

RESOLUTION NO. 2350

A RESOLUTION OF THE CITY OF WILSONVILLE AUTHORIZING ESTABLISHMENT OF A REIMBURSEMENT DISTRICT TO REFUND TO THE CITY OF WILSONVILLE THE PRO RATA COSTS FOR THE SEGMENT 1 EXTENSION OF THE COFFEE LAKE DRIVE SEWER LINE INFRASTRUCTURE IMPROVEMENTS THAT WILL SERVE PROPERTIES WITHIN THE REIMBURSEMENT DISTRICT

WHEREAS, pursuant to Resolution No. 2247, the City of Wilsonville (City) and the West Linn Wilsonville School District (School District) entered into an Intergovernmental Cooperative Agreement for Villebois School Site Infrastructure, dated September 22, 2010 (the IGA); and

WHEREAS, the IGA provided, among other things, the following as to the Coffee Lake Drive Sewer Line:

"4. Sewer Line Improvements.

4.1. Coffee Lake Sewer Line. In order to properly serve this site and the greater area within which the site sits, a portion of the Coffee Lake Sewer Line, a 15" trunk line, must be constructed. The City and/or developers will design and construct this sewer line. The District is only responsible for its pro rata share of the costs of construction of the Coffee Lake Sewer Line, calculated at 24%; that is, from a point south of Barber Street to the southerly property line of the Bischoff/Lund property. The estimated cost of the District's portion of the Coffee Lake Sewer Line is \$134,880. The City has determined that there is other funding available for any extra capacity costs associated with these lines.

* * *

4.3. Sewer Line Locations. The general location of the Coffee Lake Sewer Line (*see* 4.1) ... are set forth in Exhibit C, attached hereto and incorporated by reference herein."; and

WHEREAS, the IGA further provides:

6. Actual Costs and Reimbursements for Street and Sewerage Improvements.

6.1. True-Up to Actual Costs. The parties recognize that the aforementioned costs are estimates only. Exhibit D, attached hereto and incorporated herein, provides in chart form a comprehensive guide to the engineering assumptions, estimates of infrastructure costs, reimbursement projections, and fees. The actual costs incurred and known at the time of

the completion of construction contracts shall be substituted for the estimates for the purposes of payment and reimbursement as required herein. The costs shall be subject to true-up to actual payments, inclusive of any additions or subtractions made to the full payment for each construction contract."; and

WHEREAS, the construction contract for and improvement of the Coffee Lake Drive Sewer Line was deemed complete, was duly constructed and bonded under the supervision and direction of the City Engineer, and was accepted by the City as of January 17, 2012, and actual costs have been trued-up and paid; and

WHEREAS, Wilsonville Code 3.116(6) provides the City may apply for reimbursement of its costs for improving a sewer facility to serve other property as follows:

(6) The applicant may include the City and the application may be made following improvement, but no later than three months after completion and acceptance by the City of the improvement. If the application is filed after construction, the application shall include the actual cost of construction as evidenced by a contract, receipts, bids, or other similar documents. In the event the City shall construct or shall pay for the construction of ... sewer lines ..., and there is no agreement to the contrary, the City shall require the owners of said property, prior to providing such ... sewer service ... to such property, to refund to the City a pro rata portion of the costs of the extension. The provisions of this section shall apply to the owners of said property in the same manner as subsection (1) is applied to the other property owners described therein."; and

WHEREAS, the City has duly made its application for reimbursement on March 16, 2012, in accordance with Wilsonville Code 3.116(6); and

WHEREAS, the following are incorporated by reference in this Resolution: Exhibit A, a map outlining the improvement area and dividing it into tracts; Exhibit B, a map depicting the location of the Coffee Lake Drive Sewer Basin, Coffee Lake Drive Sewer Line, and the constructed segment of the Coffee Lake Drive Sewer Line for which reimbursement is sought; Exhibit C, a legal description of the five improvement area tracts; Exhibit D, a listing of the owners of property within each tract that will be served by the sewer trunk line, a description of the amount of affected acreage per tax lot, the tax lot description number (note: the above refines the tract description so as to set forth only that acreage portion of a tax lot that is within the Coffee Lake Sewer Basin), the amount of charge owed, and the pro rata share of the cost of the improvement for each property based upon the engineer's allocation methodology, footnoted

thereon; and Exhibit E, a listing of the final costs for the sewer improvement, totaling \$597,143.00; and

WHEREAS, the City Engineer had previously inspected the sewer line improvements, the properties to be served, reviewed the plans for the improvements, reported the improvements were feasible, desirable, and necessary for the orderly development and expansion of the City's sewage collection system and storm drainage system, were subject to public works permits issuance; and

WHEREAS, the Coffee Lake Drive Sewer Line is completed, and final costs have been confirmed; and

WHEREAS, the City Engineer, having duly considered the development potential of adjacent properties, the value of unused capacity of the improvements to serve other properties, rate making principals employed to finance public improvements, and such other information as presented, recommended that the City adopt a refund methodology to fairly apportion the costs of the extension of the Coffee Lake improvements to all be benefited properties, as set forth in Exhibit D; and

WHEREAS, the City Council duly noticed and held a public hearing on this matter on August 20, 2012, whereat the City Council received a staff report, exhibits, and public testimony.

NOW, THEREFORE, THE CITY OF WILSONVILLE RESOLVES AS FOLLOWS:

1. The above recitals are incorporated by reference herein and the staff report and recommendations of the City Engineer are hereby adopted.
2. The Reimbursement District described in Exhibits A, B and C and the total cost and allocation of the cost of the Coffee Lake Sewer Line as set forth in Exhibits D and E, are adopted.
3. Except as provided in paragraph 4 below, at the time of issuance of a public works permit to provide sewer service to the subject property (Reimbursement District Property), each of the property owners within the Reimbursement District, as set forth in Exhibit D, shall pay to the City, for the purpose of reimbursement to the City or its successor or assigns, a reimbursement fee (Reimbursement Fee) based on the pro rata portion of the costs of extending the sewer line improvements to serve the Reimbursement District Properties, pursuant to the methodology described in Exhibit D and allowing only for those costs

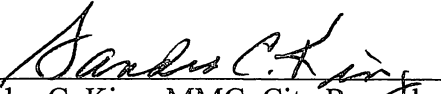
specifically set forth as allowed costs pursuant to Wilsonville Code 3.116 et seq., which total \$597,143.

4. The date of acceptance of the sewer line improvements by the City Engineer (“Acceptance Date”) is January 17, 2012. The Reimbursement District will remain in effect for a period of ten (10) years. Provided, however, the Reimbursement District may remain in effect for a longer period of time in the event the City Council, for good cause shown, authorizes an extension of the ten (10) year period. The Reimbursement District will bind and apply to all Reimbursement District Properties until the City has been reimbursed or the Reimbursement District terminates, whichever occurs sooner.
5. The Reimbursement Fee shall be adjusted as follows: On July 1, 2013, and on each succeeding July 1 thereafter, as long as this Reimbursement District remains in effect; the unpaid balance shall accrue interest at the rate equal to the average of the prior fiscal year’s Local Government Investment Pool (LGIP) interest, together with an accrued administrative fee of 2% of the unpaid balance.
6. The City Recorder shall cause notice of the formation and nature of the Reimbursement District to be filed in the office of the Clackamas County recorder for notice purposes. Such recording shall not create a lien and failure to make such recording shall not affect the legality of this Resolution or the obligation to pay the Reimbursement Fee.
7. Any legal action to contest the formation of this Reimbursement District or the Reimbursement Fee, including the amount of the charge designated for each parcel, must be filed within sixty (60) days following the adoption of this Resolution establishing the Reimbursement District, as shown below. Any such action shall be by Writ of Review as provided in ORS 34.010 or ORS 34.100.
8. This Resolution is effective upon adoption.

ADOPTED by the Wilsonville City Council at a regular meeting thereof this 5th day of November, 2012, and filed with the Wilsonville City Recorder this date.


TIM KNAPP, MAYOR

ATTEST:


Sandra C. King, MMC, City Recorder

SUMMARY OF VOTES:

Mayor Knapp - Yes

Council President Núñez - Yes

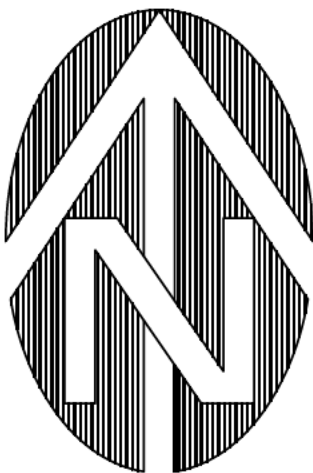
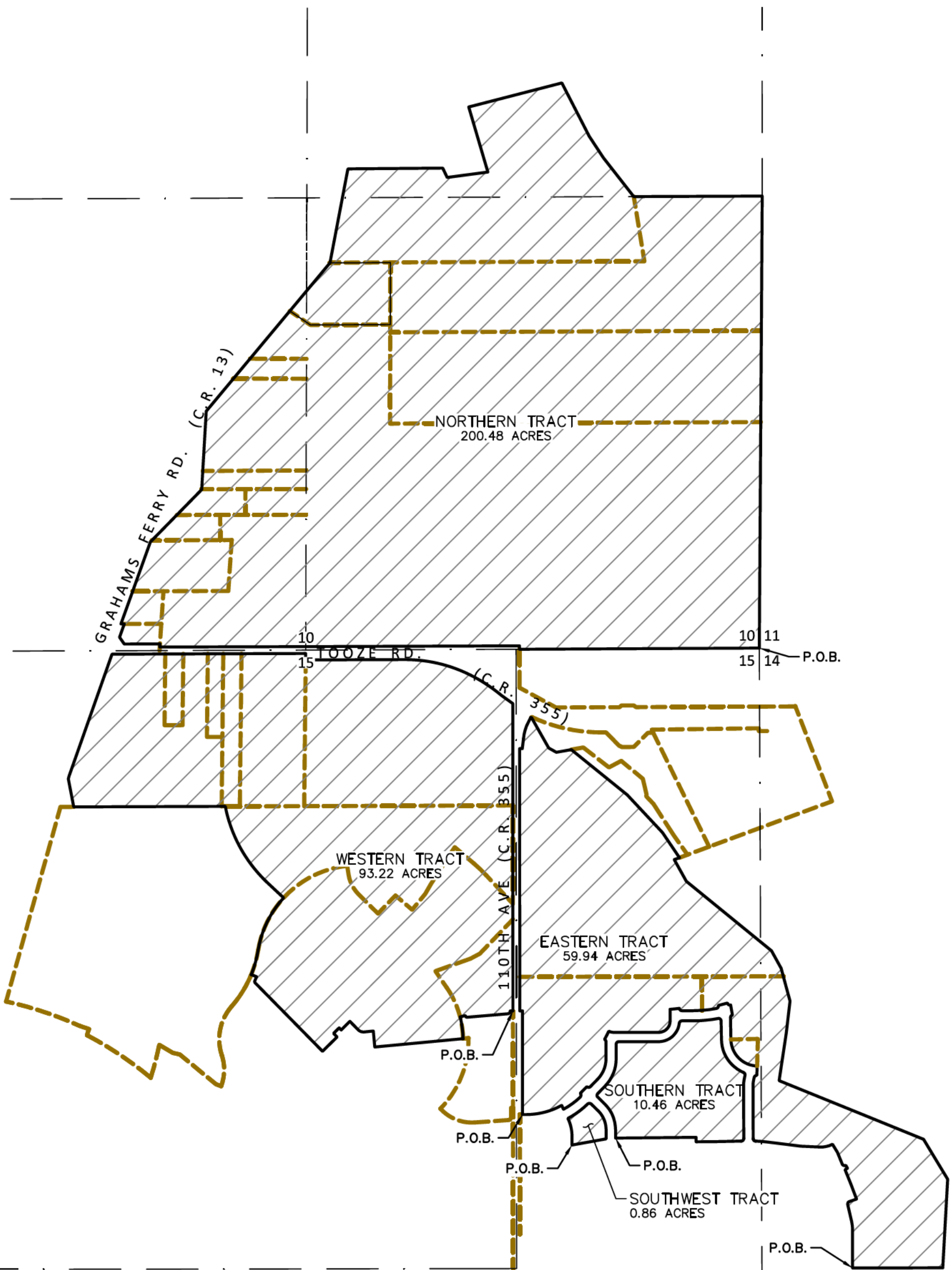
Councilor Goddard - Yes

Councilor Starr - Yes

Attachments:

- Exhibit A – Map titled Reimbursement District Exhibit, dated 6/7/12
- Exhibit B – Map showing location of Coffee Lake Drive Sewer Basin, Sewer Line, and line segment
- Exhibit C – Legal Description of Tracts of the Reimbursement District
- Exhibit D – Methodology and Owners' Pro Rate Cost Share for Property by Tax Lot
- Exhibit E - Coffee Lake Drive Sewer Improvements Construction Cost Breakdown

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SCALE: 1"=600'

REIMBURSEMENT EXHIBIT

SECTIONS 10, 14 & 15
T. 3 S., R. 1 W., W.M.,
CLACKAMAS COUNTY, OR.

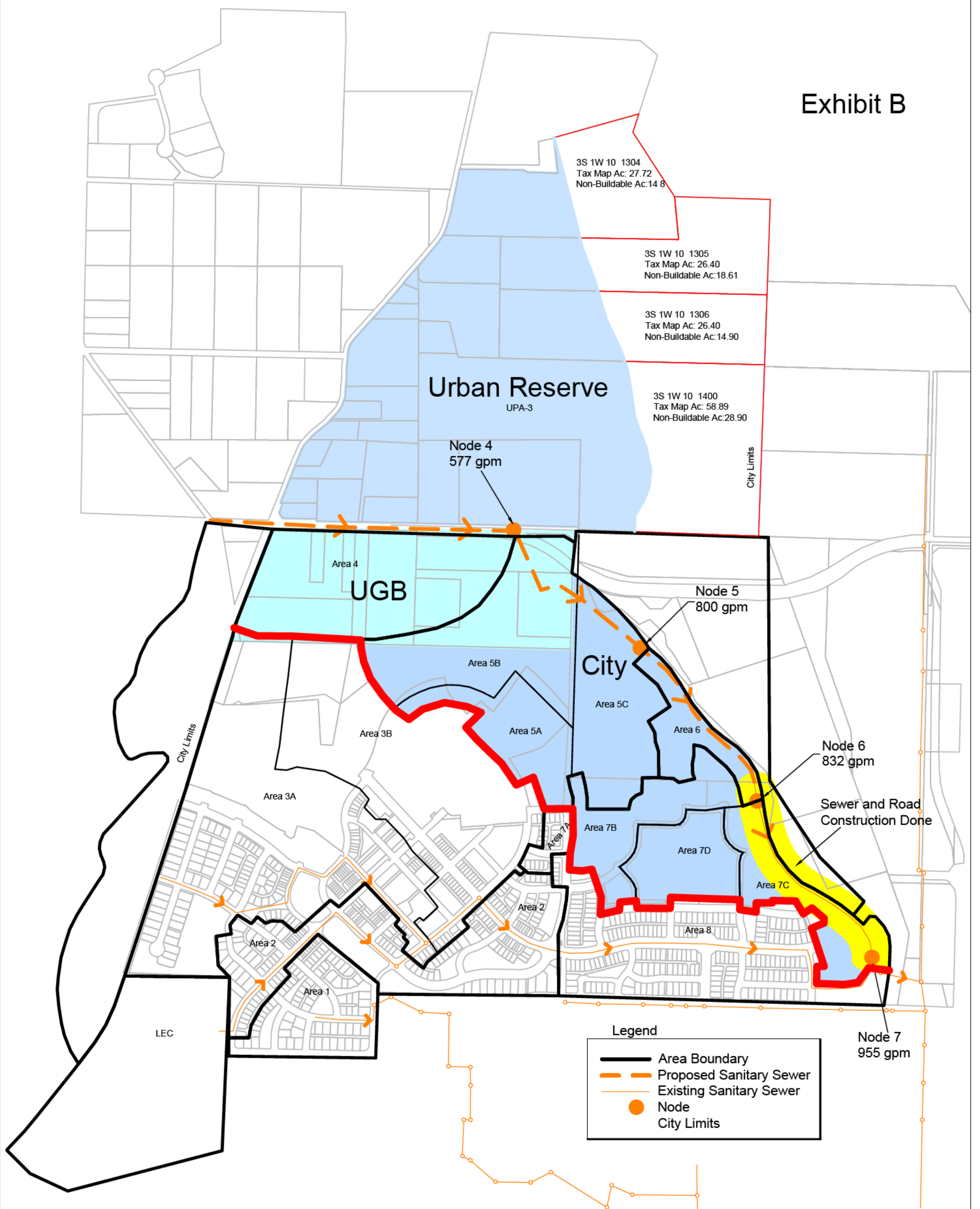
DATE	06/07/12
DRAWN BY	MDS
CHECKED BY	GRA
REVISIONS	
JOB NO.	1197-011

WESTLAKE
CONSULTANTS INC.

ENGINEERING ♦ SURVEYING ♦ PLANNING

PACIFIC CORPORATE CENTER
15115 S.W. SEQUOIA PARKWAY, SUITE 150 (503) 684-0652
TIGARD, OREGON 97224 FAX (503) 624-0157

Exhibit B



Assessment Area
City of Wilsonville
Project No. 1197-011
June 7, 2012

PROPERTY DESCRIPTION

Five tracts of land located in Section 10, Section 14 and Section 15, Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon; being described as follows:

Eastern Tract-

Beginning at the most southerly southwest corner of Parcel 3, Partition Plat No. 2011-005, Clackamas County Records;

thence along the westerly lines (the following 31 courses) of said Parcel 3, N 00°06'25" W, a distance of 222.62 feet to the beginning of a curve, concave westerly and having a radius of 214.50 feet;

thence northerly along said curve through an angle of 12°48'48", an arc distance of 47.97 feet;

thence N 12°55'13" W, a distance of 101.80 feet to the beginning of a curve, concave southeasterly and having a radius of 15.00 feet;

thence northeasterly along said curve through an angle of 85°47'29", an arc distance of 22.46 feet, to the beginning of a reverse curve, concave northerly and having a radius of 676.00 feet;

thence easterly along said curve through an angle of 03°42'29", an arc distance of 43.75 feet;

thence N 20°51'20" W, a distance of 92.00 feet;

thence N 21°44'59" W, a distance of 92.34 feet to the beginning of a non-tangent curve, concave northerly and having a radius of 350.00 feet to which a radial line bears S 25°58'20" E;

thence easterly along said curve through an angle of 02°31'05", an arc distance of 15.39 feet;

thence N 28°29'26" W, a distance of 20.00 feet to the beginning of a non-tangent curve, concave northerly and having a radius of 15.00 feet to which a radial line bears S 28°29'26" E;

thence westerly along said curve through an angle of $96^{\circ}25'05''$, an arc distance of 25.24 feet;

thence N $22^{\circ}04'21''$ W, a distance of 73.11 feet;

thence N $31^{\circ}20'05''$ W, a distance of 55.17 feet to the beginning of a non-tangent curve, concave northerly and having a radius of 157.50 feet to which a radial line bears S $26^{\circ}07'16''$ E;

thence westerly along said curve through an angle of $28^{\circ}43'00''$, an arc distance of 78.94 feet;

thence N $87^{\circ}24'16''$ W, a distance of 101.53 feet to the beginning of a curve, concave northerly and having a radius of 157.50 feet;

thence westerly along said curve through an angle of $04^{\circ}29'12''$, an arc distance of 12.33 feet;

thence N $82^{\circ}55'09''$ W, a distance of 189.72 feet to the beginning of a curve, concave southerly and having a radius of 827.50 feet;

thence westerly along said curve through an angle of $04^{\circ}49'20''$, an arc distance of 69.65 feet to the beginning of a reverse curve, concave northeasterly and having a radius of 15.00 feet;

thence westerly along said curve through an angle of $87^{\circ}34'37''$, an arc distance of 22.93 feet

thence N $00^{\circ}09'51''$ W, a distance of 307.59 feet to the beginning of a curve, concave easterly and having a radius of 157.50 feet;

thence northerly along said curve through an angle of $14^{\circ}15'36''$, an arc distance of 39.20 feet;

thence N $14^{\circ}05'45''$ E, a distance of 10.13 feet to the beginning of a curve, concave southeasterly and having a radius of 15.00 feet;

thence northeasterly along said curve through an angle of $77^{\circ}34'19''$, an arc distance of 20.31 feet;

thence N 01°41'09" E, a distance of 55.00 feet to the beginning of a non-tangent curve, concave northeasterly and having a radius of 157.50 feet to which a radial line bears S 1°41'09" W;

thence northwesterly along said curve through an angle of 87°15'17", an arc distance of 239.85 feet;

thence N 01°03'34" W, a distance of 127.19 feet to the beginning of a curve, concave southeasterly and having a radius of 15.00 feet;

thence northeasterly along said curve through an angle of 76°35'46", an arc distance of 20.05 feet;

thence N 09°51'37" W, a distance of 59.20 feet to the beginning of a non-tangent curve, concave northeasterly and having a radius of 15.00 feet to which a radial line bears S 14°28'39" E;

thence northwesterly along said curve through an angle of 92°46'12", an arc distance of 24.29 feet;

thence S 75°26'43" W, a distance of 55.06 feet to the beginning of a non-tangent curve, concave northwesterly and having a radius of 15.00 feet to which a radial line bears N 78°18'42" E;

thence southwesterly along said curve through an angle of 90°47'40", an arc distance of 23.77 feet, to the beginning of a compound curve, concave northerly and having a radius of 720.50 feet;

thence westerly along said curve through an angle of 06°42'11", an arc distance of 84.29 feet to the east line of Parcel 1 of said Partition Plat No. 2011-005;

thence continuing westerly along the south lines of said Parcel 1 (the following 27 courses), along said curve through an angle of 04°09'27", an arc distance of 55.28 feet;

thence S 89°57'57" W, a distance of 64.95 feet to the beginning of a curve, concave northeasterly and having a radius of 15.00 feet;

thence northwesterly along said curve through an angle of 84°27'05", an arc distance of 22.10 feet;

thence S 84°23'55" W, a distance of 54.00 feet to the beginning of a non-tangent curve, concave westerly and having a radius of 65.00 feet to which a radial line bears N 84°23'52" E;

thence southerly along said curve through an angle of 05°26'23", an arc distance of 6.17 feet;

thence S 00°09'51" E, a distance of 61.00 feet to the beginning of a curve, concave northwesterly and having a radius of 67.00 feet;

thence southwesterly along said curve through an angle of 90°08'02", an arc distance of 105.40 feet;

thence S 89°57'57" W, a distance of 261.07 feet to the beginning of a curve, concave northerly and having a radius of 15.00 feet;

thence westerly along said curve through an angle of 26°59'28", an arc distance of 30.61 feet;

thence S 26°57'07" W, a distance of 54.00 feet to the beginning of a non-tangent curve, concave southwesterly and having a radius of 15.00 feet to which a radial line bears N 26°56'29" E;

thence southerly along said curve through an angle of 62°54'17", an arc distance of 16.46 feet;

thence S 00°09'51" E, a distance of 97.81 feet to the beginning of a curve, concave northwesterly and having a radius of 170.50 feet;

thence southerly along said curve through an angle of 44°14'47", an arc distance of 131.67 feet;

thence S 44°04'53" W, a distance of 61.79 feet to the beginning of a curve, concave northerly and having a radius of 15.00 feet;

thence westerly along said curve through an angle of 89°58'58", an arc distance of 23.55 feet;

thence S 44°30'04" W, a distance of 55.00 feet to the beginning of a non-tangent curve, concave westerly and having a radius of 15.00 feet to which a radial line bears N 44°03'02" E;

thence southerly along said curve through an angle of $92^{\circ}22'53''$, an arc distance of 24.19 feet, to the beginning of a compound curve, concave northerly and having a radius of 460.50 feet to which a radial line bears $S 43^{\circ}32'33'' E$;

thence westerly along said curve through an angle of $14^{\circ}58'40''$, an arc distance of 120.38 feet to the east line of Tract "EE" of said Partition Plat No. 2011-005;

thence $N 25^{\circ}27'08'' W$, a distance of 25.04 feet to the beginning of a non-tangent curve, concave northerly and having a radius of 435.50 feet to which a radial line bears $S 28^{\circ}44'37'' E$;

thence along the north line of said Tract "EE", westerly along said curve through an angle of $28^{\circ}42'12''$, an arc distance of 218.17 feet;

thence $S 89^{\circ}57'35'' W$, a distance of 18.76 feet to the east right-of-way line of S.W. 110th Ave., Co. Rd. No. 355 (35.50 feet east of centerline);

thence along said east right-of-way line, $N 00^{\circ}02'25'' W$, a distance of 603.87 feet to an angle point;

thence $S 89^{\circ}57'35'' W$, a distance of 15.50 feet to an angle point (20.00 feet east of centerline);

thence $N 00^{\circ}02'25'' W$, a distance of 1527.81 feet to an angle point;

thence $N 89^{\circ}58'35'' E$, a distance of 15.46 feet;

thence $N 06^{\circ}40'18'' E$, a distance of 57.71 feet to the beginning of a non-tangent curve, concave easterly and having a radius of 266.50 feet to which a radial line bears $N 84^{\circ}27'34'' W$;

thence northerly along said curve through an angle of $21^{\circ}47'15''$, an arc distance of 101.34 feet;

thence $N 27^{\circ}20'00'' E$, a distance of 29.67 feet to the south right-of-way line of Tooze Road (width varies);

thence $N 71^{\circ}19'26'' E$, a distance of 4.37 feet to the west line of that property conveyed by Doc. No. 2006-073991, Clackamas County Deed Records;

thence along said west line, $S 29^{\circ}27'33'' E$, a distance of 205.04 feet;

thence $S 61^{\circ}02'18'' E$, a distance of 51.08 feet;

thence N 79°53'13" E, a distance of 88.13 feet to the east line of said tract;

thence S 51°05'50" E, a distance of 419.40 feet;

thence S 43°05'50" E, a distance of 300.00 feet;

thence S 34°05'50" E, a distance of 177.40 feet;

thence S 69°43'27" W, a distance of 32.77 feet;

thence S 29°11'03" E, a distance of 144.54 feet;

thence S 50°46'07" E, a distance of 640.12 feet;

thence S 29°00'27" E, a distance of 116.96 feet;

thence S 14°57'14" E, a distance of 48.39 feet to the northeast corner of said Parcel 3;

thence along the East line of said Parcel 3, S 15°08'38" E, a distance of 149.09 feet;

thence S 06°42'47" W, a distance of 188.56 feet to an angle point therein;

thence leaving said Parcel 3, on and along the westerly lines of "Tract II" & "Tract III" as described in Deed Doc. 2010-043104, Clackamas County Records (the following five courses) S 08°29'08" W, a distance of 279.19 feet;

thence S 67°55'34" E, a distance of 538.83 feet;

thence S 67°55'49" E, a distance of 368.92 feet;

thence S 31°05'10" E, a distance of 271.90 feet;

thence S 03°07'16" W, a distance of 516.48 feet to the south line of said Parcel 3;

thence along said South line, S 89°53'49" W, a distance of 525.46 feet to the point of beginning.

Containing 59.94 acres, more or less.

Southern Tract-

Being all of Parcel 2 of said Partition Plat No. 2011-005; being more particularly described as follows:

Beginning at the southwest corner of said Parcel 2, also being a point on the east right-of-way line of Geneva Loop;

thence along said east right-of-way line, N 00°09'51" W, a distance of 49.24 feet to the beginning of a curve, concave southwesterly and having a radius of 210.00 feet;

thence northwesterly along said curve through an angle of 45°47'35", an arc distance of 167.84 feet;

thence N 45°57'23" W, a distance of 54.77 feet to the beginning of a curve, concave easterly and having a radius of 15.00 feet;

thence northerly along said curve through an angle of 90°02'16", an arc distance of 23.57 feet to the east right-of-way line of St. Moritz Loop;

thence along said east right-of-way line, N 44°04'53" E, a distance of 61.73 feet to the beginning of a curve, concave southeasterly and having a radius of 229.50 feet ;

thence northeasterly along said curve through an angle of 44°14'47", an arc distance of 177.23 feet;

thence N 00°09'51" W, a distance of 83.02 feet to the beginning of a curve, concave southeasterly and having a radius of 15.00 feet;

thence northeasterly along said curve through an angle of 90°07'48", an arc distance of 23.60 feet to the south right-of-way line of Carinthia Circle;

thence along said south right-of-way line, N 89°57'57" E, a distance of 232.84 feet to the beginning of a curve, concave northwesterly and having a radius of 121.00 feet;

thence northeasterly along said curve through an angle of 83°40'04", an arc distance of 176.69 feet, to the beginning of a reverse curve, concave southeasterly and having a radius of 15.00 feet;

thence northeasterly along said curve through an angle of 83°40'12", an arc distance of 21.90 feet to the south right-of-way line of Denmark Street;

thence along said south right-of-way line, N 89°57'57" E, a distance of 65.01 feet to the beginning of a curve, concave northerly and having a radius of 779.50 feet;

thence easterly along said curve through an angle of $10^{\circ}46'33''$, an arc distance of 146.60 feet, to the beginning of a reverse curve, concave southwesterly and having a radius of 15.00 feet;

thence southeasterly along said curve through an angle of $99^{\circ}45'01''$, an arc distance of 26.11 feet to the west right-of-way line of Courtenay Loop S;

thence along said west right-of-way line, $S 01^{\circ}03'34'' E$, a distance of 108.59 feet to the beginning of a curve, concave northeasterly and having a radius of 212.50 feet;

thence southeasterly along said curve through an angle of $65^{\circ}42'44''$, an arc distance of 243.71 feet, to the beginning of a reverse curve, concave westerly and having a radius of 15.00 feet;

thence southerly along said curve through an angle of $80^{\circ}52'03''$, an arc distance of 21.17 feet to the west right-of-way line of Serenity Way;

thence along said west right-of-way line, $S 14^{\circ}05'45'' W$, a distance of 7.70 feet to the beginning of a curve, concave easterly and having a radius of 212.50 feet;

thence southerly along said curve through an angle of $14^{\circ}15'36''$, an arc distance of 52.89 feet;

thence $S 00^{\circ}09'51'' E$, a distance of 307.56 feet; to the beginning of a curve, concave northwesterly and having a radius of 15.00 feet

thence southwesterly along said curve through an angle of $89^{\circ}01'14''$, an arc distance of 23.31 feet to the north right-of-way line of Lisbon Street;

thence $S 88^{\circ}51'23'' W$, a distance of 168.02 feet;

thence $S 89^{\circ}50'36'' W$, a distance of 94.76 feet to Tract "BB" of said Partition Plat No. 2011-005;

thence along the east line of said Tract "BB", $N 00^{\circ}09'51'' W$, a distance of 25.93 feet;

thence along the north line of Tracts "BB" and "CC" of said Partition Plat No. 2011-005 and the north right-of-way line of Estonia Ave., $S 89^{\circ}25'01'' W$, a distance of 467.09 feet to the beginning of a curve, concave southerly and having a radius of 416.00 feet;

thence westerly along said curve through an angle of $00^{\circ}18'51''$, an arc distance of 2.28 feet to the point of beginning.

Containing 10.46 acres, more or less.

Southwest Tract-

Being that portion of Parcel 1, of said Partition Plat No. 2011-005, south of St. Moritz Loop; being more particularly described as follows:

Beginning at the most southerly southwest corner of said Parcel 1, also being an angle point on the east line of Tract "DD" of said Partition Plat No. 2011-005;

thence N $00^{\circ}25'09''$ E, a distance of 49.23 feet to the beginning of a curve, concave westerly and having a radius of 237.65 feet;

thence northerly along said curve through an angle of $25^{\circ}52'18''$, an arc distance of 107.31 feet;

thence N $25^{\circ}27'08''$ W, a distance of 2.23 feet to the beginning of a non-tangent curve, concave northwesterly and having a radius of 519.50 feet to which a radial line bears S $28^{\circ}12'39''$ E and the south right-of-way line of St. Moritz Loop;

thence along said south right-of-way line, northeasterly along said curve through an angle of $15^{\circ}44'00''$, an arc distance of 142.65 feet, to the beginning of a reverse curve, concave southerly and having a radius of 15.00 feet;

thence easterly along said curve through an angle of $87^{\circ}59'15''$, an arc distance of 23.04 feet to the west right-of-way line of Geneva Loop;

thence along said west right-of-way line, S $45^{\circ}57'23''$ E, a distance of 55.15 feet to the beginning of a curve, concave westerly and having a radius of 155.00 feet;

thence southerly along said curve through an angle of $45^{\circ}47'35''$, an arc distance of 123.88 feet;

thence S $00^{\circ}09'51''$ E, a distance of 53.60 feet to the beginning of a non-tangent curve, concave southerly and having a radius of 416.00 feet to which a radial line bears N $8^{\circ}30'06''$ W, being the north line of said Tract "DD";

thence westerly along said curve through an angle of $02^{\circ}17'42''$, an arc distance of 16.67 feet, to a compound curve, concave southerly and having a radius of 10,289.93 feet to which a radial line bears S $10^{\circ}47'47''$ E;

thence westerly along said curve through an angle of $01^{\circ}02'02''$, an arc distance of 185.70 feet to the point of beginning.

Containing 0.86 acres, more or less.

Western Tract-

Being a tract of land south of Tooze Road, west of S.W. 110th Avenue and east of Grahams Ferry Road; being more particularly described as follows:

Beginning at the southeast corner of Parcel 2, Partition Plat No. 2010-046, Clackamas County Records;

thence along the south line of said Parcel 2, $S 89^{\circ}57'35'' W$, a distance of 16.04 feet to the beginning of a non-tangent curve, concave northwesterly and having a radius of 15.00 feet to which a radial line bears $N 83^{\circ}51'23'' E$;

thence southwesterly along said curve through an angle of $91^{\circ}15'24''$, an arc distance of 23.89 feet;

thence $S 85^{\circ}06'02'' W$, a distance of 237.49 feet to the beginning of a curve, concave northeasterly and having a radius of 10.00 feet;

thence northwesterly along said curve through an angle of $80^{\circ}33'23''$, an arc distance of 14.06 feet, to the beginning of a reverse curve, concave westerly and having a radius of 568.00 feet;

thence northerly along said curve through an angle of $00^{\circ}14'39''$, an arc distance of 2.42 feet;

thence $S 75^{\circ}31'21'' W$, a distance of 31.36 feet to the beginning of a non-tangent curve, concave westerly and having a radius of 535.50 feet to which a radial line bears $N 75^{\circ}31'21'' E$, being the east line Parcel 3, Partition Plat No. 2010-046, Clackamas County Records;

thence southerly along said curve through an angle of $13^{\circ}42'15''$, an arc distance of 128.08 feet to the south line of said Parcel 3, Partition Plat No. 2010-046;

thence along said south line, $S 84^{\circ}34'00'' W$, a distance of 516.42 feet;

thence $N 05^{\circ}26'00'' W$, a distance of 93.50 feet;

thence $S 84^{\circ}39'47'' W$, a distance of 55.25 feet to the beginning of a curve, concave northerly and having a radius of 40.00;

thence westerly along said curve through an angle of $50^{\circ}46'17''$, an arc distance of 35.45 feet;

thence $N 44^{\circ}33'55'' W$, a distance of 69.86 feet;

thence $S 45^{\circ}26'05'' W$, a distance of 71.31 feet;

thence $N 44^{\circ}33'55'' W$, a distance of 17.00 feet;

thence $S 45^{\circ}26'05'' W$, a distance of 45.50 feet;

thence $S 44^{\circ}33'55'' E$, a distance of 29.00 feet;

thence $S 45^{\circ}26'05'' W$, a distance of 119.00 feet;

thence $N 44^{\circ}33'55'' W$, a distance of 551.29 feet to the beginning of a curve, concave southwesterly and having a radius of 688.00;

thence northwesterly along said curve through an angle of $00^{\circ}39'25''$, an arc distance of 7.89 feet, to the beginning of a reverse curve, concave easterly and having a radius of 10.00 feet;

thence northerly along said curve through an angle of $69^{\circ}49'28''$, an arc distance of 12.19 feet, to the beginning of a reverse curve, concave northwesterly and having a radius of 538.00 feet;

thence northerly along said curve through an angle of $2^{\circ}49'24''$, an arc distance of 26.51 feet;

thence $N 68^{\circ}13'16'' W$, a distance of 33.52 feet to the east line of Parcel 1, Partition Plat No. 2007-127, Clackamas County Records and the beginning of a non-tangent curve, concave northwesterly and having a radius of 660.00 feet to which a radial line bears $S 67^{\circ}46'16'' E$;

thence northerly along said curve through an angle of $12^{\circ}54'02''$, an arc distance of 148.61 feet to the beginning of a reverse curve concave southeasterly and having a radius of 590.00 feet;

thence northeasterly along said curve through an angle of $33^{\circ}20'28''$, an arc distance of 343.33 feet to the most westerly southwest corner of parcel 3 of said Partition Plat No. 2007-127;

thence along the west line of said parcel 3 N 46°52'51" W, a distance of 129.86 feet to the beginning of a curve concave northeasterly and having a radius of 829.36 feet;

thence northwesterly along said curve through an angle of 35°35'38", an arc distance of 515.22 feet to the south line of Partition Plat No. 1994-182, Clackamas County Records;

thence along last said south line and the north line of that property conveyed by Doc. No. 99-111865, Clackamas County Deed Records, S 89°48'25" W, a distance of 883.33 feet to the east line of "Parcel II" as conveyed by Doc. No. 2000-050326, Clackamas County Deed Records;

thence along said east line, N 10°57'15" W, a distance of 166.02 feet, more or less, to the east right-of-way line of Grahams Ferry Road (30.00 feet east of centerline);

thence along said east right-of-way line, N 15°37'14" E, a distance of 16.42 feet;

thence N 19°23'05" E, a distance of 753.43 feet to the south right-of-way line of Tooze Road (20.00 feet south of centerline);

thence along said south right-of-way line, N 89°48'29" E, a distance of 1128.69 feet to an angle point;

thence S 00°04'23" E, a distance of 37.01 feet (width varies);

thence N 89°48'43" E, a distance of 573.41 feet to the beginning of a curve, concave southerly and having a radius of 861.50 feet;

thence easterly along said curve through an angle of 37°54'39", an arc distance of 570.03 feet;

thence S 52°17'19" E, a distance of 50.00 feet;

thence S 54°22'00" E, a distance of 78.05 feet to the west right-of-way line of S.W. 110th Avenue (20.00 feet west of centerline);

thence along said west right-of-way line, S 00°02'25" E, a distance of 1790.09 feet to the point of beginning.

Containing 93.22 acres, more or less.

Northern Tract-

Being a tract of land in said Section 10, north of Tooze Road, west of Grahams Ferry Road; being more particularly described as follows:

Beginning at the southeast corner of said Section 10;

thence along the south line of said Section 10, S 89°41'57" W, a distance of 1396.81, more or less, to the east right-of-way line of (old Tooze Rd.) S.W. 110th Ave. (Co. Rd. No. 355);

thence N 00°00'58" W, a distance of 19.97 feet to the north right-of-way line of said Tooze Road;

thence along said north right-of-way line, S 89°47'18" W, a distance of 1246.19 feet to an angle point;

thence S 89°49'56" W, a distance of 850.31 feet to an angle point;

thence N 03°48'34" E, a distance of 18.54 feet to said north right-of-way line (38.50 feet north of centerline);

thence S 89°49'56" W, a distance of 207.90 feet to an angle point;

thence N 35°04'45" W, a distance of 48.13 feet to the east right-of-way line of Grahams Ferry Road (38.50 feet east of centerline);

thence N 19°46'46" E, a distance of 82.42 feet to an angle point;

thence S 89°47'37" W, a distance of 19.69 feet to said east right-of-way line (20.00 feet east of centerline);

thence N 19°46'46" E, a distance of 507.24 feet to an angle point;

thence N 44°25'31" E, a distance of 427.27 feet to an angle point;

thence N 03°15'57" E, a distance of 457.06 feet to an angle point;

thence N 39°50'57" E, a distance of 1125.27 feet to an angle point;

thence N 10°48'57" E, a distance of 557.50 feet to the north line of Parcel 1, of Partition Plat 1993-165, Clackamas County Records;

thence along said north line, N 89°32'32" E, a distance of 552.49 feet;

thence S 25°35'13" E, a distance of 60.61 feet;
thence N 82°20'47" E, a distance of 239.06 feet;
thence N 16°25'38" W, a distance of 395.13 feet;
thence N 75°33'02" E, a distance of 560.25 feet;
thence S 27°12'02" E, a distance of 350.00 feet;
thence S 33°30'02" E, a distance of 150.00 feet;
thence S 38°00'32" E, a distance of 286.48 feet to the north line of Parcel 2 of
said Partition Plat 1993-165;
thence along last said north line, N 89°46'11" E, a distance of 748.50 feet to the
east line of said Section 10;
thence along said east line, S 00°22'19" W, a distance of 2631.94 feet to the
point of beginning.

Containing 200.48 acres, more or less.

The total area of all five Tracts containing 364.96 acres, more or less.

Bearings based on SN 1982-007 Clackamas County Surveyor's Office.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 25, 1990
GARY R. ANDERSON
#2434

Remd 12/31/13

Reimbursement Exhibit A	Villebois SS Master Plan	Property	Tax Lot	Area - ac	% of Total Acres	OWNER	OWNER ADDR	CITY	STATE	ZIP
Western Tract	5A	City *1	31W15 02919	2.91	\$5,243.59	ZIONS FIRST NATIONAL BANK	1 S MAIN FL 5	SALT LAKE CITY	UT	84133-1109
Western Tract	5A,5B,3B	City *1	31W15 02916	16.20	\$29,191.13	ZIONS FIRST NATIONAL BANK	1 S MAIN FL 5	SALT LAKE CITY	UT	84133-1109
Western Tract	5A,5B,3B	City *1	31W15AD00100	7.21	\$12,991.85	VILLEBOIS VILLAGE CENTER LLC	11416 SW BARBER ST	WILSONVILLE	OR	97070-7392
Eastern Tract	5C,6,7B	City	31W15 00180	27.99	\$50,435.78	BISCHOF DONALD E	16300 SW 192ND AVE	SHERWOOD	OR	97140-8744
Eastern and Southwest Tract	5C,7B	City *1	31W15 00301	12.32	\$22,199.67	FASANO FAMILY LLC	10129 SW WASHINGTON ST	PORTLAND	OR	97225-6947
Eastern Tract	6,7B,7C	City *1	31W15 00300	15.47	\$27,875.73	WELLS FARGO NA	600 CALIFORNIA ST FLR 19	SAN FRANCISCO	CA	94108-2710
Southern Tract	7D	City	31W15 00302	*2	\$141,059.00	West Linn - Wilsonville School District	22210 SW STAFFORD RD	TUALATIN	OR	97062-7738
Western Tract	4	UGB	31W15 01101	2.17	\$3,910.17	CITY OF WILSONVILLE	29799 SW TOWN CENTER LOOP E	WILSONVILLE	OR	97070
Western Tract	4	UGB	31W15 01200	7.61	\$13,712.62	REMBOLD CO	1022 SW SALMON ST STE 450	PORTLAND	OR	97205-2451
Western Tract	4	UGB	31W15 01202	1.00	\$1,801.92	TABER CHARLES E & CAROLYN J	11800 SW TOOZE RD	WILSONVILLE	OR	97070-7554
Western Tract	4	UGB	31W15 01203	1.00	\$1,801.92	NIMS JAY R & THERESA C	11700 SW TOOZE RD	WILSONVILLE	OR	97070-9519
Western Tract	4,3A,3B	UGB	31W15 01205	6.93	\$12,487.32	REMBOLD CO	1022 SW SALMON ST STE 450	PORTLAND	OR	97205-2451
Western Tract	4,5B	UGB	31W15 00800	8.70	\$15,676.72	CHANG VICTOR C	3181 WEMBLEY PARK RD	LAKE OSWEGO	OR	97034-2637
Western Tract	4,5B	UGB	31W15 00900	2.99	\$5,387.75	CHANG VICTOR C	3181 WEMBLEY PARK RD	LAKE OSWEGO	OR	97034-2637
Western Tract	4,5B	UGB	31W15 01000	5.87	\$10,577.28	CHANG VICTOR C	3181 WEMBLEY PARK RD	LAKE OSWEGO	OR	97034-2637
Western Tract	4,5B	UGB	31W15 01100	7.64	\$13,766.68	CITY OF WILSONVILLE	29799 SW TOWN CENTER LOOP E	WILSONVILLE	OR	97070-9454
Western Tract	5B	UGB	31W15 00700	4.76	\$8,577.15	CHANG VICTOR C	3181 WEMBLEY PARK RD	LAKE OSWEGO	OR	97034-2637
Northern Tract	UPA3	Urban Reserve	31W10 01300	3.84	\$6,919.38	ANTHONY LARRY EUGENE	27220 SW GRAHAMS FERRY RD	SHERWOOD	OR	97140-7201
Northern Tract	UPA3	Urban Reserve	31W10 01302	5.21	\$9,388.01	DIX LOUIS G JR	27330 SW GRAHAMS FERRY RD	SHERWOOD	OR	97140-7201
Northern Tract	UPA3	Urban Reserve	31W10 01303	1.21	\$2,180.33	BOBOSKY ROBERT S & JUDEEN M	6770 SW CANYON DR	PORTLAND	OR	97225-3650
Northern Tract	UPA3	Urban Reserve *1	31W10 01304	12.92	\$23,280.83	RRR RANCH LLC	10213 NE 28TH CT	VANCOUVER	WA	98686-4281
Northern Tract	UPA3	Urban Reserve *1	31W10 01305	7.79	\$14,036.97	RRR RANCH LLC	10213 NE 28TH CT	VANCOUVER	WA	98686-4281
Northern Tract	UPA3	Urban Reserve *1	31W10 01306	11.50	\$20,722.10	HARTFORD ROBERT W	PO BOX 918	ROCKAWAY	OR	97136-0918
Northern Tract	UPA3	Urban Reserve *1	31W10 01400	29.99	\$54,039.63	SIMS T DWIGHT	522 SW 5TH 1110 YEON BG	PORTLAND	OR	97204
Northern Tract	UPA3	Urban Reserve	31W10 01500	14.45	\$26,037.77	BISCHOF DONALD E	16300 SW 192ND AVE	SHERWOOD	OR	97140-8744
Northern Tract	UPA3	Urban Reserve	31W10 01501	5.00	\$9,009.61	BISCHOF DONALD E	16300 SW 192ND AVE	SHERWOOD	OR	97140-8744
Northern Tract	UPA3	Urban Reserve	31W10C 01600	0.25	\$450.48	ANTHONY LARRY EUGENE	27220 SW GRAHAMS FERRY RD	SHERWOOD	OR	97140-7201
Northern Tract	UPA3	Urban Reserve	31W10C 01700	1.22	\$2,198.34	DIX LOUIS G JR & KATHI A	27330 SW GRAHAMS FERRY RD	SHERWOOD	OR	97140-7201
Northern Tract	UPA3	Urban Reserve	31W10C 01800	6.92	\$12,469.30	BOBOSKY ROBERT S & JUDEEN M	6770 SW CANYON DR	PORTLAND	OR	97225-3650
Northern Tract	UPA3	Urban Reserve	31W10C 01801	1.53	\$2,756.94	HAM LYLE BRUCE TRUSTEE	27712 SW GRAHAMS FERRY RD	SHERWOOD	OR	97140-8419
Northern Tract	UPA3	Urban Reserve	31W10C 01802	1.07	\$1,928.06	HAM LYLE BRUCE TRUSTEE	27712 SW GRAHAMS FERRY RD	SHERWOOD	OR	97140-8419
Northern Tract	UPA3	Urban Reserve	31W10C 01803	2.72	\$4,901.23	MONTGOMERY WESLEY A & KAREN M	16974 SW RICHEN PARK CIR	SHERWOOD	OR	97140-8682
Northern Tract	UPA3	Urban Reserve	31W10C 01804	1.13	\$2,036.17	HILL MARK	27636 SW GRAHAMS FERRY RD	SHERWOOD	OR	97140-8419
Northern Tract	UPA3	Urban Reserve	31W10C 01805	1.00	\$1,801.92	DIX LOUIS G JR & KATHI A	27330 SW GRAHAMS FRY RD	SHERWOOD	OR	97140-7201
Northern Tract	UPA3	Urban Reserve	31W10C 01900	4.38	\$7,892.42	TOLLEN TONIE I TRUSTEE	11681 SW TOOZE RD	WILSONVILLE	OR	97070-9519
Northern Tract	UPA3	Urban Reserve	31W10C 02000	2.04	\$3,675.92	DOMINQUEZ WILFRIDO CHAVEZ	11611 SW TOOZE RD	WILSONVILLE	OR	97070-9519
Northern Tract	UPA3	Urban Reserve	31W10C 02100	2.92	\$5,261.61	STEFFECK DONALD WILLIAM & DORENE	27818 SW GRAHAMS FERRY RD	SHERWOOD	OR	97140-8419
Northern Tract	UPA3	Urban Reserve	31W10C 02101	2.82	\$5,081.42	ANDERSON DIRK D & ALLISON B	11797 SW TOOZE RD	WILSONVILLE	OR	97070-9519
Northern Tract	UPA3	Urban Reserve	31W10C 02102	0.91	\$1,639.75	PRIGODICH MICHAEL R	27900 SW GRAHAMS FERRY RD	SHERWOOD	OR	97140-8419
Northern Tract	UPA3	Urban Reserve	31W10C 02103	0.61	\$1,099.17	MCRAE SEAN G & KATHLEEN	11811 SW TOOZE RD	WILSONVILLE	OR	97070-7554
Northern Tract	UPA3	Urban Reserve	31W10C 02200	0.91	\$1,639.75	STEFFECK DONALD WILLIAM & DORENE	27818 SW GRAHAMS FERRY RD	SHERWOOD	OR	97140-8419
				totals:	253.11					\$597,143

*1 - Parcels lie partially within and outside of SS service area. Acreage has been adjusted to only that portion of parcel lying within SS service area.

*2 - West Linn - Wilsonville School District entered into a separate development agreement with the City for their reimbursement based on the planned housing for the site acquired for the Lowrie Primary School. This results in an overall cost reduction of \$141,059 leaving \$456,084 to be prorated among the other property owners.

EXHIBIT D

Coffee Lake Drive
Sewer Improvement - 2077

CONSTRUCTION COSTS

Exhibit E

Updated 4-30-2012

Item	Alternate Bid	Change Order	Construction Cost	SS Trunk Line	VB East 2 Road thru Wetland
DESIGN & ENGINEERING					
Pacific Community Design	\$29,110.00	\$5,479.66	\$34,589.66	\$24,517.74	\$10,071.92
Geo Conn North West	\$29,349.66	\$8,631.76	\$37,981.42	\$26,921.88	\$11,059.54
		Sub Total	\$72,571.08	\$51,439.62	\$21,131.46
					29.12% of Construction Cost
MITIGATION EXPENSES					
Mud Slough Mitigation	\$24,583.00		\$24,583.00	\$11,222.67	\$13,360.33
		Sub Total	\$24,583.00	\$11,222.67	\$13,360.33
					21 ft SS line, 46 ft roadway
CONSTRUCTION CONTRACT EXPENSE					
Kerr Contractors Inc.	\$557,622.20	\$23,195.64	\$580,817.84	\$411,693.56	\$169,124.28
		Sub Total	\$580,817.84	\$411,693.56	\$169,124.28
					29.1% of Construction Cost
OTHER EXPENSES					
DJC Add - RFQ, SOQ	\$336.88		\$336.88	\$336.88	
DJC Add - Bid	\$635.25		\$635.25	\$635.25	
World Courier	\$169.61		\$186.27	\$186.27	
Willamette Aviation	\$35.30		\$35.30	\$35.30	
BOLI Fee	\$571.76		\$571.76	\$571.76	
ABC Transcription	\$170.00		\$170.00	\$170.00	
Bulk Water	\$856.40		\$856.40	\$856.40	
Westlake Consultants	\$3,895.40		\$3,895.40	\$3,895.40	
City Const. Mgt. & Inspection Time	\$95,644.27		\$95,644.27	\$95,644.27	
City Wetland Permitting Staff Time	\$44,807.55		\$44,807.55	\$20,455.62	\$24,351.93
		Sub Total	\$147,139.08	\$122,787.15	\$24,351.93
					21 ft SS line, 46 ft roadway
					VB East 2 Road through Wetland
					SS Trunk Line
					Construction Cost
					GRAND TOTAL: \$825,111
					\$597,143
					\$227,968