

RESOLUTION NO. 4190

A RESOLUTION ACCEPTING THE ENGINEER'S REPORT AND FINANCIAL INVESTIGATION REPORT FOR ST-97-4, LEHIGH/RIDERWOOD ACCESS LOCAL IMPROVEMENT DISTRICT (LID) AND SETTING A PUBLIC HEARING.

WHEREAS, the Albany City Council directed by Resolution No. 4168 that an Engineer's Report and Financial Investigation Report be prepared for ST-97-4, Lehigh/Riderwood Access LID; and

WHEREAS, these reports have been received by and meet with the Albany City Council's approval.

NOW, THEREFORE, BE IT RESOLVED that the Albany City Council hereby directs that a public hearing be scheduled for December 8, 1999, at 7:15 p.m. to consider the proposed project ST-97-4, Lehigh/Riderwood Access LID and that notices of the public hearing be in compliance with AMC Section 15.04.060.

DATED THIS 10TH DAY OF NOVEMBER 1999.

  
\_\_\_\_\_  
Mayer  
Council President

ATTEST:

  
  
\_\_\_\_\_  
City Recorder



**TO:** Albany City Council

**VIA:** Steve Bryant, City Manager  
Floyd W. Collins, Public Works Director

**FROM:** Jeff Woodward, P.E., Civil Engineer II

**DATE:** November 3, 1999, for the November 10, 1999, City Council Meeting

**SUBJECT:** ST-97-4, Lehigh/Riderwood Access LID

**Action Requested:**

Staff requests that Council accept this Engineer's Report and Financial Investigation Report and pass the attached resolution scheduling a public hearing for December 8, 1999. The proposed formation of a Local Improvement District (LID) for street, storm drain, and water system improvements by connecting 14<sup>th</sup> Avenue to 16<sup>th</sup> Avenue at Shortridge Street will be considered at that time.

**Discussion:**

This Engineer's Report and Financial Investigation have been prepared in response to Resolution No. 4168. The LID boundary and individual property assessments are shown on the attached map and assessment role.

The need to provide an alternative to accessing the Lehigh and Riderwood area via Highway 20 has been an issue for many years. The access issue was previously investigated in 1992, but was tabled due to lack of neighborhood support for the LID. Traffic volumes continue to increase and safety of area residents negotiating turns to and from the highway is a major concern. In response to resident requests, Council again directed staff in 1997 to investigate the connection of 14<sup>th</sup> Avenue to 16<sup>th</sup> Avenue.

At the January 14, 1998, City Council meeting, a work session was held to review the project issues and give direction to staff. It was decided to connect 14<sup>th</sup> Avenue to 16<sup>th</sup> Avenue with a smooth, reversing curve. The right-of-way required for this alignment severely impacted two intervening parcels, which have recently been acquired by the City.

The street improvements would connect 14<sup>th</sup> Avenue to 16<sup>th</sup> Avenue, and extend north on Shortridge Street approximately 100 feet. This intersection is planned to be a three-way stop because existing structures and the curvature of the proposed alignment would reduce the site distance for drivers on Shortridge Street looking to the west.

Storm drainage will be provided by constructing a line to connect to the existing storm drain system, most likely on Center Street between 17<sup>th</sup> and 18<sup>th</sup> Avenues. A water line will be constructed to connect the current dead-end lines on 14<sup>th</sup> and 16<sup>th</sup> Avenues and on Shortridge Street. Completion of the water line loops with this project will greatly increase the reliability of water service to the entire area. The sanitary sewer system will be stubbed out to the adjacent properties so that future development can be served by connecting to the provided stub outs and extending the system onto the property as needed.

A neighborhood meeting was held on September 30, 1999, at South Shore Elementary School, with over 60 area residents attending. The proposed alignment and current scope of work were reviewed, and the Council's commitment to fix the area assessments at \$715 per lot was

confirmed. After the meeting, staff received two letters of support for the project, which are attached.

Summary of Estimated Costs:

The estimated cost of the work is derived from the costs of similar work on other City of Albany projects. Property acquisition is virtually complete and not anticipated to exceed the \$325,000 authorized by Council. For the purposes of this report, it is assumed that the property resale will generate funds equal to the cost of acquiring the property. The final assessment amounts would be based upon the actual unit bid prices, final work quantities, and proceeds from the property transactions. The final amounts will vary from this estimate.

**Estimated Total Project and Assessment Costs**

Right-of-Way Acquisition	\$325,000
Estimated Construction Cost	<u>435,000</u>
<b>Estimated Total Project Cost</b>	<b>\$760,000</b>
City Participation (Land Sale Proceeds)	<u>- 325,000</u>
<b>Estimated Total Cost to be Assessed</b>	<b>\$435,000</b>

Proposed Method of Assessment:

The City Council committed to holding the assessments for the large LID area (non-fronting properties) at the fixed amount of \$715 per lot, as proposed in 1992. As a fixed amount, this figure will not increase or decrease at the time of final assessments.

The City acquired the two parcels previously owned by Leemaster and O'Connors, because right-of-way will need to be created for the proposed alignment. Due to the irregular shapes of the resulting parcels after the new right-of-way is created, staff feels the most equitable method to assess the fronting properties would be on an area basis.

Proposed Project Schedule:

If this LID is formed, the proposed project schedule is to design and prepare the bidding documents this winter and bid the project in the spring of 2000. As part of property negotiations, Carrie Leemaster was allowed on year of occupancy prior to the beginning of construction in lieu of a higher purchase price. This period runs through June 2000. Construction would begin after July 1 and be complete by the end of summer 2000. A public hearing to review the final Engineer's Report would be scheduled for winter of 2000. Assessment payments would begin in late 2000 or early 2001.

Budget Impact:

The project will be funded by assessments to the owners of the benefiting neighborhood area properties and benefiting properties having frontage on the street improvements, and the proceeds from resale of the land acquired. Should the LID not be formed, the costs incurred to date and for preparation of the Engineer's Report, Financial Investigation, and property acquisition would not be recoverable except by resale of the acquired land.

JMW:kw

Attachments 6

\\GENESYS\Engineering\Engineer\Streets\mres2.t74.doc

October 12, 1999

City of Albany  
PO Box 490  
Albany, OR 97321

Floyd Collins and  
Jeff Woodward, P.E.

Subject: Lehigh/Riderwood Access LID

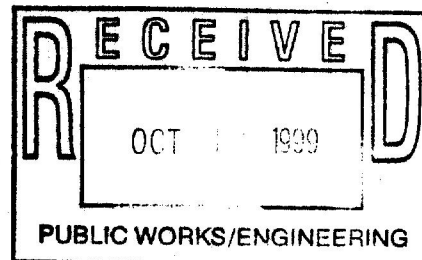
Ever since the Sept. 30, 1999 meeting at South Shore with Lehigh/Riderwood residents, we have been mulling over what transpired.

First, we commend the presentations made by Jeff and Glenda. Both graphic and oral presentations were excellent, showing much research, thought and planning for the safety of the neighborhood residents.

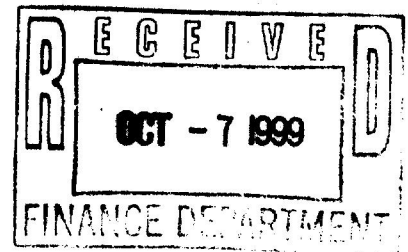
Second, the negative vocal remarks against the proposal do not represent or reflect our views about the project. In talks with many others, who also remained silent, there is plenty of desire for another access to this area. The silent majority do not feel comfortable speaking up against friends and neighbors. The people against the plan do not speak for us! The price is NOT prohibitive.

Thirdly, safety is the most important factor in going forth with proposed Lehigh/Riderwood Access LID as per tentative schedule. If put off for any reason, the questions remain-- if not now, when, where, and at what cost?

*Gerald Elger Angie Elger*  
Gerald and Angie Elger  
3185 14th Av SE  
Albany, OR 97321







October 5, 1999

City of Albany  
P O Box 490  
Albany Oregon 97321

Att: Jeff Wood word P.E.

Jim Linhart  
Sue Johnson

Dear Sirs & Madam:

I want to declare my full agreement with the very grave need for the access to our Lehigh-Rider wood area via the connection of 14th avenue to 16th at Short ridge.

Although I've recently <sup>been</sup> widowed and not wealthy, I will agree to an L.I.D formation and the resulting fee of \$715.

Our lives are threatened each time we exit Center to Highway 20. I have had some very close calls just lately. I would hate to have someone killed or injured there before some before any protective action is taken.

Sincerely,

A handwritten signature in cursive script that reads "Bette g. Bragg". The signature is written in dark ink and is positioned above the typed name.

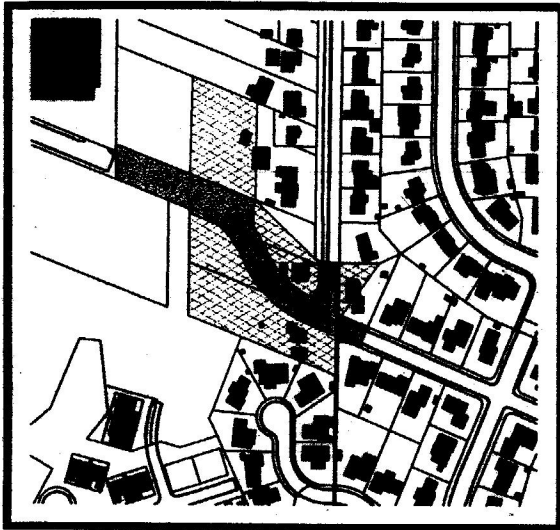
Bette Bragg

1515 Lehigh Way

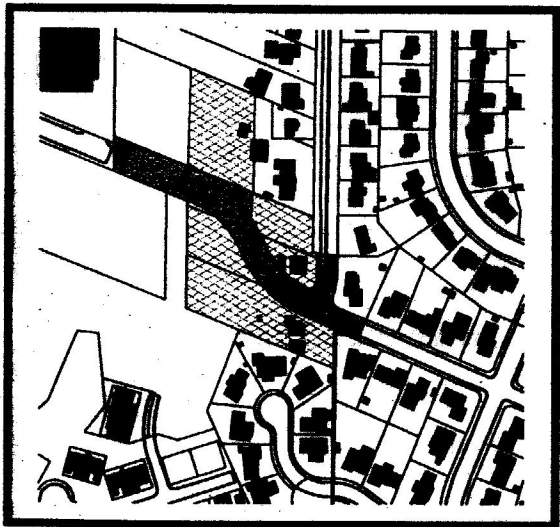
Albany Oregon

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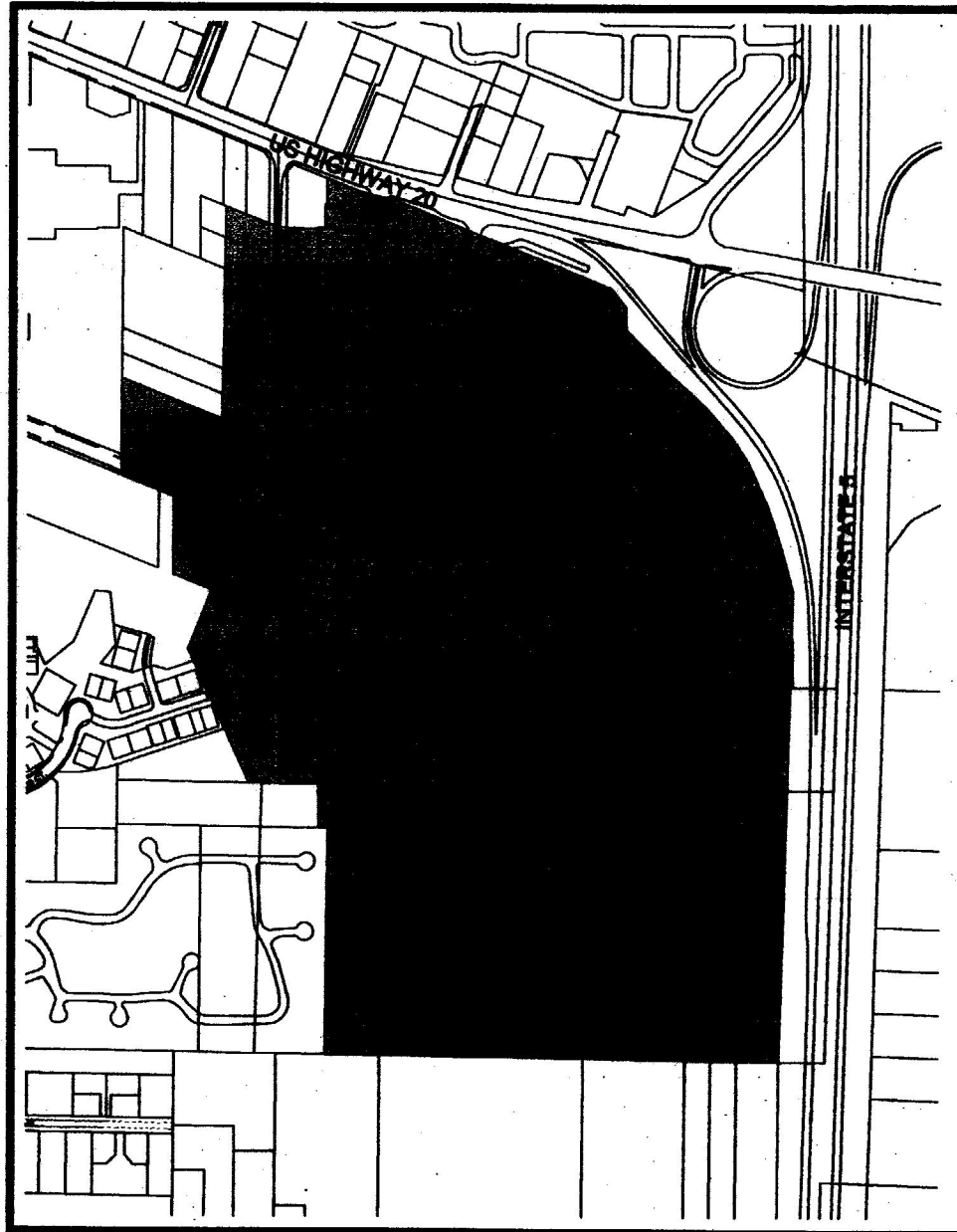
# Adjacent Benefitted Areas



Street and Storm Drain



Water



## LEHIGH / RIDERWOOD ACCESS LID

### PROPOSED BENIFFITED AREA BOUNDARIES



Scale: 1" = 400'

- Road Edges
- ▲ Planned Road Edge
- ▲ General Road Edge
- ▲ Site Road Edge
- ▲ Road Water Conveyance
- ▲ Curb Line
- ▲ Right-of-Way
- ▲ Proposed Street ROW
- Adjacent Improvement Benefitted Area
- Neighbored Improvement Benefitted Area



Geographic Information Services

The City of Albany's information records, drawings, and other documents have been published on many occasions, using existing standards for quality control, dissemination, and verification. All the information provided represents the current information we have in a specific area. The information provided is generally believed to be accurate, but we cannot guarantee the accuracy, and we do not warrant the accuracy. If you are using this information for any purpose other than the intended use, you do so at your own risk. We are not responsible for any errors or omissions that you may make. Please contact us if you have any questions.

ST-97-4, LEHIGH/RIDERWOOD ACCESS LID INITIAL ENGINEER'S REPORT NOVEMBER 1999

CITY OF ALBANY									
ST-97-4, Lehigh/Riderwood Access LID									
Estimated Assessments									
November 1999									
Name	Assessor's Map Tax Lot	Adjacent St&StDr Area(Ac)	Adjacent St&StDr Assm't	Adjacent Water Area(Ac)	Adjacent Water Assm't	Neighborhood Access (Lot)	Neighborhood Access Assm't	Total Assm't	
City of Albany	11S 3W 8AD TL 2300	0.15	\$7,978.43	0.29	\$8,185.48			\$16,163.91	<b>NET ASSESSABLE COSTS</b>
									Street & Storm Drain \$365,000.00
									Water \$70,000.00
Richard Larsell Mary Larsell	11S 3W 8AD TL 2405	0.84	\$44,679.19	0.84	\$23,709.68			\$68,388.87	Property Acquisition \$325,000.00
									Property Sale Proceeds (\$325,000.00)
									<b>Total Project Cost \$435,000.00</b>
City of Albany	11S 3W 8D TL 0100	0.49	\$26,062.86	0.49	\$13,830.65			\$39,893.51	<b>UNIT ASSESSMENTS</b>
City of Albany	11S 3W 8D TL 0200	0.86	\$45,742.99	0.86	\$24,274.19			\$70,017.18	Adjacent Street and Storm Drain
									Est. Cost \$131,910.00
									Unit 2.48 Ac
Randy Nelson Pamela Haley	11S 3W 9CB TL 0204	0.14	\$7,446.53					\$7,446.53	Unit Cost \$53,189.52 per Ac
									Adjacent Water
Gordon/Karen Vogt Bob Mitchell	11S 3W 9BC TL 9400					6	\$4,290.00	\$4,290.00	Est. Cost \$70,000.00
									Unit 2.48 Ac
									Unit Cost \$28,225.81 per Ac
Neighborhood Access Area	Various Maps & Tax Lots					320	\$228,800.00	\$228,800.00	Neighborhood Access Area
									Est. Cost \$233,090.00
									Unit 326 Lot
									Unit Cost \$715.00 per Lot
	<b>TOTALS</b>	<b>2.48</b>	<b>\$131,910.00</b>	<b>2.48</b>	<b>\$70,000.00</b>	<b>326</b>	<b>\$233,090.00</b>	<b>\$435,000.00</b>	

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OWNER OF RECORD	PROPERTY DESCRIPTION	% OF PROJECT	ESTIMATED TOTAL ASSESSMENT	Assessed Valuation as of Sept. 1998 -----TRUE CASH VALUE 1998/1999-----			OTHER ASMTS	ASMT % TO TCV	10 YEAR SEMI-ANNUAL PAYMENT AT 9%	10 YEAR MONTHLY PAYMT AT 9%
				LAND	IMPRVMTS	TOTAL				
Wells, Leland 304 Jefferson Side Drive Jefferson, OR 97302	118-03W-088C-01800 Site: 1210 Chestnut St SE	0.16%	8715	\$34,300	\$54,340	\$88,640	80	0.80%	\$54.97	\$9.06
B1 Pitts Electric Plumbing/Heating 2980 Sardin Hwy SE Abern, OR 97321	118-03W-08AD-03000 Site: Land only	0.16%	715	43,150	0	43,150	0	1.06%	\$4.97	\$9.06
McKnight, Ruth N 3010 Sardin Hwy SE Salem, OR 97301	118-03W-088C-03300 Site: 3010 Sardin Hwy SE	0.16%	715	38,720	87,440	126,160	0	0.57%	\$4.97	\$9.06
Harler, Scott A Harler, Amanda R 1220 Chestnut St SE Abern, OR 97321	118-03W-088C-01700 Site: 1220 Chestnut St SE	0.16%	715	45,860	61,840	107,700	0	0.68%	\$4.97	\$9.06
Collins, Arlean A Collins, Edna A 1230 Center St SE Abern, OR 97321	118-03W-088C-03400 Site: 1230 Center St SE	0.16%	715	38,720	71,960	110,680	0	0.65%	\$4.97	\$9.06
Teascher, Linda C 1230 Chestnut St SE Abern, OR 97321	118-03W-088C-01800 Site: 1230 Chestnut St SE	0.16%	715	47,370	40,060	87,430	0	0.82%	\$4.97	\$9.06
Rawster, Lyle C Rawster, Dorothy 1225 Chestnut St SE Abern, OR 97321	118-03W-088C-03000 Site: 1225 Chestnut St SE	0.16%	715	48,640	71,840	120,480	0	0.58%	\$4.97	\$9.06
Bardahl, G A Bardahl, Leven 1240 Shortidge St SE Abern, OR 97321	118-03W-08AD-02900 Site: 1240 Shortidge St SE	0.16%	715	48,440	71,840	120,280	0	0.60%	\$4.97	\$9.06
PPR Abern Plaza LLC c/o MacArthur Company Attn: J Fisher Asst P.O. Box 2172 Santa Monica, CA 90407	118-03W-08AD-02700 Site: Land only	0.16%	715	104,080	0	104,080	0	0.68%	\$4.97	\$9.06
Clark, William F Clark, Pamela F P.O. Box 684 Abern, OR 97321	118-03W-088C-03300 Site: 1208 Shortidge St SE	0.16%	715	28,700	123,970	152,670	0	0.47%	\$4.97	\$9.06

OWNER OF RECORD	PROPERTY DESCRIPTION	% OF PROJECT	ESTIMATED TOTAL ASSESSMENT	Assessed Valuation as of Sept. 1998 TRUE CASH VALUE 1998/1999			OTHER ASMTS	ASMT % TO TCY	10 YEAR SEMI-ANNUAL PAYMENT AT 9%	10 YEAR MONTHLY PAYMT AT 9%
				LAND	IMPRVMTS	TOTAL				
Fry, Robert D Fry, Sherry L 1249 Center St SE Albany, OR 97321	118-03W-088C-08800 Site: 1249 Center Street SE	0.16%	8715	\$44,370	\$84,220	\$128,690	0.00%	80.01	\$64.97	\$8.06
Fox, Joseph R 2284 McChorist St SE #200 Salem, OR 97302-1147	118-03W-088C-08801 Site: 3110 Sunburn Hwy SE	0.16%	715	10,620	0	10,620	0	6.73%	\$4.97	\$0.06
Brown, Jane Ann, Tr Lving Trust 427 W 12th St San Pedro, CA 90731-1000	118-03W-088C-08200 Site: 3130 Sunburn Hwy SE	0.16%	715	38,160	68,320	106,500	0	0.67%	\$4.97	\$0.06
Hurtle, George M 1249 Chestnut St SE Albany, OR 97321	118-03W-088C-01800 Site: 1249 Chestnut Street SE	0.16%	715	48,200	48,280	94,980	0	0.76%	\$4.97	\$0.06
Ferraris, Michael J 1236 Chestnut St SE Albany, OR 97321	118-03W-088C-03700 Site: 1236 Chestnut Street SE	0.16%	715	49,710	104,880	164,290	0	0.46%	\$4.97	\$0.06
Vogt, Gordon E, JR Vogt, Haron J, Mitchel, Bob P.O. Box 1802 Albany, OR 97321	118-03W-088C-09400 Site: Land only	0.86%	4,290	107,460	0	107,460	0	3.96%	\$28.80	\$4.34
Stanton, Robert M Stanton, N Sue 1236 Center St SE Albany, OR 97321	118-03W-088C-09000 Site: 1236 Center Street SE	0.16%	715	43,200	75,200	118,400	0	0.60%	\$4.97	\$0.06
Hanslover, Robert L, Tr Hanslover, Jo Lynn, Tr 788 13th Avenue SE Albany, OR 97321	118-03W-08AD-02800 Site: 1290 Sheridge Street SE	0.16%	715	49,710	46,070	97,780	0	0.73%	\$4.97	\$0.06
Bond, Lisa M 1226 Sheridge St SE Albany, OR 97321	118-03W-088C-08800 Site: 1226 Sheridge Street SE	0.16%	715	36,680	41,360	77,930	0	0.92%	\$4.97	\$0.06

OWNER OF RECORD	PROPERTY DESCRIPTION	% OF PROJECT	ESTIMATED TOTAL ASSESSMENT	Assessed Valuation as of Sept. 1998 -----TRUE CASH VALUE 1998/1999-----			OTHER ADMNTS	ADMNT % TO TCV	10 YEAR SEMI-ANNUAL PAYMENT AT 8%	10 YEAR MONTHLY PAYMT AT 8%
				LAND	IMPRVMTS	TOTAL				
Reebuck, Harry Reebuck, Wanda E 1280 Center St SE Abern, OR 97321	118-03W-088C-03800 Site: 1280 Center Street SE	0.16%	8715	\$42,880	\$64,260	\$107,140	30	0.67%	\$64.97	\$8.06
Cora, Gary L 1280 Chestnut St SE Abern, OR 97321	118-03W-088C-03200 Site: 1280 Chestnut Street SE	0.16%	715	47,540	77,190	124,730	0	0.57%	64.97	9.06
Baker, Eileen I Baker, Margaret 1285 Chestnut St SE Abern, OR 97321	118-03W-088C-03800 Site: 1285 Chestnut Street SE	0.16%	715	48,800	81,690	131,490	0	0.54%	64.97	9.06
Atchison, Ivan D Atchison, Ester 1280 Center St SE Abern, OR 97321	118-03W-088C-03100 Site: 1280 Center Street SE	0.16%	715	45,180	83,200	128,380	0	0.58%	64.97	9.06
Hong, Ahn M 1228 Sheridge St SE Abern, OR 97321	118-03W-088C-00800 Site: 1228 Sheridge Street SE	0.16%	715	38,010	67,880	105,870	0	0.68%	64.97	9.06
Hough, Arthur H 3115 13th Avenue SE Abern, OR 97321	118-03W-088C-08800 Site: 3115 13th Avenue SE	0.16%	715	62,330	85,220	137,550	0	0.62%	64.97	9.06
Rich, Lucille Carmen, Tr, Revoc Lvg 1316 Chestnut St SE Abern, OR 97321	118-03W-088C-02100 Site: 1316 Chestnut Street SE	0.16%	715	46,540	48,990	95,530	0	0.74%	64.97	9.06
Johnson, Charles W Johnson, Sharon L 1310 Center St SE Abern, OR 97321	118-03W-088C-04000 Site: 1310 Center Street SE	0.16%	715	42,820	66,110	110,930	0	0.66%	64.97	9.06
Hunt, Arlene E 3125 13th Avenue SE Abern, OR 97321	118-03W-088C-08000 Site: 3125 13th Avenue SE	0.16%	715	60,330	71,870	122,200	0	0.59%	64.97	9.06
Steele, James D Steele, Shady R 1316 Chestnut St SE Abern, OR 97321	118-03W-088C-04100 Site: 1316 Chestnut Street SE	0.16%	715	47,080	95,800	142,880	0	0.50%	64.97	9.06

OWNER OF RECORD	PROPERTY DESCRIPTION	% OF PROJECT	ESTIMATED TOTAL ASSESSMENT	Assessed Valuation as of Sept. 1998 -----TRUE CASH VALUE 1998/1999-----			OTHER ASMNTS	ASMT % TO TCV	10 YEAR SEMI-ANNUAL PAYMENT AT 9%	10 YEAR MONTHLY PAYMT AT 9%
				LAND	IMPRVMTS	TOTAL				
Trust, Casey D Leachfeld, Jennifer F 3155 13th Avenue SE Abern, OR 97321	119-03W-088C-08800 Site: 3155 13th Avenue SE	0.10%	8715	848,030	875,170	8124,200	0	0.58%	864.97	89.06
Smith, William P., Jr Smith, Phyllis C 1305 Sherridge St SE Abern, OR 97321	119-03W-088C-07800 Site: 1305 Sherridge Street SE	0.10%	715	38,010	55,800	94,810	0	0.78%	84.97	9.06
Stoia, William J Stoia, Nellie C 1329 Chestnut St SE Abern, OR 97321	119-03W-088C-08200 Site: 1329 Chestnut Street SE	0.10%	715	46,540	43,910	90,450	0	0.78%	84.97	9.06
Lindstrom, Charles Gordon Sanzhar, Joseph, AKA 1345 Sherridge St SE Abern, OR 97321	119-03W-088C-02800 Site: 1345 Sherridge Street SE	0.10%	715	61,290	68,900	131,240	0	0.54%	84.97	9.06
Froster, James E Foster, Peggy N M 3175 13th Ave SE Abern, OR 97321	119-03W-088C-13800 Site: Land only	0.10%	715	2,000	0	2,000	0	35.73%	84.97	9.06
Nelson, Dawn A Nelson, Janet L 1330 Center St SE Abern, OR 97321	119-03W-088C-04200 Site: 1330 Center Street SE	0.10%	715	41,930	68,170	110,100	0	0.80%	84.97	9.06
Egan, Robert R Egan, Gloria A 1188 8th Avenue SW Abern, OR 97321	119-03W-088C-08700 Site: 3145 13th Avenue SE	0.10%	715	47,200	51,990	99,190	0	0.72%	84.97	9.06
Dick, Michael D Lee, Christy E 1325 Chestnut St SE Abern, OR 97321	119-03W-088C-04300 Site: 1325 Chestnut Street SE	0.10%	715	47,080	38,140	85,220	0	0.84%	84.97	9.06
Romer, Frances E, Trust 3105 13th Avenue SE Abern, OR 97321	119-03W-088C-08800 Site: 3105 13th Avenue SE	0.10%	715	48,200	84,290	112,490	0	0.84%	84.97	9.06
Hester, Scott D 1325 Sherridge St SE Abern, OR 97321	119-03W-088C-08800 Site: 1325 Sherridge Street SE	0.10%	715	38,710	43,250	82,960	0	0.88%	84.97	9.06

OWNER OF RECORD	PROPERTY DESCRIPTION	% OF PROJECT	ESTIMATED TOTAL ASSESSMENT	Assessed Valuation as of Sept. 1988 *****TRUE CASH VALUE 1988/1988*****			OTHER ASMTS	ASMT % TO TCV	10 YEAR SEMI-ANNUAL PAYMENT AT 9%	10 YEAR MONTHLY PAYMT AT 9%
				LAND	IMPRVMTS	TOTAL				
Stata, William J Stata, Nellie C 1330 Chestnut St SE Albany, OR 97321	118-03W-088C-02300 Site: 1330 Chestnut Street SE	0.16%	9715	947,080	946,900	994,000	90	0.76%	964.97	99.06
Holms, Richard P Holms, Phyllis M 3165 13th Avenue SE Albany, OR 97321	118-03W-088C-08800 Site: 3165 13th Avenue SE	0.16%	715	51,600	96,000	147,700	0	0.48%	64.97	9.06
Stewart, Floyd W 1410 Sheridge St SE Albany, OR 97321	118-03W-084D-02000 Site: 1410 Sheridge Street SE	0.16%	715	61,200	59,600	120,970	0	0.58%	64.97	9.06
Lund, Jan E Lund, Martha M 1340 Center St SE Albany, OR 97321	118-03W-088C-04400 Site: 1340 Center Street SE	0.16%	715	41,800	64,800	106,610	0	0.67%	64.97	9.06
Kroening, Lawrence H Kroening, M Lela 1325 Center St SE Albany, OR 97321	118-03W-088C-10800 Site: 1325 Center Street SE	0.16%	715	44,020	72,910	116,930	0	0.61%	64.97	9.06
Kowitz, David T Kowitz, Annella T 1330 Sheridge St SE Albany, OR 97321	118-03W-084D-02701 Site: 1330 Sheridge Street SE	0.16%	715	36,140	56,800	93,000	0	0.77%	64.97	9.06
Hammack, Pauline, Tr Revoc 1335 Chestnut St SE Albany, OR 97321	118-03W-088C-04800 Site: 1335 Chestnut Street SE	0.16%	715	46,080	58,340	104,430	0	0.67%	64.97	9.06
Preston, James E Preston, Nellie M 3175 13th Avenue SE Albany, OR 97321	118-03W-088C-10000 Site: 3175 13th Avenue SE	0.16%	715	60,480	60,600	131,070	0	0.55%	64.97	9.06
Olson, Karl A 3125 13th Avenue SE Albany, OR 97321	118-03W-088C-10900 Site: 3125 13th Avenue SE	0.16%	715	48,750	72,870	121,620	0	0.58%	64.97	9.06
Graber, Ruby J Graber, Robert F 1340 Chestnut St SE Albany, OR 97321	118-03W-088C-02400 Site: 1340 Chestnut Street SE	0.16%	715	48,080	47,250	95,340	0	0.75%	64.97	9.06



OWNER OF RECORD	PROPERTY DESCRIPTION	% OF PROJECT	ESTIMATED TOTAL ASSESSMENT	Assessed Valuation as of Sept. 1998 -----TRUE CASH VALUE 1998/1999-----			OTHER ASMTS	ASMT % TO TCV	10 YEAR SEMI-ANNUAL PAYMENT AT 9%	10 YEAR MONTHLY PAYMT AT 9%
				LAND	IMPRVMTS	TOTAL				
Goh Family Trust c/o Donald & Barbara Goh 2206 13th Avenue SE Albany, OR 97321	118-03W-088C-10100 Site: 2206 13th Avenue SE	0.16%	5715	851,320	881,880	1133,210	30	0.64%	854.97	88.06
Larson, Richard D Larson, Mary L 1448 Sherridge St SE Albany, OR 97321	118-03W-084D-02405 Site: 1448 Sherridge Street SE	16.72%	88,308.87	137,700	138,180	275,880	0	24.76%	6,257.47	888.32
Schuch, Debra J 1806 Center St SE Albany, OR 97321	118-03W-088C-08800 Site: 1300 Center Street SE	0.16%	715	42,370	67,810	110,180	0	0.65%	54.97	9.06
Perahall, Joel D Perahall, Clara K 1386 Sherridge St SE Albany, OR 97321	118-03W-088C-01600 Site: 1386 Sherridge Street SE	0.16%	715	37,880	44,530	82,410	0	0.66%	54.97	9.06
Shackelford, Lenore 3128 13th Avenue SE Albany, OR 97321	118-03W-088C-11100 Site: 3128 13th Avenue SE	0.16%	715	48,730	63,980	132,710	0	0.64%	54.97	9.06
Wagner, Corvle Joan 1346 Chestnut St SE Albany, OR 97321	118-03W-088C-04700 Site: 1346 Chestnut Street SE	0.16%	715	47,080	55,300	102,380	0	0.70%	54.97	9.06
Guggenbiller, Leon E Guggenbiller, Adelle F 3148 13th Avenue SE Albany, OR 97321	118-03W-088C-11300 Site: 3148 13th Avenue SE	0.16%	715	47,870	74,530	122,400	0	0.68%	54.97	9.06
Burton, Wayne A Burton, Ann L 1336 Center St SE Albany, OR 97321	118-03W-088C-16700 Site: 1336 Center Street SE	0.16%	715	48,780	66,020	113,770	0	0.63%	54.97	9.06
Schula, George F, JR Schula, Margret L 2216 13th Avenue SE Albany, OR 97321	118-03W-088C-10200 Site: 2216 13th Avenue SE	0.16%	715	48,000	62,400	132,110	0	0.64%	54.97	9.06

OWNER OF RECORD	PROPERTY DESCRIPTION	% OF PROJECT	ESTIMATED TOTAL ASSESSMENT	Assessed Valuation as of Sept. 1998 TRUE CASH VALUE 1998/1999			OTHER ADMNTS	ADMNT % TO TCV	10 YEAR SEMI-ANNUAL PAYMENT AT 8%	10 YEAR MONTHLY PAYMT AT 8%
				LAND	IMPRVMTS	TOTAL				
Geetes, Darryl L Geetes, Teresa M 1388 Chestnut St SE Albany, OR 97321	118-03W-088C-02500 Sht: 1388 Chestnut Street SE	0.16%	8715	547,090	952,510	399,600	90	0.72%	54.97	9.06
Green, Sandra R Rambausak, Lewis A & Nancy L, Agt c/o Sandra R Green 1324 NW Vicksbury Bend, OR 97701	118-03W-088C-11600 Sht: 3189 13th Avenue SE	0.16%	715	47,870	52,540	100,410	0	0.71%	54.97	9.06
Hayser, Stephen E Hayser, Carmen L 1418 Center St SE Albany, OR 97321	118-03W-088C-04800 Sht: 1418 Center Street SE	0.16%	715	42,370	69,890	112,260	0	0.64%	54.97	9.06
Watch, Roger D 1405 Sherwidge St SE Albany, OR 97321	118-03W-088C-01100 Sht: 1405 Sherwidge Street SE	0.16%	715	36,990	44,230	81,220	0	0.66%	54.97	9.06
Hallstrom, Troy E CustFarr; Joy D 3228 13th Avenue SE Albany, OR 97321	118-03W-088C-10300 Sht: 3228 13th Avenue SE	0.16%	715	49,990	60,070	110,060	0	0.69%	54.97	9.06
Osby, Janet L 28825 Moorish Home Drive Lebanon, OR 97355	118-03W-088C-11600 Sht: 3189 13th Avenue SE	0.16%	715	49,990	73,240	122,990	0	0.66%	54.97	9.06
Kar, Stephen M Kar, Carol 2575 Seven Mile Way SE Albany, OR 97321	118-03W-088C-11600 Sht: 3115 14th Avenue SE	0.16%	715	49,990	61,460	111,410	0	0.64%	54.97	9.06
Bankers Trust Company of Calif, NA c/o Adventa Mortgage Corp 10780 Rancho Bernardo Road San Diego, CA 92127	118-03W-088C-04800 Sht: 1405 Chestnut Street SE	0.16%	715	47,090	68,920	116,010	0	0.62%	54.97	9.06
Yude, Billy R 3185 14th Avenue SE Albany, OR 97321	118-03W-088C-10800 Sht: 3105 14th Avenue SE	0.16%	715	49,730	93,640	143,370	0	0.69%	54.97	9.06
Palmer, Alexandra B 1410 Chestnut St SE Albany, OR 97321	118-03W-088C-02500 Sht: 1410 Chestnut Street SE	0.16%	715	47,090	77,250	124,340	0	0.66%	54.97	9.06

OWNER OF RECORD	PROPERTY DESCRIPTION	% OF PROJECT	ESTIMATED TOTAL ASSESSMENT	Assessed Valuation as of Sept. 1998 -----TRUE CASH VALUE 1998/1999-----			OTHER ASSESSMENTS	ASMT % TO TCV	10 YEAR SEMI-ANNUAL PAYMENT AT 9%	10 YEAR MONTHLY PAYMT AT 9%
				LAND	IMPRVTS	TOTAL				
Miller, Jack E Miller, Diane R 3125 14th Avenue SE Albany, OR 97321	118-03W-08BC-11200 Site: 3125 14th Avenue SE	0.16%	9716	949,130	395,300	\$134,430	0	0.53%	954.97	99.06
Kripplack, Edward J, TR Kripplack, Valma M, TR 3235 13th Avenue SE Albany, OR 97321	118-03W-08BC-10400 Site: 3235 13th Avenue SE	0.16%	716	49,980	84,610	134,290	0	0.53%	54.97	9.06
Larsen, Richard A Larsen, Betty L 32008 G19th Drive Tigard, OR 97389	118-03W-08AD-02401 Site: 1420 Sheridge Street SE	0.16%	716	35,140	36,170	71,310	0	1.00%	54.97	9.06
Asada, Jim Asada, Steve P.O. Box 613 Arroyo, CA 95004	118-03W-08BC-11800 Site: 3170 13th Avenue SE	0.16%	716	47,820	48,740	97,980	0	0.73%	54.97	9.06
Hew, Duane A Hew, Marlene K 1420 Center St SE Albany, OR 97321	118-03W-08BC-09000 Site: 1420 Center Street SE	0.16%	716	43,410	70,810	114,220	0	0.63%	54.97	9.06
Berger, Donald A Berger, Darice L 3145 14th Avenue SE Albany, OR 97321	118-03W-08BC-11400 Site: 3145 14th Avenue SE	0.16%	716	48,270	76,820	125,090	0	0.57%	54.97	9.06
Wesson, Robert L Dunnella, Alex D 1415 Sheridge St SE Albany, OR 97321	118-03W-08BC-01200 Site: 1415 Sheridge Street SE	0.16%	716	37,980	76,470	114,330	0	0.63%	54.97	9.06
Clinton, Terry L Clinton, Barbara I 1415 Chestnut St SE Albany, OR 97321	118-03W-08BC-08100 Site: 1415 Chestnut Street SE	0.16%	716	49,950	114,040	163,990	0	0.44%	54.97	9.06
Rodriguez, Julian R 4771 Canyon Ct NE Salem, OR 97305	118-03W-08BC-10300 Site: 3245 13th Avenue SE	0.16%	716	39,980	70,910	108,990	0	0.60%	54.97	9.06
Pace, Lester Pace, Judy 3105 14th Avenue SE Albany, OR 97321	118-03W-08BC-11700 Site: 3105 14th Avenue SE	0.16%	716	47,570	113,200	160,770	0	0.44%	54.97	9.06

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				LAND	IMPRVMTS	TOTAL				
Morré, Howard A Morré, Linda D 3210 13th Avenue SE Abery, OR 97321	118-03W-088C-12000 Slt: 3210 13th Avenue SE	0.16%	8715	947,840	986,900	\$114,480	90	0.82%	954.97	98.06
Grossman, William G 1420 Chestnut St SE Abery, OR 97321	118-03W-088C-02700 Slt: 1420 Chestnut Street SE	0.16%	715	47,870	62,820	100,790	0	0.71%	64.97	9.06
City of Abery P.O. Box 480 Abery, OR 97321	118-03W-08AD-02300 Slt: Land only	3.72%	16,163.91	99,600	0	99,600	0	27.14%	1,242.82	204.76
Blaker, Alan B, TR Rev Lvg 1792 Starburst Terrace NW Balm, OR 97204	118-03W-088C-11800 Slt: 3165 14th Avenue SE	0.16%	715	48,440	82,990	141,120	0	0.61%	64.97	9.06
Miller, James E Miller, Davis P 1425 Sherridge St SE Abery, OR 97321	118-03W-088C-01300 Slt: 1425 Sherridge Street SE	0.16%	715	37,860	93,790	131,610	0	0.84%	64.97	9.06
Blocker, Robert Blocker, Christine S 1430 Center St SE Abery, OR 97321	118-03W-088C-03200 Slt: 1430 Center Street SE	0.16%	715	46,900	71,430	118,930	0	0.61%	64.97	9.06
Swanson, Patrick Brian Swanson, Nadine L 3220 13th Avenue SE Abery, OR 97321	118-03W-088C-12200 Slt: 3220 13th Avenue SE	0.16%	715	48,540	67,840	104,380	0	0.66%	64.97	9.06
Stovick, Jeanell 1436 Chestnut St SE Abery, OR 97321	118-03W-088C-03900 Slt: 1436 Chestnut Street SE	0.16%	715	49,610	86,040	135,650	0	0.53%	64.97	9.06
St, Murray L St, Marguerite R 1436 Center St SE Abery, OR 97321	118-03W-088C-00800 Slt: 1436 Center Street SE	0.16%	715	42,950	76,020	117,570	0	0.61%	64.97	9.06

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				LAND	IMPRVMTS	TOTAL				
Harter, Donna M 1919 Carter St SE Albany, OR 97321	118-03W-088C-02800 Sht: 1430 Chestnut Street SE	0.16%	8715	\$49,900	\$50,810	\$100,700	0	0.71%	\$54.97	\$9.06
Ode, Jeffrey D Colonel, Arlo M 3110 14th Avenue SE Albany, OR 97321	118-03W-088C-06800 Sht: 3110 14th Avenue SE	0.16%	715	48,080	58,090	106,180	0	0.67%	\$4.97	\$9.06
Lindsay, Stephen P Lindsay, Stacy R 3178 14th Avenue SE Albany, OR 97321	118-03W-088C-12100 Sht: 3178 14th Avenue SE	0.16%	715	47,280	77,150	124,740	0	0.67%	\$4.97	\$9.06
Anderson, Joseph G 3220 13th Avenue SE Albany, OR 97321	118-03W-088C-12400 Sht: 3220 13th Avenue SE	0.16%	715	47,810	74,450	122,260	0	0.66%	\$4.97	\$9.06
Schulock, Russel J 2891 4th Avenue SE Albany, OR 97321	118-03W-088C-06000 Sht: 3120 14th Avenue SE	0.16%	715	48,000	66,570	116,120	0	0.62%	\$4.97	\$9.06
Obama, Linda L 1435 Sheridge St SE Albany, OR 97321	118-03W-088C-01400 Sht: 1435 Sheridge Street SE	0.16%	715	37,800	46,480	83,380	0	0.66%	\$4.97	\$9.06
Zumst, Floyd TR, Revoc Lvy 1916 Chestnut St SE Albany, OR 97321	118-03W-088C-05400 Sht: 1916 Chestnut Street SE	0.16%	715	41,200	86,410	127,600	0	0.66%	\$4.97	\$9.06
Wilkinson, Theodore R, TR, Revoc TR Wilkinson, Carol J, TR, Revoc TR 2181-4 Mill Mead Marion, Japan 338-0851	118-03W-088C-02800 Sht: 1440 Chestnut Street SE	0.16%	715	50,800	66,040	106,800	0	0.67%	\$4.97	\$9.06
Estlin, Janet Lee 3130 14th Avenue SE Albany, OR 97321	118-03W-088C-06200 Sht: 3130 14th Avenue SE	0.16%	715	49,190	106,800	157,990	0	0.46%	\$4.97	\$9.06
Gates, Kenneth G Gates, Judith W 1440 Carter St SE Albany, OR 97321	118-03W-088C-06800 Sht: 1440 Carter Street SE	0.16%	715	41,800	72,030	113,710	0	0.63%	\$4.97	\$9.06

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				LAND	IMPRVMTS	TOTAL				
Eger, Gerald W, TR Eger, Angela, TR 3188 14th Avenue SE Abney, OR 97321	118-03W-088C-12300 Site: 3188 14th Avenue SE	0.16%	8715	\$41,880	\$72,030	\$113,710	30	0.53%	954.97	98.08
Flanagan, Larry D Flanagan, Kathy M 3240 13th Avenue SE Abney, OR 97321	118-03W-088C-12800 Site: 3240 13th Avenue SE	0.16%	715	48,000	66,680	116,240	0	0.82%	54.97	9.06
Paga, Arde E Paga, J Diane 1488 Center St SE Abney, OR 97321	118-03W-088C-05700 Site: 1488 Center Street SE	0.16%	715	41,840	77,510	119,100	0	0.80%	54.97	9.06
Fellers, Bertha B, TR Revoc Ltg TR 388 N Lindsay Road SP L-13 Mesa, AZ 85213	118-03W-088C-09400 Site: 3148 14th Avenue SE	0.16%	715	48,970	90,160	138,130	0	0.51%	54.97	9.06
City of Abney P.O. Box 488 Abney, OR 97321	118-03W-088C-09100 Site: 1888 Shartridge Street SE	9.17%	38,883.81	54,540	35,780	90,300	0	44.18%	3,088.88	605.35
Kruse, Darl S Kruse, Michelle R 1308 Lehigh Way SE Abney, OR 97321	118-03W-088C-08200 Site: 1308 Lehigh Way SE	0.16%	715	37,400	72,980	110,380	0	0.80%	54.97	9.06
Campbell, Mary H Campbell, Randall K 1818 Chestnut St SE Abney, OR 97321	118-03W-088C-09000 Site: 1818 Chestnut Street SE	0.16%	715	48,840	58,470	107,110	0	0.87%	54.97	9.06
Bradford, Thomas R Bradford, Gladys 1888 Shartridge St SE Abney, OR 97321	118-03W-088C-01000 Site: 1888 Shartridge Street SE	0.16%	715	40,980	36,150	77,140	0	0.93%	54.97	9.06
Haight, Raymond D Haight, Rebecca A 3205 14th Avenue SE Abney, OR 97321	118-03W-088C-12000 Site: 3205 14th Avenue SE	0.16%	715	48,000	60,580	108,680	0	0.88%	54.97	9.06
Rhodesbeck, Brian D Rhodesbeck, Paula E 1310 Lehigh Way SE Abney, OR 97321	118-03W-088C-12700 Site: 1310 Lehigh Way SE	0.16%	715	58,420	74,020	124,440	0	0.57%	54.97	9.06

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				LAND	IMPRVMTS	TOTAL				
Williams, Maurice N 3115 10th Avenue SE Abary, OR 97321	118-03W-088C-08100 Site: 3115 10th Avenue SE	0.16%	8715	848,530	388,180	1,236,710	90	0.63%	864.97	98.06
Edwards, Rick Edwards, Paula 3105 10th Avenue SE Abary, OR 97321	118-03W-088C-08900 Site: 3105 10th Avenue SE	0.16%	715	60,860	61,540	112,380	0	0.64%	84.97	9.06
Etz, LeVina K 3160 14th Avenue SE Abary, OR 97321	118-03W-088C-08900 Site: 3160 14th Avenue SE	0.16%	715	48,780	84,150	132,930	0	0.64%	84.97	9.06
Moffatt, Thomas O Moffatt, Gayle A 1620 Chestnut St SE Abary, OR 97321	118-03W-088C-09100 Site: 1620 Chestnut Street SE	0.16%	715	47,380	72,880	120,260	0	0.66%	84.97	9.06
Bryan, Clifford P Bryan, Grace L 3125 10th Avenue SE Abary, OR 97321	118-03W-088C-09200 Site: 3125 10th Avenue SE	0.16%	715	48,830	56,700	105,530	0	0.66%	84.97	9.06
Holton, Randall A Haley, Pamela A 3005 10th Avenue SE Abary, OR 97321	118-03W-088C-09204 Site: 3005 10th Avenue SE	1.71%	7,448.83	51,050	86,880	137,930	0	5.40%	572.46	84.33
Pierce, Lois L 3015 10th Avenue SE Abary, OR 97321	118-03W-088C-09200 Site: 3015 10th Avenue SE	0.16%	715	51,780	76,710	128,490	0	0.66%	84.97	9.06
Carpenter, Rhoe H 3215 14th Avenue SE Abary, OR 97321	118-03W-088C-12800 Site: 3215 14th Avenue SE	0.16%	715	50,840	56,300	107,140	0	0.66%	84.97	9.06
Privately, Andrew J Privately, Heather D 1040 Chestnut St SE Abary, OR 97321	118-03W-088C-09200 Site: 1040 Chestnut Street SE	0.16%	715	45,840	156,130	199,170	0	0.37%	84.97	9.06
Bankers Trust Company of California Bray, Byron C, Agt c/o Byron C Bray 3135 10th Avenue SE Abary, OR 97321	118-03W-088C-09800 Site: 3135 10th Avenue SE	0.16%	715	49,740	64,480	114,220	0	0.63%	84.97	9.06

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				LAND	IMPRVMTS	TOTAL				
Herman, Wayne T Herman, Jo Ellen M 3180 14th Avenue SE Albany, OR 97321	119-03V-0880-08800 Site: 3180 14th Avenue SE	0.16%	9715	900,290	997,190	\$147,430	30	0.46%	984.97	98.06
City of Albany P.O. Box 480 Albany, OR 97321	119-03V-08D-00200 Site: 1828 Sharpsiga Street SE	18.10%	70,017.18	90,630	46,130	136,760	0	81.20%	6,382.85	886.85
Fellen, Randall Mortgomery, Darice 1315 LeHigh Way SE Albany, OR 97321	119-03V-0880-08300 Site: 1315 LeHigh Way SE	0.16%	715	35,110	62,670	97,780	0	0.73%	54.97	9.06
Wright, Purdie 1320 LeHigh Way SE Albany, OR 97321	119-03V-0880-13900 Site: 1320 LeHigh Way SE	0.16%	715	48,460	77,680	127,140	0	0.56%	54.97	9.06
Florez, Ana Mae, TR 3025 18th Avenue SE Albany, OR 97321	119-03V-08CB-00201 Site: 3025 18th Avenue SE	0.16%	715	50,900	63,740	134,640	0	0.53%	54.97	9.06
Cudwilk, Gary A Cudwilk, Sally K 1065 Del Rio Avenue SE, Apt D Albany, OR 97321	119-03V-0880-06700 Site: 3145 18th Avenue SE	0.16%	715	49,440	82,600	131,940	0	0.54%	54.97	9.06
Gangler, Mark F Gangler, Deborah K 3225 14th Avenue SE Albany, OR 97321	119-03V-0880-19100 Site: 3225 14th Avenue SE	0.16%	715	48,600	64,990	114,510	0	0.62%	54.97	9.06
Cruzan, Gregg E Cruzan, Bille Jo 3165 18th Avenue SE Albany, OR 97321	119-03V-0880-07000 Site: 3165 18th Avenue SE	0.16%	715	53,040	103,690	156,730	0	0.46%	54.97	9.06
Suter, Curtis W, TR, Lvg Trust P.O. Box 1090 Lebanon, OR 97355	119-03V-08CB-00208 Site: 3035 18th Avenue SE	0.16%	715	49,150	90,690	139,840	0	0.51%	54.97	9.06



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				LAND	IMPRVMTS	TOTAL				
Finagan, Clyde E Finagan, Barbara 1485 Lehigh Way SE Aberny, OR 97321	118-03W-088C-08400 Sht: 1485 Lehigh Way SE	0.16%	8716	\$36,180	\$53,620	\$89,810	30	0.80%	\$4.97	\$8.08
Barnes, William D Barnes, Constance A 3110 18th Avenue SE Aberny, OR 97321	118-03W-088C-07100 Sht: 3110 18th Avenue SE	0.16%	715	48,370	99,730	148,100	0	0.48%	\$4.97	\$8.08
Harrison, Randall W Harrison, Phyllis G 1410 Lehigh Way SE Aberny, OR 97321	118-03W-088C-12000 Sht: 1410 Lehigh Way SE	0.16%	715	49,820	93,870	143,690	0	0.60%	\$4.97	\$8.08
Hendrix, Mildred 3185 18th Avenue SE Aberny, OR 97321	118-03W-088C-08800 Sht: 3185 18th Avenue SE	0.16%	715	50,180	81,880	131,860	0	0.64%	\$4.97	\$8.08
Balgaard, Terese S P Balgaard, Steven R 1820 Center St SE Aberny, OR 97321	118-03W-088C-00202 Sht: 1820 Center Street SE	0.16%	715	42,880	122,240	165,120	0	0.43%	\$4.97	\$8.08
Vehrs, Robert H, TR Vehrs, Linda, TR 3120 18th Avenue SE Aberny, OR 97321	118-03W-088C-07200 Sht: 3120 18th Avenue SE	0.16%	715	48,910	76,820	125,530	0	0.57%	\$4.97	\$8.08
Joy, Richard Joy, Nancy 3130 18th Avenue SE Aberny, OR 97321	118-03W-088C-07300 Sht: 3130 18th Avenue SE	0.16%	715	48,640	67,800	116,480	0	0.61%	\$4.97	\$8.08
Washington Mutual Bank c/o REO Dept P.O. Box 81806 (SAS0763) Seattle, WA 98111	118-03W-088C-13200 Sht: 3235 14th Avenue SE	0.16%	715	90,300	108,160	198,460	0	0.45%	\$4.97	\$8.08
Ballegarda, Gaylyn 2920 17th Avenue SE Aberny, OR 97321	118-03W-088A-00103 Sht: 2920 17th Avenue SE	0.16%	715	50,300	121,110	171,410	0	0.42%	\$4.97	\$8.08

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				LAND	IMPRVMTS	TOTAL				
Jacobson, Robert E Jacobson, Barbra 1618 Center Street SE Albany, OR 97321	118-03W-08CB-01108 Site: 1018 Center Street SE	0.16%	5715	\$45,210	\$107,530	\$153,040	90	0.47%	\$64.97	\$9.06
Anderson, Eric O Anderson, Maryette J 3245 16th Avenue SE Albany, OR 97321	118-03W-08BC-13300 Site: 3245 16th Avenue SE	0.16%	715	48,080	66,680	134,780	0	0.53%	\$64.97	\$9.06
Daniels, Timothy Daniels, Karen I 1416 Lehigh Way SE Albany, OR 97321	118-03W-08BC-08800 Site: 1416 Lehigh Way SE	0.16%	715	37,220	65,090	102,610	0	0.70%	\$64.97	\$9.06
Specialized Heating Inc 6319 SW Wawigata Dr, Suite 124 Portland, OR 97008	118-03W-08CB-00808 Site: 3018 16th Avenue SE	0.16%	715	48,000	101,360	169,360	0	0.46%	\$64.97	\$9.06
Gray, Jerry J Gray, Cecelia A 1428 Lehigh Way SE Albany, OR 97321	118-03W-08BC-13400 Site: 1428 Lehigh Way SE	0.16%	715	82,570	89,370	142,040	0	0.50%	\$64.97	\$9.06
Thompson, Michael J 3148 16th Avenue SE Albany, OR 97321	118-03W-08BC-07400 Site: 3148 16th Avenue SE	0.16%	715	48,640	65,980	134,630	0	0.53%	\$64.97	\$9.06
Niles, Jane G, TR 2896 17th Avenue SE Albany, OR 97321	118-03W-08DA-00104 Site: 2896 17th Avenue SE	0.16%	715	49,900	83,030	142,980	0	0.50%	\$64.97	\$9.06
Peterson, Virginia E Peterson, Edna M 3115 16th Avenue SE Albany, OR 97321	118-03W-08CB-01100 Site: 3115 16th Avenue SE	0.16%	715	49,880	75,920	125,800	0	0.57%	\$64.97	\$9.06
Winston, Gary A Winston, Virginia 3020 16th Avenue SE Albany, OR 97321	118-03W-08CB-00304 Site: 3020 16th Avenue SE	0.16%	715	50,950	82,630	133,180	0	0.54%	\$64.97	\$9.06
Bametz, Mark A Bametz, Kimberly G 3190 16th Avenue SE Albany, OR 97321	118-03W-08BC-07500 Site: 3190 16th Avenue SE	0.16%	715	48,640	79,320	127,960	0	0.56%	\$64.97	\$9.06

OWNER OF RECORD	PROPERTY DESCRIPTION	% OF PROJECT	ESTIMATED TOTAL ASSESSMENT	Assessed Valuation as of Sept. 1998 -----TRUE CASH VALUE 1998/1999-----			OTHER ASMTS	ASMT % TO TCV	10 YEAR SEMI-ANNUAL PAYMENT AT 9%	10 YEAR MONTHLY PAYMT AT 9%
				LAND	IMPRVMTS	TOTAL				
Briner, Billie H, TR, Lvg Trust Briner, Ruby C, TR, Lvg Trust 2941 17th Avenue SE Abany, OR 97321	118-03W-08DA-00102 Site: 2941 17th Avenue SE	0.16%	9716	\$48,000	\$99,270	\$147,260	30	0.48%	\$64.97	\$9.06
Fewer, David A Fewer, Sharon D 3125 16th Avenue SE Abany, OR 97321	118-03W-08CB-01101 Site: 3125 16th Avenue SE	0.16%	716	48,790	78,780	128,540	0	0.56%	\$64.97	\$9.06
Frank, Waldorf W Frank, Edna L 3030 16th Avenue SE Abany, OR 97321	118-03W-08CB-00301 Site: 3030 16th Avenue SE	0.16%	716	50,550	102,140	152,690	0	0.47%	\$64.97	\$9.06
Ward, Gary W Ward, Pamela S 3160 16th Avenue SE Abany, OR 97321	118-03W-08CB-07800 Site: 3160 16th Avenue SE	0.16%	716	48,840	71,410	120,000	0	0.50%	\$64.97	\$9.06
Edroge, George L Edroge, Shirley C 1425 Lehigh Way SE Abany, OR 97321	118-03W-08CB-00800 Site: 1425 Lehigh Way SE	0.16%	716	37,300	83,830	121,130	0	0.56%	\$64.97	\$9.06
Lemerand, George L Lemerand, Carolyn R 3135 16th Avenue SE Abany, OR 97321	118-03W-08CB-01103 Site: 3135 16th Avenue SE	0.16%	716	48,790	78,290	128,040	0	0.56%	\$64.97	\$9.06
Pargason, Larry R 3040 16th Avenue SE Abany, OR 97321	118-03W-08CB-00303 Site: 3040 16th Avenue SE	0.16%	716	43,170	86,620	129,790	0	0.56%	\$64.97	\$9.06
Stiller, Darryl J Stiller, Clarine C 3170 16th Avenue SE Abany, OR 97321	118-03W-08CB-07700 Site: 3170 16th Avenue SE	0.16%	716	48,840	60,160	108,790	0	0.66%	\$64.97	\$9.06
Fryman, Dennis D 2903 17th Avenue SE Abany, OR 97321	118-03W-08DA-00101 Site: 2903 17th Avenue SE	0.16%	716	48,340	92,060	136,420	0	0.52%	\$64.97	\$9.06
Mills, Gregory D Mills, Beverly Lynn 3145 16th Avenue SE Abany, OR 97321	118-03W-08CB-01104 Site: 3145 16th Avenue SE	0.16%	716	48,790	77,870	127,420	0	0.56%	\$64.97	\$9.06

FINANCIAL INVESTIGATION REPORT - SECTIONS 1 & 2  
 Lehigh / Riderwood Access LID

OWNER OF RECORD	PROPERTY DESCRIPTION	% OF PROJECT	ESTIMATED TOTAL ASSESSMENT	Assessed Valuation as of Sept. 1998 -----TRUE CASH VALUE 1998/1999-----			OTHER ASMTS	ASMT % TO TCV	10 YEAR SEMI-ANNUAL PAYMENT AT 9%	10 YEAR MONTHLY PAYMT AT 9%
				LAND	IMPRVMTS	TOTAL				
Hewel, Johnathon D Hewel, Darlene A 3210 10th Avenue SE Aberny, OR 97321	118-03W-098C-07900 Site: 3210 10th Avenue SE	0.16%	\$716	948,590	953,790	\$106,340	0	0.60%	\$64.97	\$9.06
Veterans Affairs, Dept of Turrent, Kevin L & Evelyn, AGT 1005 Lehigh Way SE Aberny, OR 97321	118-03W-098C-08700 Site: 1005 Lehigh Way SE	0.16%	716	37,900	70,630	107,930	0	0.60%	64.97	9.06
Jones, Darrell S Jones, LeBarla 3027 17th Avenue SE Aberny, OR 97321	118-03W-098C-00906 Site: 3027 17th Avenue SE	0.16%	716	51,750	95,460	147,210	0	0.49%	64.97	9.06
Veterans Affairs, Dept of Briggs, Harley J & Sharon J, AGT 3185 16th Avenue SE Aberny, OR 97321	118-03W-098C-01106 Site: 3185 16th Avenue SE	0.16%	716	48,750	54,910	103,660	0	0.69%	64.97	9.06
Boyles, Margaret J 3220 16th Avenue SE Aberny, OR 97321	118-03W-098C-07900 Site: 3220 16th Avenue SE	0.16%	716	48,750	80,250	138,000	0	0.69%	64.97	9.06
Stantonship, N Fern 2962 17th Avenue SE Aberny, OR 97321	118-03W-098C-00105 Site: 2962 17th Avenue SE	0.16%	716	49,750	99,520	148,270	0	0.48%	64.97	9.06
Brewer, Donald G Brewer, Beverly L 3100 16th Avenue SE Aberny, OR 97321	118-03W-098C-00402 Site: 3100 16th Avenue SE	0.16%	716	43,040	116,360	169,400	0	0.46%	64.97	9.06
Hobbs, Margaret L, TR Revoc Lvg TR 3230 16th Avenue SE Aberny, OR 97321	118-03W-098C-08000 Site: 3230 16th Avenue SE	0.16%	716	49,880	80,730	130,610	0	0.59%	64.97	9.06
Boucher, Robert O Boucher, Virginia E 3185 16th Avenue SE Aberny, OR 97321	118-03W-098C-00100 Site: 3185 16th Avenue SE	0.16%	716	49,750	81,830	131,580	0	0.54%	64.97	9.06
Harler, Ronald E 1610 Center Street SE Aberny, OR 97321	118-03W-098C-00302 Site: 1610 Center Street SE	0.16%	716	43,420	89,110	132,530	0	0.54%	64.97	9.06

FINANCIAL INVESTIGATION REPORT - SECTIONS 1 & 2  
 Lehigh / Ridgewood Access LD

OWNER OF RECORD	PROPERTY DESCRIPTION	% OF PROJECT	ESTIMATED TOTAL ASSESSMENT	Assessed Valuation as of Sept. 1998 *****TRUE CASH VALUE 1998/1998*****			OTHER ASMTS	ASMT % TO TCV	10 YEAR SEM-ANNUAL PAYMENT AT 9%	10 YEAR MONTHLY PAYMT AT 9%
				LAND	IMPRVMTS	TOTAL				
Burger, Jerry E Bartels, Betty J 3240 16th Avenue SE Abany, OR 97321	118-03W-088C-08100 Site: 3240 16th Avenue SE	0.16%	8715	950,200	987,900	1,938,200	90	0.52%	84.97	9.06
Reeds, Lora M 3119 16th Avenue SE Abany, OR 97321	118-03W-088C-08401 Site: 3119 16th Avenue SE	0.16%	715	48,600	86,470	135,070	0	0.53%	84.97	9.06
Wills, Steve D Wills, Heidi L 3099 17th Avenue SE Abany, OR 97321	118-03W-088C-08300 Site: 3099 17th Avenue SE	0.16%	715	50,900	88,100	137,980	0	0.52%	84.97	9.06
Hahn, Barbara L 3205 16th Avenue SE Abany, OR 97321	118-03W-088C-08103 Site: 3205 16th Avenue SE	0.16%	715	49,730	78,600	128,330	0	0.57%	84.97	9.06
Bragg, Edna L Bragg, Bette J 1818 Lehigh Way SE Abany, OR 97321	118-03W-088C-08800 Site: 1818 Lehigh Way SE	0.16%	715	37,370	120,420	157,780	0	0.49%	84.97	9.06
Hart, Warren E Hart, Joyce B 2989 17th Avenue SE Abany, OR 97321	118-03W-088A-08100 Site: 2989 17th Avenue SE	0.16%	715	46,340	98,820	144,980	0	0.49%	84.97	9.06
Jackson, Gene R Jackson, Corrie E 3129 16th Avenue SE Abany, OR 97321	118-03W-088C-08406 Site: 3129 16th Avenue SE	0.16%	715	48,900	111,820	161,570	0	0.44%	84.97	9.06
Delross, Margaret A 3215 16th Avenue SE Abany, OR 97321	118-03W-088C-00105 Site: 3215 16th Avenue SE	0.16%	715	48,780	87,330	137,980	0	0.52%	84.97	9.06
Usley, Steven E Usley, Rae L 1818 Center St SE Abany, OR 97321	118-03W-088C-08408 Site: 1818 Center Street SE	0.16%	715	41,430	86,400	127,980	0	0.55%	84.97	9.06
Elera, Randall H Elera, Jean L 2989 17th Avenue SE Abany, OR 97321	118-03W-088A-00105 Site: 2989 17th Avenue SE	0.16%	715	46,780	93,110	139,980	0	0.51%	84.97	9.06

FINANCIAL INVESTIGATION REPORT - SECTIONS 1 & 2  
 Leigh / Riderwood Access LID

OWNER OF RECORD	PROPERTY DESCRIPTION	% OF PROJECT	ESTIMATED TOTAL ASSESSMENT	Assessed Valuation as of Sept. 1998 *****TRUE CASH VALUE 1998/1999*****			OTHER ASMTS	ASBMT % TO TCV	10 YEAR SEMI-ANNUAL PAYMENT AT 8%	10 YEAR MONTHLY PAYMT AT 8%
				LAND	IMPRVMTS	TOTAL				
Johnson, Dorry Johnson, Cheryl 3226 16th Avenue SE Abany, OR 97321	118-03W-08CB-00104 Site: 3226 16th Avenue SE	0.16%	9716	890,730	\$101,500	\$182,230	90	0.47%	904.97	99.06
Roger, Thomas L Roger, Beverly L 3130 16th Avenue SE Abany, OR 97321	118-03W-08CB-00403 Site: 3130 16th Avenue SE	0.16%	716	49,990	66,690	116,240	0	0.60%	64.97	9.06
Lesson, Marshall C Lesson, Eva C 1628 Center Street SE Abany, OR 97321	118-03W-08CB-00807 Site: 1628 Center Street SE	0.16%	716	45,300	93,790	139,090	0	0.51%	64.97	9.06
Hynes, Michael R Hynes, Pamela D 3117 17th Avenue SE Abany, OR 97321	118-03W-08CB-00400 Site: 3117 17th Avenue SE	0.16%	716	91,190	82,960	133,810	0	0.53%	64.97	9.06
Hrusa, Ronald L Hrusa, Nancy C 1010 Leigh Way SE Abany, OR 97321	118-03W-08CB-00106 Site: 1010 Leigh Way SE	0.16%	716	90,160	91,960	141,810	0	0.60%	64.97	9.06
Corda, Diana D 1937 Leigh Way SE Abany, OR 97321	118-03W-08CB-00901 Site: 1937 Leigh Way SE	0.16%	716	36,380	73,320	111,710	0	0.64%	64.97	9.06
Dolan, Lynn C Dolan, Annelle M 3236 16th Avenue SE Abany, OR 97321	118-03W-08CB-00101 Site: 3236 16th Avenue SE	0.16%	716	81,200	78,740	128,940	0	0.59%	64.97	9.06
Helms, Meri G Helms, Phyllis A 3149 16th Avenue SE Abany, OR 97321	118-03W-08CB-00404 Site: 3149 16th Avenue SE	0.16%	716	49,400	91,110	140,510	0	0.51%	64.97	9.06
Campbell, Rick A Wirk, Terri L c/o Rick A Campbell 2984 17th Avenue SE Abany, OR 97321	118-03W-08DA-00107 Site: 2984 17th Avenue SE	0.16%	716	48,090	82,960	131,070	0	0.66%	64.97	9.06
Rowson, Larry E Rowson, Patsy C 3127 17th Avenue SE Abany, OR 97321	118-03W-08CB-00410 Site: 3127 17th Avenue SE	0.16%	716	90,190	81,250	131,400	0	0.54%	64.97	9.06

FINANCIAL INVESTIGATION REPORT - SECTIONS 1 & 2  
 Lehigh / Riderwood Access LID

OWNER OF RECORD	PROPERTY DESCRIPTION	% OF PROJECT	ESTIMATED TOTAL ASSESSMENT	Assessed Valuation as of Sept. 1998 -----TRUE CASH VALUE 1998/1999-----			OTHER ASMTS	ASMT % TO TCV	10 YEAR SEMI-ANNUAL PAYMENT AT 8%	10 YEAR MONTHLY PAYMT AT 8%
				LAND	IMPRVMTS	TOTAL				
Mundt, William L Mundt, Carla A 1625 Center Street SE Abany, OR 97321	118-03W-08CB-00408 Site: 1625 Center Street SE	0.16%	6715	346,000	886,910	\$145,970	90	0.48%	54.97	9.06
City of Abany P.O. Box 490 Abany, OR 97321	118-03W-08D-00401 Site: Land only	0.16%	715	105,000	0	105,000	0	0.66%	54.97	9.06
Hedy, C Duane Hedy, Arlys I 3157 17th Avenue SE Abany, OR 97321	118-03W-08CB-00409 Site: 3157 17th Avenue SE	0.16%	715	47,570	92,370	139,940	0	0.51%	54.97	9.06
Mitchel, David L Mitchel, Treva M 3277 16th Avenue SE Abany, OR 97321	118-03W-08CB-00102 Site: 3277 16th Avenue SE	0.16%	715	90,800	103,220	154,110	0	0.46%	54.97	9.06
Hann, Gene E, Co TR Hann, Barbara, Co TR 3202 16th Avenue SE Abany, OR 97321	118-03W-08CB-00508 Site: 3202 16th Avenue SE	0.16%	715	60,000	83,800	143,800	0	0.50%	54.97	9.06
Howarth, Carrie G 3157 17th Avenue SE Abany, OR 97321	118-03W-08CB-00407 Site: 3157 17th Avenue SE	0.16%	715	61,130	108,900	168,000	0	0.45%	54.97	9.06
City of Abany P.O. Box 490 Abany, OR 97321	118-03W-08CB-00700 Site: Land only	0.16%	715	58,360	0	58,360	0	1.23%	54.97	9.06
McGovern, Stephen R McGovern, Shirley L 1989 Lehigh Way SE Abany, OR 97321	118-03W-08CB-00902 Site: 1989 Lehigh Way SE	0.16%	715	36,720	73,510	112,230	0	0.64%	54.97	9.06
Young, Gene E Young, Sandra H 2716 Pacific Blvd SE Abany, OR 97321	118-03W-08CB-00801 Site: 3210 16th Avenue SE	0.16%	715	47,800	0	47,800	0	1.49%	54.97	9.06
Herrickson, David D Herrickson, Jill M 3220 16th Avenue SE Abany, OR 97321	118-03W-08CB-00803 Site: 3220 16th Avenue SE	0.16%	715	51,260	102,440	153,700	0	0.46%	54.97	9.06

FINANCIAL INVESTIGATION REPORT - SECTIONS 1 & 2  
 Lehigh / Riderwood Access LID

OWNER OF RECORD	PROPERTY DESCRIPTION	% OF PROJECT	ESTIMATED TOTAL ASSESSMENT	Assessed Valuation as of Sept. 1998 -----TRUE CASH VALUE 1998/1999-----			OTHER ASMTS	ASMT % TO TOV	10 YEAR SEMI-ANNUAL PAYMENT AT 9%	10 YEAR MONTHLY PAYMT AT 9%
				LAND	IMPRVMTS	TOTAL				
McDemott, B Norman McDemott, Charlotte M 3178 17th Avenue SE Abany, OR 97321	118-03W-08CB-00005 Site: 3178 17th Avenue SE	0.16%	5715	553,080	\$116,620	\$169,700	0	0.42%	54.97	9.06
Turner, David Robert Turner, Denise De Brillo 3232 16th Avenue SE Abany, OR 97321	118-03W-08CB-00002 Site: 3232 16th Avenue SE	0.16%	715	48,780	77,440	126,180	0	0.57%	54.97	9.06
Tripp, Rodney W Tripp, Martha G c/o Tripp & Tripp Realty P.O. Box 747 Abany, OR 97321	118-03W-08CB-00000 Site: 1001 Lehigh Way SE	0.16%	715	50,780	48,070	98,850	0	0.72%	54.97	9.06
Matich, Elaine W 3105 17th Avenue SE Abany, OR 97321	118-03W-08CB-00000 Site: 3105 17th Avenue SE	0.16%	715	44,370	85,210	129,580	0	0.66%	54.97	9.06
Hypsel, Roger D Boyd, Lisa Ann 3204 16th Avenue SE Abany, OR 97321	118-03W-08CB-00010 Site: 3204 16th Avenue SE	0.16%	715	50,330	100,820	151,150	0	0.47%	54.97	9.06
Dandlers, Franca E Dandlers, Colson M 3118 17th Avenue SE Abany, OR 97321	118-03W-08CB-00008 Site: 3118 17th Avenue SE	0.16%	715	47,830	110,060	157,890	0	0.46%	54.97	9.06
Nicholson, Kevin Nicholson, Paul 3130 17th Avenue SE Abany, OR 97321	118-03W-08CB-00008 Site: 3130 17th Avenue SE	0.16%	715	46,780	81,880	128,660	0	0.66%	54.97	9.06
Michael, Neil C 3164 17th Avenue SE Abany, OR 97321	118-03W-08CB-00007 Site: 3164 17th Avenue SE	0.16%	715	48,190	91,280	140,480	0	0.51%	54.97	9.06
Proctor, Wilma M, TR 3132 17th Avenue SE Abany, OR 97321	118-03W-08CB-00004 Site: 3132 17th Avenue SE	0.16%	715	48,780	91,930	141,080	0	0.60%	54.97	9.06
City of Abany P.O. Box 490 Abany, OR 97321	118-03W-08C-00611 Site: Land only	0.16%	715	15,380	0	15,380	0	4.65%	54.97	9.06



FINANCIAL INVESTIGATION REPORT - SECTIONS 1 & 2  
 Leigh / Riderwood Access LID

OWNER OF RECORD	PROPERTY DESCRIPTION	% OF PROJECT	ESTIMATED TOTAL ASSESSMENT	Assessed Valuation as of Sept. 1998 -----TRUE CASH VALUE 1998/1999-----			OTHER ASMTS	ASMT % TO TCV	10 YEAR SEMI-ANNUAL PAYMENT AT 8%	10 YEAR MONTHLY PAYMT AT 8%
				LAND	IMPRVMTS	TOTAL				
Esoburn, Carlton G, TR Revoc Lvg Esoburn, Joanne M, TR Revoc Lvg 3108 18th Avenue SE Albany, OR 97321	118-03W-09CC-00200 Site: 3108 18th Avenue SE	0.16%	715	46,780	123,230	170,010	0	0.42%	54.97	9.06
Miler, Thomas H Miler, Annette 3115 18th Avenue SE Albany, OR 97321	118-03W-09CC-00300 Site: 3115 18th Avenue SE	0.16%	715	46,600	100,240	146,840	0	0.48%	54.97	9.06
Mora, Olga Mora, Rafael 3121 18th Avenue SE Albany, OR 97321	118-03W-09CC-00400 Site: 3121 18th Avenue SE	0.16%	715	46,700	100,500	147,200	0	0.48%	54.97	9.06
Hart, David E Hart, Amy J 3137 18th Avenue SE Albany, OR 97321	118-03W-09CC-00500 Site: 3137 18th Avenue SE	0.16%	715	46,700	102,270	148,970	0	0.48%	54.97	9.06
Hart, Melba Stephen, TR Hart, Marlene Estelle, TR 3149 18th Avenue SE Albany, OR 97321	118-03W-09CC-00600 Site: 3149 18th Avenue SE	0.16%	715	46,810	109,750	156,560	0	0.48%	54.97	9.06
Sims, Patrick J Sims, Katherine R 3155 18th Avenue SE Albany, OR 97321	118-03W-09CC-00700 Site: 3155 18th Avenue SE	0.16%	715	46,370	126,900	173,270	0	0.41%	54.97	9.06
Winters, Mary F 3165 18th Avenue SE Albany, OR 97321	118-03W-09CC-00800 Site: 3165 18th Avenue SE	0.16%	715	46,080	82,980	131,070	0	0.55%	54.97	9.06
Keller, Colleen S 3201 18th Avenue SE Albany, OR 97321	118-03W-09CC-00900 Site: 3201 18th Avenue SE	0.16%	715	47,360	108,630	156,020	0	0.48%	54.97	9.06
Yeh, Henry F Yeh, Mai Sue 3213 18th Avenue SE Albany, OR 97321	118-03W-09CC-01000 Site: 3213 18th Avenue SE	0.16%	715	47,830	112,100	159,980	0	0.45%	54.97	9.06

OWNER OF RECORD	PROPERTY DESCRIPTION	% OF PROJECT	ESTIMATED TOTAL ASSESSMENT	Assessed Valuation as of Sept. 1998 -----TRUE CASH VALUE 1998/1999-----			OTHER ASMTS	ASMT % TO TCV	10 YEAR SEMI-ANNUAL PAYMENT AT 9%	10 YEAR MONTHLY PAYMT AT 9%
				LAND	IMPRVMTS	TOTAL				
Brown, Vernon C 3225 18th Avenue SE Albany, OR 97321	118-03W-08CC-01100 Site: 3225 18th Avenue SE	0.16%	5715	548,030	5112,260	5160,410	90	0.46%	564.97	59.06
Leifer, Gary R Bradford, Paul C 3227 18th Avenue SE Albany, OR 97321	118-03W-08CC-01200 Site: 3227 18th Avenue SE	0.16%	715	48,030	106,200	154,230	0	0.46%	54.97	9.06
Pham, Tuan M La, Tam T 3240 18th Avenue SE Albany, OR 97321	118-03W-08CC-01300 Site: 3240 18th Avenue SE	0.16%	715	48,030	102,360	150,390	0	0.46%	54.97	9.06
Berra, Joseph J Berra, Renee K 3250 18th Avenue SE Albany, OR 97321	118-03W-08CC-01400 Site: 3250 18th Avenue SE	0.16%	715	48,000	117,530	165,530	0	0.43%	54.97	9.06
Springer, John David, TR Springer, Margie, TR 3265 18th Avenue SE Albany, OR 97321	118-03W-08CC-01500 Site: 3265 18th Avenue SE	0.16%	715	48,030	119,450	167,480	0	0.43%	54.97	9.06
Howell, Craig D Howell, Laurel M 1778 Lehigh Way SE Albany, OR 97321	118-03W-08CC-08300 Site: Land only	0.16%	715	31,780	80,850	112,330	0	0.64%	54.97	9.06
Christofferson, Chris A Christofferson, Stuart M 3325 18th Place SE Albany, OR 97321	118-03W-08CC-08200 Site: 3325 18th Place SE	0.16%	715	28,000	89,020	117,110	0	0.61%	54.97	9.06
Warren, David P 3345 18th Place SE Albany, OR 97321	118-03W-08CC-08100 Site: Land only	0.16%	715	27,950	88,150	116,100	0	0.62%	54.97	9.06
Hedding, Jason C Hedding, Jane M 1788 Lehigh Way SE Albany, OR 97321	118-03W-08CC-08400 Site: Land only	0.16%	715	28,530	81,570	110,200	0	0.66%	54.97	9.06

FINANCIAL INVESTIGATION REPORT - SECTIONS 1 & 2  
 Lehigh / Ridgewood Access LID

OWNER OF RECORD	PROPERTY DESCRIPTION	% OF PROJECT	ESTIMATED TOTAL ASSESSMENT	Assessed Valuation as of Sept. 1988 -----TRUE CASH VALUE 1988/1988-----			OTHER ASMTS	ASMT % TO TCV	10 YEAR SEM-ANNUAL PAYMENT AT 9%	10 YEAR MONTHLY PAYMT AT 9%
				LAND	IMPRVMTS	TOTAL				
Lambert, David Bruce 1788 Lehigh Way SE Albany, OR 97321	118-03W-08CC-08900 Sht: 1788 Lehigh Way SE	0.16%	\$715	\$30,480	\$81,770	\$112,250	30	0.84%	\$64.97	\$9.06
Covell, Isabel J 239 4th Avenue SE Albany, OR 97321	118-03W-08CC-09100 Sht: 1800 Cedar Street SE	0.16%	715	48,740	179,930	228,670	0	0.31%	\$4.97	\$9.06
Hering, Glenn A Hering, Diane G 3102 18th Avenue SE Albany, OR 97321	118-03W-08CC-01800 Sht: 3102 18th Avenue SE	0.16%	715	47,430	107,260	154,710	0	0.46%	\$4.97	\$9.06
Griggs, Glen Griggs, Nancy 3114 18th Avenue SE Albany, OR 97321	118-03W-08CC-01700 Sht: 3114 18th Avenue SE	0.16%	715	48,700	98,320	143,020	0	0.50%	\$4.97	\$9.06
Chan, Jesse Sing-IP Chan, Sheau-Hong 3122 18th Avenue SE Albany, OR 97321	118-03W-08CC-01800 Sht: 3122 18th Avenue SE	0.16%	715	48,700	105,300	152,000	0	0.47%	\$4.97	\$9.06
Brinson, Diane L 3138 18th Avenue SE Albany, OR 97321	118-03W-08CC-01900 Sht: 3138 18th Avenue SE	0.16%	715	48,700	111,410	158,110	0	0.45%	\$4.97	\$9.06
Hill, Stanley B Hill, Maroon R 3148 18th Avenue SE Albany, OR 97321	118-03W-08CC-02000 Sht: 3148 18th Avenue SE	0.16%	715	47,280	104,330	151,620	0	0.47%	\$4.97	\$9.06
Shore, William D Shore, Wilfred A 3182 18th Avenue SE Albany, OR 97321	118-03W-08CC-02100 Sht: 3182 18th Avenue SE	0.16%	715	47,280	104,650	151,940	0	0.47%	\$4.97	\$9.06
Bushert, Jeffrey L Bushert, Julie 3184 18th Avenue SE Albany, OR 97321	118-03W-08CC-02200 Sht: 3184 18th Avenue SE	0.16%	715	47,280	108,160	158,440	0	0.46%	\$4.97	\$9.06
Desalle, Paul A Desalle, Peggy D 3204 18th Avenue SE Albany, OR 97321	118-03W-08CC-02300 Sht: 3204 18th Avenue SE	0.16%	715	48,980	99,810	148,790	0	0.48%	\$4.97	\$9.06

OWNER OF RECORD	PROPERTY DESCRIPTION	% OF PROJECT	ESTIMATED TOTAL ASSESSMENT	Assessed Valuation as of Sept. 1998 -----TRUE CASH VALUE 1998/1999-----			OTHER ASMNTS	ASMT % TO TCV	10 YEAR SEM-ANNUAL PAYMENT AT 9%	10 YEAR MONTHLY PAYMT AT 9%
				LAND	IMPRVMTS	TOTAL				
Quastan, Angela M 3340 18th Place SE Abany, OR 97321	118-03W-08CC-07201 Site: 3340 18th Place SE	0.16%	\$715	\$28,020	\$108,140	\$136,160	\$0	0.53%	\$64.97	\$9.06
Ridderwiler, Gregory A Ridderwiler, Tracy C 3212 18th Avenue SE Abany, OR 97321	118-03W-08CC-02400 Site: 3212 18th Avenue SE	0.16%	715	46,880	110,430	157,310	0	0.46%	\$4.97	\$9.06
Velbeda, Darran R Velbeda, Wilfred E 3318 18th Place SE Abany, OR 97321	118-03W-08CC-08600 Site: 3318 18th Place SE	0.16%	715	30,280	74,980	105,260	0	0.68%	\$4.97	\$9.06
Messer, Karl D Messer, Catherine M 253 Stearns Pl Apt B-4 Hot Springs, AR 71913	118-03W-08CC-02800 Site: 3234 18th Avenue SE	0.16%	715	46,920	105,410	152,330	0	0.47%	\$4.97	\$9.06
Burton, Donald L Burton, Nancy C 898 NW Panama Drive Corvallis, OR 97330	118-03W-08CC-08800 Site: Land only	0.16%	715	27,920	88,250	116,170	0	0.62%	\$4.97	\$9.06
Murtrick, Paul M Murtrick, Kathleen E 3226 18th Avenue SE Abany, OR 97321	118-03W-08CC-02800 Site: 3226 18th Avenue SE	0.16%	715	47,210	98,080	145,290	0	0.46%	\$4.97	\$9.06
Jensen, Chels M Jensen, Kimra D 3346 18th Avenue SE Abany, OR 97321	118-03W-08CC-02700 Site: 3346 18th Avenue SE	0.16%	715	47,210	102,100	149,310	0	0.46%	\$4.97	\$9.06
Stora, Michael A Stora, Tarnay S 3298 18th Avenue SE Abany, OR 97321	118-03W-08CC-02800 Site: 3298 18th Avenue SE	0.16%	715	47,540	111,070	158,610	0	0.45%	\$4.97	\$9.06
Graham, Ralph L Graham, Dulra R 3298 18th Avenue SE Abany, OR 97321	118-03W-08CC-02800 Site: 3298 18th Avenue SE	0.16%	715	47,710	118,890	166,600	0	0.43%	\$4.97	\$9.06
Melzer, Brian Melzer, Arjo 1810 Center Street SE Abany, OR 97321	118-03W-08CC-07300 Site: 1810 Center Street SE	0.16%	715	46,740	112,050	158,790	0	0.45%	\$4.97	\$9.06

OWNER OF RECORD	PROPERTY DESCRIPTION	% OF PROJECT	ESTIMATED TOTAL ASSESSMENT	Assessed Valuation as of Sept. 1998 *****TRUE CASH VALUE 1998/1999*****			OTHER ASMNTS	ASMT % TO TCV	10 YEAR SEMI-ANNUAL PAYMENT AT 9%	10 YEAR MONTHLY PAYMT AT 9%
				LAND	IMPRVMTS	TOTAL				
Matta, Richard A Matta, Michele L 1826 Lehigh Way SE Aberny, OR 97321	118-03W-08CC-08700 Site: Land only	0.16%	8715	328,020	384,410	612,430	30	0.56%	864.97	98.06
Margul, James L Margul, Barbara J 3101 19th Avenue SE Aberny, OR 97321	118-03W-08CC-08000 Site: 3101 19th Avenue SE	0.16%	715	48,080	122,880	170,960	0	0.42%	64.97	9.06
Schlar, Manfred Schlar, Claudie M J 3113 19th Avenue SE Aberny, OR 97321	118-03W-08CC-08100 Site: 3113 19th Avenue SE	0.16%	715	47,810	107,460	154,870	0	0.46%	64.97	9.06
Herring, Shirley W, TR 3126 19th Avenue SE Aberny, OR 97321	118-03W-08CC-08200 Site: 3126 19th Avenue SE	0.16%	715	47,800	102,920	190,720	0	0.47%	64.97	9.06
Nicholson, Darren Nicholson, Amy 3133 19th Avenue SE Aberny, OR 97321	118-03W-08CC-08300 Site: 3133 19th Avenue SE	0.16%	715	48,080	104,290	182,360	0	0.47%	64.97	9.06
Owen, Dale A Owen, Cynthia M 3165 19th Avenue SE Aberny, OR 97321	118-03W-08CC-08400 Site: 3165 19th Avenue SE	0.16%	715	48,200	136,090	185,240	0	0.39%	64.97	9.06
Reaco, Brian D Reaco, Shirley R 1836 Lehigh Way SE Aberny, OR 97321	118-03W-08CC-08600 Site: 1836 Lehigh Way SE	0.16%	715	38,800	84,880	116,280	0	0.62%	64.97	9.06
Nelson, Darrel R Nelson, Carrie J 3169 19th Avenue SE Aberny, OR 97321	118-03W-08CC-08800 Site: 3169 19th Avenue SE	0.16%	715	48,240	100,500	148,740	0	0.48%	64.97	9.06
Halma, Alan D Halma, Dawn E 3171 19th Avenue SE Aberny, OR 97321	118-03W-08CC-08900 Site: 3171 19th Avenue SE	0.16%	715	48,240	136,560	184,800	0	0.38%	64.97	9.06
Day, Robyn P Day, Janta E 3203 19th Avenue SE Aberny, OR 97321	118-03W-08CC-08700 Site: 3203 19th Avenue SE	0.16%	715	50,080	106,030	198,120	0	0.46%	64.97	9.06

FINANCIAL INVESTIGATION REPORT - SECTIONS 1 & 2  
 Lehigh / Ridgewood Access LID

OWNER OF RECORD	PROPERTY DESCRIPTION	% OF PROJECT	ESTIMATED TOTAL ASSESSMENT	Assessed Valuation as of Sept. 1998 *****TRUE CASH VALUE 1998/1999*****			OTHER ASMTS	ASMT % TO TCV	10 YEAR SEMI-ANNUAL PAYMENT AT 9%	10 YEAR MONTHLY PAYMENT AT 9%
				LAND	IMPRVMTS	TOTAL				
Loewen, Alvin 3216 19th Avenue SE Albany, OR 97321	118-03W-08CC-08600 Site: 3216 19th Avenue SE	0.16%	5715	348,080	\$100,080	\$148,170	0	0.46%	\$64.97	\$9.06
Webster, E H Webster, Barboe 3229 19th Avenue SE Albany, OR 97321	118-03W-08CC-08600 Site: 3229 19th Avenue SE	0.16%	715	48,300	109,820	158,200	0	0.45%	64.97	9.06
Middstead, Ronald P Middstead, Michelle 3237 19th Avenue SE Albany, OR 97321	118-03W-08CC-10200 Site: 3237 19th Avenue SE	0.16%	715	48,820	128,560	177,370	0	0.40%	64.97	9.06
Voegels, Oscar Voegels, Margaret 3245 19th Avenue SE Albany, OR 97321	118-03W-08CC-10100 Site: 3245 19th Avenue SE	0.16%	715	48,110	131,440	179,550	0	0.40%	64.97	9.06
Lack, Randy S Lack, Carl K 1084 Steven Street Brawley, CA 92227	118-03W-08CC-10200 Site: 3253 19th Avenue SE	0.16%	715	48,670	113,880	160,550	0	0.45%	64.97	9.06
Combs, Richard M 3268 19th Avenue SE Albany, OR 97321	118-03W-08CC-10300 Site: 3268 19th Avenue SE	0.16%	715	49,110	104,440	153,550	0	0.47%	64.97	9.06
Rodger, Todd E 1820 Center Street SE Albany, OR 97321	118-03W-08CC-07400 Site: 1820 Center Street SE	0.16%	715	46,740	124,980	171,730	0	0.42%	64.97	9.06
Morse, Douglas H Morse, Jennifer 1845 Lehigh Way SE Albany, OR 97321	118-03W-08CC-07200 Site: 1845 Lehigh Way SE	0.16%	715	28,940	95,000	123,990	0	0.58%	64.97	9.06
Down, Daniel Fisher, Erin 3323 19th Place SE Albany, OR 97321	118-03W-08CC-11900 Site: 3323 19th Place SE	0.16%	715	31,470	99,190	130,660	0	0.55%	64.97	9.06
Robinson, Timothy W Robinson, Sage D 3347 19th Place SE Albany, OR 97321	118-03W-08CC-12000 Site: 3347 19th Place SE	0.16%	715	31,170	80,880	112,050	0	0.64%	64.97	9.06

FINANCIAL INVESTIGATION REPORT - SECTIONS 1 & 2  
 Lehigh / Riderwood Access LID

OWNER OF RECORD	PROPERTY DESCRIPTION	% OF PROJECT	ESTIMATED TOTAL ASSESSMENT	Assessed Valuation as of Sept. 1998 -----TRUE CASH VALUE 1998/1999-----			OTHER ASMNTS	ASMT % TO TCV	10 YEAR SEMI-ANNUAL PAYMENT AT 9%	10 YEAR MONTHLY PAYMT AT 9%
				LAND	IMPRVMTS	TOTAL				
Cooley, Boris R 238 Raleigh Avenue SE Abney, IA 50014	118-03W-08CC-11700 Site: 1805 Lehigh Way SE	0.16%	8715	828,940	574,680	1103,630	90	0.88%	854.97	98.06
Johnson, Borrie S 1840 Center Street SE Abney, OR 97321	118-03W-08CC-07800 Site: 1840 Center Street SE	0.16%	715	46,740	102,830	149,570	0	0.48%	54.97	9.06
Adina, James M Adina, Robin M 1885 Lehigh Way SE Abney, OR 97321	118-03W-08CC-11800 Site: 1885 Lehigh Way SE	0.16%	715	30,100	106,770	136,870	0	0.53%	54.97	9.06
McCrary, Donald R McCrary, Linda M 3108 19th Avenue SE Abney, OR 97321	118-03W-08CC-08800 Site: 3108 19th Avenue SE	0.16%	715	48,780	128,220	176,970	0	0.40%	54.97	9.06
Gardner, Ian Gardner, Robin 3118 19th Avenue SE Abney, OR 97321	118-03W-08CC-11800 Site: 3118 19th Avenue SE	0.16%	715	47,070	102,860	149,920	0	0.48%	54.97	9.06
Clean, Kathryn E 3128 19th Avenue SE Abney, OR 97321	118-03W-08CC-11800 Site: 3128 19th Avenue SE	0.16%	715	47,000	116,300	162,300	0	0.44%	54.97	9.06
Lands, Cheryl Anne 3138 19th Avenue SE Abney, OR 97321	118-03W-08CC-11400 Site: 3138 19th Avenue SE	0.16%	715	47,000	113,420	160,420	0	0.45%	54.97	9.06
Desaha, Joseph N Desaha, Evelyn E 3154 19th Avenue SE Abney, OR 97321	118-03W-08CC-11300 Site: Land only	0.16%	715	47,140	113,700	160,840	0	0.44%	54.97	9.06
Smith, David Berner Smith, Patricia Ann 3168 19th Avenue SE Abney, OR 97321	118-03W-08CC-11200 Site: 3168 19th Avenue SE	0.16%	715	47,070	120,780	167,850	0	0.43%	54.97	9.06
Hendy, Kevin Hendy, Jennifer 3174 19th Avenue SE Abney, OR 97321	118-03W-08CC-11100 Site: 3174 19th Avenue SE	0.16%	715	47,290	111,810	159,100	0	0.45%	54.97	9.06

FINANCIAL INVESTIGATION REPORT - SECTIONS 1 & 2  
 Leigh / Riderwood Asses LID

OWNER OF RECORD	PROPERTY DESCRIPTION	% OF PROJECT	ESTIMATED TOTAL ASSESSMENT	Assessed Valuation as of Sept. 1998 -----TRUE CASH VALUE 1998/1999-----			OTHER ASMTS	ASMT % TO TCV	10 YEAR SEM-ANNUAL PAYMENT AT 9%	10 YEAR MONTHLY PAYMT AT 9%
				LAND	IMPRVMTS	TOTAL				
Neffman, Donald E Neffman, Christy A 3302 19th Avenue SE Albany, OR 97321	118-03W-09CC-11000 Site: 3302 19th Avenue SE	0.16%	9715	947,290	\$123,910	\$171,200	0	0.42%	964.97	99.06
Shatzman, Rodney Ray Shatzman, Jennifer Lynn 3214 19th Avenue SE Albany, OR 97321	118-03W-09CC-10900 Site: 3214 19th Avenue SE	0.16%	716	46,290	112,030	158,320	0	0.46%	64.97	9.06
Rhodes, Jennelle L 3344 19th Place SE Albany, OR 97321	118-03W-09CC-12100 Site: 3344 19th Place SE	0.16%	716	29,430	79,100	108,530	0	0.69%	64.97	9.06
Zoon, Harvey H Zoon, Elizabeth B 3228 19th Avenue SE Albany, OR 97321	118-03W-09CC-10900 Site: 3228 19th Avenue SE	0.16%	716	47,290	116,840	164,130	0	0.44%	64.97	9.06
Wright, Edward B Wright, Marjorie B 1900 Center Street SE Albany, OR 97321	118-03W-09CC-07900 Site: 1900 Center Street SE	0.16%	716	46,740	111,850	158,590	0	0.46%	64.97	9.06
Nuttiger, Aaron C Nuttiger, Wendy 3234 19th Avenue SE Albany, OR 97321	118-03W-09CC-10700 Site: 3234 19th Avenue SE	0.16%	716	46,950	101,210	148,160	0	0.46%	64.97	9.06
Spending, Glen E & Carolyn J Draper, Barbara 3242 19th Avenue SE Albany, OR 97321	118-03W-09CC-10900 Site: 3242 19th Avenue SE	0.16%	716	44,070	116,320	159,390	0	0.46%	64.97	9.06
Ager, Georgia 1906 Leigh Way SE Albany, OR 97321	118-03W-09CC-12300 Site: 1906 Leigh Way	0.16%	716	33,600	99,400	133,120	0	0.54%	64.97	9.06
McCown, James A 3200 19th Avenue SE Albany, OR 97321	118-03W-09CC-10900 Site: 3200 19th Avenue SE	0.16%	716	46,000	118,970	164,970	0	0.43%	64.97	9.06
Mathews, Dorothy 3328 19th Place SE Albany, OR 97321	118-03W-09CC-12200 Site: 3328 19th Place SE	0.16%	716	28,440	77,280	105,720	0	0.66%	64.97	9.06



FINANCIAL INVESTIGATION REPORT - SECTIONS 1 & 2  
 Lehigh / Riderwood Access LD

OWNER OF RECORD	PROPERTY DESCRIPTION	% OF PROJECT	ESTIMATED TOTAL ASSESSMENT	Assessed Valuation as of Sept. 1998 -----TRUE CASH VALUE 1998/1999-----			OTHER ASMNTS	ASMT % TO TCV	10 YEAR SEMI-ANNUAL PAYMENT AT 9%	10 YEAR MONTHLY PAYMT AT 9%
				LAND	IMPRVMTS	TOTAL				
Lawrence, Robert W Lawrence, Carrie R 3206 19th Avenue SE Albany, OR 97321	118-03W-08CC-10400 Site: 3206 19th Avenue SE	0.16%	5715	\$47,000	\$112,110	\$159,110	30	0.49%	\$4.97	\$9.06
Shea, Chyd L 1988 Lehigh Way SE Albany, OR 97321	118-03W-08CC-12400 Site: 1988 Lehigh Way	0.16%	715	30,670	74,880	105,550	0	0.66%	\$4.97	\$9.06
Hall, Larry L Hall, Lynda K 3105 20th Avenue SE Albany, OR 97321	118-03W-08CC-06700 Site: 3105 20th Avenue SE	0.16%	715	46,820	139,410	186,230	0	0.38%	\$4.97	\$9.06
Reaver, Gary W 3117 20th Avenue SE Albany, OR 97321	118-03W-08CC-05600 Site: 3117 20th Avenue SE	0.16%	715	47,990	115,200	162,790	0	0.44%	\$4.97	\$9.06
Tress, Craig A Tress, Lisa S 3123 20th Avenue SE Albany, OR 97321	118-03W-08CC-06800 Site: 3123 20th Avenue SE	0.16%	715	47,290	123,190	170,480	0	0.42%	\$4.97	\$9.06
Cole, Karen V 1888 Center Street SE Albany, OR 97321	118-03W-08CC-07700 Site: 1888 Center Street SE	0.16%	715	45,670	115,370	161,040	0	0.44%	\$4.97	\$9.06
Jensen, Vernon E Jensen, Dana J 3135 20th Avenue SE Albany, OR 97321	118-03W-08CC-06400 Site: 3135 20th Avenue SE	0.16%	715	46,970	121,140	168,110	0	0.43%	\$4.97	\$9.06
Jensen, Dean F 3147 20th Avenue SE Albany, OR 97321	118-03W-08CC-05300 Site: 3147 20th Avenue SE	0.16%	715	46,820	128,140	172,960	0	0.41%	\$4.97	\$9.06
Whiston, Melvin L, II Whiston, Martha J 3151 20th Avenue SE Albany, OR 97321	118-03W-08CC-06200 Site: 3151 20th Avenue SE	0.16%	715	46,820	109,200	156,170	0	0.48%	\$4.97	\$9.06
Ray, Alan L, TR Ray, Chl Mae, TR 3163 20th Avenue SE Albany, OR 97321	118-03W-08CC-05100 Site: 3163 20th Avenue SE	0.16%	715	46,980	124,840	171,700	0	0.42%	\$4.97	\$9.06

OWNER OF RECORD	PROPERTY DESCRIPTION	% OF PROJECT	ESTIMATED TOTAL ASSESSMENT	Assessed Valuation as of Sept. 1988 -----TRUE CASH VALUE 1988/1989-----			OTHER ASMNTS	ASRMT % TO TCV	10 YEAR SEMI-ANNUAL PAYMENT AT 8%	10 YEAR MONTHLY PAYMT AT 8%
				LAND	IMPRVMTS	TOTAL				
Ma, Yung Bo Lol, Michele Chu-Jin 1888 Lehigh Way SE Albany, OR 97321	118-03W-08CC-12800 Site: 1888 Lehigh Way SE	0.16%	5715	\$29,570	\$81,530	\$111,400	30	0.84%	954.97	99.06
Gibson, Forrest K Gibson, Dawn R 3207 20th Avenue SE Albany, OR 97321	118-03W-08CC-08001 Site: 3207 20th Avenue SE	0.16%	715	47,010	108,780	155,770	0	0.46%	54.97	9.06
Glen, Dana L Glen, Janet M 3211 20th Avenue SE Albany, OR 97321	118-03W-08CC-04800 Site: 3211 20th Avenue SE	0.16%	715	47,290	105,360	152,650	0	0.47%	54.97	9.06
Morton, David Wayne Morton, Sandy Jo 3223 20th Avenue SE Albany, OR 97321	118-03W-08CC-04800 Site: 3223 20th Avenue SE	0.16%	715	46,980	108,860	155,830	0	0.46%	54.97	9.06
Haroldson, John M 3235 20th Avenue SE Albany, OR 97321	118-03W-08CC-04700 Site: 3235 20th Avenue SE	0.16%	715	46,700	108,020	155,720	0	0.46%	54.97	9.06
VanHerdst, Helen J, TR, Revocable 3247 20th Avenue SE Albany, OR 97321	118-03W-08CC-04800 Site: 3247 20th Avenue SE	0.16%	715	46,700	115,110	161,810	0	0.44%	54.97	9.06
King, Lance King, Stephanie J 3255 20th Avenue SE Albany, OR 97321	118-03W-08CC-04800 Site: 3255 20th Avenue SE	0.16%	715	46,700	95,770	142,470	0	0.50%	54.97	9.06
Adna, James V Adna, Madelyn K 3267 20th Avenue SE Albany, OR 97321	118-03W-08CC-04400 Site: 3267 20th Avenue SE	0.16%	715	44,300	108,440	152,740	0	0.47%	54.97	9.06
Scottfield, James C 3327 20th Place SE Albany, OR 97321	118-03W-08CC-12800 Site: 3327 20th Place SE	0.16%	715	28,820	108,080	136,010	0	0.52%	54.97	9.06
Walter, Richard C Walter, Jeann P.O. Box 1032 Albany, OR 97321	118-03W-08CC-12800 Site: 3343 20th Place SE	0.16%	715	23,480	0	23,480	0	3.05%	54.97	9.06

OWNER OF RECORD	PROPERTY DESCRIPTION	% OF PROJECT	ESTIMATED TOTAL ASSESSMENT	Assessed Valuation as of Sept. 1998 -----TRUE CASH VALUE 1998/1999-----			OTHER ASMTS	ASMT % TO TCV	10 YEAR SEMI-ANNUAL PAYMENT AT 9%	10 YEAR MONTHLY PAYMT AT 9%
				LAND	IMPRVMTS	TOTAL				
Himura, Peter T Himura, Michele 1967 Lehigh Way SE Aberny, OR 97321	118-03W-08CC-12800 Site: 1967 Lehigh Way SE	0.16%	9715	329,720	\$106,140	\$137,860	90	0.62%	94.97	9.06
Jensen, David M Jensen, Pamela J 1980 Center Street SE Aberny, OR 97321	118-03W-08CC-07800 Site: 1980 Center Street SE	0.16%	715	46,830	123,980	170,280	0	0.42%	54.97	9.06
Zelinski, James F 1977 Lehigh Way SE Aberny, OR 97321	118-03W-08CC-12700 Site: 1977 Lehigh Way SE	0.16%	715	32,880	99,220	132,100	0	0.54%	54.97	9.06
Pfisterer, Craig S Pfisterer, Sharon D 1900 Center Street SE Aberny, OR 97321	118-03W-08CC-07800 Site: 1900 Center Street SE	0.16%	715	46,440	122,060	176,480	0	0.42%	54.97	9.06
Swender, Melind Swender, Lorene 3104 29th Avenue SE Aberny, OR 97321	118-03W-08CC-08800 Site: 3104 29th Avenue SE	0.16%	715	46,900	146,040	194,340	0	0.37%	54.97	9.06
Cassberry, Tara L Cassberry, Jeffrey S 3116 29th Avenue SE Aberny, OR 97321	118-03W-08CC-08000 Site: 3116 29th Avenue SE	0.16%	715	47,930	117,080	165,020	0	0.43%	54.97	9.06
Leahy, Dennis M Leahy, Deborah S 3124 29th Avenue SE Aberny, OR 97321	118-03W-08CC-08100 Site: 3124 29th Avenue SE	0.16%	715	47,930	116,980	164,980	0	0.43%	54.97	9.06
Blum, Craig R Blum, Catherine J 3134 29th Avenue SE Aberny, OR 97321	118-03W-08CC-08200 Site: 3134 29th Avenue SE	0.16%	715	46,930	119,050	165,980	0	0.43%	54.97	9.06
Schmidt, Jack A Schmidt, Lori G 3146 29th Avenue SE Aberny, OR 97321	118-03W-08CC-08300 Site: 3146 29th Avenue SE	0.16%	715	47,770	118,630	166,400	0	0.43%	54.97	9.06
Walker, Richard C Walker, Jean P.O. Box 1032 Aberny, OR 97321	118-03W-08CC-13000 Site: 3346 29th Avenue SE	0.16%	715	23,650	0	23,650	0	3.02%	54.97	9.06

FINANCIAL INVESTIGATION REPORT - SECTIONS 1 & 2  
 Lehigh / Riderwood Access LID

OWNER OF RECORD	PROPERTY DESCRIPTION	% OF PROJECT	ESTIMATED TOTAL ASSESSMENT	Assessed Valuation as of Sept. 1998 -----TRUE CASH VALUE 1998/1999-----			OTHER ASMTS	ASMT % TO TCV	10 YEAR SEMI-ANNUAL PAYMENT AT 9%	10 YEAR MONTHLY PAYMT AT 9%
				LAND	IMPRVMTS	TOTAL				
Mearns, Lois O Mearns, Thomas M 3188 20th Avenue SE Albany, OR 97321	118-03W-08CC-08400 Sht: 3188 20th Avenue SE	0.18%	5715	547,350	\$124,010	\$171,360	0	0.42%	\$54.97	\$9.06
Schultz, Janice K 3182 20th Avenue SE Albany, OR 97321	118-03W-08CC-08900 Sht: 3182 20th Avenue SE	0.18%	715	47,280	121,080	168,360	0	0.42%	54.97	9.06
Justin, Anthony M Justin, Rhonda E 2003 Lehigh Way SE Albany, OR 97321	118-03W-08CC-13200 Sht: 2003 Lehigh Way SE	0.18%	715	30,620	112,210	142,230	0	0.59%	54.97	9.06
Webster, Richard C Webster, Joann P.O. Box 1832 Albany, OR 97321	118-03W-08CC-03100 Sht: 3824 20th Place SE	0.18%	715	22,430	0	22,430	0	3.19%	54.97	9.06
Barnhardt, Robert A Barnhardt, Barbara K 3208 20th Avenue SE Albany, OR 97321	118-03W-08CC-08600 Sht: 3208 20th Avenue SE	0.18%	715	46,980	124,200	171,180	0	0.42%	54.97	9.06
Fornick, James P, Jr. Fornick, Tabara 3218 20th Avenue SE Albany, OR 97321	118-03W-08CC-08700 Sht: 3218 20th Avenue SE	0.18%	715	46,780	125,880	172,420	0	0.41%	54.97	9.06
Mohr, Robert W 3238 20th Avenue SE Albany, OR 97321	118-03W-08CC-08800 Sht: 3238 20th Avenue SE	0.18%	715	46,880	127,480	174,130	0	0.41%	54.97	9.06
Cramer, Paul B Cramer, Maribel R 3248 20th Avenue SE Albany, OR 97321	118-03W-08CC-08900 Sht: 3248 20th Avenue SE	0.18%	715	46,880	102,780	148,430	0	0.48%	54.97	9.06
Johnson, Arnold Johnson, Molly A 3282 20th Avenue SE Albany, OR 97321	118-03W-08CC-07000 Sht: 3282 20th Avenue SE	0.18%	715	46,700	124,800	171,500	0	0.42%	54.97	9.06
Murk, Richard A Murk, Charly J 3284 20th Avenue SE Albany, OR 97321	118-03W-08CC-07100 Sht: 3284 20th Avenue SE	0.18%	715	45,700	99,830	145,500	0	0.49%	54.97	9.06

OWNER OF RECORD	PROPERTY DESCRIPTION	% OF PROJECT	ESTIMATED TOTAL ASSESSMENT	Assessed Valuation as of Sept. 1996 -----TRUE CASH VALUE 1996/1999-----			OTHER ASMTS	ASMT % TO TCV	10 YEAR SEM-ANNUAL PAYMENT AT 8%	10 YEAR MONTHLY PAYMT AT 8%
				LAND	IMPRVMTS	TOTAL				
Poland, Donald R Poland, Shantan J 1910 Center Street SE Albany, OR 97321	118-03W-08CC-08000 Sht: 1910 Center Street SE	0.16%	\$716	\$49,730	\$127,490	\$177,180	\$0	0.40%	\$54.97	\$9.06
McDonick, Michael L McDonick, Doreen Y 2007 Lehigh Way SE Albany, OR 97321	118-03W-08CC-13300 Sht: 2007 Lehigh Way SE	0.16%	716	27,530	67,960	115,480	0	0.62%	64.97	9.06
Seares, Joe J Workman, Joan A 2011 Lehigh Way SE Albany, OR 97321	118-03W-08CC-13400 Sht: 2011 Lehigh Way SE	0.16%	716	27,530	67,970	115,500	0	0.62%	64.97	9.06
<b>TOTALS</b>		<b>100.00%</b>	<b>\$436,000</b>	<b>\$16,022,480</b>	<b>\$27,997,270</b>	<b>\$43,019,760</b>	<b>\$0</b>	<b>1.01%</b>	<b>\$33,442.28</b>	<b>\$6,611.25</b>

\$436,000

\$33,442.28

\$6,611.25

Project assessed for street access only.

**FINANCIAL INVESTIGATION REPORT (Cont.)**  
**Lehigh / Riderwood Access L.I.D.**

***Section 3. Number of similar lots and property held by the City through foreclosure.***

The City is not holding any properties obtained through foreclosure. Less than 20 properties are delinquent more than one year.

***Section 4. Delinquency rate of assessments and taxes in the area.***

Ninety-seven percent of City assessments are current. Property tax collections remain constant at 95 percent of current taxes levied.

***Section 5. Real estate value trends in the area.***

Real estate values within the City remain high. Building activity remains strong, however this is expected to decrease during FY 1999-2000.

***Section 6. Tax levy trends and potential financial impact on the proposed LID.***

Taxes will remain stable. A small increase should be expected from the Streets General Obligation Bond and from the anticipated three percent property value increase limit.

***Section 7. Does the project conform to the City Comprehensive Plan.***

This project conforms to the City's Comprehensive Plan.

***Section 8. Status of City's debt.***

If the proposed local improvement districts (LID) are approved, there is a potential for several LID borrowings in 1999-2000. LIDs for 53<sup>rd</sup> Avenue, Grand Prairie, and several smaller consolidated projects are being considered.

***Section 9. Estimated cost of financing.***

The City's practice is to charge property owners two percent more than the interest rate on bonds to pay for the costs associated with billing the property owners. If the assessment bonds sell at seven percent, then the property owners will pay nine percent.

***Section 10. General credit worthiness of property owners within the LID.***

This is a well-established neighborhood with houses on most lots. The lots are owned by many individuals. These assessments represent about one-half of one percent of the value of the property.