

No. 2013-R-1

\$2,214,429.36

UNITED STATES OF AMERICA  
STATE OF OREGON

DOWNTOWN URBAN RENEWAL AREA,  
AN URBAN RENEWAL AREA OF THE OREGON CITY URBAN RENEWAL COMMISSION  
OF THE CITY OF OREGON CITY, OREGON

OREGON CITY URBAN RENEWAL COMMISSION  
URBAN RENEWAL REVENUE BOND  
SERIES 2013 (FEDERALLY TAXABLE)

**DATED**  
**DATE**

**INTEREST RATE**  
**PER ANNUM**

**MATURITY**  
**DATE**

January 31, 2013

[ \_\_\_\_\_ ]

February 1, 2023

**REGISTERED OWNER: -- U.S. BANK NATIONAL ASSOCIATION**

**PRINCIPAL AMOUNT: TWO MILLION TWO HUNDRED FOURTEEN THOUSAND FOUR HUNDRED TWENTY-NINE AND 36/100 DOLLARS (\$2,214,429.36)**

The Oregon City Urban Renewal Commission of the City of Oregon City, Oregon (the “Agency”), for value received acknowledges itself indebted and hereby promises to pay to the order of U.S. Bank National Association (the “Bank”) as the Registered Owner of this Bond, the principal amount of TWO MILLION TWO HUNDRED FOURTEEN THOUSAND FOUR HUNDRED TWENTY-NINE AND 36/100 DOLLARS (\$2,214,429.36) (the “Principal Amount”). The Principal Amount, less the sum of all principal repayments (the “Outstanding 2013 Taxable Bond Balance”), shall bear interest at the Interest Rate set forth above, subject to adjustment, as provided in the Bond Purchase Agreement dated as of even date herewith between the Bank and the Agency (the “2013 Bond Purchase Agreement”). Interest on this Urban Renewal Revenue Bond, Series 2013 (Federally Taxable)(the “2013 Taxable Bond”), shall be calculated on a 30/360 day year. This 2013 Taxable Bond shall be payable in semi-annual installments of principal and interest as set forth in the Payment Schedule attached hereto, and as provided in the Second Supplement to the Master Urban Renewal Tax Increment Revenue Bond Declaration (the “Second Supplemental Bond Declaration”) and the 2013 Bond Purchase Agreement. Capitalized terms used in this 2013 Taxable Bond have the meanings defined for such terms in the Master Urban Renewal Tax Increment Revenue Bond Declaration (the “Master Bond Declaration”), the Second Supplemental Bond Declaration and the 2013 Bond Purchase Agreement. The Outstanding 2013 Taxable Bond Balance shall be due and payable on the Maturity Date.

This 2013 Taxable Bond is an obligation of the Agency payable solely from the Tax Increment Revenues and the Security, as defined in and only to the extent provided in the Master Bond Declaration and the Second Supplemental Bond Declaration. The Second Supplemental Bond Declaration, the 2013 Bond Purchase Agreement and this 2013 Taxable Bond are authorized by Resolution No. UR13-01 adopted by the Agency on January 16, 2013. The Master Bond Declaration is authorized by Resolution No. 08-03 dated June 18, 2008 and as supplemented by Resolution No. 08-05 dated July 16, 2008 (collectively, Resolution No. UR13-01, Resolution No. 08-03 and Resolution No. 08-05 are referred to herein as the “Resolutions”).

This 2013 Taxable Bond has been executed pursuant to the Second Supplemental Bond Declaration, the Master Bond Declaration and the 2013 Bond Purchase Agreement.

If an Event of Default occurs, to the extent permitted by law, the Bank may exercise any remedy available at law or in equity (except for acceleration), from the date of the Event of Default to the date of payment, and exercise other remedies as provided in the Second Supplemental Bond Declaration, the Master Bond Declaration and the 2013 Bond Purchase Agreement.

This 2013 Taxable Bond is executed by the Agency for the purpose of refinancing a portion of the principal amount outstanding under the Agency's Amended and Restated Urban Renewal Revenue Bond Anticipation Note, Series 2010 (Note No. 2010-1) in the principal amount of up to \$10,000,000, as described in the Second Supplemental Bond Declaration and in full and strict accordance and compliance with all of the provisions of the Oregon Constitution and Statutes of the State of Oregon.

The Outstanding 2013 Taxable Bond Balance may be prepaid, at the option of the Agency, in whole or in part, without premium or penalty, as provided in the Second Supplemental Bond Declaration and the 2013 Bond Purchase Agreement.

IT IS HEREBY CERTIFIED, RECITED, AND DECLARED that all conditions, acts, and things required to exist, to happen, and to be performed precedent to and in the issuance of this 2013 Taxable Bond have existed, have happened, and have been performed in due time, form, and manner as required by the Oregon Constitution and Statutes of the State of Oregon; and that this 2013 Taxable Bond and all other obligations of the Agency, are within every debt limitation and other limit prescribed by such Constitution and Statutes.

IN WITNESS WHEREOF, the Agency has caused this 2013 Taxable Bond to be signed on its behalf by an Authorized Representative, on the 31<sup>st</sup> day of January 2013.

**OREGON CITY URBAN RENEWAL COMMISSION OF  
THE CITY OF OREGON CITY, OREGON**

By: \_\_\_\_\_  
Wyatt Parno, Finance Director

## 2013 TAXABLE BOND

### PAYMENT SCHEDULE

Issuer:	Oregon City Urban Renewal Commission			
Issue:	\$2,214,429.36 Taxable 10 year term financing			
*Dated Date:	31-Jan-13			
*Closing Date:	31-Jan-13			
Ttl Principal:	\$2,214,429.36			Total
Payment Dates	*Principal	*Rate	Interest	Debt Service
August 1, 2013		4.5500%	\$50,378.27	\$50,378.27
February 1, 2014	\$221,443.00	4.5500%	\$50,378.27	\$271,821.27
August 1, 2014		4.5500%	\$45,340.44	\$45,340.44
February 1, 2015	\$221,443.00	4.5500%	\$45,340.44	\$266,783.44
August 1, 2015		4.5500%	\$40,302.61	\$40,302.61
February 1, 2016	\$221,443.00	4.5500%	\$40,302.61	\$261,745.61
August 1, 2016		4.5500%	\$35,264.78	\$35,264.78
February 1, 2017	\$221,443.00	4.5500%	\$35,264.78	\$256,707.78
August 1, 2017		4.5500%	\$30,226.95	\$30,226.95
February 1, 2018	\$221,443.00	4.5500%	\$30,226.95	\$251,669.95
August 1, 2018		4.5500%	\$25,189.13	\$25,189.13
February 1, 2019	\$221,443.00	4.5500%	\$25,189.13	\$246,632.13
August 1, 2019		4.5500%	\$20,151.30	\$20,151.30
February 1, 2020	\$221,443.00	4.5500%	\$20,151.30	\$241,594.30
August 1, 2020		4.5500%	\$15,113.47	\$15,113.47
February 1, 2021	\$221,443.00	4.5500%	\$15,113.47	\$236,556.47
August 1, 2021		4.5500%	\$10,075.64	\$10,075.64
February 1, 2022	\$221,443.00	4.5500%	\$10,075.64	\$231,518.64
August 1, 2022		4.5500%	\$5,037.81	\$5,037.81
February 1, 2023	\$221,442.36	4.5500%	\$5,037.81	\$226,480.17