

Petition for NE 157th Avenue Local Improvement District

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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.

TO THE CITY COUNCIL:

1. This petition is to create the NE 157th Avenue Local Improvement District.
2. This local improvement district will improve the following: NE 157th Avenue from the south line of NE Glisan Street to the north line of NE Couch Street; plus any transition work on abutting street segments, intersections, and/or adjacent property determined to be necessary by the City Engineer.
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 management facilities; construct sidewalks on both sides of the street; and plant street trees in most locations.
4. An abutting square footage assessment methodology is proposed.

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 NE 157th Avenue 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... ->

...and date -

Please sign here... ->

...and date -

[Signature]
12/29/11
[Signature] TE
12/20/11

Deed Holder or Contract Purchaser:

State I.D. #:

Tax Acct. #:

Site Address/Property Location: Estimate:

DESYLVIA, TERRY-1/2 & DESYLVIA, TERRY TR-1/2
(JEANETTE GIUSTI TRUST)

Total S.F.:	7,960	Assessable S.F.:	7,960	1N2E36DA 7001	R649885090	226 NE 157TH AVE	\$34,598.76
Total S.F.:	7,960	Assessable S.F.:	7,960	Total Estimate:			\$34,598.76

NE 157TH AVENUE LOCAL IMPROVEMENT DISTRICT
Petition Evaluation
 Prepared by the Local Improvement District Administrator on 2/21/12

STATE_ID	RNO	PROPERTYID	OWNER	SITEADDR	Total S.F.	Assessable S.F.	Estimate As Petitioned	Rate	RMV	Ratio	Lien #	Notes
Properties for Which Petition Received												
1N2E36DA	7001	R649885090	R624009	DESYLVIA,TERRY 1/2 & DESYLVIA,TERRY TR 1/2 (JEANETTE GIUSTI TRUST)	226 NE 157TH AVE	7,960	7,960	\$34,598.76	\$4.35	\$174,810	5.1	
Waivered Properties for Which No Petition Received												
1N2E36DA	6400	R565201200	R217864	LE,BA VAN	50 NE 157TH AVE	10,984	1,883	\$8,184.61	\$4.35	\$170,580	20.8	
1N2E36DA	6501	R649877050	R611030	ARMSTRONG,JEFFREY	110 NE 157TH AVE	6,901	6,901	\$29,995.74	\$4.35	\$170,680	5.7	
1N2E36DA	6502	R649877060	R611031	ARMSTRONG,JEFFREY	NE 157TH AVE	5,869	5,869	\$25,510.07	\$4.35	\$73,000	2.9	
1N2E36DA	6503	R649877070	R611032	ARMSTRONG,JEFFREY	NE 157TH AVE	3,871	3,871	\$16,825.60	\$4.35	\$72,000	4.3	
1N2E36DA	6600	R565201270	R217867	MENDEZ,VERONICA	138 NE 157TH AVE	4,800	4,800	\$20,863.57	\$4.35	\$148,030	7.1	
1N2E36DA	6601	R565201280	R217869	WINDSOR COURT BURNSIDE LLC	15839 W/ E BURNSIDE	42,946	42,946	\$186,668.16	\$4.35	\$473,000	2.5	
1N2E36DA	6602	R565201274	R217868	WINDSOR COURT BURNSIDE LLC	15839 W/ E BURNSIDE	1,205	0	\$0.00	n.m.	\$3,300	n.m.	P
1N2E36DA	6700	R565201300	R217870	ROSENAU,MARK & ROSENAU,JOYCE	146 NE 157TH AVE	7,200	7,200	\$31,295.36	\$4.35	\$120,470	3.8	
1N2E36DA	6800	R565201440	R217872	CARROLL,KATY E	198 NE 157TH AVE	21,551	3,094	\$13,448.31	\$4.35	\$258,970	19.3	M1
1N2E36DA	6902	R649864060	R587470	VAN,THU ANH T	204 NE 157TH AVE	5,708	5,708	\$24,810.27	\$4.35	\$221,340	8.9	
1N2E36DA	6903	R649884530	R623758	METRO 206 NE 157TH LLC % MC CARTAN,JIM	206 NE 157TH AVE	5,119	5,119	\$22,250.13	\$4.35	\$132,000	5.9	
1N2E36DA	6904	R649884540	R623759	METRO 214 NE 157TH AVENUE LLC % REALTY MANAGEMENT ADVISORS O	214 NE 157TH AVE	5,428	5,428	\$23,593.23	\$4.35	\$205,490	8.7	
1N2E36DA	7002	R649885100	R624010	LIONPRIDE LLC & HERRMANN,LAVERE %TRITALENT FUNDING GROUP LLC	NE 157TH AVE	4,696	4,696	\$20,411.53	\$4.35	\$70,500	3.5	
1N2E36DA	7100	R665201580	R217874	SNOW,KENNETH C	238 NE 157TH AVE	11,200	11,200	\$48,681.67	\$4.35	\$166,070	3.4	
1N2E36DA	7306	R266700600	R597942	DAVIS,ELLEN P TO SHELLITO,LISA M	324 NE 157TH AVE	5,965	4,474	\$19,446.59	\$4.35	\$148,160	7.6	A
1N2E36DA	7400	R565201740	R217877	LEON,ELEAZAR O	342 NE 157TH AVE	15,219	15,219	\$66,150.57	\$4.35	\$108,020	1.6	
1N2E36DB	1001	R311830050	R575877	FORD DEVEL INC	NE 157TH AVE	9,086	9,086	\$39,493.01	\$4.35	\$71,000	1.8	
1N2E36DB	1002	R311830100	R575878	FORD DEVEL INC	NE 157TH AVE	9,086	9,086	\$39,493.01	\$4.35	\$71,000	1.8	
1N2E36DB	1003	R311830150	R575879	FORD DEVEL INC	NE 157TH AVE	6,191	6,191	\$26,909.66	\$4.35	\$71,000	2.6	
1N2E36DB	1305	R530400250	R543675	GOVSSTEIN,GENNADY & GOVSSTEIN,KIRA	215 NE 157TH AVE	7,000	7,000	\$30,426.05	\$4.35	\$209,470	6.9	
1N2E36DB	1306	R530400300	R543676	GONCHAROV,ANATOLIY & GONCHAROVA,SVETLANA	223 NE 157TH AVE	7,000	7,000	\$30,426.05	\$4.35	\$202,060	6.6	
1N2E36DB	1307	R530400350	R543677	BOLTENKO,VLADIMIR Y & BOLTENKO,TATYANA G	231 NE 157TH AVE	7,006	7,006	\$30,452.13	\$4.35	\$219,790	7.2	
1N2E36DB	1503	R263550150	R550962	BERNAL-CAZARES,JORGE I & DELGADO,MARIA J	203 NE 157TH AVE	6,918	6,918	\$30,069.63	\$4.35	\$180,390	6.0	
1N2E36DB	1504	R263550200	R550963	CHERNENKO,ALEKSEY V	209 NE 157TH AVE	6,934	6,934	\$30,139.17	\$4.35	\$182,390	6.1	
1N2E36DB	1700	R942361290	R320215	ROBBINS,HARVEY L & ROBBINS,PATRICIA E	151 NE 157TH AVE	6,573	6,573	\$28,570.06	\$4.35	\$183,660	6.4	
Government Properties												
None.												
Nonwaivered Properties for Which No Petition Received												
1N2E36DA	7200	R565201600	R217875	EDWARDS,GARY R & EDWARDS,SUE M	300 NE 157TH AVE	26,912	2,800	\$12,170.42	\$4.35	\$253,220	20.8	M2
1N2E36DA	7500	R565201820	R217879	ORTIZ,ROBERTO	350 NE 157TH AVE	11,393	11,393	\$49,520.56	\$4.35	\$122,810	2.5	
1N2E36DA	7600	R565201780	R217878	LEON,ELEAZAR O	356 NE 157TH AVE	11,388	11,388	\$49,498.83	\$4.35	\$111,880	2.3	
1N2E36DA	7900	R565200010	R217831	HUYNH,TOM C & DAM,HUE L	404-416 NE 157TH AVE	14,733	14,733	\$64,038.13	\$4.35	\$325,150	5.1	
1N2E36DA	8000	R565200020	R217832	MULTNOMAH COUNTY TAX TITLE	430 S/ NE 157TH AVE	613	0	\$0.00	n.m.	\$1,240	n.m.	N
1N2E36DA	8100	R565200030	R217833	WOOD,WAYNE R & WOOD,TONI L	430 NE 157TH AVE	13,640	13,640	\$59,287.33	\$4.35	\$162,570	2.7	
1N2E36DA	8200	R565200080	R217835	GREATER PORTLAND USBC ASSN	15710 NE GLISAN ST	13,115	13,115	\$57,005.37	\$4.35	\$534,500	9.4	
1N2E36DB	100	R942360250	R320160	JU,BIANJIANG & CHEN,PING & JU,JULIA WEI	15642-15648 NE GLISAN	21,125	13,421	\$58,335.42	\$4.35	\$326,730	5.6	D
1N2E36DB	1800	R942360720	R320194	GREJUC,VASILE & GREJUC,IOONA	137 NE 157TH AVE	6,570	6,570	\$28,557.02	\$4.35	\$106,950	3.7	
1N2E36DB	200	R942360620	R320187	KANG,SOUANE	425 NE 157TH AVE	7,706	5,706	\$24,801.57	\$4.35	\$161,980	6.5	R
1N2E36DB	2100	R942360340	R320169	EKE,EDWIN E	127 NE 157TH AVE	15,104	13,144	\$57,131.42	\$4.35	\$226,360	4.0	R
1N2E36DB	2200	R942360710	R320193	FLORES,RICHARD & FLORES,SHELIA	105 NE 157TH AVE	12,358	8,069	\$35,072.54	\$4.35	\$179,510	5.1	A, R
1N2E36DB	701	R649801650	R494772	JUMP,CHRISTINE F	401 NE 157TH AVE	3,220	3,220	\$13,995.98	\$4.35	\$117,280	8.4	
1N2E36DB	702	R649801660	R494773	DIAZ-PEREZ,ARNULFO	357 NE 157TH AVE	9,327	9,327	\$40,540.53	\$4.35	\$130,030	3.2	
1N2E36DB	800	R942360820	R320204	STOUT,PHYLLIS M	345 NE 157TH AVE	15,107	13,147	\$57,144.46	\$4.35	\$197,820	3.5	R
TOTAL:						414,727	341,835	\$1,485,812.52	\$4.35	\$7,065,210	4.8	
1	2.3%	Properties for Which Petition Received				7,960	7,960	\$34,598.76	\$4.35	\$174,810	5.1	
25	56.8%	Waivered Properties for Which No Petition Received				224,456	194,202	\$844,114.18	\$4.35	\$3,932,370	4.7	
0	0.0%	Government Support				0	0	\$0.00	n.m.	\$0	n.m.	
26	59.1%	Total Support				232,416	202,162	\$878,712.94	\$4.35	\$4,107,180	4.7	
15	40.9%	Nonwaivered Properties for Which No Petition Received				182,311	139,673	\$607,099.58	\$4.35	\$2,958,030	4.9	
41	100.0%	Total				414,727	341,835	\$1,485,812.52	\$4.35	\$7,065,210	4.8	

Notes: A - 25% discount on assessable area because property abuts local street previously improved to City standards.

EXHIBIT B

