

RESOLUTION NO. 406

A RESOLUTION ADOPTING FINDINGS; DECLARING THE CITY'S INTENTION TO REINSTATE LID NO. 5 PETITION BY THE ADOPTION OF A NEW LID NO. 5 PETITION AND MODIFY THE SCOPE OF IMPROVEMENTS AND THE DISTRICT BOUNDARIES THEREOF; AND AUTHORIZING THE CITY ENGINEER TO PREPARE A PRELIMINARY ENGINEERING REPORT IN ACCORDANCE WITH SECTION 3.212 WC.

WHEREAS, the city staff has prepared a report on the above captioned subject which is attached hereto as Exhibit "A"; and

WHEREAS, the City Council has duly considered the subject and the recommendation(s) contained in the staff report; and


WHEREAS, interested parties, if any, have had an opportunity to be heard on the subject.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Wilsonville does hereby adopt the staff report attached hereto as Exhibit "1", with the recommendation(s) contained therein and further instructs that action appropriate to the recommendation(s) be taken.

ADOPTED by the City Council of the City of Wilsonville at a regular meeting thereof this 2nd day of July, 1984, and filed with the Wilsonville City Recorder this same day.


WILLIAM G. LOWRIE, Mayor

ATTEST:


DEANNA J. THOM, City Recorder
RESOLUTION NO. 406
CB-R-60-84

**PLANNING DEPARTMENT****SUMMARY STAFF REPORT****TO:** City Council**DATE:** June 28, 1984**SUBJECT:** Reinstatement and Modification of LID No. 5.**MEETING DATE:** July 2, 1984

ACTION REQUIRED: Accept or reject Petitions. If accepted, the Council must declare its intention to form the LID, authorize a Preliminary Engineer's Report by an appointed Engineer, and schedule a public hearing for consideration of said Report.

PREVIOUS ACTION TAKEN: LID No. 5 was formed in 1980, revised several times and then tabled for resolution of road alignments and scope of improvements to be made under the LID.

CONCLUSIONARY FINDINGS:

1. Petitions to form an LID have been received in accordance with Section 3.210 WC. Said Petition further represents more than 50% of the properties within the proposed LID boundaries.
2. There is a need to expedite decisions and actions if the LID is to be formed and bonded. The time constraints are imposed by the Property Tax Limitation ballot measure "Son of 3".
3. See attached Findings.

RECOMMENDATION:

1. Adopted attached Resolution declaring the City's intention to reinstate LID No. 5 and to modify the scope of work and boundaries thereof.
2. Direct CRS Engineers to prepare a Preliminary Report in accordance with Section 3.212 WC.
3. Schedule a public hearing for consideration of said Report on July 16 or August 6.

FINDINGS

The following Findings are hereby adopted by the City Council in consideration of Petitions received to form a local improvement district for road and utility improvements for the Town Center Loop and portions of Parkway Avenue.

1. On November 5, 1979, property owners within the Town Center filed Petitions with the City to form a Local Improvement District (LID) to complete the Town Center Loop Road and pertinent facilities. Subsequently, a Preliminary Engineer's Report was prepared and LID No. 5 was formed by Council action in January, 1980. The Engineer's Report was then revised February 13, 1980, February 19, 1980, June 9, 1980 and June 26, 1980. Consequently, the City Council discontinued further action on the LID until agreements were reached amongst the various property owners as to the specific improvements to be made.

2. On January 25, 1982, the City received a request from Pacific Horizons Real Estate, Inc. for the acceptance of right-of-way for the Town Center Loop Road. The proposed right-of-way was in accordance with the alignment as approved by the City Council on June 15, 1981, based on the recommendations of the Planning Commission.

Subsequently, the Council accepted said right-of-way under the provisions of Resolution No. 290, later amended by Resolution No. 362.

Adequate right-of-way exists for the proposed Parkway Avenue improvements.

The City currently does not, however, have deeded right-of-way for the remaining eastern portion of the Loop Road. Such right-of-way must be secured prior to the City committing to Bancroft bonding.

3. On June 22, 1984, the City received three Petitions from property owners to reinstate LID No. 5 and modify the scope of improvements and boundaries thereof. The Petitions are attached hereto as Exhibit II, A, B and C, together with maps identified as Exhibits A and B.

The Petitions are signed by persons representing 73.78% of the proposed new district boundary, including a total of approximately 265 acres.

However, the Council notes that within the original LID No. 5 boundary only approximately 123.49 acres were included. Within this same area the signed Petitions only represent 47.23% of the area.

4. The Council finds that the proposed improvements are consistent with the Comprehensive Plan and Capital Improvements Plan.

The Council further finds that said improvements are necessary to promote orderly and efficient housing and economic development.

5. All three Petitions, attached hereto as Exhibits II, A, B and C, include a section requesting that KPFF Engineers be appointed by the City Council as the project engineers.

The Council finds that KPFF is not under contract with the City at this point in time. However, the firm has worked under a private agreement with the petitioners to prepare preliminary plans and a report on the reinstatement Petitions. Said report is attached hereto as Exhibit II D.

The Council further finds that the City is currently under contract with the engineering firms of CRS Serrine and DeHaas and Associates to function as the City's engineers. Westech Engineers were, at one time, exclusively retained as the City's engineers, and are still under contract for various projects in the City, including LIDs No. 4 and 6. They were also the original project engineers for LID No. 5.

While the City has generally relied on one or two engineering firms for its work, the City has recently departed from this policy by contracting with David Evans and Associates for LID No. 9.

This, however, was not done as a precedent, setting a new policy of using different engineers for every project. Rather, it was intended as an expeditious exception to the rule for a specific project. Contractually, the City has agreed to rely on CRS and DeHaas and Associates for engineering services as needed in implementing the Capital Improvements Plan. By using the same firms for all projects, coordination and consistency are maximized by minimizing the transfer of information from one agency to another.

6. A major portion of the original LID No. 5 area remains under farm deferral of property tax. This may create problems in meeting the required match of assessed value to support any bond lien assessment upon the property from the LID.

Further, Tax Lot 200 (Young, Anderson, et al.) already carries a bond lien and assessment imposed by LID No. 2. That is, the full amount of any and all bond liens must not be greater than double the assessed value of the property.

While under the deferral, the property carries a minimal assessed value. To remove the property from deferral requires paying back taxes for the last five-year period. This could be a substantial financial burden to the property owners. The financial burden would be further increased by the LID assessment.

The Council finds that the City holds a significant interest in resolving this financial dilemma, to promote orderly, efficient and economically feasible development of the Town Center.

7. An Engineer's Report must be prepared by the City's appointed Engineer. Said report must further be reviewed in a public hearing, with notice to affected parties, in accordance with Section 3.210 WC.
8. The Council finds that with the filing of the property tax limitation initiative petition known as "Son of 3", there is a critical time frame imposed in processing LIDs prior to the November election. This time frame is outlined in a memorandum by the City Administrator which is hereby referenced and attached hereto as Exhibit III.

TO: City Council, City of Wilsonville

PETITION TO REINSTATE A LOCAL IMPROVEMENT DISTRICT

Town Center Loop Road and Utilities and Parkway Avenue
Local Improvement District #5 (Reinstatement)

RECITALS:

We, the undersigned, as a condition of approval to the Petition to Reinstatement an Improvement District, Town Center Loop Road and Utilities and Parkway Avenue (LID #5 Reinstatement) with the City of Wilsonville, as set forth through its duly authorized Wilsonville City Council, and by providing herein Exhibit "A" which more clearly designates the real property to be included in the District and the ownership thereof; and providing typographical subheadings for signatures, addresses, dates and ownership interests by tax lots for clarity of documentation.

WITNESSETH:

We, the undersigned, do hereby allege and request as follows:

I.

That the City of Wilsonville reinstate real property described in Exhibit "A" attached hereto as a District comprised of approximately 260 acres for the purpose of accomplishing street, storm drainage, sanitary sewer, water, street lights, and landscape improvements as provided by City Code Section 3.210 through 3.218.

II.

That the method of financing the street, storm drainage, sanitary sewer, water, street lights, and landscape improvements be as provided by the Bancroft Bonding Act (ORS 223.205 - 223.295).

III.

That all necessary easements and/or deeds of dedication for the entire areas to be improved or any other irrevocable commitments from property owners necessary to grant to the City necessary easements and/or deeds for street, storm drainage, sanitary sewer, water, street lights, and landscape improvements shall be given.

IV.

That the location and approximate scope of the proposed improvement is indicated by Exhibit "B" attached hereto and by this reference incorporated herein.

V.

That the undersigned persons represent more than 60 % of the recorded property owners or recorded property purchasers within the proposed Local Improvement District (LID).

EXHIBIT II A

TO: City Council, City of Wilsonville
PETITION TO REINSTATE A LOCAL IMPROVEMENT DISTRICT
Town Center Loop Road and Utilities and Parkway Avenue
Local Improvement District #5 (Reinstatement)
Page 2

VI.

That the Council of the City of Wilsonville direct an appropriate department or employee, or combination thereof, of the City to prepare a report on the proposed public improvement and file the same with the Council. The said report to provide the following information:

1. Recommended standard to which the proposed improvement should be constructed and the available feasible alternatives to which it can be constructed; and
2. An estimate of the maximum probable cost of the proposed and recommended improvement, including any legal, administrative and engineering costs attributable thereto. Such estimate shall be based on the best and latest cost factors available at the time of the estimate and without allowance for inflation between the date of the estimate and receipt of the bid.
3. A recommendation as to the method or methods of assessment to be used to arrive at a fair apportionment of the whole or any portion of the cost of the improvement to the properties specifically benefited; and
4. The description of each lot, parcel of land, or portion thereof, to be specially benefited by the improvement with the names of the owners or reputed owners thereof, and the estimated assessments against each such lot or parcel.

VII.

That the report on the proposed public improvement to be filed with the Council within sixty (60) days of receipt of this petition or said petition shall be rendered null and void.

VIII.

That the Council set a date certain for hearing on, and allow an opportunity to be heard by the petitioners upon, the report within thirty (30) days of receipt and if the Council approves the report, to then enact an order reinstating and describing the LID, declaring its intention to make the proposed public improvement, providing the manner and method of carrying out the improvement, setting a public hearing on the improvement not less than thirty (30) days from the date of the order to hear objections to the improvement as proposed and directing that notice to be given of the proposed improvement and of the public hearing.

TO: City Council, City of Wilsonville
PETITION TO REINSTATE A LOCAL IMPROVEMENT DISTRICT
Town Center Loop Road and Utilities and Parkway Avenue
Local Improvement District #5 (Reinstatement)
Page 3

IX.

That the report described in paragraph VI, herein above, be mailed to the following three (3) persons upon its completion and prior to the hearing:

1. Terry N. Tolls, P.O. Box 577, Portland, OR 97207
2. Don Mala, P.O. Box 6, Wilsonville, OR 97070
3. Stan Ash, 28035 S.W. Parkway, Wilsonville, OR 97070

X.

That upon completion of the proposed improvement, said District not be continued for the purpose of providing maintenance and assessment for such maintenance.

XI.

That kpff consulting engineers be appointed the Engineer of work.

XII.

That should the project's low bid exceed by more than 15% the estimated cost described in paragraph VI, herein above, it is hereby requested that such bid be held in abeyance for sufficient time to allow two (2) weeks notice of such cost increase to the property owners in the proposed District. It is further requested that the bid be then awarded unless more than 50% of the property owners owning more than 50% of the property within the proposed District, file written remonstrance against the proposed improvement within the said two (2) week period.

Signature of Owner
Authorized Representative

Address

Date

Tax Lots(s)

Acres

[Signature]

28035 S.W. PARKWAY
WILSONVILLE, OR.

6-15-84

200
391W14A

23.68
~~40.83~~

[Signature]

28035 S.W. PARKWAY
WILSONVILLE, OR

6-15-84

100
391W14A

40.83

[Signature]

28035 S.W. PARKWAY
WILSONVILLE, OR

6-15-84

2600
391W13B

39.00

[Signature]

28035 S.W. PARKWAY
WILSONVILLE, OR

6-15-84

2700
391W13B

23.86

[Signature]

28035 S.W. PARKWAY
WILSONVILLE, OR

6-15-84

100-8200
391W13BC suppl.

8.06

Title of Above Signature V-P.

Representing ASH & ASSOCIATES, INC.
Company

State of Oregon)
County of Clackamas) ss

June 18, 19 84

Personally appeared the above named Stanley E Ash a duly authorized representative of Ash & Associates, Inc. and acknowledged the foregoing instrument to be their voluntary act and deed.

[Signature]
NOTARY PUBLIC OF OREGON

My Commission Expires: 8/27/86

Signature of Owner or
Authorized Representative

George Vlahos

Address

31326 S.W. Parkway
Wilsonville, Oregon 97070

Date

6/18/87

Tax Lots(s)

Tax Lot
'400'
Section 13,
T35, R1W,
Clackamas
County, City
of Wilsonville,
State of Oregon

Acres

9.77 ^{10.00}
Total area
with a
proposed
"net area"
of ~~8.77~~
6.93
acres.

Title of Above Signature _____

Representing _____

Company

State of Oregon)

) ss

County of Clackamas)

June 18, 19 87

Personally appeared the above named George Vlahos a duly
authorized representative of _____ and acknowledged
the foregoing instrument to be their voluntary act and deed.

[Signature]
NOTARY PUBLIC OF OREGON

My Commission Expires: 8/27/86

Signature of Owner or
Authorized Representative

Address

Date

Tax Lots(s)

Acres

Title of Above Signature _____

Representing _____

Company

State of Oregon)

) ss

County of)

_____, 19 ____

Personally appeared the above named _____ a duly
authorized representative of _____ and acknowledged
the foregoing instrument to be their voluntary act and deed.

NOTARY PUBLIC OF OREGON

My Commission Expires: _____

Signature of Owner or
Authorized Representative

Stuart H. Lindquist

Stuart H. Lindquist

Address

702 S.E. Powell Blvd.
Portland, Oregon 97202

Date

Tax Lots(s)
'401', '404'
& '408'

Acres

T3S R1W 13,
Clackamas Co.

SHL
14.73 Total Acres
11.23 Acres
"Net Area"

Title of Above Signature

Representing

Company

State of Oregon)

County of Multnomah)

ss

June 19, 19 84

Personally appeared the above named Stuart H. Lindquist a duly
authorized representative of _____ and acknowledged
the foregoing instrument to be their voluntary act and deed.

[Signature]
NOTARY PUBLIC OF OREGON

My Commission Expires: 8/27/86

Signature of Owner or
Authorized Representative

[Signature]

Address

10005 SW Riverside Dr
Portland, OR 97219

Date

6/18/84

Tax Lots(s)

'406', '407'
& '409',
T3S R1W 13,
Clackamas County, OR

Acres

⁹
Net Area
14.13 Acres
⁹
total area
15.37
acres

Title of Above Signature

General Partner

Representing

THE WILSONVILLE PROJECT

~~Company~~ (Partnership)

State of Oregon)

County of Clackamas

) ss

June 18th, 1984

Personally appeared the above named Terry N. Tolls a duly
authorized representative of THE WILSONVILLE PROJECT and acknowledged
the foregoing instrument to be their voluntary act and deed.

[Signature]
NOTARY PUBLIC OF OREGON

My Commission Expires: 1-7-87

Signature of Owner or
Authorized Representative

Address

Date

Tax Lots(s)

Acres

Donald Sheet

1603 SW Maple Crest
Dec Part One 97219

6-19-84

406, 407, 408
T35 R1W13

15.37
782
acres

Title of Above Signature Partner
Representing The Wilsonville Project
Company

State of Oregon)
) ss
County of)

June 20, 1984

Personally appeared the above named Donald Sheet a duly
authorized representative of The Wilsonville Project and acknowledged
the foregoing instrument to be their voluntary act and deed.

[Signature]
NOTARY PUBLIC OF OREGON

My Commission Expires: 8/27/86

Signature of Owner
Authorized Representative

Address

Date

Tax Lots(s)

Acres

Douglas M. Albertson
for *The Albertson Family Trust*

6-20-84

'406', '407'
'409',
T 35 R 1W 13,
Clackamas City,
Oregon.

"Net area"
14.13 accts.
or a
total
area of
15.37
acres

Title of Above Signature General Partner

Representing The Wilsonville Project
Company

State of Idaho)
~~Oregon~~)

County of Kootenai) ss

_____, 19 84

Personally appeared the above named DOUGLAS M. ALBERTSON a duly
authorized representative of THE WILSONVILLE PROJECT and acknowledged
the foregoing instrument to be their voluntary act and deed.

Lyle M. Childers
NOTARY PUBLIC OF OREGON IDAHO

My Commission Expires: 9/84

RECEIVED
JUN 26 1984
CITY OF WILSONVILLE

TO: City Council, City of Wilsonville

June 21, 1984

PETITION TO REINSTATE A LOCAL IMPROVEMENT DISTRICT
(Incorporating Resolution 290)
Town Center Loop Road and Utilities and Parkway Avenue
Local Improvement District #5 (Reinstatement)

RECITALS:

We, the undersigned, as a condition of approval to the Petition to Reinstatement the Improvement District, Town Center Loop Road and Utilities and Parkway Avenue (LID #5 Reinstatement) with the City of Wilsonville, as set forth through its duly authorized Wilsonville City Council, do herewith provide Exhibit "A" which more clearly designates the real property to be included in the District and the ownership thereof; and do herewith provide typographical subheadings for signatures, addresses, dates and ownership interests by tax lots for clarity of documentation.

WITNESSETH:

We, the undersigned, do hereby allege and request as follows:

I.

That the City of Wilsonville reinstate real property described in Exhibit "A" attached hereto as a District comprised of approximately 260 acres for the purpose of accomplishing street, storm drainage, sanitary sewer, water, street lights, and landscape improvements as provided by City Code Section 3.210 through 3.219.

II.

That the method of financing the street, storm drainage, sanitary sewer, water, street lights, and landscape improvements be as provided by the Bancroft Bonding Act (ORS 223.205 - 223.295).

III.

That all necessary easements and/or deeds of dedication for the entire areas to be improved or any other irrevocable commitments from property owners necessary to grant to the City necessary easements and/or deeds for street, storm drainage, sanitary sewer, water, street lights, and landscape improvements shall be given.

IV.

That the location and approximate scope of the proposed improvement district is indicated by Exhibit "B" attached hereto and by this reference incorporated herein.

V.

That the undersigned persons represent more than 7.21%, by acreage, of the recorded property owners or recorded property purchasers within the proposed Local Improvement District (LID).

TO: City Council, City of Wilsonville
PETITION TO REINSTATE A LOCAL IMPROVEMENT DISTRICT
Town Center Loop Road and Utilities and Parkway Avenue
Local Improvement District #5 (Reinstatement)
Page 2

VI.

That the Council of the City of Wilsonville direct an appropriate department or employee, or combination thereof, of the City to prepare a report on the proposed public improvement and file the same with the Council. The said report to provide the following information:

1. A map or plat showing the general nature, location and extent of the proposed improvement and the land to be included in the proposed improvement district.
2. An estimate of the maximum probable cost of the proposed and recommended improvement, including any legal, administrative and engineering costs attributable thereto. Such estimate shall be based on the best and latest cost factors available at the time of the estimate and without allowance for inflation between the date of the estimate and receipt of the bid. Where the proposed project is to be carried out in cooperation with any governmental agency, the report may adopt the estimates of such agency.
3. An analysis of the extent to which the proposed improvement benefits the entire city and a recommendation for the project costs that would be born by the entire city.
4. The description and assessed values of each lot, parcel of land, or portion thereof, to be specially benefited by the improvement, with the names of the record owners thereof and, when readily available, the names of the contract purchasers thereof.
5. Recommended standard to which the proposed improvement should be constructed and the available feasible alternatives to which it can be constructed.
6. A recommendation as to the method or methods of assessment to be used to arrive at a fair apportionment of the whole or any portion of the cost of the improvement to the properties specifically benefited.
7. A statement of outstanding assessments against property to be assessed.

VII.

That the above report on the proposed public improvement be filed with the Council within sixty (60) days of receipt of this petition.

TO: City Council, City of Wilsonville
PETITION TO REINSTATE A LOCAL IMPROVEMENT DISTRICT
Town Center Loop Road and Utilities and Parkway Avenue
Local Improvement District #5 (Reinstatement)
Page 3

VIII.

That the Council set a date certain for hearing on, and allow an opportunity to be heard by the petitioners upon, the above report within thirty (30) days of receipt, and if the Council approves the report, to then enact an order reinstating and describing the LID, declaring its intention to make the proposed public improvement, providing the manner and method of carrying out the improvement, setting a public hearing on the improvement not less than thirty (30) days from the date of the order to hear objections to the improvement as proposed and directing that notice to be given of the proposed improvement and of the public hearing.

IX.

That the report described in paragraph VI herein be mailed to the following three (3) persons upon its completion and prior to the hearing:

1. Terry N. Tolls, P.O. Box 577, Portland, OR 97207
2. Don Mala, P.O. Box 6, Wilsonville, OR 97070
3. Stan Ash, 28035 S.W. Parkway, Wilsonville, OR 97070

X.

That upon completion of the proposed improvement, the District not be continued for the purpose of providing maintenance and assessment for such maintenance.

XI.

That kpff consulting engineers be appointed the Engineer of work. Attached hereto as Exhibit C1 is the kpff-prepared Preliminary Engineer's Report, together with a Recommended District assessment, attached hereto as Exhibit C2.

XII.

That, in the event the project's low bid exceed by more than 15% the estimated cost reported pursuant to subparagraph VI 2 above, the council provide for holding a hearing of objections to proceeding with the improvement on the basis of such bid, and that the council direct the city recorder to publish one (1) notice thereof in a newspaper of general circulation to the city; such notice to state the purpose, date, time and place of said hearing; and that after the hearing the council determine whether said bid shall be accepted or rejected.

TO: City Council, City of Wilsonville
PETITION TO REINSTATE A LOCAL IMPROVEMENT DISTRICT
Town Center Loop Road and Utilities and Parkway Avenue
Local Improvement District #5 (Reinstatement)
Page 4

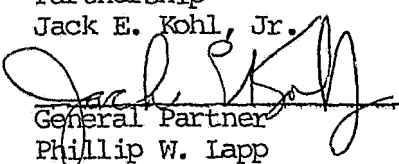

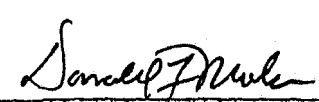
XIII.

That the improvements of the LID include the following:

- A. Removal of overhead PGE power lines along Parkway Avenue;
- B. Removal of road surface of Parkway Avenue upon completion of Town Center Loop West roadway; and
- C. Construction of water, electrical, and gravity-fed sewer facilities along the right-of-way of the Town Center Loop West roadway in order to service the properties which are owned by the signers of this petition.

XIV.

That all improvements of the LID, and the financing thereof, be accomplished in accordance with Resolution 290 adopted by the City Council of the City of Wilsonville on February 7, 1983, a copy of which is attached hereto as Exhibit D and incorporated herein.

<u>Signature of Owner or Authorized Representative</u>	<u>Address</u>	<u>Date</u>	<u>Tax Lots</u> 3 1W 14D	<u>Acres</u>
(1) Wilsonville Park (Oreg.) LTD, an Oregon Limited Partnership Jack E. Kohl, Jr.  General Partner Phillip W. Lapp	<u>Jack E. Kohl, Jr.</u> <u>471 SW River Bend Road</u> <u>West Linn, OR 97068</u>	<u>6/20/84</u>	<u>100, 104</u>	<u>9.06</u>
 General Partner Skyland, Inc., an Oregon Corporation, general partner	<u>Philip W. Lapp</u> <u>Rt. 3 Box 81-A</u> <u>Sherwood, OR 97140</u>	<u>6/20/84</u>		
By  Donald F. Mala, President	<u>Sky-Land, Inc.</u> <u>PO Box # 65</u> <u>Wilsonville, OR 97070</u>	<u>6/21/84</u>		

State of Oregon)
County of Clackamas) ss.
June 20, 1984

Personally appeared the above named Jack E. Kohl, Jr. and acknowledged the foregoing instrument to be his voluntary act and deed.


NOTARY PUBLIC OF OREGON
My Commission Expires: 1-1-87


State of Oregon)
County of Clackamas) ss.
June 20, 1984

Personally appeared the above named Phillip S. Lapp and acknowledged the foregoing instrument to be his voluntary act and deed.


NOTARY PUBLIC OF OREGON
My Commission Expires: 1-17-87

State of Oregon)
County of Clackamas) ss.
June 21, 1984

Personally appeared the above named Donald F. Mala and acknowledged the foregoing instrument to be his voluntary act and deed.


NOTARY PUBLIC OF OREGON
My Commission Expires: 1-17-87

Signature of Owner or
Authorized Representative

Address

Date

Tax Lots
3 1W 14D

Acres

- (2) Pacific Plaza Center, an
Oregon general partnership

Pacific Plaza Center

201

4.5

Donald F. Mala

PO Box # 6

Donald F. Mala, Attorney
in Fact for all general
partners

Wilsonville, OR 97070

6/21/84

- (3) Plaza Royal, an Oregon
general partnership

Plaza Royal

101, 102

5.17

Phillip W. Lapp

PO Box # 6

Phillip W. Lapp
General Partner

Wilsonville, OR 97070

6/20/84

Skyland Inc., an Oregon
Corporation, general
partner

Sky-Land, Inc.

PO Box # 65

By *Donald F. Mala*
Donald F. Mala,
President

Wilsonville, OR 97070

6/21/84

State of Oregon)
County of *Clackamas*) ss.

Personally appeared the above named Donald F. Mala and acknowledged the
foregoing instrument to be his voluntary act and deed.

Daundia F. Billie
NOTARY PUBLIC OF OREGON
My Commission Expires: 1-7-87

State of Oregon)
County of *Clackamas*) ss.

Personally appeared the above named Phillip W. Lapp and acknowledged the
foregoing instrument to be his voluntary act and deed.

Daundia F. Billie
NOTARY PUBLIC OF OREGON
My Commission Expires: 1-7-87

PRELIMINARY ENGINEER'S REPORT
Town Center Loop Road and Utilities and Parkway Avenue
LID #5 (Reinstatement)

... A. GENERAL DESCRIPTION AND BACKGROUND

On , 1984, property owners in township 3 south, range 1 west, sections 13 and 14 filed a petition with the City of Wilsonville to reinstate a Local Improvement District (LID). The purpose of this LID would be to construct the remainder of Town Center Loop Road and primary utilities and to improve S.W. Parkway to Boeckman Road. The project construction costs equivalent to a 24 foot roadway and necessary utilities would be borne by benefited landowners through property assessments. The remainder would be borne by the City of Wilsonville. The attached map (Exhibit "B" of the petition) shows existing improvements solid and proposed improvements dashed. This project differs from the previously approved (and abandoned) LID #5L as follows:

1. S.W. Parkway Avenue is to be constructed to a modified parkway section of two 17 foot lanes and a 14 foot landscaped median from Town Center Loop to Boeckman Road. The necessary storm drainage facilities on S.W. Parkway would also be constructed, as well as any necessary utility adjustments.
2. The intersection of Parkway Avenue and Town Center Loop is a four way intersection to allow for future planning as it relates to future interior circulation. Near its intersection with Town Center Loop, Parkway Avenue will widen to five lanes in a 72 foot right-of-way. South of Town Center Loop, Parkway would be a 40 foot wide pavement in a 60 foot right-of-way.
3. The full parkway section, on a 72 foot right-of-way is to be developed with two 24 foot travel lanes and a 14 foot landscaped median for the remainder of Town Center Loop.
4. The utilities proposed as shown conceptually on the Revised Town Center Utility Plan would be constructed.
5. Storm water detention associated with each site would be required in lieu of existing and proposed detention shown on the Revised Town Center Utility Plan. Sheet flow and surface detention would be encouraged.
6. Only Town Center Loop and Parkway Avenue would be constructed. No other roadway improvements are included.

Exhibit "A" of the petition shows the boundary of LID #5 (Reinstated) and the general configuration of the proposed improvements. Exhibit "B" is the Revised Town Center Utility Plan.

Included in this report are estimates of the project costs. These estimates assume the project would be constructed during Summer and Fall 1984, and completed by Summer 1985.

B. RIGHT-OF-WAYS

The required 72 foot wide right-of-way through tax lot 100 (township 3 south, range 1 west, section 14D) has been placed in escrow. Otherwise, the required right-of-way for Town Center Loop West has been dedicated. Similarly, the 30 foot west half of the right-of-way for realignment of Parkway Avenue north of Town Center Loop has been dedicated but an additional 6 feet will be needed. Dedication of a 72 foot right-of-way, or 36 foot where the centerline is a lot line, would be required from lots 400 through 409. A 36 foot dedication is required from lots 603 and 600 to complete Town Center Loop East. Vacation of Old Parkway Avenue should be accomplished for the portion inside the Loop, and where unneeded north of the Loop. Additional dedication 36 feet wide would be required on the east side of Parkway between Town Center Loop and the 1/4 corner. No additional right-of-way is required to improve Parkway from the 1/4 corner to Boeckman Road, except construction easements.

In addition to the road rights-of-way, easements will be required from tax lots 101, 200, and 201 for the water line, from tax lots 400 and 500 for the sewer, and from tax lot 101 for storm drainage outfall (all in township 3 south, range 1 west, section 14D).

C. UTILITIES

As part of the privately financed construction of the improvements outside of Parkway Avenue and the Loop, we expect that the major drainage facilities serving that area will be installed. Water lines will be available to serve the area by extending from an existing water line along the north boundary of tax lots 401 and 404.

The following utility work is anticipated as part of LID #5 (Reinstatement)

1. Sanitary Sewers: The existing sanitary sewer on the portion of Parkway Avenue which will be abandoned will be replaced. The routing of the new sewer line is shown on Exhibit "B". Service lines will be extended from this sewer line to serve tax lot 100, the portion of tax lot 400 which is north of the new roadway and a stub to be extended by others to serve properties east of the district. The existing sanitary sewer within the vacated portion of Parkway Avenue will be stubbed off and abandoned.

To provide sewer service to the southerly portions of tax lots 400, 401 and 404, a sewer line will be extended northward as shown on Exhibit "A" along the west boundary of tax lot 500.

2. Water Service: A 12 inch water line will be extended from its terminus just north of the project on Parkway Avenue along a routing as shown on Exhibit "B". This water line will be extended to connect to the water line built as part of LID #2. It will also provide service to tax lots 100 and 400, and extend along Town Center Loop East connecting with the existing line there.

3. Drainage: The drainage facilities for the east portion of the project, together with the outfall line to Boeckman Creek, should be constructed as a portion of the LID. Appropriate drain lines will need to be extended across the Loop Road to provide outlets from the northeast of this area. On the west end of the project, drain facilities as shown on Exhibit "B" will be provided. That area will drain into the detention basin built as part of LID #2, and from there the water will cross the freeway and eventually will flow into Seeley ditch. The future development of tax lot 101 and 200 may wish to eliminate the open pond if other means of detention can be provided.

No provision has been made for providing a piped drainage outlet to the lower portions of tax lots 101, 200, 201, 400 and 406. Presumably as development of those tax lots takes place, the drainage will be deposited in the natural swale which eventually runs to Boeckman Creek. Such development must account for the capacity of existing drainage facilities.

The drainage way which crosses Boeckman Road and Parkway also crosses I-5, eventually reaching Seeley Ditch. Future development along these properties must also account for existing capacity limitations.

4. Street Lights: We anticipate that all street lighting will be installed as a part of the LID. As has been the case previously, the street lighting plan will be laid out by Portland General Electric Company and will be refined by the project engineers for the roadway, and will thereafter be submitted to the City Planning Commission for approval. The cost of the light poles, luminaries, underground wiring, and other such facilities will be borne in part by the City and by the LID. Selection of poles and fixtures will be made by the City.
5. Landscaping: The landscaping of the street medians will be accomplished as part of LID #5 (Reinstated). Landscape plans will be prepared and will be approved by the City prior to the beginning of any construction.
6. Electrical and Telephone Service: Underground electrical and underground telephone service will be provided by the serving utilities, but the installations by the utilities will need to be coordinated with LID construction activities. Likewise, natural gas service by Northwest Natural Gas Company will need to be coordinated.
7. Project Entry Signs: Distinctive signs, including provision for irrigation and lighting, will be installed on each side of Town Center Loop at its intersection with Wilsonville Road and on each side of Parkway Avenue at its intersection with Town Center Loop. Their design, easements as necessary, and construction is included in the LID.

ITEM	QUANTITY	UNITS	UNIT PRICE	ITEM COST
SITework				
STRIPPING	7860	CY	3.00	23579.33
CLEAR&GRUB		LS	15000.00	15000.00
LANDSCAPE AND BERMS		LS	100000.00	100000.00
STREETS				SUBTOTAL SITework
				138579.33
EXCAVATION	23579	CY	4.00	94317.33
3" AC CL B	47159	SY	5.90	278236.13
2"-3/4-0	47159	SY	1.00	47158.67
10" 2"-0	47159	SY	4.17	196494.44
VERT. CURB	19606	LF	3.00	58818.00
C & G	19606	LF	4.50	88227.00
REMOVE EXIST. PAVEMENT		LS	4000.00	4000.00
SPECIAL CROSSING TREATMENT	800	SY	25.00	20000.00
STORM (ONSITE)				SUBTOTAL STREETS
				1278703.90
10"CP ROCK	350	LF	19.00	6650.00
12"CP ROCK	2470	LF	20.00	49400.00
15"CP ROCK	800	LF	26.00	20800.00
18"CP ROCK	310	LF	34.00	10540.00
21"CP ROCK	100	LF	40.00	4000.00
24"CP ROCK	2740	LF	46.00	126040.00
0'SIZE CB	11	EA	750.00	8250.00
STD CB	25	EA	400.00	10000.00
NEW MH	14	EA	1000.00	14000.00
SANITARY (OFFSITE)				SUBTOTAL STORM (ONSITE)
				249680.00
12"CP NAT.	340	LF	19.50	6630.00
15"CP ROCK	630	LF	26.00	16380.00
15"CP NAT.	1480	LF	24.00	35520.00
6' MH	3	EA	1200.00	3600.00
CONNECT EX	1	EA	500.00	500.00
ADJUST MH	1	EA	150.00	150.00
SANITARY (ONSITE)				SUBTOTAL SANITARY (OFFSITE)
				62780.00
8"CP ROCK	2160	LF	15.00	32400.00
12"CP ROCK	800	LF	21.50	17200.00
6' MH	5	EA	1200.00	6000.00
CONNECT EX	2	EA	500.00	1000.00
WATER (OFFSITE)				SUBTOTAL SANITARY (ONSITE)
				56600.00
12"DIP	1120	LF	28.00	31360.00
12"BV	2	EA	860.00	1720.00
FH ASSY.	2	EA	1400.00	2800.00
BLOWOFF	1	EA	400.00	400.00
SUBTOTAL WATER (OFFSITE)				36280.00

ITEM QUANTITY

UNITS

PRICE ITEM COST

PAGE 2

WATER (ONSITE)

12"DIP.	4150	LF	28.00	116200.00
8" DIP	280	LF	19.00	5320.00
12"GV	8	EA	860.00	6880.00
8" GV	5	EA	450.00	2250.00
FH ASSY.	4	EA	1400.00	5600.00

MISC.

SUBTOTAL WATER (ONSITE)

136250.00

MOBILIZE

AND BOND

STR. LTS.

VAULTS

UTILITY

TRENCHING

PVC CONDUIT

CROSSING

TOWN CENTER

IDENTIFICATION

SIGNS

		LS	40000.00	40000.00
12		EA	800.00	9803.00
5		EA	800.00	4000.00
9803		LF	2.30	22546.90
6		EA	180.00	1080.00
3		EA	6000.00	18000.00

SUBTOTAL MISC.

95429.90

SUBTOTAL

CONTINGENCIES

15%

2054303

308145

SUBTOTAL CONSTRUCTION

* 2362449

CONSULTING FEES

ENGINEERING FEE	90000.00
DESIGN SURVEY	6000.00
PLATTING RIGHTS-OF-WAY	12000.00
REPLACE 50% FRONT CORNERS	3000.00
CONTRACT ADMINISTRATION	40000.00
CONSTRUCTION STAKING	95000.00
INSPECTION	40000.00

OTHER FEES

SUBTOTAL CONSULTING FEES

286000

INSPECTION AND CHECKING	40000.00
RECORDING	300.00

SUBTOTAL OTHER FEES

40300

TOTAL DISTRICT COST

* 2688749

(EXCLUDING FINANCE FEES AND INTEREST)

* -----

ITEM QUANTITY

UNITS

PRICE ITEM COST

PAGE 1

SITework

STRIPPING	9077	CY	3.00	27230.56
CLEAR&GRUB		LS	15000.00	15000.00
LANDSCAPE AND BERMS		LS	100000.00	100000.00

STREETS

SUBTOTAL SITework

142230.56

EXCAVATION	27231	CY	4.00	108922.22
3" AC. CL B	22874	SY	5.90	134954.63
2"-3/4-0	22874	SY	1.00	22873.67
10" 2"-0	22874	SY	4.17	95306.94
C & B	19606	LF	4.50	88227.00
REMOVE EXIST. PAVEMENT		LS	4000.00	4000.00
SPECIAL CROSSING TREATMENT	800	SY	25.00	20000.00

STORM (ONSITE)

SUBTOTAL STREETS

474284.47

10"CP ROCK	168	LF	19.00	3192.00
12"CP ROCK	2470	LF	20.00	49400.00
15"CP ROCK	800	LF	26.00	20800.00
18"CP ROCK	310	LF	34.00	10540.00
21"CP ROCK	80	LF	40.00	3200.00
24"CP ROCK	2740	LF	46.00	126040.00
0" SIZE CB	11	EA	750.00	8250.00
STD CB	25	EA	400.00	10000.00
NEW MH	14	EA	1000.00	14000.00

SANITARY (OFFSITE)

SUBTOTAL STORM (ONSITE)

245422.00

12"CP NAT.	340	LF	19.50	6630.00
15"CP ROCK	630	LF	26.00	16380.00
15"CP NAT.	1480	LF	24.00	35520.00
6' MH	3	EA	1200.00	3600.00
CONNECT EX	1	EA	500.00	500.00
ADJUST MH	1	EA	150.00	150.00

SANITARY (ONSITE)

SUBTOTAL SANITARY (OFFSITE)

62780.00

8"CP ROCK	2160	LF	15.00	32400.00
12"CP ROCK	800	LF	21.50	17200.00
6' MH	5	EA	1200.00	6000.00
CONNECT EX	2	EA	500.00	1000.00

WATER (OFFSITE)

SUBTOTAL SANITARY (ONSITE)

56600.00

12"DIP	1120	LF	28.00	31360.00
12"GV	2	EA	860.00	1720.00
FH ASSY.	2	EA	1400.00	2800.00
BLOWOFF	1	EA	400.00	400.00

SUBTOTAL WATER (OFFSITE)

36280.00

ITEM	QUANTITY	UNITS	UNIT PRICE	ITEM COST	
WATER (ONSITE)					
12"DIP	4150	LF	28.00	116200.00	
8" DIP	280	LF	19.00	5320.00	
12"GV	8	EA	860.00	6880.00	
8" GV	5	EA	450.00	2250.00	
FH ASSY.	4	EA	1400.00	5600.00	
MISC.	SUBTOTAL WATER (ONSITE)				136250.00
MOBILIZE AND BOND					
STR. LTS.	12	EA	800.00	9600.00	
VAULTS	5	EA	800.00	4000.00	
UTILITY TRENCHING	9803	LF	2.30	22546.90	
PVC CONDUIT CROSSING	3	EA	180.00	540.00	
TOWN CENTER IDENTIFICATION SIGNS	3	EA	6000.00	18000.00	
SUBTOTAL MISC.					78686.90
SUBTOTAL CONTINGENCIES				15%	1232534 184880
SUBTOTAL CONSTRUCTION					\$ 1417414
CONSULTING FEES					
ENGINEERING FEE				72000.00	
DESIGN SURVEY				6000.00	
PLATTING RIGHTS-OF-WAY				8000.00	
REPLACE 50% FRONT CORNERS				1500.00	
CONTRACT ADMINISTRATION				24000.00	
CONSTRUCTION STAKING				72000.00	
INSPECTION				24000.00	
OTHER FEES	SUBTOTAL CONSULTING FEES				207500
INSPECTION AND CHECKING					
RECORDING				24000.00 300.00	
SUBTOTAL OTHER FEES					24300
TOTAL DISTRICT COST (EXCLUDING FINANCE FEES AND INTEREST)					\$ 1649214

SITework

STRIPPING	4823	CY	3.00	14469.44
CLEAR&GRUB		LS	10000.00	10000.00
LANDSCAPE AND BERMS		LS	100000.00	100000.00

STREETS SUBTOTAL SITework 124469.44

EXCAVATION	14469	CY	4.00	57877.78
3" AC CL B	12154	SY	5.90	71710.57
2"-3/4-0	12154	SY	1.00	12154.33
10" 2"-0	12154	SY	4.17	50643.06
C & G	10418	LF	4.50	46881.00
REMOVE EXIST. PAVEMENT		LS	4000.00	4000.00
SPECIAL CROSSING TREATMENT	800	SY	25.00	20000.00

STORM (ONSITE) SUBTOTAL STREETS 263266.73

10"CP ROCK	72	LF	19.00	1368.00
12"CP ROCK	810	LF	20.00	16200.00
15"CP ROCK	800	LF	26.00	20800.00
18"CP ROCK	150	LF	34.00	5100.00
12"CP ROCK	80	LF	40.00	3200.00
24"CP ROCK	2680	LF	46.00	123280.00
0'SIZE CB	11	EA	750.00	8250.00
STD CB	17	EA	400.00	6800.00
NEW MH	9	EA	1000.00	9000.00

SANITARY (OFFSITE) SUBTOTAL STORM (ONSITE) 193998.00

12"CP NAT.	340	LF	19.50	6630.00
15"CP ROCK	630	LF	26.00	16380.00
15"CP NAT.	1480	LF	24.00	35520.00
6' MH	3	EA	1200.00	3600.00
CONNECT EX	1	EA	500.00	500.00
ADJUST MH	1	EA	150.00	150.00

SANITARY (ONSITE) SUBTOTAL SANITARY (OFFSITE) 62780.00

8"CP ROCK	2160	LF	15.00	32400.00
12"CP ROCK	800	LF	21.50	17200.00
6' MH	5	EA	1200.00	6000.00
CONNECT EX	2	EA	500.00	1000.00

WATER (OFFSITE) SUBTOTAL SANITARY (ONSITE) 56600.00

12"DIP	1120	LF	28.00	31360.00
12"GV	2	EA	860.00	1720.00
FH ASSY.	2	EA	1400.00	2800.00
BLOWOFF	1	EA	400.00	400.00

SUBTOTAL WATER (OFFSITE) 36280.00

PROJECT NAME: TOWN CENTER LOOP ROAD & UTILITIES

05/24/84

LID #5 (REINSTATED)

KPFF CONSULTING ENGINEERS

UNIT

24' SOUTH PORTION ONLY

ITEM QUANTITY

UNITS

PRICE ITEM COST

PAGE 2

WATER (ONSITE)

12"DIP	4150	LF	28.00	116200.00
8" DIP "	280	LF	19.00	5320.00
12"GV	8	EA	860.00	6880.00
8" GV	5	EA	450.00	2250.00
FH ASSY.	4	EA	1400.00	5600.00

MISC. SUBTOTAL WATER (ONSITE) 136250.00

MOBILIZE AND BOND		LS	18000.00	18000.00
STR. LTS.	7	EA	800.00	5600.00
VAULTS	3	EA	800.00	2400.00
UTILITY TRENCHING	5209	LF	2.30	11980.70
PVC CONDUIT CROSSING	3	EA	180.00	540.00
TOWN CENTER IDENTIFICATION SIGNS	3	EA	6000.00	18000.00

SUBTOTAL MISC. 56520.70

SUBTOTAL CONTINGENCIES 15% 930165
139525

SUBTOTAL CONSTRUCTION \$ 1069690

CONSULTING FEES

ENGINEERING FEE	55000.00
DESIGN SURVEY	4500.00
PLATTING RIGHTS-OF-WAY	6000.00
REPLACE 50% FRONT CORNERS	1000.00
CONTRACT ADMINISTRATION	18000.00
CONSTRUCTION STAKING	55000.00
INSPECTION	18000.00

OTHER FEES SUBTOTAL CONSULTING FEES 157500

INSPECTION AND CHECKING	18000.00
RECORDING	300.00

SUBTOTAL OTHER FEES 18300

TOTAL DISTRICT COST (EXCLUDING FINANCE FEES AND INTEREST) \$ 1245490

WILSONVILLE TOWN CENTER LID #5 (REINSTATED)
 SUMMARY OF RIGHTS-OF-WAY
 SUMMARY OF APPROXIMATE ASSESSMENTS

RECOMMENDED DISTRICT ASSESSMENT METHODS WITH APPROXIMATE COST AND ACREAGES. 06/06/84

OWNER OR CONTACT	TOTAL VACATION AREA	DEDICATION AREA	NET APPROX. AREA ASSESSMENT	FEE DEPOSIT
T3S R1W 13B:				
2600	39.00	0.00	39.00 111400	2072
2700	23.86	0.00	23.86 68154	1267
2701	1.82	0.00	1.82 5199	97
2900	1.00	0.00	1.00 2856	53
3000	0.80	0.00	0.80 2285	42
3001 KOHL TRACT	0.02	0.00	0.00 0	0
T3S R1W 13BC:				
OAK VIEW CONDO'S 36 UNITS PER UNIT	2.27	0.00	2.27 6484 80	121 3
T3S R1W 13BC SUPPL.:				
ASH MEADOWS 81 UNITS PER UNIT	8.06	0.00	8.06 23023 284	428 12
T3S R1W 14A:				
100	40.83	0.02	40.85 116684	2170
200	23.68	0.00	23.68 67640	1258
TOTAL NORTH HALF 24' COSTS	141.34	0.02	141.34 403724	7508
			\$ PER ACRE \$ > 2856	53
T3S R1W 13:				
400 GEORGE AND BETTY VLAHOS	9.77	0.00	0.79 8.98	99684 1854
401 LINDQUIST	3.39	0.00	0.46 2.93	32525 605
404 LINDQUIST	9.08	0.00	0.55 8.53	94688 1761
406 THE WILSONVILLE PROJECT	13.86	0.00	0.46 13.40	148748 2766
407 THE WILSONVILLE PROJECT	0.92	0.00	0.55 0.37	4107 76
408 LINDQUIST	2.26	0.00	0.23 2.03	22534 419
409 THE WILSONVILLE PROJECT	0.59	0.00	0.23 0.36	3996 74
500 LOZD ET.AL	14.54	0.00	0.00 14.54	161403 3001
600 YOUNG ET AL	4.08	0.00	0.31 3.77	41849 778
601 YOUNG ET AL	6.07	0.00	0.00 6.07	67381 1253
603 KAISER FOUNDATION	10.89	0.00	0.93 9.96	110562 2056
604 KAISER FOUNDATION	3.72	0.00	0.00 3.72	41294 768

DTF CONSULTING ENGINEERS 1991

EXHIBIT C2

DPT CONSULTING ENGINEERS INC

RECOMMENDED DISTRICT COSTS (CONT.)
T3S R1W 14D:

100	MALA (WILSONVILLE PARK)	9.06	0.28	0.99	8.35	92690	1724
101	MALA (PLAZA ROYAL)	4.93	0.64	0.00	5.57	61830	1150
102	MALA	0.24	0.10	0.00	0.34	3774	70
103	CITY OF WILSONVILLE	1.92	0.00	1.92	0.00	0	0
200	ANDERSON ET AL	18.07	0.49	0.00	18.56	206028	3831
201	MALA (PACIFIC PLAZA CTR)	4.50	0.59	0.37	4.72	52395	974
208	CITY OF WILSONVILLE	0.50	0.00	0.50	0.00	0	0
<hr/>							
TOTAL SOUTH HALF 24' COSTS		118.39	2.10	8.29	112.20	1245490	23161
				\$ PER ACRE \$ >		11101	206
<hr/>							
TOTAL DISTRICT 24' COSTS		259.73	2.12	8.31	253.54	1649214	30669
				\$ PER ACRE \$ >		6505	121
<hr/>							
CITY OF WILSONVILLE							
<hr/>							
COSTS IN EXCESS OF 24' IMPROVEMENT			N/A	N/A	N/A	1039535	19331
<hr/>							
TOTALS		259.73	2.12	8.31	253.54	2688749	50000
				\$ PER ACRE \$ >		10605	197

NOTE: AREAS AND COSTS ARE VERY APPROXIMATE. ACTUAL AREAS WILL BE CALCULATED.

ASSUMING PARTICIPATION BY THE CITY, THE ADVANCE FEE DEPOSIT REQUIRED OF THE PROPERTY OWNERS WOULD BE \$ 30669 IN ADVANCE TO COVER COSTS THROUGH BIDDING.

RESOLUTION NO. 290

ACCEPTANCE OF DEDICATED RIGHT-OF-WAY FOR THE REMAINDER OF THE TOWN CENTER LOOP WEST AND A T-INTERSECTION WITH PARKWAY AVENUE - PORTIONS OF TAX LOT 100, 101 AND 201, T3S-R1W, SECTION 14D, PORTIONS OF TAX LOT 400, T3S-R1W, SECTION 13 AND TAX LOT 3000, T3S-R1W, SECTION 13B

WHEREAS, Pacific Horizons Real Estate, Inc., represented by Donald Mala, has submitted engineering documents for the dedication of right-of-way for the completion of the Town Center Loop Road West, and

WHEREAS, said engineering documents prepared by Riverside Engineering represent a right-of-way alignment in compliance with the plans previously approved by the Planning Commission and City Council, and

WHEREAS, the Council finds that accepting the dedication of right-of-way prior to initiation of street improvements is a logical and orderly step for its completion of road improvements in compliance with the Capital Improvements Plan, and

WHEREAS, the applicant has requested that Tract 5 as identified in Exhibit 1B be held in reserve to be dedicated at the City's request upon initiation of actual street improvements, and

WHEREAS, the City finds this request appropriate and consistent with the City's Housing policies in that it will prolong the life of the Wilsonville Mobile Park until such time as the land is necessary for street improvements.

NOW, THEREFORE, BE IT HEREBY RESOLVED that the Wilsonville City Council does hereby conditionally agree to accept the dedication of right-of-way as herein described.

FINDINGS

The following Findings are hereby adopted by the City Council and entered into the public record in consideration of the request as submitted.

RESOLUTION NO. 290

EXHIBIT D

1. The property affected by the right-of-way dedication consists of Tax Lot 100, 101 and 201, T3S-R1W, Section 14D, Tax Lot 400, T3S-R1W, Section 13 and Tax Lot 3000, T3S-R1W, Section 13B.

The Council further finds that the subject property is located in the area designated as the Wilsonville Town Center which is currently zoned Planned Development Commercial under the provisions of the Town Center Master Plan.

2. That in December, 1979, the City Council initiated an LID (No. 5) for construction for the remainder of the Town Center Loop Road. Subsequently, the improvement plans were modified on February 13, 1980, February 19, 1980, June 9, 1980 and June 26, 1980.

Prior to further action on LID No. 5, the Planning Commission identified concerns regarding the proposed alignment of the northwest leg of the loop. Consequently, the Commission initiated a study of the right-of-way alignment which was ultimately reviewed and approved by the Commission on May 11, 1981.

The Commission's alignment was then forwarded to the City Council with said recommendation reviewed and approved by the Council on June 15, 1981.

On January 25, 1982, the City received a request from Pacific Horizons Real Estate, Inc. regarding the acceptance of right-of-way for the loop road as approved by the City. This request was reviewed by the Council on February 1, 1982, at which time Council moved to tentatively approve the right-of-way alignment and directed the applicant to work with City staff to prepare the necessary legal documents for Deed transfer.

3. The applicant has submitted survey drawings, together with legal descriptions, of the property to be dedicated. The drawings and legal descriptions are attached hereto as Exhibit 1A including Riverside Engineering Survey No. 8246 and Exhibit 1B, Riverside Engineering Map No. 8236, together with legal descriptions of said drawings.

The Council further finds that in order to complete the dedication requirements, a title report must be prepared to insure that all properties are free and clear from all encumbrances.

4. Council finds that Tract No. 5 as identified as part of Map 8236 extends into the southern portion of the Wilsonville Mobile Home Park. It is further found that this area is currently occupied by tenants of the Park who are on short-term month-to-month rental agreements with the landowners. The occupants of this portion of the Park are in RV units and are all aware of the pending street improvements.

However, the Council further finds that during the development of the Comprehensive Plan and during the confirmation of the Loop Road right-of-way alignment, there was considerable discussion about prolonging the life of the Wilsonville Park as long as practically possible.

In this regard, the Council finds that no specific timetable has been set for initiation or completion of the street improvements although they were scheduled for fiscal year '82-'83 in the Capital Improvements Plan.

(Priority 1-9) While this project is a high priority scheduling in the Capital Improvements Plan, the current economic conditions do not warrant immediate action on completion of the street improvements.

Therefore, the Council concludes that it would be premature to accept the right-of-way and force the removal of the temporary residences prior to a confirmed construction date of the improvements.

The Council further finds that this tract could be placed in escrow with the condition that Deed transfer occur at the City's request upon initiation of a street improvement project. Until such time, the owner of said property would be entitled to secure rents and associated profits from the operation of the mobile park and would be further obligated to pay taxes on said portion until such time as the City executes the transfer.

5. The Council further finds that during the Planning Commission's discussion and previous Council discussion regarding the Loop Road alignment, it was acknowledged that the Loop Road would serve the north-south arterial street linking to Parkway Avenue. Therefore, while the applicant would be obligated to provide a collector street adequate to serve their properties, they would not be obligated for full-street improvements of an arterial street.

It is further noted that the applicant was a willing participant in the initial LID No. 5 which is still pending further action.

Therefore, the Council acknowledges that in initiating any further action on LID No. 5 or modifications thereof, appropriate consideration must be given to the applicant's fair share of the street improvements noting that the applicant has essentially agreed to a half-street obligation. The LID, therefore, must make appropriate assessments on other parties to account for their main half-street improvement.

6. In accepting the right-of-way dedication, the Council acknowledges the necessity to vacate the existing right-of-way for Parkway Avenue at such time that the Loop Road improvements are made.

The existing right-of-way is under the jurisdiction of Clackamas County. However, the City has an adopted Intergovernmental Agreement with the County for transfer of jurisdiction of streets within the City. Therefore, the City, in approving this dedication, will assume the obligation to initiate and administer a street vacation of the existing portion of Parkway Avenue, also known as Market Road 27, at an appropriate time following initiation of street improvements to the Loop Road.

It is further noted by the Council that said vacation should include a small rectangular section of right-of-way excluded from previous vacation of Barber Street along the north property line of Tax Lot 100, T3S-R1W, Section 14D.

EXHIBITS

The following Exhibits are hereby entered into the public record by the City Council as confirmation of its consideration of

the application as submitted.

1.A. Riverside Engineering Survey Map No. 8246 and attached legal description.

B. Riverside Engineering Survey Map No. 8236 and attached legal description.

2. Letter from Don Mala dated January 24, 1983.

3. Planning Commission Meeting Minutes dated May 11, 1981.

4. Memorandum from Ben Altman dated June 10, 1981.

5. City Council Minutes dated June 15, 1981.

6. Letter from Don Mala dated January 25, 1982.


7. Memorandum from Ben Altman dated January 27, 1982.

8. City Council Minutes dated February 1, 1982.

ADOPTED by the City Council of the City of Wilsonville at a regular meeting thereof this 7th day of February, 1983 and filed with the Wilsonville City Recorder this same day.


WILLAIM G. LOWRIE, MAYOR

ATTEST:


DEANNA J. THON, City Recorder

TO: City Council, City of Wilsonville

PETITION TO REINSTATE A LOCAL IMPROVEMENT DISTRICT

Town Center Loop Road and Utilities and Parkway Avenue
Local Improvement District #5 (Reinstatement)

RECITALS:

We, the undersigned, as a condition of approval to the Petition to Reinstatement an Improvement District, Town Center Loop Road and Utilities and Parkway Avenue (LID #5 Reinstatement) with the City of Wilsonville, as set forth through its duly authorized Wilsonville City Council, and by providing herein Exhibit "A" which more clearly designates the real property to be included in the District and the ownership thereof; and providing typographical subheadings for signatures, addresses, dates and ownership interests by tax lots for clarity of documentation.

WITNESSETH:

We, the undersigned, do hereby allege and request as follows:

I.

That the City of Wilsonville reinstate real property described in Exhibit "A" attached hereto as a District comprised of approximately 260 acres for the purpose of accomplishing street, storm drainage, sanitary sewer, water, street lights, and landscape improvements as provided by City Code Section 3.210 through 3.218.

II.

That the method of financing the street, storm drainage, sanitary sewer, water, street lights, and landscape improvements be as provided by the Bancroft Bonding Act (ORS 223.205 - 223.295).

III.

That all necessary easements and/or deeds of dedication for the entire areas to be improved or any other irrevocable commitments from property owners necessary to grant to the City necessary easements and/or deeds for street, storm drainage, sanitary sewer, water, street lights, and landscape improvements shall be given.

IV.

That the location and approximate scope of the proposed improvement is indicated by Exhibit "B" attached hereto and by this reference incorporated herein.

V.

That the undersigned persons represent more than 069 % of the recorded property owners or recorded property purchasers within the proposed Local Improvement District (LID).

TO: City Council, City of Wilsonville
PETITION TO REINSTATE A LOCAL IMPROVEMENT DISTRICT
Town Center Loop Road and Utilities and Parkway Avenue
Local Improvement District #5 (Reinstatement)
Page 2

VI.

That the Council of the City of Wilsonville direct an appropriate department or employee, or combination thereof, of the City to prepare a report on the proposed public improvement and file the same with the Council. The said report to provide the following information:

1. Recommended standard to which the proposed improvement should be constructed and the available feasible alternatives to which it can be constructed; and
2. An estimate of the maximum probable cost of the proposed and recommended improvement, including any legal, administrative and engineering costs attributable thereto. Such estimate shall be based on the best and latest cost factors available at the time of the estimate and without allowance for inflation between the date of the estimate and receipt of the bid.
3. A recommendation as to the method or methods of assessment to be used to arrive at a fair apportionment of the whole or any portion of the cost of the improvement to the properties specifically benefited; and
4. The description of each lot, parcel of land, or portion thereof, to be specially benefited by the improvement with the names of the owners or reputed owners thereof, and the estimated assessments against each such lot or parcel.

VII.

That the report on the proposed public improvement to be filed with the Council within sixty (60) days of receipt of this petition or said petition shall be rendered null and void.

VIII.

That the Council set a date certain for hearing on, and allow an opportunity to be heard by the petitioners upon, the report within thirty (30) days of receipt and if the Council approves the report, to then enact an order reinstating and describing the LID, declaring its intention to make the proposed public improvement, providing the manner and method of carrying out the improvement, setting a public hearing on the improvement not less than thirty (30) days from the date of the order to hear objections to the improvement as proposed and directing that notice to be given of the proposed improvement and of the public hearing.

TO: City Council, City of Wilsonville
PETITION TO REINSTATE A LOCAL IMPROVEMENT DISTRICT
Town Center Loop Road and Utilities and Parkway Avenue
Local Improvement District #5 (Reinstatement)
Page 3

IX.

That the report described in paragraph VI, herein above, be mailed to the following three (3) persons upon its completion and prior to the hearing:

1. Terry N. Tolls, P.O. Box 577, Portland, OR 97207
2. Don Mala, P.O. Box 6, Wilsonville, OR 97070
3. Stan Ash, 28035 S.W. Parkway, Wilsonville, OR 97070

X.

That upon completion of the proposed improvement, said District not be continued for the purpose of providing maintenance and assessment for such maintenance.

XI.

That kpf consulting engineers be appointed the Engineer of work.

XII.

That should the project's low bid exceed by more than 25% the estimated cost described in paragraph VI, herein above, it is hereby requested that such bid be held in abeyance for sufficient time to allow two (2) weeks notice of such cost increase to the property owners in the proposed District. It is further requested that the bid be then awarded unless more than 50% of the property owners owning more than 50% of the property within the proposed District, file written remonstrance against the proposed improvement within the said two (2) week period.

Signature of Owner
Authorized Representative

Jack E. Wohl

Address

PO Box 145, 30150
SW Parkway Avenue
Wilsonville, OR

Date

6/20/84

351W138

Tax Lots(s)

2900/3000

Acres

1.86

Title of Above Signature Owner

Representing Family Property
Company

State of Oregon)

County of Clackamas) ss

June 20, 19 84

Personally appeared the above named Jack E Wohl a duly
authorized representative of Family Property and acknowledged
the foregoing instrument to be their voluntary act and deed.

Arundia J. Bellis
NOTARY PUBLIC OF OREGON

My Commission Expires: 1-7-87

PRELIMINARY ENGINEER'S REPORT
Town Center Loop Road and Utilities and Parkway Avenue
LID #5 (Reinstatement)

A. GENERAL DESCRIPTION AND BACKGROUND

On , 1984, property owners in township 3 south, range 1 west, sections 13 and 14 filed a petition with the City of Wilsonville to reinstate a Local Improvement District (LID). The purpose of this LID would be to construct the remainder of Town Center Loop Road and primary utilities and to improve S.W. Parkway to Boeckman Road. The project construction costs equivalent to a 24 foot roadway and necessary utilities would be borne by benefited landowners through property assessments. The remainder would be borne by the City of Wilsonville. The attached map (Exhibit "B" of the petition) shows existing improvements solid and proposed improvements dashed. This project differs from the previously approved (and abandoned) LID #5L as follows:

1. S.W. Parkway Avenue is to be constructed to a modified parkway section of two 17 foot lanes and a 14 foot landscaped median from Town Center Loop to Boeckman Road. The necessary storm drainage facilities on S.W. Parkway would also be constructed, as well as any necessary utility adjustments.
2. The intersection of Parkway Avenue and Town Center Loop is a four way intersection to allow for future planning as it relates to future interior circulation. Near its intersection with Town Center Loop, Parkway Avenue will widen to five lanes in a 72 foot right-of-way. South of Town Center Loop, Parkway would be a 40 foot wide pavement in a 60 foot right-of-way.
3. The full parkway section, on a 72 foot right-of-way is to be developed with two 24 foot travel lanes and a 14 foot landscaped median for the remainder of Town Center Loop.
4. The utilities proposed as shown conceptually on the Revised Town Center Utility Plan would be constructed.
5. Storm water detention associated with each site would be required in lieu of existing and proposed detention shown on the Revised Town Center Utility Plan. Sheet flow and surface detention would be encouraged.
6. Only Town Center Loop and Parkway Avenue would be constructed. No other roadway improvements are included.

Exhibit "A" of the petition shows the boundary of LID #5 (Reinstated) and the general configuration of the proposed improvements. Exhibit "B" is the Revised Town Center Utility Plan.

Included in this report are estimates of the project costs. These estimates assume the project would be constructed during Summer and Fall 1984, and completed by Summer 1985.

B. RIGHT-OF-WAYS

The required 72 foot wide right-of-way through tax lot 100 (township 3 south, range 1 west, section 14D) has been placed in escrow. Otherwise, the required right-of-way for Town Center Loop West has been dedicated. Similarly, the 30 foot west half of the right-of-way for realignment of Parkway Avenue north of Town Center Loop has been dedicated but an additional 6 feet will be needed. Dedication of a 72 foot right-of-way, or 36 foot where the centerline is a lot line, would be required from lots 400 through 409. A 36 foot dedication is required from lots 603 and 600 to complete Town Center Loop East. Vacation of Old Parkway Avenue should be accomplished for the portion inside the Loop, and where unneeded north of the Loop. Additional dedication 36 feet wide would be required on the east side of Parkway between Town Center Loop and the 1/4 corner. No additional right-of-way is required to improve Parkway from the 1/4 corner to Boeckman Road, except construction easements.

In addition to the road rights-of-way, easements will be required from tax lots 101, 200, and 201 for the water line, from tax lots 400 and 500 for the sewer, and from tax lot 101 for storm drainage outfall (all in township 3 south, range 1 west, section 14D).

C. UTILITIES

As part of the privately financed construction of the improvements outside of Parkway Avenue and the Loop, we expect that the major drainage facilities serving that area will be installed. Water lines will be available to serve the area by extending from an existing water line along the north boundary of tax lots 401 and 404.

The following utility work is anticipated as part of LID #5 (Reinstatement)

1. Sanitary Sewers: The existing sanitary sewer on the portion of Parkway Avenue which will be abandoned will be replaced. The routing of the new sewer line is shown on Exhibit "B". Service lines will be extended from this sewer line to serve tax lot 100, the portion of tax lot 400 which is north of the new roadway and a stub to be extended by others to serve properties east of the district. The existing sanitary sewer within the vacated portion of Parkway Avenue will be stubbed off and abandoned.

To provide sewer service to the southerly portions of tax lots 400, 401 and 404, a sewer line will be extended northward as shown on Exhibit "A" along the west boundary of tax lot 500.

2. Water Service: A 12 inch water line will be extended from its terminus just north of the project on Parkway Avenue along a routing as shown on Exhibit "B". This water line will be extended to connect to the water line built as part of LID #2. It will also provide service to tax lots 100 and 400, and extend along Town Center Loop East connecting with the existing line there.

3. Drainage: The drainage facilities for the east portion of the project, together with the outfall line to Boeckman Creek, should be constructed as a portion of the LID. Appropriate drain lines will need to be extended across the Loop Road to provide outlets from the northeast of this area. On the west end of the project, drain facilities as shown on Exhibit "B" will be provided. That area will drain into the detention basin built as part of LID #2, and from there the water will cross the freeway and eventually will flow into Seeley ditch. The future development of tax lot 101 and 200 may wish to eliminate the open pond if other means of detention can be provided.

No provision has been made for providing a piped drainage outlet to the lower portions of tax lots 101, 200, 201, 400 and 406. Presumably as development of those tax lots takes place, the drainage will be deposited in the natural swale which eventually runs to Boeckman Creek. Such development must account for the capacity of existing drainage facilities.

The drainage way which crosses Boeckman Road and Parkway also crosses I-5, eventually reaching Seeley Ditch. Future development along these properties must also account for existing capacity limitations.

4. Street Lights: We anticipate that all street lighting will be installed as a part of the LID. As has been the case previously, the street lighting plan will be laid out by Portland General Electric Company and will be refined by the project engineers for the roadway, and will thereafter be submitted to the City Planning Commission for approval. The cost of the light poles, luminaries, underground wiring, and other such facilities will be borne in part by the City and by the LID. Selection of poles and fixtures will be made by the City.
5. Landscaping: The landscaping of the street medians will be accomplished as part of LID #5 (Reinstated). Landscape plans will be prepared and will be approved by the City prior to the beginning of any construction.
6. Electrical and Telephone Service: Underground electrical and underground telephone service will be provided by the serving utilities, but the installations by the utilities will need to be coordinated with LID construction activities. Likewise, natural gas service by Northwest Natural Gas Company will need to be coordinated.
7. Project Entry Signs: Distinctive signs, including provision for irrigation and lighting, will be installed on each side of Town Center Loop at its intersection with Wilsonville Road and on each side of Parkway Avenue at its intersection with Town Center Loop. Their design, easements as necessary, and construction is included in the LID.

ITEM	QUANTITY	UNITS	UNIT PRICE	ITEM COST
SITWORK				
STRIPPING	7860	CY	3.00	23579.33
CLEAR&GRUB		LS	15000.00	15000.00
LANDSCAPE AND BERMS		LS	100000.00	100000.00
STREETS				SUBTOTAL SITEWRK
				138579.33
EXCAVATION	23579	CY	4.00	94317.33
3" AC CL B	47159	SY	5.90	278236.13
2"-3/4-0	47159	SY	1.00	47158.67
10" 2"-0	47159	SY	4.17	196494.44
VERT. CURB	19606	LF	3.00	58818.00
C & G	19606	LF	4.50	88227.00
REMOVE EXIST. PAVEMENT		LS	4000.00	4000.00
SPECIAL CROSSING TREATMENT	800	SY	25.00	20000.00
STORM (ONSITE)				SUBTOTAL STREETS
				1278703.90
10"CP ROCK	350	LF	19.00	6650.00
12"CP ROCK	2470	LF	20.00	49400.00
15"CP ROCK	800	LF	26.00	20800.00
18"CP ROCK	310	LF	34.00	10540.00
21"CP ROCK	100	LF	40.00	4000.00
24"CP ROCK	2740	LF	46.00	126040.00
0'SIZE CB	11	EA	750.00	8250.00
STD CB	25	EA	400.00	10000.00
NEW MH	14	EA	1000.00	14000.00
SANITARY (OFFSITE)				SUBTOTAL STORM (ONSITE)
				249680.00
12"CP NAT.	340	LF	19.50	6630.00
15"CP ROCK	630	LF	26.00	16380.00
15"CP NAT.	1480	LF	24.00	35520.00
6' MH	3	EA	1200.00	3600.00
CONNECT EX	1	EA	500.00	500.00
ADJUST MH	1	EA	150.00	150.00
SANITARY (ONSITE)				SUBTOTAL SANITARY (OFFSITE)
				62780.00
8"CP ROCK	2160	LF	15.00	32400.00
12"CP ROCK	800	LF	21.50	17200.00
6' MH	5	EA	1200.00	6000.00
CONNECT EX	2	EA	500.00	1000.00
WATER (OFFSITE)				SUBTOTAL SANITARY (ONSITE)
				56600.00
12"DIP	1120	LF	28.00	31360.00
12"GV	2	EA	860.00	1720.00
FH ASSY.	2	EA	1400.00	2800.00
BLOWOFF	1	EA	400.00	400.00
SUBTOTAL WATER (OFFSITE)				36280.00

ITEM	QUANTITY	UNITS	PRICE	ITEM COST
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PAGE 1

SITework

STRIPPING	9077	CY	3.00	27230.56
CLEAR&GRUB		LS	15000.00	15000.00
LANDSCAPE AND BERMS		LS	100000.00	100000.00

STREETS

SUBTOTAL SITework

142230.56

EXCAVATION	27231	CY	4.00	108922.22
3" AC. CL B	22874	SY	5.90	134954.63
2"-3/4-0	22874	SY	1.00	22873.67
10" 2"-0	22874	SY	4.17	95306.94
C & G	19606	LF	4.50	88227.00
REMOVE EXIST. PAVEMENT		LS	4000.00	4000.00
SPECIAL CROSSING TREATMENT	800	SY	25.00	20000.00

STORM (ONSITE)

SUBTOTAL STREETS

474284.47

10"CP ROCK	168	LF	19.00	3192.00
12"CP ROCK	2470	LF	20.00	49400.00
15"CP ROCK	800	LF	26.00	20800.00
18"CP ROCK	310	LF	34.00	10540.00
21"CP ROCK	80	LF	40.00	3200.00
24"CP ROCK	2740	LF	46.00	126040.00
0'SIZE CB	11	EA	750.00	8250.00
STD CB	25	EA	400.00	10000.00
NEW MH	14	EA	1000.00	14000.00

SANITARY (OFFSITE) SUBTOTAL STORM (ONSITE)

245422.00

12"CP NAT.	340	LF	19.50	6630.00
15"CP ROCK	630	LF	26.00	16380.00
15"CP NAT.	1480	LF	24.00	35520.00
6' MH	3	EA	1200.00	3600.00
CONNECT EX	1	EA	500.00	500.00
ADJUST MH	1	EA	150.00	150.00

SANITARY (ONSITE) SUBTOTAL SANITARY (OFFSITE)

62780.00

8"CP ROCK	2160	LF	15.00	32400.00
12"CP ROCK	800	LF	21.50	17200.00
6' MH	5	EA	1200.00	6000.00
CONNECT EX	2	EA	500.00	1000.00

WATER (OFFSITE) SUBTOTAL SANITARY (ONSITE)

56600.00

12"DIP	1120	LF	28.00	31360.00
12"GV	2	EA	860.00	1720.00
FH ASSY.	2	EA	1400.00	2800.00
BLOWOFF	1	EA	400.00	400.00

SUBTOTAL WATER (OFFSITE)

36280.00

ITEM	QUANTITY	UNITS	UNIT PRICE	ITEM COST	
WATER (ONSITE)					
12"DIP	4150	LF	28.00	116200.00	
8" DIP	280	LF	19.00	5320.00	
12"GV	8	EA	860.00	6880.00	
8" GV	5	EA	450.00	2250.00	
FH ASSY.	4	EA	1400.00	5600.00	
MISC.	SUBTOTAL WATER (ONSITE)				136250.00
MOBILIZE AND BOND					
STR. LTS.	12	EA	800.00	9600.00	
VAULTS	5	EA	800.00	4000.00	
UTILITY TRENCHING	9803	LF	2.30	22546.90	
PVC CONDUIT CROSSING	3	EA	180.00	540.00	
TOWN CENTER IDENTIFICATION SIGNS	3	EA	6000.00	18000.00	
	SUBTOTAL MISC.				78686.90
SUBTOTAL CONTINGENCIES				15%	1232534 184880
SUBTOTAL CONSTRUCTION					\$ 1417414
CONSULTING FEES					
ENGINEERING FEE				72000.00	
DESIGN SURVEY				6000.00	
PLATTING RIGHTS-OF-WAY				8000.00	
REPLACE 50% FRONT CORNERS				1500.00	
CONTRACT ADMINISTRATION				24000.00	
CONSTRUCTION STAKING				72000.00	
INSPECTION				24000.00	
OTHER FEES	SUBTOTAL CONSULTING FEES				207500
INSPECTION AND CHECKING				24000.00	
RECORDING				300.00	
SUBTOTAL OTHER FEES					24300
TOTAL DISTRICT COST (EXCLUDING FINANCE FEES AND INTEREST)					\$ 1649214

SITWORK

ITEM	QUANTITY	UNITS	PRICE	ITEM COST
STRIPPING	4823	CY	3.00	14469.44
CLEAR&GRUB		LS	10000.00	10000.00
LANDSCAPE AND BERMS		LS	100000.00	100000.00

STREETS SUBTOTAL SITWORK 124469.44

EXCAVATION	14469	CY	4.00	57877.78
3" AC CL B	12154	SY	5.90	71710.57
2"-3/4-0	12154	SY	1.00	12154.33
10" 2"-0	12154	SY	4.17	50643.06
C & G	10418	LF	4.50	46881.00
REMOVE EXIST. PAVEMENT		LS	4000.00	4000.00
SPECIAL CROSSING TREATMENT	800	SY	25.00	20000.00

STORM (ONSITE) SUBTOTAL STREETS 263266.73

10"CP ROCK	72	LF	19.00	1368.00
12"CP ROCK	810	LF	20.00	16200.00
15"CP ROCK	800	LF	26.00	20800.00
18"CP ROCK	150	LF	34.00	5100.00
12"CP ROCK	80	LF	40.00	3200.00
24"CP ROCK	2680	LF	46.00	123280.00
0' SIZE CB	11	EA	750.00	8250.00
STD CB	17	EA	400.00	6800.00
NEW MH	9	EA	1000.00	9000.00

SANITARY (OFFSITE) SUBTOTAL STORM (ONSITE) 193998.00

12"CP NAT.	340	LF	19.50	6630.00
15"CP ROCK	630	LF	26.00	16380.00
15"CP NAT.	1480	LF	24.00	35520.00
6' MH	3	EA	1200.00	3600.00
CONNECT EX	1	EA	500.00	500.00
ADJUST MH	1	EA	150.00	150.00

SANITARY (ONSITE) SUBTOTAL SANITARY (OFFSITE) 62780.00

8"CP ROCK	2160	LF	15.00	32400.00
12"CP ROCK	800	LF	21.50	17200.00
6' MH	5	EA	1200.00	6000.00
CONNECT EX	2	EA	500.00	1000.00

WATER (OFFSITE) SUBTOTAL SANITARY (ONSITE) 56600.00

12"DIP	1120	LF	28.00	31360.00
12"GV	2	EA	860.00	1720.00
FH ASSY.	2	EA	1400.00	2800.00
BLOWOFF	1	EA	400.00	400.00

SUBTOTAL WATER (OFFSITE) 36280.00

ITEM	QUANTITY	UNITS	UNIT PRICE	ITEM COST
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 WATER (ONSITE)

12"DIP	4150	LF	28.00	116200.00
8" DIP "	280	LF	19.00	5320.00
12"GV	8	EA	860.00	6880.00
8" GV	5	EA	450.00	2250.00
FH ASSY.	4	EA	1400.00	5600.00

MISC.		SUBTOTAL WATER (ONSITE)		136250.00
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MOBILIZE AND BOND		LS	18000.00	18000.00
STR. LTS.	7	EA	800.00	5600.00
VAULTS	3	EA	800.00	2400.00
UTILITY TRENCHING	5209	LF	2.30	11980.70
PVC CONDUIT CROSSING	3	EA	180.00	540.00
TOWN CENTER IDENTIFICATION SIGNS	3	EA	6000.00	18000.00

		SUBTOTAL MISC.		56520.70
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SUBTOTAL CONTINGENCIES		15%		930165 139525
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SUBTOTAL CONSTRUCTION				\$ 1069690
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 CONSULTING FEES

ENGINEERING FEE				55000.00
DESIGN SURVEY				4500.00
PLATTING RIGHTS-OF-WAY				6000.00
REPLACE 50% FRONT CORNERS				1000.00
CONTRACT ADMINISTRATION				18000.00
CONSTRUCTION STAKING				55000.00
INSPECTION				18000.00

OTHER FEES		SUBTOTAL CONSULTING FEES		157500
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INSPECTION AND CHECKING				18000.00
RECORDING				300.00

		SUBTOTAL OTHER FEES		18300
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TOTAL DISTRICT COST (EXCLUDING FINANCE FEES AND INTEREST)				\$ 1245490
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WILSONVILLE TOWN CENTER LID #5 (REINSTATED)
 SUMMARY OF RIGHTS-OF-WAY
 SUMMARY OF APPROXIMATE ASSESSMENTS

RECOMMENDED DISTRICT 06/06/84
 ASSESSMENT METHODS WITH APPROXIMATE COST
 AND ACREAGES.

OWNER OR CONTACT		TOTAL VACATION	DEDICATION	NET APPROX.	FEE		
		AREA	AREA	AREA ASSESSMENT	DEPOSIT		

T3S R1W 13B:							

2600		39.00	0.00	0.00	39.00	111400	2072
2700		23.86	0.00	0.00	23.86	68154	1267
2701		1.82	0.00	0.00	1.82	5199	97
2900		1.00	0.00	0.00	1.00	2856	53
3000		0.80	0.00	0.00	0.80	2285	42
3001	KOHL TRACT	0.02	0.00	0.02	0.00	0	0

T3S R1W 13BC:							

OAK VIEW CONDO'S 36 UNITS		2.27	0.00	0.00	2.27	6484	121
PER UNIT						80	3

T3S R1W 13BC SUPPL.:							

ASH MEADOWS 81 UNITS		8.06	0.00	0.00	8.06	23023	428
PER UNIT						284	12

T3S R1W 14A:							

100		40.83	0.02	0.00	40.85	116684	2170
200		23.68	0.00	0.00	23.68	67640	1258

TOTAL NORTH HALF 24' COSTS		141.34	0.02	0.02	141.34	403724	7508
					\$ PER ACRE \$ >	2856	53

T3S R1W 13:							

400	GEORGE AND BETTY VLAHOS	9.77	0.00	0.79	8.98	99684	1854
401	LINDQUIST	3.39	0.00	0.46	2.93	32525	605
404	LINDQUIST	9.08	0.00	0.55	8.53	94688	1761
406	THE WILSONVILLE PROJECT	13.86	0.00	0.46	13.40	148748	2766
407	THE WILSONVILLE PROJECT	0.92	0.00	0.55	0.37	4107	76
408	LINDQUIST	2.26	0.00	0.23	2.03	22534	419
409	THE WILSONVILLE PROJECT	0.59	0.00	0.23	0.36	3996	74
500	LOZO ET AL	14.54	0.00	0.00	14.54	161403	3001
600	YOUNG ET AL	4.08	0.00	0.31	3.77	41849	778
601	YOUNG ET AL	6.07	0.00	0.00	6.07	67381	1253
603	KAISER FOUNDATION	10.89	0.00	0.93	9.96	110562	2056
604	KAISER FOUNDATION	3.72	0.00	0.00	3.72	41294	768

DPT CONSULTING ENGINEERS 1984

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RECOMMENDED DISTRICT COSTS (CONT.)

T3S R1W 14D:

100	MALA (WILSONVILLE PARK)	9.06	0.28	0.99	8.35	92690	1724
101	MALA (PLAZA ROYAL)	4.93	0.64	0.00	5.57	61830	1150
102	MALA	0.24	0.10	0.00	0.34	3774	70
103	CITY OF WILSONVILLE	1.92	0.00	1.92	0.00	0	0
200	ANDERSON ET AL	18.07	0.49	0.00	18.56	206028	3831
201	MALA (PACIFIC PLAZA CTR)	4.50	0.59	0.37	4.72	52395	974
208	CITY OF WILSONVILLE	0.50	0.00	0.50	0.00	0	0
TOTAL SOUTH HALF 24' COSTS		118.39	2.10	8.29	112.20	1245490	23161
				\$ PER ACRE \$ >		11101	206
TOTAL DISTRICT 24' COSTS		259.73	2.12	8.31	253.54	1649214	30669
				\$ PER ACRE \$ >		6505	121
CITY OF WILSONVILLE							
COSTS IN EXCESS OF 24' IMPROVEMENT			N/A	N/A	N/A	1039535	19331
TOTALS		259.73	2.12	8.31	253.54	2688749	50000
				\$ PER ACRE \$ >		10605	197

NOTE: AREAS AND COSTS ARE VERY APPROXIMATE. ACTUAL AREAS WILL BE CALCULATED.

ASSUMING PARTICIPATION BY THE CITY, THE ADVANCE FEE DEPOSIT REQUIRED OF THE PROPERTY OWNERS WOULD BE \$ 30669 IN ADVANCE TO COVER COSTS THROUGH BIDDING.