

W. 17.6.
04-3-10-26

AGENDA COVER MEMO

DATE: February 23, 2004

TO: Lane County Board of Commissioners

DEPT.: Public Works

PRESENTED BY: Frank Simas
Right of Way Manager

AGENDA ITEM TITLE: In the Matter of Certification of Final Assessments for Improvements to River Road (County Road Number 200) Between Mile Post 7.747 and Mile Post 7.366 and Setting Lien Value Against Adjacent Properties.

I. MOTION

THAT THE ORDER BE ADOPTED CERTIFYING ASSESSMENTS AND SETTING LIEN VALUES AGAINST A MAJORITY OF THE ADJACENT PROPERTIES FOR IMPROVEMENTS TO RIVER ROAD BETWEEN MILE POST 7.747 AND MILE POST 7.366 AS REPORTED BY THE COUNTY PUBLIC WORKS DIRECTOR, AS PROPER AND CORRECT, AND THAT THE ASSESSMENT AGAINST EACH INDIVIDUAL PARCEL OF LAND BE ESTABLISHED AS THE FINAL COMPLETE AND CORRECT ASSESSMENT WITH PAYMENT TO BE MADE IN ACCORDANCE WITH ORS 371.655, AND WITH THE ASSESSMENT FOR THE REMAINING PARCEL TO BE CERTIFIED AND ITS RESPECTIVE LIEN AMOUNT SET SUBSEQUENT TO CONSIDERATION AND ADOPTION OF LANE CODE CHANGES ASSOCIATED WITH ADOPTION OF THE LANE COUNTY TRANSPORTATION SYSTEM PLAN (TSP).

II. ISSUE OR PROBLEM

Certification of final assessments for this project, with the exception of one large-frontage parcel within the project area. This parcel does not meet the current criteria for deferral as provided in Lane Code 15.636(1)(b), but will qualify for partial deferral under the proposed amendments to said code section, which are to be submitted for consideration by the Board of County Commissioners in the near future as part of adopting a County Transportation System Plan (TSP).

III. DISCUSSION

A. Background

The construction of improvements has now been completed and inspected and was approved as constructed solely for the purpose of levying final assessments by the County Engineer on December 2, 2003. In accordance with Lane Manual Chapter 21.149(2), the Public Works Director also accepted the project solely for the purpose of levying final assessments on December 2, 2003.

In accordance with ORS 371.645, a Public Hearing was held on February 4, 2004 at 1:30 P.M., for hearing objections to the assessments. The Board, having heard the objections and evidence presented, directed that staff analyze the impact of the proposed Lane Code amendments to determine whether any parcels not currently eligible for full or partial deferral under the provisions of Lane Code 16.636(1)(b) would be eligible for partial or full deferral under the proposed amendments to the Lane Code.

B. Analysis

The proposed code amendments would allow partial deferrals on some large-frontage parcels that are not now eligible for deferral. Under the present Code Section, only parcels located on Major Collectors, Principal Arterials and Minor Arterials that do not take access from the road to be improved are eligible for deferral. The proposed code amendments would expand this provision for deferral to include parcels that do take access from the road to be improved provided that the parcel:

1. is zoned equivalent to Low Density Residential or Single Family Residential; or
2. is in any other zone and is either vacant or is occupied solely by the owner and is the owner's primary residence; and
3. has more than 200 feet of street frontage on the street to be improved, is capable of being divided into four or more lots and is not part of a phased development and the owner requests a deferral of the assessment, and a

source of funds exists to finance the deferral so that costs to other property owners do not increase.

Any deferral allowed under the above criteria would apply to that portion of the frontage exceeding 100 feet. Deferred assessments would accrue interest from the date of the original assessment at the rate established by the Board for those assessments, but the deferral would terminate (and the lien amount would immediately become payable) upon the initiation of a land division of the property. Assessments deferred would be extinguished, and the lien would be canceled twenty years from the date of certification, provided that a land division had not been initiated during the time the lien had been in effect. This is similar to the current provisions for parcels not taking access from the road to be improved, but the “trigger” in those cases is the parcel taking access to the improved road.

There are three parcels that would be eligible for partial deferral under the new Code amendments. They are: Tax Lots 16-04-35-30-01900, 16-04-35-30-01500 and 16-04-35-30-01302. Delaying the certification of the final assessments on these parcels pending either the adoption or rejection of the proposed code amendments would have a minimal impact on the Road fund in that no interest will accrue until the assessments on these parcels are certified and become a lien on the property. The total amount of the proposed assessments on these properties is approximately \$13,482. At the current interest rate of 7% per year, the interest on these assessments, were they to be certified at a later date, will amount to about \$78.65 per month.

In addition to the expanded deferral provisions, the proposed code changes would also specify that the maximum sidewalk width that abutting property owners would be assessed for would be greater in some cases than under the present practice. Under current practice, abutting owners are assessed for a maximum sidewalk width of 5 feet, with additional width over 5 feet being paid for as part of the project’s total costs through the use of road funds.

The proposed TSP and code amendments specify a minimum curbside sidewalk width of 6 feet. This provides additional separation from on-street traffic, provides room for mailboxes and signs, and to allows for ADA-compliant slopes on driveways and wheelchair ramps. Minimum width for setback sidewalks would remain at 5 feet. Consequently, abutting property owners could pay slightly more under the proposed code amendments than under the present code and assessment practices, if their property fronts on a portion of a project that includes curbside sidewalks.

For the three large frontage parcels that would become eligible for partial deferrals, the differences in the assessments would be as shown in the table below:

Tax Lot No.	1302		1500		1900	
Existing Total Assessment	\$4,506.90		\$4,430.47		\$4,296.75	
	Immed. Due:	Elig. for Deferral:	Immed. Due:	Elig. for Deferral:	Immed. Due:	Elig. for Deferral:
	\$4506.90	-0-	\$4,430.47	-0-	\$4,296.75	-0-
Proposed Total Assessment	\$4560.71		\$4,430.47		\$4,670.70	
	Immed. Due:	Elig. for Deferral:	Immed. Due:	Elig. for Deferral:	Immed. Due:	Elig. for Deferral:
	\$2,276.15	\$2,284.56	\$2,000.92	\$2,429.55	\$2,420.47	\$2,250.23

As noted in the above, the owners of these three lots would be eligible to defer approximately half of the total assessment amounts under the proposed code amendments, but two of the owners would pay a larger total amount due to the provision for assessing for a minimum width of 6 feet for curbside sidewalks. Staff has contacted the owner of Tax Lot 1900 and a representative of the owner of Tax Lot 1500. Neither is interested in deferral of any of the assessments, as one is a developer who plans to divide the parcel and the other is a new owner who has funds on deposit in escrow for the purpose of paying the assessment when it is due. Staff has also contacted Mr. and Mrs. Malcolm, the owners of Tax Lot 1302, and they have stated that they would prefer to have the Certification of the Lien for their parcel delayed pending the adoption of the proposed code changes.

The tentative schedule for adoption of the TSP and the accompanying code amendments calls for the 1st reading to be submitted to the Board by the end of March, 2004, with a 2nd reading and a Public Hearing scheduled for mid April, and the 3rd reading and final action tentatively scheduled for the end of April.

Delay in certifying the assessment for Tax Lot 1302 until the code amendments are either adopted or rejected may be of some benefit to the Malcolms, in that they may qualify for partial deferral under the proposed code amendments, although the total assessment under the proposed provisions would be about \$54.00 more.

In accordance with Resolution and Order 02-10-2-3, the final assessment amounts have been revised to include 25% in engineering and administrative costs, rather than 28% as was originally submitted for Board action.

It is recommended that the attached order be approved certifying the revised final assessment amounts for the benefiting properties on this project and specifically excepting the above-referenced Tax Lot 16-04-35-30-01302. Staff will process an additional Order for consideration by the Board to complete the assessment process for this project subsequent to adoption of the code amendments.

C. Alternatives/Options

1. Certify the new adjusted amounts of assessment for this project with the exception of the above-referenced Tax Lot 16-04-35-30-01302.
2. Direct staff to investigate further options.

D. Recommendations

It is recommended that the Board certify the adjusted assessments and approve the Order.

IV. IMPLEMENTATION/FOLLOW-UP

Upon certification by the Board, the property owners except Tax Lot 01302 will be notified to pay the final assessment in full within 30 days or to make arrangements for installment payments. Collection of assessments will be handled by the Department of Assessment and Taxation. As required by ORS 371.650, the County Clerk will record the Order and enter the assessments into the County Lien Docket.

Public Works staff will follow up with regard to the excepted parcel as outlined above.

V. ATTACHMENTS

Exhibit "A" – Certified Final Property Assessment Summary.

IN THE BOARD OF COUNTY COMMISSIONERS OF LANE COUNTY
STATE OF OREGON

ORDER NO.

(IN THE MATTER OF CERTIFICATION OF FINAL
(ASSESSMENTS FOR IMPROVEMENTS TO
(RIVER ROAD (COUNTY ROAD NUMBER 200)
(BETWEEN MILE POST 7.747 AND MILE POST 7.366
(AND SETTING LIEN VALUES AGAINST ADJACENT
(PROPERTIES.

WHEREAS, the Director's Report for River Road, MP 7.747 to MP 7.366 (County Road Number 200), including the estimated assessments for improvements, was accepted by Board Order No. 03-3-19-3 and certain adjacent properties were ordered subject to a lien by Board Order No. 03-4-16-5; and

WHEREAS, construction of improvements to said River Road, MP 7.747 to MP 7.366, began in the spring of 2003 and the assessable items have now been completed and inspected and, in accordance with ORS 371.640, the project was approved as constructed solely for the purpose of levying final assessments by the County Engineer on December 2, 2003, and, in accordance with Lane Manual Chapter 21.149(2), the Public Works Director accepted the project solely for the purpose of levying final assessments on December 2, 2003; and

WHEREAS, in accordance with ORS 371.645, a Public Hearing for objections to the assessments was set by Board Order No. 04-1-7-9 for February 4, 2004 at 1:30 P.M. in Harris Hall, Eugene, Oregon, and notice was given, as required by ORS 371.645(3), to property owners against which assessments are being levied; and

WHEREAS, the amount of the assessments against each parcel of land reported by the Lane County Public Works Director and submitted as his report are listed on the attached "Exhibit A" for the River Road, MP 7.747 to MP 7.366, road improvement project. **NOW THEREFORE**

BE IT ORDERED that the Board, having heard the objections and evidence presented, finds the assessments for improvements to said River Road, MP 7.747 to MP 7.366, are hereby established and certified as the final amount assessed against each parcel benefiting by the improvement as shown on said "Exhibit A" attached herein, except parcel 16-04-35-30 tax lot 1302, which shall have its final assessment delayed until Board consideration of the proposed changes to Lane Code Chapter 15. **ALSO**

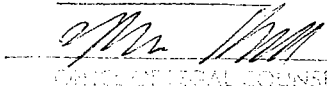
BE IT ORDERED that the owners of the property so assessed shall have the option to apply for installment payments being available at an interest rate of 7.00 percent, which equals the prime rate of 4.00 percent as of February 3, 2004, plus 3 percent per annum. Said interest rate of 7.00 percent shall also apply to all assessments that become delinquent. **AND ALSO**

BE IT ORDERED, in accordance with ORS 371.650(1), that this order shall be recorded and filed with the County Clerk and entered into the appropriate County lien docket.

Dated this _____ day of _____, 2004.

APPROVED AS TO FORM

Date 3-1-04 Lane county


COUNTY OF LEGAL COUNSEL

Chair
Lane County Board of Commissioners

Lane County Department of Public Works Certified Final Property Assessment - Summary

	No. of Units Placed	Credited Units	Assessed Units	Subtotal	Eng Cost @ 25.00%	SubTot w/ Eng Costs	Line Items Waived	Credit @ 0.00%	Line Total
Conc. Curb & Gutter (8" Base)	4,086.46 LF		4086.46 @ \$06.70/LF	\$27,379.28	\$6,844.82	\$34,224.10			\$34,224.10
Concrete Walks (4" Thick)	2,060.16 SY		2060.16 @ \$15.05/SY	\$31,005.41	\$7,751.35	\$38,756.76			\$38,756.76
Concrete Driveway (6" Thick)	235.32 SY		235.32 @ \$25.08/SY	\$5,901.83	\$1,475.46	\$7,377.28			\$7,377.28
Concrete Driveway (8" Thick)			0 @ \$33.44/SY						
Totals:				\$64,286.52	\$16,071.63	\$80,358.14			\$80,358.14

Total discounts applied to this project: \$0.00

Total deferrals for River Road (Carthage Ave to Beacon Dr): \$42,583.24

For a total Certified Final Assessment of: \$80,358.14

River Road (Carthage Ave to Beacon Dr)

Lane County Department of Public Works Certified Final Property Assessment Schedule

Exhibit A - Page 2
Run: 2/24/04

	No. of Units Placed	Credited Units	Assessed Units	Subtotal	Eng Cost @ 25.00%	SubTot w/ Eng Costs	Credit @ 0.00%	Line Items Waived	Line Total
1321-02	AZHER, BAKUR A.		4455 RIVER RD EUGENE, OR 97402-0000			Recorder's Reception # 2001-062605		TRS: 17-04-02-21 TL #1200	
	Conc. Curb & Gutter (8" Base)	129.65 LF	129.65 @ \$6.70/LF	\$868.66	\$217.16	\$1,085.82			\$1,085.82
	Concrete Walks (4" Thick)	53.12 SY	53.12 @ \$15.05/SY	\$799.46	\$199.86	\$999.32			\$999.32
	Concrete Driveway (6" Thick)	26.02 SY	26.02 @ \$25.08/SY	\$652.58	\$163.15	\$815.73			\$815.73
	Concrete Driveway (8" Thick)		0.00 @ \$33.44/SY						
	Totals:			\$2,320.69	\$580.17	\$2,900.87			\$2,900.87
Total:									\$2,900.87
1321-03	BOYER, LUCILLE		15 CARTHAGE AVE. EUGENE, OR 97404-0000			Recorder's Reception # 2003-005025 Recorder's Reception # 2000-030736		TRS: 17-04-02-21 TL #1301	
	Conc. Curb & Gutter (8" Base)	85.05 LF	85.05 @ \$6.70/LF	\$569.84	\$142.46	\$712.29			\$712.29
	Concrete Walks (4" Thick)	50.39 SY	50.39 @ \$15.05/SY	\$758.37	\$189.59	\$947.96			\$947.96
	Concrete Driveway (6" Thick)		0.00 @ \$25.08/SY						
	Concrete Driveway (8" Thick)		0.00 @ \$33.44/SY						
	Totals:			\$1,328.20	\$332.05	\$1,660.26			\$1,660.26
Assessment Eligible for Deferral: \$1,660.26									Total: \$1,660.26
1321-04	ALEEN, MELANIE G		18 LARKSMEAD LN. EUGENE, OR 97404-0000			Recorder's Reception # 2002-019394		TRS: 16-04-35-30 TL #3200	
	Conc. Curb & Gutter (8" Base)	94.37 LF	94.37 @ \$6.70/LF	\$632.28	\$158.07	\$790.35			\$790.35
	Concrete Walks (4" Thick)	52.43 SY	52.43 @ \$15.05/SY	\$789.07	\$197.27	\$986.34			\$986.34
	Concrete Driveway (6" Thick)		0.00 @ \$25.08/SY						
	Concrete Driveway (8" Thick)		0.00 @ \$33.44/SY						
	Totals:			\$1,421.35	\$355.34	\$1,776.69			\$1,776.69
Assessment Eligible for Deferral: \$1,776.69									Total: \$1,776.69
1321-05	KRAGNESS, MARILYN G		11 LARKSMEAD LN EUGENE, OR 97404-0000			Recorder's Reception # 2002-008889		TRS: 16-04-35-30 TL #3100	
	Conc. Curb & Gutter (8" Base)	185.27 LF	185.27 @ \$6.70/LF	\$1,241.31	\$310.33	\$1,551.64			\$1,551.64
	Concrete Walks (4" Thick)	102.93 SY	102.93 @ \$15.05/SY	\$1,549.10	\$387.27	\$1,936.37			\$1,936.37
	Concrete Driveway (6" Thick)		0.00 @ \$25.08/SY						
	Concrete Driveway (8" Thick)		0.00 @ \$33.44/SY						
	Totals:			\$2,790.41	\$697.60	\$3,488.01			\$3,488.01
Assessment Eligible for Deferral: \$3,488.01									Total: \$3,488.01

River Road (Carthage Ave to Beacon Dr)

Lane County Department of Public Works Certified Final Property Assessment Schedule

Exhibit A - Page 3
Run: 2/24/04

	No. of Units Placed	Credited Units	Assessed Units	Subtotal	Eng Cost @ 25.00%	SubTot w/ Eng Costs	Credit @ 0.00%	Line Items Waived	Line Total
1321-06	MOFFITT, MICHAEL I.		149 W. 12TH AVENUE #260 EUGENE, OR 97401-0000			Recorder's Reception # 2001-025945 Recorder's Reception # 2003-046103		TRS: 16-04-35-30 TL #3000	
	Conc. Curb & Gutter (8" Base)	33.56 LF	33.56 @ \$6.70/LF	\$224.85	\$56.21	\$281.07			\$281.07
	Concrete Walks (4" Thick)	18.64 SY	18.64 @ \$15.05/SY	\$280.53	\$70.13	\$350.67			\$350.67
	Concrete Driveway (6" Thick)		0.00 @ \$25.08/SY						
	Concrete Driveway (8" Thick)		0.00 @ \$33.44/SY						
	Totals:			\$505.38	\$126.35	\$631.73			\$631.73
Assessment Eligible for Deferral: \$631.73									Total: \$631.73
1321-07	CARPER, RONNIE R		4495 RIVER RD EUGENE, OR 97401-0000			Reel 2298 R.R.# 9735432		TRS: 16-04-35-34 TL #4800	
	Conc. Curb & Gutter (8" Base)	164.35 LF	164.35 @ \$6.70/LF	\$1,101.15	\$275.29	\$1,376.43			\$1,376.43
	Concrete Walks (4" Thick)	75.63 SY	75.63 @ \$15.05/SY	\$1,138.23	\$284.56	\$1,422.79			\$1,422.79
	Concrete Driveway (6" Thick)	21.91 SY	21.91 @ \$25.08/SY	\$549.50	\$137.38	\$686.88			\$686.88
	Concrete Driveway (8" Thick)		0.00 @ \$33.44/SY						
	Totals:			\$2,788.88	\$697.22	\$3,486.10			\$3,486.10
Total: \$3,486.10									
1321-08	HURST, KARL E & JACQUELINE C		4499 RIVER RD #B EUGENE, OR 97404-0000			Reel 1637 R.R.# 9028330		TRS: 16-04-35-34 TL #4700	
	Conc. Curb & Gutter (8" Base)	123.28 LF	123.28 @ \$6.70/LF	\$825.98	\$206.49	\$1,032.47			\$1,032.47
	Concrete Walks (4" Thick)	51.83 SY	51.83 @ \$15.05/SY	\$780.04	\$195.01	\$975.05			\$975.05
	Concrete Driveway (6" Thick)	19.90 SY	19.90 @ \$25.08/SY	\$499.09	\$124.77	\$623.87			\$623.87
	Concrete Driveway (8" Thick)		0.00 @ \$33.44/SY						
	Totals:			\$2,105.11	\$526.28	\$2,631.39			\$2,631.39
Total: \$2,631.39									
1321-09	CARPER, RONNIE RAY		4495 RIVER RD EUGENE, OR 97404-0000			Reel 1757 R.R.# 9222492		TRS: 16-04-35-34 TL #4600	
	Conc. Curb & Gutter (8" Base)	123.06 LF	123.06 @ \$6.70/LF	\$824.50	\$206.13	\$1,030.63			\$1,030.63
	Concrete Walks (4" Thick)	51.30 SY	51.30 @ \$15.05/SY	\$772.07	\$193.02	\$965.08			\$965.08
	Concrete Driveway (6" Thick)	20.04 SY	20.04 @ \$25.08/SY	\$502.60	\$125.65	\$628.25			\$628.25
	Concrete Driveway (8" Thick)		0.00 @ \$33.44/SY						
	Totals:			\$2,099.17	\$524.79	\$2,623.96			\$2,623.96
Total: \$2,623.96									

**Lane County Department of Public Works
Certified Final Property Assessment Schedule**

	No. of Units Placed	Credited Units	Assessed Units	Subtotal	Eng Cost @ 25.00%	SubTot w/ Eng Costs	Credit @ 0.00%	Line Items Waived	Line Total
1321-10	DUYCK, JEFFREY A. & MARYANN		4502 RIVER ROAD EUGENE, OR 97404-0000		Reel 1572 R.R.# 8920631 Recorder's Reception # 2003-098551			TRS: 16-04-35-30 TL #1900	
Conc. Curb & Gutter (8" Base)	207.58 LF		207.58 @ \$6.70/LF	\$1,390.79	\$347.70	\$1,738.48			\$1,738.48
Concrete Walks (4" Thick)	99.32 SY		99.32 @ \$15.05/SY	\$1,494.77	\$373.69	\$1,868.46			\$1,868.46
Concrete Driveway (6" Thick)	22.01 SY		22.01 @ \$25.08/SY	\$552.01	\$138.00	\$690.01			\$690.01
Concrete Driveway (8" Thick)			0.00 @ \$33.44/SY						
Totals:				\$3,437.56	\$859.39	\$4,296.95			\$4,296.95
									Total: \$4,296.95
1321-11	BRUCE WIECHERT CUSTOM HOMES INC.		3375 PARK HILLS DRIVE EUGENE, OR 97405-0000		Reel 1840 R.R.# 9322446 Recorder's Reception # 2003-097749			TRS: 16-04-35-30 TL #1700	
Conc. Curb & Gutter (8" Base)	155.74 LF		155.74 @ \$6.70/LF	\$1,043.46	\$260.86	\$1,304.32			\$1,304.32
Concrete Walks (4" Thick)	70.24 SY		70.24 @ \$15.05/SY	\$1,057.11	\$264.28	\$1,321.39			\$1,321.39
Concrete Driveway (6" Thick)	22.30 SY		22.30 @ \$25.08/SY	\$559.28	\$139.82	\$699.11			\$699.11
Concrete Driveway (8" Thick)			0.00 @ \$33.44/SY						
Totals:				\$2,659.85	\$664.96	\$3,324.82			\$3,324.82
									Total: \$3,324.82
1321-12	BRUCE WIECHERT CUSTOM HOMES INC.		3375 PARK HILLS DRIVE EUGENE, OR 97405-0000		Reel 1792 R.R.# 9253473 Recorder's Reception # 2003-068488			TRS: 16-04-35-30 TL #1600	
Conc. Curb & Gutter (8" Base)	155.74 LF		155.74 @ \$6.70/LF	\$1,043.46	\$260.86	\$1,304.32			\$1,304.32
Concrete Walks (4" Thick)	59.31 SY		59.31 @ \$15.05/SY	\$892.62	\$223.15	\$1,115.77			\$1,115.77
Concrete Driveway (6" Thick)	25.33 SY		25.33 @ \$25.08/SY	\$635.28	\$158.82	\$794.10			\$794.10
Concrete Driveway (8" Thick)			0.00 @ \$33.44/SY						
Totals:				\$2,571.35	\$642.84	\$3,214.19			\$3,214.19
									Total: \$3,214.19
1321-13	BRUCE WIECHERT CUSTOM HOMES INC.		3375 PARK HILLS DRIVE EUGENE, OR 97404-0000		Reel 1714 R.R.# 9141089 Recorder's Reception # 2003-061064			TRS: 16-04-35-30 TL #1500	
Conc. Curb & Gutter (8" Base)	229.05 LF		229.05 @ \$6.70/LF	\$1,534.64	\$383.66	\$1,918.29			\$1,918.29
Concrete Walks (4" Thick)	116.94 SY		116.94 @ \$15.05/SY	\$1,759.95	\$439.99	\$2,199.93			\$2,199.93
Concrete Driveway (6" Thick)	9.96 SY		9.96 @ \$25.08/SY	\$249.80	\$62.45	\$312.25			\$312.25
Concrete Driveway (8" Thick)			0.00 @ \$33.44/SY						
Totals:				\$3,544.38	\$886.09	\$4,430.47			\$4,430.47
									Total: \$4,430.47

River Road (Carthage Ave to Beacon Dr)

Lane County Department of Public Works Certified Final Property Assessment Schedule

Exhibit A - Page 5
Run: 2/24/04

	No. of Units Placed	Credited Units	Assessed Units	Subtotal	Eng Cost @ 25.00%	SubTot w/ Eng Costs	Credit @ 0.00%	Line Items Waived	Line Total
1321-14	BAIR, ROGER A		PO BOX 555 SPRINGFIELD, OR 97477-0000			Reel 788 R.R.# 7614556		TRS: 16-04-35-30 TL #1400	
	Conc. Curb & Gutter (8" Base)	107.14 LF	107.14 @ \$6.70/LF	\$717.84	\$179.46	\$897.30			\$897.30
	Concrete Walks (4" Thick)	40.72 SY	40.72 @ \$15.05/SY	\$612.84	\$153.21	\$766.05			\$766.05
	Concrete Driveway (6" Thick)	17.98 SY	17.98 @ \$25.08/SY	\$450.94	\$112.73	\$563.67			\$563.67
	Concrete Driveway (8" Thick)		0.00 @ \$33.44/SY						
	Totals:			\$1,781.61	\$445.40	\$2,227.02			\$2,227.02
Total:									\$2,227.02
1321-15	POSTON, TRENT G & ANNE G		4805 SPRING MEADOW AVE. EUGENE, OR 97404			Recorder's Reception # 2002-048742		TRS: 16-04-35-34 TL #10000	
	Conc. Curb & Gutter (8" Base)	97.55 LF	97.55 @ \$6.70/LF	\$653.59	\$163.40	\$816.98			\$816.98
	Concrete Walks (4" Thick)	52.03 SY	52.03 @ \$15.05/SY	\$783.05	\$195.76	\$978.81			\$978.81
	Concrete Driveway (6" Thick)		0.00 @ \$25.08/SY						
	Concrete Driveway (8" Thick)		0.00 @ \$33.44/SY						
	Totals:			\$1,436.64	\$359.16	\$1,795.80			\$1,795.80
Assessment Eligible for Deferral: \$1,795.80									Total: \$1,795.80
1321-16	BOND, CRAIG V. & JACKIE L.		4690 HONEYCOMB DRIVE EUGENE, OR 97404-0000			Recorder's Reception # 2003-063402 Recorder's Reception # 2002-097548		TRS: 16-04-35-34 TL #10100	
	Conc. Curb & Gutter (8" Base)	56.00 LF	56.00 @ \$6.70/LF	\$375.20	\$93.80	\$469.00			\$469.00
	Concrete Walks (4" Thick)	29.87 SY	29.87 @ \$15.05/SY	\$449.54	\$112.39	\$561.93			\$561.93
	Concrete Driveway (6" Thick)		0.00 @ \$25.08/SY						
	Concrete Driveway (8" Thick)		0.00 @ \$33.44/SY						
	Totals:			\$824.74	\$206.19	\$1,030.93			\$1,030.93
Assessment Eligible for Deferral: \$1,030.93									Total: \$1,030.93
1321-17	SVINGEN, DEBRA L.		4704 HONEYCOMB DRIVE EUGENE, OR 97404-0000			Recorder's Reception # 2003-073642 Recorder's Reception # 2002-097550		TRS: 16-04-35-34 TL #10200	
	Conc. Curb & Gutter (8" Base)	56.00 LF	56.00 @ \$6.70/LF	\$375.20	\$93.80	\$469.00			\$469.00
	Concrete Walks (4" Thick)	29.87 SY	29.87 @ \$15.05/SY	\$449.54	\$112.39	\$561.93			\$561.93
	Concrete Driveway (6" Thick)		0.00 @ \$25.08/SY						
	Concrete Driveway (8" Thick)		0.00 @ \$33.44/SY						
	Totals:			\$824.74	\$206.19	\$1,030.93			\$1,030.93
Assessment Eligible for Deferral: \$1,030.93									Total: \$1,030.93

Lane County Department of Public Works Certified Final Property Assessment Schedule

	No. of Units Placed	Credited Units	Assessed Units	Subtotal	Eng Cost @ 25.00%	SubTot w/ Eng Costs	Credit @ 0.00%	Line Items Waived	Line Total
1321-18	BURKE, PATRICK M.		4718 HONEYCOMB DRIVE EUGENE, OR 97404-0000		Recorder's Reception # 2003-074004 Recorder's Reception # 2002-097552			TRS: 16-04-35-34 TL #10300	
	Conc. Curb & Gutter (8" Base)	56.00 LF	56.00 @ \$6.70/LF	\$375.20	\$93.80	\$469.00			\$469.00
	Concrete Walks (4" Thick)	29.87 SY	29.87 @ \$15.05/SY	\$449.54	\$112.39	\$561.93			\$561.93
	Concrete Driveway (6" Thick)		0.00 @ \$25.08/SY						
	Concrete Driveway (8" Thick)		0.00 @ \$33.44/SY						
Totals:				\$824.74	\$206.19	\$1,030.93			\$1,030.93
Assessment Eligible for Deferral: \$1,030.93									Total: \$1,030.93
1321-19	HANSEN, CAROLYN E.		4742 HONEYCOMB DRIVE EUGENE, OR 97404-0000		Recorder's Reception # 2003-061789 Recorder's Reception # 2002-097554			TRS: 16-04-35-34 TL #10400	
	Conc. Curb & Gutter (8" Base)	56.00 LF	56.00 @ \$6.70/LF	\$375.20	\$93.80	\$469.00			\$469.00
	Concrete Walks (4" Thick)	29.87 SY	29.87 @ \$15.05/SY	\$449.54	\$112.39	\$561.93			\$561.93
	Concrete Driveway (6" Thick)		0.00 @ \$25.08/SY						
	Concrete Driveway (8" Thick)		0.00 @ \$33.44/SY						
Totals:				\$824.74	\$206.19	\$1,030.93			\$1,030.93
Assessment Eligible for Deferral: \$1,030.93									Total: \$1,030.93
1321-20	ANDERSON, BRYAN C. & NAOMI G.		4758 HONEYCOMB DRIVE EUGENE, OR 97404-0000		Recorder's Reception # 2002-093206 Recorder's Reception # 2003-042079			TRS: 16-04-35-34 TL #10500	
	Conc. Curb & Gutter (8" Base)	56.00 LF	56.00 @ \$6.70/LF	\$375.20	\$93.80	\$469.00			\$469.00
	Concrete Walks (4" Thick)	29.87 SY	29.87 @ \$15.05/SY	\$449.54	\$112.39	\$561.93			\$561.93
	Concrete Driveway (6" Thick)		0.00 @ \$25.08/SY						
	Concrete Driveway (8" Thick)		0.00 @ \$33.44/SY						
Totals:				\$824.74	\$206.19	\$1,030.93			\$1,030.93
Assessment Eligible for Deferral: \$1,030.93									Total: \$1,030.93
1321-21	DEEVERS, GARY		4766 HONEYCOMB DR EUGENE, OR 97404-0000		Recorder's Reception # 2002-073978			TRS: 16-04-35-34 TL #10600	
	Conc. Curb & Gutter (8" Base)	56.00 LF	56.00 @ \$6.70/LF	\$375.20	\$93.80	\$469.00			\$469.00
	Concrete Walks (4" Thick)	29.87 SY	29.87 @ \$15.05/SY	\$449.54	\$112.39	\$561.93			\$561.93
	Concrete Driveway (6" Thick)		0.00 @ \$25.08/SY						
	Concrete Driveway (8" Thick)		0.00 @ \$33.44/SY						
Totals:				\$824.74	\$206.19	\$1,030.93			\$1,030.93
Assessment Eligible for Deferral: \$1,030.93									Total: \$1,030.93

River Road (Carthage Ave to Beacon Dr)

Lane County Department of Public Works Certified Final Property Assessment Schedule

Exhibit A - Page 7
Run: 2/24/04

	No. of Units Placed	Credited Units	Assessed Units	Subtotal	Eng Cost @ 25.00%	SubTot w/ Eng Costs	Credit @ 0.00%	Line Items Waived	Line Total
1321-22	HEITMAN CUSTOM HOMES, LLC		1342 HIGH ST, STE B EUGENE, OR 97401-0000				Recorder's Reception # 2002-077127		TRS: 16-04-35-34 TL #10700
	Conc. Curb & Gutter (8" Base)	56.00 LF	56.00 @ \$6.70/LF	\$375.20	\$93.80	\$469.00			\$469.00
	Concrete Walks (4" Thick)	29.87 SY	29.87 @ \$15.05/SY	\$449.54	\$112.39	\$561.93			\$561.93
	Concrete Driveway (6" Thick)		0.00 @ \$25.08/SY						
	Concrete Driveway (8" Thick)		0.00 @ \$33.44/SY						
	Totals:			\$824.74	\$206.19	\$1,030.93			\$1,030.93
Assessment Eligible for Deferral: \$1,030.93									Total: \$1,030.93
1321-23	LINDSEY, DONALD P. & LYNDA K.		4786 HONEYCOMB DRIVE EUGENE, OR 97404-0000				Recorder's Reception # 2002-077129 Recorder's Reception # 2003-049150		TRS: 16-04-35-34 TL #10800
	Conc. Curb & Gutter (8" Base)	56.00 LF	56.00 @ \$6.70/LF	\$375.20	\$93.80	\$469.00			\$469.00
	Concrete Walks (4" Thick)	29.87 SY	29.87 @ \$15.05/SY	\$449.54	\$112.39	\$561.93			\$561.93
	Concrete Driveway (6" Thick)		0.00 @ \$25.08/SY						
	Concrete Driveway (8" Thick)		0.00 @ \$33.44/SY						
	Totals:			\$824.74	\$206.19	\$1,030.93			\$1,030.93
Assessment Eligible for Deferral: \$1,030.93									Total: \$1,030.93
1321-24	SHELLEY, JEFFREY M. & AUDREA D.		24 SPRINGWOOD DRIVE EUGENE, OR 97404-0000				Recorder's Reception # 2002-046247 Recorder's Reception # 2003-021504		TRS: 16-04-35-34 TL #10900
	Conc. Curb & Gutter (8" Base)	84.88 LF	84.88 @ \$6.70/LF	\$568.70	\$142.17	\$710.87			\$710.87
	Concrete Walks (4" Thick)	45.27 SY	45.27 @ \$15.05/SY	\$681.31	\$170.33	\$851.64			\$851.64
	Concrete Driveway (6" Thick)		0.00 @ \$25.08/SY						
	Concrete Driveway (8" Thick)		0.00 @ \$33.44/SY						
	Totals:			\$1,250.01	\$312.50	\$1,562.51			\$1,562.51
Assessment Eligible for Deferral: \$1,562.51									Total: \$1,562.51
1321-25	POSTON, T.G.		4805 SPRING MEADOW AVENUE EUGENE, OR 97404-0000				Recorder's Reception # 2002-015852 Recorder's Reception # 2003-044409		TRS: 16-04-35-34 TL #5400
	Conc. Curb & Gutter (8" Base)	96.11 LF	96.11 @ \$6.70/LF	\$643.94	\$160.98	\$804.92			\$804.92
	Concrete Walks (4" Thick)	51.26 SY	51.26 @ \$15.05/SY	\$771.46	\$192.87	\$964.33			\$964.33
	Concrete Driveway (6" Thick)		0.00 @ \$25.08/SY						
	Concrete Driveway (8" Thick)		0.00 @ \$33.44/SY						
	Totals:			\$1,415.40	\$353.85	\$1,769.25			\$1,769.25
Assessment Eligible for Deferral: \$1,769.25									Total: \$1,769.25

Lane County Department of Public Works Certified Final Property Assessment Schedule

	No. of Units Placed	Credited Units	Assessed Units	Subtotal	Eng Cost @ 25.00%	SubTot w/ Eng Costs	Credit @ 0.00%	Line Items Waived	Line Total
1321-26	MALCOLM, HOWARD & PAM		4700 RIVER RD EUGENE, OR 97404-0000			Recorder's Reception # 1999-105804		TRS: 16-04-35-30 TL #1302	
	Conc. Curb & Gutter (8" Base)	218.49 LF	218.49 @ \$6.70/LF	\$1,463.88	\$365.97	\$1,829.85			\$1,829.85
	Concrete Walks (4" Thick)	104.89 SY	104.89 @ \$15.05/SY	\$1,578.59	\$394.65	\$1,973.24			\$1,973.24
	Concrete Driveway (6" Thick)	22.45 SY	22.45 @ \$25.08/SY	\$563.05	\$140.76	\$703.81			\$703.81
	Concrete Driveway (8" Thick)		0.00 @ \$33.44/SY						
	Totals:			\$3,605.52	\$901.38	\$4,506.90			\$4,506.90
Total:									\$4,506.90
1321-27	MILLER, MYRON D & CAROLYN A		4750 RIVER RD EUGENE, OR 97404-0000			Recorder's Reception # 2000-068489		TRS: 16-04-35-30 TL #1307	
	Conc. Curb & Gutter (8" Base)	195.74 LF	195.74 @ \$6.70/LF	\$1,311.46	\$327.86	\$1,639.32			\$1,639.32
	Concrete Walks (4" Thick)	86.82 SY	86.82 @ \$15.05/SY	\$1,306.64	\$326.66	\$1,633.30			\$1,633.30
	Concrete Driveway (6" Thick)	27.42 SY	27.42 @ \$25.08/SY	\$687.69	\$171.92	\$859.62			\$859.62
	Concrete Driveway (8" Thick)		0.00 @ \$33.44/SY						
	Totals:			\$3,305.79	\$826.45	\$4,132.24			\$4,132.24
Total:									\$4,132.24
1321-28	VAUGHN, ROBERT W & D JOANNE		30590 W BEACON JUNCTION CITY, OR 97448-0000			Reel 1599 R.R.# 8948131		TRS: 16-04-35-30 TL #1306	
	Conc. Curb & Gutter (8" Base)	146.09 LF	146.09 @ \$6.70/LF	\$978.80	\$244.70	\$1,223.50			\$1,223.50
	Concrete Walks (4" Thick)	81.16 SY	81.16 @ \$15.05/SY	\$1,221.46	\$305.36	\$1,526.82			\$1,526.82
	Concrete Driveway (6" Thick)		0.00 @ \$25.08/SY						
	Concrete Driveway (8" Thick)		0.00 @ \$33.44/SY						
	Totals:			\$2,200.26	\$550.07	\$2,750.33			\$2,750.33
Assessment Eligible for Deferral: \$2,750.33									Total: \$2,750.33
1321-29	VAUGHN, JOANNE D VAUGHN, ROBERT W		30590 W BEACON DR JUNCTION CITY, OR 97448-0000			Reel 1951 R.R.# 9437182		TRS: 16-04-35-30 TL #1301	
	Conc. Curb & Gutter (8" Base)	83.81 LF	83.81 @ \$6.70/LF	\$561.53	\$140.38	\$701.91			\$701.91
	Concrete Walks (4" Thick)	46.56 SY	46.56 @ \$15.05/SY	\$700.73	\$175.18	\$875.91			\$875.91
	Concrete Driveway (6" Thick)		0.00 @ \$25.08/SY						
	Concrete Driveway (8" Thick)		0.00 @ \$33.44/SY						
	Totals:			\$1,262.26	\$315.56	\$1,577.82			\$1,577.82
Assessment Eligible for Deferral: \$1,577.82									Total: \$1,577.82

Lane County Department of Public Works Certified Final Property Assessment Schedule

	No. of Units Placed	Credited Units	Assessed Units	Subtotal	Eng Cost @ 25.00%	SubTot w/ Eng Costs	Credit @ 0.00%	Line Items Waived	Line Total
1321-30	ILER, LAWRENCE E & STACY L		70 DANIEL DR EUGENE, OR 97404-0000			Recorder's Reception # 2002-020443		TR: 16-04-35-31 TL #700	
Conc. Curb & Gutter (8" Base)	80.30 LF		80.30 @ \$6.70/LF	\$538.01	\$134.50	\$672.51			\$672.51
Concrete Walks (4" Thick)	44.61 SY		44.61 @ \$15.05/SY	\$671.38	\$167.85	\$839.23			\$839.23
Concrete Driveway (6" Thick)			0.00 @ \$25.08/SY						
Concrete Driveway (8" Thick)			0.00 @ \$33.44/SY						
Totals:				\$1,209.39	\$302.35	\$1,511.74			\$1,511.74
Assessment Eligible for Deferral: \$1,511.74									Total: \$1,511.74
1321-31	FREY, KEVIN L & CHRISTINE L		60 DANIEL DR EUGENE, OR 97404-0000			Recorder's Reception # 2002-036901		TR: 16-04-35-31 TL #600	
Conc. Curb & Gutter (8" Base)	86.40 LF		86.40 @ \$6.70/LF	\$578.88	\$144.72	\$723.60			\$723.60
Concrete Walks (4" Thick)	47.62 SY		47.62 @ \$15.05/SY	\$716.68	\$179.17	\$895.85			\$895.85
Concrete Driveway (6" Thick)			0.00 @ \$25.08/SY						
Concrete Driveway (8" Thick)			0.00 @ \$33.44/SY						
Totals:				\$1,295.56	\$323.89	\$1,619.45			\$1,619.45
Assessment Eligible for Deferral: \$1,619.45									Total: \$1,619.45
1321-32	BRITTENHAM, WILLIAM & SHANNON		50 DANIEL DRIVE EUGENE, OR 97404-0000			Recorder's Reception # 2002-084803 Recorder's Reception # 2002-084803		TR: 16-04-35-31 TL #500	
Conc. Curb & Gutter (8" Base)	64.50 LF		64.50 @ \$6.70/LF	\$432.15	\$108.04	\$540.19			\$540.19
Concrete Walks (4" Thick)	35.12 SY		35.12 @ \$15.05/SY	\$528.56	\$132.14	\$660.70			\$660.70
Concrete Driveway (6" Thick)			0.00 @ \$25.08/SY						
Concrete Driveway (8" Thick)			0.00 @ \$33.44/SY						
Totals:				\$960.71	\$240.18	\$1,200.88			\$1,200.88
Assessment Eligible for Deferral: \$1,200.88									Total: \$1,200.88
1321-33	PHILLIPS, RAY D & CARMEN		40 DANIEL DR EUGENE, OR 97404-0000			Recorder's Reception # 2002-019613		TR: 16-04-35-31 TL #400	
Conc. Curb & Gutter (8" Base)	63.50 LF		63.50 @ \$6.70/LF	\$425.45	\$106.36	\$531.81			\$531.81
Concrete Walks (4" Thick)	34.93 SY		34.93 @ \$15.05/SY	\$525.70	\$131.42	\$657.12			\$657.12
Concrete Driveway (6" Thick)			0.00 @ \$25.08/SY						
Concrete Driveway (8" Thick)			0.00 @ \$33.44/SY						
Totals:				\$951.15	\$237.79	\$1,188.93			\$1,188.93
Assessment Eligible for Deferral: \$1,188.93									Total: \$1,188.93

**Lane County Department of Public Works
Certified Final Property Assessment Schedule**

	No. of Units Placed	Credited Units	Assessed Units	Subtotal	Eng Cost @ 25.00%	SubTot w/ Eng Costs	Credit @ 0.00%	Line Items Waived	Line Total
1321-34	SANDEN, GUILLERMINA		1010 CINNAMON AVE EUGENE, OR 97404-0000		Recorder's Reception # 2002-053920			TRS: 16-04-35-31 TL #300	
Conc. Curb & Gutter (8" Base)	63.50 LF		63.50 @ \$6.70/LF	\$425.45	\$106.36	\$531.81			\$531.81
Concrete Walks (4" Thick)	34.93 SY		34.93 @ \$15.05/SY	\$525.70	\$131.42	\$657.12			\$657.12
Concrete Driveway (6" Thick)			0.00 @ \$25.08/SY						
Concrete Driveway (8" Thick)			0.00 @ \$33.44/SY						
Totals:				\$951.15	\$237.79	\$1,188.93			\$1,188.93
Assessment Eligible for Deferral: \$1,188.93									Total: \$1,188.93
1321-35	BROWN, STEVEN D. & NINA M.		20 DANIEL DRIVE EUGENE, OR 97404-0000		Recorder's Reception # 2002-085228 Recorder's Reception # 2003-057409			TRS: 16-04-35-31 TL #200	
Conc. Curb & Gutter (8" Base)	94.70 LF		94.70 @ \$6.70/LF	\$634.49	\$158.62	\$793.11			\$793.11
Concrete Walks (4" Thick)	52.61 SY		52.61 @ \$15.05/SY	\$791.78	\$197.95	\$989.73			\$989.73
Concrete Driveway (6" Thick)			0.00 @ \$25.08/SY						
Concrete Driveway (8" Thick)			0.00 @ \$33.44/SY						
Totals:				\$1,426.27	\$356.57	\$1,782.84			\$1,782.84
Assessment Eligible for Deferral: \$1,782.84									Total: \$1,782.84
1321-36	PRODUCTION MANAGEMENT LLC		P.O. Box 24005 Eugene, OR 97402-0000		Recorder's Reception # 2002-078773 Recorder's Reception # 2003-051342			TRS: 16-04-35-31 TL #100	
Conc. Curb & Gutter (8" Base)	159.45 LF		159.45 @ \$6.70/LF	\$1,068.32	\$267.08	\$1,335.39			\$1,335.39
Concrete Walks (4" Thick)	88.58 SY		88.58 @ \$15.05/SY	\$1,333.13	\$333.28	\$1,666.41			\$1,666.41
Concrete Driveway (6" Thick)			0.00 @ \$25.08/SY						
Concrete Driveway (8" Thick)			0.00 @ \$33.44/SY						
Totals:				\$2,401.44	\$600.36	\$3,001.81			\$3,001.81
Assessment Eligible for Deferral: \$3,001.81									Total: \$3,001.81
1321-37	BRANNAN, WILLIAM & TAMARA		15 DANIEL DR EUGENE, OR 97404-0000		Recorder's Reception # 2001-077541			TRS: 16-04-35-31 TL #4700	
Conc. Curb & Gutter (8" Base)	113.00 LF		113.00 @ \$6.70/LF	\$757.10	\$189.28	\$946.38			\$946.38
Concrete Walks (4" Thick)	62.78 SY		62.78 @ \$15.05/SY	\$944.84	\$236.21	\$1,181.05			\$1,181.05
Concrete Driveway (6" Thick)			0.00 @ \$25.08/SY						
Concrete Driveway (8" Thick)			0.00 @ \$33.44/SY						
Totals:				\$1,701.94	\$425.48	\$2,127.42			\$2,127.42
Assessment Eligible for Deferral: \$2,127.42									Total: \$2,127.42

River Road (Carthage Ave to Beacon Dr)

Lane County Department of Public Works Certified Final Property Assessment Schedule

Exhibit A - Page 11
Run: 2/24/04

	No. of Units Placed	Credited Units	Assessed Units	Subtotal	Eng Cost @ 25.00%	SubTot w/ Eng Costs	Credit @ 0.00%	Line Items Waived	Line Total
1321-46	STERLING, PAUL B & SANDRA A		25 DANIEL DR EUGENE, OR 97404-0000			Recorder's Reception # 2002-069580		TRS: 16-04-35-31 TL #4600	
	Conc. Curb & Gutter (8" Base)	114.22 LF	114.22 @ \$6.70/LF	\$765.27	\$191.32	\$956.59			\$956.59
	Concrete Walks (4" Thick)	63.46 SY	63.46 @ \$15.05/SY	\$955.07	\$238.77	\$1,193.84			\$1,193.84
	Concrete Driveway (6" Thick)		0.00 @ \$25.08/SY						
	Concrete Driveway (8" Thick)		0.00 @ \$33.44/SY						
Totals:				\$1,720.35	\$430.09	\$2,150.43			\$2,150.43
Assessment Eligible for Deferral: \$2,150.43									Total: \$2,150.43
1321-47	McCRACKEN, DARRELL & MARIA J LOMBARDO, NANCY M		4792 GRACE DR EUGENE, OR 97404-0000			Recorder's Reception # 2002-067861		TRS: 16-04-35-31 TL #3700	
	Conc. Curb & Gutter (8" Base)	82.38 LF	82.38 @ \$6.70/LF	\$551.95	\$137.99	\$689.93			\$689.93
	Concrete Walks (4" Thick)	45.77 SY	45.77 @ \$15.05/SY	\$688.84	\$172.21	\$861.05			\$861.05
	Concrete Driveway (6" Thick)		0.00 @ \$25.08/SY						
	Concrete Driveway (8" Thick)		0.00 @ \$33.44/SY						
Totals:				\$1,240.78	\$310.20	\$1,550.98			\$1,550.98
Assessment Eligible for Deferral: \$1,550.98									Total: \$1,550.98

