This Plan is supportive of the City of Hermiston Comprehensive Plan, addressing the following adopted policies:

POLICY 1: CITIZEN INVOLVEMENT

1. THE CITY OF HERMISTON WILL INSURE THAT CITIZENS HAVE AN ADEQUATE OPPORTUNITY TO BE INVOLVED IN ALL PHASES OF THE PLANNING PROCESS.

POLICY 4: ORDERLY URBAN GROWTH

4. THE CITY OF HERMISTON WILL PROMOTE COMPACT URBAN DEVELOPMENT WITHIN AND ADJACENT TO EXISTING URBAN AREAS TO INSURE EFFICIENT UTILIZATION OF LAND RESOURCES AND FACILITATE ECONOMIC PROVISION OF URBAN FACILITIES AND SERVICES.

POLICY 10: HISTORIC RESOURCES

10. THE CITY OF HERMISTON WILL COOPERATE WITH PRIVATE INTERESTS TO IDENTIFY AND PROTECT HISTORIC RESOURCES AND PRESERVE THE COMMUNITY'S HISTORIC CHARACTER.

POLICY 19: COMMERCIAL DEVELOPMENT

19. THE CITY OF HERMISTON WILL ASSURE THE AVAILABILITY OF A SUFFICIENT SUPPLY OF COMMERCIAL LAND TO ACCOMMODATE 20-YEAR PROJECTED NEED AND STRIVE TO ACHIEVE THE BALANCED DISTRIBUTION OF COMMERCIAL ACTIVITIES IN NEIGHBORHOODS, DOWNTOWN, AND ALONG OUTLYING HIGHWAYS.

POLICY 20: ECONOMIC POLICIES

20. THE CITY OF HERMISTON SUPPORTS ECONOMIC DEVELOPMENT AND JOB GROWTH WHICH WILL DIVERSIFY AND STRENGTHEN THE MIX OF ECONOMIC ACTIVITY IN THE LOCAL MARKETPLACE AND PROVIDE EMPLOYMENT OPPORTUNITIES FOR LOCAL RESIDENTS.

POLICY 21: HOUSING AVAILABILITY AND AFFORDABILITY

21. THE CITY OF HERMISTON WILL ENCOURAGE THE HOME-BUILDING INDUSTRY TO PROVIDE A VARIETY OF HOUSING OPPORTUNITIES IN SUFFICIENT QUANTITIES AT AFFORDABLE PRICES TO MEET THE HOUSING NEEDS OF ITS RESIDENTS.

POLICY 33: ALTERNATIVE TRANSPORTATION

33. THE CITY OF HERMISTON WILL ENCOURAGE AND FACILITATE THE PROVISION OF ALTERNATIVE TRANSPORTATION MODES AND FACILITIES TO REDUCE CONGESTION AND AIR POLLUTION AND IMPROVE RECREATIONAL OPPORTUNITIES. PROVISION OF TRANSPORTATION TO THE HANDICAPPED AND ELDERLY IS A HIGH PRIORITY.

Downtown Plan Goals and Objectives

Over the last decade, the community of Hermiston, including residents, merchants, the City and other stakeholders has actively discussed the condition of the Downtown and broader central city area. Extensive public involvement resulted in a 2008 Downtown Plan, which laid out a vision for the Downtown as the center of community and cultural activities, local commerce, and civic services.

One result of the Downtown Plan was a newly adopted Downtown Commercial Overlay zone which included the following goals relevant to Urban Renewal efforts:

- (A) *Purpose.* The purpose of the downtown commercial overlay zone is to create a main street atmosphere in the historic downtown area. Specific goals are as follows:
- (1) Be prepared to take advantage of opportunities for infill, redevelopment, and new development in downtown;
 - (2) Allow different types of compatible land uses close together to shorten traffic trips and facilitate all modes of transportation such as vehicles, pedestrians and bicycles;
 - (3) Continue vehicle and pedestrian circulation systems that are safe, convenient, attractive and comfortable for pedestrians;
 - (4) Create, maintain and enhance public spaces such as plazas, parks, public buildings and places of assembly to allow events, informal meetings and social interactions with other people;
 - (5) Design and manage parking areas efficiently to provide adequate parking for employees and visitors to downtown and to minimize unnecessary surface parking.
 - (6) Design buildings to a scale that provides aesthetic appeal, pedestrian comfort and compatibility with other uses.

The theme represented by these goals and the Downtown Plan itself is a desire to revitalize the Downtown as the heart of community activity and local business, encourage the use of existing buildings and development of underutilized properties. Public realm improvements are one tool to drawing community and encouraging private property owners to follow with investments of their own.

This Plan is designed to create dedicated resources to begin transportation improvements, create community spaces, and encourage private investment in the URA in keeping with the adopted Downtown Plan and Downtown Commercial Overlay zone.

III. OUTLINE OF PROJECTS & REDEVELOPMENT ACTIVITIES

A. General Redevelopment Outline

The City of Hermiston has activated an urban renewal agency and the Agency has prepared the Plan. The URA is focused on the Downtown Hermiston and surrounding areas. Urban Renewal has been an effective tool for stimulating public and private investment in areas in need of revitalization throughout Oregon. The most effective urban renewal plans are focused with clearly defined goals, objectives and project outcomes.

The Plan outlines a series of public realm investments including transportation, aesthetic, landscaping and other improvements. In addition, there are grant and loan programs to provide incentives and contribute to private property improvements which meet the public goals of the Plan.

The most substantial physical improvements planned are to public infrastructure, such as improving existing streets or parking facilities, as described in more detail below. None of the projects explicitly call for the acquisition, demolition, or clearance of properties in the URA.

However, contributions to private property owners through the grant or loan programs outlined below may involve acquisition, demolition, or clearance actions. In those cases, such actions would be initiated by the private owners themselves, and not the Agency. The Agency reserves the right to determine which if any projects meet sufficient public goals to warrant participation in funding programs.

The following is a description of each of the possible projects.

B. Urban Renewal Projects

1. Festival Street Improvements

Improvement of existing street rights of ways which might include widening, traditional paving, brick or decorative paving, striping, bike lanes, sidewalks, plantings, or any other improvement to public right of way to improve functionality, multi-modal access, marking, parking or aesthetics. The intent of the festival street concept is to create a street improvement which preserves existing street connectivity and functionality for daily use, but which also creates a public gathering space with superior aesthetics, pedestrian access, and display capacity for special and community events. A festival street is easy to transition from vehicular to pedestrian needs for special events.

2. Façade Grants

Grants to private property owners to apply to improvements to publically visible facades. The improvements may include beautification, repair, code compliance, signage, awnings, painting, brickwork, windows and other materials, and any other type of improvements which meet the goals of the Plan. The Urban Renewal Agency shall write program guidelines which specify eligibility and ensure that eligible projects meet the public goals of the Plan.

3. Jump-Start Loans

Loans to private property owners to assist in the physical improvement of new or existing real property in keeping with the goals of encouraging reinvestment, reuse, beautification and new businesses and residents on private property within the Area. The Urban Renewal Agency shall write program guidelines which specify eligibility and ensure that eligible projects meet these or other public goals of the Plan.

4. Parking Improvement

Improvement of public parking lots and/or on-street parking, which may include but is not limited to standard or decorative paving, striping, marking, signage, curbs, dividers, planting strips, entrances and exits, alteration of trash enclosures, alley beautification, implementation of paid parking systems, or any other improvement to public right of way to improve functionality, access, or aesthetics for automobiles, bicycles or any other vehicle type.

5. Signage

Placement of signage within the URA, which may include but is not limited to signage to identify or facilitate the following: the Downtown, the City, streets, parks, public spaces, parking, special events, historical or cultural markers, private entities where improved signage would serve a public good, and any other instance in which public signage would meet the goals of the Plan.

6. Street Lighting

Improvement of lighting within the URA, which may include but is not limited to replacement and repair of old lighting, permanent festive or decorative lighting, lighting of public spaces by means other than traditional street lights, other public lighting which meets the goals of the Plan.

7. Gateway Arches

Construction of one or more gateway arches within the URA which announce the Downtown, City or other relevant subarea; necessary physical improvements to the public right of way to prepare for or otherwise support the construction of such arches.

8. Pathways

Construction or improvement of pathways within the URA for pedestrians, bicycles, and other modes of transportation which may be deemed appropriate. This may include but is not limited to paving, marking, signage, connections to sidewalks and other existing improvements, and other physical improvements to create pathways and facilitate access to them.

9. Landscape Beautification

Improvement of landscaping in the URA including all public spaces, right of way and planting strips. This program may include grants or loans to private property owners for the beautification of landscaping and plantings which are publically visible and meet the goals of the Plan.

10. Cultural Attractions

Physical improvements related to the identification, preservation or promotion of culture, arts, and the historic legacy of the URA. This may include but is not limited to the construction or improvement to cultural markers or signage, landmarks and historical sites, purchase, improvement, or construction of cultural, arts, museum or other historical space within the Area.

11. Administrative Costs

This project includes funding for administration of the Plan and its projects. Administration includes project management, regulatory compliance, debt issuance expenses and consultant and legal expenses.

IV. PROPERTY ACQUISITION AND RELOCATION PLAN

No specific properties are identified for acquisition in this Plan. There is a potential need to purchase additional right-of-way or easements for public use stemming from road, pathway or other public improvements. Such property would be retained for public use and might be purchased at any time during the 20-year life of the Plan. Prior to any acquisition, the Agency shall have approved a Minor Amendment to the Plan to identify the real property to be acquired.

There are no anticipated relocation activities required by the projects as outlined in this Plan. If such necessity arises during the execution of this Plan, all relocation activities will be undertaken and payments made in accordance with the requirements specified in the ORS 35.500 et seq. Prior to any acquisition activity which may require displacement, the Agency will establish a Relocation Policy which will call for the Agency's assistance to those residents and businesses displaced. Such assistance may include providing information regarding suitable locations, payments of moving expenses and other reimbursements, as deemed necessary.

V. METHODS OF FINANCING

A. General Description of Financing Methods

The Agency may borrow money and accept advances, loans, grants and any other form of financial assistance from the federal government, the state, the county or other public body, or from any sources, public or private, for the purposes of undertaking and carrying out the projects and intents of this Plan. This Plan also authorizes any other financing methods, public or private, allowed to an Urban Renewal Agency under ORS 457.

The primary anticipated source of funding for carrying out this Plan and its projects, in part or in whole, is Tax Increment Financing as authorized in Section 1c, Article IX of the Oregon Constitution and ORS 457. This Plan allows for a division of ad valorem taxes under ORS 457.220 to .470 to ORS 457.440.

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

B. Maximum Indebtedness

The limit on maximum indebtedness allowed to the URA by the calculation method described in ORS 457.190(4)(b) is \$50 million.

The maximum indebtedness as set in this Plan shall be \$4,000,000 which is below the maximum limit described above. This amount is the principal of such indebtedness and does not include interest or indebtedness incurred to refund or refinance existing indebtedness.

C. Prior Indebtedness

Any indebtedness permitted by law and incurred by the City or the Urban Renewal Agency in connection with planning and preparation of this Plan may be repaid from tax increment revenues from the Area when and if such funds are available.

VI. URBAN RENEWAL PLAN AMENDMENTS

The Plan anticipates the possibility of both substantial and minor amendments becoming necessary in response to future changes in economic conditions, land use, and other factors. In accordance with ORS 457.220, any substantial amendment to the Plan shall, before being carried out, be approved and recorded in the same manner as called for in the original plans adopted under the requirements of ORS 457.085.

For the purposes of the document, “substantial amendment” means:

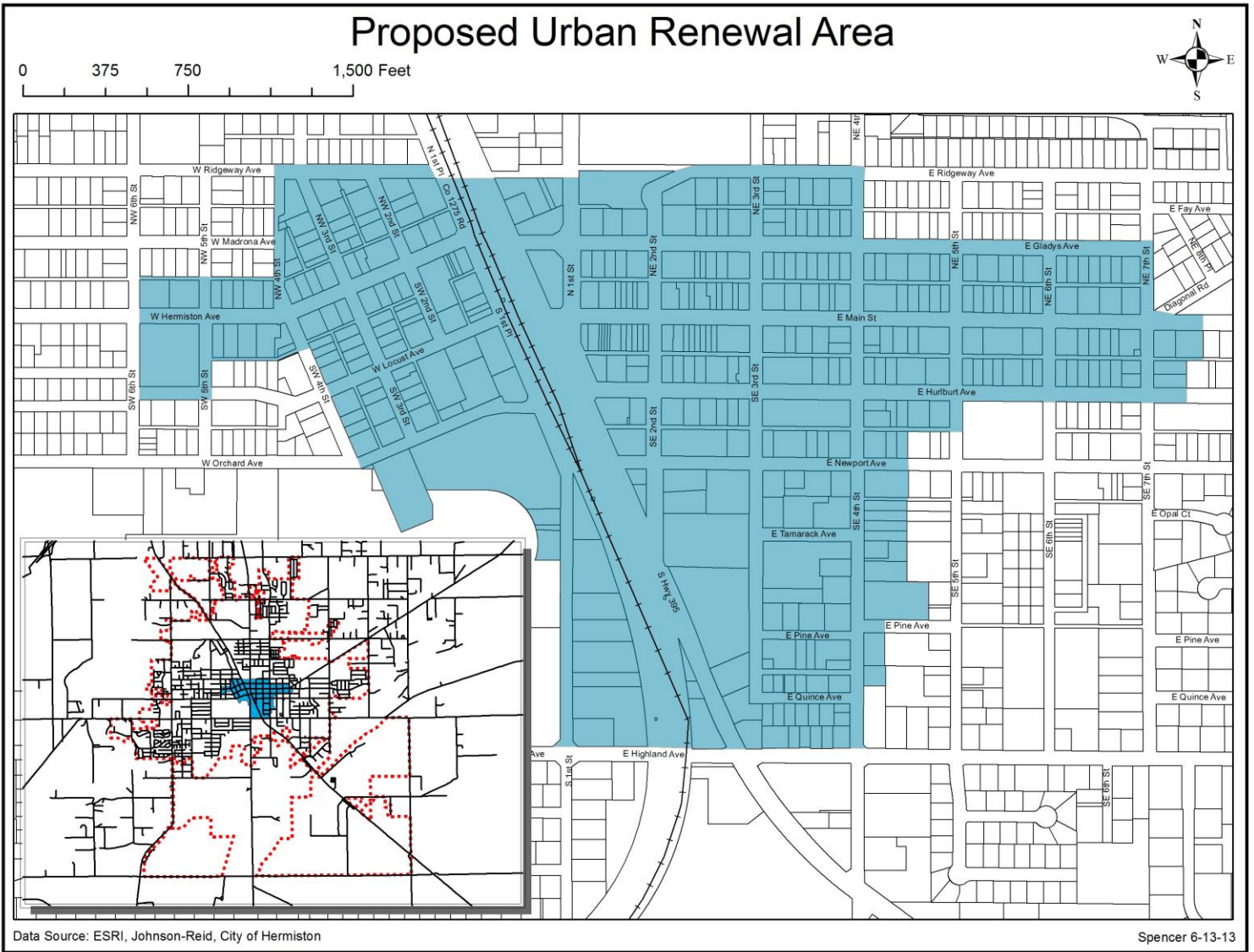
- Adding land to the URA, except for an addition of land that totals not more than one (1) percent of the existing area of the Hermiston URA.
- Increasing the maximum amount of indebtedness that can be issued or incurred under the Plan.
- Additions of a project, other than those specifically listed, that exceed an estimated \$500,000 (in 2013 dollars) in project cost.
- Extending the Project Period (initially 20 years) of the Plan.

All amendments or changes in this Plan which are not Substantial Amendments, as specified above, shall be considered Minor Amendments. Minor amendments to the Plan shall be approved by Resolution of the URA.

Presentation of any amendment to the Urban Renewal Agency or City Council shall be accompanied by the recommendations of staff and/or an advisory group.

Any amendments to planned uses which result from amendment of the underlying Comprehensive Plan designations or Zoning District standards will be considered minor amendments to the Renewal Plan. They are designated minor because the City’s process for Zoning Code and Comprehensive Plan Map amendments requires analysis, public involvement and adoption by Ordinance in a Council public hearing.

URBAN RENEWAL AREA (URA) MAP



APPENDIX 1 – LEGAL DESCRIPTION

Edwards Surveying, LLC
P.O. Box 763
Hermiston, OR 97838
541-567-3336

3/25/13, Revised 7/1/13, Revised 7/31/13

CITY OF HERMISTON URBAN RENEWAL BOUNDARY DESCRIPTION

That portion of Sections 10 and 11, Township 4 North, Range 28 East, Willamette Meridian, Umatilla County, Oregon being described as follows:

Beginning at the southwest corner of Block 3, "NEWPORT ADDITION" to the City of Hermiston and running; thence North along the east line of NE 4th Street 323 feet to a point on the north line of E Ridgeway Ave.; thence West along said north line 770 feet to a point which lies 60 feet north of the northwest corner of Lot 10, Block 11, of the "SUBDIVISION OF LOT "B" of the "PLAT OF HERMISTON" in said Section 11; thence continuing along the north line of E Ridgeway Ave. Southwesterly 103.91 feet to the northeast corner of Lot 1 of "ARMAND LARIVE REPLAT"; thence West 427.24 feet to the northwest corner of said Lot 1. Said point lies 50 feet East of the Quarter Corner common to said Sections 10 and 11; thence South along the east line of N 1st Street 30 feet; thence West parallel with the north line of the Southeast Quarter of said Section 10 a distance of 660 feet to a point on the west line of N 1st Place which is shown as 1st Street on the "PLAT OF HERMISTON" in said Section 10; thence N 23° 50' W along said west line 65.32 feet to a point on the north line of W Ridgeway Ave.; thence West along said north line 704 feet to a point which lies 57 feet north of the northeast corner of Block "A" of the "FIRST ADDITION TO HERMISTON"; thence South along the along the west line of NW 4th Street 513.7 feet to the southeast corner of Lot 12, Block B, of said "FIRST ADDITION"; thence West along the north line of an alley 610 feet to the southwest corner of Lot 6, Block "F" of the "SECOND ADDITION TO HERMISTON"; thence South along the east line of NW and SW 6th Street 558.66 feet to the northwest corner of Block "H" of said "SECOND ADDITION"; thence East along the south line of W Locust Ave. 330 feet to the northwest corner of "TRINITY LUTHERAN REPLAT"; thence North along the east line of SW 5th Street 177.76 feet to the northwest corner of Lot 6, Block "C" of said "FIRST ADDITION"; thence East along the south line of an alley 300 feet to the northeast corner of Lot 1 of said Block "C"; thence North 1 foot, more or less, to the southwest corner of Lot 6, Block 16, of the "PLAT OF HERMISTON" in said Section 10: thence N 68° 06' E along the south line of said Lot 6 and south line projected 159.87 feet to a point on the east line of SW 4th Street; thence S 23° 18' E along said east line 532 feet, more or less, to a point on the north line of W Orchard Ave.; thence Southeasterly 65 feet, more or less, to an angle point in the south line of W Orchard Ave. which lies 30 feet south of the north line of the Southeast Quarter of the Southeast Quarter of said Section 10; thence East parallel with said north line 60 feet, more or less, to a point on the west line of that tract of land deeded to the United States Postal Service on Reel 81, Page 403, Umatilla County Deed Records; thence S 23° 11' E along said west line 313.12 feet to the southwest corner of said USPS tract; thence N 66° 49' E 155.80 feet to the southeast corner of said USPS tract; thence N 0° 12' E along the east line of said USPS tract 63.51 feet; thence continuing along said

east line N 23° 11' W 72.35 feet to a point lying on the north line of that tract of land deeded to Hermiston School District # 8R on instrument #2012-5910357 Umatilla County Deed Records; thence East along said north line 255 feet, more or less, to a point of curve to the right; thence continuing along said north line along a 234.58 radius curve in a southeasterly direction a distance of 463 feet, more or less, to the southwest corner of that tract of land deeded to the City of Hermiston on Reel 366, Page 867, Umatilla County Deed Records; thence S 89° 50' E 115 feet, more or less, to the southeast corner of said City of Hermiston tract; thence South and Southwesterly along the west line of 1st Avenue 856 feet, more or less, to a point on the north line of W Highland Avenue; thence East along said north line 1424 feet, more or less, to a point on the east line of SE 4th Street; thence Northwesterly and North along the east line of said SE 4th Street 291 feet, more or less, to the southwest corner of that tract of land deeded to K. C. Lovell recorded on instrument # 2010-5640441, Umatilla County Deed Records. Said point lies 92 feet south of the northwest corner of Lot 17, Block 15, of "NEWPORT ADDITION"; thence East parallel with the north line of said Lot 17 a distance of 100 feet; thence North parallel with the west line of said Lot 17 a distance of 92 feet to a point on the north line of said Lot 17; thence West along said north line 5 feet to the southwest corner of Lot 7, Block "B" of "DODD ADDITION"; thence North along the west line of said Lot 7 and said west line extended, a distance of 210 feet to a point on the south line of Block "A" of said "DODD ADDITION"; thence East 200 feet to the southeast corner of Lot 4 of said Block "A"; thence North 174 feet to the northeast corner of said Lot 4; thence West 100 feet to the southeast corner of Lot 12, Block 15, of "NEWPORT ADDITION"; thence North along the east line of said Lot 12 and along the east line of Lot 9 of said Block 15 a distance of 368 feet to the northeast corner of said Lot 9; thence northerly 15 feet to the southeast corner of Lot 5 of said Block 15; thence North along the east line of said Lot 5 and along the east line of Lot 12, Block 10, of said "NEWPORT ADDITION" 304 feet to the northeast corner of said Lot 12; thence East along the south line of an alley and said south line extended 250 to a point on the west line of Block 11 which is shown as Newport Park on the plat of "NEWPORT ADDITION"; thence North 141 feet to the northwest corner of said Block 11; thence East along the south line of Hurlburt Avenue 1020 feet to the midpoint of the north line of Lot 5, Block "E" of "HERMISTON ORCHARDS"; thence North 193 feet to the midpoint of the north line of Lot 8, Block "D" of said "HERMISTON ORCHARDS"; thence East along the south line of an alley 75 feet to a point which lies 25 feet east of the northeast corner of said Lot 8; thence North 137.5 feet to a point which lies 25 feet east of the northeast corner of Lot 5 of said Block "D"; thence North 70 feet to a point of the north line of E Main Street; thence West along said north line 225 feet to a point on the east line of NE 7th Street; thence North along said East line 333 feet to a point which lies on the easterly extension of the north line of Gladys Avenue; thence West along said easterly extension and along said north line 1318.8 feet to the point of beginning.

