

ASSESSMENT DISTRICT BOUNDARY DESCRIPTION

for the LID Street and Storm Sewer Improvements in the

**SW TEXAS / 26TH / 29TH
LOCAL IMPROVEMENT DISTRICT**

A tract of land situated in the Northeast Quarter of Section 20, Township 1 South, Range 1 East of the Willamette Meridian, City of Portland, County of Multnomah, State of Oregon, being more particularly described as follows

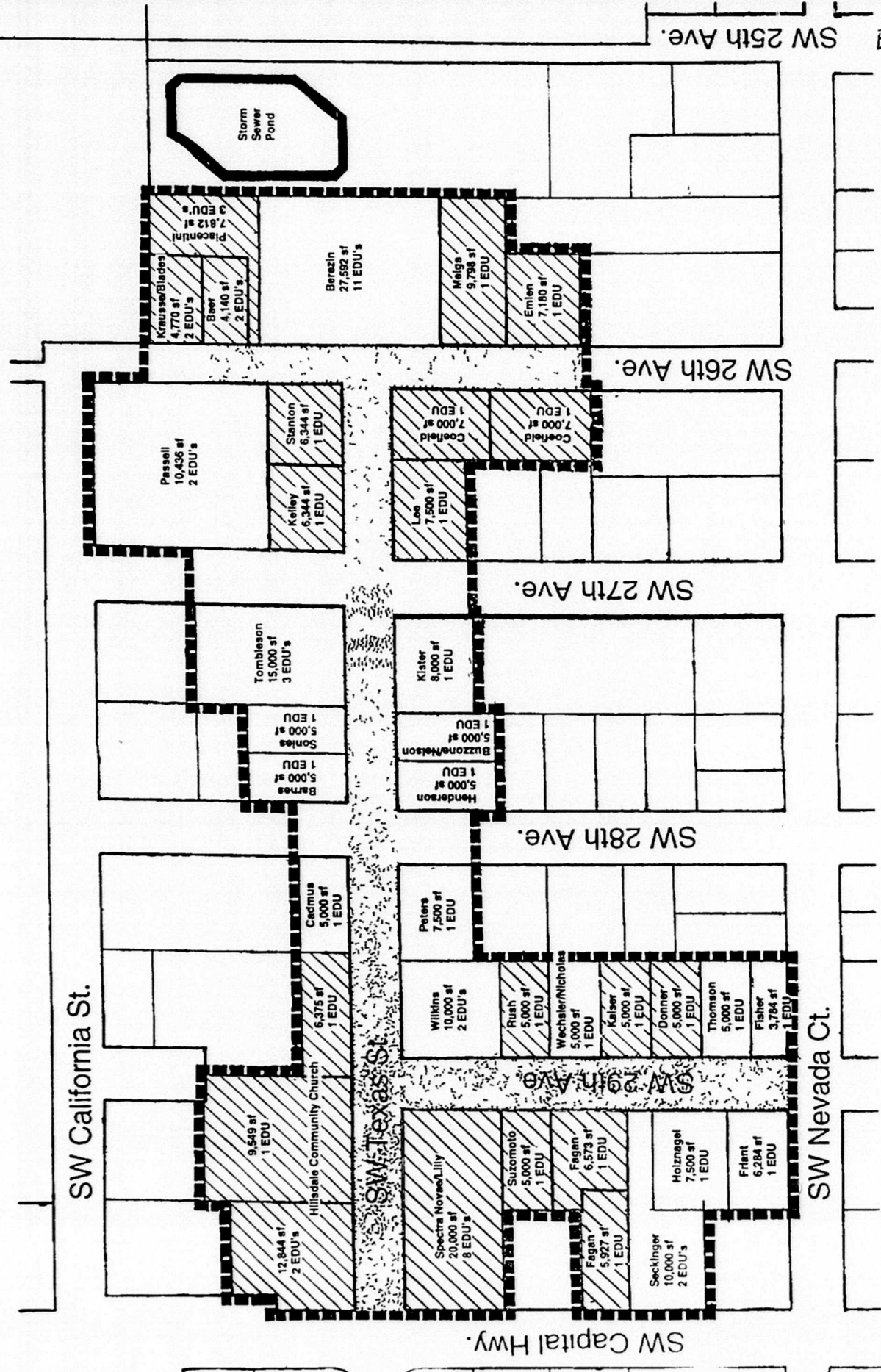
Beginning at the southwest corner of Lot 1, Block 1, Webers Addition; thence, northerly 80 feet along the west line of said Block 1 to a point; thence easterly 15 feet parallel to the south line of Lot 4 of said Block 1 to a point, thence northerly 35 feet parallel to the east lines of Lots 4 and 5 of said Block 1 to a point on the north line of said Lot 5; thence easterly along the north line of said Lot 5 to the southwest corner of Lot 15 of said Block 1, thence northerly along the west line of said Lot 15 to the northwest corner of said Lot 15, thence easterly along the north line of said Lot 15 to the northeast corner of said Lot 15; thence southerly 1 foot along the east line of said Lot 15 to a point; thence easterly parallel to the north line of said Lot 15 to a point on the centerline of the vacated SW 29th Avenue right of way, thence southerly 99 feet along the said centerline to a point which intersects the westerly extension of the north line of Lot 2, Block 2, Webers Addition, thence easterly along the north line of Lots 2 and 19 of said Block 2 to the northeast corner of said Lot 19, thence southerly along the east line said Block 2 to the southeast corner of said Block 2; thence easterly to the southwest corner of Block 3, Webers Addition; thence northerly along the west line of said Block 3 to the southwest corner of Lot 5 of said Block 3, thence easterly along the south line of said Lot 5 to the southeast corner of said Lot 5; thence northerly along the east lines of Lots 5 and 6 of said Block 3 to the northwest corner of Lot 15 of said Block 3; thence easterly along the north line of said Lot 15 to the northeast corner of said Lot 15; thence southerly along the east line of said Block 3 to the southeast corner of said Block 3; thence easterly to the southwest corner of Parcel 1 of Partition Plat 1991-54; thence northerly along the west line of said Parcel 1 to the southwest corner of Lot 4, Block 4, Webers Addition; thence northerly along the west line of said Block 4 to the northwest corner of said Block 4, thence easterly along the north line of said Block 4 to the northeast corner of said Block 4; thence southerly along the east line of said Block 4 to the southeast corner of Lot 12 of said Block 4, thence easterly to the northwest corner of Parcel 1, Partition Plat 1992-120, thence easterly along the north lines of Parcels 1 and 3, Partition Plat 1992-120 to the northeast corner of said Parcel 3; thence southerly along the east line of said Parcel 3 to the southeast corner of said Parcel 3, thence southerly along the east line of Tax Lot 3, Section 20, T 1S, R 1E to the northeast corner of Parcel 1, Partition Plat 1991-145, thence southerly along the east line of said Parcel 1 to the southeast corner of said Parcel 1; thence westerly along the south line of said Parcel 1 to the northeast corner of Parcel 2, Partition Plat 1991-145, thence southerly

along the east line of said Parcel 2 to the southeast corner of said Parcel 2. thence westerly along the south line of said Parcel 2 to the southwest corner of said Parcel 2; thence westerly to the southeast corner of Lot 4, Block 4, Alberta; thence westerly along the south line of said Lot 4 to the southeast corner of said Lot 4, thence northerly along the west lines of Lots 2 thru 4 of said Block 4 to the southeast corner of Lot 21 of said Block 4; thence westerly along the south line of said Lot 21 to the southwest corner of said Lot 21; thence northerly along the west line of said Block 4 to the northwest corner of said Block 4; thence westerly to the northeast corner of Block 3, Alberta; thence southerly 80 feet along east line of said Block 3 to a point; thence westerly parallel to the south line of Lot 3 of said Block 3 to a point on the east line of Lot 27 of said Block 3; thence southerly along the east line of said Lot 27 to the southeast corner of said Lot 27; thence westerly along the south line of said Lot 27 to the southwest corner of said Lot 27; thence northerly along the west line of said Block 3 to the northwest corner of said Block 3, thence westerly to the northeast corner of Block 2, Alberta; thence southerly along the east line of said Block 2 to the southeast corner of Lot 3 of said Block 2; thence westerly along the south line of said Lot 3 to the northeast corner of Lot 27 of said Block 2; thence southerly along the east lines of Lots 16 thru 27 of said Block 2 to the southeast corner of Lot 16 of said Block 2; thence westerly along south line of said Block 2 to the southwest corner of said Block 2, thence westerly to the southeast corner of Block 1, Alberta; thence westerly along the south line of said Block 1 to the southeast corner of Lot 15 of said Block 1; thence northerly along the west lines of Lots 13 thru 15 to the southeast corner of Lot 19 of said Block 1; thence westerly along the south line of said Lot 19 to the southwest corner of said Lot 19; thence northerly along the west line of said Block 1 to the southwest corner of Lot 3, Top of Multnomah Hill; thence northerly along the west line of said Lot 3 to the southwest corner of said Lot 2 of said Top of Multnomah Hill; thence easterly along the south line of said Lot 2 to the southeast corner of said Lot 2; thence northerly along east line of said Lot 2 to the northeast corner of said Lot 2; thence westerly along the north line of said Lot 2 to the northwest corner of said Lot 2; thence northerly along the west line of said Top of Multnomah Hill to the northwest corner of said Top of Multnomah Hill; thence northerly to the point of beginning.

35756



SW TEXAS / 26th / 29th Local Improvement District



SW California St.

SW Texas St.

SW Capital Hwy.

SW 29th Ave.

SW 28th Ave.

SW 27th Ave.

SW 26th Ave.

SW 25th Ave.

SW Nevada Ct.

SW Texas/26th/29th EDU versus Sq Ft Apportionment Methodology

Name	Units	Sq Ft	50% S F 1.2196/SF			EDU/Sq Ft Combined Method			Sq Ft Method			Street/Storm	Directs	Asmt Fees	Sq Ft Total	(Savings) / Increase
			50% EDU 5531.14/EDU	50% S F 1.2196/SF	Directs	Asmt Fees	Total	Directs	Asmt Fees							
Holznelgel	1	7,500	\$5,531.14	\$9,147.04	\$960.84	\$740.36	\$16,379.38	\$18,294.07	\$960.84	\$915.85	\$20,170.76	(\$3,791.38)				
Friant	1	6,284	5,531.14	7,664.00	623.42	668.39	14,486.95	15,328.00	623.42	771.90	16,723.32	(2,236.37)				
Seckinger	2	10,000	11,062.27	12,196.05	677.44	1,156.77	25,092.53	24,392.07	677.44	1,211.79	26,281.33	(1,188.80)				
Peters	1	7,500	5,531.14	9,147.04	2,645.91	740.36	18,064.45	18,294.07	2,645.91	915.85	21,855.83	(3,791.38)				
Fisher	1	3,784	5,531.14	4,614.99	0.00	520.41	10,666.54	9,229.97	0.00	475.95	9,705.92	960.62				
Thomson	1	5,000	5,531.14	6,098.02	1,373.66	592.39	13,595.21	12,196.05	1,373.66	619.90	14,189.61	(594.40)				
Donner	1	5,000	5,531.14	6,098.02	2,117.25	592.39	14,338.80	12,196.05	2,117.25	619.90	14,933.20	(594.40)				
Kaiser	1	5,000	5,531.14	6,098.02	1,971.94	592.39	14,193.49	12,196.05	1,971.94	619.90	14,778.89	(594.40)				
Wechsler/Nicholas	1	5,000	5,531.14	6,098.02	2,523.71	592.39	14,745.26	12,196.05	2,523.71	619.90	15,339.66	(594.40)				
Rush	1	5,000	5,531.14	6,098.02	1,788.21	592.39	14,009.76	12,196.05	1,788.21	619.90	14,604.16	(594.40)				
Wilkins	2	10,000	11,062.27	12,196.05	3,275.69	1,156.77	27,690.78	24,392.10	3,275.69	1,211.79	28,879.58	(1,188.80)				
Kister	1	8,000	5,531.14	9,756.84	3,193.64	769.95	19,251.57	19,513.68	3,193.64	975.04	23,682.36	(4,430.79)				
Henderson	1	5,000	5,531.14	6,098.02	1,874.88	592.39	14,096.43	12,196.05	1,874.88	619.90	14,690.83	(594.40)				
Buzzzone/Nelson-Buzzzone	1	5,000	5,531.14	6,098.02	1,825.76	592.39	14,047.31	12,196.05	1,825.76	619.90	14,641.71	(594.40)				
Coefield,J & V	1	7,000	5,531.14	8,537.23	4,705.10	710.76	19,484.23	17,074.47	4,705.10	856.66	22,636.23	(3,152.00)				
Coefield,J & K	1	7,000	5,531.14	8,537.23	1,989.85	710.76	16,768.98	17,074.47	1,989.85	856.66	19,920.98	(3,152.00)				
Lee	1	7,500	5,531.14	9,147.04	1,564.61	740.36	16,983.15	18,294.07	1,564.61	915.85	20,774.53	(3,791.38)				
Kelley	1	6,344	5,531.14	7,737.17	2,748.04	671.94	16,665.17	15,474.35	2,748.04	779.00	18,978.27	(2,313.10)				
Stanton	1	6,344	5,531.14	7,737.17	2,984.92	671.94	16,925.17	15,474.35	2,984.92	779.00	19,238.27	(2,313.10)				
Meigs	1	9,798	5,531.14	11,949.69	3,004.28	876.38	21,361.49	23,899.38	3,004.28	1,187.88	28,091.54	(6,730.05)				
Emlen	1	7,180	5,531.14	8,756.76	2,748.04	721.42	17,757.36	17,513.53	2,748.04	877.96	21,139.53	(3,382.17)				
Krausser/Blades	2	4,770	11,062.27	5,817.52	946.10	847.21	18,673.10	11,635.03	946.10	592.67	13,173.80	5,499.30				
Baer	2	4,140	11,062.27	5,049.16	296.98	809.92	17,218.33	10,098.33	296.98	518.09	10,913.40	6,304.93				
Piacentini	3	7,812	16,593.41	9,527.55	296.98	1,295.70	27,113.64	19,055.11	296.98	952.78	20,304.87	7,408.77				
Spectra Novae/Lilly	8	20,000	44,249.10	24,392.10	3,349.64	3,359.29	75,350.13	48,784.20	3,349.64	2,395.59	54,529.43	20,820.70				
Fagan	1	5,927	5,531.14	7,228.60	1,624.27	647.25	15,031.26	14,457.20	1,624.27	729.64	16,811.11	(1,779.85)				
Fagan	1	6,573	5,531.14	8,016.46	3,211.70	685.49	17,444.79	16,032.93	3,211.70	806.11	20,050.74	(2,605.95)				
Suzomoto	1	5,000	5,531.14	6,098.02	579.22	592.39	12,800.77	12,196.05	579.22	619.90	13,395.17	(594.40)				
Hillsdale Comm Church	2	12,844	11,062.27	15,664.61	1,347.66	1,325.11	29,399.65	31,329.21	1,347.66	1,548.47	34,225.34	(4,825.69)				
Hillsdale Comm Church	1	9,549	5,531.14	11,646.01	2,064.10	861.64	20,102.89	23,292.02	2,064.10	1,158.41	26,514.53	(6,411.64)				
Hillsdale Comm Church	1	6,375	5,531.14	7,774.98	2,835.28	673.77	16,815.17	15,549.96	2,835.28	782.67	19,167.91	(2,352.74)				
Cadmus	1	5,000	5,531.14	6,098.02	810.33	592.39	13,031.88	12,196.05	810.33	619.90	13,626.28	(594.40)				
Somes	1	5,000	5,531.14	6,098.02	1,269.66	592.39	13,491.21	12,196.05	1,269.66	619.90	14,085.61	(594.40)				
Barnes	1	5,000	5,531.14	6,098.02	453.55	592.39	12,675.10	12,196.05	453.55	619.90	13,269.50	(594.40)				
Tombleson	3	15,000	16,593.41	18,294.07	0.00	1,721.16	36,608.64	36,588.15	0.00	1,803.69	38,391.84	(1,783.20)				
Passell	2	10,436	11,062.27	12,727.80	0.00	1,182.58	24,972.65	25,455.59	0.00	1,263.41	26,719.00	(1,746.35)				
Berezin	11	27,592	60,842.46	33,651.40	0.00	4,613.90	99,107.76	67,302.67	0.00	3,294.27	70,596.94	28,510.82				
64	290,252	\$353,992.76	\$353,992.76	\$63,659.54	\$35,395.88	\$807,040.98	\$707,985.56	\$63,659.54	\$35,395.88	\$807,040.98	(\$0.00)					

Improvements \$707,985.56
 Directs 63,659.54
 Assessment Fees 35,395.88
 Project Total \$807,040.98

35756

EXHIBIT C

RESOLUTION NO **35756**

Declare the purpose and intention of the City of Portland to construct street and storm sewer improvements in SW Texas St from SW 26th Ave to SW Capitol Hwy, SW 26th Ave from 200' south and 200' north of SW Texas St and SW 29th Ave from SW Nevada Ct to SW Texas St Local Improvement District (Resolution, Street and Storm Sewer, C-9876)

WHEREAS, December 28, 1998, the City Engineer filed with the City Auditor plans, specifications and cost estimates for construction of street and storm sewer improvements in SW Texas St from SW 26th Ave to SW Capitol Hwy, SW 26th Ave from 200' south of SW Texas St to 200' north of SW Texas St and SW 29th Ave from SW Nevada Ct to SW Texas St Local Improvement District

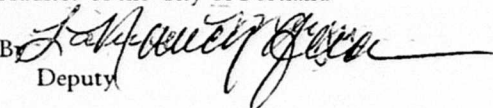
NOW, THEREFORE, BE IT RESOLVED THAT

- 1 The City Council approves and adopts the City Engineer's plans, specifications and estimates for construction of street and storm sewer improvements in the SW Texas St from SW 26th Ave to SW Capitol Hwy, SW 26th Ave from 200' south of SW Texas St to 200' north of SW Texas St and SW 29th Ave from SW Nevada Ct to SW Texas St Local Improvement District, as filed with the City Auditor
- 2 The City Council determines the character of the local street and storm sewer improvements as provided in the preliminary plans and specifications on file in the City Auditor's Office
- 3 The City Council determines the boundaries of the local improvement district that receives special and peculiar benefit from the proposed improvements as set forth in Exhibit A, attached to original only
- 4 The City Council declares its purpose and intention to construct street and storm sewer improvements in the SW Texas St from SW 26th Ave to SW Capitol Hwy, SW 26th Ave from 200' south of SW Texas St to 200' north of SW Texas St and SW 29th Ave from SW Nevada Ct to SW Texas St Street Local Improvement District, in accordance with plans and specifications on file with the City Auditor
- 5 The City Council shall assess property within the local improvement district as provided by Charter and City Code and based on the special and peculiar benefit received as a result of constructing the local improvements, as set forth in Exhibit B
- 6 The estimated cost of improving the local street and storm sewer is \$1,040,838 48 Final costs shall include contractors payments, advertising, progress payment interest, design and inspection engineering, superintendence and administration
- 7 The City's share of the local improvement is estimated to be \$233,797 50 The property owner share is estimated to be \$807,040 98 as set forth in Exhibit C, using the EDU/Sq Ft Combined Method
- 8 The local street and storm sewer improvements will be started and completed on the dates contained in the "Special Specifications" of the construction contract
- 9 The City Council directs the City Auditor to publish this resolution as provided in Charter and City Code The City Auditor is further directed to notify property owners of the estimated costs of the street and storm sewer improvements, and of the hearing to consider formation of the local improvement district as provided in City Code

Adopted by the Council **JAN 06 1999**
Commissioner Charlie Hales
FD/lm
January 6, 1999

GARY BLACKMER

Auditor of the City of Portland

By 
Deputy

RESOLUTION NO **35756**

Title

Declare the purpose and intention of the City of Portland to construct street and storm sewer improvements in SW Texas St from SW 26th Ave to SW Capitol Hwy, SW 26th Ave from 200' south and 200' north of SW Texas St and SW 29th Ave from SW Nevada Ct to SW Texas St Local Improvement District (Resolution, Street and Storm Sewer C-9876)

INTRODUCED BY Commissioner Charlie Hales	Filed <p align="center">DEC 31 1998</p>
NOTED BY COMMISSIONER	Barbara Clark Auditor of the City of Portland
Affairs	By <u>Gay Kershner</u> Deputy
Finance and Administration	
Safety	
Utilities	
Works	
BUREAU APPROVAL	
Bureau City Auditor's Office	
Prepared by Date	For Meeting of
FD/lm 1/6/99	Action Taken
Budget Impact Review	
Completed Not Required	
Bureau Head Barbara Clark, CPA	

AGENDA		FOUR-FIFTHS AGENDA	COMMISSIONERS VOTED AS FOLLOWS		
				YEAS	NAYS
Consent <input checked="" type="checkbox"/>	Regular	Francesconi	Francesconi	/	
NOTED BY		Hales	Hales	/	
City Attorney		Saltzman	Saltzman	/	
City Auditor		Sten	Sten	/	
City Engineer		Katz	Katz	/	