

RESOLUTION NO. 791

A RESOLUTION REQUESTING THE REAPPORTIONMENT OF AN ASSESSMENT ON TAX LOTS #201, LOCAL IMPROVEMENT DISTRICT #5 (LID #5).


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 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 Wilsonville City Council at a regular meeting thereof this 1st day of October, 1990 and filed with the Wilsonville City Recorder this date.



JOHN M. LUDLOW, Mayor

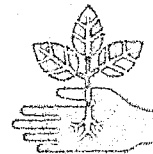
ATTEST:



VERA A. ROJAS, CMC, City Recorder

SUMMARY of Votes:

Mayor Ludlow	<u>AYE</u>
Councilor Edwards	<u>AYE</u>
Councilor Chandler	<u>AYE</u>
Councilor Clarke	<u>AYE</u>
Councilor Dant	<u>AYE</u>



City of
WILSONVILLE
in OREGON

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

MEMORANDUM

FINANCE DEPT

EXHIBIT "A"

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: RAY SHORTEN, FINANCE DIRECTOR

DATE: SEPTEMBER 27, 1990

RE: REQUEST FOR REAPPORTIONMENT OF AN
ASSESSMENT IN LID #5 - TAX LOTS #201

I have received an application from Don Mala to reapportion an assessment in LID #5 concerning Tax Lots #201, 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 be brought current upon the closing of the escrow.

The reapportionment of this assessment will coincide with a request for a minor land partition currently being processed through the City's Planning Dept.

The parcel to be reapportioned fronts improved streets.

EXHIBIT "A" - CB-R-463-90
SEPTEMBER 27, 1990

The reapportionment of the assessment will be made on a pro-rata acreage basis. The relative values, area, and frontage on public streets 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.

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

The principal balance on the assessment equals \$59,997.96 with the total acreage being 4.31 acres. Assessment per acre calculates to \$13,920.64 (assessment/acreage).

Reapportionment:

Parcel I	1.33 acres
Assessment Parcel I	\$18,514.45
Parcel II	2.98 acres
Assessment Parcel II	\$41,483.51

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-463-90
SEPTEMBER 27, 1990**

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 201 in accordance
with Ordinance #350.

Pacific Plaza Center

By _____

(Signature of Applicant)

Donald F. Mala, Attorney in Fact

September 12, 1990

Date of Application

RECEIVED

CITY OF WILSONVILLE



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

September 12, 1990

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

ATTN: Ray Shorten, Finance Director

RE: Assessment Reapportionment Application Pacific Plaza Center

Dear Mr. Shorten:

A public hearing for the Walter West development of the property described herein and presently owned by Pacific Plaza Center (a State of Oregon registrated general partnership) is scheduled for October 8, 1990 before the Wilsonville Planning Commission. The surveyor, Riverside Engineering Co., has submitted a request to the Wilsonville planning staff for a minor partition of Tax Lot 201 (Clackamas County Assessor's map 3 IW 14D) to accommodate Walter West's proposed project. If the partition is approved by the Wilsonville Planning Commission, it is requested that a reapportionment of Local Improvement District (LID 5) be granted by the Wilsonville City Council. 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 presented in accordance with the numbering sequence of the Assessment Reapportionment Application form:

1. LEGAL DESCRIPTIONS:

- a. Parcel I: The parcel being purchased by Walter West.
- b. Parcel II: The Pacific Plaza Center partnership's remaining property.

2. OWNERSHIP INTEREST:

Parcel I: PACIFIC PLAZA CENTER GENERAL PARTNERS

Donald F. Mala
ATTORNEY IN FACT
PO Box 6
8755 SW Citizens Drive, Suite 201
Wilsonville, OR 97070

PURCHASER

Walter West
 7885 Fairway Drive
 Wilsonville, OR 97070

Parcel II: PACIFIC PLAZA CENTER

3. PROPERTY PARTITION:

A minor partition survey has been submitted for Wilsonville Planning Commission approval. The lot line adjustment only pertains to the Plaza Royal property.

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 survey information specified below:

	<u>ACREAGE</u>	<u>SQUARE FOOTAGE</u>	<u>PERCENTAGE</u>
Parcel I:	1.33	58,079	30.94%
Parcel II:	2.98	129,664	69.06%
Totals:	4.31	187,743	100%

Our records indicate that the remaining principal balance owed on the LID 5 assessment applicable to Tax Lot 201 (Clackamas County Assessor's map 3 1W 14D) is \$59,997.96. Enclosed is LID 5's most current Statement of Assessment Installment (identifying property: Location Sec 14D, 0020100) dated April 16, 1990. Interest owed on the LID 5 principal balance will be prorated by the escrow closing officer on the effective escrow closing date of the Walter West purchase of Parcel I.

5. VERIFICATION OF VALUE:

Enclosed are copies of the the most current Clackamas County Notice of Value Change noting current assessed values of Tax Lot 201 The current Clackamas County assessed value of Tax Lot 201 is more than eight time 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

DFM:dfm

Enclosures: Specified Above.

PARCEL I

PACIFIC PLAZA CENTER TO WEST

Part of the Southeast one-quarter of Section 14, Township 3 South, Range 1 West, of the Willamette Meridian in Clackamas County, Oregon, described as follows:

Beginning at a point which is 512.34 feet South 00°03'46" West and 30.00 feet South 89°52' West from the East one-quarter corner of said Section 14; thence South 89°52' West 345.00 feet; thence North 00°03'46" East 67.95 feet to the centerline of vacated Market Road No. 27; thence North 38°38'19" West, along the centerline of said vacated road, 150.17 feet to the South line of Town Center Loop West; thence North 89°52' East, along the South line of Town Center Loop West, 216.25 feet; thence along the arc of a 35 foot radius curve to the right, the chord of which bears South 45°02'07" East 49.58 feet, 55.10 feet; thence South 00°03'46" West 149.88 feet to the place of beginning.

Containing 58,079 square feet of land.

SUBJECT TO:

A 15' access easement along the West line of this parcel.

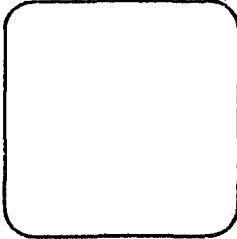
Easement, including the terms, rights and provisions thereof,
For : Electrical facilities
Granted to : YOUNG ELECTRIC COMPANY
Recorded : June 16, 1928
Book : 193 Page : 367
Location : The location thereof is not defined
of record

Existing power line easement over a portion of the premises as disclosed by easement shown above.

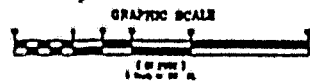
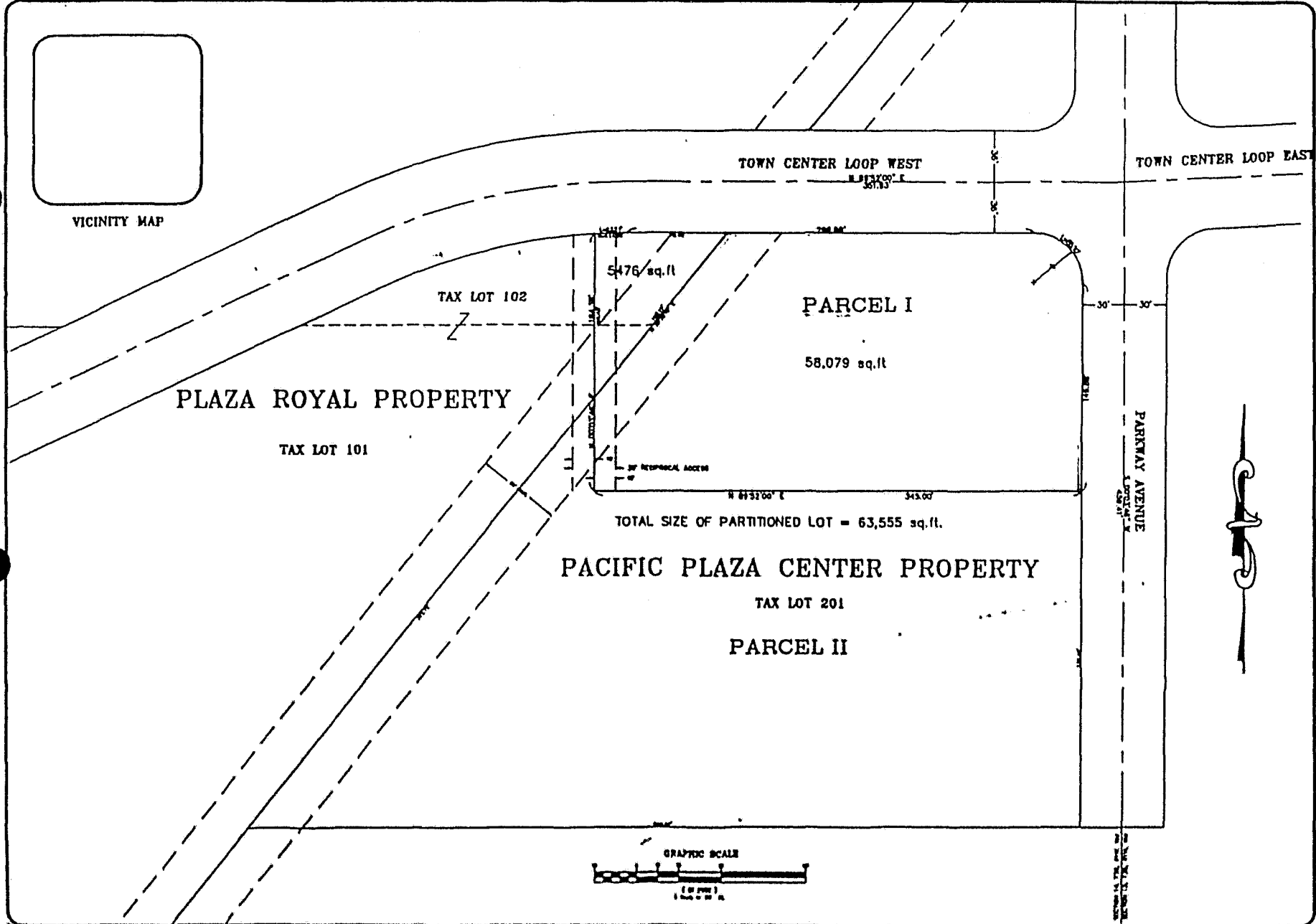
Easement, including the terms, rights and provisions thereof,
For : Sewer lines
Granted to : CITY OF WILSONVILLE, OREGON
Recorded : April 24, 1973
Fee No. : 73 12348
Location : West 20 feet

And by instrument recorded April 24, 1973, Fee No. 73-12349.

Easement, including the terms, rights and provisions thereof,
For : Sidewalk and public utility
Granted to : CITY OF WILSONVILLE, OREGON
Recorded : November 21, 1985
Fee No. : 85 41397
Location : Northerly 6 feet



VICINITY MAP



DATE	
BY	
CHECKED	
APPROVED	

OWNERS:
 PACIFIC PLAZA CENTER
 PLAZA ROYAL
 8755 S.W. CITIZENS DR.
 WILSONVILLE, OR 97070
 Tel (503) 682-3771

RIVERSIDE ENGINEERING CO.
 1185 MOTORWAY AVE. S.E.
 SALEM, OREGON 97306
 Phone (503) 561-6368

SCALE	
DATE	
BY	
CHECKED	
APPROVED	

PRELIMINARY LAYOUT
 FOR A
 MINOR PARTITION

DATE	
BY	
CHECKED	
APPROVED	

PARCEL II

RETAINED BY PACIFIC PLAZA CENTER

Part of the Southeast one-quarter of Section 14, Township 3 South, Range 1 West, of the Willamette Meridian in Clackamas County, Oregon, described as follows:

Beginning at a point which is 512.34 feet South 00°03'46" West and 30.00 feet South 89°52' West from the East one-quarter corner of said Section 14; thence South 00°03'46" West 238.44 feet; thence South 89°48'30" West 590.51 feet to the centerline of vacated Market Road No. 27, thence North 38°38'19" East, along the centerline of said vacated road, 393.72 feet, thence South 00°03'46" West 67.92 feet; thence North 89°52' East 345.00 feet to the place of beginning.

Easement, including the terms, rights and provisions thereof,
For : Electrical facilities
Granted to : YOUNG ELECTRIC COMPANY
Recorded : June 16, 1928
Book : 193 Page : 367
Location : The location thereof is not defined
of record

Existing power line easement over a portion of the premises as disclosed by easement shown above.

Easement, including the terms, rights and provisions thereof,
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For : Sidewalk and public utility
Granted to : CITY OF WILSONVILLE, OREGON
Recorded : November 21, 1985
Fee No. : 85 41397
Location : Northerly 6 feet

I.W. W.M.
ITY

3 IW 14D
WILSONVILLE

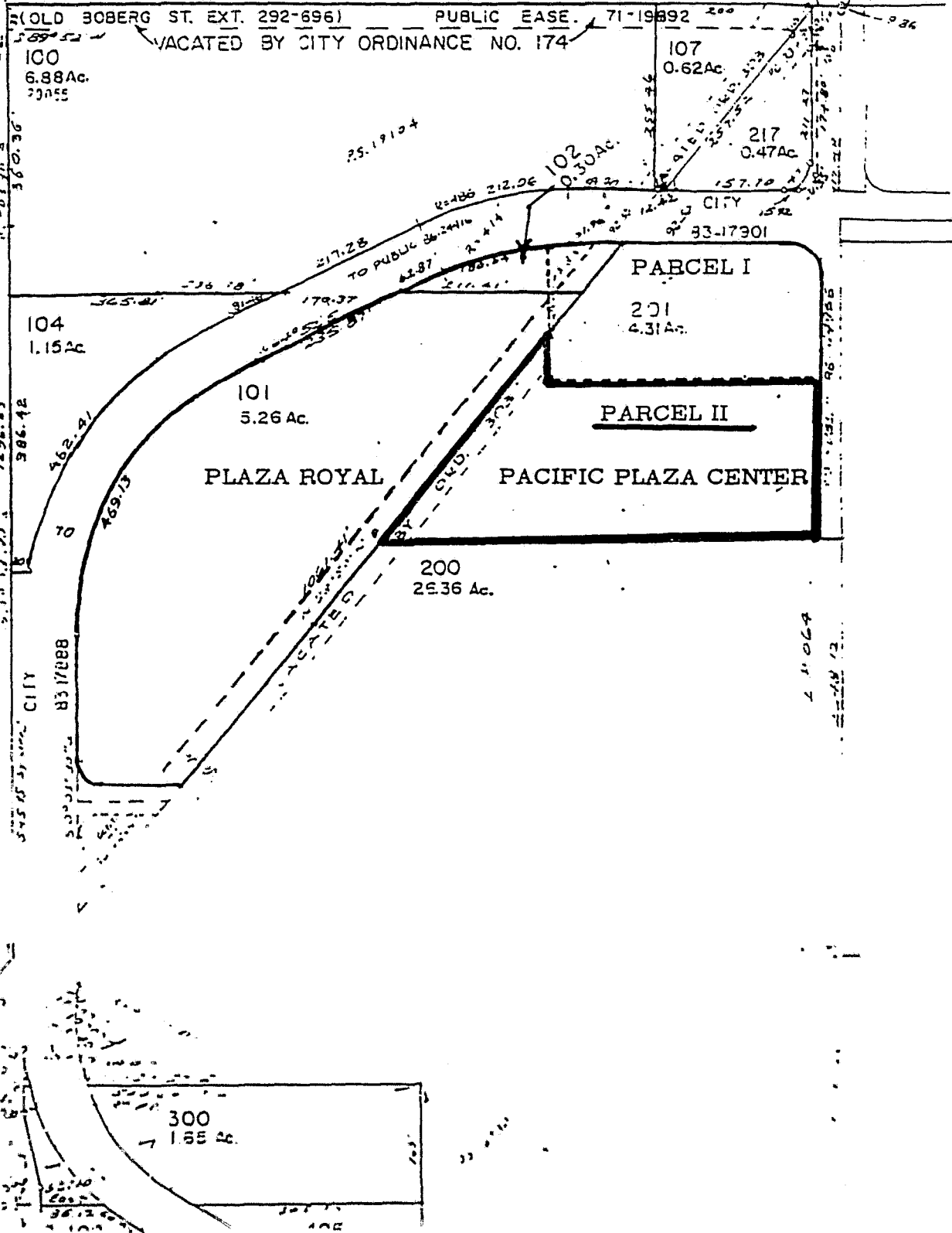
CANCELLED TAX LOTS

202	204	101
1902	301	323
1904-thru 1910	404	324
1912	201	325
1914-thru 1921	213	
401, 403	203	
1926	310	
210	105	
201	1404	
03	1600	
208	214	
	215	
	218	

8900

8500

29000



PLAZA ROYAL CENTERLINE

SEE MAP 3 IW 13

29600

DATE
NOTICE
SENT

APRIL 09, 1990

NOTICE OF VALUE CHANGE

CLACKAMAS COUNTY ASSESSOR & TAX COLLECTOR
168 WARNER MILNE ROAD
OREGON CITY OR 97045

KEY 811820

Account Number

003-023 R31W14D 00201

DEED-REF R1-01729

PRIOR YEAR
True cash (assessed) value

CURRENT YEAR
True cash (assessed) value

	ACRES	PRIOR YEAR True cash (assessed) value	CURRENT YEAR True cash (assessed) value
Land	4.31	469,360	502,210
Buildings (structures)			
TOTAL	4.31	469,360	502,210

PACIFIC PLAZA CENTER
PO BOX 100
3010 SW PARKWAY AVE
WILSONVILLE OR 97070

PHONE 4713

TAXID

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

STATEMENT OF ASSESSMENT INSTALLMENT

Billing Date 4/16/90

Property Location: SEC. 14D 0020100

LID #: 5

LEGAL : SEC. 14D-TAX LOT #201

PAYMENT DUE 5/01/90

Assessment No. 10

Principal Balance 63301.84

PAYMENT INFORMATION

Current Principal: 3,303.88

Current Interest: 2,188.66

Past Due Principal:

Past Due Interest:

Late Penalty:

TOTAL AMOUNT DUE: 5,492.54

FOR PAYOFF INTEREST CONTACT CITY HALL

TELEPHONE 682-1011

Assessed To: MALA, DON (PAC. PLAZA)

If payment is not received by 5/15/90 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.

ASSESSMENT FILES INQUIRE

Name : EMALA, DON (PAC:PLAZA)] # Of Owners : 1]
 Address-1 : P.O. BOX 6]
 City : WILSONVILLE] St : OR] Zip : 97070] 0000

Asses # : E10] Map/Tax Lt: ESEC.14D - 2013
 02. Lien Date : E 401863] 05. Proj Type : EST-UT]
 03. Lien Amt : E 79821.233] 06. Inst Amt : E -3303.883]
 04. Bal Amt : E 79821.233] 07. IntMercnt: E 6.915003]
 08. Legal Desc: ESEC.14D-TAX LOT #201] 09. County No : E

PRINCPL		INTEREST		PENALTY	
10. Cur: E	0.003	15. Cur: E	0.003	20. Cur: E	0.00
11. 180: E	0.003	16. 180: E	0.003	21. 180: E	0.00
12. 360: E	0.003	17. 360: E	0.003	22. 360: E	0.00
13. 540: E	0.003	18. 540: E	0.003	23. 540: E	0.00
14. 720: E	0.003	19. 720: E	0.003	24. 720: E	0.00
Totl: E	0.003	Totl: E	0.003	Totl: E	0.00
25. PBal: E	59997.963	B-Due: E	0.003	27. I-Die: E	0420903
29. Leg Remark: E				28. Due: E	501903
CORRECT RECORD (Y/N) ()					

21
22
23
24
25
26
27
28
29
30
31

ASSESSMENT FILES-2 INQUIRE

Master No : [26] ----- Asses # : [10] -----
 Name : EMALA, DON (PAC.PLAZA)]
 Address-1 : EP.O. BOX 6]
 City : EWILSONVILLE] St : [OR] Zip : [97070]

01. B-Name : EMALA, DON (PAC.PLAZA)]
 02. B-Addr-1 : EP.O. BOX 6]
 03. B-Addr-2 : []
 04. B-City : EWILSONVILLE] 5. B-St : [OR] 06. B-Zip : [97070]

07. Status : [B] 16. Ord # : [319]

08. Ban Date : [40186] BILLING PERIODS

09. Bnd Date : [43086] 17. Bill-1 : [501]

10. Bnd Amt : [79821.23] 18. Bill-2 : [1101]

11. Prin-F/D/I : [10] [76] [1120100] 19. Bill-3 : []

12. Int-F/D/I : [10] [76] [4411300] 20. Bill-4 : []

13. Freclosure : [N] 21. B-Flag : [B]

14. Lid # : [5] [] [] 22. # Yrs : [15]

15. Remarks : [] 23. Bdte : [041690]

MORE INQUIRES (Y/N) () 24. Delq : [000000]