

**RESOLUTION NO. 1276**

**A RESOLUTION ACCEPTING AMENDMENTS TO THE PETITIONS IN SUPPORT OF THE PUBLIC IMPROVEMENTS KNOWN AS LOCAL IMPROVEMENT DISTRICT NO. 12-95-ST CANYON CREEK ROAD NORTH AND DECLARING ITS CONTINUED INTENT TO PROCEED.**

WHEREAS, Resolution No. 1230 declared the City's intent to proceed with the public improvements known as Local Improvement District No. 12-95-ST, Canyon Creek Road North; and

WHEREAS, Resolution No. 1222 accepted the Engineer's and Financial Investigation Reports for LID No. 12; and

WHEREAS, Resolution No. 1276 previously proposed a greater scope of project to include certain Elligsen Road improvements but was continued to reconsider that scope with the petitioners and the petitions and amendments recited below reflect that reconsideration; and

WHEREAS, amendments to the previously approved Engineer's and Financial Investigation reports (Exhibit A) have been prepared; and

WHEREAS, the owners of one hundred percent of the property that will benefit and incur assessments by the improvement known as LID No. 12-95-ST, have presented the City with written amendments to the petitions (Exhibits "B" through "G") in support of the local improvement district and the amendments to the Engineer's and Financial Investigation Reports; and

WHEREAS, at the time the property owners apply for a building permit under provisions of Ordinance No. 386, Section 2 of Article 9 Credits, they will be allowed credits under the following conditions:

Section 2. An applicant for a building permit is eligible for credit against the SDC for constructing a qualified capital improvement. A qualified public improvement means one that meets all of the following criteria:

- A. Required as a condition of development approval by the Planning Commission or City Council; and
- B. Identified in an adopted Capital Improvement Plan; and
- C. Not located within or contiguous to the property or parcel that is subject to development approval, except to the extent that the capital improvement(s)

represent(s) a measurable capacity beyond the actual public facility requirements of the property or parcel approved for development.

Applying the adopted methodology, the City manager may grant a credit against the public improvement charge for a capital improvement provided as part of the development that reduces the development's demand upon existing capital improvements or the need for further capital improvements or that would otherwise have to be constructed at City expense under the then existing Council policies; and

WHEREAS, of the total project cost of an estimated \$5,346,000, the property owners have requested credits against their systems development charges in the amount of approximately \$1,891,000; and

WHEREAS, staff has reviewed this request for credits and has determined that the requested credits are identified in an adopted Capital Improvement Plan and not located within or contiguous to the property or parcel that is subject to development approval except to the extent that the Capital Improvements represent a major provision for extra service capacity beyond the actual public facility requirements of the property or parcel approved for development; and

WHEREAS, based on the adopted Transportation Master Plan the City Engineer recommends that the conditions for the development of the owners' properties require construction of the road, storm sewer and sanitary sewer facilities; and

WHEREAS, based on the adopted Transportation Master Plan and development of the respective parcels consistent with the Comprehensive Plan, the development of the owners' properties would necessitate the Planning Commission to require that the public improvements be constructed; and

WHEREAS, in recognition of the above-mentioned City Engineer's recommendation, the requirements of the public improvements for development approval, and the impacts and benefits of and for the owners' properties and the City by accomplishing this project at one time rather than piecemeal, the City Council finds that the improvements constructed by the local improvement district are eligible for credits as a qualified public improvement otherwise meeting the requirements as a condition of development approval; and

WHEREAS, Ordinance No. 386 Section 3 of Article 9 Credits states as follows: The credit provided for by this Article shall be only for SDC charged for the type of improvement being constructed and shall not exceed such SDC even if the cost of the capital improvements exceeds the SDC. However, this section shall not prohibit the city

from providing a greater credit or from providing a share of the cost of such improvement by other means, if the City so chooses; and

WHEREAS, the Council desires to provide fair and equitable treatment of the property owners for construction of the required facilities as previously indicated in Resolution Nos. 1179 and 1230.

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

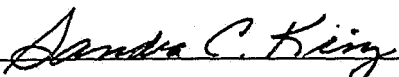
1. The City Council adopts above recitals as finding and incorporates them by reference in support of this resolution.
2. The Council approves and accepts amendments to the LID No. 12 Engineer's and Financial Investigation Reports attached as Exhibit "A".
3. The Council accepts the Amendment to the Petitions, attached as Exhibits "B" through "G", in support of Canyon Creek Road North Local Improvement District No. 12-95-ST.
4. Having conducted a public hearing and failing to receive remonstrances from owners representing two-thirds or more of the area to be assessed, the City Council declares its continuing intent proceed with Local Improvement District No. 12-95-ST, subject to the land use process for the interim intersection improvements.
5. Subject to construction of the facilities by local improvement district the City Council approves a credit against the street, sanitary sewer, water and storm water systems development charges for the properties included in local improvement district No. 12-95-ST in the amounts indicated in the attached cost allocation matrix (Exhibit "C" of Exhibit "A") with the amount subject to adjustment by staff to actual costs following project completion.
6. The invalidity of any section, clause, or provision of this resolution shall not affect the validity of any other or part of section of this resolution which can be given effect without such invalid parts.

ADOPTED by the City Council of the City of Wilsonville at a regular meeting thereof this 17th day of June, 1996, and filed with the Wilsonville City Recorder this date.



GERALD A KRUMMEL, Mayor

ATTEST:

  
\_\_\_\_\_  
SANDRA C. KING, City Recorder

SUMMARY of Votes:

Mayor Krummel	Yes
Councilor Lehan	Yes
Councilor Leahy	Yes
Councilor Hawkins	Yes
Councilor MacDonald	Yes

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**EXHIBIT A**

**AMENDMENTS TO:**

Engineer's Report  
and  
Financial Investigation Report  
for Public Improvements

**CANYON CREEK ROAD NORTH  
(LID NO. 12-95-ST)**

*Prepared for:*

City of Wilsonville  
30000 S.W. Town Center Loop East  
Wilsonville, Oregon 97070

June 17, 1996



**AMENDMENTS TO:  
ENGINEER'S REPORT**

**PROJECT AMENDMENTS**

The original project, identified as Canyon Creek Road North Local Improvement District No. 12-95-ST, proposed that intersection improvements be made at Elligsen Road and Canyon Creek Road North to improve sight distance at the intersection and to provide a left turn refuge for west bound traffic on Elligsen Road. Subsequent to adoption of the original project, DKS Associates, the project traffic engineer, completed a traffic study for the area.

The traffic study provided an analysis of traffic volumes for projects proposed within the Local Improvement District (LID) and for projects proposed in the surrounding area. One recommendation in the traffic study was to make additional improvements to Elligsen Road, beyond those proposed in the original project.

The improvements to Elligsen Road beyond the improvements originally proposed at the Canyon Creek Road North intersection will not be a part of the Local Improvement District. The City will assume the responsibility of financing and constructing future Elligsen Road improvements between Parkway Center Drive and Canyon Creek Road North.

The original project also included a gravity sanitary sewer system that included an extension of the Boeckman Creek Sanitary Sewer Trunk, in accordance with the City's Master Sanitary Sewer Plan. Subsequent to the adoption of the original project, the project geotechnical engineer discovered areas of concern along the planned route for the sewer main extension along Boeckman Creek.

The areas of concern included an active slide area and other areas indicating signs of relatively recent slide activity. It was determined that a complete gravity system could not be economically constructed as originally planned. The modified sanitary sewer project will include a pumping station and force main, which will completely avoid the identified areas of concern.

Additionally, based on subsurface data provided by the geotechnical engineer and based on projected traffic volume counts provided by the project traffic engineer, the Canyon Creek Road North concrete pavement section was designed. Due to areas of poor soil conditions and due to higher than expected traffic volume counts, the concrete pavement section was significantly strengthened beyond that originally proposed for the project. The pavement section was thickened, reinforcement dowels were added at all transverse joints, and reinforcement dowels were added along the joint between the curb and the edge of the pavement section.

**EXISTING CONDITIONS**

Elligsen Road is a two-lane paved road between Canyon Creek Road North and Parkway Avenue, except for intersection improvements previously made immediately east of Parkway Center Drive. The road section is drained through road ditches on each side of the road with culverts at driveways.



A 14-inch City water supply main extends through this area in Elligsen Road. This main originates at the City's reservoir site east of the Canyon Creek North Road intersection and extends west along Elligsen Road beyond Parkway Avenue to the City's water system.

Vegetation along the Elligsen Road corridor from Canyon Creek Road North to Parkway Center Drive includes several trees, which species include Oregon Big Leaf Maple, Cherry, Oregon White Oak, Douglas Fir, English Walnut, and Engleman Spruce. Halstead's Arboriculture Consultants, the Project Arborist, has identified several trees within the project corridor, some of which are affected by the intersection improvements.

The Local Improvement District project will only make improvements at the Elligsen Road/Canyon Creek Road North intersection only. The trees that are affected by these improvements will be separately identified by the Project Arborist.

## **IMPACTS**

The construction of the Elligsen Road/Canyon Creek Road North intersection improvements will require the loss of some trees. These trees have been surveyed and mapped by David Evans and Associates, Inc. (DEA). A copy of this survey was furnished to Halstead's Arboriculture Consultants for use in the preparation of a report amendment addressing the removal, care, and preservation of the trees.

Oregon White Oak trees that will be identified for removal for the intersection improvements in the arborist's report will be appraised for their value. Once this value is known, a mitigation plan will be prepared and incorporated into the existing mitigation plan previously prepared for the project.

Mitigation measures may include physically transplanting the Oregon White Oak trees, providing therapeutic care to other Oregon White Oak trees in the project area, or planting new trees. The value of the proposed mitigation measures will be equal to, or greater than, the appraised value of the trees identified for removal.

The current right-of-way width at the Elligsen Road/Canyon Creek Road North intersection is not sufficient to make the necessary improvements along the north side of the intersection. Additional right-of-way will need to be acquired from a single property owner, identified as the Laird property.

A residential driveway to the Laird property will be reconstructed as part of the intersection improvement project. The driveway intersection with Elligsen Road will be relocated east of, and farther away from, the new intersection at Canyon Creek Road North.

The sanitary sewer pumping station will be located on lands currently owned by Tektronix, Inc. and Madrid. Acquisition of sufficient property to construct the pumping station will be necessary from these two property owners as part of this project. Landscaping will be provided around the pumping station site to soften the visual impact to the area.

## **BENEFITED PROPERTIES**

The original project identified 158.59 acres of benefited properties within the boundaries of the LID. The amendments to the project will not modify the number of properties or their acreages.



## **ESTIMATED COSTS**

Changes and additions to the project, as identified herein, have increased construction costs. Further, on June 4, 1996, construction bids were received for the project. Exhibit D, Infrastructure Improvements and Estimated Costs, has been updated to reflect the construction bid costs and the changes and additions to the project. This update is included with these amendments to the Engineer's Report.

In conjunction with the updating of the estimated costs for the project, the proposed estimated SDC Credits have been updated. The methodology established in the original project was utilized for the updated analysis for SDC Credits. Exhibit G, which originally addressed SDC Credits, has been replaced. Included with these amendments to the Engineer's Report is a revised Exhibit G entitled, "Proposed System Development Charges (SDC) Credits".

## **DISTRIBUTION OF COSTS**

The cost distribution methodology was originally agreed to by the benefiting property owners and representatives. This methodology is a percentage of cost basis for each of four major improvement areas. These areas are sanitary sewer, water, roadway, and storm drainage. Exhibit C, Proposed Cost Allocation Matrix, has been updated to reflect the additional project costs and is included in this report.





**AMENDMENTS TO:  
FINANCIAL INVESTIGATION REPORT**

The original report, prepared jointly by Public Financial Management, Inc. (PFM) and by David Evans and Associates, Inc., addressed twelve areas identified as critical to the success of the formation of the LID. Two areas that require modification are the sections identified as "Assessed Real Estate Value" and "Attitude of Property Owners Towards Project."

**ASSESSED REAL MARKET VALUE**

The following table shows the ratio of updated projected assessments to Real Market Value (RMV). All of the proposed properties meet the criteria of two times market value, some of which is supported by independent appraisals. The appraisals consider the value of the properties upon completion of the LID improvements.

Tax Lot(s)	Prop. Owner	Pro-Rata Share Assessment	94-95 <sup>(1)</sup> RMV	Ratio	Meet Criteria?
590	Tektronix, Inc. (Parcel A)	\$581,474	\$2,000,000	3.44	Yes
500	Tektronix, Inc. (Parcel B)	\$830,749	\$25,659,820	30.89	Yes
601,602,603	Everett Hobbs	\$586,997	\$1,850,000	3.15	Yes
501	Mentor Graphics Corporation	\$578,828	\$28,933,050	49.99	Yes
300	Burns-Western (Parcel A)	\$1,085,457	\$2,600,000	2.40	Yes
407	Burns-Western (Parcel B & C)	\$261,804	\$914,120	3.49	Yes
200	Richard J. Brownstein (Parcel A & B)	\$612,250	\$1,585,000	2.59	Yes
100,400	S & S Development	<u>\$808,441</u>	<u>\$2,200,000</u>	2.72	Yes
		\$5,346,000	\$65,741,990	12.30	Yes

<sup>(1)</sup> RMV are for FY 94-95. Independent Appraisals have been completed for Tax Lots 200 (Brownstein), 100 and 400 (S&S Development), 300 (Burns-Western), 590 (Tektronix, Inc., Parcel A), and 601, 602, and 603 (Hobbs) pursuant to City Code, Section 3.218(1). These have been substituted for the tax appraisals for those properties.

**ATTITUDE OF PROPERTY OWNERS TOWARDS PROJECT**

The attitude of the property owners within the Local Improvement District Varies. Increasing costs due to amendments to the project scope caused some of the property owners to reconsider whether they wanted to proceed with the project. However, each have signed petitions to proceed with the L.I.D. including the amendments and demonstrating their willingness to grant the necessary right-of-way and to accept their proportionate share of the project cost.

Property owners outside the L.I.D., but adjacent to the project, have expressed concerns about the loss of trees and habitat, the need for sound attenuation, and sanitary sewer service to their properties. Each of the concerns is being resolved with these owners.



**EXHIBITS:**

Map of Local Improvement District, Dated October 2, 1995

Exhibit C, Proposed Cost Allocation Matrix,  
Dated June 17, 1996

Exhibit D, Infrastructure Improvements and Estimated Costs,  
Dated June 17, 1996

Exhibit G, Proposed System Development Charges (SDC) Credits,  
Dated June 17, 1996

EXHIBIT C OF EXHIBIT A

PROPOSED COST ALLOCATION MATRIX (June 17, 1996)

LINE NO.	PROPERTY OWNER	EXPECTED LAND USE	GROSS AREA (1) (acres)	WETLAND AREA (3) (acres)	PRIMARY OPEN SPACE (3) (acres)	POWERLINE EASEMENT (acres)	NET AREA (acres)	EDU ALLOCATION - SANITARY					EDU ALLOCATION - WATER					ROADWAY - EDU & NET ACRE AVERAGE					EDU ALLOCATION - STORM					TOTAL COST (\$)	TOTAL COST (%)	LINE NO.		
								E D U (SEWER) (2) IND = (9.4 x gross)	SANITARY SEWER COST (E.D.U.)	TOTAL COST (%)	PROP. SDC CREDIT	SDC CREDIT (%)	E D U (WATER) (2) IND = (9.4 x gross)	WATER COST	TOTAL COST (%)	PROP. SDC CREDIT	SDC CREDIT (%)	ROADWAY COSTS (EDU)	ROADWAY COSTS (NET AC)	ROADWAY COSTS (AVG)	TOTAL COST (%)	PROP. SDC CREDIT	SDC CREDIT (%)	IMPERVIOUS AREA (A.I.) IND = (0.85 x net)	E D U (STORM) IND = (1.17 / 1,150)	STORM COSTS (E D U)	TOTAL COST (%)				PROP. SDC CREDIT	SDC CREDIT (%)
1	TEKTRONIX, INC (PARCEL A)	R	24.75	3.04	0	4.73	16.98	116	\$94,994	10.35%	\$18,419	10.35%	116	\$19,247	10.35%	\$2,070	10.35%	\$322,148	\$560,534	\$441,341	11.42%	\$190,338	11.42%	N/A	116	\$25,832	6.83%	\$2,459	6.83%	\$581,474	10.88%	1
2	TEKTRONIX, INC (PARCEL B)	I	20.33	1.94	0	2.65	15.74	191	\$156,412	17.04%	\$30,328	17.04%	191	\$31,691	17.04%	\$3,408	17.04%	\$530,434	\$519,600	\$525,017	13.59%	\$226,425	13.59%	605,745	527	\$117,628	31.04%	\$11,173	31.04%	\$830,749	15.54%	2
3	EVERETT L. HOBBS	R	20.41	0	3.41	0	17.00	118	\$96,632	10.53%	\$18,737	10.53%	118	\$19,579	10.53%	\$2,105	10.53%	\$327,702	\$561,195	\$444,449	11.51%	\$191,678	11.51%	N/A	118	\$26,338	6.95%	\$2,502	6.95%	\$548,997	10.98%	3
4	MENTOR GRAPHICS CORPORATION	I	22.19	0	4.62	0	17.57	0	\$0	0.00%	\$0	0.00%	0	\$0	0.00%	\$0	0.00%	\$577,645	\$580,011	\$578,828	14.98%	\$249,632	14.98%	650,547	0	\$0	0.00%	\$0	0.00%	\$578,828	10.83%	4
5	BURNS-WESTERN (PARCEL A)	R	25.02	3.89	0	4.45	16.68	312	\$255,500	27.83%	\$49,541	27.83%	312	\$51,768	27.83%	\$5,566	27.83%	\$866,467	\$550,631	\$708,549	18.34%	\$305,577	18.34%	N/A	312	\$69,640	18.37%	\$6,615	18.37%	\$1,045,457	20.30%	5
6	BURNS-WESTERN (PARCEL B)	R	5.09	1.20	0	2.19	1.70	24	\$19,654	2.14%	\$3,811	2.14%	24	\$3,992	2.14%	\$428	2.14%	\$66,651	\$56,119	\$61,385	1.59%	\$26,474	1.59%	N/A	24	\$5,357	1.41%	\$509	1.41%	\$90,378	1.69%	6
7	BURNS-WESTERN (PARCEL C)	I	6.60	1.15	0	0.28	5.17	0	\$0	0.00%	\$0	0.00%	0	\$0	0.00%	\$0	0.00%	\$172,183	\$170,669	\$171,426	4.44%	\$73,931	4.44%	192,165	0	\$0	0.00%	\$0	0.00%	\$171,426	3.21%	7
8	RICHARD J. BROWNSTEIN (PARCEL A)	I	7.42	0	0.41	1.12	5.89	70	\$57,324	6.24%	\$11,115	6.24%	70	\$11,615	6.24%	\$1,249	6.24%	\$194,400	\$194,437	\$194,419	5.03%	\$83,847	5.03%	218,083	190	\$42,409	11.19%	\$4,028	11.19%	\$305,766	5.72%	8
9	RICHARD J. BROWNSTEIN (PARCEL B)	I	7.40	0	0	1.48	5.92	70	\$57,324	6.24%	\$11,115	6.24%	70	\$11,615	6.24%	\$1,249	6.24%	\$194,400	\$195,428	\$194,914	5.05%	\$84,061	5.05%	219,184	191	\$42,632	11.25%	\$4,049	11.25%	\$306,484	5.73%	9
10	S A S DEVELOPMENT	R	19.38	0	1.00	4.01	14.37	220	\$180,161	19.63%	\$34,933	19.63%	220	\$36,503	19.63%	\$3,925	19.63%	\$610,971	\$474,375	\$542,673	14.05%	\$234,039	14.05%	N/A	220	\$49,105	12.96%	\$4,664	12.96%	\$808,441	15.12%	10
<b>TOTALS</b>								1,121	\$918,000	100.00%	\$178,000	100.00%	1,121	\$186,000	100.00%	\$20,000	100.00%	\$3,863,000	\$3,863,000	\$3,863,000	100.00%	\$1,666,000	100.00%	1,865,734	1,698	\$379,000	100.00%	\$36,000	100.00%	\$5,348,000	100.00%	
								<b>PROPOSED SDC CREDIT</b>		\$178,000			\$20,000			\$1,666,000			\$36,000			\$3,900,000			\$1,900,000			\$5,348,000				
								<b>PROJECT COST LESS CREDITS</b>		\$740,000			\$166,000			\$2,197,000			\$343,000			\$3,445,000			\$3,445,000			\$3,445,000				

1) Parcel boundary information is from Co. Kansas County tax maps, where appropriate  
 2) Forres 2011 zoning E D U = 85 LAR-193  
 3) Wetland and Primary Open Space areas are those riparian of DPA easements



DAVID EVANS AND ASSOCIATES, INC.

**EXHIBIT D OF EXHIBIT A**

**Infrastructure Improvements and Estimated Costs**

**Canyon Creek Road, North  
Wilsonville, Oregon**

Summary of Estimated Costs  
June 17, 1996

Schedule I & VII - Street Improvements	\$3,863,000.00
Schedule IIA & IIB - Sanitary Sewer Improvements	\$918,000.00
Schedule III - Storm Sewer Improvements	\$379,000.00
Schedule IV - Water Line Improvements	\$186,000.00
<b>TOTAL UPDATED PRELIMINARY ESTIMATE OF COST</b>	<b>\$5,346,000.00</b>

Note: Construction costs utilized for these estimated costs have been based on the construction bid submitted by Northwest Earthmovers, Inc.

Date: June 17, 1996

Estimate of Cost - June 7, 1996  
Canyon Creek Road, North

Line No.	Description	Unit of Meas.	Est. Qty.	Unit Price	Total Price
<b>Schedule I - Street Improvements</b>					
1.	Mobilization - Schedule I	LS	All	\$81,980.50	\$81,980.50
2.	Temporary Protection and Direction of Traffic	LS	All	\$4,803.19	\$4,803.19
3.	Flaggers	HR	200	\$33.10	\$6,620.00
4.	Erosion Control	LS	All	\$23,513.03	\$23,513.03
5.	Clearing and Grubbing	LS	All	\$98,438.55	\$98,438.55
6.	Unclassified Excavation	CY	35,000	\$4.69	\$164,150.00
7.	Watering	M-GAL	105	\$28.32	\$2,973.60
8.	Geotextile Fabric	SY	40,206	\$0.61	\$24,525.66
9.	1 1/2" - 0 Aggregate Base (4" Depth)	SY	36,000	\$3.21	\$115,560.00
10.	Subgrade Stabilization (24" depth)	SY	5,000	\$17.99	\$89,950.00
11.	Bituminous Surface Course Class C	Ton	100	\$52.80	\$5,280.00
12.	P.C.C Doweled Pavement, 8.5" depth	SY	35,838	\$25.04	\$897,383.52
13.	Curb and Gutter	LF	14,580	\$7.03	\$102,497.40
14.	Concrete Apron	SY	350	\$36.29	\$12,701.50
15.	Asphalt Concrete Driveway Connections	EA	5	\$707.74	\$3,538.70
16.	Concrete Sidewalk	SY	7,328	\$21.82	\$159,896.96
17.	Junction Boxes (Street Light)	LS	All	\$19,800.00	\$19,800.00
18.	Conduit - 2" (Street Light)	LS	All	\$80,300.00	\$80,300.00
19.	Traffic Signal Installation Complete	LS	All	\$45,000.00	\$45,000.00
20.	Thermoplastic Arrows	EA	15	\$82.50	\$1,237.50
21.	Thermoplastic Stop Bar	LF	528	\$2.64	\$1,393.92
22.	Mono-directional Crystal, White	EA	18	\$3.25	\$58.50
23.	Bi-directional Crystal, Yellow	EA	515	\$3.25	\$1,673.75
24.	Painted Permanent Pavement Striping	LF	32,940	\$0.10	\$3,294.00
25.	Painted Pavement Markings	EA	19	\$44.00	\$836.00
26.	Signs and Posts	LS	All	\$13,098.00	\$13,098.00
27.	Single Mailbox Supports w/Concrete Collar	EA	6	\$302.50	\$1,815.00
28.	Wetland Mitigation	LS	All	\$54,311.92	\$54,311.92
29.	Topsoil	Ton	565	\$7.87	\$4,446.55
30.	Seeding, Fertilizing and Mulching	Acre	6	\$2,090.00	\$12,540.00
31.	Landscaping	LS	All	\$148,500.00	\$148,500.00
32.	White Oak Mitigation	LS	All	\$	\$
33.	Architectural Walls (Alternate A)	LF	1,108	\$116.83	\$129,447.64
34.	Keystone Retaining Wall	SF	1,200	\$19.87	\$23,844.00
35.	PGE Duct Bank 2-Way (6-inch Conduit)	LF	6,900	\$26.16	\$180,504.00
36.	PGE (2x4-inch Conduit)	LF	9,230	\$5.62	\$51,872.60
37.	PGE Vaults 5106-TA	EA	13	\$5,280.00	\$68,640.00
38.	GTE Telephone System	LS	All	\$186,410.40	\$186,410.40
	<b>SUBTOTAL Street Improvements (Schedule I)</b>				<b>\$2,822,836.39</b>
	Construction Contingencies, Legal, Administration, Engineering, and Right-of-Way Acquisition				\$790,163.61
	<b>TOTAL ESTIMATE - STREET IMPROVEMENTS (SCHEDULE I)</b>				<b>\$3,613,000.00</b>

<i>Line No.</i>	<i>Description</i>	<i>Unit of Meas.</i>	<i>Est. Qty.</i>	<i>Unit Price</i>	<i>Total Price</i>
<b>Schedule II - Sanitary Sewer Improvements</b>					
<i>Schedule IIA - Sanitary Sewer North of Boeckman Road</i>					
1.	Mobilization - Schedule IIA	LS	All	\$7,670.00	\$7,670.00
2.	Service Line Sewers	LF	812	\$26.61	\$21,607.32
3.	Hookups to Existing Residences	EA	6	\$590.00	\$3,540.00
4.	6" Sanitary Sewer Stubouts	LF	552	\$24.92	\$13,755.84
5.	8" Sanitary Sewer Stubouts	LF	276	\$24.92	\$6,877.92
6.	8" Sanitary Sewer Pipe 4' - 8' depth	LF	1,384	\$19.00	\$26,296.00
7.	8" Sanitary Sewer Pipe 8' - 12' depth	LF	2,262	\$24.92	\$56,369.04
8.	8" Sanitary Sewer Pipe 12' - 16' depth	LF	465	\$31.67	\$14,726.55
9.	8" Sanitary Sewer Pipe 16' - 20' depth	LF	230	\$64.92	\$14,931.60
10.	10" Sanitary Sewer Pipe 4' - 8' depth	LF	292	\$15.71	\$4,587.32
11.	10" Sanitary Sewer Pipe 8' - 12' depth	LF	284	\$26.41	\$7,500.44
12.	10" Sanitary Sewer Pipe 12' - 16' depth	LF	216	\$33.78	\$7,296.48
13.	12" Sanitary Sewer Pipe 4' - 8' depth	LF	290	\$24.26	\$7,035.40
14.	12" Sanitary Sewer Pipe 8' - 12' depth	LF	776	\$30.23	\$23,458.48
15.	12" Sanitary Sewer Pipe 12' - 16' depth	LF	176	\$54.79	\$9,643.04
16.	12" Sanitary Sewer Pipe 16' - 20' depth	LF	270	\$71.78	\$19,380.60
17.	12" Sanitary Sewer Pipe over 20' depth	LF	366	\$90.99	\$33,302.34
18.	T.V. Pipe Inspection	LF	7,655	\$0.59	\$4,516.45
19.	48" Manhole 0 - 8' depth	EA	33	\$1,652.00	\$54,516.00
20.	Extra Depth 48" Manholes	LF	153	\$177.00	\$27,081.00
21.	Lift Station 600 gpm	LS	All	\$173,442.42	\$173,442.42
21A	Lift Station Access and 1-1/2" Water Service	LS	All	\$5,500.00	\$5,500.00
22.	8" Pressure Sewer Pipe (Force Main)	LF	1,406	\$17.70	\$24,886.20
23.	Revegetation - Sewer Easement	LS	All	\$10,450.00	\$10,450.00
Subtotal Sanitary Sewer (Schedule IIA)					\$578,370.44
Construction Contingencies, Legal, Administration, Engineering, and Right-of-Way Acquisition					\$161,629.56
<b>TOTAL ESTIMATE - SANITARY SEWER IMPROVEMENTS (SCHEDULE IIA)</b>					<b>\$740,000.00</b>

<i>Line No.</i>	<i>Description</i>	<i>Unit of Meas.</i>	<i>Est. Qty.</i>	<i>Unit Price</i>	<i>Total Price</i>
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**Schedule IIB - Diversion and Sanitary Sewer South of Boeckman Road**

1.	Mobilization - Schedule IIB	LS	All	\$15,930.00	\$15,930.00
2.	12" Sanitary Sewer Pipe 4' - 8' depth	LF	345	\$52.06	\$17,960.70
3.	12" Sanitary Sewer Pipe 8' - 12' depth	LF	790	\$47.77	\$37,738.30
4.	12" Sanitary Sewer Pipe 12' - 16' depth	LF	320	\$64.77	\$20,726.40
5.	12" Sanitary Sewer Pipe 16' - 20' depth	LF	60	\$83.67	\$5,020.20
6.	T.V. Pipe Inspection	LF	1,515	\$0.59	\$893.85
7.	48" Manhole 0 - 8' depth	EA	9	\$1,888.00	\$16,992.00
8.	Extra Depth 48" Manholes	LF	23	\$147.50	\$3,392.50
9.	48" Diversion Manhole	EA	1	\$2,360.00	\$2,360.00
10.	Bridge @ Timm Stream Crossing	LS	All	\$4,130.00	\$4,130.00
11.	Connect to Existing Manhole	EA	1	\$413.00	\$413.00
12.	White Oak Mitigation	LS	All	\$	\$
13.	Revegetation - Sewer Easement	LS	All	\$12,987.00	\$12,987.00
Subtotal Sanitary Sewer (Schedule IIB)					\$138,543.95
Construction Contingencies, Legal, Administration, Engineering, and Right-of-Way Acquisition					\$39,456.05
<b>TOTAL ESTIMATE - SANITARY SEWER IMPROVEMENTS (SCHEDULE IIB)</b>					<b>\$178,000.00</b>

<i>Line No.</i>	<i>Description</i>	<i>Unit of Meas.</i>	<i>Est. Qty.</i>	<i>Unit Price</i>	<i>Total Price</i>
<b>Schedule III - Storm Sewer Improvements</b>					
1.	Mobilization - Schedule III	LS	All	\$1.18	\$1.18
2.	12" Ductile Iron Culvert Pipe, Class 51	LF	270	\$24.00	\$6,712.20
3.	18" Culvert Pipe	LF	130	\$25.98	\$3,377.40
4.	12" Storm Sewer Pipe	LF	2,756	\$14.94	\$41,174.64
5.	15" Storm Sewer Pipe	LF	1,026	\$27.72	\$28,440.72
6.	18" Storm Sewer Pipe	LF	954	\$26.57	\$25,347.78
7.	21" Storm Sewer Pipe	LF	109	\$25.59	\$2,789.31
8.	24" Storm Sewer Pipe	LF	251	\$28.91	\$7,256.41
9.	27" Storm Sewer Pipe	LF	475	\$45.43	\$21,579.25
10.	30" Storm Sewer Pipe	LF	336	\$48.43	\$16,272.48
11.	36" Storm Sewer Pipe	LF	121	\$56.85	\$6,878.85
12.	48" Storm Sewer Pipe	LF	378	\$90.47	\$34,197.66
13.	48" Manhole 4' - 8' deep	EA	5	\$1,534.00	\$7,670.00
14.	Extra Depth 48" Manhole	LF	4	\$118.00	\$472.00
15.	Concrete Outfall Structure	EA	1	\$20,494.38	\$20,494.38
16.	36" Outfall Structure	EA	1	\$1,891.54	\$1,891.54
17.	72" Manhole, 0 - 8' deep	EA	2	\$4,956.00	\$9,912.00
18.	Extra Depth 72" Manhole	LF	18	\$472.00	\$8,496.00
19.	Concrete Inlet Type "CG-2"	EA	44	\$893.75	\$39,325.00
20.	Pollution Control Manhole	EA	1	\$4,720.00	\$4,720.00
21.	Oversize Pollution Control Manhole	EA	1	\$5,900.00	\$5,900.00
22.	Field Inlet	EA	4	\$767.73	\$3,070.92
	SUBTOTAL Storm Sewer (Schedule III)				\$295,979.72
	Construction Contingencies, Legal, Administration, Engineering, and Right-of-Way Acquisition				\$83,020.28
	TOTAL ESTIMATE - STORM SEWER IMPROVEMENTS (SCHEDULE III)				\$379,000.00



<i>Line No.</i>	<i>Description</i>	<i>Unit of Meas.</i>	<i>Est. Qty.</i>	<i>Unit Price</i>	<i>Total Price</i>
<b>Schedule IV - Water Line Improvements</b>					
1.	Mobilization - Schedule IV	LS	All	\$767.00	\$767.00
2.	Relocate Existing Service and Meter	EA	6	\$633.47	\$3,800.82
3.	New 1" Service	EA	1	\$794.54	\$794.54
4.	Reset Existing Fire Hydrant	EA	6	\$992.62	\$5,955.72
5.	Fire Hydrant Assembly with 6" Valve	EA	9	\$1,804.45	\$16,240.05
6.	18" x 6" tapping Tee + (Extra FH Valve Cost )	EA	5	\$988.96	\$4,944.80
7.	18" x 8" Tapping Tee and 8" Tapping Valve	EA	7	\$1,446.09	\$10,122.63
7A.	18" x 10" Tapping Tee and 10" Tapping Valve	EA	1	\$1,800.00	\$1,800.00
8.	18" x 12" Tapping Tee and 12" Tapping Valve	EA	1	\$2,006.59	\$2,006.59
9.	2-Inch Blowoff Assembly	EA	10	\$780.07	\$7,800.70
10.	14" Butterfly Valve	EA	2	\$1,412.96	\$2,825.92
11.	12" Butterfly Valve	EA	2	\$776.06	\$1,552.12
12.	8" Gate Valve	EA	3	\$466.90	\$1,400.70
13.	14" x 12" MJ x MJ Tee	EA	1	\$1,254.10	\$1,254.10
14.	18" x 12" Reducer	EA	1	\$1,296.88	\$1,296.88
15.	12" MJ 45-degree Elbow	EA	2	\$317.56	\$635.12
16.	12" x 8" MJ x MJ Tee	EA	3	\$372.59	\$1,117.77
17.	12" Ductile Iron Pipe	LF	1,767	\$33.13	\$58,540.71
18.	8" Ductile Iron Pipe	LF	828	\$26.97	\$22,331.16
SUBTOTAL Water Line (Schedule IV)					\$145,187.33
Construction Contingencies, Legal, Administration, Engineering, and Right-of-Way Acquisition					\$40,812.67
TOTAL ESTIMATE - WATER LINE (SCHEDULE IV)					\$186,000.00

**Schedule V - Elligsen Road Improvements**

Schedule V is future improvements to Elligsen Road and has been deleted from this LID Project.

**Schedule VI - Boeckman Creek Flow Control Structure**

Schedule VI is a City-funded project and is not part of this LID Project.

<u>Line No.</u>	<u>Description</u>	<u>Unit of Meas.</u>	<u>Est. Qty.</u>	<u>Unit Price</u>	<u>Total Price</u>
<b>Schedule VII - Elligsen Road Intersection Improvements - Addendum No. 1</b>					
1.	Mobilization - Schedule V	LS	All	\$2,711.64	\$2,711.64
2.	Temporary Protection and Direction of Traffic	LS	All	\$1,865.58	\$1,865.58
3.	Flaggers	HR	100	\$33.10	\$3,310.00
4.	Temporary Concrete Barrier	LF	630	\$12.93	\$8,145.90
5.	Moving Temporary Concrete Barrier	LF	630	\$1.93	\$1,215.90
6.	Temporary Signs	SF	24	\$16.65	\$399.60
7.	Temporary Plastic Drums	EA	25	\$49.56	\$1,239.00
8.	Temporary Tubular Markers	EA	50	\$12.10	\$605.00
9.	Temporary Erosion Control	LS	All	\$3,586.61	\$3,586.61
10.	Clearing and Grubbing	LS	All	\$9,214.68	\$9,214.68
11.	Common Excavation	CY	6,450	\$4.63	\$29,863.50
12.	Watering	M-GAL	40	\$28.32	\$1,132.80
13.	Geotextile Fabric	SY	3,635	\$0.56	\$2,035.60
14.	1 1/2" - 0 Aggregate Base (6" depth)	CY	610	\$31.56	\$19,251.60
15.	Asphalt Concrete Pavement, Class C	Ton	400	\$38.28	\$15,312.00
16.	Asphalt Concrete Pavement, Class B	Ton	960	\$38.28	\$36,748.80
17.	Asphalt Driveway Removal	SY	120	\$1.96	\$235.20
18.	Reconstruct 14" Waterline (Fittings and Thrust Blocks are incidental)	LF	581	\$63.26	\$36,754.06
19.	Thermoplastic Arrows	EA	2	\$82.50	\$165.00
20.	Thermoplastic Stop Bar	LF	204	\$2.64	\$538.56
21.	Painted Permanent Pavement Striping	LF	1,825	\$0.14	\$255.50
22.	Painted Pavement Markings	EA	1	\$44.00	\$44.00
23.	Topsoil	Ton	10	\$7.97	\$79.70
24.	Seeding, Fertilizing and Mulching	Acre	1	\$2,090.00	\$2,090.00
25.	White Oak Mitigation	LS	All	\$	\$
26.	CL-6R Chain Link Fence	LF	250	\$15.40	\$3,850.00
27.	Relocate Existing Gate	EA	1	\$330.00	\$330.00
28.	12' CLF Gate	EA	1	\$663.30	\$663.30
29.	12" CMP Culvert	LF	90	\$36.56	\$3,290.40
30.	Relocate Existing Service and Meter	LS	1	\$792.18	\$792.18
31.	Asphalt Macadam (2" Thick)	Ton	105	\$59.66	\$6,264.30
32.	1 1/2" - 0 Aggregate Base (4" depth)	CY	100	\$26.62	\$2,662.00
SUBTOTAL Elligsen Road Intersection (Schedule VII)					\$194,652.41
Construction Contingencies, Legal, Administration, Engineering, and Right-of-Way Acquisition					\$55,347.53
TOTAL ESTIMATE - ELLIGSEN ROAD INTERSECTION IMPROVEMENTS (SCHEDULE VII)					\$250,000.00



## EXHIBIT G OF EXHIBIT A

### PROPOSED SYSTEM DEVELOPMENT CHARGES (SDC) CREDITS

#### Sanitary Sewer System Construction

Schedule II-B:	Diversion and Sanitary Sewer South of Boeckman Road	\$ 139,000
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#### Water Main Construction

Oversizing Based on Larger Pipe Sizes		\$17,000
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#### Street Construction

Extra Street Width:	24 feet to 48 feet to include clearing, excavation, subgrade, aggregate base, PCC pavement, & incidentals	\$ 690,000
Thicker Section:	Includes 1" additional thickness and transverse joint doweling for remaining 24 feet	\$ 228,000
Traffic Signal:	Temporary installation at Elligsen/Canyon Creek	\$ 45,000
Elligsen Road:	Intersection improvements Canyon Creek Road North (Sch. VII)	\$ 195,000
Open Space Frontage:	12 feet of street frontage including curb and sidewalk, approximately 1800 ft. @ approximately \$75 per lin. ft.	\$ 135,000

#### Storm Drainage System Construction

Oversizing:	Based on larger piping and additional catch inlets due to a wider street	<u>\$ 28,000</u>
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Total Estimated Construction Costs	\$1,477,000
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Add constr. contingencies, legal, administration, engineering, and right-of-way acquisition	<u>\$ 423,000</u>
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<b>Total Preliminary Updated SDC Credits</b>	<b>\$1,900,000</b>
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Based on the preliminary updated estimate of cost, dated, June 17,1996, the following project summation is presented.

Total Estimate of Cost for Project	\$5,346,000
Less Preliminary Updated SDC Credits	<u>\$1,900,000</u>
Total Adjusted Estimate of Cost for Project	\$3,446,000

**An Amendment to the Petition In Support Of Canyon Creek Road North Local  
Improvement District No. 12-95-ST**

**EXHIBITS B THRU G**

To: Honorable Mayor and Councilors

In 1995, City Council accepted petitions from benefiting property owners and declared the city's intent to proceed with the Canyon Creek Road North Local Improvement District No. 12-95-ST. At that time, benefited properties and estimated costs were identified, approved by the petitioners, and adopted by the City Council.

Changes to the project design have been required in response to the geotechnical report, traffic analysis, and environmental concerns. Construction bid costs have been determined.

Amendments dated June 17, 1996, to the approved Engineer's Report and Financial Investigation Report, copies of which are attached and incorporated herein, describe the current L.I.D. project including revised cost estimate (Exhibit D), cost allocation matrix (Exhibit C), and proposed SDC credits (Exhibit G).

The City of Wilsonville will provide appropriate improvements to Elligsen Road between Canyon Creek Road North and Parkway Center Drive consistent with the conclusions of the recently initiated Transportation Systems Plan Update and Metro's Urban Growth Management Functional Plan, once adopted, unless the City determines that it is in the public interest to proceed with the improvements prior to such adoption. The ability of an LID No. 12 property owner to develop shall not be inhibited by any delay in the subject Elligsen Road improvements unless such delay was caused by the LID No. 12 property owner failing to meet any financial obligation owed to the City at the time of development.

The undersigned acknowledge having reviewed the aforesaid amendments and hereby request that the City of Wilsonville approve the amendments to the Engineer's Report and Financial Investigation Report and proceed with LID No. 12-95-ST project improvements.

Signature Of Owner or Authorized Representative	Address	Date	Tax Lot No.
_____	_____	_____	_____
_____	_____	_____	_____

State of Oregon                             )  
  )ss  
County of                                    )  
  
\_\_\_\_\_1996

Personally appeared the above name \_\_\_\_\_, a duly authorized representative or owner of \_\_\_\_\_ and acknowledged the foregoing instrument to be their voluntary act and deed.

\_\_\_\_\_  
Notary Public of Oregon  
My commission expires

An Amendment to the Petition In Support Of Canyon Creek Road North Local Improvement District No. 12-95-ST

To: Honorable Mayor and Councilors

In 1995, City Council accepted petitions from benefiting property owners and declared the city's intent to proceed with the Canyon Creek Road North Local Improvement District No. 12-95-ST. At that time, benefited properties and estimated costs were identified, approved by the petitioners, and adopted by the City Council.

Changes to the project design have been required in response to the geotechnical report, traffic analysis, and environmental concerns. Construction bid costs have been determined.

Amendments dated June 17, 1996, to the approved Engineer's Report and Financial Investigation Report, copies of which are attached and incorporated herein, describe the current L.I.D. project including revised cost estimate (Exhibit D), cost allocation matrix (Exhibit C), and proposed SDC credits (Exhibit G).

The City of Wilsonville will provide appropriate improvements to Elligsen Road between Canyon Creek Road North and Parkway Center Drive consistent with the conclusions of the recently initiated Transportation Systems Plan Update and Metro's Urban Growth Management Functional Plan, once adopted, unless the City determines that it is in the public interest to proceed with the improvements prior to such adoption. The ability of an LID No. 12 property owner to develop shall not be inhibited by any delay in the subject Elligsen Road improvements unless such delay was caused by the LID No. 12 property owner failing to meet any financial obligation owed to the City at the time of development.

The undersigned acknowledge having reviewed the aforesaid amendments and hereby request that the City of Wilsonville approve the amendments to the Engineer's Report and Financial Investigation Report and proceed with LID No. 12-95-ST project improvements.

Signature Of Owner or Authorized Representative

Address

Date

Tax Lot No.

*Fred W Jarrod*

\_\_\_\_\_

6-18-96

200

State of Oregon

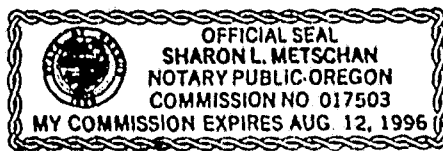
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County of

)ss

Multnomah 1996

Personally appeared the above name FRED W JARROD, a duly authorized representative or owner of TAX LOT 200 and acknowledged the foregoing instrument to be their voluntary act and deed.



*Sharon L. Metschan*

Notary Public of Oregon

My commission expires

8/12/96

An Amendment to the Petition In Support of Canyon Creek Road North Local Improvement District No. 12-95-ST

To: Honorable Mayor and Councilors

In 1995, City Council accepted petitions from benefiting property owners and declared the city's intent to proceed with the Canyon Creek Road North Local Improvement District No. 12-95-ST. At that time, benefited properties and estimated costs were identified, approved by the petitioners, and adopted by the City Council.

Changes to the project design have been required in response to the geotechnical report, traffic analysis, and environmental concerns. Construction bid costs have been determined.

Amendments dated June 17, 1996, to the approved Engineer's Report and Financial Investigation Report, copies of which are attached and incorporated herein, describe the current L.I.D. project including revised cost estimate (Exhibit D), cost allocation matrix (Exhibit C), and proposed SDC credits (Exhibit G).

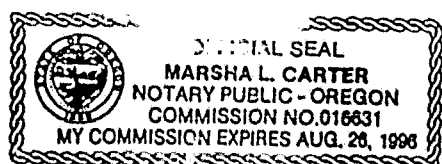
The City of Wilsonville will provide at no expense to LID property owners, excepting required SDC's, appropriate improvements to Elligsen Road between Canyon Creek Road North and Parkway Center Drive consistent with the conclusions of the recently initiated Transportation Systems Plan Update and Metro's Urban Growth Management Functional Plan, once adopted, unless the City determines that it is in the public interest to proceed with the improvements prior to such adoption. The ability of an LID No. 12 property owner to develop shall not be inhibited by any delay in the subject Elligsen Road improvements. This is not intended to relieve the petitioner of any financial obligations otherwise owed to the City at the time of development (e.g. appropriate SDC's) but is intended to assure the petitioner's ability to timely development of their property consistent with their participation in LID No. 12.

The undersigned acknowledge having reviewed the aforesaid amendments and hereby request that the City of Wilsonville approve the amendments to the Engineer's Report and Financial Investigation Report and proceed with LID No. 12-95-ST project improvements.

Signature Of Owner or Authorized Representative	Address	Date	Tax Lot No.
TEKTRONIX, INC. <u>John P. Karalis</u> By John P. Karalis Senior Vice President	PO Box 1000 M/S 63-800 Wilsonville, OR 97070	06/12/96	500 & 590
State of Oregon ) County of Clackamas )ss )			

June 13, 1996

Personally appeared the above name John P. Karalis, a duly authorized representative or owner of Tektronix, Inc. and acknowledged the foregoing instrument to be their voluntary act and deed.



Marsha L. Carter  
Notary Public of Oregon  
My commission expires 8-26-96

An Amendment to the Petition In Support Of Canyon Creek Road North Local Improvement District No. 12-95-ST

To: Honorable Mayor and Councilors

In 1995, City Council accepted petitions from benefiting property owners and declared the city's intent to proceed with the Canyon Creek Road North Local Improvement District No. 12-95-ST. At that time, benefited properties and estimated costs were identified, approved by the petitioners, and adopted by the City Council.

Changes to the project design have been required in response to the geotechnical report, traffic analysis, and environmental concerns. Construction bid costs have been determined.

Amendments dated June 17, 1996, to the approved Engineer's Report and Financial Investigation Report, copies of which are attached and incorporated herein, describe the current L.I.D. project including revised cost estimate (Exhibit D), cost allocation matrix (Exhibit C), and proposed SDC credits (Exhibit G).

The City of Wilsonville will provide appropriate improvements to Elligsen Road between Canyon Creek Road North and Parkway Center Drive consistent with the conclusions of the recently initiated Transportation Systems Plan Update and Metro's Urban Growth Management Functional Plan, once adopted, unless the City determines that it is in the public interest to proceed with the improvements prior to such adoption. The ability of an LID No. 12 property owner to develop shall not be inhibited by any delay in the subject Elligsen Road improvements unless such delay was caused by the LID No. 12 property owner failing to meet any financial obligation owed to the City at the time of development.

The undersigned acknowledge having reviewed the aforesaid amendments and hereby request that the City of Wilsonville approve the amendments to the Engineer's Report and Financial Investigation Report and proceed with LID No. 12-95-ST project improvements.

Signature Of Owner or Authorized Representative	Address	Date	Tax Lot No.
<u>[Signature]</u>	<u>Portland, OR 97204</u> <u>400 SW 6th Ave</u>	<u>6/14/96</u>	_____
_____	_____	_____	_____

State of Oregon )  
 County of Multnomah )ss  
June 14 1996

Personally appeared the above name J.D. Chin, a duly authorized representative or owner of property and acknowledged the foregoing instrument to be their voluntary act and deed.

OFFICIAL SEAL  
 BETTY ANN WILLIAMS  
 NOTARY PUBLIC - OREGON  
 COMMISSION NO. 023053  
 MY COMMISSION EXPIRES MAY 5, 1997

Betty Ann Williams  
 Notary Public of Oregon  
 My commission expires 5-5-97

An Amendment to the Petition In Support Of Canyon Creek Road North Local Improvement District No. 12-95-ST

To: Honorable Mayor and Councilors

In 1995, City Council accepted petitions from benefiting property owners and declared the city's intent to proceed with the Canyon Creek Road North Local Improvement District No. 12-95-ST. At that time, benefited properties and estimated costs were identified, approved by the petitioners, and adopted by the City Council.

Changes to the project design have been required in response to the geotechnical report, traffic analysis, and environmental concerns. Construction bid costs have been determined.

Amendments dated June 17, 1996, to the approved Engineer's Report and Financial Investigation Report, copies of which are attached and incorporated herein, describe the current L.I.D. project including revised cost estimate (Exhibit D), cost allocation matrix (Exhibit C), and proposed SDC credits (Exhibit G).

The City of Wilsonville will provide appropriate improvements to Elligsen Road between Canyon Creek Road North and Parkway Center Drive consistent with the conclusions of the recently initiated Transportation Systems Plan Update and Metro's Urban Growth Management Functional Plan, once adopted, unless the City determines that it is in the public interest to proceed with the improvements prior to such adoption. The ability of an LID No. 12 property owner to develop shall not be inhibited by any delay in the subject Elligsen Road improvements unless such delay was caused by the LID No. 12 property owner failing to meet any financial obligation owed to the City at the time of development.

The undersigned acknowledge having reviewed the aforesaid amendments and hereby request that the City of Wilsonville approve the amendments to the Engineer's Report and Financial Investigation Report and proceed with LID No. 12-95-ST project improvements.

Signature Of Owner or Authorized Representative

Address

Date

Tax Lot No.

James W. Pond  
James W. Pond

8005 SW Boeckman Rd  
Wilsonville, OR 97070

6/14/96

501

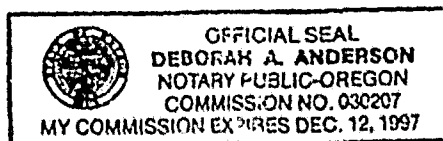
State of Oregon )

)ss

County of )

Clackamas 1996

Personally appeared the above name James Pond, a duly authorized representative or owner of Mentor Graphics and acknowledged the foregoing instrument to be their voluntary act and deed.



Deborah A. Anderson  
Notary Public of Oregon  
My commission expires 12/12/95



**An Amendment to the Petition In Support Of Canyon Creek Road North Local Improvement District No. 12-95-ST**

To: Honorable Mayor and Councilors

In 1995, City Council accepted petitions from benefiting property owners and declared the city's intent to proceed with the Canyon Creek Road North Local Improvement District No. 12-95-ST. At that time, benefited properties and estimated costs were identified, approved by the petitioners, and adopted by the City Council.

Changes to the project design have been required in response to the geotechnical report, traffic analysis, and environmental concerns. Construction bid costs have been determined.

Amendments dated June 17, 1996, to the approved Engineer's Report and Financial Investigation Report, copies of which are attached and incorporated herein, describe the current L.I.D. project including revised cost estimate (Exhibit D), cost allocation matrix (Exhibit C), and proposed SDC credits (Exhibit G).

The City of Wilsonville will provide appropriate improvements to Elligsen Road between Canyon Creek Road North and Parkway Center Drive consistent with the conclusions of the recently initiated Transportation Systems Plan Update and Metro's Urban Growth Management Functional Plan, once adopted, unless the City determines that it is in the public interest to proceed with the improvements prior to such adoption. The ability of an LID No. 12 property owner to develop shall not be inhibited by any delay in the subject Elligsen Road improvements unless such delay was caused by the LID No. 12 property owner failing to meet any financial obligation owed to the City at the time of development.

The undersigned acknowledge having reviewed the aforesaid amendments and hereby request that the City of Wilsonville approve the amendments to the Engineer's Report and Financial Investigation Report and proceed with LID No. 12-95-ST project improvements.

Signature Of Owner or Authorized Representative

Address

Date

Tax Lot No.

*[Handwritten signature]*

No SITE ADDRESS

6-11-96

T3SRW12.601

No SITE ADDRESS

6-11-96

T3SR1W12D,  
T/L602.603

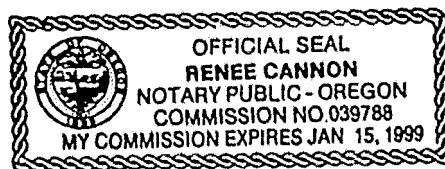
State of Oregon

County of Clackamas

)  
)ss  
)

June 11 1996

Personally appeared the above name Don Morissette, a duly authorized representative or owner of Venture Properties, Inc and acknowledged the foregoing instrument to be their voluntary act and deed.



*[Handwritten signature]*  
Notary Public of Oregon  
My commission expires

January 15, 1999

An Amendment to the Petition In Support Of Canyon Creek Road North Local Improvement District No. 12-95-ST

To: Honorable Mayor and Councilors

In 1995, City Council accepted petitions from benefiting property owners and declared the city's intent to proceed with the Canyon Creek Road North Local Improvement District No. 12-95-ST. At that time, benefited properties and estimated costs were identified, approved by the petitioners, and adopted by the City Council.

Changes to the project design have been required in response to the geotechnical report, traffic analysis, and environmental concerns. Construction bid costs have been determined.

Amendments dated June 17, 1996, to the approved Engineer's Report and Financial Investigation Report, copies of which are attached and incorporated herein, describe the current L.I.D. project including revised cost estimate (Exhibit D), cost allocation matrix (Exhibit C), and proposed SDC credits (Exhibit G).

The City of Wilsonville will provide appropriate improvements to Elligsen Road between Canyon Creek Road North and Parkway Center Drive consistent with the conclusions of the recently initiated Transportation Systems Plan Update and Metro's Urban Growth Management Functional Plan, once adopted, unless the City determines that it is in the public interest to proceed with the improvements prior to such adoption. The ability of an LID No. 12 property owner to develop shall not be inhibited by any delay in the subject Elligsen Road improvements unless such delay was caused by the LID No. 12 property owner failing to meet any financial obligation owed to the City at the time of development.

The undersigned acknowledge having reviewed the aforesaid amendments and hereby request that the City of Wilsonville approve the amendments to the Engineer's Report and Financial Investigation Report and proceed with LID No. 12-95-ST project improvements.

Signature Of Owner or Authorized Representative

Address

Date

Tax Lot No.

*Handwritten signature of Daniel B. Dignath*

*Burns Blvd SW*

*6-11-96*

*300-407*

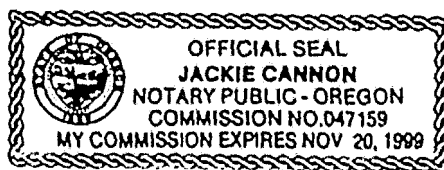
State of Oregon )

County of *Washington* )

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*June 12*, 1996

Personally appeared the above name *Daniel B. Dignath*, a duly authorized representative or owner of *Burns Blvd SW* and acknowledged the foregoing instrument to be their voluntary act and deed.



*Jackie Cannon*  
Notary Public of Oregon  
My commission expires  
*11-20-99*