

EAST WENATCHEE WATER DISTRICT  
DOUGLAS COUNTY, WASHINGTON

ORIGINAL

RESOLUTION NO. 496

A RESOLUTION of the Board of Water Commissioners of East Wenatchee Water District, Douglas County, Washington, approving and confirming the assessments and assessment roll of Utility Local Improvement District No. 1 for the purpose of acquisition and construction of the improvements included in the Plan and System Improvements, as provided by Ordinance No. 471, and levying and assessing the cost and expense thereof against the several lots, tracts, parcels of land and other property as shown on the assessment roll.

WHEREAS, the assessment roll levying the special assessments against the property located in Utility Local Improvement District No. 1 ("ULID No. 1") in East Wenatchee Water District, Douglas County, Washington (the "District"), has been filed with the Secretary of the Board of Water Commissioners (the "Board") of the District as provided by law; and

WHEREAS, notice of the time and place of hearing thereon and making objections and protests to the roll was published at and for the time and in the manner provided by law fixing the time and place of hearing thereon for the 4th day of May, 2000, at the hour of 3:00 p.m., local time, at 692 Eastmont, East Wenatchee, Washington, and further notice thereof was mailed by the Secretary of the Board to each property owner shown on the roll; and

WHEREAS, at the time and place fixed and designated in the notice the hearing was held, all written protests received were considered and all persons appearing at the hearing who wished to be heard were heard, and the Board, sitting and acting as a Board of Equalization for the purpose of considering the roll and the special benefits to be received by each lot, parcel and tract of land shown upon such roll, including the increase and enhancement of the fair market value of each such parcel of land by reason of the improvement, overruled all such protests; NOW, THEREFORE,

BE IT RESOLVED BY THE BOARD OF WATER COMMISSIONERS OF EAST WENATCHEE WATER DISTRICT, DOUGLAS COUNTY, as follows:

Section 1. The assessments and assessment roll of Utility Local Improvement District No. 1, which has been created and established for the purpose of acquisition and construction and installation of the improvements included in the Plan and System Improvements, as provided by Resolution No. 471, as the same now stand shall be and the same are approved and confirmed in all things and respects in the total amount of \$876,383.49.

Section 2. Each of the lots, tracts, parcels of land and other property shown upon the assessment roll is determined and declared to be specially benefited by this improvement in at least the amount charged against the same, and the assessment appearing against the same is in proportion to the several assessments appearing

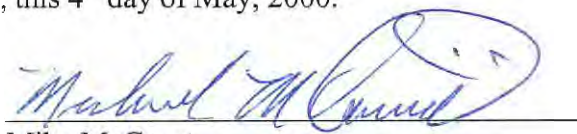
upon the roll. There is levied and assessed against each lot, tract or parcel of land and other property appearing upon the roll the amount finally charged against the same thereon.

Section 3. The assessment roll as approved and confirmed shall be filed with the Douglas County Treasurer (the "Treasurer") for collection and the Treasurer is authorized and directed to publish notice as required by law stating that the roll is in her hands for collection and that payment of any assessment thereon or any portion of such assessment can be made at any time within 30 days from the date of first publication of such notice without penalty, interest or cost, and that thereafter the sum remaining unpaid may be paid in 20 equal annual installments. The assessment interest rate is hereby fixed at 5.25% per annum. The first installment of assessments on the assessment roll shall become due and payable during the 30-day period succeeding the date one year after the date of first publication by the 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.

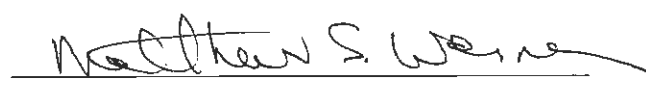
If the whole or any portion of the assessment remains unpaid after the first 30-day period, interest upon the whole unpaid sum shall be charged at the rate as determined above, and each year thereafter one of the installments together with interest due on the unpaid balance, shall be collected. Any installment not paid prior to expiration of the 30-day period during which such installment is due and payable shall thereupon become delinquent. Each delinquent installment shall be subject, at the time of delinquency, to a charge of 12% penalty levied on both principal and interest due upon that installment, and all delinquent installments also shall be charged interest at the rate as determined above. The collection of such delinquent installments shall be enforced in the manner provided by law.

Assessments when collected shall be deposited into the District's Water Revenue Bond Fund, <sup>1999</sup> ~~1993~~, to which they have been pledged by Resolution 479.

ADOPTED by the Board of Water Commissioners of East Wenatchee Water District, Douglas County, Washington, at a regular open public meeting thereof, this 4<sup>th</sup> day of May, 2000.

  
Mike McCourt  
President and Commissioner

  
Glen Broadsword  
Vice President and Commissioner

  
Mathew S. Warner  
Secretary and Commissioner

CERTIFICATION

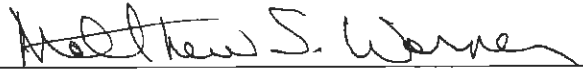
I, the undersigned, Secretary of the Board of Water Commissioners (the "Board") of East Wenatchee Water District, Douglas County, Washington (the "District"), hereby certify as follows:

1. The attached copy of Resolution No. 496 (the "Resolution") is a full, true and correct copy of a resolution duly adopted at a regular meeting of the Board held at the regular meeting place thereof on May 4, 2000, as that resolution appears on the minute book of the District; and the Resolution is now in full force and effect; and

2. A quorum of the members of the Board was present throughout the meeting and a majority of those members present voted in the proper manner for the adoption of the Resolution.

IN WITNESS WHEREOF, I have hereunto set my hand this 4<sup>th</sup> day of May, 2000.

EAST WENATCHEE WATER DISTRICT  
DOUGLAS COUNTY, WASHINGTON



Matthew S. Warner  
Secretary of the Board of Water Commissioners

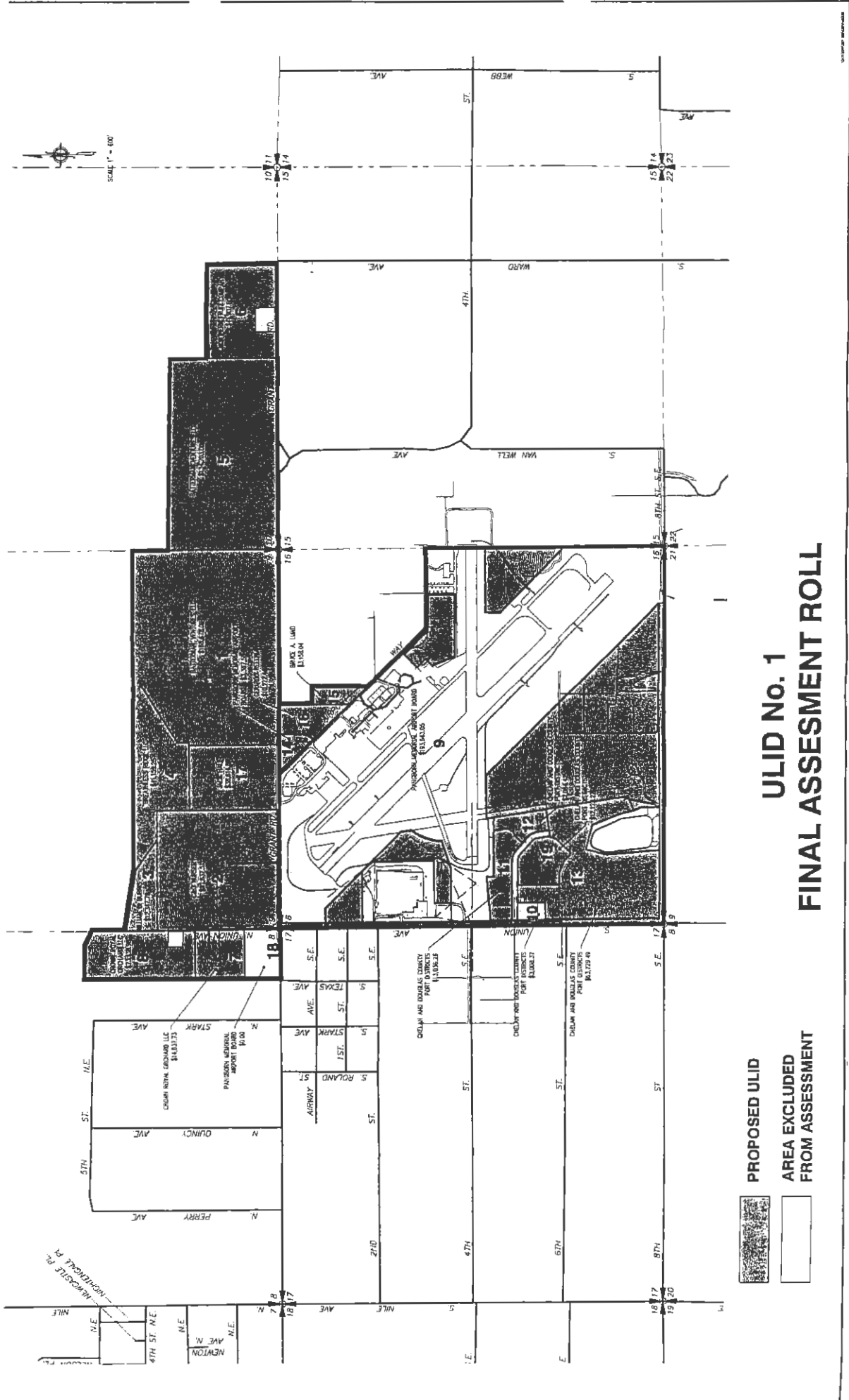
East Wenatchee Water District  
 Utility Local Improvement District No.1  
 Pangborn Industrial Area

Total ULD Cost		Unit Costs		Preliminary		Final								
Total Assessment		\$876,377.74		\$1,787.96		\$1,496.70								
District Contribution for Balancing		-\$5.75												
Asmt. Ref No.	Section	Assessor's Parcel No.	Lname	Fname	MailAdd	CityState	Zip	Legal Description	Parcel Area From Co. Assessor (Acres)	Area within Boundary (Acres)	Benefitted Area (Acres)	Final Assessment (per Acre)	Changes Ordered By Commissioners	Adjusted Final Assessment
12	16	22211610053	Chelan and Douglas County Port Districts		3306A Fifth Street SE	East Wenatchee, WA	98802	LOT 3-A: PANGBORN INDUSTRIAL PARK BINDING SITE B1-97	4.72	4.72	4.72	\$7,064.42		
13	16	22211610054	Chelan and Douglas County Port Districts		3305A Fifth Street SE	East Wenatchee, WA	98802	FUTURE PHASES; PANGBORN INDUSTRIAL PARK BINDING SITE B1-97	42.58	42.58	42.58	\$83,726.49		
14	16	22211620001	Pangborn Memorial Airport Board		One Pangborn Drive	East Wenatchee, WA	98802	TAX 7 IN E1/2NEW EX NLY 10' FOR RD; TX 10 IN E 1/2 NEWLY NLY OF PANGBORN DRIVE	2.25	2.25	2.25	\$3,367.58		
15	16	22211610043	Lund	Bruce A	1638 HOLLY LANE	East Wenatchee, WA	98802	LOT 1; BINDING SITE PLAN 82-94	3.11	3.11	2.11	\$3,158.04		
16	16	22211610005	Recchia	Gerardo	3720 Grant Road	East Wenatchee, WA	98802	W1/2W/4NE EX TAX 2 & 3 EX BINDING SITE 82-94	6.83	6.83	6.83	\$10,222.46		
17	9	22210930007	Hale	Jack	180 10th NE.	East Wenatchee, WA	98802	TAX 4 IN SW OF SEC 9	25.80	25.80	25.80	\$38,614.86		
18	8	22210940022	Pangborn Memorial Airport Board		One Pangborn Drive	East Wenatchee, WA	98802	LOT 1; FRAIZER BINDING SITE PLAT 98-02	5.00	5.00	0.00	\$0.00		
19	16	22211610060	Chelan and Douglas County Port Districts		One Pangborn Drive	East Wenatchee, WA	98802	LOT 4; BSP B1-97 PHASE B1 PANGBORN IND PARK	8.10	8.10	8.10	\$12,123.27		
								Total:	1728.09	908.56	585.54	\$876,377.74		

Utility Local Improvement District No.1  
Pangborn Industrial Area

Total Assessment \$876,377.74 Area Charge (per Acre) \$1,787.96 \$1,496.70  
District Contribution for Balancing \$5.75

Asmt. Roll No.	Section	Assessor's Parcel No.	Lname	Fname	MailAdd	City/State	Zip	Legal Description	Parcel Area From Co. Assessor (Acres)	Area within Urban Svcs. Boundary (Acres)	Benefitted Area (Acres)	Final Assessment	Changes Ordered By Commissioners	Adjusted Final Assessment
1	9	22210930001	Battermann Ventures LLC %Battermann	George E.	PO Box 1060	Wenatchee, WA	99807-1060	ALL EX TAX 1, 2 & 4 IN SW, RW & NW & EXCEPT TAX 3; as recorded in Auditor's Record #3000020 and lying within the Pangborn Industrial Services Boundary as described in record of survey under Auditor's Record # 283723.	272.07	112.70	112.70	\$168,678.09		
2	9	22210930003	C & C Nursery		PO Box 115	Wenatchee, WA	99807-0115	TAX # 1 IN SW 1/4 EX W 30' OF SWSW & W 30' OF S 330' NWSW LESS EASEMENT OF U.S.A. & PARTS OF CH & DO COUNTY; As recorded in Book M281, Page 346, by County	61.36	61.36	61.36	\$91,837.51		
3	9	22210930004	Burris	William L.	359 N. Union	East Wenatchee, WA	99802-0000	TAX 2 IN NW 1/4 SW 1/4; As recorded in Book 164, Page 79, by County Auditor	8.25	8.25	8.25	\$12,347.78		
4	9	22210930006	Breathless Ridge LLC		2707 Coby Ave. # 1208	Everett, WA	98201-3528	TAX 3 IN SEC 9; as recorded in Book 390, Pages 448-450, by County Auditor and lying within the Pangborn Industrial Services Boundary as described in record of survey under Auditor's Record #283723	195.99	27.50	27.50	\$41,159.25		
5	10	22211000001	Battermann Ventures LLC %Battermann	George E.	PO Box 1060	Wenatchee, WA	99807-1060	ALL OF SEC EX TAX 1, 2; EX S 30 AC IN SWSE & S 30 AC IN SESE; as recorded in Auditor's Record #3000020 and lying within the Pangborn Industrial Services Boundary as described in record of survey under Auditor's Record # 283723	574.09	90.00	90.00	\$134,703.00		
6	10	22211040001	Northern Fruit Co.		PO Box 1986	Wenatchee, WA	99807-0000	S 30 ACRES OF SWSE; As recorded in Book 362, Pages 229-237, by County Auditor LESS 2 AC for EX BLDG.	30.00	30.00	28.00	\$41,907.80		
7	8	22210840015	Frazier	Willard	150 N. Union	East Wenatchee, WA	99802-0000	LOT 2; FRAZIER BINDING SITE PLAT 98-02	9.78	9.78	9.78	\$14,537.73		
8	8	22210840018	Crown Royal Orchard LLC		P.O. Box 2937	Wenatchee, WA	99807	TAX # 29 IN E1/2E1/2SE; As recorded in Book 441, Pages 148-155, by County Auditor; LESS 1.0 AC for EX BLDG	16.46	16.46	15.46	\$23,138.98		
9	16	22211610010	Pangborn Memorial Airport Board		One Pangborn Drive	East Wenatchee, WA	99802	S 1/4 EX TAX 9 & EX BINDING SITE B1-97; N1/2 LYING S OF PANGBORN DR EX DO CO, RW; LESS 31/2 AC INC RUNWAYS, SETBACKS & EX BLDGS.	448.96	441.36	129.38	\$193,643.05		
10	16	22211610051	Chelan and Douglas County Port Districts		3306A Fifth Street SE	East Wenatchee, WA	99802	LOT 1-A; PANGBORN INDUSTRIAL PARK BINDING SITE B1-97	4.03	4.03	2.01	\$3,008.37		
11	16	22211610052	Chelan and Douglas County Port Districts		3306A Fifth Street SE	East Wenatchee, WA	99802	LOT 2-A; PANGBORN INDUSTRIAL PARK BINDING SITE B1-97	8.71	8.71	8.71	\$13,036.26		



# ULID No. 1 FINAL ASSESSMENT ROLL

-  PROPOSED ULID
-  AREA EXCLUDED FROM ASSESSMENT

**East Wenatchee Water District  
Utility Local Improvement District No.1  
Pangborn Industrial Area**

383.49	Unit Costs	Preliminary	Final
377.74	Area Charge (per Acre)	\$1,787.96	\$1,496.70
\$5.75			

Asmt. Roll No.	Section	Assessor's Parcel No.	Lname	Within Svcs. Area (Acres)	Benefitted Area (Acres)	Final Assessment	Changes Ordered By Commisioners	Adjusted Final Assessment
12	16	22211610053	Chelan and Douglas County Po	4.72	4.72	\$7,064.42		
13	16	22211610054	Chelan and Douglas County Po	42.58	42.58	\$63,729.49		
14	16	22211620001	Pangborn Memorial Airport Boa	2.25	2.25	\$3,367.58		
15	16	22211610043	Lund	3.11	2.11	\$3,158.04		
16	16	22211610005	Recchia	6.83	6.83	\$10,222.46		
17	9	22210930007	Hale	25.80	25.80	\$38,614.86		
18	8	22210840022	Pangborn Memorial Airport Boa	5.00	0.00	\$0.00		
19	16	22211610060	Chelan and Douglas County Po	8.10	8.10	\$12,123.27		
				08.56	585.54	\$876,377.74		