



Filed for and return to:

Deby Cragun
City Clerk/Treasurer
City of Deer Park
P. O. Box F
Deer Park, WA 99006

The information contained in this boxed section is for recording purposes only pursuant to RCW 36.18 and RCW 65.04, and is not to be relied upon for any other purpose, and shall not affect the intent of or any warranty contained in the document itself.

Grantor(s): Deer Park Country Club, LLC; Choice Holding, LLC; Reilly Family, LLC; Chilson, Elmer C.; Chilson, Barbara A., Trustee of the Barbara A. Chilson Living Trust; DJD-ENT, LLC

Grantee(s): City of Deer Park

Reference Number(s) of Documents Amended: Amends portions of City of Deer Park Ordinance No. 2014-938 recorded under AFN 6289780 on 3/10/14.

Abbreviated Legal Description: Portions of Section 1, NE, T 28 N, R 42 EWM, and Section 36, SE, T 29 N, R 42 EWM, in the City of Deer Park, Spokane County, Washington.

Legal Description: Full legal description in Exhibit "B" to Ordinance.

Assessor's Parcel Number(s): 29364.0033; 29364.0032; 29364.0031; 29364.0030; 29364.0029; 29364.0028; 28012.0012; 28011.0005; 29364.0010; 28011.0083; 28011.0002; 28011.0003; 28011.0010; 28011.0081; 28011.0001; 28011.0102

ORDINANCE NO. 2015-955

**AN ORDINANCE OF THE CITY OF DEER PARK, WASHINGTON,
AMENDING CERTAIN SECTIONS OF CITY ORDINANCE
NO. 2014-938, REDUCING THE ASSESSMENTS ON THE FINAL**

ASSESSMENT ROLL FOR LOCAL IMPROVEMENT DISTRICT NO. 2013-01, ESTABLISHING THE INTEREST RATE FOR UNPAID ASSESSMENTS, DESIGNATING THE DATES UPON WHICH ANNUAL INSTALLMENTS OF THE ASSESSMENTS WILL COME DUE; AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

WHEREAS, on January 22, 2014, the City Council passed City Ordinance No. 2014-938 confirming the assessments and assessment roll of Local Improvement District No. 2013-01, which assessment roll was attached as Exhibit "A" to Ordinance No. 2014-938; and

WHEREAS, the initial 30-day period for collecting the assessments listed on the assessment roll for Local Improvement District No. 2013-01 has not commenced; and

WHEREAS, because the City was able to construct the Local Improvement District No. 2013-01 improvements for less than the cost anticipated, the City Council has determined that the assessments listed on the final assessment roll should be reduced proportionately before the initial 30-day period for collecting such assessments commences; and

WHEREAS, at the time of passage of City Ordinance No. 2014-938, the City was unable to calculate specifically what the interest rate would be for unpaid assessments for Local Improvement District No. 2013-01 and therefore Section 4 of City Ordinance No. 2014-938 provides the interest rate would be one quarter of one percent greater than the actual interest rate associated with the issuance and sale of bonds to finance the LID

Improvement Project improvements, which interest rate has now been determined to be 3.98%, which results in an interest rate for the Local Improvement District of 4.23%; and

WHEREAS, Section 4 of Ordinance No. 2014-938 provides that publication of the assessment roll should occur following the date of substantial completion of the LID Improvement Project (which occurred on July 17, 2015); and

WHEREAS, the City Council finds and determines that the amendments to City Ordinance No. 2014-938 set forth herein are in the best interests of the City and the property owners within Local Improvement District No. 2013-01; NOW, THEREFORE,

**THE CITY COUNCIL OF THE CITY OF DEER PARK, WASHINGTON
DO ORDAIN AS FOLLOWS:**

Section 1. Section 2 of City Ordinance No. 2014-938 is hereby amended in full to read as follows:

Section 2. The assessments and assessment roll of Local Improvement District No. 2013-01, as the same now stand in the assessment roll attached hereto as Exhibit "A", should be and the same are approved and confirmed in all things and respects in the total amount of \$1,260,697. The legal descriptions for the properties subject to the LID assessments are attached hereto as Exhibit "B".

Section 2. Section 4 of City Ordinance No. 2014-938 is hereby amended in full to read as follows:

Section 4. The assessment roll as approved and confirmed shall be filed with the City Treasurer for collection and the City 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 thirty (30) days after the date of first publication of such notice without penalty, interest or costs. The principal amount of each assessment

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ORDINANCE NO. 2015-955

remaining unpaid at the end of such thirty-day payment period shall be paid in twenty (20) equal annual installments of principal and interest, payable on each November 1, commencing on November 1, 2015. The interest rate on the unpaid principal amount of each assessment shall be 4.23% per annum.

Any installment not paid on or prior to the date such installment is due and payable shall thereupon become delinquent. The collection of such delinquent installments shall be enforced in the manner provided by law.

Section 3. Exhibit "A" attached to Ordinance No. 2014-938 is replaced in its entirety with Exhibit "A" attached to this Ordinance (which exhibit is incorporated into this Ordinance by this reference).

Section 4. Ordinance No. 2014-938, as amended by this Ordinance, constitutes the City of Deer Park assessment roll confirmation Ordinance for Local Improvement District No. 2013-01.

Section 5. If any section, sentence, clause, or phrase of this Ordinance shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause, or phrase of this Ordinance.

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Section 6. This Ordinance shall take effect and be in full force five (5) days after this Ordinance or a summary thereof consisting of the title is published.

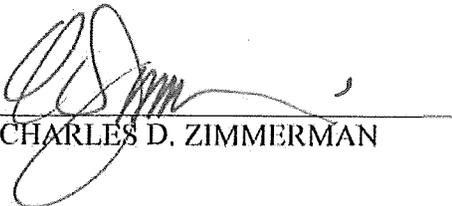
APPROVED:


MAYOR ROBERT WHISMAN

ATTEST/AUTHENTICATED:


DEBY CRAGUN, CITY CLERK

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY

BY: 
CHARLES D. ZIMMERMAN

FILED WITH THE CITY CLERK
PASSED BY THE CITY COUNCIL
PUBLISHED
EFFECTIVE DATE
ORDINANCE NO.

: 8/3/15
:
: 8-19-2015
:
: 8-21-2015
:
: 8-27-2015
:
: 2015-955

EXHIBIT "A"
ASSESSMENT ROLL FOR CITY OF DEER PARK
LOCAL IMPROVEMENT DISTRICT NO. 2013-01

<u>PROPERTY OWNER</u>	<u>SPOKANE COUNTY TAX PARCEL NUMBER</u>	<u>LID ASSESSMENT AMOUNT</u>
Deer Park Country Club, LLC	29364.0033	\$61,774
Deer Park Country Club, LLC	29364.0032	61,774
Deer Park Country Club, LLC	29364.0031	61,774
Deer Park Country Club, LLC	29364.0030	61,774
Deer Park Country Club, LLC	29364.0029	81,946
Deer Park Country Club, LLC	29364.0028	34,039
Deer Park Country Club, LLC	28012.0012	103,374
Deer Park Country Club, LLC	28011.0005	124,809
Choice Holding, LLC	29364.0010	83,207
Choice Holding, LLC	28011.0083	42,864
Choice Holding, LLC	28011.0002	126,070
Reilly Family, LLC	28011.0003	102,117
Reilly Family, LLC	28011.0010	69,338
Chilson	28011.0081	98,335
Chilson	28011.0001	97,074
DJD-ENT, LLC	28011.0102	50,428
TOTAL ASSESSMENTS		\$1,260,697

For purposes of the above table and Exhibit "A" to this Ordinance, the references to "Chilson" as a property owner shall mean "Elmer C. Chilson, spouse of Barbara A. Chilson and Barbara A. Chilson, Trustee, of the Barbara A. Chilson Living Trust" and the references to "DJD-ENT, LLC" shall mean the same as "DRDJ Vet."

EXHIBIT "B"

The legal descriptions for the properties subject to the City of Deer Park Local Improvement District No. 2013-01 Petition are as follows with respect to each property owner. All of the legal descriptions are hereby modified to exclude any portions of the properties described below in this Exhibit "B" which have been deeded or dedicated to the City of Deer Park, Washington for right of way purposes.

1. DEER PARK COUNTRY CLUB, LLC LEGAL DESCRIPTION

THAT PORTION OF THE NORTH HALF OF SECTION 1, TOWNSHIP 28 NORTH, RANGE 42 EAST, W.M., LYING NORTHWESTERLY OF AIRPORT ROAD AND EAST OF THE CENTER LINE OF SECTION 36, TOWNSHIP 29 NORTH, RANGE 42 EAST, W.M. EXTENDED SOUTH;

EXCEPT THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 28 NORTH, RANGE 42 EAST, W.M. LYING NORTHWESTERLY OF AIRPORT ROAD AND EAST OF THE CENTER LINE OF SECTION 36, TOWNSHIP 29 NORTH, RANGE 42 EAST, W.M. EXTENDED SOUTH;

SITUATE IN THE CITY OF DEER PARK, COUNTY OF SPOKANE, STATE OF WASHINGTON;

AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER LYING NORTH OF AIRPORT ROAD, ALL IN SECTION 36, TOWNSHIP 29 NORTH, RANGE 42 EWM;

EXCEPTING THEREFROM ANY PORTION LYING WITHIN CEDAR ROAD;

FURTHER EXCEPTING THEREFROM THOSE PORTIONS CONVEYED TO TE CITY OF DEER PARK BY DEED RECORDED SEPTEMBER 13, 1983 UNDER AUDITOR'S NOS. 8301920213, 8301930215, 839130216, 8309130219 AND 8309130221;

SITUATE IN THE CITY OF DEER PARK, COUNTY OF SPOKANE, STATE OF WASHINGTON.

APN: 28011.0005, 28012.0012, 29364.0028, 29364.0029, 29364.0030, 29364.0031, 29364.0032 and 29364.0033

**2. CHOICE HOLDINGS, LLC
LEGAL DESCRIPTION**

PARCEL A

THAT PORTION OF THE E1/2 OF GOVERNMENT LOT 2, LYING SOUTHEASTERLY OF DEER PARK AIRPORT ROAD, IN SECTION 1, TOWNSHIP 28 NORTH, RANGE 42 EAST, W.M.;

EXCEPT THE NORTHERLY 30 FEET, MEASURED AT RIGHT ANGLES, FOR CITY STREET RIGHT OF WAY PURPOSES;

AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

COMMENCING AT THE INTERSECTION OF THE WEST LINE OF THE E1/2 OF SAID GOVERNMENT LOT 2 AND THE SOUTHEASTERLY RIGHT OF WAY LINE OF DEER PARK-AIRPORT ROAD, A COUNTY ROAD 100.00 FEET IN WIDTH;

THENCE NORTH 45°10'55" EAST ALONG SAID RIGHT OF WAY 10.69 FEET;
THENCE LEAVING THE SAID RIGHT OF WAY SOUTH 24°11'10" EAST, 78.23 FEET TO THE POINT OF BEGINNING; SAID POINT OF BEGINNING IS ALSO THE CENTER OF A CIRCLE WITH A RADIUS OF 10.00 FEET, THE PERIMETER OF WHICH DEFINES THE PROPERTY LINE.

SITUATE IN THE CITY OF DEER PARK, COUNTY OF SPOKANE, STATE OF WASHINGTON.

PARCEL B

THE W1/2 OF GOVERNMENT LOT 1 OF THE NE1/4 OF SECTION 1, TOWNSHIP 28 NORTH, RANGE 42 EAST, W.M.

SITUATE IN THE COUNTY OF SPOKANE, STATE OF WASHINGTON.

PARCEL C

THAT PORTION OF THE SE1/4 OF SECTION 36, TOWNSHIP 29 NORTH,
RANGE 42 EAST, W.M., LYING SOUTHEASTERLY OF DEER PARK-AIRPORT
ROAD #1833;

EXCEPT THE EAST 30 FEET THEREOF FOR CEDAR ROAD;

AND EXCEPT THE SOUTH 35 FEET THEREOF.

SITUATE IN THE CITY OF DEER PARK, COUNTY OF SPOKANE, STATE OF
WASHINGTON.

APN: 28011.0083

APN: 28011.0002

APN: 29364.0010

**3. REILLY FAMILY, LLC
LEGAL DESCRIPTION**

THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF
SECTION 1, TOWNSHIP 28 NORTH, RANGE 42 EAST OF THE WILLAMETTE
MERIDIAN;

EXCEPTING THEREFROM THE SOUTH 35 FEET FOR THE DEER PARK-
MILAN CRP NO. 1273;

SITUATE IN THE CITY DEER PARK, COUNTY OF SPOKANE, STATE OF
WASHINGTON.

APN: 28011.0003

APN: 28011.0010

**4. BARBARA A. CHILSON LIVING TRUST
LEGAL DESCRIPTION**

THE EAST HALF OF GOV'T LOT 1; AND THE NORTH HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 28 NORTH, RANGE 42 EAST, W.M., IN THE CITY OF DEER PARK, SPOKANE COUNTY, WASHINGTON;

EXCEPT THE EAST 30 FEET THEREOF FOR CEDAR ROAD.

APN: 28011.0001

APN: 28011.0081

**5. DJD-ENT, LLC
LEGAL DESCRIPTION**

LOT 2 OF CITY OF DEER PARK SHORT PLAT, SP-2013-01, RECORDED AUGUST 15, 2013 IN BOOK 28 OF SHORT PLATS AT PAGES 27 AND 28, SPOKANE COUNTY AUDITOR FILE NO. 6239063.

APN: 28011.0102

SUMMARY OF ORDINANCE NO. 2015- 955

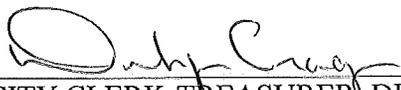
of the City of Deer Park, Washington

On the 19th day of August, 2015, the City Council of the City of Deer Park, Washington, passed Ordinance No. 205455. A summary of the content of said Ordinance, consisting of the title, provides as follows:

AN ORDINANCE OF THE CITY OF DEER PARK, WASHINGTON, AMENDING CERTAIN SECTIONS OF CITY ORDINANCE NO. 2014-938, REDUCING THE ASSESSMENTS ON THE FINAL ASSESSMENT ROLL FOR LOCAL IMPROVEMENT DISTRICT NO. 2013-01, ESTABLISHING THE INTEREST RATE FOR UNPAID ASSESSMENTS, DESIGNATING THE DATES UPON WHICH ANNUAL INSTALLMENTS OF THE ASSESSMENTS WILL COME DUE; AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

The full text of this Ordinance will be mailed upon request.

DATED this 20th day of August, 2015.


CITY CLERK-TREASURER, DEBY CRAGUN