URBAN RENEWAL PLAN
CAMPUSTOWN URBAN RENEWAL AREA

CITY OF AMES, IOWA

November 12, 2013

Amended November__ 2026

I. INTRODUCTION

Chapter 403 of the Code of Iowa authorizes cities to establish areas within their boundaries known as "urban renewal areas," and to exercise special powers within these areas.

The process by which an economic development urban renewal area may be created begins with the preparation of an urban renewal plan for a proposed geographic area. An amendment to the URA and Plan shall follow the same procedures.

In addition to defining an area, Iowa Code requires preparation of a Plan identifying the purpose of the URA and the types of projects and activities that will occur within the URA. An amendment to the URA and Plan shall follow the same procedures.

Initially, the Campustown Urban Renewal Area (URA) was established at the request of a developer for economic development purposes. The URA is proposed to be expanded in area and purpose through the amendment. The amendment is necessitated to include sites for new housing opportunities near Iowa State University that create the need for additional improvements that were not included in the original Plan. The Campustown URA is also expanded to include commercial areas that make up the historical Campustown business district. The purpose of the Campustown Urban Renewal Area is being expanded beyond solely economic development purposes to also include removal of slum and blight. The combination of facilitating redevelopment to remediate Slum and Blight and to expand housing opportunities for economic development purposes will better align with the City's objectives and better serve the area's growing population.

Chapter 15A of the Code of Iowa declares that economic development is a "public purpose" and authorizes local governments to make grants, loans, guarantees, tax incentives and other financial assistance to private enterprise. The statute defines "economic development" as including public investment involving the creation of new jobs and income or the retention of existing jobs and income that would otherwise be lost.

A City's Plan and Zoning Commission must review the plan and inform the City Council if it is consistent with the City's general plan, for Ames this is Ames Plan 2040. All affected counties and school districts must be notified and given an opportunity to comment on the plan. The City Council must hold a public hearing on the urban renewal plan, following which, the Council may approve the plan.

This document is intended to serve as the Urban Renewal Plan for an urban renewal area to be known as the Campustown Urban Renewal Area (the "Urban Renewal Area"). It is intended that this Urban Renewal Plan will guide the City in promoting economic development by private enterprises and the construction of public improvements and facilities. These combined activities will assist in the removal of slum and blight and further the City's economic development goals, including the provision of housing. This document is an Urban Renewal Plan within the meaning of Chapter 403 of the Code of Iowa, and it sets out the proposed projects to be undertaken within the Urban Renewal Area.

II. DESCRIPTION OF URBAN RENEWAL AREA

The Campustown Urban Renewal Area will include approximately 64 acres of land. The area is located south of the Iowa State University Campus and approximately 1 mile to the northwest along Ontario Street, connected by the Lincoln Way, Hyland, and Ontario/E 13th Street rights-of-way, as depicted in Attachment A. A legal description of the property is attached hereto as Exhibit B.

III. AREA DESIGNATION

The Urban Renewal Area is being designated with a mixed designation. The URA is designated as both an economic development area appropriate for the promotion of commercial and residential development and as an area in which blighted conditions exist and is suitable for remediation activities.

Appropriateness for commercial and residential development is based upon the City's Comprehensive Plan and zoning designations.

Blight conditions apply to a subset of properties within the overall area that meet the Code of Iowa definition of blight. Properties along Chamberlain, Lincoln Way, Stanton, Welch and Hayward, consist of outdated and deteriorated buildings and deteriorated and nonconforming site improvements. Several properties on Welch Avenue and Lincoln Way are vacant and/or abandoned. Properties along Sheldon face redevelopment issues due to their configuration versus contemporary building requirements.

IV. BASE VALUE

If the Urban Renewal Area is legally established, and a Tax Increment Financing (TIF) ordinance is adopted, then the "base value" of the Area will be the assessed value of the taxable property within the TIF Ordinance area as of January 1 of the calendar year preceding the calendar year in which the City first certifies the amount of any debt to the Area pursuant to Iowa Code Section 403.19. The base value will be determined independently for each Tax Increment Financing Ordinance adopted to implement the Plan.

V. URBAN RENEWAL OBJECTIVES

The primary objectives for development within the Urban Renewal Area are:

1. To contribute to a diversified, well-balanced local economy by creating job opportunities and strengthening the property tax base.

2. To stimulate private investment in the area known as Campustown through public action and commitment, and to encourage job retention, growth and expansion through the use of various incentives.

3. To provide tax increment incentives in the form of economic development payments or other methods authorized by state law.

4. To help finance the cost of constructing public facilities and infrastructure and improvements in support of commercial and residential development, including but not limited to road projects, water, sanitary sewer, public space, parking, stormwater drainage, and public utilities.

5. To promote development utilizing any other objectives allowed by Chapter 403 of the *Code of Iowa*.

6. To increase the availability of housing opportunities, which may in turn attract and retain local industries and commercial enterprises that will strengthen and revitalize the economy of the State of Iowa and the City of Ames.

7. To stimulate, through public action and commitment, private investment in new housing and residential development, and nearby commercial development.

8. To plan for and provide sufficient land for residential development in a manner that is efficient from the standpoint of providing municipal services.

VI. RENEWAL PROJECTS AND ACTIVITES

The purpose of this Urban Renewal Plan is to facilitate and complement redevelopment in the Urban Core of Ames and other future redevelopment and infill projects consistent with City plans and zoning. To this end the City may engage in planning and design studies, acquire property, provide private development incentives of grants, property tax rebates, or loans, apply or implement building and property maintenance programs for remediation of or prevention of blight, and finance and construct, repair, or rehabilitate public improvements. Nothing in this section should be construed as limiting the range or types of activities or powers granted to the City under Chapter 403 or any other provisions of the Code of Iowa in furtherance of the Urban Renewal Plan.

The original purpose of the Urban Renewal Plan was a response by the City to a request from a developer known as Kingland Systems related to the construction of a facility for retail and office uses on property located within the Urban Renewal Area. Review of the proposed project by the developer and City staff has determined that financial assistance is required to make the project economically viable. The Kingland Systems project has since been completed, however additional projects are needed to achieve the overall purpose of the Urban Renewal Area.

Projects and Activities	Estimated Date*	Estimated Cost*	Rationale
Chamberlain Street Public Infrastructure and Reconstruction, for all associated improvements within the right-of-way	2027-2040	$1,400,000	To provide infrastructure necessary to support development of the area including reconstruction/ rehabilitation to restore the structural integrity of the roadway and sidewalks. May include related utility upgrades as well.
Hyland and 13th Street Intersection Public Improvements for Reconstruction generally from Hyland to the Union	2027-2040	$900,000	To provide infrastructure necessary to support development of the area including reconstruction/rehabilitatio

Pacific Railroad Bridge for all associated improvements within the right-of-way			n to improve the conditions and operations of the intersection
Lincoln Way Public Infrastructure and Reconstruction for all associated improvements within the right-of-way	2027-2029	3,800,000	To provide infrastructure necessary to support development of the area including reconstruction/ rehabilitation to restore the structural integrity of the roadway and sidewalks. May include related utility upgrades as well.
Developer Rebate for Scholl Road Public Improvements of Reconstruction North of 13th Street to the South edge of the Railroad Right-of-way	2027-2040	$870,000	To provide infrastructure necessary to support development of the area including reconstruction/ rehabilitation to restore the structural integrity of the roadway
Campustown Other Public Improvements (construction, reconstruction and rehabilitation of public improvements and enhancements such as paving, streetscape, lighting, trash and recycling, sidewalks, parking, public space, storm water, other similar	2027-2040	$3,000,000 - $5,200,000	To provide enhancements to the environment to spur investment in and redevelopment of the area

private/public infrastructure)			
Economic Development Grants (examples include, but not limited to, improvement grants and loans for private small businesses and redevelopments, including but not limited blight elimination, vacant ground commercial storefront business improvements, building rehabilitation and construction, and site improvements)	2027-2050	$250,000 – $2,000,000	To provide financial incentive to spur business investment and existing building improvements in the area
Economic Development Rebate to Developers for redevelopment of properties within the Campustown area south of Lincoln Way.	2027-2050	$19,000,000	To provide financial incentives to spur building improvements and redevelopment of commercial, mixed use, and high density residential development.
Planning and Engineering Studies; Attorney Fees; and other related costs of planning for and implementing projects.	2027-2050	$1,000,000	Support of Urban Renewal Projects and Planning that in turn support improvements of the area
Total		$34,170,000*	

*Final Dates and Cost may vary based upon timing and actual project scope.

VII. CITY DEVELOPMENT PLANS AND POLICIES

The City has a general plan for the physical development of the City, as outlined in a comprehensive plan, Ames Plan 2040, adopted December 2021. The goals and objectives of this Urban Renewal Plan, including the urban renewal projects, are in conformity with the City's Comprehensive Plan.

Ames Plan 2040 designates the portion of the URA south of Lincoln Way as Core, a designation that applies to the City's two central districts, downtown and Campustown. The goals for this designation reinforce the goals of the URA, to maintain their status as central districts and support their growth:

- Maintain status as significant centers of public life and community.
- Continue to provide opportunities for business innovation and small business.
- Expand with a variety of new uses, including living environments, into underutilized surrounding areas, while reinforcing adjacent neighborhoods.

The Plan further states that to meet these goals, the Development Guidelines support redevelopment and public investment in these areas:

- Continued investment and updating of the public environment as community destinations.
- Improvement of routes and facilities for alternative transportation, including bicycle infrastructure and parking; and comfortable and direct connections to the city shared use path system.
- Support for continued urban commercial and mixed-use development.
- Support high intensity floor area ratios and minimum development intensity standards.
- Avoid prominent surface parking lots and plan for structured parking with new development and redevelopment.

Specific Public Actions the Plan outlines towards these goals include allowing high intensity infill development options that meet street level design objectives.

Ames Plan 2040 includes Redirection areas, or areas where changes in use or development patterns are anticipated over the next 20 years and that are opportunities for major redevelopment. While the portion of the URA north of Ontario is designated as Civic – University by Ames Plan 2040 as it was previously owned by Iowa State University, the Plan states that the Redirection area goals and policies apply to government-owned lands that are no longer used for government

purposes. Change in these areas to urban uses that address housing and development goals of the City are supported by the Comprehensive Plan.

Specific Public Actions identified by the Plan for Redirection areas that supports the URA designation are to:

- Identify potential development incentives necessary to realize the goal for redevelopment areas, including public improvements, assistance with land assembly where possible and site preparation, and tax increment financing for redirection projects that meet city development priorities.

- Monitor infrastructure quality and availability with potential redevelopment in redirection areas. Evaluate infrastructure to determine capacity to support land use intensification.

VIII. TAX INCREMENT FINANCING PROCEDURES

Under the Iowa Urban Renewal Law, in order to assist in the development of new private enterprises, the City may be requested to provide a property tax incentive in the form of an agreement that returns certain incremental property tax revenues to a developer as economic development payments. As part of the establishment of an urban renewal area, the City will adopt an ordinance to create a tax increment district (the "TIF District"), within which the property taxes eventually paid by new private development will be used to pay costs of urban renewal projects, including economic development agreements. The use of these tax revenues in this manner is known as tax increment financing ("TIF").

Depending on the date on which a TIF District is legally established and the date on which debt is initially certified within a TIF District, an original taxable valuation is established for the property within a TIF District, which is known as the "base valuation." The "base valuation" is the assessed value of the taxable property in a TIF District as of January 1 of the calendar year preceding the calendar year in which a City first certifies the amount of any obligations payable from TIF revenues to be generated within that TIF District. When the value of the property inside a TIF District increases by virtue of new construction or any other reason, the difference between the base valuation and the new property value is the "tax increment" or "incremental value."

Procedurally, after tax increment debt has been incurred within a TIF District, property taxes levied by the city, the county, the school district and the area college against the incremental value, with the exception of taxes levied to repay debt incurred by those jurisdictions and the school district physical plant and equipment and instructional support levies, are allocated by state law to the City's tax increment fund rather than to each jurisdiction. These new tax dollars are then used to repay any tax increment obligations incurred in the Urban Renewal Area.

Review of the proposed projects by City has resulted in a determination that financial assistance is likely required in order to make the projects financially viable through the use of Tax Increment Financing outlined in Chapter 403 of the Code of Iowa for public improvements and private development.

The City may itself finance public facilities and improvements with Tax Increment Financing (TIF) in accordance with the projects described above.

Additionally, the City intends to enter into a Tax Increment Financing (TIF) rebate agreement with private developers for projects that meet the objectives of the plan. This may include a rebate of up to 100 percent of eligible incremental property taxes for the maximum allowed number of years per project Any commitments to Development Agreements with TIF rebates will include a non-appropriation clause so as to not constitute debt to the City. Use of TIF may also be a loan or forgivable loan.

IX. General Obligation Bonds

The Iowa Urban Renewal Law also allows a municipality the authority to issue and sell general obligation bonds for specified essential and general corporate purposes, including the acquisition and construction of certain public improvements and facilities within the Area.

X. PROPERTY ACQUISTION/DISPOSITION

The City may acquire property within the area for purposes and objectives consistent with this Plan, which may include the use of eminent domain, as allowed under Chapter 403 and 6A. The City will follow any applicable requirements for the acquisition and disposition of property within the Urban Renewal Area.

XI. EFFECTIVE PERIOD

This Urban Renewal Plan will become effective upon its adoption by the City Council and will remain in effect until it is repealed by the City Council. State law allows the collection of incremental property taxes generated within the Urban Renewal Area for the existing TIF Area for 20 years and for new TIF Areas created to address slum and blight for the life of the Plan. State law allows the collection of incremental property taxes generated within the Urban Renewal Area to continue with no statutory sunset when an Urban Renewal Area's purpose is to address slum and blighted areas. Each project or activity to which incremental property tax revenues will be devoted will be subject to such restrictions as may be deemed necessary and appropriate by the City Council

XII. PLAN AMENDMENTS

This Urban Renewal Plan may be amended in accordance with the procedures set forth in Chapter 403 of the Code of Iowa in order to carry out any purposes consistent with state law.

XIII. CITY DEBT INFORMATION

Chapter 403 of the Code of Iowa requires that any urban renewal plan include certain information with respect to City general obligation debt, ability to incur additional debt and the amount of proposed tax increment debt to be incurred.

1.	Current Constitutional Debt Limit	$364,431,710
2.	Current outstanding general obligation debt	$119,520,000
3.	Proposed amount of indebtedness to be incurred: A specific amount of debt to be incurred for the Eligible Urban Renewal Projects has not yet been determined. This document is for planning purposes only. The estimated project costs in this Plan are estimates only and will be incurred and spent over a number of years. In no event will the City's constitutional debt limit be exceeded. The City Council will consider each project proposal on a case-by-case basis to determine if it is in the City's best interest to participate before approving an urban renewal project or expense. It is further expected that such indebtedness, including interest on the same, may be financed in whole or in part with tax increment revenues from the Urban Renewal Area. Subject to the foregoing, it is estimated that the cost of the Eligible Urban Renewal Projects as described above will be approximately $34,170,000 as stated in the next column:	$34,170,000 (This amount does not include costs related to financing.)

XIV. SEVERABILITY CLAUSE

If any part of the Plan is determined to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity of the Plan as a whole, or any part of the Plan not determined to be invalid or unconstitutional.

EXHIBIT A
Legal Description

CAMPUSTOWN URBAN RENEWAL AREA

BEGINNING AT A POINT AT THE INTERSECTION OF LINCOLN WAY AND LYNN AVENUE, BEING ALSO A POINT ON THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 83, RANGE 24 WEST OF THE 5TH P.M., STORY COUNTY, IOWA, THENCE EAST ALONG SAID NORTH LINE 10 FEET, THENCE SOUTH APPROXIMATELY 534 FEET ALONG THE EAST RIGHT-OF-WAY LINE OF SAID LYNN AVENUE, THENCE WEST APPROXIMATELY 50 FEET TO THE SOUTHEAST CORNER OF THE NORTH 45 FEET OF SUBLOT 5, GREER'S SUBDIVISION OF LOT 24, PARKER'S ADDITION SUBDIVISION (BOOK 533, PAGE 314), THENCE S89°24'05"W 153.58 FEET TO THE SOUTHWEST CORNER OF THE NORTH 46 FEET OF SAID SUBLOT 5, THENCE S00°46'07"E 10.9 FEET TO THE SOUTHEAST CORNER OF SAID SUBLOT 5, THENCE N89°40'05"W 18.46 FEET TO THE NORTHWEST CORNER OF THE EAST 172 FEET OF LOT 17, PARKER'S ADDITION (BOOK 533, PAGE 314), ALSO BEING THE NORTHWEST CORNER OF PARCEL Y, PARKER'S ADDITION (INSTR. 2007-00004895), THENCE S00°51'07"E 73.85 FEET TO THE SOUTHWEST CORNER OF SAID EAST 172 FEET OF LOT 17, THENCE S89°32'49"W ON THE SOUTH LINE OF PARCEL S (SLIDE 110 PAGE 1) APPROXIMATELY 330 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF STANTON AVENUE, THENCE SOUTH APPROXIMATELY 95 FEET ALONG SAID EAST RIGHT-OF-WAY LINE, THENCE WEST APPROXIMATELY 64 FEET TO THE SOUTHEAST CORNER OF LOT 2 OF THE TERRA FIRMA SUBDIVISION, SECOND ADDITION (INSTR. 2002-08726), THENCE N89°46'08"W APPROXIMATELY 189.41 FEET TO A POINT ALONG THE EAST LINE OF LOT 8, BLOCK 1, BEARDSHEAR'S ADDITION, THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 8 AND THE EAST LINE OF LOT 9, BLOCK 1, OF SAID BEARDSHEAR'S ADDITION, APPROXIMATELY 106 FEET TO THE SOUTHEAST CORNER OF THE NORTH 60 FEET OF SAID LOT 9, THENCE WEST ALONG THE SOUTH LINE OF THE NORTH 60 FEET OF LOT 9, BLOCK 1, OF SAID BEARDSHEAR'S ADDITION, APPROXIMATELY 190 FEET TO A POINT ALONG THE EAST RIGHT-OF-WAY LINE OF THE WELCH AVENUE RIGHT-OF-WAY, THENCE SOUTH APPROXIMATELY 200 FEET ALONG SAID EAST RIGHT-OF-WAY LINE, THENCE WEST APPROXIMATELY 66 FEET TO THE SOUTHEAST CORNER OF LOT 1, BLOCK 2, OF SAID BEARDSHEAR'S ADDITION, THENCE WEST APPROXIMATELY 200 FEET ALONG THE SOUTH LINE OF SAID LOT 1 TO A POINT ALONG THE WEST LINE OF THE NORTH SOUTH ALLEY IN BLOCK 2 OF SAID BEARDSHEAR'S ADDITION, THENCE NORTH APPROXIMATELY 156 FEET ALONG SAID WEST LINE TO THE SOUTHEAST CORNER OF LOT 1, BLOCK 3, OF BEARDSHEAR'S ADDITION AND WALTERS SUBDIVISION, BEING ALSO A POINT ALONG THE NORTH RIGHT-OF-WAY LINE OF HUNT STREET, THENCE WEST APPROXIMATELY 247.75 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO A POINT ALONG THE WEST RIGHT-OF-WAY LINE OF HAYWARD AVENUE, THENCE NORTH APPROXIMATELY 90 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO THE SOUTHEAST CORNER OF PARCEL H OF THE

NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 83, RANGE 24 (INSTR. 2011-01578), THENCE N89°49’44”W 396.4 FEET ALONG THE SOUTH LINE OF SAID PARCEL H, THENCE S0°18’59”E 8 FEET ALONG THE SOUTH LINE OF SAID PARCEL H, THENCE N89°49’44”W 121.44 FEET ALONG THE SOUTH LINE OF SAID PARCEL H, THENCE S0°18’59”E 84 FEET ALONG THE SOUTH LINE OF SAID PARCEL H, THENCE N89°49’43”W 88.15 FEET ALONG THE SOUTH LINE OF SAID PARCEL H TO THE SOUTHWEST CORNER THEREOF, THENCE WEST APPROXIMATELY 63 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF S SHELDON AVENUE, THENCE NORTH APPROXIMATELY 564 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT ALONG THE SOUTH LINE OF PARCEL M, NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 9 AND LEE’S SUBDIVISION (INSTR. 2017-02490), THENCE N89°56’40”W 87 FEET ALONG THE SOUTH LINE OF SAID PARCEL M, THENCE N00°14’58”W 7.00 FEET ALONG THE SOUTH LINE OF SAID PARCEL M, THENCE N89°55’42”W 199.76 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL M, THENCE WEST APPROXIMATELY 60 FEET TO THE WEST RIGHT-OF-WAY LINE OF SOUTH HYLAND AVENUE, THENCE NORTH APPROXIMATELY 323 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO THE SOUTHEAST CORNER OF LOT 30, ATHLETIC PARK ADDITION, BEING ALSO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF LINCOLN WAY, THENCE NORTH ALONG THE WEST HYLAND AVENUE RIGHT-OF-WAY LINE APPROXIMATELY 4,229 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF ONTARIO STREET, BEING ALSO THE NORTHEAST CORNER OF LOT 3, BLOCK 1, HYLAND HEIGHTS ADDITION, THENCE WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF ONTARIO STREET APPROXIMATELY 3,552 FEET TO THE NORTHEAST CORNER OF LOT 2 OF THE DEL SUBDIVISION, THENCE NORTH APPROXIMATELY 42 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, THENCE WEST APPROXIMATELY 43 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, THENCE NORTH APPROXIMATELY 513 FEET TO THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER LYING SOUTH OF THE RIGHT-OF-WAY OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY, THENCE EAST APPROXIMATELY 1,713 FEET ALONG THE SOUTH LINE OF SAID RAILWAY RIGHT-OF-WAY TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF MINNESOTA AVENUE, THENCE SOUTH APPROXIMATELY 342 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID ONTARIO STREET, ALSO BEING THE SOUTHWEST CORNER OF LOT 23 OF THE ORCHARD VILLAGE 1ST ADDITION, THENCE EAST APPROXIMATELY 2,422 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID ONTARIO STREET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID CHICAGO AND NORTHWESTERN RAILWAY COMPANY, THENCE EAST APPROXIMATELY 241 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 13TH STREET, THENCE WEST APPROXIMATELY 701 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE OF 13TH STREET TO A POINT ALONG THE EAST HYLAND AVENUE RIGHT-OF-WAY LINE, THENCE SOUTH ALONG SAID HYLAND AVENUE EAST RIGHT-OF-WAY LINE APPROXIMATELY 4,234 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF LINCOLN WAY, THENCE SOUTH APPROXIMATELY 33 FEET TO A POINT ON THE CENTERLINE OF SAID LINCOLN WAY, THENCE EAST ALONG THE CENTERLINE OF

SAID LINCOLN WAY APPROXIMATELY 2,460 FEET TO A POINT AT THE INTERSECTION OF LINCOLN WAY AND LYNN AVENUE, BEING ALSO THE POINT OF BEGINNING.

Lincoln Way Right extending from the west edge of Sheldon Avenue 4,400 feet to the east past the intersection with Beach Avenue, inclusive of intersections with Lincoln Way

Exhibit B URA Boundary

