



200203260038

Skagit County Auditor

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COVER SHEET

RETURN TO:

**Public Utility District No. 1 of Skagit County
Post Office Box 1436, 1415 Freeway Drive
Mount Vernon WA 98273**

RE:

Resolution No. 1963-02
Formation of North BayView Edison Local Utility District No. 29
Preliminary Assessment Roll
Boundary Map

LEGAL

DESCRIPTION:

Beginning at the center of Section 30, Township 35 North, Range 3
East, W.M. (See Exhibit A, page 4 of 5, for complete legal
description of boundary)

Parcel Number P35020 (See attached Preliminary Assessment Roll,
pages 1-6, for complete list of individual parcel numbers within
boundary)

RESOLUTION NO. 1963-02

A RESOLUTION OF THE COMMISSION OF PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY, WASHINGTON, ORDERING THE ACQUISITION, CONSTRUCTION AND INSTALLATION OF A WATER DISTRIBUTION SYSTEM IN THE NORTH BAY VIEW EDISON AREA OF THE DISTRICT, ALL IN ACCORDANCE WITH RESOLUTION NO. 1959-02 OF THE COMMISSION; ESTABLISHING LOCAL UTILITY DISTRICT NO. 29 AND ORDERING THE CARRYING OUT OF THE PROPOSED IMPROVEMENT; PROVIDING THAT PAYMENT FOR ALL OF THE COST AND EXPENSE OF THE IMPROVEMENTS BE MADE BY SPECIAL ASSESSMENTS UPON THE PROPERTY IN THE LOCAL UTILITY DISTRICT AND SPECIALLY BENEFITED THEREBY, PAYABLE BY THE MODE OF "PAYMENT BY BONDS"; AND PROVIDING FOR THE ISSUANCE AND SALE OF LOCAL IMPROVEMENT WARRANTS REDEEMABLE IN CASH OR OTHER SHORT-TERM FINANCING AND LOCAL UTILITY DISTRICT OR WATER REVENUE BONDS.

WHEREAS, a petition (the "Petition") signed by fifty-six percent (56%) of the property owners within the boundaries of land described in Exhibit A, attached hereto and by this reference incorporated herein, has been filed with the Commission (the "Commission") of Public Utility District No. 1 of Skagit County, Washington (the "District"), requesting the formation of a local utility district ("Local Utility District No. 29") with boundaries coterminous with those of the land described in Exhibit A and the acquisition, construction and installation of a water supply system to serve that land (the "Improvements"); and

WHEREAS, by Resolution No. 1959-02 adopted on the 2nd day of January, 2002, the Commission of the District, declared its intention to order the improvement of a portion of the District by the acquisition, construction and installation of a water distribution system in the North Bay View Edison area of the District, and fixed February 5, 2002, at 5:00 p.m., local time, at the Aqua Room of the District, located at 1415 Freeway Drive, Mount Vernon, Washington, as the time and place for hearing all matters relating to the proposed improvement and all objections thereto and for determining the method of payment for the improvement; and

WHEREAS, the District's Acting Planning Manager, supported by the local utility district's proponents and their consultants, caused an estimate to be made of the cost and expense of the proposed improvement and has filed that estimate with the Commission, together with all papers and information in his possession touching the proposed improvement, a description of the boundaries of the proposed local utility district and a statement of what portion of the cost and expense of the improvement should be borne by the property within the proposed local utility district; 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, parcel of land or other property; and

WHEREAS, due notice of the above hearing was given in the manner provided by law, the hearing was held by the Commission on the date and at the time above mentioned, all persons appearing at such hearing and wishing to be heard were heard; and

WHEREAS, the District received two written protests as of noon on February 5, 2002 representing less than ten percent (10%) of the property owners within the proposed local utility district, and

WHEREAS, the Commission has determined it to be in the best interest of the District that the proposed improvement as hereinafter described be carried out, that the proposed improvements are economically and financially feasible and that the local utility district be created in connection therewith;



NOW, THEREFORE, BE IT RESOLVED by the Commission of Public Utility District No. 1 of Skagit County, Washington, as follows:

Section 1. The Commission of the District orders the improvement of the properties within the area described on Exhibit A attached hereto by the acquisition, construction and installation of a water distribution system, as more particularly described and set forth in Exhibit B attached hereto (the "Improvements"), both of which exhibits are by this reference incorporated herein.

Included in the acquisition, construction and installation of the improvements shall be all valves, fittings, appurtenances and work required for a complete and operable system, and all required restoration of existing streets or roads and other improvements disturbed during construction.

All of the foregoing shall be in accordance with the plans and specifications therefor prepared by the District's Engineering Manager, and may be modified by the Commission as long as such modification does not substantially alter the purposes of the Improvements described in Exhibit B.

Section 2. There is created and established a local utility district to be known and designated as "Local Utility District No. 29" of the District, the boundaries of which are more particularly described in Exhibit A.

Section 3. The total estimated cost and expense of the improvements is declared to be \$260,000, all or a portion of which shall be borne by and assessed against the property specially benefited by the proposed improvements included in Local Utility District No. 29 to be established embracing as nearly as practicable all property specially benefited by the improvements. Actual assessments may vary from estimated assessments as long as they do not exceed a figure equal to the increased true and fair value the improvements added to the property. The basis for the proposed assessments shall be the special benefits to the affected property and the District 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 4. Local improvement warrants may be issued in payment of the cost and expense of the improvements herein ordered to be assessed, such warrants to be paid out of the Local Improvement Fund hereinafter created, 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 Auditor of the District as issuing officer, and to be redeemed in cash and/or by local utility bonds or water revenue bonds herein authorized to be issued, such interest-bearing warrants to be hereafter referred to as "revenue warrants". In the alternative, the District hereafter may authorize internal financing or provide by resolution for the issuance of other short-term obligations pursuant to Chapter 39.50 RCW.

The District is authorized to issue local utility district bonds or water revenue bonds for Local Utility District No. 29 which shall bear interest at a rate or rates and to be payable on or before a date to be hereafter fixed by resolution. The bonds shall be issued in exchange for and/or in redemption of any and all revenue warrants issued hereunder, internal financing 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 Local Utility District No. 29. The bonds shall be redeemed by the collection of special assessments to be levied and assessed against the property within Local Utility District No. 29, payable in annual installments, with interest at a rate to be hereafter fixed by resolution under the mode of "payment by bonds", as defined by law and the resolutions of the District and if water revenue bonds are issued, from net revenues of the District's water utility. The entire principal and interest of such assessments shall be paid into such fund as the Commission of the District shall hereafter direct and shall be used for the sole purpose of paying revenue warrants, other short term obligations and/or bonds to be issued in



payment of the costs and expense of the improvements. The exact form, amount, date, interest rates and denominations of such bonds shall be hereafter fixed by resolution of the Commission. Such bonds shall be sold in such manner as the Commission shall hereafter determine.

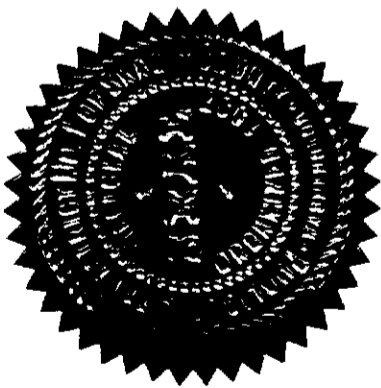
Section 5. There is created and established in the office of the District Treasurer the "Local Improvement Fund, District No. 29" (the "Local Improvement Fund"), into which fund shall be deposited the proceeds from the sale of revenue warrants, internal financing or other short-term obligations drawn against the fund which may be issued and sold by the District 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 improvements, and against which fund cash warrants shall be issued in payment for all other items of expense in connection with the improvements.

Section 6. No property, any portion of which is inside or outside of LUD No. 29, may connect to those improvements constructed or made a part of such LUD unless either that property shall have been subject to the special assessments on the assessment roll for that LUD, or the owners of that property shall have paid prior to such connection a charge in lieu of assessment which shall be at least the equivalent of those assessments which would have been applied to that property had it been included within LUD No. 29.


Section 7. In all cases where the work necessary to be done in connection with the making of the Improvements 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 8. Within fifteen (15) days of the passage of this resolution there shall be filed with the District Treasurer the title of the improvements and local utility district number, a copy of the diagram or print showing the boundaries of Local Utility District No. 29 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 District Treasurer shall immediately post the proposed assessment roll upon his index of local improvement assessments against the properties affected by the local improvement.

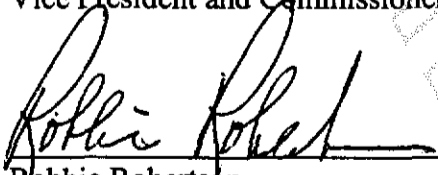
ADOPTED by the Commission of Public Utility District No. 1 of Skagit County, Washington, at a regular meeting held this 12th day of March, 2002.



ATTEST


Al Littlefield
President and Commissioner


Jones E. Atterberry
Vice President and Commissioner


Robbie Robertson
Secretary and Commissioner



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NORTH BAY VIEW EDISON LUD NO. 29
EXHIBIT A

That the boundaries of such local utility improvement district shall be as follows:

Beginning at the center of Section 30, Township 35 North, Range 3 East, Willamette Meridian, being the True Point of Beginning; thence southerly along the north-south centerline of said Section a distance of 26-1/2 rods; thence easterly along a line parallel to the east-west centerline of said Section to the easterly boundary of the northwest quarter of the southeast quarter of said Section 30; thence southerly along the easterly boundary of said subdivision to a point along said boundary, such point being 465 feet north of the southeast corner of said subdivision; thence westerly from said point parallel with the east-west centerline of Section 30 to the north-south centerline of said Section; thence southerly along said centerline a distance of 275 feet; thence easterly parallel with the east-west centerline a distance of 330 feet, more or less; thence southerly along a line parallel to the north-south centerline Section 30 a distance of 220 feet, more or less, to the northerly boundary of Lot 1 of S/P 95-030, AF#9608120136; thence westerly along the northerly boundary of said Lot 1 a distance of 248 feet, more or less, to the northwest corner of said Lot 1; thence S00°30'36"W a distance of 807.39 feet; thence S68°42'11"W a distance of 515.85 feet; thence S20°31'53"E to the northeast corner of Lot 8, Vacated Block 4, Klingenmaier's Addition to Bay View, according to the Plat thereof recorded in Volume 2 of Plats, Page 43, Records of Skagit County Washington; thence westerly along the northerly boundary of said Lot to the northwest corner of said Lot 8; thence continuing westerly along the same alignment to the centerline of the vacated alley adjoining Lot 8; thence southerly along the centerline of said vacated alley to the northerly boundary of Farnham Street, a county road right-of-way; thence continuing southerly along said alignment a distance of 10 feet; thence westerly parallel with the northerly boundary of the Farnham Street right-of-way to its intersection with Front Street, also known as Bayview-Edison Road, a county road right-of-way; thence continuing westerly along the same alignment to the westerly boundary of Bayview-Edison Road right-of-way; thence northerly along said westerly boundary of a distance of 10 feet, more or less, to the northerly boundary of the Farnham Street right-of-way; thence westerly along the northerly boundary of the Farnham Street right-of-way to the shoreline of Padilla Bay; thence northerly along said shoreline approximately one mile to its intersection with the northern boundary of Section 30 and southern boundary of Section 19, Township 35 North, Range 3 East; thence continuing northerly along the Padilla Bay shoreline approximately one-quarter mile to its intersection with the northerly boundary of Government Lot 4; thence easterly along said northerly boundary to the westerly boundary of the Bayview-Edison Road right-of-way; thence continuing easterly along said alignment to the easterly boundary of said road right-of-way; thence southerly along said easterly boundary to the northwest corner of Lot 2 of S/P 32-87, AF#8710200011; thence westerly along the northerly boundary of said Lot 2 to the northeast corner of said Lot and the north-south centerline of Section 19; thence southerly along said north-south centerline to the south quarter corner of Section 19 and the north quarter corner of Section 30; thence westerly along the northerly boundary of Section 30 a distance of 561.5 feet; thence southerly parallel with the north-south centerline of Section 30 to the northerly boundary of the southeast quarter of the northwest quarter; thence easterly along said northerly boundary to the north-south centerline of Section 30; thence southerly along said centerline to the center of said Section 30 and the True Point of Beginning.

Situated in the County of Skagit, State of Washington.



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NORTH BAY VIEW EDISON LUD NO. 29
EXHIBIT B

IMPROVEMENTS

The purpose of this Local Utility District is to construct and install a new water system to satisfy State Health Department requirements for safe and adequate domestic water supply.

The Improvements will involve the construction and installation of the following:

- A. Approximately 6,500 feet of 8-inch and smaller waterline.
- B. Approximately thirty (30) metered water services
- C. Miscellaneous fire hydrant assemblies, flushing assemblies, air/vacuum assemblies and other appurtenances.

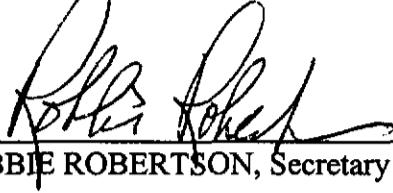


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I, ROBBIE ROBERTSON, Secretary of the Commission of Public Utility District No. 1 of Skagit County, Washington, certify that the attached copy of Resolution No. 1963-02 is a true and correct copy of the original resolution adopted on the 12th day of March, 2002, as that resolution appears on the Minute Book of the District.

DATED this 12th day of March, 2002.



ROBBIE ROBERTSON, Secretary of the Commission



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LUD #29 Bayview
Preliminary Assessment Roll
03/25/02

Roll#	Accounts	Name and Address	Assessment
1	P35020	BANNISTER, JAMES J C/O BANNISTER HARWOOD 18474 PACKARD LANE BURLINGTON, WA 98233	6971.00
2	P35019	BARRETT ELIZABETH A ETAL 16796 DUNBAR RD MOUNT VERNON, WA 98273	6971.00
3	P34993	BISHOP JAMES E BISHOP LINDA S 12343 BAYVIEW CEMETERY RD MOUNT VERNON, WA 98273	10455.00
4	P34991	BISHOP JAMES E BISHOP LINDA S 12343 BAYVIEW CEMETERY RD MOUNT VERNON, WA 98273	6971.00
5	P34486	BISHOP, ELISE C 16927 OBSTRUCTION DR BURLINGTON, WA 98233	10455.00
6	P35015	BRAHAM, ALFORD BRAHAM SALLY L 310 S 11TH ST #201 MOUNT VERNON, WA 98273	3485.00
7	P34500	BROADGATE, ROY L 9909 BAYVIEW EDISON RD BOW, WA 98232	6971.00



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LUD #29 Bayview
Preliminary Assessment Roll
03/25/02

Roll#	Accounts	Name and Address	Assessment
8	P35030	BUCHWALD DIETER P O BOX 178 BOW, WA 98232	13941.00
9	P35025	BURT DALE A 10225 BAYVIEW EDISON RD MOUNT VERNON, WA 98273	6971.00
10	P35003	DAVIS STEVEN R 12346 SEABIRD LN MOUNT VERNON, WA 98273	6971.00
11	P35022	DODD STEVEN P 15451 E CHENANGO AVE AURORA, CO 80015	3484.00
12	P34992	DVORAK MARY J ROGERS BEATRICE E 5300 MALIBU DR EDINA, MN 55436	10455.00
13	P35004 P35005 P35023	HEATH, MARY E BUCEK JOSEPH L 30614 68TH AVE NW STANWOOD, WA 98292	6970.00
14	P34487	HUGGINS DOROTHY P REV TRUST HUGGINS DOROTHY P TRUSTEE 16573 COUNTRY CLUB DR BURLINGTON, WA 98233	10455.00



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LUD #29 Bayview
Preliminary Assessment Roll
03/25/02

Roll#	Accounts	Name and Address	Assessment
15	P35006	HUNGAR YEARSLEY, JULIE	6970.00
	P35007	YEARSLEY JOHN C LEONARD LYNN	
	P35008	18213 BALLINGER WAY NE	
	P35024	SEATTLE, WA 98155	
16	P35021	LIVINGSTON JOHN R ETAL	6971.00
		C/O LIVINGSTON MARYL L/E	
		359 NE RENNIE PL	
		CORVALLIS, OR 97330	
17	P34989	LUTZ, BARBARA	6971.00
		10731 BAYVIEW EDISON RD	
		MOUNT VERNON, WA 98273	
18	P34986	MENNELLA SCOTT F	6971.00
		SIDBURY ANNE	
		10683 BAYVIEW EDISON RD	
		MOUNT VERNON, WA 98273	
19	P35013	MILLER MATTHEW D	0.00
		P O BOX 82	
		ARLINGTON, WA 98223	
20	P35029	MILLS ELIZABETH A	6971.00
		KUNTZE A J II	
		10645 BAYVIEW EDISON RD	
		MOUNT VERNON, WA 98273	
21	P35014	PEDERSON ROGER E	6971.00
		PEDERSON MARSHA K	
		P O BOX 245	
		MOUNT VERNON, WA 98273	



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LUD #29 Bayview
Preliminary Assessment Roll
03/25/02

Roll#	Accounts	Name and Address	Assessment
22	P34976	PEDERSON ROGER E PEDERSON MARSHA K P O BOX 245 MOUNT VERNON, WA 98273	10455.00
23	P35009	PEDERSON ROGER E PEDERSON MARSHA K P O BOX 245 MOUNT VERNON, WA 98273	0.00
24	P34982	PEDERSON ROGER E PEDERSON MARSHA K P O BOX 245 MOUNT VERNON, WA 98273	0.00
25	P34978	PEDERSON ROGER E PEDERSON MARSHA K P O BOX 245 MOUNT VERNON, WA 98273	20912.00
26	P34979	PEDERSON, ROGER E PEDERSON MARSHA K P O BOX 245 MOUNT VERNON, WA 98273	0.00
27	P35011	PEDERSON, ROGER E PEDERSON MARSHA K P O BOX 245 MOUNT VERNON, WA 98273	0.00
28	P35017	PEDERSON, ROGER E PEDERSON MARSHA K P O BOX 245 MOUNT VERNON, WA 98273	0.00



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LUD #29 Bayview
Preliminary Assessment Roll
03/25/02

Roll#	Accounts	Name and Address	Assessment
29	P35026	PETERS JENNIFER CAPRON 3609 TEWA COURT NE ALBUQUERQUE, NM 87111	10455.00
30	P34488	ROGERS, ARTHUR III ROGERS BERTHA M 20824 STARBIRD RD MOUNT VERNON, WA 98273	20912.00
31	P34997 P34995	SHEPHERD TRINA K 10955 BAYVIEW-EDISON RD MOUNT VERNON, WA 98273	5577.00
32	P34988	SIDBURY, JAMES PO BOX 308 DEALE, MD 20751	6971.00
33	P34483	STATE OF WASHINGTON DEPT OF ECOLOGY PV 11 LACEY, WA 98503	0.00
34	P34984	STATE OF WASHINGTON DEPT OF ECOLOGY PV 11 LACEY, WA 98503	13941.00
35	P34985	STATE OF WASHINGTON DEPT OF ECOLOGY PV 11 LACEY, WA 98503	10455.00



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LUD #29 Bayview
Preliminary Assessment Roll
03/25/02

Roll#	Accounts	Name and Address	Assessment
36	P34987	STATE OF WASHINGTON DEPT OF ECOLOGY PV 11 LACEY, WA 98503	0.00
37	P34994	STATE OF WASHINGTON PARKS & RECREATION P O BOX 42668 OLYMPIA, WA 98504	0.00
38	P35000	STATE OF WASHINGTON PARKS & RECREATION P O BOX 42668 OLYMPIA, WA 98504	0.00
39	P34999	STATE OF WASHINGTON PARKS & RECREATION P O BOX 42668 OLYMPIA, WA 98504	0.00
40	P35002	ZOBERST WILLIAM R 600 STEWART ST STE 305 SEATTLE, WA 98101	6971.00

Transaction Count: 40

Report Totals: 260000.00

Transaction Count ***

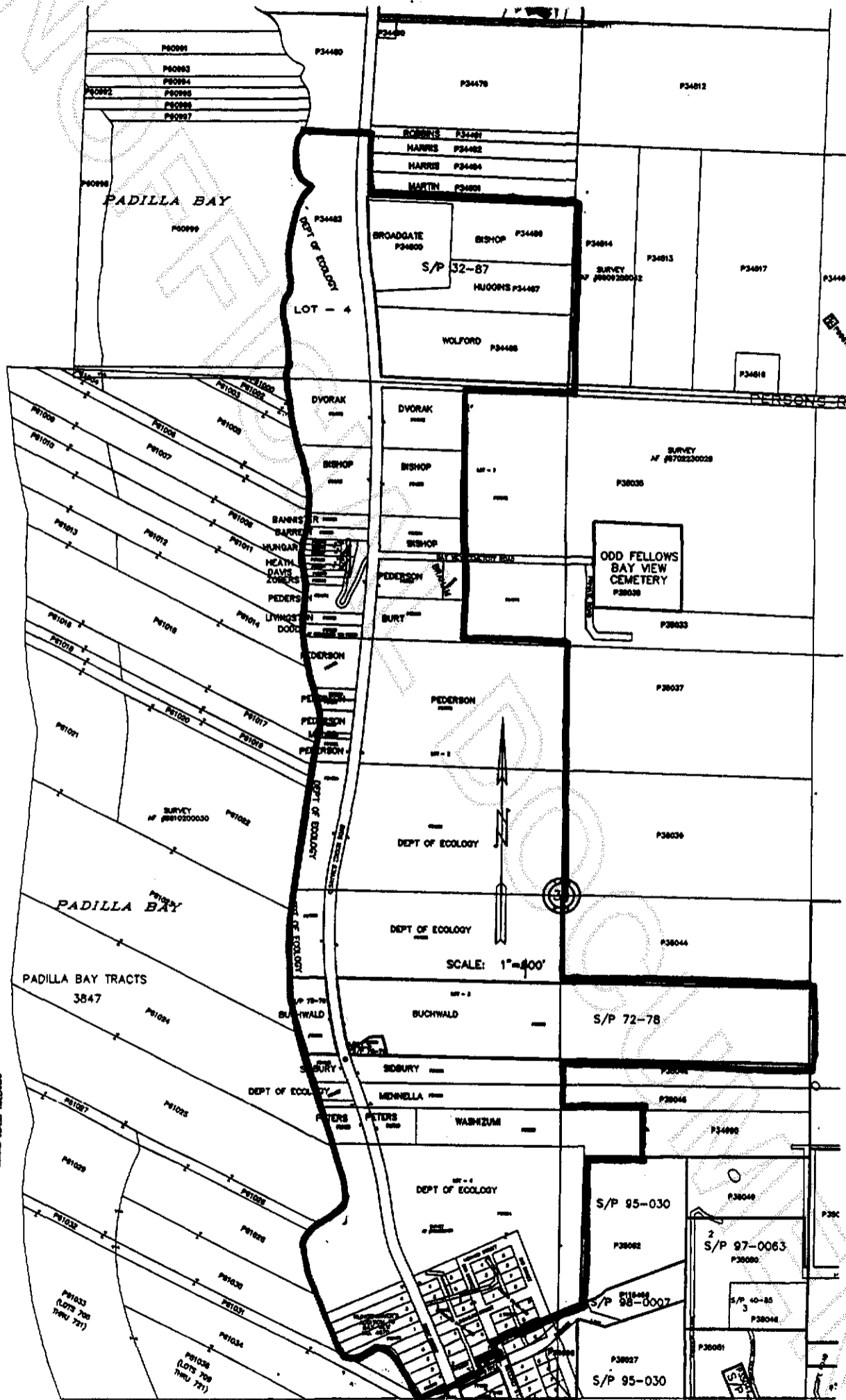


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North BayView Edison Local Utility District No. 29



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