AN ORDINANCE ordering street, sanitary sewer and water main improvements on 64th Avenue South from Meeker Street to South 212th Street within the City, all in accordance with Resolution No. 1192 of the City Council; establishing Local Improvement District No. 330 and ordering the carrying out of the proposed improvement; providing that payment for the improvement be made by special assessments upon the property in the District, payable by the mode of "payment by bonds"; and providing for the issuance and sale of local improvement district warrants redeemable in cash or other short-term financing and local improvement district bonds.

WHEREAS, by Resolution No. 1192 adopted February 7, 1989, the City Council declared its intention to order street, sanitary sewer and water main improvements on 64th Avenue South from Meeker Street to South 212th Street within the City, and fixed March 7, 1989, at 7:00 p.m., local time, in the Council Chambers of the City Hall as the time and place for hearing all matters relating to the proposed improvement and all objections thereto and for determining the method of payment for the improvement; and

WHEREAS, Director of Public Works caused an estimate to be made of the cost and expense of the proposed improvement and certified that estimate to the City Council, together with all papers and information in his possession touching the proposed improvement, a description of the boundaries of the proposed local improvement district and a statement of what portion of the cost and expense of the improvement should be borne by the property within the proposed district; and

WHEREAS, that estimate is accompanied by a diagram of the proposed improvement showing thereon the lots, tracts, parcels of land, and other property which will be specially benefited by the proposed improvement and the estimated cost and expense thereof to be borne by each lot, tract and parcel of land or other property; and
WHEREAS, due notice of the above hearing was given in the manner provided by law, and the hearing was held by the City Council on the date and at the time above mentioned, and no objections to the proposed improvement were received, and all persons appearing at such hearing and wishing to be heard were heard; and

WHEREAS, the City Council has determined it to be in the best interests of the City that the improvement as hereinafter described be carried out and that a local improvement district be created in connection therewith; NOW, THEREFORE,

THE CITY COUNCIL OF THE CITY OF KENT, WASHINGTON, DOES HEREBY ORDAIN as follows:

Section 1. The City Council of the City of Kent, Washington (the "City"), orders the construction of street, sanitary sewer and water main improvements on 64th Avenue South from Meeker Street to South 212th Street within the City, as more fully described in Exhibit A attached hereto and by this reference incorporated herein. Specifically, and as set forth in Exhibit A, the Roadway Improvements Project limits are from James Street north to South 228th Street and from South 216th Street to South 212th Street.

All of the foregoing shall be in accordance with the plans and specifications therefor prepared by the Director of Public Works of the City and may be modified by the City Council as long as such modification does not affect the purpose of the improvement.

Section 2. There is created and established a local improvement district to be called Local Improvement District No. 330 of the City of Kent, Washington (the "District"), the boundaries or territorial extent of the District being more particularly described in Exhibit B attached hereto and by this reference incorporated herein.

Section 3. The total estimated cost and expense of the improvement is declared to be $6,902,696.80. The entire cost and
expense shall be borne by and assessed against the property specially benefited by such improvement included in the District which embraces as nearly as practicable all property specially benefited by such improvement.

Section 4. In accordance with the provisions of RCW 35.44.047, the City may use any method or combination of methods to compute assessments which may be deemed to fairly reflect the special benefits to the properties being assessed.

Section 5. Local improvement district warrants may be issued in payment of the cost and expense of the improvement herein ordered to be assessed, such warrants to be paid out of the Local Improvement Fund, District No. 330, hereinafter created and referred to as the Local Improvement Fund, and, until the bonds referred to in this section are issued and delivered to the purchaser thereof, to bear interest from the date thereof at a rate to be established hereafter by the City Finance Director or his designee, as issuing officer, and to be redeemed in cash and/or by local improvement district bonds herein authorized to be issued, such interest-bearing warrants to be hereafter referred to as "revenue warrants." In the alternative, the City hereafter may provide by ordinance for the issuance of other short-term obligations pursuant to Chapter 39.50 RCW.

The City is authorized to issue local improvement district bonds for the District which shall bear interest at a rate and be payable on or before a date to be hereafter fixed by ordinance. The bonds shall be issued in exchange for and/or in redemption of any and all revenue warrants issued hereunder or other short-term obligations hereafter authorized and not redeemed in cash within twenty days after the expiration of the thirty-day period for the cash payment without interest of assessments on the assessment roll for the District. The bonds shall be redeemed by the collection of special assessments to be levied and assessed against the property within the District, payable in annual installments, with interest at a rate to be hereafter fixed by ordinance under the mode of "payment by bonds," as defined by law and the ordinances of the City. The exact form, amount, date, interest rate and denominations of such bonds hereafter shall be
fixed by ordinance of the City Council. Such bonds shall be sold in such manner as the City Council hereafter shall determine.

Section 6. In all cases where the work necessary to be done in connection with the making of such improvement is carried out pursuant to contract upon competitive bids (and the City shall have and reserves the right to reject any and all bids), the call for bids shall include a statement that payment for such work will be made in cash warrants drawn upon the Local Improvement Fund.

Section 7. The Local Improvement Fund for the District is created and established in the office of the City Finance Director. The proceeds from the sale of revenue warrants or other short-term obligations drawn against the fund which may be issued and sold by the City and the collections of special assessments, interest and penalties thereon shall be deposited in the Local Improvement Fund. Cash warrants to the contractor or contractors in payment for the work to be done by them in connection with the improvement and cash warrants in payment for all other items of expense in connection with the improvement shall be issued against the Local Improvement Fund.

Section 8. Within fifteen (15) days of the passage of this ordinance there shall be filed with the City Finance Director the title of the improvement and District number, a copy of the diagram or print showing the boundaries of the District and the preliminary assessment roll or abstract of such roll showing thereon the lots, tracts and parcels of land that will be specially benefited thereby and the estimated cost and expense of such improvement to be borne by each lot, tract or parcel of land. The City Finance Director immediately shall post the proposed assessment roll upon his index of local improvement assessments against the properties affected by the local improvement.
Section 9. This ordinance shall take effect and be in force five (5) days from and after its passage, approval and publication as provided by law.

DAN KELLEHER, MAYOR

ATTEST:

MARIE JENSEN, CITY CLERK

APPROVED AS TO FORM:

SANDRA DRISCOLL, CITY ATTORNEY

PASSED the ___ day of Aug, 1989.
APPROVED the ___ day of Aug, 1989.
PUBLISHED the ___ day of Aug, 1989.

I hereby certify that this is a true copy of Ordinance No. 2866, passed by the City Council of the City of Kent, Washington, and approved by the Mayor of the City of Kent as hereon indicated.

MARIE JENSEN, CITY CLERK (SEAL)
EXHIBIT A
LID 330
64TH AVENUE STREET IMPROVEMENTS
MEEKER STREET TO S 212TH STREET

ROADWAY IMPROVEMENTS

The project is the construction of a new roadway with two lanes in each direction. Also included are left turn pockets at intersections, storm drainage, curb and gutter, sidewalks, street trees, illumination and channelization. Between the left turn pockets in certain areas and a landscaped median shall be installed. Between the left turn pockets in certain areas and a landscaped median shall be installed in other areas.

The project limits are from James Street north to S. 228th Street and from approximately 1320 feet north of S. 228th Street to S. 212th Street. The existing roadway between Smith Street and James Street shall also be widened and improved to the above standards. Traffic signals shall be installed on 64th Avenue at the intersections of Meeker Street, James Street, So. 228th Street and S. 212th Street.

SANITARY SEWER IMPROVEMENTS

As part of the project, an 8" sanitary sewer system will be installed in 64th Avenue South within the project limits. Sewer stubs will be extended to the adjacent properties.

The sewer mainline is already existing north of S. 226th Street. Therefore in this portion of the project the sanitary improvement consists only of stub installation.

WATER MAIN IMPROVEMENTS

As part of the project a 12" water main will be installed in 64th Avenue South within the project limits except from S. 216th to approximately 500 feet south and south of S. 236th Street. Stubs to adjacent properties and fire hydrants shall also be installed.
EXHIBIT A
L.I.D. 330

64TH AVENUE STREET IMPROVEMENTS
MEEKER STREET TO S. 212TH STREET

ROADWAY IMPROVEMENTS

The project is the construction of a new roadway with two lanes in each direction. Also included are left turn pockets at intersections, storm drainage, curb and gutter, sidewalks, street trees, illumination and channelization. Between the left turn pockets a center two way left turn lane will be installed in certain area and a landscaped median shall be installed in other areas.

The project limits are from James Street north to S. 228th Street and from S. 216th Street to S. 212th Street. The existing roadway between Smith Street and James Street shall also be widened and improved to the above standards. Traffic signals shall be installed on 64th Avenue at the intersections of Meeker Street, James Street, S. 228th Street and S. 212th Street.

SANITARY SEWER IMPROVEMENTS

As part of the project, an 8" sanitary sewer system will be installed in 64th Avenue South within the project limits. Sewer stubs will be extended to the adjacent properties.

The sewer mainline is already existing north of S. 216th Street. Therefore, in this portion of the project the sanitary improvement consists only of stub installation.

WATER MAIN IMPROVEMENTS

As part of the project a 12" water main will be installed in 64th Avenue South within the project limits except south of S. 236th Street. Stubs to adjacent properties and fire hydrants shall also be installed.
Portion of Sec. 14, Twn. 22 N, Rg 4 E (Tax Lot #5)
Southwest 1/4 of Northeast 1/4 Southeasterly of County Road less portions for public right of way; AND ALSO

Northwest Business Park, Phase I, Block 1, Lot 1, together with East 300 feet of Tract E as measured along South line thereof, also known as portion of City of Kent lot line adjustment approved 9-24-85, Recording No. 8509301130; AND ALSO

Portion of Sec. 11, Twn. 22 N, Rg 4 E (Tax Lot #26)
Southwest 1/4 of Southeast 1/4 less ditch less portion lying South of line running from point on East line of said subdivision 500 feet North of Southeast corner to point on West line 280 feet North of Southwest corner less portions for public right of way; AND ALSO

Portion of Sec. 11, Twn. 22 N, Rg 4 E (Tax Lot #25)
Northwest 1/4 of Southeast 1/4 less South 470 feet of North 500 feet of West 168.82 feet of East 208.82 feet less ditch and portions for public right of way; AND ALSO

Portion of Sec. 11, Twn. 22 N, Rg 4 E (Tax Lot #27)
South 1/2 of Southeast 1/4 of Southeast 1/4 less North 319 feet less streets; AND ALSO

Portion of Sec. 11, Twn. 22 N, Rg 4 E (Portion N.D.C. Lot #18)
That portion of the South 1/2 of said section lying southerly of the following described line. BAAP 500.00 feet north of the Southeast corner of the Southwest 1/4 of the Southeast 1/4 being the True Point of Beginning of line herein described. THENCE in a southwesterly direction in a straight line to a point on the East line of the David A. Neely Donation Claim which point lies 155.00 feet north of the South line of said section being the terminus of line herein described. EXCEPT that portion lying within the plat of Northwest Business Park Phase I in Vol. 128, pg. 58 thru 61 in King County, Washington AND the North 319.00 feet of the South 1/2 of the Southeast 1/4 of the Northeast 1/4 in said section. EXCEPT the North 159.00 feet of the East 573.00 feet AND EXCEPT the North 219.00 feet of said South 1/2 lying west of said East 573.00 feet AND ALSO EXCEPT any portions thereof lying within public right-of-way; AND ALSO

Portion of Sec. 11, Twn. 22 N, Rg 4 E (Tax Lot #45)
South 265.46 feet of North 3/4 of West 1/2 of East 1/2 of Southeast 1/4 less street; AND ALSO

Portion of Sec. 11, Twn. 22 N, Rg 4 E (Tax Lot #44)
North 264 feet of South 529.46 feet of North 3/4 of East 1/2 of Southeast 1/4 less East 650 feet less West 40 feet for County Road; AND ALSO

Portion of Sec. 11, Twn. 22 N, Rg 4 E (Tax Lot #43)
North 396 feet of South 924 feet of North 3/4 of West 1/2 of East 1/2 of Southeast 1/4 less street; AND ALSO
Portion of Sec. 11, Twn. 22 N, Rg 4 E (Tax Lot #42)
North 132 feet of South 1056 feet of North 3/4 of West 1/2 of East 1/2 of Southeast 1/4 less street; AND ALSO

Portion of Sec. 11, Twn. 22 N, Rg 4 E (Tax Lot #24)
North 396 feet of South 1452 feet of North 3/4 of West 1/2 of East 1/2 of Southeast 1/4 less portion beginning at a point on East line of West 1/2 of East 1/2 of said section which point lies 2116.70 feet North of South line of said Southeast 1/4 being True Point of Beginning; thence North 89°57'50" West 620 feet to a point on East right of way line of 64th Ave. South; thence South along said right of way line 100 feet; thence South 89°57'50" East to a point which lies 170 feet west of East line of said West 1/2; thence Southeasterly to a point on East line thereof which point lies 170 feet south of True Point of Beginning; thence north along East line thereof 170 feet to True Point of Beginning; AND ALSO

Portion of Sec. 11, Twn. 22 N, Rg 4 E (Tax Lot #40)
North 544 feet more or less of West 1/2 of Northeast 1/4 of Southeast 1/4 less street; AND ALSO

Portion of Sec. 11, Twn. 22 N, Rg 4 E (Tax Lot #66)
North 500 feet of East 208.82 feet of West 1/2 of Southeast 1/4 less North 30 feet and less East 40 feet; AND ALSO

Lot 7, Greenriver Square One, SP-88-6, Recording No. 8812020383; AND ALSO

Lot 1, Greenriver Square One, SP-88-6 Recording No. 8812020383; AND ALSO

Portion of Sec. 11, Twn. 22 N, Rg 4 E (Tax Lot #5)
Portion of Government Lot 2 and Southwest 1/4 of Northeast 1/4 defined as follows: Beginning at Southwest corner of said Government Lot; thence North 818.40 feet to East bank of Green River; thence along East bank N 30°00'00" East 204.60 feet; thence East 2538.36 feet; thence South 995.28 feet to South line of said Southwest 1/4 of Northeast 1/4; thence West 2640 feet to point of beginning less Easterly 100 feet less road less drainage ditch; AND ALSO

Portion of Sec. 11, Twn. 22 N, Rg 4 E (Tax Lot #32)
Beginning 995.28 feet North and 1331.88 feet West of East 1/4 corner; thence West 895.3 feet to East line of Drainage District right-of-way; thence Northeast along said ditch 359.2 feet to South line County Road; thence along said line North 89°00'00" East 285.10 feet; thence South 86°45'00" East 479.5 feet; thence South 298.32 feet to beginning less streets less East 100 feet (includes vacated street); AND ALSO

Northwest Business Park, Phase I, Block 1, Lot 2, together with West 300 feet of East 500 feet of Tract E as measured along south line thereof, also known as portion of City of Kent lot line adjustment approved 9-24-85, Recording No. 8509301130; AND ALSO
Portion of Sec. 11, Twn. 22 N, Rg 4 E (Tax Lot #59)
The North 219.00 feet of the South 1/2 of the Southeast 1/4 of the Northeast thereof AND EXCEPT any portions thereof lying within the public right-of-way; AND ALSO

That portion of Sec. 11, Twn. 22 N, Rg 4 E lying North of South 212th Street, West of West Valley Highway and East of Russell Road; AND ALSO

Portion of Sec. 11, Twn. 22 N, Rg 4 E (Tax Lot #41)
North 414.16 feet more or less of East 1/2 of East 1/2 of Southeast 1/4 less streets; AND ALSO

Portion of Sec. 11, Twn. 22 N, Rg 4 E (Tax Lot #33)
Beginning 30 feet West and 660 feet South of Northeast corner of Southeast 1/4; thence West 630 feet; thence North 264 feet; Thence East 630 feet; Thence South 264 feet to beginning less streets; AND ALSO

Lot 3, Block 1
Northwest Business Park - Phase I Lot 3 Together with portion of Tract E lying West of West Line of East 600 feet of said Tract E and Northerly and Easterly of Center Line of a railroad right-of-way easement and East of a line that runs from North line of Tract E to Center Line of said railroad right-of-way easement and is 50 feet more or less East of West line of Lot 5 produced Northerly to Northerly line of Tract E as measured along Northerly line of Tract E also known as Portion of City of Kent Lot line adjustment; approved 9/24/85 Record No. 8509301130; AND ALSO

Lot 4, Block 1
Northwest Business Park - Phase I, Lot 4 together with portion of Tract E lying Southerly of center line of railroad right-of-way easement and East of Northerly produced of West line of Lot 4 - also known as portion of City of Kent Lot line adjustment; approved 9-24-85 Record No. 8509301130; AND ALSO

Lot 5, Block 1
Northwest Business Park - Phase I, Lot 5 together with portion of Tract E lying Southerly of center line of railroad right-of-way easement and West of a line that extends South from Northerly line of Tract E to center line of railroad right-of-way easement and is 50 feet more or less East of West line of Lot 5 produced Northerly to Northerly line of Tract E as measured along Northerly line of Tract E also known as portion of City of Kent Lot line adjustment; approved 9-24-85 Record No. 8509301130; AND ALSO

Lot 6, Block 1
Northwest Business Park - Phase I Lot 6 together with West 197.4 feet of Tract E as measured along South line thereof - also known as portion of City of Kent Lot line adjustment; approved 9-24-85 Record No. 8509301130; AND ALSO

Lot 7, Block 1
Northwest Business Park - Phase I; AND ALSO
Lot 8, Block 1
Northwest Business Park - Phase I; AND ALSO

Lot 9, Block 1
Northwest Business Park - Phase I; AND ALSO

Lot 13, Block 2
Northwest Business Park - Phase I; AND ALSO

Lot 12, Block 2
Northwest Business Park - Phase I; AND ALSO

Lot 11, Block 2
Northwest Business Park - Phase I; AND ALSO

Lot 10, Block 2
Northwest Business Park - Phase I; AND ALSO

Lot 9, Block 2
Northwest Business Park - Phase I; AND ALSO

Lot 8, Block 2
Northwest Business Park - Phase I; AND ALSO

Lot 7, Block 2
Northwest Business Park - Phase I; AND ALSO

Lot 6, Block 2
Northwest Business Park - Phase I
Together with West 39.32 feet of Lot 5 per lot line adjustment; AND ALSO

Lot 5, Block 2
Northwest Business Park - Phase I
Except the West 39.32 feet thereof per lot line adjustment; AND ALSO

Lot 4, Block 2
Northwest Business Park - Phase I; AND ALSO

Lot 3, Block 2
Northwest Business Park - Phase I; AND ALSO

Lot 2, Block 2
Northwest Business Park - Phase I; AND ALSO

Lot 1, Block 2
Northwest Business Park - Phase I; AND ALSO
Portion of Sec. 14, Twn. 22, Rg 4 E (Tax Lot #35)
Portion of North 1/2 defined as follows: Beginning at Northeast corner said section thence along North line thereof North 89°11'24" West 1465.43 feet; thence South 00°50'46" West 721.62 feet to True Point of Beginning thence continuing South 00°50'46" West 632.99 feet TAP on Northerly right-of-way of South 228th Street; thence along said Northerly right-of-way line South 62°53'12" West 303.73 feet TAP on East boundary of parcel of land owned by Stanley A. Taylor Record AF #4872884; thence along East boundary said parcel North 00°50'46" East 175.39 feet to Northeast corner said parcel; thence North 89°09'14" West 94 feet; thence North 00°50'46" East 2 feet more or less; thence North 89°09'14" West 805.61 feet; thence South 00°53'03" West 2 feet more or less; thence North 89°07'49" West 237.55 feet; thence North 00°50'46" East 599.9 feet; thence South 89°09'14" East 1405.44 feet to True Point of Beginning less coal and mineral rights TCO 17.1390; AND ALSO

Portion of Sec. 14, Twn. 22, Rg 4 E (Tax Lot # 45)
Lot 6 of City of Kent Short Plat No. SPC-86-6 (SP-86-4) Record No. 8606301093; AND ALSO

Portion of Sec. 14, Twn. 22, Rg 4 E (Tax Lot # 44)
Lot 5 of City of Kent Short Plat No. SPC-86-6 (SP-86-4) Record No. 8606301093; AND ALSO

Portion of Sec. 14, Twn. 22, Rg 4 E (Tax Lot # 43)
Lot 4 of City of Kent Short Plat No. SPC-86-6 (SP-86-4) Record No. 8606301093; AND ALSO

Portion of Sec. 14, Twn. 22, Rg 4 E (Tax Lot # 42)
Lot 3 of City of Kent Short Plat No. SPC-86-6 (SP-86-4) Record No. 8606301093; AND ALSO

Portion of Sec. 14, Twn. 22, Rg 4 E (Tax Lot # 40)
Lot 4 less portion lying Easterly and Southerly of plat of Lakes at Kent Division 1 of Kent SP 84-9 Record No. 8505210917; AND ALSO

Lot 3 Lakes at Kent Division No. 01; AND ALSO

Portion of Sec. 14, Twn. 22, Rg 4 E (Tax Lot # 52)
Lot 1 of City of Kent Short Plat No. SP 86-13 Record No. 8706041575; AND ALSO

Lot 2 Lakes at Kent Division No. 01; AND ALSO

Bridgewater II Condominium as recorded in Vol. 88 of Condominium Plats pages 45 through 50; AND ALSO

Unit A1
Bridgewater Condominium PCT of value 3.5550 together with A1 building G; AND ALSO

Unit A2
Bridgewater Condominium PCT of value 3.2225 together with A2 building G; AND ALSO
Unit A3
Bridgewater Condominium PCT of value 3.2225 together with A3 building G; AND
ALSO

Unit A4
Bridgewater Condominium PCT of value 3.2225 together with A4 building G; AND
ALSO

Unit A5
Bridgewater Condominium PCT of value 3.5550 together with A5 building G; AND
ALSO

Unit B1
Bridgewater Condominium PCT of value 2.8900 together with B1 building H; AND
ALSO

Unit B2
Bridgewater Condominium PCT of value 3.1117 together with B2 building H; AND
ALSO

Unit B3
Bridgewater Condominium PCT of value 3.0691 together with B3 building H; AND
ALSO

Unit B4
Bridgewater Condominium PCT of value 3.2225 together with B4 building H; AND
ALSO

Unit B5
Bridgewater Condominium PCT of value 3.5124 together with B5 building H; AND
ALSO

Unit C1
Bridgewater Condominium PCT of value 3.5124 together with C1 building H; AND
ALSO

Unit C2
Bridgewater Condominium PCT of value 3.2225 together with C2 building H; AND
ALSO

Unit C3
Bridgewater Condominium PCT of value 3.2225 together with C3 building H; AND
ALSO

Unit C4
Bridgewater Condominium PCT of value 3.2225 together with C4 building H; AND
ALSO

Unit C5
Bridgewater Condominium PCT of value 3.5124 together with C5 building H; AND
ALSO
Unit D1
Bridgewater Condominium PCT of value 2.8900 together with D1 building L; AND
ALSO

Unit D2
Bridgewater Condominium PCT of value 3.1117 together with D2 building L; AND
ALSO

Unit D3
Bridgewater Condominium PCT of value 3.0690 together with D3 building K; AND
ALSO

Unit D4
Bridgewater Condominium PCT of value 3.2225 together with D4 building K; AND
ALSO

Unit D5
Bridgewater Condominium PCT of value 3.5124 together with D5 building K; AND
ALSO

Unit E1
Bridgewater Condominium PCT of value 3.5550 together with E1 building N; AND
ALSO

Unit E2
Bridgewater Condominium PCT of value 3.2225 together with E2 building N; AND
ALSO

Unit E3
Bridgewater Condominium PCT of value 3.2225 together with E3 building M; AND
ALSO

Unit E4
Bridgewater Condominium PCT of value 3.2225 together with E4 building M; AND
ALSO

Unit E5
Bridgewater Condominium PCT of value 3.5550 together with E5 building M; AND
ALSO

Unit F1
Bridgewater Condominium PCT of value 2.8900 together with F1 building P; AND
ALSO

Unit F2
Bridgewater Condominium PCT of value 3.1117 together with F2 building P; AND
ALSO

Unit F3
Bridgewater Condominium PCT of value 3.0690 together with F3 building P; AND
ALSO
Unit F4
Bridgewater Condominium PCT of value 3.0690 together with F4 building 0; AND ALSO

Unit F5
Bridgewater Condominium PCT of value 3.1117 together with F5 building 0; AND ALSO

Unit F6
Bridgewater Condominium PCT of value 2.8900 together with F6 building 0; AND ALSO

Portion of Sec. 14, Twn. 22 N, Rg 4 E (Tax Lot # 50)
Lot 2 together with Lot 5 Plat of Lakes at Kent Division 1 of Kent SP No. 86-13 Record No. 8706041575; also known as Kent LLA 87-19 approved 8/4/87 Record No. 8708060999; AND ALSO

Portion of Sec. 14, Twn. 22 N, Rg 4 E (Tax Lot # 21)
Lot 4 of City of Kent Short Plat No. SP 86-13 Record No. 8706041575; AND ALSO

Portion of Sec. 14, Twn. 22 N, Rg 4 E (Tax Lot # 23)
West 192.44 feet of following: Beginning South 01°14'23" West 417.2 feet from Northeast corner of Northwest 1/4 of Southeast 1/4; thence North 88°40'56" West 880.15 feet; thence South 01°14'38" West 905.40 feet; thence South 88°43'27" East to Southeast corner of Northwest 1/4 of Southeast 1/4; thence Northeasterly 904.73 feet to beginning; AND ALSO

Lot 6, Lakes at Kent Division No. 01; AND ALSO

Lot 7, Lakes at Kent Division No. 01; AND ALSO

Portion of Sec. 23, Twn. 22 N, Rg 4 E (Tax Lot # 27)
Beginning 2001.9 feet West of Northeast corner of section; thence West 1517.36 feet; thence South 09°58'00" East along County Road 247.11 feet; thence South 20°35'00" East along East line of County Road 1154.7 feet; thence East to point 500 feet West of line drawn South from beginning; thence North 224 feet; thence East 500 feet; thence North to beginning; AND ALSO

Lots 1 and 2 Western Estates SP 80-9 recorded under King County Auditors File # 8009100829 and per Kent LLA 88-20 recorded under King County Auditors File #8809021266; AND ALSO

Portion of Lot 9, Meeker Supplemental Plat 1st Addition to Kent Lot 2 of Kent Short Plat SPC 75-15 Record AF #7601220366; AND ALSO

Portion of Lot 29, Meeker Supplemental Plat 1st Addition to Kent Lot 3 of Kent Short Plat SPC 75-15 Record AF #7601220366; AND ALSO

Portion of Sec. 23, Twn. 22 N, Rg 4 E (Tax Lot #55)
Lot 3, Kent SPC 80-9 Record #8009100829; AND ALSO

Portion of Lot 29, Meeker Supplemental Plat 1st Addition to Kent Lot 4 of Kent Short Plat SPC 75-15 Record AF #7601220366; AND ALSO
Portion of Sec. 23, Twn. 22 N, Rg 4 E (Tax Lot # 52)
Beginning 1102 feet West of Northeast corner of section; thence West along North line 899.9 feet; thence South 1989.6 feet to North line of Meeker Ave.; thence East along said North line 899.9 feet more or less to West line of Thompson DC; thence North along said West line 1969 feet to beginning less 15 feet strip deeded to City of Kent Auditors File #647114 less portion Southerly of line herein referred to as Line A beginning on East line of above described tract 189.16 feet North of Southeast corner thereof; thence Westerly to point on West line of said tract 204.84 feet from Southwest corner thereof and less portion North of line 547 feet North of and measured at R/A and parallel with above described line A; less public right-of-way; AND ALSO

Portion of Lot 29, Meekers Supplemental Plat 1st Addition to Kent Lot 4 less Easterly 58.50 feet thereof KCSP Record #7501100471. Also known as Lot 4 Kent boundary line adjustment; approved August 23, 1982 and revised by Kent Lot line adjustment; approved 8-1-84; AND ALSO

Portion of Lot 29, Meekers Supplemental Plat 1st Addition to Kent Lot 2 together with East 30 feet and South 270 feet of Lot 1 of City of Kent Short Plat No. SPC 74-11 Record No. 7501100471; also known as portion of City of Kent Lot line adjustment approved 7/1/86 Record No. 8607100973; AND ALSO

Portion of Lot 29, Meekers Supplemental Plat 1st Addition to Kent Lot 3 less South 124.05 feet as measured along West line of West 164.07 feet as measured along South line of Kent Short Plat No. SPC 74-11 Record No. 7501100471; also known as portion of City of Kent lot line adjustment, approved 7/1/86 Record No. 8607100973; AND ALSO

Portion of Sec. 23, Twn. 22 N, Rg 4 E (Tax Lot #69)
Portion Government Lot 16 in Northeast 1/4 defined as follows: Beginning intersection of North line Meeker Ave. with West line Thompson DC; thence North 00°36'14" East 189.16 feet to point of beginning; thence South 89°00'00" West 180 feet; thence North 00°36'14" East to point South 89°59'54" West from point of beginning; thence North 89°59'54" East to point of beginning less East 30 feet; AND ALSO

Portion of Lot 29, Meekers Supplemental Plat 1st Addition to Kent Lot 3 less North 146.07 feet and East 35 feet of City of Kent short plat No. SPC 74-11 Record No. 7501100471; also known as portion of City of Kent Lot line adjustment approved 7/1/86 Record No. 8607100973; AND ALSO

Portion of Sec. 23, Twn. 22 N, Rg 4 E (Tax Lot # 34)
Lot 1 of City of Kent Short Plat No. SPC 85-2 Record No. 8503211054; AND ALSO

Portion of Lots 30-31, Meekers Supplemental Plat 1st Addition to Kent North 250 feet of following 30 less West 30 feet and 31 less East 71.2 feet; AND ALSO

Portion of Lots 30-31, Meekers Supplemental Plat 1st Addition to Kent Lot 30 less West 30 feet less North 250 feet Lot 31 less North 250 feet less East 71.2 feet; AND ALSO

Portion of Lot 43, Meekers Supplemental Plat 1st Addition to Kent Lot 1 City of Kent SPC 76-13 Record AF #7701130512; AND ALSO
Portion of Sec. 23, Twn. 22 N, Rg 4 E (Tax Lot # 86)
Lot 4 of City of Kent Short Plat NO. SPC 85-2 Record No. 8503211054; AND ALSO

Portion of Sec. 23, Twn. 22 N, Rg 4 E (Tax Lot #18)
Beginning 1102 feet West and 2029 feet South of Northeast corner of section; thence West on South line Meeker Ave. 30 feet; thence South parallel Thompson D C 756.55 feet; thence West 906.8 feet; thence South 85.3 feet to water line of White River; thence southerly along water line 4900 feet to West line of D C; thence North on said West line 40 feet; thence North on same course 1774.98 feet to beginning less portion of East 30 feet in Northeast 1/4 of 23-22-4 less State Highway; AND ALSO

Portion of Lot 43, Meekers Supplemental Plat 1st Addition to Kent portion lying westerly of State Highway 5-M and Southerly of line 790 feet South of North line said tract and North of SR 516 less East 790.01 feet thereof as measured from center line State Highway 5-M; AND ALSO

Portion of Neely D A-D C #37 beginning at Southwest corner of Govt. Lot 4 Sec. 14, Twn. 22 N, Rg 4 E; thence North 88°35'14" West 1105.14 feet to center line of County Road; thence North 02°22'30" East along said center line 334.6 feet; thence South 88°43'21" East 1104.68 feet to East line of David A. Neely D C; thence Southerly along said East line to beginning less portion lying Easterly of Plat of the Lakes at Kent Division No. 1 together with portion lying Southerly and Westerly of the new boundary line which said new line is described as Parcel A in Kent's L.L.A. 88-29 as recorded under King County Auditors file #8811141040; AND ALSO

Portion of Sec. 23, Twn. 22N, Rg 4 E (Tax Lot #1)
Portion of West 1/2 of Northeast 1/4 and of Govt. Lot 16 beginning Northeast corner of Section 23; thence Westerly along Northerly line said Section 1102 feet to intersection with West line of G Thompson D C extended Northerly; thence Southerly along said West line to point 189.16 feet Northerly from North line of Meeker Avenue and True Point of Beginning; thence Westerly 899.9 feet to point 204.84 feet North from North line said avenue; thence South 204.84 feet; thence East 899.9 feet to West line said G Thompson D C; thence North 189.16 feet to True Point of Beginning less West 510 feet less East 180 feet less South 110 feet of East 100 feet, all lying within City of Kent County of King State of Washington.
EXHIBIT B

LID #330 BOUNDARY DESCRIPTION

DATED THIS _______ day of January, 1989

REVISED ______/_____/_____

Those portions of Sections 11, 14, 23 and 26 in Township 22 No. Range 4 E.W.M. including therein all Land Donation Claims and all unrecorded and/or recorded plats described as follows:

Lot 8, Meekers Supplemental Plat First Addition to Kent less portions for public right of way; AND

Lot 3, The Lakes Short Plat, Division No. 2, #SPC 86-21, Recording No. 8706041575; AND ALSO

Lot 1, Meekers Supplemental Plat First Addition to Kent less portions for public right of way and less portion for Drainage District #1; AND ALSO

Portion of Sec. 14, Twn. 22 N, Rg 4 E (Tax Lot #030)

Beginning South 01°14'23" West 417.2 feet from Northeast corner of Northwest 1/4 of Southeast 1/4; thence North 88°40'56" West 880.15 feet; thence South 01°14'38" West 905.40 feet; thence South 88°43'27" East to Southeast corner of Northwest 1/4 of Southeast 1/4; thence Northeasterly 904.73 feet to beginning less West 192.44 feet thereof less portions for public right of way; AND ALSO

Portion of Neely DA-DC #37 and Sec. 14, Twn. 22N, Rg 4 E, defined as follows:

Beginning at stone monument at center of said section 14; thence South 88°37'40" East 1315.72 feet to concrete monument; thence South 01°20'09" West 415.57 feet to concrete monument; thence North 88°38'10" West 1314.53 feet to concrete monument; thence South 01°27'38" West 573.96 feet to concrete monument; thence North 88°40'13" West 1836.01 feet; thence North 02°26'07" East 1144.96 feet; thence South 88°13'23" East 428.97 feet; thence along left curve radius 1176.28 feet thru central angle of 21°07'37" AN ARC distance of 433.74 feet; thence North 70°39'00" East 1025.69 feet to East Line of Government Lot South of said section 14; thence South 01°14'14" West along said East line 589.65 feet to point of beginning less street less portion within plat of the Lakes at Kent Division No. 1 less East 100 feet thereof and EXCEPT that portion lying southerly and westerly of the new boundary line which said new line is described as Parcel A in Kent's Lot Line Adjustment 88-29 as recorded under King County Auditors file #8811141040; AND ALSO

Portion of Sec. 14, Twn. 22 N, Rg 4 E (Tax Lot #16)

Northeast 1/4 of Southeast 1/4 less County Road less Drainage District #1; AND ALSO

Portion of Sec. 14, Twn. 22 N, Rg 4 E (Tax Lot #7)

West 1290 feet of Southeast 1/4 of Northeast 1/4 less North 229 feet of East 194 feet thereof less portions for public right of way; AND ALSO