



City of
Edgewood

Phone (253) 952-3299 Fax: (253) 952-3537

August 14, 2014

2224 104th Avenue East, Edgewood, Washington 98372-1513

1999 Stokes Family LLC
909 Meridian Ave East
Edgewood WA 98372-1067

Re: Local Improvement District No. 1,
Notice of Hearing on Final Assessment Roll

Dear 1999 Stokes Family LLC:

NOTICE IS GIVEN that the revised, final assessment roll for Local Improvement District No. 1 ("District"), established for the purpose of construction and installation of sanitary sewer lines, sewer stubs all other work necessary for or incidental to the provision of sewer service as ordered by Ordinance No. 08-0306 of the City of Edgewood, Washington ("City"), has been prepared as required by law and is on file and open to inspection at the office of the City Clerk at City Hall, 2224 104th Avenue East, Edgewood, Washington.

As described in City correspondence to you dated April 24, 2014, the City commissioned a report to reduce the LID costs arising from oversizing the sewer system as addressed by the Court of Appeals' decision. A copy of that report documenting the reduced LID has previously been provided to you. All assessments have been reduced, consistent with that report. Additionally, the City's appraiser has further evaluated each property that was involved in the prior court proceedings and has produced an updated appraisal analysis of the special benefits to each of those properties. That summary report and a parcel specific report have previously been provided to you. The above mentioned reports may also be viewed at City Hall during regular business hours.

NOTICE FURTHER IS GIVEN that the City Council of the City has fixed the time for the hearing upon the final assessment roll for 6:00 p.m., local time, on September 17, 2014, in the Council Chambers in the Edgewood City Hall, 2224 104th Avenue East, Edgewood, Washington. This hearing is limited to properties within LID No. 1, the original assessments for which were annulled by the Washington Court of Appeals.

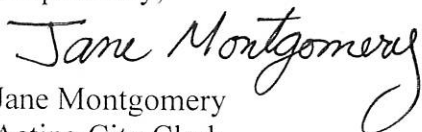
The parties desiring to object to the assessment appearing on the revised final assessment roll are notified to make all objections in writing and to file them with the City Clerk at or prior to the date fixed for the hearing on the final assessment roll. All objections must state clearly the grounds of the objections and should contain lot, block and addition, section, tax number, or other identifying description of the property.

At the time and place fixed, and at such other times to which the hearing may be adjourned, the City Council will sit as a board of equalization and evaluate the evidence presented both in support and in protest of an assessment. The City Council will consider objections duly filed, together with all information and evidence in support of those objections, and for the purpose of considering the assessment roll. At the hearing, or adjournment thereof, the City Council may correct, revise, raise,

lower, change or modify the roll or any part thereof, or set aside the roll and order a new assessment. Following the hearing, the City Council will confirm the assessment roll by ordinance. When property has been entered upon the roll, and the assessment thereon is not raised, no objection shall be considered by the City Council or by any court on appeal unless the objection is made in writing at or prior to the date fixed for commencement of the hearing upon the roll.

The amount set forth on the attachment to this letter is the amount of the assessment shown on the assessment roll against the property described thereon as the proportionate share of the cost of the improvements constructed in the District to be borne by such property.

Respectfully,



Jane Montgomery
Acting City Clerk

cc: Mark Bauer, City Manager

<i>Map No.</i>	<i>Owner</i>	<i>Estimated Retrospective Market Value—without LID</i>	<i>Estimated Retrospective Market Value—with LID</i>	<i>Estimated Special Benefit</i>	<i>Recommended Final Assessment</i>
27	1999 Stokes Family LLC	\$755,000	\$1,290,000	\$535,000	\$379,315

NOTICE: If there has been a change in ownership, or if this notice is received by a contract purchaser or mortgagee, please forward a copy of this notice to the owner and inform the City Clerk.