

RESOLUTION NO. 821

A RESOLUTION REGARDING THE REAPPORTIONMENT OF TAX LOT 100 OF L.I.D. #5 (DON MALA).

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

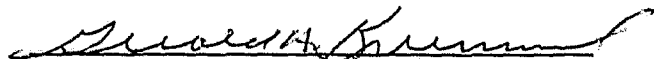
WHEREAS, the City Council has duly considered the subject and the recommendation(s) contained in the staff report; and

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

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

1. That the Wilsonville 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 15th day of April, 1991 and filed with the Wilsonville City Recorder this date.



GERALD A. KRUMMEL, Mayor

ATTEST:



PAMELA MUNSTERMAN, City Recorder Pro-Tem

SUMMARY of Votes:

Mayor Krummel	<u>Aye</u>
Councilor Chandler	<u>Aye</u>
Councilor Carter	<u>Aye</u>
Councilor Lehan	<u>Aye</u>
Councilor Van Eck	<u>Aye</u>

FINANCE DEPARTMENT
MEMORANDUM

City of
WILSONVILLE
in OREGON

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

TO: HONORABLE MAYOR AND CITY COUNCIL
FROM: RAY SHORTEN, FINANCE DIRECTOR *RS*
DATE: APRIL 11, 1991
RE: REQUEST FOR REAPPORTIONMENT OF AN
ASSESSMENT IN LID #5 - TAX LOT #100

I have received an application from Don Mala to reapportion an assessment in LID #5 concerning Tax Lot #100, Section 14D, 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.

A sale is currently scheduled for the reapportioned Parcel 2. Approval of this reapportionment is contingent upon all principal and interest on Parcel 2 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 City Planning Director has stated that a partition of this property is required, and therefore the approval of this reapportionment should be conditioned on the applicant completing the partitioning process.

The reapportionment of the assessment is 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-494-91
April 11, 1991

Included with the attached supporting materials, is a map showing the parcel involved and the acreage of each. The principal balance on the assessment equals \$66,678.06 with the total acreage being 5.924 acres. The assessment per acre calculates to \$11,255.58 (assessment/acreage).

Reapportionment:

	Acreage	Assessment
Parcel 1	4.914 acres	\$55,309.45
Parcel 2	1.010 acres	\$11,368.61

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

RECOMMENDATION:

I recommend that the above reapportionment be approved.

RS:nd



Pacific Horizons Real Estate, Inc.

Real Estate Securities & Brokerage

March 29, 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 Wilsonville Park, (Oreg.) Ltd. partnership's remaining property.
- b. Parcel II: Description of the parcel being purchased by Ringo-Cornwell Funeral Chapel, Inc.

2. OWNERSHIP INTEREST:

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

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

Ringo-Cornwell Funeral Chapel, Inc. (Buyer)
Second at Hayes
PO Box 214
Woodburn, OR 97071

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 the information provided below:

	ACREAGE =====	SQUARE FOOTAGE =====	PERCENTAGE =====
Parcel I:	4.914	214,043	82.95
Parcel II:	1.010	43,998	17.05
Totals:	5.924	258,041	100.00%

Our records indicate that the remaining principal balance owed on the LID 5 assessment applicable to Tax Lots 100 (Clackamas County Assessor's map 3 1W 14D) is \$66,678.06. 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's principal balance will be prorated by the escrow closing officer on the effective closing date of the Ringo-Cornwell Funeral Chapel, Inc. (Buyer) and Wilsonville Park (Oreg.) Ltd. (Seller) transaction.

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 Local Improvement District (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.

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)
Property Manager

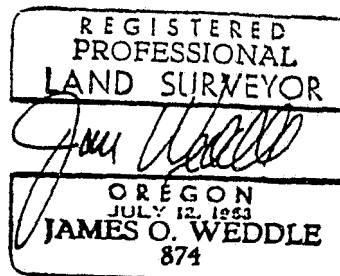
March 29, 1991

Date of Application

MARCH 1, 1991

PACIFIC HORIZONS REAL ESTATE, INC.
WILSONVILLE, OREGON
DON MALA

PROPERTY DESCRIPTION
ASSESSOR'S MAP NO. 3S 1W 14D
PARCEL 1



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 properties described in the following recorded documents on file with the Office of the Clackamas County Clerk under Fee Numbers 78-18237 and a part of vacated Boberg Road No. 1571, Fee No. 81-14598 and vacated Market Road No. 27 (Parkway Avenue), Fee No. 87-39564, more particularly described as follows:

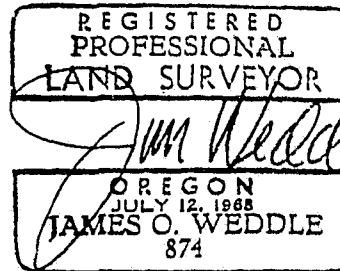
BEGINNING at a point on the East-West centerline of Section 14, aforesaid, said point bears South 89°53'55" West 447.64 feet from a brass cap monument marking the East 1/4 corner of said Section 14; thence South 00°04'00" West parallel to the east line thereof 100.00 feet; thence North 89°53'55" East parallel to the aforesaid East-West centerline of Section 14, 65.00 feet; thence South 00°04'00" West parallel to the east line of said Section 14, 156.62 feet to a point in the north line Town Center Loop West, a dedicated street, 72 feet wide; thence along the northerly line thereof along the arc of a non-tangent 486.00 foot radius curve left 181.43 feet through a central angle of 21°23'22" (chord bears South 75°33'48" West 180.38 feet); thence tangent to said curve South 64°51'51" West 298.55 feet to the beginning of a tangent 486.00 foot radius curve left; thence along the arc of said curve 18.63 feet through a central angle of 2°11'46" (chord bears South 63°46'14" West 18.63 feet) to a point therein; thence leaving said street North 00°03'30" West 192.61 feet; thence South 89°52'00" West 275.33 feet to a point in the east line of Interstate 5; thence along said line North 00°03'30" West 243.36 feet to a point in the aforesaid East-West centerline of Section 14; thence along said line North 89°53'55" East 672.75 feet to the point of BEGINNING.

CONTAINING THEREIN an area of 214,043.5 square feet. (4.914 acres, more or less).

SUBJECT TO and TOGETHER WITH all easements appertaining thereto.

MARCH 1, 1991

PACIFIC HORIZONS REAL ESTATE, INC.
WILSONVILLE, OREGON
DON MALA



PROPERTY DESCRIPTION
ASSESSOR'S MAP NO. 3S 1W 14D
PARCEL 2

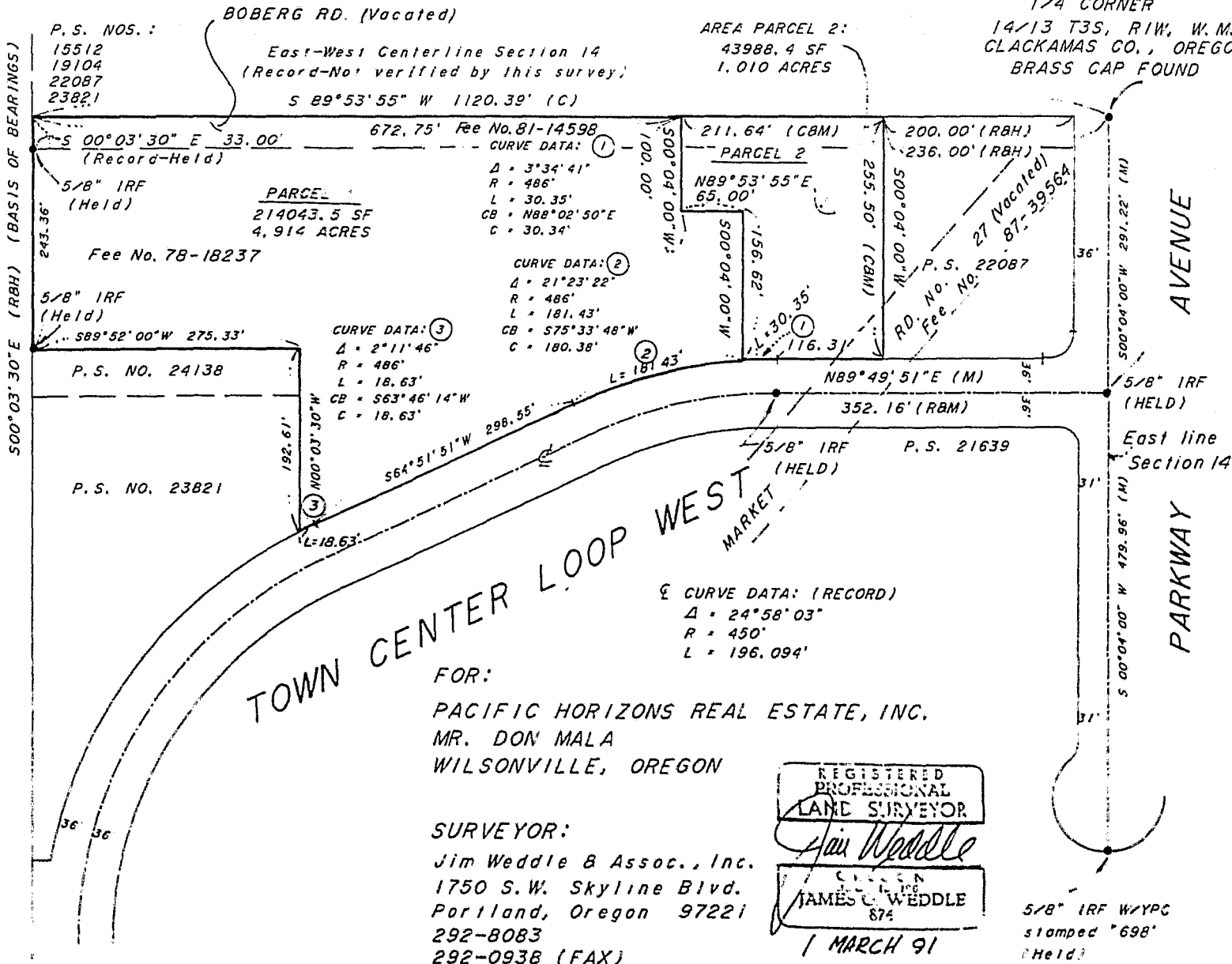
A parcel of land situated in the Southeast one-quarter Section 14, Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, County of Clackamas and State of Oregon, being a part of those certain properties described in the following recorded documents on file with the Office of the Clackamas County Clerk under Fee Numbers 78-18237 and a part of vacated Boberg Road No. 1571, Fee No. 81-14598 and vacated Market Road No. 27 (Parkway Avenue), Fee No. 87-39564, more particularly described as follows:

BEGINNING at a point on the East-West centerline of Section 14, aforesaid, said point bears South 89°53'55" West 236.00 feet from a brass cap monument marking the East 1/4 corner of said Section 14; thence South 00°04'00" West parallel to the east line thereof 255.50 feet to a point in the north line of Town Center Loop West, a dedicated street, 72 feet wide; thence along the northerly line thereof South 89°49'51" West 116.31 feet to the beginning of a 486.00 foot radius curve left; thence along the arc of said curve 30.35 feet through a central angle of 3°34'41" (chord bears South 88°02'50" West 30.34 feet) to a point therein; thence leaving said street North 00°04'00" East parallel to the east line of Section 14, aforesaid, 156.62 feet; thence South 89°53'55" West parallel to the aforesaid East-West centerline of Section 14, 65.00 feet; thence parallel to said east line North 00°04'00" East 100.00 feet to a point in the aforesaid East-West centerline; thence North 89°53'55" East along said line 211.64 feet to the point of BEGINNING.

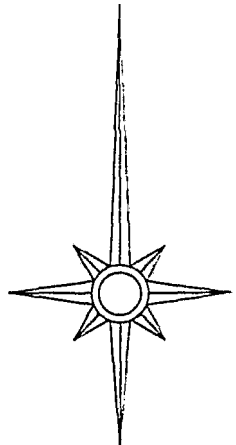
CONTAINING THEREIN an area of 43988.4 square feet. (1.010 acres, more or less).

SUBJECT TO and TOGETHER WITH all easements appertaining thereto.

INTERSTATE 5 (1-5)



ASSESSOR'S MAP NO. 3S 1W 14D
EXHIBIT MAP



MARCH 1, 1991
SCALE: 1" = 120'

FOR:
PACIFIC HORIZONS REAL ESTATE, INC.
MR. DON MALA
WILSONVILLE, OREGON

SURVEYOR:
Jim Weddle & Assoc., Inc.
1750 S.W. Skyline Blvd.
Portland, Oregon 97221
292-8083
292-0938 (FAX)

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Jim Weddle
JAMES C. WEDDLE
874
1 MARCH 91

5/8" IRF W/YPC
stamped '698'
(Held)

1991 E

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

Oregon Property Taxes for fiscal year July 1, 1989 to June 30, 1990
CLACKAMAS

Code Area 003023		Account Number 811777			
Property Description (Tax Lot Number)					
Map Number			Parcel	Special Interest	
Township	Range	Section	1/4	1/16	
3S	1W	14	D		00100
Acres	Class	Sub-Class	Pull Number		
6.88	0	701	7A-18237		

Property Taxes
 Taxpayer WILLAMETTE SAVINGS & LOAN
 Other #LN3975 100450004501655630
 Title
 Owner

WILSONVILLE PARK OR LTD
 PO BOX G
 WILSONVILLE OR 97070

*SN 0067719
 PROPERTY LOCATION:
 29055 SW PARKWAY AVE
 WILSONVILLE OR

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 CLACKAMAS COUNTY TAX COLLECTOR
 PAYMENT 168 WARNER-MILNE ROAD
 TO: OREGON CITY OR 97045

Tax	Disc./Int.	Total
Check	Cash	Change

Assessed Value	Last Year	This Year
LAND	470,250	525,400
BUILDINGS	118,060	82,670
EXEMPTION		
Net Assessed Value	588,310	613,070
Tax Rate Each \$1000	25.2075	26.2961
Property Taxes	14,829.82	16,115.22
Current Taxes Levied By	Tax Rate	Tax Amount
CLACK COUNTY	.7129	437.06
SHERIFF LEVY	1.2013	736.48
LIBRARY LEVY	.2878	176.44
CITY	2.1543	1,320.74
FIRE DIST #64	2.5215	1,545.86
CLK ELEM ESD	.7105	439.59
CLK HIGH ESD	.3626	222.30
CLACKAMAS CC	1.3123	804.53
SCHOOL DIST	16.4004	10,054.59
VECTOR CNTRL	.0015	.92
PORT OF PTLD	.2957	181.28
METRO SD #2	.3253	199.43
Property Tax Totals	26.2861	16,115.22

Total Taxes and Assessments		16,115.22
FULL - 3%	Discount Allowed *	Pay One of These Amounts
	483.46	15,631.76
2/3 - 2%	214.87	10,528.61
1/3 - None		5,371.74

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