

RESOLUTION NO. 790

A RESOLUTION REQUESTING THE REAPPORTIONMENT OF AN ASSESSMENT ON TAX LOTS #101 AND #102, LOCAL IMPROVEMENT DISTRICT #5 (LID #5).

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

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

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

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

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



JOHN M. LUDLOW, Mayor

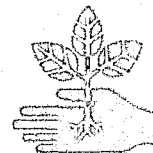
ATTEST:



VERA A. ROJAS, CMC, City Recorder

SUMMARY of Votes:

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



City of
WILSONVILLE
in OREGON

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

MEMORANDUM

FINANCE DEPT

EXHIBIT "A"

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: RAY SHORTEN, FINANCE DIRECTOR

DATE: SEPTEMBER 27, 1990

RE: REQUEST FOR REAPPORTIONMENT OF AN
ASSESSMENT IN LID #5 - TAX LOTS #101 & #102

I have received an application from Don Mala to reapportion an assessment in LID #5 concerning Tax Lots #101 and #102, Section 14, Township 3 South, Range 1 West of the Willamette Meridian, County of Clackamas, Wilsonville, Oregon.

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

An escrow closing is currently scheduled for the sale of the reapportioned Parcel I. Approval of this reapportionment is contingent upon all principal and interest on Parcel I be brought current upon the closing of the escrow.

The reapportionment of this assessment will coincide with a request for a lot line adjustment currently being processed through the City's Planning Dept.

The parcel to be reapportioned fronts improved streets.

EXHIBIT "A" - CB-R-462-90
SEPTEMBER 27, 1990

"Serving The Community With Pride"

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

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

The principal balance on the assessment equals \$81,196.54, with the total acreage being 5.5600 acres. Assessment per acre calculates to \$14,603.69 (assessment/acreage).

Reapportionment:

Parcel I	.1257 acres
Assessment Parcel I	\$1,835.69
Parcel II	5.4343 acres
Assessment Parcel II	\$79,360.85

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

RECOMMENDATION:

I recommend that the above reapportionment be approved.

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 Lots 101 & 102 in accordance
with Ordinance #350.

PLAZA ROYAL GENERAL PARTNERS

Sky-Land, Inc.

By *Amala* President

(Signature of Applicant)

September 12, 1990

Date of Application

By *Philip W. Lapp*
Philip W. Lapp

RECEIVED
11 1990
CITY OF WILSONVILLE



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

September 12, 1990

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

ATTN: Ray Shorten, Finance Director

RE: Assessment Reapportionment Application Plaza Royal

Dear Mr. Shorten:

A public hearing for the Walter West development of the property described herein and presently owned by Plaza Royal (a State of Oregon registered general partnership) is scheduled for October 8, 1990 before the Wilsonville Planning Commission. The surveyor, Riverside Engineering Co., has submitted a request to the Wilsonville planning staff for a lot line adjustment of Tax Lots 101 and 102 (Clackamas County Assessor's map 3 1W 14D) to accommodate Walter West's proposed project. If the lot line adjustment is approved by the Planning Commission a partition of the property will not be necessary. 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: The parcel being purchased by Walter West.
- b. Parcel II: The Plaza Royal partnership's remaining property.

2. OWNERSHIP INTEREST:

Parcel I: PLAZA ROYAL GENERAL PARTNERS

Sky-Land, Inc.
Donald F. Mala, President
PO Box 6
8755 SW Citizens Drive, Suite 201
Wilsonville, OR 97070

Philip W. Lapp
Route 3 Box 81A
Sherwood, OR 97140

PURCHASER

Walter West
 7885 Fairway Drive
 Wilsonville, OR 97070

Parcel II: PLAZA ROYAL GENERAL PARTNERS

3. PROPERTY PARTITION:

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

4. SURVEY MAP:

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

	<u>ACREAGE</u>	<u>SQUARE FOOTAGE</u>	<u>PERCENTAGE</u>
Parcel I:	.1257	5,476	2.26%
Parcel II:	5.4343	236,717	97.74%
Totals:	5.5600	242,193	100%

Our records indicate that the remaining principal balance owed on the LID 5 assessment applicable to Tax Lots 101 and 102 (Clackamas County Assessor's map 3 1W 14D) is \$81,196.54. Enclosed is LID 5's most current Statement of Assessment Installment, identifying property location Sec 14D, 0101200, dated April 16, 1990. Interest owed on the LID 5 principal balance will be prorated by the escrow closing officer on the effective closing date of the Walter West purchase of Parcel I.

5. VERIFICATION OF VALUE:

Enclosed are copies of the the most current Clackamas County Notice of Value Change noting current assessed values of Tax Lots 101 and 102. The current Clackamas County assessed value of Tax Lots 101 and 102 is more than seven time the remaining LID 5 assessment balance.

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

Sincerely,



Donald F. Mala
 Property Manager

DEM:dfm

Enclosures: Specified Above.

PLAZA ROYAL TO WEST

Beginning at a point on the South line of Town Center Loop West at the intersection of the centerline of vacated Market Road No. 27; said beginning point also being 327.34 feet South 00°03'46" West and 281.37 feet South 89°52' West from the East one-quarter corner of Section 14, Township 3 South, Range 1 West, of the Willamette Meridian in Clackamas County, Oregon; thence South 38°38'19" West, along the centerline of said vacated road, 150.17 feet; thence North 00°03'46" East 116.43 feet to the South Line of Town Center Loop West; thence along the arc of a 414.00 foot radius curve to the right, the chord of which bears North 00°11'22" East 23.21 feet, 23.21 feet; thence North 89°52' East 70.45 feet to the place of beginning.

Containing 5476 square feet of land.

SUBJECT TO a 30 foot wide utility easement along the easterly line of this parcel.

SUBJECT TO a 15 foot wide access easement along the West line of this parcel.

R. W. W.M.
NTY

3 IW 14D
WILSONVILLE

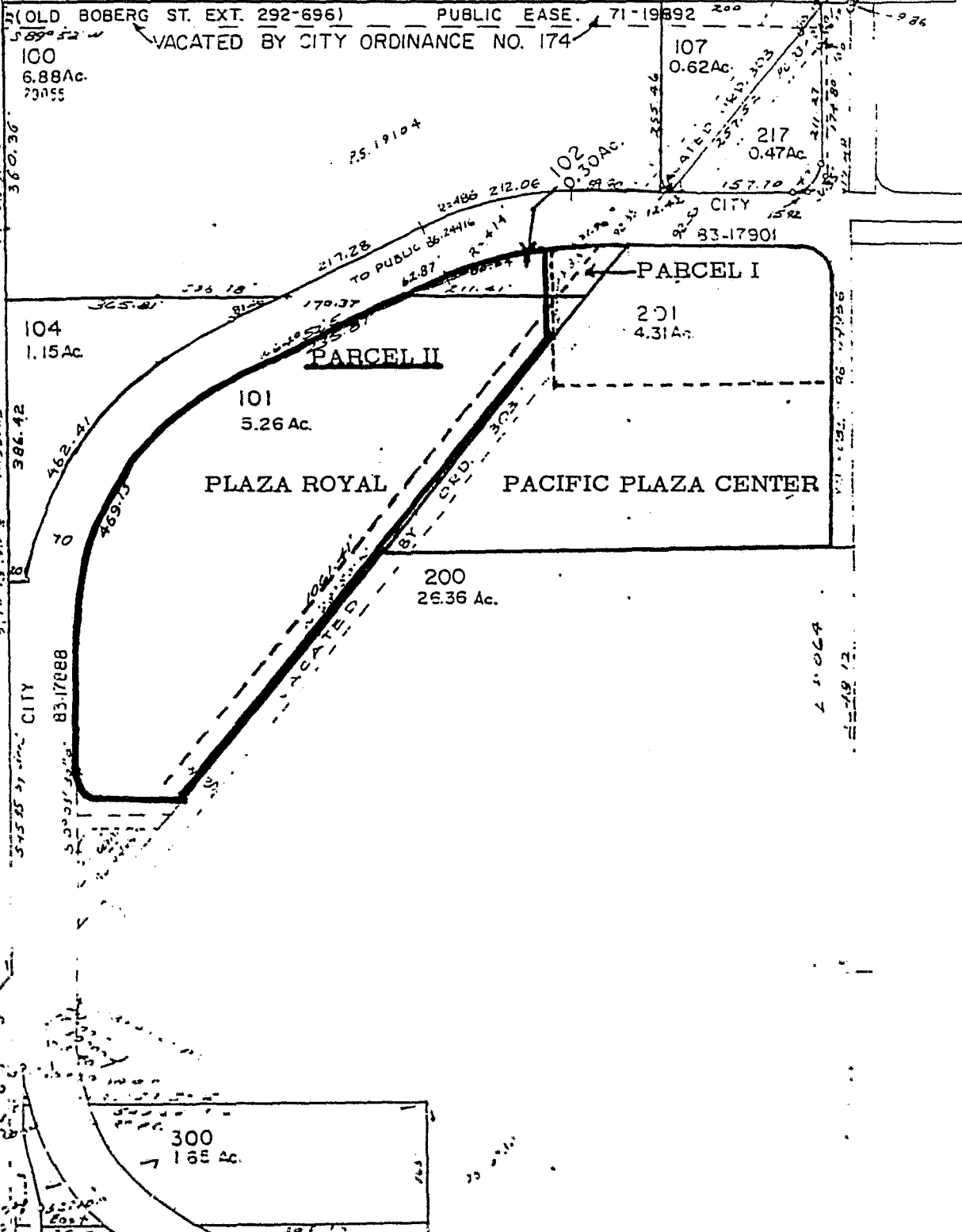
8900

8500

CANCELLED TAX LOTS

202	204	1101
1902	301	323
1904-thru 1910	404	924
1912	1201	925
1914-thru 1921	213	
401, 403	203	
1926	410	
210	105	
501	1404	
103	1600	
208	214	
	215	
	218	

29000



INITIAL 110111WAI
11011101ND CENTERLINE

110111WAI

29600

DATE
NOTICE
SENT

APRIL 09, 1990

NOTICE OF VALUE CHANGE

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

KEY 811795

Account Number

003-023 R31W140 00102

DEED-W-F 12-31329

PRIOR YEAR
True cash (assessed) value

CURRENT YEAR
True cash (assessed) value

Land - CRES .30
Buildings (structures) .30
TOTAL .30

32,670

34,950

32,670

34,950

PLAZA ROYAL
2MALA DONALD F
PO BOX 6
WILSONVILLE

OR 97070

#SN 1154535

TREND

50-310-006 (Rev. 11-87)

See important information on the back →

TFD

DATE
NOTICE
SENT

APRIL 09, 1990

NOTICE OF VALUE CHANGE

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

KEY 811786

Account Number

003-023 R31W140 00101

DEED-W-F 90-33275

PRIOR YEAR
True cash (assessed) value

CURRENT YEAR
True cash (assessed) value

Land ACRES 5.26
Buildings (structures) 5.26
TOTAL 5.26

572,800

612,890

572,800

612,890

PLAZA ROYAL
MAL- DON F
10150 SW PARKWAY AVE
WILSONVILLE OR 97073

#SN 10200-1

TREND

50-310-006 (Rev 11-87)

See important information on the back →

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

PLEASE RETURN THIS PORTION WITH PAYMENT

PAYMENT DUE 5/01/90

Assessment No 9

LID #: 5

Current Principal: 3,866.51

Current Interest: 2,941.05

Past Due Principal:

Past Due Interest:

Late Penalty:

TOTAL AMOUNT DUE: 6,807.56

MALA, DON (PLAZA ROYAL
P.O. 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: SEC. 14D 0101200

LID #: 5 -

LEGAL : SEC. 14D-TAX LOT #101-102 PAYMENT DUE 5/01/90

Assessment No. 9

PAYMENT INFORMATION

Current Principal: 3,866.51

Current Interest: 2,941.05

Past Due Principal:

Past Due Interest:

Late Penalty:

TOTAL AMOUNT DUE: 6,807.56

Assessed To: MALA, DON (PLAZA ROYAL

If payment is not received by 5/15/90 this assessment will be delinquent. A FINANCE CHARGE
AT THE PERIODIC RATE OF 1 1/2% 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.

STATEMENT OF ASSESSMENT INSTALLMENT

Billing Date 4/16/90

Principal Balance 85063.05

FOR PAYOFF INTEREST CONTACT CITY HALL

TELEPHONE 682-1011

ASSESSMENT FILES INQUIRE

Name : EMALA, DON (PLAZA ROYAL] # Of Owners : E13
 Address-1 : P.O. BOX 6]
 City : WILSONVILLE] St : [OR] Zip : [97070][0000

Asses # : [9] Map/Tax Lt: [SEC.14D - 1012]
 02. Lien Date : [40186] 05. Proj Type : EST-UT]
 03. Lien Amt : [115995.13] 06. Inst Amt : [3866.51]]
 04. Ban Amt : [115995.13] 07. IntMerent: [6.91500]
 08. Legal Desc: [SEC.14D-TAX LOT #101-102] 09. County No : E

PRINCPL		INTEREST		PENALTY	
10. Cur:	[0.00]	15. Cur:	[0.00]	20. Cur:	[0.00]
11. 180:	[0.00]	16. 180:	[0.00]	21. 180:	[0.00]
12. 360:	[0.00]	17. 360:	[0.00]	22. 360:	[0.00]
13. 540:	[0.00]	18. 540:	[0.00]	23. 540:	[0.00]
14. 720:	[0.00]	19. 720:	[0.00]	24. 720:	[0.00]
Totl:	[0.00]	Totl:	[0.00]	Totl:	[0.00]
25. PBal:	[81196.54]	B-Due:	[0.00]	27. I-Dte:	[042090]
29. Leg Remark:	[28. Due :	[50190]		

CORRECT RECORD (Y/N) ()

ASSESSMENT FILES-2 INQUIRE

Master No : E 253 Asses # : E9]
 Name : EMALA, DON (PLAZA ROYAL]
 Address-1 : EP.O. BOX 6]
 City : EWILSONVILLE] St : COR3 Zip : E970703E0

01. B-Name : EMALA, DON (PLAZA ROYAL]
 02. B-Addr-1 : EP.O. BOX 6]
 03. B-Addr-2 : E]
 04. B-City : EWILSONVILLE] 5. B-St : [OR3] 06. B-Zip : [970703E0

07. Status : [B]. 16. Ord # : E 5983

08. Ban Date : E 401863 BILLING PERIODS

09. Bnd Date : E 430863 17. Bill-1 : E 5013

10. Bnd Amt : E 115995.133 18. Bill-2 : [11013

11. Prin-F/D/I : E 103 E 763 E 11201003 19. Bill-3 : E]

12. Int-F/D/I : E 103 E 763 E 44113003 20. Bill-4 : E]

13. Frclosure : [N3] 21. B-Flag : [B]

14. Lid # : E5]E] 22. # Yrs : [15]

15. Remarks : E] 23. Bdte : E0416903

MORE INQUIRES (Y/N) () 24. Delq : [0000003

23
24
25
26
27