

CITY OF YACHATS
RESOLUTION NO. 2010-02-01

**A RESOLUTION PROVIDING FINAL APPROVAL OF THE EAST HILLSIDE LOCAL
IMPROVEMENT PLAN**

WHEREAS, in order to complete the water, sewer and electrical services lots located within several developments on the East Hillside of Yachats the City Council directed that a plan be developed for a Local Improvement District to finance the improvements; and

WHEREAS, a plan was developed, and a public hearing was held on January 13, 2010 at which only one of the property owners registered an oral objection, and

WHEREAS, at the January 14, 2010 regular meeting City Council directed the engineers to prepare a modified plan based on testimony received at the public hearing, and

WHEREAS, the plan was modified by the engineers, and given preliminary approval by the City Council on January 20, 2010, and filed for public examination in the City Recorder's office, and

WHEREAS, a duly noticed plan hearing was held before the City Council at its regularly scheduled meeting of February 11, 2010 at 2:00 p.m. in the Civic Meeting Room at the Yachats Commons; and

WHEREAS, there were no written objections submitted and there were no oral objections at the public hearing;

NOW THEREFORE, the City of Yachats resolves as follows:

Final approval is given for the East Hillside Local Improvement District Plan. The plan and map of the LID are attached and marked Exhibit A.

This Resolution is memorializing an action taken by City Council at the February 11, 2010 meeting and was effective as of that date.

Attest:

Ronald L. Brean, Mayor

Nancy Batchelder, City Recorder

"Exhibit A"

PRELIMINARY ENGINEERING REPORT

Proposed East Hillside Local Improvement District

CITY OF YACHATS

Lincoln County, Oregon

PROJECT NO. 141.10

January 2010

PRELIMINARY ENGINEERING REPORT

Proposed East Hillside Local Improvement District

CITY OF YACHATS

Lincoln County, Oregon



EXPIRES:

PROJECT NO. 141.10

January 2010

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1. REQUIRED IMPROVEMENTS

Improvements are required to complete the water, sewer, and electrical services for lots within the proposed Local Improvement District (LID). The water system improvements required to complete the LID water system are listed in Section 1.1, and if completed, would benefit all properties within the LID boundary. Section 1.2 lists the improvements that would benefit only tax lots 4000 – 4300 in the Black Stone II development. Similarly, Section 1.3 describes the improvements that would benefit only tax lots 4500 – 4700, 5000, and 5200 – 5700 of the Black Stone II development. Section 1.4 describes improvements that would benefit only six miscellaneous lots and six lots within the Blackstone I development. As will be demonstrated later in this report, only those lots benefiting from a particular improvement will be assessed for said improvement.

1.1 WATER SYSTEM IMPROVEMENTS FOR LID

Requirements to complete the water system include the following:

- Electrical conduits, conductors, and the pump control system including instrumentation must be installed for the lower-level pump station.
- Electrical conduits, conductors, and the pump control system including instrumentation must be installed for the mid-level pump station.
- Middle and lower pump stations require operator training, testing and start-up.
- A pre-cast vault with a 6-inch pressure-reducing valve (PRV) must be installed on Hanley Drive north of Saki Lane. The PRV must be connected to two existing 8-inch gate valves installed in the water line.
- A drain line and vault ladder must be installed at the existing PRV vault across from the mid-level pump station on Gimlet Lane.
- The existing electrical conduit installed needs to be inspected and cleaned prior to the installation of conductors.
- Conductors need to be pulled through all conduits.
- Meters, meter bases, and structures for complete electrical service at the middle and lower pump stations need to be installed.
- Two existing PUD structures need rock backfill for structural support.
- The phone lines need to be inspected and approved by Pioneer Telephone Cooperative staff.
- Permanent road barriers at the upper and lower limits of Gimlet Lane must be installed.
- The upper and lower reservoirs need level monitoring and instrumentation.

1.2 ADDITIONAL IMPROVEMENTS FOR BLACK STONE II, LOTS 4000 - 4300

In addition to the required water system improvements described in Section 1.1, the following improvements are needed to complete services for lots 4000 - 4300 in Black Stone II:

- Four water services including 1-inch pipe, connections, meters and boxes must be installed.
- Four 2-inch pressure sewer lines and manhole tap are needed for sewer services.
- Electrical services need to be installed.

1.3 ADDITIONAL IMPROVEMENTS FOR BLACK STONE II, LOTS 4500 – 4700, 5000, and 5200 – 5700

In addition to the required water system improvements, ten lots within Black Stone II require additional improvements. Lots 4500 – 4700, lot 5000, and lots 5200 – 5700 require sanitary sewerline and manhole testing and cleaning.

1.4 UPPER PUMP STATION IMPROVEMENTS FOR MISC. LOTS 2100, 2101, 2200, 2300, 2301, 2600, AND BLACK STONE I LOTS 5300-5500 AND 5700-5900

In order to provide water service to these twelve lots, an upper pump station is required in addition to the improvements described in Section 1.1. These improvements include the following:

- The upper-level pump package must be purchased and installed, including the skid, control panel, conduits, conductors, and control system including instrumentation.
- The pump station requires operator training, testing and start-up.
- A 6-inch PRV, vault ladder, and handwheel operators must be installed in the existing PRV vault off Horizon Hill Road next to the upper reservoir.
- Meters, meter bases, and structures for complete electrical service at the pump station needs to be installed.

1.5 SCOPE OF ENGINEERING SERVICES

Listed in the preliminary cost estimate are costs for engineering services. These are:

- Preliminary Engineering Report
- Engineering

The Preliminary Engineering Report fee is the cost of preparing this document. The Engineering line-item includes design, bidding, periodic site visits and construction administration of the proposed improvements. This work also

includes a survey of the upper reservoir property owned by the City of Yachats. All plans and specifications required to complete this project are included in the engineering fee.

2. PROPOSED LID PLAN AND BOUNDARY

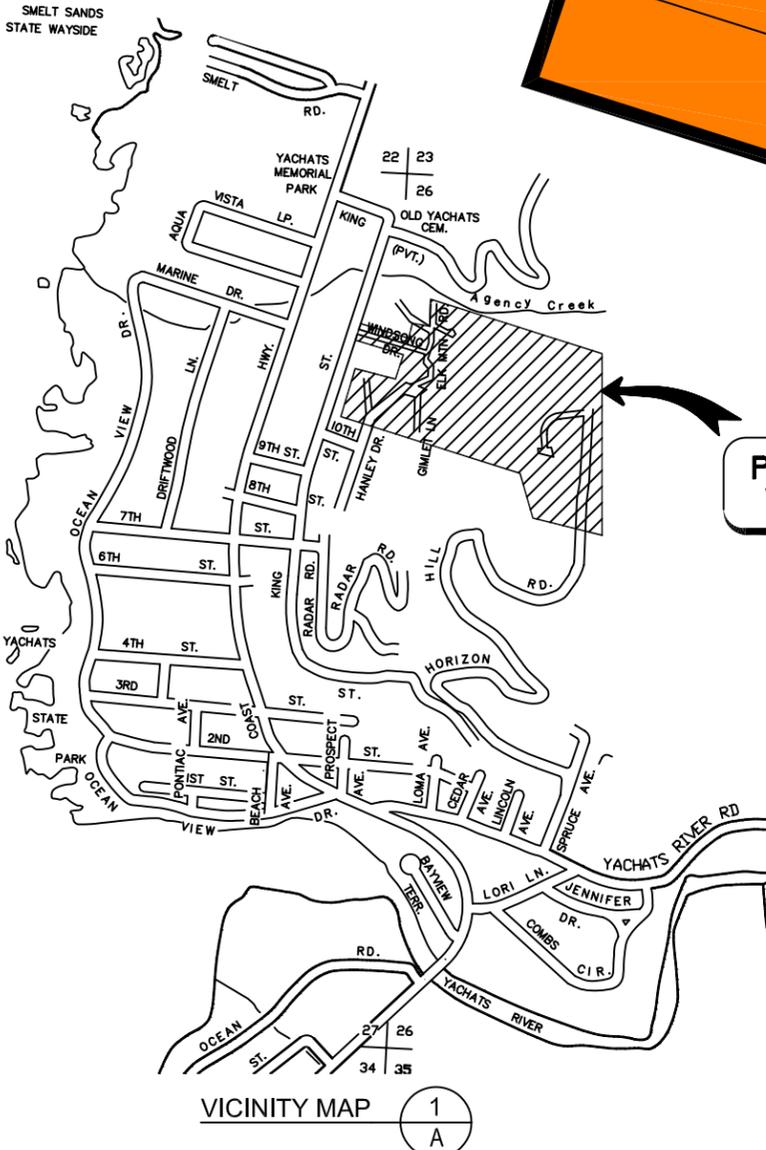
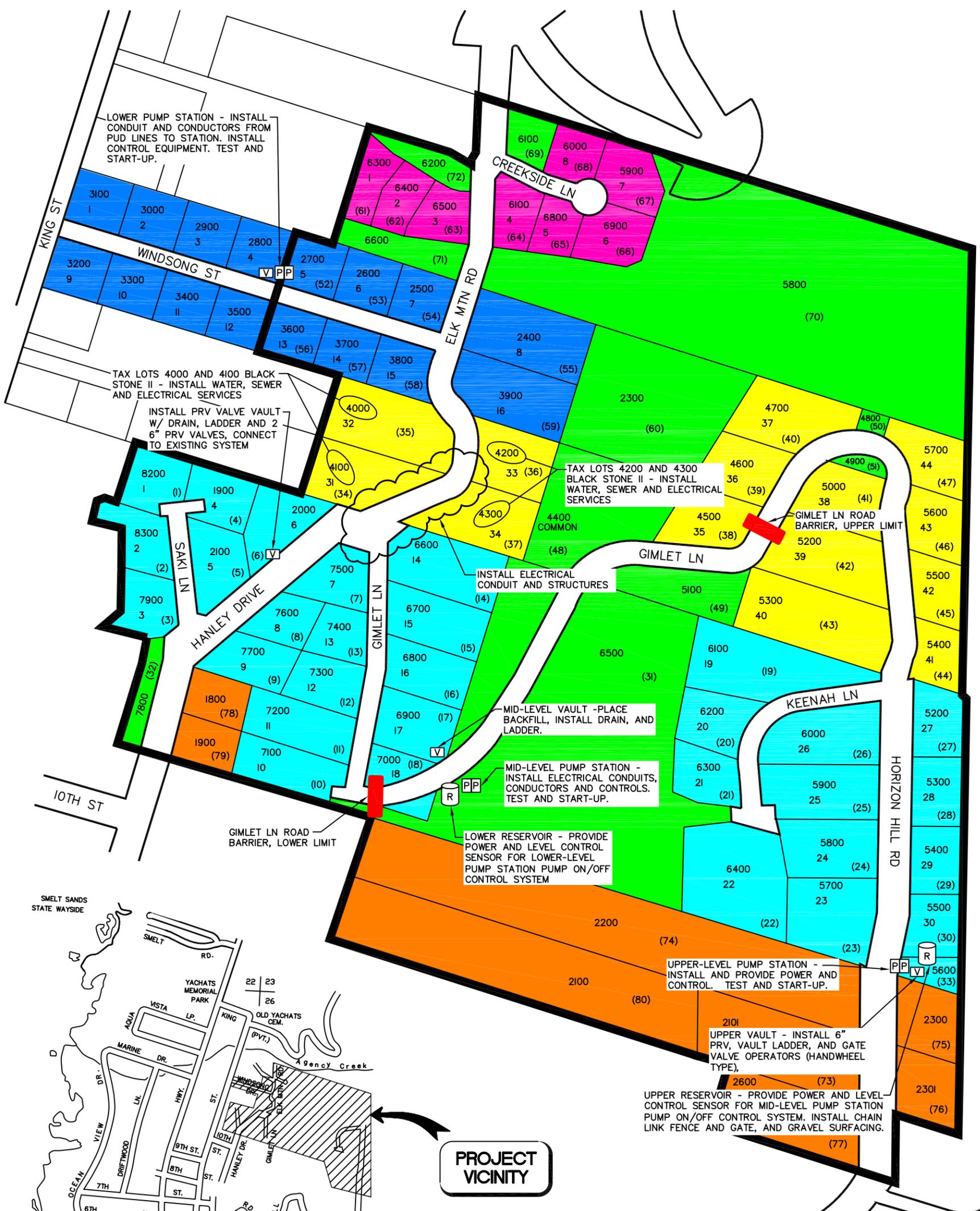
The proposed East Hillside LID boundary is shown in Figure A. Within the boundary are the developments of Black Stone I, Black Stone II, half of Wind Song Heights, Creekside PUD, and eight miscellaneous single-family dwelling units, two of which are in Hanley Terraces, and six of which are in the Partition Plats 1999-16. The total area within the proposed LID boundary is 33.19 acres (80 lots). 33.09 acres are zoned R-1, Single Family Residential (79 lots), and 0.1 acres are zoned Public Facilities (one lot). Of the Single Family Residential area, 21.52 acres are vacant (66 lots), 11.23 acres are zoned unbuildable Common Areas (11 lots), and 0.34 acres are improved (2 lots).

The proposed LID boundary originates at Elk Mountain Road 580 feet southeast of King Street and continues southeast 840 feet to the northeast corner of the boundary. From this corner the boundary runs south 1,466 feet to reach the southeast corner of the boundary near Horizon Hill Road. The southern boundary zigzags back northwest a total of 1,706 feet, crossing Horizon Hill Road and Hanley Drive, and reaches the southwest corner of the boundary just west of Hanley Drive and north of 10th Street. From the southwest corner, the boundary line proceeds north along Hanley Drive, including the lots facing Saki Lane on both sides. The boundary continues north paralleling Hanley Drive and Elk Mountain Road. At the intersection of Elk Mountain Road and Wind Song Street, the boundary turns west to include the next six lots, each facing Wind Song Street on both sides. The boundary then jogs 625 feet northeast to the point of origin. The western boundary includes a total of 2,811 feet.

3. PRELIMINARY COST ESTIMATE

The preliminary cost estimate was developed with the assistance of price quotations from local contractors, Central Lincoln PUD, and our experience completing similar projects in the area. Engineering costs reflect the City's requirement to follow public bidding laws to complete public works projects. Tables 3.1 through 3.4 summarize the required improvements to complete the water, sewer, electrical and site improvements within the proposed district. The cost is separated into four sections:

- Water system improvements, which would benefit all property owners within the proposed district,
- Improvements that would benefit Black Stone II, lots 4000 - 4300,
- Improvements that would benefit Black Stone II, lots 4500 - 4700, 5000, and 5200 – 5700, and
- Improvements required to construct the upper pump station system, which would benefit miscellaneous lots 2100, 2101, 2200, 2300, 2301, 2600, and Black Stone I lots 5300-5500 and 5700-5900.



PROJECT VICINITY

LID LOT MAP AND IMPROVEMENT PLAN OVERVIEW 2 A

LEGEND	
	LID BOUNDARY
	ROAD BARRIER
	BLACK STONE I
	BLACK STONE II
	WIND SONG HEIGHTS
	CREEKSIDE PUB
	MISCELLANEOUS
	COMMON AREA
	RESERVOIR
	PUMP STATION
	VALVE VAULT
	REFERENCE NO.
	DEVELOPMENT LOT NO.
	TAX LOT NO.

**TABLE 3.1 - PRELIMINARY COST ESTIMATE FOR
WATER SYSTEM IMPROVEMENTS FOR LID**

Item	Description	Unit	No. of Units	Unit Cost	Item Cost
1	Construction Facilities & Temp. Controls	LS	1	\$ 14,300.00	\$ 14,300.00
2	Pump Stations, Valve Vaults – Mechanical	LS	1	\$ 34,400.00	\$ 34,400.00
3	Pump Stations – Control Systems	LS	1	\$ 80,000.00	\$ 80,000.00
4	Waterline Cleaning and Testing	LS	1	\$ 5,000.00	\$ 5,000.00
TOTAL CONSTRUCTION COST					\$ 133,700.00
Preliminary Engineering Report					\$ 20,000.00
Engineering					\$ 26,800.00
Lower Reservoir Lien					\$ 18,700.00
Electrical Service					\$ 73,100.00
Contingency					\$ 13,400.00
Legal / Administrative					\$ 4,000.00
County Filing Fee					\$ 5,000.00
TOTAL WATER SYTEM IMPROVEMENTS COST					\$ 294,700.00

**TABLE 3.2 - PRELIMINARY COST ESTIMATE FOR
ADDITIONAL IMPROVEMENTS REQUIRED FOR BLACK STONE II, LOTS 4000 - 4300**

Item	Description	Unit	No. of Units	Unit Cost	Item Cost
1	Construction Facilities & Temp. Controls	LS	1	\$ 4,000.00	\$ 4,000.00
2	2" Pressure Sewer Line	LF	1100	\$ 15.00	\$ 16,500.00
3	Sewer Manhole Tap	LS	1	\$ 1,000.00	\$ 1,000.00
4	1" Water Service - Pipe, Connection	EA	4	\$ 1,760.00	\$ 7,000.00
5	Electrical Service	EA	4	\$ 2,150.00	\$ 8,600.00
TOTAL CONSTRUCTION COST					\$ 37,100.00
Engineering					\$ 5,600.00
Contingency					\$ 3,700.00
Legal / Administrative					\$ 1,100.00
TOTAL ADDITIONAL FOR BLACK STONE II 4000 - 4300					\$ 47,500.00

**TABLE 3.3 - PRELIMINARY COST ESTIMATE FOR
ADDITIONAL IMPROVEMENTS REQUIRED FOR BLACK STONE II LOTS 4500 - 5700**

Item	Description	Unit	No. of Units	Unit Cost	Item Cost
1	Sanitary Sewer Cleaning, Testing, TV	LF	1500	\$ 1.33	\$ 2,000.00
TOTAL CONSTRUCTION COST					\$ 2,000.00
Engineering					\$ 600.00
Contingency					\$ 200.00
Administrative					\$ 100.00
TOTAL ADDITIONAL FOR BLACK STONE II 4500 - 5700					\$ 2,900.00

TABLE 3.4 - PRELIMINARY COST ESTIMATE FOR UPPER PUMP STATION					
Item	Description	Unit	No. of Units	Unit Cost	Item Cost
1	Electrical Service	LS	1	\$ 8,000.00	\$ 8,000.00
2	Electrical Installation	LS	1	\$ 7,900.00	\$ 7,900.00
3	Pump Station Install	LS	1	\$ 6,400.00	\$ 6,400.00
4	Auxiliary Materials - Piping, Fittings	LS	1	\$ 3,000.00	\$ 3,000.00
5	Valve Vault	LS	1	\$ 6,700.00	\$ 6,700.00
TOTAL CONSTRUCTION COST					\$ 32,000.00
				Engineering	\$ 6,800.00
				Pumps/Controls - Pump Dynamics Lien	\$ 13,500.00
				Contingency	\$ 3,200.00
				Legal / Administrative	\$ 1,000.00
TOTAL COST FOR UPPER PUMP STATION					\$ 56,500.00

4. METHOD OF ASSESSMENT

The lots assessed for the required improvements include the lots zoned R-1 Single Family Residential that are “vacant” and “improved,” which is a total of 68 lots. The twelve lots within the proposed boundary not assessed include eleven R-1 Common Area lots that are coded “unbuildable,” and tax lot 5600 in Black Stone I zoned “Public Facilities,” which contains the upper reservoir and is owned by the City of Yachats.

From Table 3.1, the total cost for the water system improvements within the proposed district is \$294,700. The City of Yachats’ estimated contribution is \$30,000 to complete these improvements, reducing the total lot assessment to \$264,700.

$$\$294,700 - \$30,000 = \$264,700$$

Owners residing on two of the improved lots within the proposed LID boundary, under a previous agreement, will contribute \$4,000 each to the required water improvements. These contributions reduce the total lot assessment by \$8,000 bringing the total lot assessment for the water improvements to \$256,700.

$$\$264,700 - \$8,000 = \$256,700$$

The total number of assessed lots within the boundary is 68. Less the two improved lots whose Owners have already agreed on a contribution, there are 66 lots to be assessed. The total remaining cost divided by the total number of remaining lots gives a cost per lot of \$3,889.39.

$$\$256,700 \div 66 = \$3,889.39$$

Additional improvements that, if completed, would benefit only properties within the Black Stone II Development were itemized separately. These costs were illustrated in Tables 3.2 and 3.3. Table 3.2 shows a total cost of \$47,500 to complete the needed improvements for tax lots 4000 – 4300 in Black Stone II. Dividing this cost between

the four lots gives \$11,875 per lot. This assessment is in addition to the water system improvement assessment calculated above.

$$\$47,500 \div 4 = \$11,875$$

Similarly, there are ten other lots within Black Stone II that require improvements. These are tax lots 4500 – 4700, 5000, and 5200 – 5700. The cost to complete this work, as shown in Table 3.3, is \$2,900. The additional cost per lot is \$290.

$$\$2,900 \div 10 = \$290$$

Finally, the additional improvements needed to provide water service to miscellaneous tax lots 2100, 2101, 2200, 2300, 2301, 2600, and Black Stone I lots 5300-5500 and 5700-5900 is estimated to cost \$56,500. This cost estimate is shown in Table 3.4. The additional cost per lot is \$4,708.33.

$$\$56,500 \div 12 = \$4708.33$$

Table 4.1 provides a lot assessment summary.

TABLE 4.1 – LOT ASSESSMENT SUMMARY		
Description	# Lots	Assessment
Water System Improvements	40	\$ 3,889.39
Black Stone II 4000 - 4300	4	\$ 15,764.39
Black Stone II 4500 - 4700, 5000, 5200 - 5700	10	\$ 4,179.39
Improved Lots With Prior Contributions	2	\$ 4,000.00
Upper Pump Station Users	12	\$ 8,597.73
SUBTOTAL	67	\$ 371,600.00
City Contribution		\$ 30,000.00
TOTAL AMOUNT ASSESSED		\$ 401,600.00

5. ASSESSMENT ROLL

An Assessment Roll for properties within the proposed East Hillside LID boundary is listed in Table 5.1. The properties listed are those that would benefit from completing the specified improvements. The estimated assessment for each lot is provided.

TABLE 5.1 – PROPOSED EAST HILLSIDE LID ASSESSMENT ROLL				
Reference No.	Lot No.	Contract Owner Name (Name/Address)	Map & Tax Lot No.	Cost, per Lot
BLACK STONE I				
1	1	CURTIS L RATZLAFF & HANNAH S GOURGEY 5821 TAYLOR DRAPER COVE AUSTIN, TX 78759	14-12-27-AA-08200	\$3,889.39

Reference No.	Lot No.	Contract Owner Name (Name/Address)	Map & Tax Lot No.	Cost, per Lot
BLACK STONE I (CONTINUED)				
2	2	PETER E SARACENO & REBECCA E GOURGEY 1879 MOSS ST EUGENE, OR 97403	14-12-27-AA-08300	\$3,889.39
3	3	DONALD D GIBSON JR & BETH ANN GIBSON 2387 GOLDFIRE CIRCLE HENDERSON, NV 89052	14-12-26-BC-07900	\$3,889.39
4	4	DAVID C ROSENTHAL 3082 JAG RD LAKE WORTH, FL 33467	14-12-26-BB-01900	\$3,889.39
5	5	MYRNA S KARP & NEIL KARP & JASON KARP 90955 SOUTHVIEW LN FLORENCE, OR 97439	14-12-26-BB-02100	\$3,889.39
6	6	SIMES FAMILY LTD PARTNERSHIP & MIS CONSULTING INC ATTN MARVIN SIMES 1460 SHORELINE WAY HOLLYWOOD, FL 33019	14-12-26-BB-02000	\$3,889.39
7	7	DAVID A HITE & KRISTINA L HITE PO BOX 735 RENTON, WA 98057	14-12-26-BB-07500	\$3,889.39
8	8	KIM D PETERSON R E SEP IRA LLC PO BOX 10 MORGAN, UT 84050	14-12-26-BC-07600	\$3,889.39

Reference No.	Lot No.	Contract Owner Name (Name/Address)	Map & Tax Lot No.	Cost, per Lot
BLACK STONE I (CONTINUED)				
9	9	JANE TOLVE & DAVE TOLVE 64408 BAILEY RD BEND, OR 97701	14-12-26-BC-07700	\$3,889.39
10	10	JAMES MASTON & DAGMAR MASTON 1326 ROUNDUP DR EUGENE, OR 97401	14-12-26-BC-07100	\$3,889.39
11	11	BRIAN K GESIK & CHERYL R K GESIK 145 S 52ND SPRINGFIELD, OR 97478	14-12-26-BC-07200	\$3,889.39
12	12	JOHN R COX & REBECCA E COX 201 HICKORYHILL DR ENCINITAS, CA 92024	14-12-26-BC-07300	\$3,889.39
13	13	WAYNE SABATELLI 1327 UNIVERSITY AVE SAN JOSE, CA 95126	14-12-26-BC-07400	\$3,889.39
14	14	NEIL KARP & JASON KARP 90955 SOUTHVIEW LN FLORENCE, OR 97439	14-12-26-BC-06600	\$3,889.39
15	15	MELODIE CHESIN 209 N FT LAUDERDALE BCH BLVD #9E FORT LAUDERDALE, FL 33304	14-12-26-BC-06700	\$3,889.39
16	16	JONATHON MONSCHKE & CARRIE MONSCHKE PO BOX 188 YACHATS, OR 97498	14-12-26-BC-06800	\$3,889.39

Reference No.	Lot No.	Contract Owner Name (Name/Address)	Map & Tax Lot No.	Cost, per Lot
BLACK STONE I (CONTINUED)				
17	17	JONATHON MONSCHKE & CARRIE MONSCHKE PO BOX 188 YACHATS, OR 97498	14-12-26-BC-06900	\$3,889.39
18	18	JAMES CHURCHILL & SHARON CHURCHILL 3690 WILLIAMS RD POWELL BUTTE, OR 97753	14-12-26-BC-07000	\$3,889.39
19	19	LAWRENCE A TRUSTEE & KATHRYN B MUSIAL TRUSTEE PO BOX 309 YACHATS, OR 97498	14-12-26-BC-06100	\$3,889.39
20	20	MYRNA S KARP & STEVE SCHAET 90955 SOUTHVIEW LANE FLORENCE, OR 97439	14-12-26-BC-06200	\$3,889.39
21	21	GARY W ELLIOT & JANET K ELLIOT 1694 VICTORIAN WAY EUGENE, OR 97401	14-12-26-BC-06300	\$3,889.39
22	22	JONATHON MONSCHKE & CARRIE MONSCHKE PO BOX 188 YACHATS, OR 97498	14-12-26-BC-06400	\$3,889.39
23	23	RICHARD BRIM & JUDY BRIM 370 SW 29 TH ST UNIT D NEWPORT, OR 97365	14-12-26-BC-05700	\$8,597.73
24	24	LANCE L THOMPSON & KATHRYN H THOMPSON 15223 S 14 TH AVE PHOENIX, AZ 85045	14-12-26-BC-05800	\$8,597.73

Reference No.	Lot No.	Contract Owner Name (Name/Address)	Map & Tax Lot No.	Cost, per Lot
BLACK STONE I (CONTINUED)				
25	25	STEVEN S MCCLURG COTRUSTEE & SANDEE K MCCLURG COTRUSTEE 13003 SW SIERRA CT LAKE OSWEGO, OR 97035	14-12-26-BC-05900	\$8,597.73
26	26	JEFFREY MINCK PO BOX 6089 NAVARRE, FL 32566	14-12-26-BC-06000	\$3,889.39
27	27	STEVEN FELL & CHRISTINA FELL 5180 N PONTATOC RD TUCSON, AZ 85718	14-12-26-BC-05200	\$3,889.39
28	28	STEPHEN B GARETS 1225 NW GRANT AVE CORVALLIS, OR 97330	14-12-26-BC-05300	\$8,597.73
29	29	WAYNE L HENNECK TRUSTEE & SUE ANNE HENNECK TRUSTEE 2400 NW LINNVIEW LN ALBANY, OR 97321	14-12-26-BC-05400	\$8,597.73
30	30	DAVID MONSCHKE & VALERIE MONSCHKE PO BOX 282 YACHATS, OR 97498	14-12-26-BC-05500	\$8,597.73
31	TRACT A COMMON ELEMENT S	BLACK STONE HOMEOWNERS ASSOCIATION PO BOX 88 YACHATS, OR 97498	14-12-26-BC-06500	\$0.00
32	TRACT C COMMON AREA	JANICE L ROWAN PO BOX 892 YACHATS, OR 97498	14-12-26-BC-07800	\$0.00

Reference No.	Lot No.	Contract Owner Name (Name/Address)	Map & Tax Lot No.	Cost, per Lot
BLACK STONE I (CONTINUED)				
33	TRACT D	CITY OF YACHATS PO BOX 345 YACHATS, OR 97498	14-12-26-BC-05600	\$0.00
BLACK STONE II				
34	31	TIMBERSTONE, LLC PO BOX 88 YACHATS, OR 97498	14-12-26-BB-04100	\$15,764.39
35	32	TIMBERSTONE, LLC PO BOX 88 YACHATS, OR 97498	14-12-26-BB-04000	\$15,764.39
36	33	TIMBERSTONE, LLC PO BOX 88 YACHATS, OR 97498	14-12-26-BB-04200	\$15,764.39
37	34	TIMBERSTONE, LLC PO BOX 88 YACHATS, OR 97498	14-12-26-BB-04300	\$15,764.39
38	35	TIMBERSTONE, LLC PO BOX 88 YACHATS, OR 97498	14-12-26-BB-04500	\$4,179.39
39	36	NEIL KARP & MYRNA KARP 90955 SOUTHVIEW LN FLORENCE, OR 97439	14-12-26-BB-04600	\$4,179.39
40	37	TIMBERSTONE, LLC PO BOX 88 YACHATS, OR 97498	14-12-26-BB-04700	\$4,179.39

Reference No.	Lot No.	Contract Owner Name (Name/Address)	Map & Tax Lot No.	Cost, per Lot
BLACK STONE II (CONTINUED)				
41	38	DAVID ROSENTHAL & NEIL KARP 90955 SOUTHVIEW LN FLORENCE, OR 97439	14-12-26-BB-05000	\$4,179.39
42	39	TIMBERSTONE, LLC PO BOX 88 YACHATS, OR 97498	14-12-26-BB-05200	\$4,179.39
43	40	TIMBERSTONE, LLC PO BOX 88 YACHATS, OR 97498	14-12-26-BB-05300	\$4,179.39
44	41	TIMBERSTONE, LLC PO BOX 88 YACHATS, OR 97498	14-12-26-BB-05400	\$4,179.39
45	42	TIMBERSTONE, LLC PO BOX 88 YACHATS, OR 97498	14-12-26-BB-05500	\$4,179.39
46	43	TIMBERSTONE, LLC PO BOX 88 YACHATS, OR 97498	14-12-26-BB-05600	\$4,179.39
47	44	TIMBERSTONE, LLC PO BOX 88 YACHATS, OR 97498	14-12-26-BB-05700	\$4,179.39
48	TRACT E COMMON ELEMENTS	TIMBERSTONE, LLC PO BOX 88 YACHATS, OR 97498	14-12-26-BB-04400	\$0.00
49	TRACT F COMMON ELEMENTS	TIMBERSTONE, LLC PO BOX 88 YACHATS, OR 97498	14-12-26-BB-05100	\$0.00

Reference No.	Lot No.	Contract Owner Name (Name/Address)	Map & Tax Lot No.	Cost, per Lot
BLACK STONE II (CONTINUED)				
50	TRACT G COMMON ELEMENTS	TIMBERSTONE, LLC PO BOX 88 YACHATS, OR 97498	14-12-26-BB-04800	\$0.00
51	TRACT H COMMON ELEMENTS	TIMBERSTONE, LLC PO BOX 88 YACHATS, OR 97498	14-12-26-BB-04900	\$0.00
WIND SONG HEIGHTS				
Removed from LID	1	PACIFIC 101 DEVELOPMENT, LLC PO BOX L FLORENCE, OR 97439	14-12-26-BB-03100	\$0.00
Removed from LID	2	LARRY D SPENCER PO BOX L FLORENCE, OR 97439	14-12-26-BB-03000	\$0.00
Removed from LID	3	PACIFIC 101 DEVELOPMENT, LLC PO BOX L FLORENCE, OR 97439	14-12-26-BB-02900	\$0.00
Removed from LID	4	PACIFIC 101 DEVELOPMENT, LLC PO BOX L FLORENCE, OR 97439	14-12-26-BB-02800	\$0.00
52	5	PACIFIC 101 DEVELOPMENT, LLC PO BOX L FLORENCE, OR 97439	14-12-26-BB-02700	\$3,889.39
53	6	PACIFIC 101 DEVELOPMENT, LLC PO BOX L FLORENCE, OR 97439	14-12-26-BB-02600	\$3,889.39

Reference No.	Lot No.	Contract Owner Name (Name/Address)	Map & Tax Lot No.	Cost, per Lot
WIND SONG HEIGHTS (CONTINUED)				
54	7	PACIFIC 101 DEVELOPMENT, LLC PO BOX L FLORENCE, OR 97439	14-12-26-BB-02500	\$3,889.39
55	8	PACIFIC 101 DEVELOPMENT, LLC PO BOX L FLORENCE, OR 97439	14-12-26-BB-02400	\$3,889.39
Removed from LID	9	TOMAS C RODOVSKY COTRUSTEE & HANA C RODOVSKY COTRUSTEE 15807 N PEACE PIPE PL FOUNTAIN HILLS, AZ 85268	14-12-26-BB-03200	\$0.00
Removed from LID	10	PACIFIC 101 DEVELOPMENT, LLC PO BOX L FLORENCE, OR 97439	14-12-26-BB-03300	\$0.00
Removed from LID	11	PACIFIC 101 DEVELOPMENT, LLC PO BOX L FLORENCE, OR 97439	14-12-26-BB-03400	\$0.00
Removed from LID	12	PACIFIC 101 DEVELOPMENT, LLC PO BOX L FLORENCE, OR 97439	14-12-26-BB-03500	\$0.00
56	13	PACIFIC 101 DEVELOPMENT, LLC PO BOX L FLORENCE, OR 97439	14-12-26-BB-03600	\$3,889.39
57	14	PACIFIC 101 DEVELOPMENT, LLC PO BOX L FLORENCE, OR 97439	14-12-26-BB-03700	\$3,889.39
58	15	PACIFIC 101 DEVELOPMENT, LLC PO BOX L FLORENCE, OR 97439	14-12-26-BB-03800	\$3,889.39

Reference No.	Lot No.	Contract Owner Name (Name/Address)	Map & Tax Lot No.	Cost, per Lot
WIND SONG HEIGHTS (CONTINUED)				
59	16	PACIFIC 101 DEVELOPMENT, LLC PO BOX L FLORENCE, OR 97439	14-12-26-BB-03900	\$3,889.39
60	COMMON SPACE	PACIFIC 101 DEVELOPMENT, LLC PO BOX L FLORENCE, OR 97439	14-12-26-BB-02300	\$0.00
CREEKSIDE PUD				
61	1	YACHATS CREEKSIDE DEVELOP, LLC 1 E CAMELBACK RD, SUITE 340 PHOENIX, AZ 85012	14-12-26-BB-06300	\$3,889.39
62	2	YACHATS CREEKSIDE DEVELOP, LLC 1 E CAMELBACK RD, SUITE 340 PHOENIX, AZ 85012	14-12-26-BB-06400	\$3,889.39
63	3	YACHATS CREEKSIDE DEVELOP, LLC 1 E CAMELBACK RD, SUITE 340 PHOENIX, AZ 85012	14-12-26-BB-06500	\$3,889.39
64	4	YACHATS CREEKSIDE DEVELOP, LLC 1 E CAMELBACK RD, SUITE 340 PHOENIX, AZ 85012	14-12-26-BB-06700	\$3,889.39
65	5	YACHATS CREEKSIDE DEVELOP, LLC 1 E CAMELBACK RD, SUITE 340 PHOENIX, AZ 85012	14-12-26-BB-06800	\$3,889.39
66	6	YACHATS CREEKSIDE DEVELOP, LLC 1 E CAMELBACK RD, SUITE 340 PHOENIX, AZ 85012	14-12-26-BB-06900	\$3,889.39
67	7	YACHATS CREEKSIDE DEVELOP, LLC 1 E CAMELBACK RD, SUITE 340 PHOENIX, AZ 85012	14-12-26-BB-05900	\$3,889.39

Reference No.	Lot No.	Contract Owner Name (Name/Address)	Map & Tax Lot No.	Cost, per Lot
CREEKSIDE PUD (CONTINUED)				
68	8	YACHATS CREEKSIDE DEVELOP, LLC 1 E CAMELBACK RD, SUITE 340 PHOENIX, AZ 85012	14-12-26-BB-06000	\$3,889.39
69	TRACT A COMMON AREA	YACHATS CREEKSIDE DEVELOP, LLC 1 E CAMELBACK RD, SUITE 340 PHOENIX, AZ 85012	14-12-26-BB-06100	\$0.00
70	TRACT B COMMON AREA	YACHATS CREEKSIDE DEVELOP, LLC 1 E CAMELBACK RD, SUITE 340 PHOENIX, AZ 85012	14-12-26-BB-05800	\$0.00
71	TRACT C COMMON AREA	YACHATS CREEKSIDE DEVELOP, LLC 1 E CAMELBACK RD, SUITE 340 PHOENIX, AZ 85012	14-12-26-BB-06600	\$0.00
72	TRACT D COMMON AREA	YACHATS CREEKSIDE DEVELOP, LLC 1 E CAMELBACK RD, SUITE 340 PHOENIX, AZ 85012	14-12-26-BB-06200	\$0.00
MISCELLANEOUS				
73	P.P. 2006-31 PARCEL 2	JONATHAN MONSCHKE & CARRIE MONSCHKE PO BOX 188 YACHATS, OR 97498	14-12-26-BC-02101	\$8,597.73
74	P.P. 1999-16 PARCEL 2 PTN 1 & LAND ADJ	GLEN S STONE & JANET F STONE 23 VAN BOLTON RD HILLSBOROUGH, NJ 08844	14-12-26-BC-02200	\$8,597.73
75	P.P. 2006-29 PARCEL 1	JAMES TODD NORWOOD & DEBORAH ANN NORWOOD PO BOX 683 WALDPOR, OR 97394	14-12-26-BC-02300	\$8,597.73

Reference No.	Lot No.	Contract Owner Name (Name/Address)	Map & Tax Lot No.	Cost, per Lot
MISCELLANEOUS (CONTINUED)				
76	P.P. 2006-29 PARCEL 2	STSK INVESTMENTS, LLC ATTN GEOFF MOTT 14835 E SHEA BLVD STE 103 PMB 293 FOUNTAIN HILLS, AZ 85268	14-12-26-BC-02301	\$8,597.73
77	TOWNSHIP 14 RNG 12	GARY HOFER & JENNIE HOFER GARCIA PO BOX 333 ROY, UT 84067	14-12-26-BC-02600	\$8,597.73
78	P.P. 1992-06 PARCEL 2	JRVS TRUST ATTN JOHN & VERLENE COOPER PO BOX 367 YACHATS, OR 97498	14-12-26-BC-01800	\$4,000.00
79	PART. PLAT 1992-06 PARCEL 1	DHANPAT RAI & BARBARA ANN RAI PO BOX 794 YACHATS, OR 97498	14-12-26-BC-01900	\$4,000.00
80	P.P. 2006-31, PARCEL 1	YCY LLC ATTN GREGORY L LEVIN PO BOX 6037 KETCHUM, ID 83340	14-12-26-BC-2100	\$8,597.73