

25.

98-28450
RECORDING COVER SHEET

THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON PRESENTING THE ATTACHED INSTRUMENT FOR RECORDING (ORS 205.234). ANY ERRORS IN THIS COVER SHEET DO NOT AFFECT THE TRANSACTIONS CONTAINED WITHIN THE DOCUMENT.

A. Name of the transactions described in the attached instruments:

Ord. #98-31 - AIRPORT BUSINESS CENTER, PHASE 1, 1997 LOCAL IMPROVEMENT DISTRICT

Property located at: Airport Business Center, Phase I, Airport Way, Redmond, Oregon

B. Names of First Parties: Six (6) Property Owners, as listed in attached ordinance:

Gerald D. Gerdes
Ralph J. Affatati Trust, Dated 5-5-92
Mitchem Enterprises LLC
Airport Business Center Associates LLC
Stephen Karl Deckard
City, Water Fund

Names of Second Parties: City of Redmond, Oregon

C. Lien or Satisfaction Amount: \$596,412.57

D. Name and address of person authorized to receive the instrument after recording:

✓
ENV
PABY

City Recorder's Office
PO Box 726
Redmond OR 97756-0100

**REDMOND ORDINANCE
ORDINANCE NO. 98-31**

AN ORDINANCE ESTABLISHING ASSESSMENTS FOR LOCAL IMPROVEMENT DISTRICT "AIRPORT BUSINESS CENTER, PHASE 1, 1997 LOCAL IMPROVEMENT DISTRICT"; AUTHORIZING THE CITY FINANCE DIRECTOR TO ENTER SAID ASSESSMENTS IN THE LIEN DOCKET AND REQUIRING BANCROFT BOND APPLICATIONS TO BE FILED BY JULY 14, 1998, AND DECLARING AN EMERGENCY.

WHEREAS, the City of Redmond, by and through the City Council, duly formed Local Improvement District "**AIRPORT BUSINESS CENTER, PHASE 1, 1997 LOCAL IMPROVEMENT DISTRICT**", for the purpose of financing infrastructure improvements; and

WHEREAS, the City duly entered into construction contracts for the purpose of said improvements; and

WHEREAS, the City Public Works and Finance Departments have apportioned the cost upon the lots or parcels of land benefited thereby in the respective Local Improvement Districts and have filed a report with the City Recorder; and

WHEREAS, the City set a hearing for objection to the proposed assessments for June 23, 1998 at 7:00 p.m. and notice of the assessments and hearing were mailed to the property owners with the notation that objections were to be filed with the City Recorder before 5:00 p.m. on June 22, 1998; and

WHEREAS, the City Council, after considering any objections raised has determined the amount of benefit accruing to each lot or parcel of land by reason of said improvements;

NOW, THEREFORE, the City of Redmond ordains as follows:

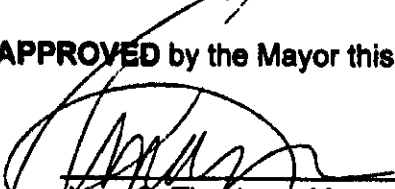
SECTION ONE: The costs of the improvements for the "**AIRPORT BUSINESS CENTER, PHASE 1, 1997 LOCAL IMPROVEMENT DISTRICT**" to be paid by the lots or parcels of land by assessment is \$ **596,412.57** which is, by this ordinance, assessed against the parcels of property in the amounts set forth in Exhibit "A".

SECTION TWO: The City Finance Director shall enter the assessments shown above in the docket of City liens and the assessments shall constitute a lien against properties shown above as of the date of adoption of this ordinance.

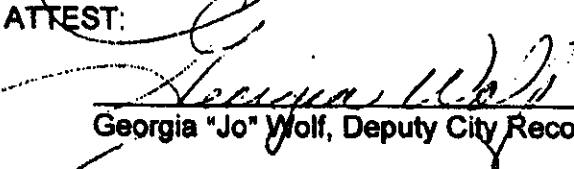
SECTION THREE: The City Recorder shall cause to be mailed a Notice of Assessment to each person shown above. The Notice of Assessment shall be in the form shown on Exhibit "B", attached hereto and by this reference incorporated herein and shall allow owners of assessed property to pay the assessment in cash or to file an application under the Bancroft Bonding Act as shown on Exhibit "B". Such application under the Bancroft Bonding Act must be received by the City no later than 5:00 p.m., July 14, 1998.

SECTION FOUR: It is essential to proceed immediately with levying of assessments to defray the cost of this project and it is in the best interest of the citizens of the City to make this ordinance effective immediately; now, therefore, an emergency is declared to exist and this ordinance shall take effect upon its adoption.

ADOPTED by the City Council and **APPROVED** by the Mayor this 23rd day of June, 1998.



Jerry G. Thackery, Mayor
Jan Anderson, Council President

ATTEST:


Georgia "Jo" Wolf, Deputy City Recorder

State of Oregon
County of Deschutes

This instrument was acknowledged before me on 23rd of June by _____, Mayor.



Jan Anderson, Council Pres. Council President



Georgia "Jo" Wolf, Deputy City Recorder

My commission expires 12-4-98

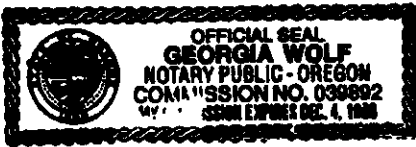


EXHIBIT A

The below parcel is located in the SE ¼ Sec.21 T15S. R.13E W.M., Redmond,
Deschutes County, Oregon.

Property Owner Tax Lot	Legal Description	Final Assessment
Gerald D. Gerdes 15-13-21D 301	Airport Business Center, Phase 1, Lot 1	-0-
Ralph J. Affatati Trust, Dated 5-5-92 15-13-21D 302	Airport Business Center, Phase 1, Lot 2	38,938.90
Mitchem Enterprises LLC 15-13-21D 303	Airport Business Center, Phase 1, Lot 3	39,336.24
Airport Business Center Associates LLC 15-13-21D 304	Airport Business Center, Phase 1, Lot 4	39,336.24
Airport Business Center Associates LLC 15-13-21D 305	Airport Business Center, Phase 1, Lot 5	22,250.81
Airport Business Center Associates LLC 15-13-21D 306	Airport Business Center, Phase 1, Lot 6	22,250.81
Airport Business Center Associates LLC 15-13-21D 307	Airport Business Center, Phase 1, Lot 7	22,250.81
Airport Business Center Associates LLC 15-13-21D 308	Airport Business Center, Phase 1, Lot 8	25,032.15
Airport Business Center Associates LLC 15-13-21D 309	Airport Business Center, Phase 1, Lot 9	40,130.91
Airport Business Center Associates LLC 15-13-21D 310	Airport Business Center, Phase 1, Lot 10	57,613.69
Airport Business Center Associates LLC 15-13-21D 311	Airport Business Center, Phase 1, Lot 11	98,936.61
Airport Business Center Associates LLC 15-13-21D 312	Airport Business Center, Phase 1, Lot 12	100,525.95
Stephen Karl Deckard 15-13-21D 313	Airport Business Center, Phase 1, Lot 20	34,170.88
Airport Business Center Associates LLC 15-13-21D 314	Airport Business Center, Phase 1, Lot 21	32,978.87
City, Water Fund	n/a	\$22,659.70
TOTAL		\$596,412.57

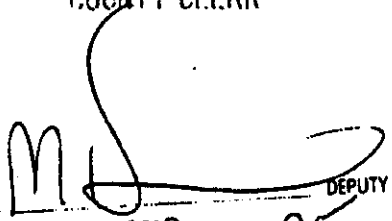
501 - 0041

STATE OF OREGON)
COUNTY OF DESCHUTES) SS.

I, MARY SUE PENHOLLOW, COUNTY CLERK AND
RECORDER OF CONVEYANCES, IN AND FOR SAID
COUNTY, DO HEREBY CERTIFY THAT THE WITHIN
INSTRUMENT WAS RECORDED THIS DAY:

98 JUL -1 AM 9:51

MARY SUE PENHOLLOW
COUNTY CLERK

BY.  DEPUTY

NO. 98-28450 FE: 25

DESCHUTES COUNTY OFFICIAL RECORDS