AN ORDINANCE of the City Council of the City of Kent, Washington, amending Ordinance No. 2292 by adding three parcels of land to the boundaries of Local Improvement District No. 307; approving and confirming the assessment roll of Local Improvement District No. 307; fixing the interest rates and penalties on unpaid assessments; and providing for the filing of the assessment roll with the City Treasurer for collection.

WHEREAS, due notice was heretofore given, both by publication and by mailing in accordance with law, of the first hearing on the assessment roll for LID No. 307, the hearing thereon having been set for October 15, 1984, at 7:00 p.m., local time, in the Council Chambers, City Hall, 220 Fourth Avenue, Kent, Washington, and the City Council convened at such time and place and heard all persons who wished to be heard at the hearing; and

WHEREAS, due notice was heretofore given, both by publication and by mailing in accordance with law, of the hearing on the addition of property to Local Improvement District No. 307 ("LID No. 307" or "the LID") and on the assessment roll for LID No. 307, the hearing thereon having been set for January 21, 1985, at 7:00 p.m., local time, in the Council Chambers, City Hall, 220 South Fourth Avenue, Kent, Washington, and the City Council convened at such time and place and heard all persons who wished to be heard at the hearing; and

WHEREAS, the City Council has given due consideration to the special benefits to be received by each lot, tract and parcel of land shown on the final assessment roll of LID No. 307 and after examining the properties within LID No. 307 has concluded that the three parcels of land included within the boundaries of LID No. 307 but omitted from the preliminary assessment roll are receiving special benefits from the improvements and that no assessment as modified on any other property
is greater than the special benefits derived from the improvements and the assessments are equitable and just; and

WHEREAS, it appears to the City Council that the amounts charged against all of the properties on such assessment roll are in accordance with the mode of assessments in LID No. 307 provided by law and by ordinances and resolutions of the City Council, and clearly reflect the special benefits to be received by those parcels of land; NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF KENT, WASHINGTON, as follows:

Section 1. Section 2 of Ordinance No. 2292 is amended to read as follows:

"Section 2. There is hereby created and established a local improvement district to be called "Local Improvement District No. 307 of the City of Kent, Washington", which district is described in Exhibit "A" attached hereto and by this reference made a part hereof."

The City Council finds that the added parcels, being those last three parcels listed in Exhibit A, are specially benefited by the improvements in LID No. 307.

Section 2. The assessments on the assessment roll of LID No. 307 shall be and they are in all things confirmed and approved in the total sum of $323,788.22.

Section 3. Each of the lots, tracts, parcels of land and other property shown on the assessment roll is declared to be specially benefited by the improvements in at least the amount charged against the same and it is further declared that the assessments appearing against the same are in proportion to the several assessments appearing upon the roll. There is levied and assessed against each lot, tract, parcel of land and other
property appearing on the roll, the amount finally charged against the same thereon.

Section 4. The City Clerk is authorized and instructed to deliver the assessment roll, together with a duplicate original executed copy of this ordinance, to the City Treasurer and the City Treasurer is authorized and instructed to proceed to collect the assessment roll in accordance with law. The assessments may be paid in cash at any time within thirty (30) days from the date of first publication by the City Treasurer of notice that the assessment roll is in her hands for collection, without penalty, interest or cost, and thereafter the sum remaining unpaid may be paid in ten (10) equal annual installments. The estimated interest rate is stated to be approximately 11.0% per annum, with the exact interest rate to be fixed in the ordinance authorizing the issuance and sale of bonds for LID No. 307. The first installment of assessments on the assessment roll for LID No. 307 shall become due and payable during the thirty-day period succeeding the date one year after the date of first publication by the City Treasurer of notice that the assessment roll is in her hands for collection and annually thereafter each succeeding installment shall become due and payable in like manner. If the whole or any portion of the assessment remains unpaid after the first thirty-day period, interest upon the whole unpaid sum shall be charged at the rate as determined above, and each year thereafter one of the installments together with interest due on the unpaid balance shall be collected. Any installment not paid prior to expiration of the thirty-day period during which such installment is due and payable shall thereupon become delinquent. All delinquent installments shall be subject to a charge for interest at the rate as determined above and for an additional charge of 8.0% penalty levied upon both principal and interest due upon
such installment or installments. The collection of such delinquent installments shall be enforced in the manner provided by law.

Section 5. This ordinance shall be in full force and effect five days after the date of its publication as provided by law.

ADOPTED by the City Council of the City of Kent, and approved by the Mayor, at a regular open public meeting thereof, this 21 day of \_\_\_, 1985.

\[Signature\]
Mayor

\[Signature\]
City Clerk

ATTEST:

\[Signature\]
City Clerk

APPROVED AS TO FORM:

\[Signature\]
City Attorney

1362k
That portion of Henry Adams Donation Claim No. 43 in the Northwest quarter of Section 36, Township 23 North, Range 4 East, W.M., in King County, Washington described as follows:

Beginning at a point of intersection with the Southerly margin of Southwest 43rd Street (S180th Street) and the Easterly margin of SR 181; said point being the True Point Of Beginning of the following described parcel; thence Easterly along the Southerly margin of S.W. 43rd Street to a point which lies a distance 230.00 feet East when measured from the Westerly margin of 72nd Ave. South; thence Southerly to a point which lies a distance 228.00 feet East when measured from the Westerly margin of 72nd Avenue South; thence Westerly parallel to the South line of the Northwest quarter of said Section a distance of 228.00 feet to a point on the Westerly margin of 72nd Avenue South; thence Southerly along the Westerly margin thereof to the Northerly margin of S. 182nd Street, thence Westerly along the Northerly margin thereof to the Easterly margin of SR 181; thence Northwesterly and Northerly along the Easterly margin thereof to the Southerly margin of So. 181st Street, thence Easterly along the Southerly margin thereof to the Easterly margin of 71st Ave. South; thence Northerly along the Easterly margin thereof to a point which lies a distance of 120.00 feet more or less when measured from the Southerly margin of S.W. 43rd Street, thence Westerly parallel to the South line of the Northwest quarter of said section to the Easterly margin of SR 181; thence Northerly and Northwesterly along the Easterly margin thereof to the True Point of Beginning; AND ALSO that portion of Henry Adams Donation Claim No. 43 lying Easterly and Northerly of Burlington Northern (Formerly Northern Pacific) Railway; AND ALSO the West 40 feet of the North 610.02 feet of Government Lot 4 in the Southeast quarter of the Northwest quarter of Section 36, Township 23 North, Range 4 East, W.M., in King County, Washington; AND ALSO Lots 1 through 9 inclusive, Block 1, Burlington Northern Norpac Industrial District No. 1 Division 2, according to Plat recorded in Volume 98 of Plats, pages 27 and 28, Records of King County, Washington; AND ALSO the East 225.00 feet of the South 400.00 feet of the North 450.00 feet of the Southwest quarter of the Northeast quarter of Section 36, Township 23 North, Range 4 East, W.M., in King County, Washington; AND ALSO that portion of the North half of the Southeast quarter of the Northeast quarter of Section 36, Township
23 North, Range 4 East, W.M., in King County, Washington, lying Easterly of the Easterly margin of 80th Pl. South and Southerly of the Southerly margin of Southwest 43rd Street; AND ALSO, that portion of the Northwest quarter of Section 31, Township 23 North, Range 5 East, W.M., in King County, Washington, described as follows:

Beginning at the Northwest corner of Lot 1, Mazda Short Plat, recorded under King County Recording No. 7611010639; thence South 2° 04'11" West to the Southwest corner of the Northwest quarter of said section; thence Easterly parallel to the North line of the Southwest quarter of the Northwest quarter of said section to the Westerly margin of East Valley Highway; thence Northeasterly along said Westerly margin to a point on the West line of the Southeast quarter of the Northwest quarter of said section; thence Northerly along the west line thereof to the South line of the North half of the Southeast quarter of the Northwest quarter of said section; thence Easterly along the South line thereof to the Westerly margin of East Valley Highway; thence Northeasterly along the Westerly margin thereof to a point on a curve to the left which intersects the Southerly margin of Southwest 43rd Street (S. 180th Street); thence Westerly along the Southerly margin thereof to the True Point of Beginning.

AND ALSO

The East 70 feet of the following:

That portion of the Henry Adams Donation Claim in Section 36, Township 23 North, Range 4 East, W.M., described as follows:

Beginning at a point 30 feet South and 675.75 feet West of the Northeast corner of said Donation Claim; thence West parallel to the North line of said Donation Claim, a distance of 120 feet; thence South 120 feet; thence East 120 feet; thence North 120 feet to the point of beginning;

Situate in the County of King, State of Washington

AND ALSO

Beginning at a point 555.75 feet West and 30 feet South of the Northeast corner of the Donation Claim of Henry Adams, in Section 36, Township 23, Range 4 East, W.M., running thence West along a line parallel to and 30 feet distant from the North boundary of said claim, 120 feet; thence South 120 feet; thence East 120 feet; thence North 120 feet to the point of beginning;

Situate in the County of King, State of Washington.

AND ALSO

Beginning at a point 495.75 feet West and 30 feet South of the Northeast corner of the Donation Land Claim of Henry Adams in Section 36, Township 23 North, Range 4 East W.M.; and running thence West along a line parallel to and 30 feet distant from the North boundary line of said claim, 60 feet; thence South 120 feet; thence East 60 feet; thence North 120 feet, to the place of beginning; EXCEPT that portion described as follows:

Beginning at a point on the South boundary line of the County Road located and established along the North boundary line of the said Henry Adams Donation Land Claim, said point bearing South 86° 55'00" West 461.3 feet from the Northeast corner of said claim; thence West along the South line of said County Road, 34.7 feet to the True Point of Beginning; thence South 00° 26'00" West 121 feet; thence North 89°34'00" West 14 feet; thence Northerly on a curve to the left of radius of 11,409.2 feet a distance of 121.1 feet to a point on the South boundary line of the aforesaid County Road, which point is 15.3 feet West from the true point of beginning; thence East along the South boundary line of the aforesaid County Road, 15.3 feet to the True Point of Beginning;

Situate in the County of King, State of Washington.

Except any portions of the above described parcels lying within public Rights of Way.
I, MARIE JENSEN, City Clerk of the City of Kent, Washington, certify that the attached copy of Ordinance No. 2526 is a true and correct copy of the original ordinance adopted on the 21 day of Jan., 1985, as that ordinance appears in the Minute Book of the City.

DATED this 26 day of Jan., 1985.

MARIE JENSEN
City Clerk

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