

# Petition for NE 136th Avenue Local Improvement District

**NOTICE TO PETITION SIGNERS:**

If owner of a property is a corporation, the petition must be signed in the name of the Corporation by its president, secretary or manager. If the name of the owner is signed by an agent or person holding power of attorney, the agent or Attorney-In-Fact must have authority to sign.

**RECEIVED**  
MAY 10 2010

**TO THE CITY COUNCIL:**

1. This petition is to create the NE 136th Avenue Local Improvement District.
2. This local improvement district will improve NE 136th Avenue from 80 feet south of Whitaker Way to Prescott Court plus any transition work on abutting street segments, intersections, and/or adjacent property determined to be necessary by the City Engineer. Transition work is anticipated on NE 136th Avenue from Whitaker Way to 80 feet south as well as on NE Prescott Court from the west right-of-way line of NE 136th Avenue to the west property line of 4417 NE 136th Avenue.
3. The general character and scope of the improvement is to remove the existing dirt, gravel and/or hard surface; grade the street to its proper subgrade; construct an asphaltic concrete street with an aggregate base; construct stormwater drainage facilities consisting of curb extensions with water quality treatment facilities; construct sidewalks on both sides of the street; and plant street trees in most locations.
4. Properties will be assessed on an abutting square footage basis. The Bureau of Transportation will absorb overhead costs estimated at \$246,244.64 subject to Office of Management and Finance and City Council approval.

**TRANSPORTATION**

*The undersigned, being the owner or contract purchaser of the described property set opposite my or its name, hereby petition the City Council to improve the street identified in Section #2 above in conformity with the charter, ordinances and regulations of the City of Portland.*

**Petition Prepared By:**

Andrew Aebi, Local Improvement District Administrator  
Portland Bureau of Transportation  
1120 SW Fifth Avenue, Suite 800  
Portland, OR 97204  
Telephone: (503) 823-5648  
E-Mail: andrew.aebi@portlandoregon.gov

**Signature of Property Owner(s) or Contract Purchaser(s):**

Please sign here... -> Yoshi Kuroshi, President / Summit Properties, Inc.  
...and date - 5/4/2010  
Please sign here... -> \_\_\_\_\_  
...and date - \_\_\_\_\_

**Deed Holder or Contract Purchaser: State I.D. #: Tax Acct. #: Site Address/Property Location: Estimate:**

**SUMMIT PROPERTIES INC**

Total S.F.:	59,924	Assessable S.F.:	48,000	1N2E23AC 3300	R783401390	13650 NE WHITAKER WAY	\$346,477.36
Total S.F.:	59,924	Assessable S.F.:	48,000			Total Estimate:	\$346,477.36

EXHIBIT A 36803

# Petition for NE 136th Avenue Local Improvement District

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## TO THE CITY COUNCIL:

1. This petition is to create the NE 136th Avenue Local Improvement District.
2. This local improvement district will improve NE 136th Avenue from 60 feet south of Whitaker Way to Prescott Court plus any transition work on abutting street segments, intersections, and/or adjacent property determined to be necessary by the City Engineer. Transition work is anticipated on NE 136th Avenue from Whitaker Way to 60 feet south as well as on NE Prescott Court from the west right-of-way line of NE 136th Avenue to the west property line of 4417 NE 136th Avenue.
3. The general character and scope of the improvement is to remove the existing dirt, gravel and/or hard surface; grade the street to its proper subgrade; construct an asphaltic concrete street with an aggregate base; construct stormwater drainage facilities consisting of curb extensions with water quality treatment facilities; construct sidewalks on both sides of the street; and plant street trees in most locations.
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### Petition Prepared By:

Andrew Aebi, Local Improvement District Administrator  
 Portland Bureau of Transportation  
 1120 SW Fifth Avenue, Suite 800  
 Portland, OR 97204  
 Telephone: (503) 823-5648  
 E-Mail: andrew.aebi@portlandoregon.gov

### Signature of Property Owner(s) or Contract Purchaser(s):

Please sign here... →

...and date -

Please sign here... →

...and date -

*[Signature]*  
 Alex Hernandez  
 Almar Tools, Inc.  
 5.27.2010

Deed Holder or Contract Purchaser:

State I.D. #:

Tax Acct. #:

Site Address/Property Location: Estimate:

**ALMAR TOOL & CUTTER GRINDERS C**

Total S.F.:	11,985	Assessable S.F.:	11,985	1N2E23AC 2200	R700700630	4715 NE 136TH AVE	\$86,511.06
Total S.F.:	11,985	Assessable S.F.:	11,985	Total Estimate:			\$86,511.06

Friday, April 30, 2010

001/001

ALMAR TOOLS INC.

5032555720

05/26/2010 09:03 FAX

05/26/2010 08:46 FAX 503 823 7576

PDX.DOT

002

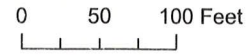
36803

**NE 136TH AVENUE LOCAL IMPROVEMENT DISTRICT**  
**Substitute Apportionment Worksheet**  
 Prepared by the Local Improvement District Administrator on 7/21/10

STATE ID	RNO	PROPERTYID	OWNER	Actual L.F.	Assessable L.F.	% LID Estimate	Cost Estimate	Valuation	Delinquent Liens/Taxes	Ratio	Notes
<b>Waivered Properties</b>											
1N2E23AC 2200	R700700630	R253970	ALMAR TOOL & CUTTER GRINDERS C	80	80	10.0%	\$86,511.06	\$499,620	\$0	5.8	W
1N2E23DB 400	R700700470	R253964	GRUBBE, BARBARA	0	0	0.0%	\$0.00	\$222,410	\$0	n.m.	A, W
1N2E23DB 300	R700700450	R253963	NE PRESCOTT COURT LLC %STEVEN B SULLIVAN MGR	0	0	0.0%	\$0.00	\$669,200	\$14,978	n.m.	A, W
1N2E23AC 2500	R700700490	R253965	OVERBY, WAYNE A	0	0	0.0%	\$0.00	\$215,760	\$0	n.m.	W
1N2E23AC 1900	R700700550	R253969	PUBLIC STORAGE PROPERTIES VII % DEPT PT OR 20701	320	320	40.0%	\$346,044.24	\$4,407,440	\$0	12.7	W
1N2E23AC 3300	R783401390	R274049	SUMMIT PROPERTIES INC	320	320	40.0%	\$346,044.24	\$1,395,040	\$0	4.0	W
<b>Nonwaivered Properties</b>											
1N2E23AC 2600	R700700410	R253961	HESS, OSKAR TR	0	0	0.0%	\$0.00	\$93,520	\$0	n.m.	
1N2E23AC 2700	R700700390	R253960	HESS, OSKAR TR (OSKAR HESS LIVING TRUST)	0	0	0.0%	\$0.00	\$79,070	\$0	n.m.	
1N2E23AC 2800	R700700370	R253959	HESS, OSKAR TR (OSKAR HESS LIVING TRUST)	0	0	0.0%	\$0.00	\$91,310	\$0	n.m.	
1N2E23AC 2300	R700700530	R253968	N W INVESTMENTS GROUP LLC	0	0	0.0%	\$0.00	\$213,310	\$0	n.m.	
1N2E23AC 2400	R700700510	R253966	RICKEY, BRUCE R	0	0	0.0%	\$0.00	\$217,540	\$0	n.m.	
1N2E23AC 3700	R700700130	R253954	SUPREME STEEL INC	80	80	10.0%	\$86,511.06	\$157,630	\$0	1.8	
<b>TOTAL:</b>				<b>800</b>	<b>800</b>	<b>100.0%</b>	<b>\$865,110.60</b>	<b>\$8,261,850</b>	<b>\$14,978</b>	<b>9.6</b>	
	6		Waivered Properties	720	720	90.0%	\$778,599.54	\$7,409,470	\$14,978	9.5	
	6		Nonwaivered Properties	80	80	10.0%	\$86,511.06	\$852,380	\$0	9.9	
	12		<b>Total</b>	<b>800</b>	<b>800</b>	<b>100.0%</b>	<b>\$865,110.60</b>	<b>\$8,261,850</b>	<b>\$14,978</b>	<b>9.6</b>	
<b>Notes:</b> W - Property is waived											



# NE 136th Avenue LID Map



## 36803

### Subject Area

- Local Improvement District Boundary
- Area of Improvement
- Taxlots in LID
- Petition support received
- No Petition support received
- Waivered Properties
- Possible ROW acquisition limit

### Existing Conditions

- Building Footprints
- 2 ft Contours
- Existing Curbs
- Existing Edge of Pavement
- Existing Sidewalks
- Street Lights
- TriMet Bus Stops
- TriMet Bus Lines

