



RESOLUTION NO. 39599

1 A RESOLUTION relating to Local Improvement Districts; authorizing the
2 segregation of the existing assessments for Local Improvement District
3 Nos. 3967, 5728, 6980, 7726, and 8656 currently assessed against Tax
4 Parcel No. 8950003313 to reflect changes in ownership therein, in the
5 Point Ruston neighborhood.

6 WHEREAS, pursuant to Ordinance No. 27900, the City Council created
7 Local Improvement District ("LID") No. 3967 to pay the cost of construction of
8 sanitary sewers serving the Point Ruston neighborhood, and approved and
9 confirmed the assessment roll for LID No. 3967 through Ordinance No. 28116,
10 passed January 15, 2013, and

11 WHEREAS, pursuant to Ordinance No. 27987, the City Council created
12 LID No. 5728 to pay the cost of construction of water mains serving the Point
13 Ruston neighborhood, and approved and confirmed the assessment roll for
14 LID No. 5728 through Ordinance No. 28117, passed January 15, 2013, and

15 WHEREAS, pursuant to Ordinance No. 27988, the City Council created
16 LID No. 6980 to pay the cost of construction of street lighting serving the Point
17 Ruston neighborhood, and approved and confirmed the assessment roll for
18 LID No. 6980 through Ordinance No. 28118, passed January 15, 2013, and

19 WHEREAS, pursuant to Ordinance No. 27989, the City Council created
20 LID No. 7726 to pay the cost of installation of primary electrical distribution, utilities,
21 telephone, and cable TV lines serving the Point Ruston neighborhood, and
22 approved and confirmed the assessment roll for LID No. 7726 through Ordinance
23 No. 28119, passed January 15, 2013, and
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1 WHEREAS, pursuant to Ordinance No. 27991, the City Council created
2 LID No. 8656 to pay the cost of the installation of concrete curbs and gutters, storm
3 drain lines, and storm water catch basins, where needed, sidewalks, and multi-use
4 path and landscaping serving the Point Ruston neighborhood, and approved and
5 confirmed the assessment roll for LID No. 8656 through Ordinance No. 28121,
6 passed January 15, 2013, and

7 WHEREAS the parcel originally known as Parcel "C" of Boundary Line
8 Adjustment ("BLA") 2008-10-14-5002 (originally Tax Parcel No. 8950003313, as
9 legally described in the attached Exhibit "A"), which corresponds to Assessment
10 No. 9 of the original assessment roll, was replatted into Lot 2 of Boundary Line
11 Adjustment ("BLA") 2013-08-19-5003, and

12 WHEREAS Assessment No. 9 was originally assessed against Parcel "C" in
13 the following amounts: \$391,335.90 (LID 3967); \$106,945.40 (LID 5728);
14 \$74,392.90 (LID 6980); \$441,259.60 (LID 7726); and \$2,107,142.65 (LID 8656),
15 pursuant to Ordinance Nos. 28116, 28117, 28118, 28119, and 28121, and

16 WHEREAS Parcels "B," "C," "E," "G," "I," and "K" of BLA 2008-10-14-5002
17 were replatted into Lots 1 thru 7 of BLA 2013-08-19-5003, as further legally
18 described in the attached Exhibit "B" to include condominium estates, but not
19 individual units, and

20 WHEREAS the owners responsible for Assessment 9 have joined in a
21 request that the further City segregate Assessment 9 into smaller parts to reflect
22 the current ownership of the Century Master Condominium constructed on Lot 2
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(Tax Parcel No. 8950003324, as further legally described in the attached

1 Exhibit "C," to include condominium estates, but not individual units), and

2 WHEREAS the amount of the outstanding principal of Assessment 9
3 attributable to Lot 2, exclusive of interest, is \$2,786,675.48, and
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5 WHEREAS the total amounts to be assessed against each segregated
6 parcel herein equal the outstanding principal balance of \$2,786,675.48 assessed
7 against the unsegregated parcel, and

8 WHEREAS, pursuant to RCW 35.44.410, those seeking segregation are to
9 tender a fee of \$10 for each parcel to be segregated, in addition to the City's
10 clerical and engineering costs incident to segregation, and
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12 WHEREAS the Finance Director has estimated the City will incur
13 approximately \$6,900 in engineering fees and clerical costs to complete the
14 segregation, and

15 WHEREAS, based upon the Finance Director's conclusion that segregation
16 will not jeopardize the security for any outstanding LID obligations payable from
17 assessments, the Director has recommended that a segregation of the outstanding
18 balance of LID Nos. 3967, 5728, 6980, 7726, and 8656 currently assessed solely
19 against Lot 2, Tax Parcel No. 8950003324, be made; Now, Therefore,
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21 BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TACOMA:
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23 1. That the City Council hereby determines that a segregation of the
24 outstanding balance of Local Improvement District ("LID") Nos. 3967, 5728, 6980,
25 7726, and 8656 currently assessed solely against Lot 2, Tax Parcel
26 No. 8950003324, shall be made as set forth in the attached Exhibit "D."



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2. That the City Clerk shall deliver to the City Treasurer a certified copy of this resolution, all as provided in RCW 35.44.410; and the City Treasurer shall proceed to make the segregation on the current assessment roll for LID Nos. 3967, 5728, 6980, 7726, and 8656, upon payment of the City's actual engineering and clerical costs.

Adopted _____

Mayor

Attest:

City Clerk

Approved as to form:

Deputy City Attorney

Chief Surveyor
Public Works Department



EXHIBIT "A"

LEGAL DESCRIPTION OF ORIGINAL PARCEL

PARCEL 'C' OF **BLA 2008-10-14-5002** DESCRIBED AS THAT PORTION OF BLOCK 113, OF THE PLAT OF TACOMA TIDELANDS, AS RECORDED IN VOLUME 2 OF PLATS AT PAGES 18 AND 19, RECORDS OF PIERCE COUNTY, WASHINGTON; TOGETHER WITH THAT PORTION OF VACATED ENELL STREET, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST QUARTER CORNER OF SECTION 24, TOWNSHIP 21 NORTH, RANGE 02 EAST, W.M.; THENCE N 01°29'42" E, 1,675.67 FT TO THE POINT O BEGINNING; THENCE N01°29'42" E, 400.90 FEET; THENCE N 47°24'58" E, 107.15 FEET TO SOUTHWESTERLY LINE OF BLOCK 'B' OF THE "1961 SUPPLEMENTAL MAPS OF TACOMA TIDELANDS" AS COMMISSIONER OF PUBLIC LANDS AT OLYMPIA, WASHINGTON; THENCE S 42°35'02" E, 576.41 FEET; THENCE S 47°16'18" W, 384.62 FEET; THENCE N 42°51'51" W, 289.38 FEET TO POINT OF BEGINNING.

ORIGINALLY TAX PARCEL NO. 8950003313

EXHIBIT "B"

LEGAL DESCRIPTION OF AMENDED PARCEL

LOT 2 OF **BLA 2013-08-19-5003** DESCRIBED AS THAT PORTION OF PARCELS A, B, AND C OF CITY OF TACOMA BOUNDARY LINE ADJUSTMENT NUMBER MPD2008-40000118826 AS RECORDED UNDER RECORDING NUMBER 200810145002, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST NORTHERLY CORNER OF SAID PARCEL A; THENCE ALONG SAID WESTERLY LINE THEREOF, S 01°29'42" W, 121.11 FEET TO THE TRUE POINT OF BEGINNING; THENCE S 40°54'50" E, 15.15 FEET; THENCE S 20°43'18" E, 58.89 FEET; THENCE S 42°04'14" E, 183.18 FEET; THENCE S 43°51'04" E, 385.72 FEET; THENCE S 15°56'54" W, 45.96 FEET; THENCE S 42°31'55" E, 40.83 FEET TO THE SOUTHEASTERLY LINE OF SAID PARCEL C; THENCE ALONG SAID SOUTHEASTERLY LINE S 47°16'18" W, 345.65 FEET TO THE MOST SOUTHERLY CORNER OF SAID PARCEL C; THENCE ALONG THE SOUTHWESTERLY LINE THEREOF, N 42°51'51" W, 289.38 FEET TO THE WESTERLY LINE OF SAID PARCEL C; THENCE ALONG SAID WESTERLY LINE AND ALONG THE WESTERLY LINE OF SAID PARCEL A, N 01°29'42" E, 577.56 FEET TO THE TRUE POINT OF BEGINNING., EXCEPT THAT PORTION OF FORMER PARCEL 'A' OF BLA 2008-10-14-5002

TAX PARCEL NO. 8950003324



EXHBIT "C"

LEGAL DESCRIPTION OF AMENDED PARCEL INTO THE CENTURY MASTER CONDOMINIUM

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UNITS 1, 2, 3, 4, 5, 6, AND 7 CENTURY MASTER CONDOMINIUM per AFN 201507310672 TOGETHER WITH A FRACTIONAL INTEREST IN LOT 2 OF **BLA 2013-08-19-5003** DESCRIBED AS THAT PORTION OF PARCELS A, B, AND C OF CITY OF TACOMA BOUNDARY LINE ADJUSTMENT NUMBER MPD2008-40000118826 AS RECORDED UNDER RECORDING NUMBER 200810145002, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST NORTHERLY CORNER OF SAID PARCEL A; THENCE ALONG SAID WESTERLY LINE THEREOF, S 01°29'42" W, 121.11 FEET TO THE TRUE POINT OF BEGINNING; THENCE S 40°54'50" E, 15.15 FEET; THENCE S 20°43'18" E, 58.89 FEET; THENCE S 42°04'14" E, 183.18 FEET; THENCE S 43°51'04" E, 385.72 FEET; THENCE S 15°56'54" W, 45.96 FEET; THENCE S 42°31'55" E, 40.83 FEET TO THE SOUTHEASTERLY LINE OF SAID PARCEL C; THENCE ALONG SAID SOUTHEASTERLY LINE S 47°16'18" W, 345.65 FEET TO THE MOST SOUTHERLY CORNER OF SAID PARCEL C; THENCE ALONG THE SOUTHWESTERLY LINE THEREOF, N 42°51'51" W, 289.38 FEET TO THE WESTERLY LINE OF SAID PARCEL C; THENCE ALONG SAID WESTERLY LINE AND ALONG THE WESTERLY LINE OF SAID PARCEL A, N 01°29'42" E, 577.56 FEET TO THE TRUE POINT OF BEGINNING., EXCEPT THAT PORTION OF FORMER PARCEL 'A' OF BLA 2008-10-14-5002

- TAX PARCEL NO. 9010150010
- TAX PARCEL NO. 9010150020
- TAX PARCEL NO. 9010150030
- TAX PARCEL NO. 9010150040
- TAX PARCEL NO. 9010150050
- TAX PARCEL NO. 9010150060
- TAX PARCEL NO. 9010150070



EXHBIT "D"

ASSESSMENT AMOUNTS

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LID 8656

Assessment No. 9

**Remaining
Principal Balance**

**Segregation of the Remaining
Principal Balance**

BLA 2013-08-19-5003

CENTURY MASTER CONDOMINIUM

Lot 2	\$1,881,377.38	901015-001-0	Century Master - Unit 1	\$ 568,802.50
		901015-002-0	Century Master - Unit 2	\$ 866,173.53
		901015-003-0	Century Master - Unit 3	\$ 287,179.63
		901015-004-0	Century Master - Unit 4	\$ 16,678.31
		901015-005-0	Century Master - Unit 5	\$ 26,292.39
		901015-006-0	Century Master - Unit 6	\$ 45,849.31
		901015-007-0	Century Master - Unit 7	<u>\$ 70,401.71</u>
			Total	\$1,881,377.38

LID 7726

Assessment. No. 9

**Remaining
Principal Balance**

**Segregation of the Remaining
Principal Balance**

BLA 2013-08-19-5003

CENTURY MASTER CONDOMINIUM

Lot 2	\$ 393,981.79	901015-001-0	Century Master - Unit 1	\$119,113.69
		901015-002-0	Century Master - Unit 2	\$181,386.57
		901015-003-0	Century Master - Unit 3	\$ 60,138.68
		901015-004-0	Century Master - Unit 4	\$ 3,492.63
		901015-005-0	Century Master - Unit 5	\$ 5,505.93
		901015-006-0	Century Master - Unit 6	\$ 9,601.37
		901015-007-0	Century Master - Unit 7	<u>\$ 14,742.92</u>
			Total	\$ 393,981.79



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LID 6980
Assessment No. 9

**Remaining
Principal Balance**

**Segregation of the Remaining
Principal Balance**

BLA 2013-08-19-5003

CENTURY MASTER CONDOMINIUM

Lot 2 \$ 66,422.26

901015-001-0	Century Master - Unit 1	\$ 20,081.66
901015-002-0	Century Master - Unit 2	\$ 30,580.35
901015-003-0	Century Master - Unit 3	\$ 10,138.91
901015-004-0	Century Master - Unit 4	\$ 588.83
901015-005-0	Century Master - Unit 5	\$ 928.26
901015-006-0	Century Master - Unit 6	\$ 1,618.71
901015-007-0	Century Master - Unit 7	<u>\$ 2,485.54</u>
	Total	\$66,422.26

LID 5728
Assessment No. 9

**Remaining
Principal Balance**

**Segregation of the Remaining
Principal Balance**

BLA 2013-08-19-5003

CENTURY MASTER CONDOMINIUM

Lot 2 \$ 95,486.99

901015-001-0	Century Master - Unit 1	\$ 28,868.88
901015-002-0	Century Master - Unit 2	\$ 43,961.55
901015-003-0	Century Master - Unit 3	\$ 14,575.45
901015-004-0	Century Master - Unit 4	\$ 846.49
901015-005-0	Century Master - Unit 5	\$ 1,334.44
901015-006-0	Century Master - Unit 6	\$ 2,327.03
901015-007-0	Century Master - Unit 7	<u>\$ 3,573.15</u>
	Total	\$ 95,486.99



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LID 3967
Assessment No. 9

**Remaining
Principal Balance**

BLA 2013-08-19-5003

Lot 2 \$ 349,407.06

**Segregation of the Remaining
Principal Balance**

CENTURY MASTER CONDOMINIUM

901015-001-0	Century Master - Unit 1	\$ 105,637.29
901015-002-0	Century Master - Unit 2	\$ 160,864.67
901015-003-0	Century Master - Unit 3	\$ 53,334.64
901015-004-0	Century Master - Unit 4	\$ 3,097.47
901015-005-0	Century Master - Unit 5	\$ 4,882.99
901015-006-0	Century Master - Unit 6	\$ 8,515.08
901015-007-0	Century Master - Unit 7	<u>\$ 13,074.92</u>
	Total	\$ 349,407.06