

ORIGINAL

ORDINANCE NO. 1132

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, ORDERING THE IMPROVEMENT OF CERTAIN PROPERTY WITHIN THE CITY; ESTABLISHING LOCAL IMPROVEMENT DISTRICT NO. 82-ST-44 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 AND LOCAL IMPROVEMENT DISTRICT BONDS.

WHEREAS, a petition has been filed with the City Council, signed by the owners of the property aggregating a majority of the area within the proposed district, setting forth the nature and territorial extent of the proposed improvement, the mode of payment and that a sufficient portion of the area within the proposed district is owned by the petitioners as shown by the records in the office of the Auditor of King County (Office of Records and Elections), petitioning for the construction and installation of street and utility improvements along a portion of 156th Avenue N.E., N.E. 40th Street and N.E. 51st Street, together with related improvements more particularly set forth hereinafter, all within the City of Redmond, Washington, and

WHEREAS, the Department of Public Works has determined that the petition is sufficient and that the facts set forth therein are true, and

WHEREAS, the City Engineer 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 (the "District"), a statement of what portion of the cost and expense of the improvement should be borne by the property within the proposed District, a statement in detail of the local

improvement assessments outstanding or unpaid against the property in the proposed district, and a statement of the aggregate actual valuation of the real estate, including 25 percent of the actual valuation of the improvements in the proposed District, according to the valuation last placed upon it for the purpose of general taxation, 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, the City Council has determined it to be in the best interests of the City and of the owners of the property within the local improvement district that said improvement petitioned for, as hereinafter described, be carried out and that the District be created in connection therewith, now, therefore,

THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON
DO ORDAIN AS FOLLOWS:

Section 1. The City Council of the City of Redmond, Washington, orders the construction and installation of street and utility improvements along a portion of 156th Avenue N.E., N.E. 40th Street and N.E. 51st Street, as more particularly described in Exhibit A, a copy of which is attached hereto and incorporated in full by this reference.

All of the foregoing shall be in accordance with the plans and specifications therefor prepared by the City Engineer, 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. 82-ST-44 of the City of Redmond, Washington (the "District"), the boundaries of territorial extent of which District being more particularly described in Exhibit B, a Ordinance No. 1132

copy of which is attached hereto and incorporated in full by this reference.

Section 3. The total estimated cost and expense of the improvement is declared to be \$8,100,000. The entire cost and expense of the improvement including all labor and materials required to make a complete improvement, all engineering, surveying, inspection, ascertaining ownership of the lots or parcels of land included in the assessment district, and all advertising, mailing and publication of notices, accounting, administrative, printing, legal, interest and other expenses incidental thereto, shall be borne by and assessed against the property specially benefited by such improvement included in the District embracing 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 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. 82-ST-44, 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 Treasurer/Comptroller, 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 referred to hereafter as revenue warrants. In the alternative, the City hereafter may provide by ordinance for the issuance of other short-term obligations pursuant to Chapter 216, Laws of 1982.

The City is authorized to issue local improvement district bonds for the District which shall bear interest at a rate and to 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 of assessments without interest 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 shall be hereafter fixed by ordinance of the City Council. Such bonds shall be sold in such manner as the City Council shall hereafter determine.

Section 6. In all cases where the work necessary to be done in connection with the making of said improvement is carried out pursuant to contract upon competitive 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. There is created and established in the office of the City Treasurer/Comptroller for the District the Local Improvement Fund, into which fund shall be deposited the proceeds from the sale of revenue warrants drawn against the fund which may be issued and sold by the City and collections pertaining to assessments, and against which fund shall be issued cash warrants to the contractor or contractors in payment for the work to be done by them in connection with the improvement, and against which fund cash warrants shall be issued in payment for all other items of expense in connection with the improvement.

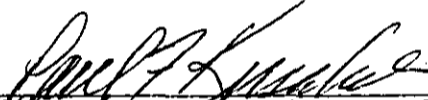
Section 8. Within fifteen (15) days of the passage of this ordinance there shall be filed with the City Treasurer/Comptroller the title of the improvement and District number, a copy of the diagram or print showing the boundaries of the District and the preliminary assessment roll or abstract of such 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 Treasurer/Comptroller shall immediately 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 be in full force and effect five (5) days after its passage and publication as provided by law.

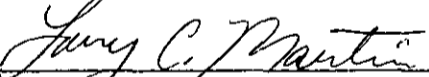
CITY OF REDMOND


MAYOR, CHRISTINE T. HIMES

ATTEST/AUTHENTICATED:


CITY CLERK, PAUL F. KUSAKABE

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY:

BY 

FILED WITH THE CITY CLERK:	June 16, 1983
PASSED BY THE CITY COUNCIL:	June 21, 1983
SIGNED BY THE MAYOR:	June 21, 1983
POSTED:	June 23, 1983
PUBLISHED:	June 29, 1983
EFFECTIVE DATE:	July 5, 1983

Ordinance No. 1132

156th AVENUE N.E.: Construct a SIXTY (60) foot wide street within an EIGHTY-FOUR (84) foot right of way extending from its intersection with N.E. 51st Street to its intersection with N.E. 31st Street, a distance of approximately 6,000 feet by grading, surfacing with asphalt concrete paving, cement concrete paving, cement concrete curbs, gutters and sidewalks, bikeways, retaining walls, landscaping and slope protection, traffic channelization, signalization of all affected intersections, sanitary sewers, storm drainage facilities, water mains, street illumination, underground power, and telephone communications, together with all necessary appurtenances consistent with good street and utility construction and including acquisition of necessary right of way.

N.E. 40th STREET: Construct a SIXTY (60) foot wide street within an EIGHTY (80) foot right of way extending from its intersection with 148th Avenue N.E. to its intersection with 162nd Avenue N.E., a distance of approximately 4,600 feet, by grading, surfacing with asphalt concrete paving, cement concrete paving, cement concrete curbs, gutters and sidewalks, bikeways, retaining walls, landscaping and slope protection, traffic channelization, signalization of all affected intersections, sanitary sewers, storm drainage facilities, water mains, street illumination, underground power, and telephone communications, together with all necessary appurtenances consistent with good street and utility construction and including acquisition of necessary right of way.

N.E. 40th STREET: Construct a THIRTY-SIX (36) foot wide street within a SIXTY (60) foot right of way, extending from its intersection with 162nd Avenue N.E. to its intersection with Bellevue Redmond Road, a distance of approximately 2,500 feet, by grading, surfacing with asphalt concrete paving, cement concrete paving, cement concrete curbs, gutters and sidewalks, bikeways, retaining walls, landscaping and slope protection, traffic channelization, signalization of all affected intersections, sanitary sewers, storm drainage facilities, water mains, street illumination, underground power, and telephone communications, together with all necessary appurtenances consistent with good street and utility construction and including acquisition of necessary right of way.

N.E. 51st STREET: Construct a SIXTY (60) foot wide street within an EIGHTY-FOUR (84) foot right of way extending from the easterly terminus of State of Washington SR 520 access ramps and associated improvements to a point 500 feet easterly of its intersection with 156th Avenue N.E., a distance of approximately 1,050 feet by grading, surfacing with asphalt concrete paving, cement concrete paving, cement concrete curbs, gutters and sidewalks, bikeways, retaining walls, landscaping and slope protection, traffic channelization, signalization of all affected intersections, sanitary sewers, storm drainage facilities, water mains, street illumination, underground power, and telephone communications, together with all necessary appurtenances consistent with good street and utility construction and including acquisition of necessary right of way.

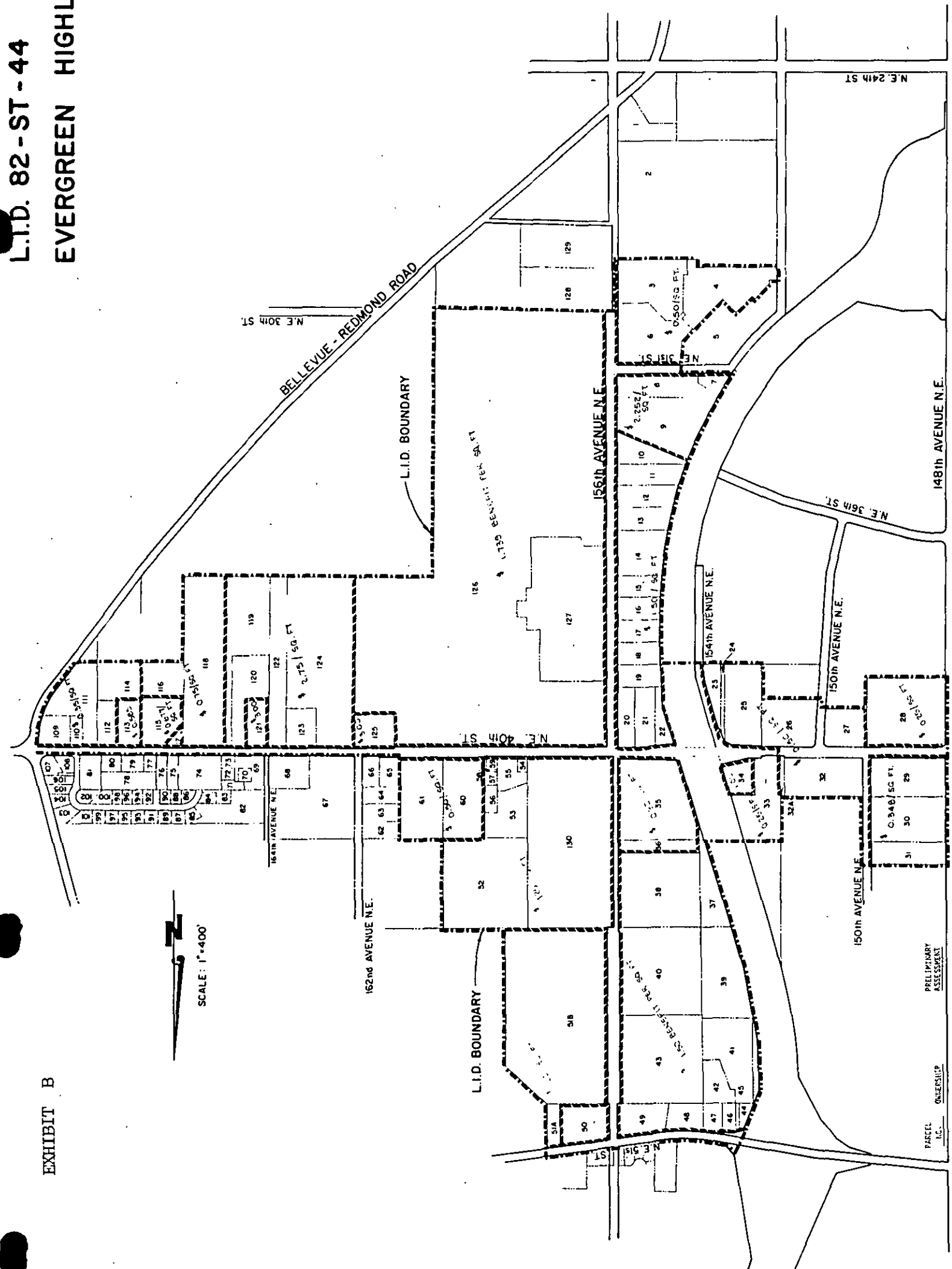
"A" LINE ROADWAY: Construct a THIRTY-EIGHT (38) foot wide street (or less as determined by the engineer) within a SIXTY (60) foot right of way extending from its intersection with "B" line to its intersection with "C" line, a distance of approximately 1,600 feet, by grading, surfacing with asphalt concrete paving, cement concrete paving, cement concrete curbs, gutters and sidewalks, bikeways, retaining walls, landscaping and slope protection, traffic channelization, sanitary sewers, storm drainage facilities, water mains, street illumination, underground power, and telephone communications, together with all necessary appurtenances consistent with good street and utility construction.

"B" LINE ROADWAY: Construct a SIXTY-EIGHT (68) foot wide street (or less as determined by the engineer) within a NINETY (90) foot right of way extending from its intersection with 156th Avenue N.E. to N.E. 40th Street, a distance of approximately 2,300 feet, by grading, surfacing with asphalt concrete paving, cement concrete paving, cement concrete curbs, gutters and sidewalks, bikeways, retaining walls, landscaping and slope protection, traffic channelization, signalization of all affected intersections, sanitary sewers, storm drainage facilities, water mains, street illumination, underground power, and telephone communications, together with all necessary appurtenances consistent with good street and utility construction.

EVERGREEN HIGHLANDS

EXHIBIT B

PARCEL NO.	OWNER'S NAME	PRELIMINARY ASSESSMENT
1	WASHINGTON CORP	35,787.81
2	CENTRAL CREDIT UNION	39,108.14
3	GROUP HEALTH CO-OP	
4	152nd AVE. PARTNERSHIP	
5	152nd AVE. PARTNERSHIP	
6	KOLL CTR. OVERLAKE	39,277.54
7	KOLL CTR. OVERLAKE	18,068.80
8	SIMPSON TIMBER CO.	102,850.66
9	SIMPSON TIMBER CO.	207,722.15
10	JOHN S. MOLZ	38,756.87
11	OVERLAKE COMM'L CTR.	45,480.95
12	OVERLAKE COMM'L CTR.	40,368.93
13	ENWAY DEVELOPMENT CO.	36,583.34
14	ENWAY DEVELOPMENT CO.	66,475.86
15	ENWAY DEVELOPMENT CO.	29,542.62
16	ENWAY DEVELOPMENT CO.	29,130.90
17	OVERLAKE COMM'L CTR.	28,671.88
18	OVERLAKE COMM'L CTR.	29,302.15
19	ENWAY DEVELOPMENT CO.	30,444.66
20	ENWAY DEVELOPMENT CO.	31,542.66
21	ENWAY DEVELOPMENT CO.	40,101.80
22	ENWAY DEVELOPMENT CO.	24,073.70
23	H & R INC.	7,245.47
24	H & R INC.	3,010.40
25	H & R INC.	32,906.70
26	KOLL CTR. REDMOND, WYATT KIRKPOT	30,612.90
27	SOUTH PARK INVESTMENT	10,569.96
28	UTAH REALTY PARTNERSHIP	29,095.40
29	KOLL BUSINESS CTR.	22,041.05
30	KOLL BUSINESS CTR.	25,031.75
31	KOLL BUSINESS CTR.	12,600.76
32	KOLL CTR. REDMOND	31,550.55
33	KOLL CTR. REDMOND	1,679.34
34	ELMER J. WILLIAMSON	18,087.19
35	WESTERN AUTOMATICA CO.	24,752.33
36	C.A. BERLOCK BLDG. CO.	115,673.87
37	S.A. BERLOCK BLDG. CO.	20,533.04
38	SAFECO INSURANCE CO.	49,330.74
39	SAFECO INSURANCE CO.	106,538.54
40	SAFECO INSURANCE CO.	133,042.46
41	SAFECO INSURANCE CO.	221,637.50
42	SAFECO INSURANCE CO.	108,551.46
43	SAFECO INSURANCE CO.	35,051.26
44	SAFECO INSURANCE CO.	230,357.92
45	SAFECO INSURANCE CO.	0,002.08
46	SAFECO INSURANCE CO.	2,887.37
47	SAFECO INSURANCE CO.	12,979.71
48	SAFECO INSURANCE CO.	14,222.90
49	WILLIAM H. ANDERSON	29,127.37
50	SAFECO INSURANCE CO.	51,250.74
51	BALCOR EQUITY PROP.	32,655.39
52	BALCOR EQUITY PROP.	12,941.45
53	J.N. MORRISON INC.	381,664.09
54	J.N. MORRISON INC.	198,149.15
55	F.J.K. INC.	4,352.50
56	F.J.K. INC.	21,610.18
57	FRANK KENNEY	10,001.69
58	FRANK KENNEY	5,315.95
59	F.J.K. INC.	578.07
60	HARPER HILL DEV.	3,853.70
61	HARPER HILL DEV.	37,119.08
62	HARPER HILL DEV.	37,086.38



PARCEL NO.	OWNER'S NAME	PRELIMINARY ASSESSMENT
109	W.B. MCCURDY TR.	7,936.70
110	W.B. MCCURDY TR.	2,954.71
111	W.B. MCCURDY TR.	19,740.00
112	W.B. MCCURDY TR.	7,671.46
113	H.G. LORANGER	12,810.51
114	W.B. MCCURDY TR.	11,708.40
115	R.A. BARDON	26,940.19
116	M.R. COELL	24,265.21
117	C.A. LARSON	0.00
118	SICOTTEEN PROPERTY TRACT	117,671.26
119	UNION SERVICE CORP.	218,950.02
120	UNION SERVICE CORP.	149,218.38
121	O.S. STEPHENS	67,327.80
122	UNION SERVICE CORP.	171,774.22
123	UNION SERVICE CORP.	65,195.04
124	UNION SERVICE CORP.	613,544.86
125	TERRA SAVANNAH	85,003.32
126	CAPEAU CORP., WA.	2,554,091.20
127	CAPEAU CORP., WA.	381,639.00
128	PERTECK 5-ACRE TRACT	
129	AMICK MEADE TRACT	
130	J.M. MORRISON	308,458.80
TOTAL		\$ 8,100,000.00

PRELIMINARY COST TOTAL = \$ 8,100,000.00
 TOTAL SPECIAL BENEFIT = \$ 22,331,971.00
 ASSESSMENT RATIO = 0.3627086923944

EXHIBIT

B

LEGAL DESCRIPTION

All that certain land situated in the southwest quarter of Section 13, the northwest quarter of Section 24, all of Section 23, the northwest quarter, the southwest quarter, and the southeast quarter all of Section 14, all in Township 25 North, Range 5 East, W.M., in the City of Redmond, King County, Washington, described as follows:

Commencing at the southwest corner of Section 13, Township 25 North, Range 5 East, W.M., Thence $N00^{\circ}-36'-21''E$ a distance of 30.02 feet to the point of beginning;

Thence $S89^{\circ}-12'-24''E$ along the north right of way margin of N.E. 40th Street to the southerly prolongation of the westerly right of way margin of Bellevue-Redmond Road;

Thence southwesterly along the said westerly right of way margin of Bellevue-Redmond Road to the westerly prolongation of the south line of Devon Heights Sub-division;

Thence $N88^{\circ}-48'-31''W$ a distance of 856 feet more or less;

Thence southerly a distance of 671.73 feet;

Thence $N88^{\circ}-24'-39''W$ a distance of 661.27 feet, to the west line of the northwest quarter of Section 24;

Thence $N89^{\circ}-10'-28''W$ a distance of 1314.03 feet;

Thence $S01^{\circ}-07'-28''W$ a distance of 1334.21 feet to the south line of the northeast quarter of Section 23, Township 25 North, Range 5 East, W.M.;

Thence $S00^{\circ}-49'-09''E$ a distance of 661.99 feet;

Thence $S89^{\circ}-31'-07''W$ a distance of 1318.27 feet to the west line of the southeast quarter of Section 23, Township 25 North, Range 5 East, W.M.;

Thence $S01^{\circ}-09'-14''W$ a distance of 397.59 feet to the easterly prolongation of the south line of Lot 4, of Koll Center Overlake short subdivision, Auditor's File No. 8202190622, recorded in Volume 21 of Plats on Page 72, Records of King County, Washington. Thence $N89^{\circ}-33'-28''W$ a distance of 658.40 feet;

Thence $N01^{\circ}-10'-18''E$ a distance of 60.01 feet;

Thence $N89^{\circ}-35'-28''W$ a distance of 628.38 feet to the easterly right of way margin of 152nd Avenue N.E.;

Thence $N01^{\circ}-05'-21''E$ along the east right of way margin of 152nd Avenue N.E., a distance of 96.01 feet;

Thence $S89^{\circ}-35'-28''E$ a distance of 54.00 feet;

Thence $N00^{\circ}-24'-32''E$ a distance of 28.13 feet;

Thence $N45^{\circ}-24'-32''E$ a distance of 166.86 feet;

Thence $S44^{\circ}-35'-28''E$ a distance of 30.50 feet;

Thence $N45^{\circ}-24'-32''E$ a distance of 176.02 feet;

Thence $S44^{\circ}-35'-28''E$ a distance of 145.00 feet

Thence $N45^{\circ}-24'-32''E$ a distance of 328.00 feet;

Thence $S44^{\circ}-35'-28''E$ a distance of 13.86 feet;

Thence $N45^{\circ}-24'-32''E$ a distance of 117.00 feet;

Thence $N07^{\circ}-28'-05''E$ a distance of 247.21 feet to the north right of way margin of N.E. 31st Street;

Thence N89°-22'-55"W along said north right of way margin to the easterly right of way margin of SR 520;

Thence northerly along said easterly right of way margin of SR 520 to a line which bears N89°-46'-27"W and is 665 feet more or less south of the north line of Section 23, Township 25 North, Range 5 East, W.M.;

Thence N89°-46'-27"W to the west right of way margin of 154th Avenue N.E.;

Thence continuing N89°-46'-27"W a distance of 462.66 feet;

Thence N01°-18'-39"E a distance of 227.16 feet

Thence N89°-46'-27"W 465.84 feet to the centerline of 150th Avenue N.E.;

Thence N03°-33'-49"E along said centerline to the prolongation of the north line of Lot 13 of Overlake Industrial Park No. 2 as recorded in Volume 66, Pages 52 through 54 of Plats, Records of King County;

Thence westerly along said north line of Lot 13 a distance of 359.56 feet to the west line of Lot 13;

Thence S01°-14'-49"W a distance of 221.62 feet;

Thence N89°-58'-18"W a distance of 606.24 feet;

Thence N01°-14'-49"E along the east right of way margin of 148th Avenue N.E. to the north right of way margin of N.E. 40th Street;

Thence continuing along said east right of way margin N00°-57'-00"W a distance of 820.86 feet;

Thence S89°-19'-46"E a distance of 641.37 feet to the east right of way margin of 150th Avenue N.E.

Thence S00°-41'-26"E along said east right of way margin a distance of 512.41 feet;

Thence easterly a distance of 628.88 feet;

Thence N00°-25'-35"E a distance of 338.65 feet;

Thence easterly to the easterly right of way margin of SR 520;

Thence northerly along the said easterly right of way margin of SR 520 to a point on the northerly right of way margin of N.E. 51st Street;

Thence southeasterly a distance of 200 feet more or less to an angle point in the northerly right of way margin of N.E. 51st Street;

Thence S83°-02'-58"E a distance of 237.84 feet more or less along said right of way margin;

Thence S00°-20'-16"E a distance of 30.04 feet;

Thence northeasterly 36.50 feet to the northerly right of way margin of 51st Street;

Thence northeasterly along said northerly right of way margin to the intersection of the prolongation of the west line of Tamarack Lane Subdivision as recorded in Volume 101, Pages 39 and 40, Records of King County;

Thence S00°-06'-43"W along said west line a distance of 365.45 feet;

Thence S45°-21'-47"E a distance of 447.66 feet;

Thence S00°-21'-25"W a distance of 1035 feet more or less to the south line of Tamarack Lane Subdivision;

Thence S88°-43'-38"E along said south line a distance of 494.32 feet to the east line of said Tamarack Lane Subdivision;

Thence S00°-21'-41"W a distance of 662.14 feet;

Thence S88°-56'-52"E a distance of of 329.04 feet;

Thence S00°-25'-08"W a distance of 620.84 feet to the north right of way margin of N.E. 40th Street;

Thence S89°-10'-44"E along said north right of way margin of N.E. 40th Street a distance of 163.42 feet;

Thence S00°-49'-16"W a distance of 10.00 feet;

Thence S89°-10'-44"E along the north right of way margin of N.E. 40th Street a distance of 819.93 feet and to the point of beginning.