ORDINANCE NO. 3090

AN ORDINANCE of the City Council of the City of Kent, Washington, repealing Ordinance No. 3082; approving and confirming the assessments and the assessment roll of Local Improvement District 333, which has been created and established for the purpose of installing a traffic signal at the intersection of 72nd Avenue South and South 180th Street, all as provided in Ordinance 2780; and levying and assessing the amount thereof against several lots, tracts, parcels of land, and all other properties shown on the roll.

WHEREAS, the assessment roll levying the special assessments against the properties located in Local Improvement District No. 333 has been filed with the Clerk of the City of Kent, as provided by law; and

WHEREAS, notice of the time and place of hearing thereon and of making objections and protests as to the roll was duly published at and for the time and in the manner provided by law, fixing a time and place of hearing therefor for the 5th day of January, 1993 at the hour of 7 o'clock p.m. in the Council Chambers of the City Hall in the City of Kent, Washington, and further notice thereof was duly mailed by the City Clerk to each property owner shown on the roll; and

WHEREAS, the Council held such public hearings and considered all written and verbal testimony before it; and

WHEREAS, the Council finds that the lots, tracts, parcels of land, and other properties within LID 333 are specially
benefitted by the improvements in at least the amount charged against the same; and

WHEREAS, on January 19, 1993, the City Council passed Ordinance No. 3082, which approved and confirmed the assessments and the assessment roll for LID 333, but which mistakenly established a fifteen year bond period instead of a ten year bond period; NOW, THEREFORE,

THE CITY COUNCIL OF THE CITY OF KENT, WASHINGTON DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. City of Kent Ordinance No. 3082, passed by the City Council on January 19, 1993, is hereby repealed.

Section 2. The assessments and the assessment roll of Local Improvement District No. 333 which has been created and established for the purpose of installing a traffic signal at the intersection of 72nd Avenue South and South 180th Street be and the same is hereby in all things and respects approved and confirmed in the total amount of $118,785.08. The cost of the total project is $118,785.08. A copy of the assessment roll is attached as Exhibit A and incorporated herein by this reference.

Section 3. Findings. Each of the lots, tracts, parcels of land, and other properties shown upon the roll is hereby determined and declared to be specifically benefitted by the improvements in at least the amount charged against the same, and the assessment appearing against the same is in proportion to the several assessments appearing on the roll. There is hereby 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 assessment roll as approved and confirmed shall be filed with the Supervisor of Treasury Accounting of the City of Kent for collection, and the Supervisor of Treasury Accounting is hereby authorized and directed to publish notice as required by law stating that the roll is in his/her hands for collection and payment of any assessment thereof or any portion of that assessment can be made at any time within thirty (30) days from the date of the first publication of the notice without penalty, interest or cost, and that thereafter the sum remaining unpaid shall be paid in ten (10) equal installments with interest at an estimated rate of 8% per annum with the exact interest rate to be fixed in the ordinance authorizing issuance and sale of the LID bonds for LID 333. The first installments of assessments on the assessment roll shall become due and payable during the thirty (30) days succeeding the date one (1) year after the date of the first publication by the Supervisor of Treasury Accounting of notice that the assessment roll is in his/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 (30) 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 whole unpaid balance, shall be collected. Any installment not paid prior to the expiration of the thirty (30) day period during which sum installment is due and payable shall thereupon become delinquent. All delinquent installments shall be subject to a charge of interest at the rate as determined above and for an additional charge of 9% percent
penalty levied upon both principal and interest due upon such installment or installments. The collection of such delinquent installments will be enforced in the manner provided by law.

Section 5. Severability. If any section, subsection, paragraph, sentence, clause or phrase of this ordinance is declared unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining portions of this ordinance.

Section 6. Effective Date. This ordinance shall take effect and be in force five days after its passage, approval and publication.

ATTEST:

BRENDA JACOBER, CITY CLERK

APPROVED AS TO FORM:

ROGER A. DUBOVICH, CITY ATTORNEY

PASSED the 2 day of February, 1993.
APPROVED the 3 day of February, 1993.
PUBLISHED the 5 day of February, 1993.
I hereby certify that this is a true and correct copy of Ordinance No. 3090, passed by the City Council of the City of Kent, Washington, and approved by the Mayor of the City of Kent as hereon indicated.

BRENDA JACOBER (SEAL)
BRENDA JACOBER, CITY CLERK
<table>
<thead>
<tr>
<th>ASSESSMENT NO.</th>
<th>DESCRIPTION</th>
<th>ASSESSMENT AMOUNT</th>
</tr>
</thead>
</table>
| 1.            | A & H Company  
P.O. Box 2547  
Kirkland, WA 98033  
Tax Lot 9, Henry Adams D C No. 43.  
Portion of D C lying between S. 180th Street and S. 182nd Street and between SR 181 and 72nd Avenue South less portion of northwesterly of U turn route.  
000020-0009 | $ 8,882.14 |
| 2.            | Paul Rehn  
7011 South 182nd Street  
Kent, WA 98031  
Lots 13-14-15, Orillia Garden TRS less state highway.  
Volume 26 of Plats, Page 7.  
640760-0130 | $ 4,681.75 |
| 3.            | Cam Industries, Inc.  
18250 68th South  
Kent, WA 98032  
Lots 5 through 12, Orillia Garden TRS less roads.  
Volume 26 of Plats, Page 7.  
Lot 16, Orillia Garden TRS. Volume 26 of Plats, Page 7.  
640760-0050 & 640760-0160 | $ 6,311.95 |
| 4.            | Thomas A. Barghausen  
18215 72nd S.  
Kent, WA 98032  
Lot 17, Orillia Garden TRS, together with portion of Lot 18 lying west of 72nd Ave. So. conveyed to City of Kent under Recording No. 8612180192 also known as Lot A of City of Kent lot line adjustment No. 87-5 Recording No. 870222005 and 8705180793, Volume 26 of Plats, Page 7.  
640760-0170 | $ 4,980.81 |
| 5.            | Equitable W. Valley Business  
c/o George McElroy & Assoc. Inc.  
P.O. Box 565048  
Dallas, TX 75356  
Lot 1, Uplands West Valley Ind. Park less street.  
Volume 95 of Plats, Pages 85/87.  
883660-0010 | $ 10,471.37 |
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<th>ASSESSMENT NO.</th>
<th>DESCRIPTION</th>
<th>ASSESSMENT AMOUNT</th>
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<td>Tract B less street of City of Kent Short Plat No. SP 77-40 Rec Aud No. 7803160663 Uplands West Valley Industrial Park S.P. No. 4. Also known as portion SPC 77-37.</td>
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<td>883660-0021</td>
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<td>7.</td>
<td>GDM &amp; Assoc., 3526 Magnolia Blvd. West, Seattle, WA 98199</td>
<td>$2,791.53</td>
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<tr>
<td></td>
<td>Tract A of City of Kent Short Plat No. SP 77-40 Recording No. 7803160663 Uplands West Valley Industrial Park S.P. No. 4. Also known as portion SPC 77-37.</td>
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<td>883660-0020</td>
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<td>8.</td>
<td>William &amp; Patricia Feldman, 11400 Ayrshire Rd., Los Angeles, CA 90049</td>
<td>$9,253.94</td>
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<td>640760-0010</td>
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<td>640760-0045</td>
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<td>10.</td>
<td>Puget Sound Power &amp; Light Co., P.O. Box 868, Bellevue, WA 98009</td>
<td>$675.40</td>
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<td></td>
<td>That portion of Lot 18, Orillia Garden lying east of 72nd Ave. S. as conveyed to City of Kent under Recording No. 8612181092 also known as Lot B of City of Kent lot line adjustment No. 87-5, Recording No. 8702230005 and 8705180793 (TCNO 17-344), Volume 26 of Plats, Page 7.</td>
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<td>640760-0180</td>
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</table>
| 11.           | Elisa A. Sagisi  
7205 S. 182nd Street  
Kent, WA 98032  
640760-0190 | $ 2,206.81 |
| 12.           | Puget Sound Power & Light  
P.O. Box 868  
Bellevue, WA 98009  
Lot 21, Orillia Garden TRS less southerly 141.32 feet. Volume 26 of Plats, Page 7.  
640760-0200 | $ 1,466.57 |
| 13.           | Centerpointe  
c/o Management Northwest Inc.  
P.O. Box 6309  
Lynnwood WA 98036  
Portion of Tax Lot 12, Henry Adams Donation Claim No. 43.  
Beginning intersection North margin of S. 182nd St. with East margin of 72nd Ave. S. in Northwest 1/4 of Section 36-23-4 thence North along said East margin 653.45 feet thence East to West margin of PSE right of way thence South along said right of way to North margin of S. 182nd St. thence West to Point of Beginning less street.  
AND ALSO  
Tax Lot 8, Henry Adams D C No. 43. West 60 feet of east 915.75 feet of south 120 feet of north 150 feet of D C less street.  
000020-0008 and 000020-0012 | $ 30,943.47 |
| 14.           | Crow West Valley Association  
P.O. Box 97022  
Bellevue, WA 98009  
Lot 4  
Uplands West Valley Industrial Park. Volume 95 of Plats, pgs. 85/87  
883660-0040 | $ 2,375.50 |
### Traffic Signal Final Assessment Roll

**L.I.D. 333**

**72ND AVENUE S. AND S. 180TH STREET**

**12-08-92**

<table>
<thead>
<tr>
<th>ASSESSMENT NO.</th>
<th>DESCRIPTION</th>
<th>ASSESSMENT AMOUNT</th>
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<tbody>
<tr>
<td>15.</td>
<td>Western Pipe &amp; Supply Co. 16200 S. Figueroa St. Gardena, CA 92048 Lot 3 Uplands West Valley Industrial Park. Volume 95 of Plats, pgs. 85/87</td>
<td>$4,006.73</td>
</tr>
<tr>
<td>16.</td>
<td>John T. &amp; Dorothy S. Toland P.O. Box 228 Medina, WA 98039 Parcel B of Hill’s South 188th Street Short Plat, #SP 75-18, Recording No. 7601120342, said plat defined as follows: Lot 5, Uplands West Valley Industrial Park. Vol. 95, pgs. 85/87. Also known as portion SPC 75-17.</td>
<td>$499.82</td>
</tr>
<tr>
<td>17.</td>
<td>Clise Agency, Inc. Attn: Vicki Odal Music Hall Theatre 200 Securities Bldg. Seattle, WA 98101 That portion of Parcel A of Hill’s South 188th Street Short Plat, #SP 75-18, Recording No. 7601120342, said plat defined as follows: Lot 5, Uplands West Valley Industrial Park, portion Parcel A defined as follows: West 29 feet of East 219 feet Lot 5. Vol. 95, pgs. 85/87. Also known as portion SPC 75-17. AND ALSO That portion of Parcel A of Hill’s South 188th Street Short Plat, #SP 75-18, Recording No. 7601120342, said plat defined as follows: Lot 5, Uplands West Valley Industrial Park, portion Parcel A defined as follows: Lot 5 less East 219 feet. Vol. 95, pgs. 85/87. Also known as portion SPC 75-17.</td>
<td>$197.00</td>
</tr>
<tr>
<td>18.</td>
<td>Keller Enterprises, Inc. 888 SW St., Suite 1220 Portland, OR 97204 Lots 6, 7, and 8, Uplands West Valley Industrial Park. All Lots 6 &amp; 7 together with West 100 feet Lot 8. Vol. 95, pgs. 85/87.</td>
<td>$1,397.09</td>
</tr>
</tbody>
</table>
L.I.D. 333
72ND AVENUE S. AND S. 180TH STREET
TRAFFIC SIGNAL
FINAL ASSESSMENT ROLL

ASSESSMENT NO. 19.

L.I.D. 72ND AVENUE S. AND S. 180TH STREET

DESCRIPTION
Bankcal Agent TSA OPS
Property #994001846
P.O. Box 45188
San Francisco, CA 94145

Parcel 2 of Uplands West Valley Short Plat, #SP 77-25,
Recording No. 7710030576, said plat defined as follows:
Lot 8 less Westerly 100 feet of Uplands West Valley
Industrial Park. Vol. 95, pgs. 85/87. Also known as
portion SPC 77-23.

ASSESSMENT AMOUNT
$ 671.85

12-08-92

ASSESSMENT NO. 20.

DESCRIPTION
John W. & Saundra J. Ruth
19406 102nd Ave. S.E.
Renton, WA 98055

Parcel 1 of Upland's West Valley Short Plat, #SP 77-25,
Recording No. 7710030576, said plat defined as follows:
Lot 8 less Westerly 100 feet of Uplands West Valley
Industrial Park. Vol. 95, pgs. 85/87. Also known as
portion SPC 77-23.

ASSESSMENT AMOUNT
$ 728.64

ASSESSMENT NO. 21.

DESCRIPTION
Nick Westlund
Charles Street Associates
Box C 14135
Seattle, WA 98114

Lot 2 of Uplands West Valley Short Plat III, #SP 77-31,
Recording No. 7712290890, said plat defined as follows:
Lot 9, Uplands West Valley Industrial Park. Vol. 95,
pgs. 85/87. Also known as portion SPC 77-29.

ASSESSMENT AMOUNT
$ 1,295.41

ASSESSMENT NO. 22.

DESCRIPTION
Edward L. Fisher
1700 92nd N.E.
Bellevue, WA 98004

Lot 1 of Uplands West Valley Short Plat III, #SP 77-31,
Recording No. 7712290890, said plat defined as follows:
Lot 9, Uplands West Valley Industrial Park. Vol. 95,
pgs. 85/87. Also known as portion SPC 77-29.

ASSESSMENT AMOUNT
$ 713.20

883660-0081

883660-0080

883660-0095

883660-0090
ASSESSMENT NO. | DESCRIPTION | ASSESSMENT AMOUNT
---|---|---
23. | Pacific Mutual Life Ins. Co. PMRA Tax Coord. 240-14 P.O. Box 8580 Newport Beach, CA 92658 Lot 4 of Uplands West Valley Short Plat, #SP 77-13, Recording No. 7706300897, said plat defined as follows: Lots 10 & 17, Uplands West Valley Industrial Park. Vol. 95, pgs. 85/87. Also known as portion SPC 77-12. | $2,329.74
25. | West Valley Dist. Assoc. I Nick Westlund P.O. Box C 14135 Seattle, WA 98114 Lots 12 and 13 Uplands West Valley Industrial Park West 291.32 feet Lot 12 together with Lot 13. Vol. 95, pgs. 85/87. | $225.36
26. | Sammis PCA Partners The Sammis Company 17922 Fitch Ave., Ste. 100 Irvine, CA 92714 Lots 14 and 15 Uplands West Valley Industrial Park Lot 14 together with Westerly 264.08 feet Lot 15. Vol. 95, pgs. 85/87. | $54.39
<table>
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<td>28.</td>
<td>Aronson Investment Co. c/o Seattle Pacific Realty, 1904 3rd Ave., #710, Seattle, WA 98101</td>
<td>$ 966.53</td>
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<td></td>
<td>Portion Lots 10 &amp; 17 Uplands West Valley Industrial Park, portion of Lot 1 together with all Lot 2, together with portion of Lot 3 of Kent Short Plat No. 77-13 Recording No. 7706300897 said short plat defined as follows - Lots 10 and 17 of Uplands West Valley Industrial Park --- Lots adjusted to following: Beginning at Southwest corner said Lot 10 said point also being beginning of curve to right having radius bearing North 86-44-04 East distance 908.22 feet; thence Northerly along said curve to right and along Westerly line of said Lot 10 thru central angles 6-00-54 arc distance 95.35 feet; thence South 89-28-07 East distance 414.44 feet; thence South 02-44-58 West distance 195 feet; thence North 87-15-02 West distance 404.20 feet more or less to a point on West line said Lot 17 said point being beginning of non-tangent curve to left having radius bearing North 87-58-03 West distance 908.22 feet; thence Northerly along said curve left and along said West line thru central angles 5-17-53 arc distance 83.98 feet to point of beginning. Vol. 95, pgs. 85/87. Also known as Lot B of Shinstrom and Aronson City of Kent lot line adjustment Recording No. 8101190586.</td>
<td>883660-0102</td>
</tr>
<tr>
<td>29.</td>
<td>Pacific Western Properties, 19016 72nd Ave. So., Kent, WA 98032</td>
<td>$ 1,012.96</td>
</tr>
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<td></td>
<td>Lot 17, Uplands West Valley Industrial Park portion of Lots 1 &amp; 3 of Kent Short Plat No. 77-13 Recording No. 7706300897 said short plat defined as follows - Lots 10 &amp; 17 of Uplands West Valley Industrial Park --- Lots adjusted to following: Beginning at Southwest corner of Lot 17; thence along West line said Lot 17 North 2-44-58 East distance 263.63 feet to beginning of tangent curve to left having radius of 908.22 feet; thence along said curve to left and along said Westerly line of said Lot 17 thru central angles of 0-43-01 arc distance of 11.36 feet; thence South 87-15-02 East distance of 404.20 feet; thence South 2-44-58 West distance of 33.78 feet more or less; thence North 87-15-02 West distance of 32.42 feet said point being beginning of non-tangent curve to right having radius bearing North 57-53-39 West distance 359.27 feet; thence Southwesterly along said curve thru central angles of 69-04-29 arc of 432.69 feet; thence along South line said Lot 17 North 88-49-10 West distance of 42.60 feet to point of beginning, also known as Lot A of City of Kent lot line adjustment for Shinstrom &amp; Aronson City of Kent lot line adjustment Recording No. 8101190586. Vol. 95, pgs. 85/87.</td>
<td>883660-0170</td>
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<td>ASSESSMENT NO.</td>
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<tr>
<td>30.</td>
<td>Equitec RE Investors F XVI Hallwood Management Co. 617 Industry Dr. Tukwila, WA 98104</td>
<td>$ 2,333.39</td>
</tr>
<tr>
<td></td>
<td>Portion of Henry Adams Donation Claim #43, Tax Lot 37, Lot 1, Short Plat of Uplands 72nd Ave. S. Industrial Park, #SPC 74-10, recorded under Auditor's File #7412130463 together with vacated street adjustment.</td>
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<tr>
<td>31.</td>
<td>Equitec RE Investors F XVI Hallwood Management Co. 617 Industry Dr. Tukwila, WA 98104</td>
<td>$ 1,923.15</td>
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<td>Portion of Henry Adams Donation Claim #43, Tax Lot 42, Lot 2, Short Plat Uplands 72nd Ave. S. Industrial Park, #SPC 74-10, recorded under Auditor's File #7412130463.</td>
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<td>32.</td>
<td>Sammis PCA Partners The Sammis Company 17922 Fitch Ave., Ste 100 Irvine, CA 92714</td>
<td>$ 238.76</td>
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<td>Portion of Henry Adams Donation Claim #43, Tax Lot 40, Lot 3, Short Plat Uplands 72nd Ave. S. Industrial Park, #SPC 74-10, recorded under Auditor's File #7412130463.</td>
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<td>That portion of the north half of the northwest quarter of Section 1, Township 22 North, Range 4 East, W.M. and of the southwest quarter of Section 36, Township 23 North, Range 4 East, W.M., in King County, Washington as described as follows:</td>
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<td>Beginning at a point on the north line of said Section 1 which is North 88°46'14&quot; West 1380.72 feet from the north quarter section corner thereof; Thence continuing, along said north line, 40.01 feet to an intersection with the southerly production of the westerly right-of-way margin of 72nd Avenue South according to the plat of Upland's West Valley Ind. Park, as recorded in volume 95 of Plats, pages 85 through 87, records of King County, Washington, and the TRUE POINT OF BEGINNING of the herein described parcel; Thence North 02°44'58&quot; East, along said right-of-way, produced south, 30.01 feet to an intersection with the north line of the south 30 feet of</td>
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<td>ASSESSMENT NO.</td>
<td>DESCRIPTION</td>
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<tr>
<td>34. 331060-0166</td>
<td>the southwest quarter of said Section 36; Thence South 01°53'46&quot; West 350.20 feet; Thence South 88°46'14&quot; East, parallel with the north line of said Section 1, a distance of 674.92 feet, more or less, to the westerly margin of a 60 foot strip of land conveyed to the City of Kent for roadway purposes by document recorded under King County Recording No. 8709180746; Thence North 01°04'46&quot; East, along said westerly margin, 320.20 feet to the an intersection with the north line of said Section 1; Thence North 88°46'14&quot; West, along said north line, to the TRUE POINT OF BEGINNING. Also known as portions of Tracts 5 through 9, of Highway Home Garden Tracts according to the unrecorded plat thereof, including the northerly 30 feet of said unrecorded plat formerly reserved for roads, and portions of South 192nd Street as vacated by City of Kent Ordinance No. 2748. Also known as portion of Kent LLA #87-20 revised, approved 12-30-87.</td>
<td>$ 3,055.49</td>
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<tr>
<td>35. 331060-0025</td>
<td>Boeing Company</td>
<td>$ 1,668.17</td>
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That portion of the south 357.80' of the north 678.00' of the Nw^4 of Section 1-22-4 lying westerly of 72nd Ave. So. except west 565'. Also known as portion of Tracts 5 through 9 of Highway Home Garden Tracts unrecorded - also known as portion of Kent LLA #87-20 revised, approved 12-30-87.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |

Portion of Lots 3 through 5. Highway Home Garden Tracts unrecorded portion of northwest 1/4 of Section 01, Township 22, Range 04 defined as follows - Beginning at a point on north line of said subdivision North 88°46'14" West 1350.72 feet from north 1/4 corner thereof said point being on east margin of 72nd Ave. So. and True Point of Beginning; Thence South 01°53'46" West along said east margin 339 feet; Thence South 88°46'14" East 414.32 feet to west margin of PSE Railroad right-of-way; Thence North 01°04'46" East along said right-of-way 338.98 feet to north line of said subdivision; Thence North 88°46'14" West along said north line 409.49 feet to True Point of Beginning less Drainage District No. 1 - also known as portion of Lots 3 through 5 of Highway Home Garden Tracts unrecorded less Drainage Ditch 1 together with vacated streets adjusted - also known as portion of Kent lot line adjustment No. 87-20 revised, approved 12-30-87.                                                                                      |
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<td>36.</td>
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<td>$ 1,635.38</td>
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<td>P.O. Box 3707 M/S 1F-09</td>
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<td>Seattle, WA 98124</td>
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Portion of Lots 3-4-5, Highway Home Garden Tracts unrecorded beginning at a point of intersection between north line of Section 01-22-04 and east margin of 72nd Ave. So.; Thence easterly along said north line to west margin of PSE Railroad; Thence Southerly 89°22'0" West to east margin of said 72nd Ave. So.; Thence northerly along said east margin to point of beginning less portion for Drainage District #1 and less portion northerly of line defined as follows - Beginning at a point of intersection between north line of said section and west line of PSE Railroad; Thence southerly along said west line 338.98 feet to True Point of Beginning said described line; Thence North 88°46'14" West to east margin of 72nd Ave. So. & Terminus said described line - also known as portion of Tracts 3-4-5 of Highway Home Garden Tracts unrecorded - also known as portion of Kent LLA #87-20. Revised 12-30-87

331060-0100

L.I.D. TOTAL | $118,785.08