

RESOLUTION NO. 807

A RESOLUTION REQUESTING THE REAPPORTIONMENT OF AN ASSESSMENT IN LID #5 - TAX LOT #100.

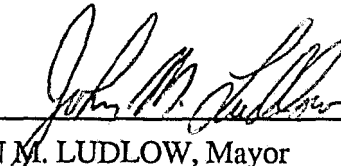
WHEREAS, the city staff has prepared a report on the above captioned subject which is attached hereto as Exhibit "A"; and

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.

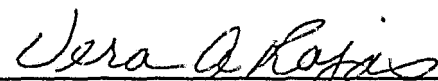
NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Wilsonville does hereby adopt the staff report attached hereto as Exhibit "A", with the recommendation(s) contained therein and further instructs that action appropriate to the recommendation(s) be taken.

ADOPTED by the City Council of the City of Wilsonville at a regular meeting thereof this 22nd day of January, 1991 and filed with the Wilsonville City Recorder this date.



JOHN M. LUDLOW, Mayor

ATTEST:



VERA A. ROJAS, CMC, City Recorder

SUMMARY of Votes:

Mayor Ludlow	<u>AYE</u>
Councilor Chandler	<u>AYE</u>
Councilor Carter	<u>AYE</u>
Councilor Krummel	<u>AYE</u>
Councilor Van Eck	<u>AYE</u>

MEMORANDUM

FINANCE DEPT

City of
WILSONVILLE
in OREGON

30000 SW Town Center Loop E • PO Box 220
Wilsonville, OR 97070
(503) 682-1011

EXHIBIT "A"

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: RAY SHORTEN, FINANCE DIRECTOR

DATE: January 17, 1991

**RE: REQUEST FOR REAPPORTIONMENT OF AN
ASSESSMENT IN LID #5 - TAX LOTS #100**

I have received an application from Don Mala to reapportion an assessment in LID #5 concerning Tax Lots #100, Section 14, Township 3 South, Range 1 West of the Willamette Meridian, County of Clackamas, Wilsonville, Oregon.

The reapportionment request was filed in accordance with City Ordinance #350. The purpose of this reapportionment is to create two parcels of land from the tax lot stated above. The assessment on this property is not delinquent.

An escrow closing is currently scheduled for the sale of the reapportioned Parcel I. Approval of this reapportionment is contingent upon all principal and interest on Parcel I being brought current upon the closing of the escrow, and that the applicant notify the City of any tax lot number changes that may be involved with this reapportionment.

The reapportionment of the assessment will be made on a pro-rata acreage basis. The relative values and area are proportionate to the proposed reapportionment, so there should be no impairment to the security of the City or the holders of the Bancroft bonds.

EXHIBIT "A" - CB-R-480-91
January 17, 1991

I have attached a map showing the parcel involved and the acreage of each.

The principal balance on the assessment equals \$70,234.82 with the total acreage being 6.240 acres. Assessment per acre calculates to \$11,255.58. (assessment/acreage).

Reapportionment:

Parcel I	.316 acres	
Assessment Parcel I		<u>\$ 3,556.76</u>
Parcel II	5.924 acres	
Assessment Parcel II		<u>\$66,678.06</u>

A notice of consideration of reapportionment by Council has been sent to all parties involved.

RECOMMENDATION:

I recommend that the above reapportionment be approved.

EXHIBIT "A" - CB-R-480-91
January 17, 1991



Pacific Horizons Real Estate, Inc.
Real Estate Securities & Brokerage

January 15, 1991

City of Wilsonville
PO Box 220
30000 SW Town Center Loop East
Wilsonville, OR 97070

ATTN: Ray Shorten, Finance Director

RE: Assessment Reapportionment Application

Dear Mr. Shorten:

Enclosed for your review and approval by the Wilsonville City Council are the documents required by City of Wilsonville Ordinance #350, Section 3.290. The enclosures identified below are reviewed in accordance with the numbering sequence of the Assessment Reapportionment Application form:

1. LEGAL DESCRIPTIONS:

- a. Parcel I: Description of the parcel being purchased by Les Schwab Tire Centers of Portland, Inc.
- b. Parcel II: Description of the Wilsonville Park, (Oreg.) Ltd. partnership's remaining property.

2. OWNERSHIP INTEREST:

Parcel I: Wilsonville Park, (Oreg.) Ltd. (Seller/Owner)
Donald F. Mala, Property Manager
PO Box 6
8755 SW Citizens Drive, Suite 201
Wilsonville, OR 97070

Les Schwab Tire Centers of Portland, Inc. (Purchaser)
Vern Atwood, Property Manager
PO Box 667
Prineville, OR 97754

Parcel II: Wilsonville Park, (Oreg.) Ltd. (Owner)

3. PROPERTY PARTITION:

The applicant has been informed by the Wilsonville planning staff that approval of a partition of the herein described property by the Wilsonville Planning Commission is not required under current regulations. Parcels I and II are not in a platted subdivision and no development plan is being submitted at this time, therefore, approval of a partition of the herein described property by the Wilsonville Planning Commission is not necessary for the reapportionment of Local Improvement District (LID 5) assessments.

4. SURVEY MAP:

In accordance with the enclosed surveyor's maps a reapportionment of Local Improvement District (LID 5) assessment is requested based on the surveyor's legal descriptions and information provided below:

	<u>ACREAGE</u>	<u>SQUARE FOOTAGE</u>	<u>PERCENTAGE</u>
Parcel I:	0.316	13,766	5.06%
Parcel II:	5.924	258,035	94.94%
Totals:	6.240	271,801	100.00%

Our records indicate that the remaining principal balance owed on the LID 5 assessment applicable to Tax Lots 100 and 104 (Clackamas County Assessor's map 3 1W 14D) is \$70,234.82. Enclosed is LID 5's most current Statement of Assessment Installment, identifying property location Sec 14D, 0100400, dated October 10, 1990. Interest owed on the LID 5 principal balance will be prorated by the escrow closing officer on the effective closing date of the Les Schwab purchase of Parcel I.

5. VERIFICATION OF VALUE:

Enclosed is a copy of the fiscal year 1989 - 1990 Clackamas County property tax statement noting the assessed values of Tax Lot 100. The current Clackamas County assessed value of Tax Lot 100 is more than eight times the remaining LID 5 assessment balance.

If you have any questions regarding the enclosures or need additional information, please contact my office at your earliest convenience (Phone 682-3771).

Sincerely,

Donald F. Mala
Property Manager

DEM:dfm

Enclosures: Specified Above.

ASSESSMENT REAPPORTIONMENT APPLICATION

APPLICATION TO REAPPORTION AN ASSESSMENT IN A LOCAL IMPROVEMENT
DISTRICT WITHIN THE CITY LIMITS OF WILSONVILLE, OREGON

City of Wilsonville Ordinance #350 Section #3.209 (copy attached)
outlines the requirements necessary to initiate a reapportionment of
an existing LID assessment.

To assure that your application can be adequately processed, please
sign and return this form and include the following items to satisfy
your requirements for reapportionment.

1. A legal description of each parcel of land into which the
property is proposed to be divided.
2. The complete name and address of each of the owners and
other parties having an interest in such property.
3. Verification that an application to partition the property
involved has been initiated through the City of Wilsonville
Planning dept.
4. A survey map showing tax lot #'s, acreage of each parcel and
approximate location of tax lot being reapportioned.
5. Verification that each partitioned parcel of property will have a
value of two times the proposed reapportioned assessment of
the parcel.

All of the items above are provided with this application and I
hereby apply to reapportion Tax Lot #100 in accordance
with Ordinance #350.
Wilsonville Park (Oreg.) Ltd.

By



(Signature of Applicant)

Donald F. Mala, Property Manager

January 15, 1991

Date of Application

PARCEL I

DECEMBER 10, 1990
FILE NO. 90-1780B

PROPERTY DESCRIPTION
(PORTION OF TAX LOT 100)
LES SCHWAB TIRE CENTERS, INC.

CLACKAMAS CO. ASSESSOR'S MAP NO. 3 1W 14D

A parcel of land situated in the Southeast one-quarter Section 14, Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, County of Clackamas and State of Oregon, being part of that certain tract of land described in Clackamas County Recorder's Fee No. 78-18237, more particularly described as follows:

Beginning at a point in the east right-of-way line of Interstate 5, said point bears South 89°53'55" West 1120.39 feet and South 00°03'30" East 243.36 feet from a brass cap monument marking the East 1/4 corner of Section 14, aforesaid; thence continuing along said east right-of-way line South 00°03'30" East 50.00 feet to a point therein, said point being the northwest corner of a certain 1.737 acre parcel of land; thence along the north line thereof, North 89°52'00" East 275.33 feet to the northeast corner thereof; thence North 00°03'30" West parallel to the east line of said Interstate 5, 50.00 feet; thence South 89°52'00" West parallel to the north line of the aforesaid 1.737 acre parcel of land, 275.33 feet to the point of beginning.

CONTAINING THEREIN an area of 13766.50 square feet. (0.316 acres, more or less).

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 12, 1968
JAMES O. WEDDLE
874

James O. Weddle 12/10/90

INTERSTATE HWY. No. 5

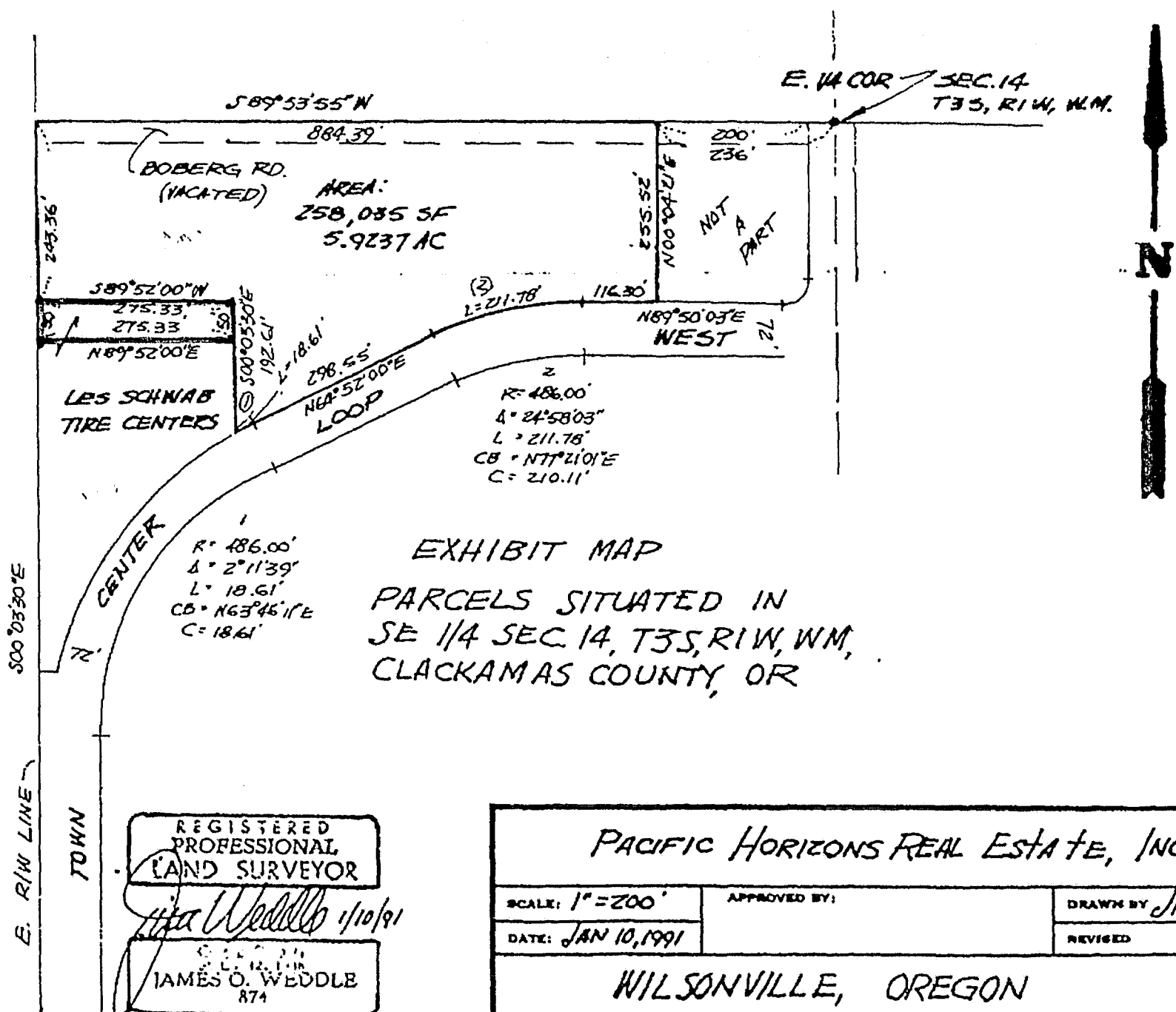
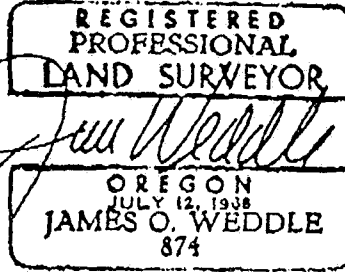


EXHIBIT MAP
 PARCELS SITUATED IN
 SE 1/4 SEC. 14, T35, R1W, WM,
 CLACKAMAS COUNTY, OR

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR
James O. Weddle 1/10/91
 JAMES O. WEDDLE
 874

PACIFIC HORIZONS REAL ESTATE, INC.		
SCALE: 1" = 200'	APPROVED BY:	DRAWN BY <i>JIM</i>
DATE: JAN 10, 1991		REVISED
WILSONVILLE, OREGON		
3 1W 14 D		DRAWING NUMBER 90-1780 E

PARCEL II



JAN 10, 1991
SF90-1780C

PROPERTY DESCRIPTION
(PORTION OF TAX LOT 100 & 104)
WILSONVILLE PARK LTD.

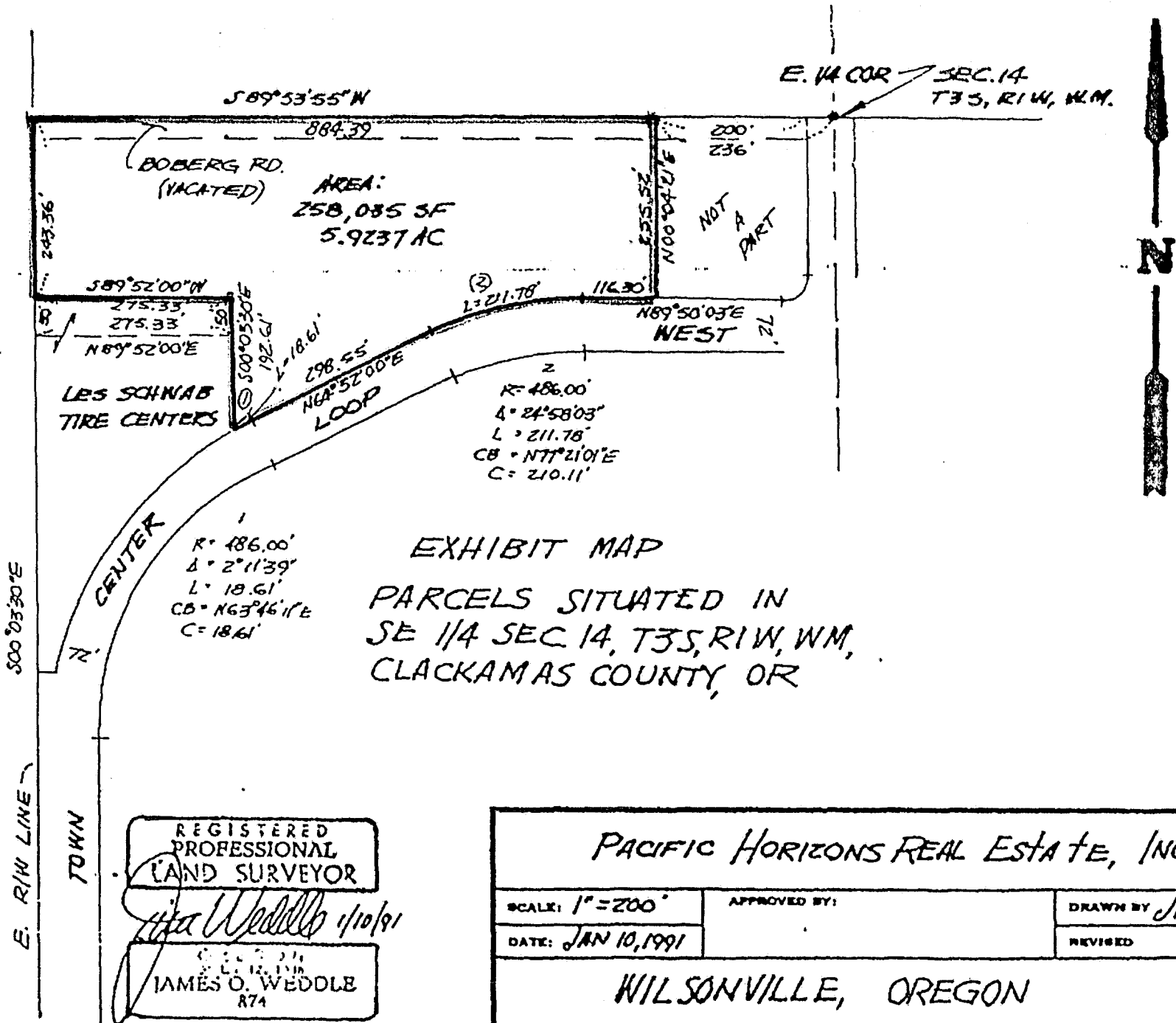
CLACKAMAS CO. ASSESSOR'S MAP NO. 3 1W 14D

A parcel of land situated in the Southeast one-quarter Section 14, Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, County of Clackamas and State of Oregon, being a part of those certain parcels of land described in Clackamas County Recorder's Fee No. 78-18237 and 82-31330, and a part of vacated Boberg Road No. 1571, Clackamas County Recorder's Fee No. 81-14598, all being more particularly described as follows:

Beginning at a point which bears South 89°53'55" West 236.00 feet from a brass cap monument marking the East 1/4 corner of Section 14, aforesaid; thence continuing South 89°53'55" West 884.39 feet to a point in the east right-of-way line of Interstate 5; thence along said east line South 00°03'30" East 243.36 feet to a point therein; thence North 89°52'00" East 275.33 feet; thence parallel to the east line of said Interstate 5, South 00°03'30" East 192.61 feet to a point in the northerly line of Town Center Loop West, a dedicated public street 72 feet wide; thence easterly along said line along the arc of a non-tangent 486.00 foot radius curve right 18.61 feet through a central angle of 02°11'39" (chord bears North 63°46'11" East 18.61 feet); thence tangent to said curve along said northerly line North 64°52'00" East 298.55 feet to the beginning of a tangent 486.00 foot radius curve right; thence along the arc of said curve 211.78 feet through a central angle of 24°58'03" (chord bears North 77°21'01" East 210.11 feet); thence along said northerly line North 89°50'03" East 116.30 feet to a point therein; thence leaving said street North 00°24'21" East 255.52 feet to the point of beginning.

CONTAINING THEREIN an area of 258,035 square feet. (5.92 acres, more or less).

INTERSTATE HWY. NO. 5



AREA:
258,085 SF
5.9237 AC

LES SCHNAB
TIRE CENTERS

EXHIBIT MAP

PARCELS SITUATED IN
SE 1/4 SEC 14, T3S, R1W, WM,
CLACKAMAS COUNTY, OR

REGISTERED
PROFESSIONAL
LAND SURVEYOR

James O. Weddle 1/10/91

JAMES O. WEDDLE
R74

PACIFIC HORIZONS REAL ESTATE, INC.		
SCALE: 1" = 200'	APPROVED BY:	DRAWN BY <i>JIM</i>
DATE: JAN 10, 1991		REVISED
WILSONVILLE, OREGON		
3 1W 14 D		DRAWING NUMBER 90-1780 E

Oregon Property taxes for fiscal year July 1, 1989 to June 30, 1990 CLACKAMAS		Code Area 003023	Account Number A11777		Assessed Value	Last Year	This Year
REAL		Property Description (Tax Lot Number)			LAND	470,250	525,400
		Map Number			BUILDINGS	118,060	87,670
Township	Range	Section	1/4	1/16	EXEMPTION		
3S	1W	14	D	00100	Net Assessed Value	588,310	613,070
Acres	Class	Sub-Class	Pull Number		Tax Rate Each \$1000	25.2075	26.2861
6.88	0	701	7A-18237		Property Taxes	14,829.82	16,115.22
Property Taxes					Current Taxes Levied By	Tax Rate	Tax Amount
Taxpayer	WILLAMETTE SAVINGS & LOAN				CLACK COUNTY	.7129	437.06
Other	#LN3975 100450004501655630				SHERIFF LEVY	1.2013	736.48
Than					LIBRARY LEVY	.2878	176.44
Owner	WILSONVILLE PARK OR LTD				CITY	2.1543	1,320.74
	PO BOX G				FIRE DIST #64	2.5215	1,545.86
	WILSONVILLE OR 97070				CLK ELEM ESD	.7105	435.59
	*SN 0067719				CLK HIGH ESD	.3626	222.30
	PROPERTY LOCATION:				CLACKAMAS CC	1.3123	804.53
	29055 SW PARKWAY AVE				SCHOOL DIST	16.4004	10,054.59
	WILSONVILLE OR				VECTOR CNTRL	.0015	.92
					PORT OF PTLD	.2957	181.28
					METRO SD #2	.3253	199.43
					Property Tax Totals	26.2861	16,115.22
811777	Interest Included		11-15-89				
Delinquent Taxes	Tax Year		Amount				
Foreclosure proceedings will be started after July 15 on real property accounts with an unpaid balance for any tax year marked with an asterisk (*)							
PLEASE MAKE PAYMENT TO:				Discount Allowed *		Pay By	Pay One of These Amounts
CLACKAMAS COUNTY TAX COLLECTOR				483.46		NOV 15	15,631.76
168 WARNER-MILNE ROAD				2/3 - 2%			10,528.61
TO: OREGON CITY OR 97045				1/3 - None			5,371.74
Tax	Disc./Int		Total				
Check	Cash		Change				

WE URGE PAYMENT BY MAIL.
 CANCELLED CHECK AND LOWER
 PORTION OF STATEMENT IS
 YOUR RECEIPT. THANK YOU.

CLACKAMAS COUNTY

1" = 200'

8900

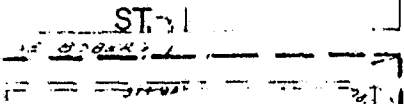
CANCELLED TAX LOTS

202	204	1101
1902	301	1923
1904-thru 1910	404	1924
1912	1201	1925
1914-thru 1921	213	
401, 403	203	
1926	410	
210	105	
501	1404	
103	1600	
208	214	
	215	
	218	

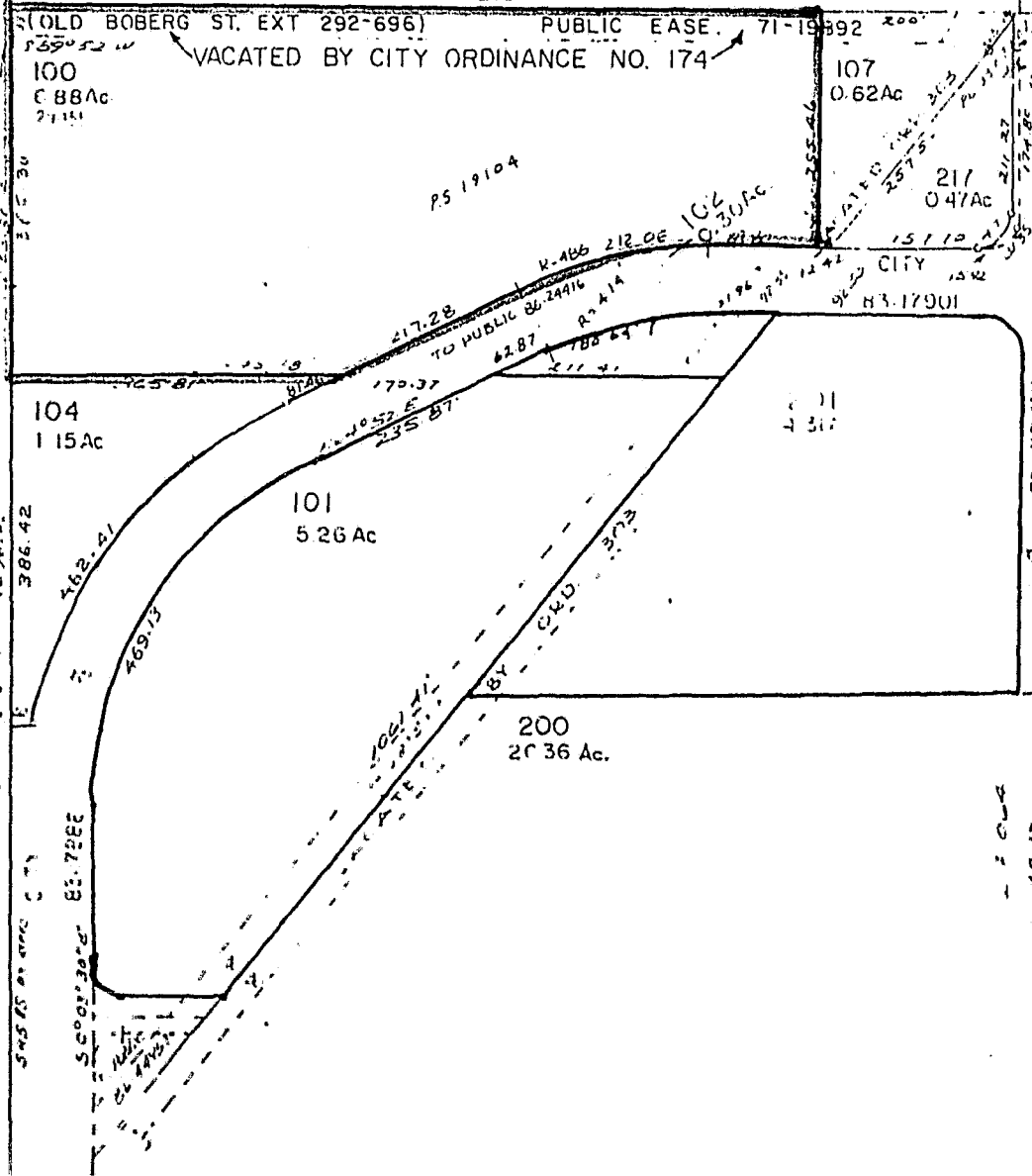
3 1W 141
WILSONVILLE

8500

SEE MAP 3 1W 14A



STATE HIGHWAY NO. 5 HWY.



1/4 COR

2900

3-23

1800
1800 SI
259.6

FRONT

THROUGH CENTERLINE

STATE HIGHWAY NO. 5 HWY.

12

CITY OF WILSONVILLE
30000 SW Town Center Loop E.
PO Box 220 • Wilsonville, Oregon 97070

PLEASE RETURN THIS PORTION WITH PAYMENT

PAYMENT DUE 11/01/90
Assessment No. 8-A
LID# 5
Current Principal: 5,088.80
Current Interest: 3,328.84
Past Due Principal:
Past Due Interest:
Late Penalty:
TOTAL AMOUNT DUE: 8,417.64

MALA, DON (WLS. PARK)
PO BOX 6
WILSONVILLE, OR 97070

Please note any address change

CITY OF WILSONVILLE
30000 SW Town Center Loop E.
PO Box 220 • Wilsonville, Oregon 97070

Property Location:

LID # 5
SEC 14D 01004
LEGAL: SEC.14D--TAX LOT #100-104

PAYMENT INFORMATION
Current Principal: 5,088.80
Current Interest: 3,328.84
Past Due Principal:
Past Due Interest:
Late Penalty:
TOTAL AMOUNT DUE: 8,417.64

STATEMENT OF ASSESSMENT INSTALLMENT

Billing Date 10/10/90

PAYMENT DUE 11/01/90
Assessment No. 8-A
Principal Balance 96,279.04
FOR PAYOFF INTEREST CONTACT CITY HALL
TELEPHONE 682-1011

Assessed To: MALA, DON (WLS. PARK)

If payment is not received by 11/15/90 this assessment will be delinquent. A FINANCE CHARGE AT THE PERIODIC RATE OF 1½% PER MONTH (Annual percentage rate of 18%) will be charged for every month or fraction thereof without proration, from the date remittance first became delinquent.