

RECEIVED

MAY 20 2016

CITY CLERK'S OFFICE
CITY OF BLAINE

Diedra Karuza
9721 Lincoln Lane
Blaine, Wa 98230
360 398-7908

City of Blaine
435 Martin St.
Suite 3000
Blaine, WA 98230-4106
May 20, 2016

RE: Utility Local Improvement District

This is in regard to one of the 4 sewer stubs on the property at 9721 Lincoln Lane

Enclosed is the paperwork for the one hookup I previously made to the property and the fees I already paid in the amount of \$342.10.

Does this mean I am required to pay another full price of \$15,705 for this one stub? I have not protested the LID, but this should be taken into consideration that I already complied and installed this sewer unit already.

Attached: Property Description

Conditional Sewer Service Approval 4/27/09

Payment of Utility Request Prior To Hookup

Document Title: Agreement to Improve Sewer by Local Improvement District

Also, when will I know if there is any grant funds to help with this assessment cost? When will I learn what payment schedules we have on this?

Thank you for your attention to this matter. Bill of Public Works can call me at my phone number:

360 398-7908

Sincerely, Diedra Karuza



CITY OF BLAINE

435 MARTIN ST., STE 3000 • BLAINE, WA 98230-4106
BUS: 360.332.8311 • FAX: 360.332.8330 • www.cityofblaine.com

Diedra Karuza
220 Russet Ave
Lynden, WA 98264

CORRECTION

**SINCE THIS PROPERTY CAN BE SUBDIVIDED INTO FOUR SEPARATE PARCELS,
THE TOTAL ASSESSMENT IS \$62,820.00.**

CITY OF BLAINE, WASHINGTON

NOTICE OF HEARING ON FINAL ASSESSMENT ROLL

UTILITY LOCAL IMPROVEMENT DISTRICT NO. 35

NOTICE IS GIVEN that the final assessment roll for Utility Local Improvement District No. 35 (the "District"), established for the purpose of constructing sewer improvements as ordered by Ordinance No. 11-2876 of the City of Blaine, Washington (the "City"), has been prepared as required by law and is on file and open to inspection at the office of the City Clerk at Blaine City Hall, 435 Martin Street, Blaine, Washington.

NOTICE FURTHER IS GIVEN that the City Council of the City shall conduct the assessment roll hearing and has fixed the time for the hearing upon the final assessment roll for 6:00 p.m., local time, on Monday, May 23, 2016, at Blaine City Hall, 435 Martin Street, Suite 4000, Blaine, Washington.

Any person desiring to object to any assessment appearing on the final assessment roll for the District is notified to make all objections in writing and to file them with the City Clerk on or before the time 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 for the purpose of considering objections duly filed, together with all information and evidence in support of those objections, and for the purpose of considering such 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. The City Council will consider all protests and will confirm the assessment roll by ordinance. When property has been entered originally 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 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:

Sheri Sanchez
City Clerk
City of Blaine, Washington

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.

CITY OF BLAINE, WASHINGTON
UTILITY LOCAL IMPROVEMENT DISTRICT NO. 35

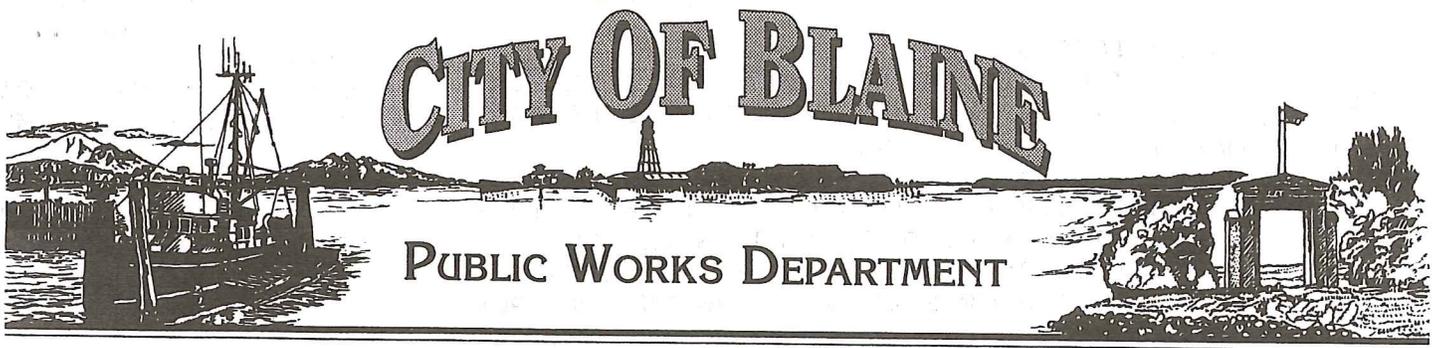
Parcel Number / Geo ID	Preliminary Estimated Assessment
4101321060150000	\$62,820.00

Owner of Record and
Mailing Address:

Diedra Karuza
220 Russet Ave
Lynden, WA 98264

Legal Description:

**BEAP 170.4 FT W OF SE COR OF SW SW-TH W 281 FT-TH N 01 DEG 12'00" W PAR TO E LI
OF SW SW 206.19 FT-TH N 66 DEG E TAP 170.4 FT W OF E LI OF SW SW-TH S TO POB-
EXC TR DAF-BEG AT SE COR OF SW SW-TH W**



April 27, 2009

Diedra Karuza
9721 Lincoln Lane
Blaine, WA 98230

RE: **Conditional Sewer Service Approval**
UR 09-957 – Sewer Service for 9721 Lincoln Lane

Dear Ms. Karuza:

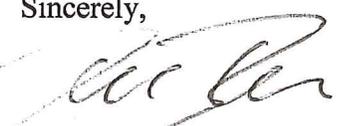
Your request for sewer service has been approved subject to the following conditions:

1. Only one residential unit may be serviced with a Wye connection to the end of the existing main.
2. In order to subdivide your property in the future, the sewer main must be extended at your cost to the south-east corner of your property. In short, you must extend the sewer along the entire south line of your property.
3. You must sign an agreement to not protest participation in a future LID in order to pay your frontage share of a future sewer main extension, prior to your service hookup.

Compliance with the above is required in order to continue to enjoy City service. As always, the City may turn off services for non-compliance. Please move forward with your installation.

Thank you for your request.

Sincerely,


David C. Bren, PE, MSCE
Assistant Public Works Director



W:\Projects\Developer\KARUZA-SS-EXTENSION\Karuza-SS-UR-Conditions-Letter-4-9-09.doc

Mode: INQUIRY

Real Property

Auto Roll: OFF

Omit DL: OFF

Parcel # 410132 106015 0000

Tax Yr 2010

* Taxpayer # KARU 4200 NICK P & DIEDRA K KARUZA

Date 1/29/07 By CT

* Title Owner # KARU 4200 NICK P & DIEDRA K KARUZA

Name Chg Reason MOD

* Contract Own #

Loan #

Plat/Condo Type

Code

Blk

Lot

Unit

Dock

Description BEAP 170.4 FT W OF SE COR OF SW SW-TH W

Tax # 7.009

281 FT-TH N 01 DEG 12'00" W PAR TO E LI

Chg Date 11/01/06

OF SW SW 206.19 FT-TH N 66 DEG E TAP

Chg By KWIL

170.4 FT W OF E LI OF SW SW-TH S TO POB-

Chg Rs RV

EXC TR DAF-BEG AT SE COR OF SW SW-TH W

Tax Code 0300 BLAINE 503 F21 NPR L Land Use 1113 RES 3 BDRM

Zoning Code UR4 URBAN RES 4DU/A Tax Stat TX TAXABLE Reval A

Chg Rs RV MARKET REVAL F/P? N Ac

Land: Improved Unimp Timber Total Land Improvement Total_AV

Acres 1.57 1.57

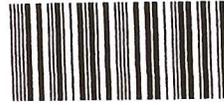
Taxable 135000 135000 168205 303205

Market

New/C O/AV Mob Home AV Sub Cd Int%

Sr Cit Cd Reg Taxable 303,205

Lien Date AF # As-Tx Yr App # Agr #



AFTER RECORDING RETURN DOCUMENT TO:
City of Blaine - Public Works Department
1200 Yew Avenue
Blaine, WA 98230

Top 3" Reserved for Recording Purposes Only

DOCUMENT TITLE: *Agreement to Improve Sewer by Local Improvement District*

ABBREVIATED LEGAL DESCRIPTION: BEAP 170.4 FT W OF SE COR OF SW SW-TH 2 281 FT - TH N 01 DEG 12'00" W PAR TO E LI OF SW SW 206.19 FT - TH N 66 DEG E TAP 170.4 FT W OF E LI OF SW SW - TH S TO POB - EXC TR DAF - BEG AT SE COR OF SW SW - TH W

ASSESSOR'S TAX/PARCEL NUMBER(S): 410132 106015 0000

**AGREEMENT TO IMPROVE STREETS
BY LOCAL IMPROVEMENT DISTRICT**

WHEREAS the parties charged herein desire to improve certain real property within the City of Blaine on streets currently not served by public sewer lines; and

WHEREAS no permit may be lawfully issued for such improvement until assurances have been granted unto the City of Blaine that the owners shall participate in future installation of public sewer in the abutting street(s),

THEREFORE, the undersigned Nick P. and Diedra K. Karuza, in consideration of receiving a permit to improve real property owned by them as Legal Description: BEAP 170.4 FT W OF SE COR OF SW SW-TH 2 281 FT - TH N 01 DEG 12'00" W PAR TO E LI OF SW SW 206.19 FT - TH N 66 DEG E TAP 170.4 FT W OF E LI OF SW SW - TH S TO POB - EXC TR DAF - BEG AT SE COR OF SW SW - TH W, all situated in Whatcom County, Washington, hereby promise(s) and covenant(s) to the City of Blaine to support, without objection a Local Improvement District, or similar district as the City of Blaine may be allowed to form, to install a public sewer line abutting the above-described real property to the standards specified in the City of Blaine Development Standards.



Such covenant to the City of Blaine shall run with the land and be binding on grantee(s), heirs, devisees, successors and assigns and all owners now or hereafter of the land hereby encumbered or of any of said land provided, however, that this Agreement shall terminate in any event after ten (10) years have elapsed from the date hereof.

DATED this 30th day of June, 2009.

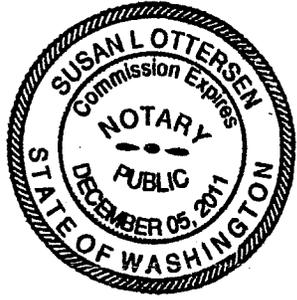
Nick Karuza ^{by Diedra Karuza}
AUTHORIZED SIGNATURE

Diedra Karuza
AUTHORIZED SIGNATURE

AUTHORIZED SIGNATURE

STATE OF WASHINGTON)
COUNTY OF WHATCOM)ss

I CERTIFY that I know or have satisfactory evidence that NICK P. AND DIEDRA K. KARUZA signed this instrument and acknowledged it to be THEIR free and voluntary act for the uses and purposes mentioned in the instrument. _{her}



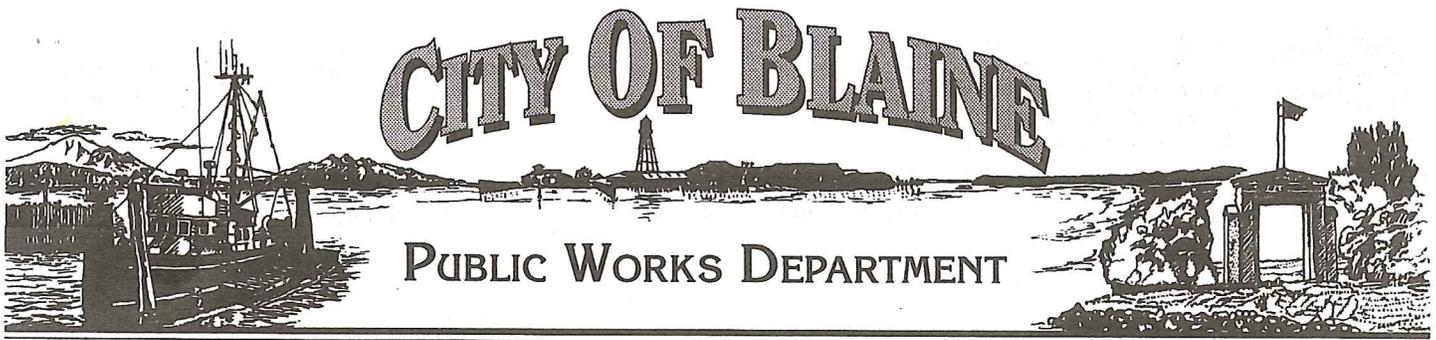
June 30, 2009
DATED

Susan R Ottersen
SIGNATURE OF NOTARY PUBLIC

Susan L Ottersen
Name Printed

Personal Banker
TITLE

12-05-2011
MY APPOINTMENT EXPIRES



April 28, 2009

Diedra Karuza
9721 Lincoln Lane
Blaine, WA 98230

RE: **Payment of Utility Request Prior to Hookup**
UR 09-957 – Sewer Service for 9721 Lincoln Lane

Dear Ms. Karuza:

Please find the attached copy of your approved utility request. You must make payment for this utility request prior to City inspection and final hook up.

In addition, the City will send you the agreement to not protest participation in a future LID within a week. This agreement must be signed, notarized, and returned to the City prior to City inspection and final hook up.

Thank you for your request.

Sincerely,

A handwritten signature in black ink, appearing to read 'David C. Bren', is written over a light blue horizontal line.

David C. Bren, PE, MSCE
Assistant Public Works Director



W:\Projects\Developer\KARUZA-SS-EXTENSION\Karuza-SS-UR-Letter-4-28-09.doc



PLEASE RETURN COMPLETED FORM TO:
 CITY OF BLAINE PUBLIC WORKS DEPARTMENT
 1200 YEW AVENUE BLAINE, WA 98230
 PH (360) 332-8820 FAX (360) 332-7124
 EMAIL: PVMAIL@CI.BLAINE.WA.US

09-957
UTILITY REQUEST

PLEASE NOTE: Applicants will be notified of any deficiencies in their application within 30 days of receipt. If any unresolved deficiencies remain at the end of 120 days the application will be returned and may be re-submitted at a later date.

Diedra Karuza
 APPLICANT

9721 Lincoln Lane
 MAILING ADDRESS

Blaine WA 98230
 CITY STATE ZIP CODE

360 398-7908
 HOME PHONE NUMBER

CELL PHONE NUMBER FAX NUMBER

APPLICANT IS: OWNER CONTRACTOR OTHER

STREET ADDRESS OR SUBDIVISION/LOT # OF PROPERTY FOR WHICH SERVICE IS REQUESTED TAX PARCEL ID NUMBER

USE OF STRUCTURE SINGLE FAMILY DUPLEX COMMERCIAL OTHER
 MULTI-FAMILY NUMBER OF UNITS _____

NEW STRUCTURE? YES NO

APPROXIMATE FLOOR AREA: 2200 S.F. TOTAL SQ. FOOTAGE OF LOT(S): _____ S.F. TOTAL FRONT FOOTAGE OF LOT(S): _____

TOTAL IMPERVIOUS AREA: _____ S.F. (BUILDING FOOTPRINT, DRIVEWAYS, PARKING, PATIO, HARD SURFACES, ETC.)

SITE PLAN ATTACHED? YES NO SEE "CONNECTING TO CITY OF BLAINE UTILITIES" BROCHURE FOR SITE PLAN INSTRUCTIONS.

IS/WAS SITE PREVIOUSLY DEVELOPED? YES NO

IF YES, PLEASE DESCRIBE: single family

SERVICES REQUESTED

<input type="checkbox"/> WATER METER SIZE QUANTITY *3/4" _____ 1" _____ 1-1/2" _____ 2" _____ *-TYPICAL SINGLE FAMILY RESIDENTIAL CONNECTION	<input checked="" type="checkbox"/> SEWER 6" LATERALS TO BE CONSTRUCTED BY OWNER AND BE INSPECTED BY THE CITY.	<input type="checkbox"/> POWER <input type="checkbox"/> PERMANENT <input type="checkbox"/> TEMPORARY <input type="checkbox"/> EARLY CONDUIT NUMBER OF METERS _____ AMPERAGE <input type="checkbox"/> 200 <input type="checkbox"/> 320 <input type="checkbox"/> 400 <input type="checkbox"/> SINGLE PHASE (120/240V) <input type="checkbox"/> THREE PHASE VOLTAGE* _____ <small>*IF SPECIFICALLY REQUIRED</small> WATER HEATERS BUILDING HEATERS <input type="checkbox"/> GAS <input type="checkbox"/> ELECTRIC <input type="checkbox"/> GAS <input type="checkbox"/> ELECTRIC
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CONTRACTOR INFORMATION(FOR BILLING DURING CONSTRUCTION)

SAME AS APPLICANT

NAME _____

MAILING ADDRESS _____

CITY _____ STATE _____ ZIP CODE _____

OWNER INFORMATION(FOR PERMANENT BILLING)

SAME AS ABOVE

NAME _____

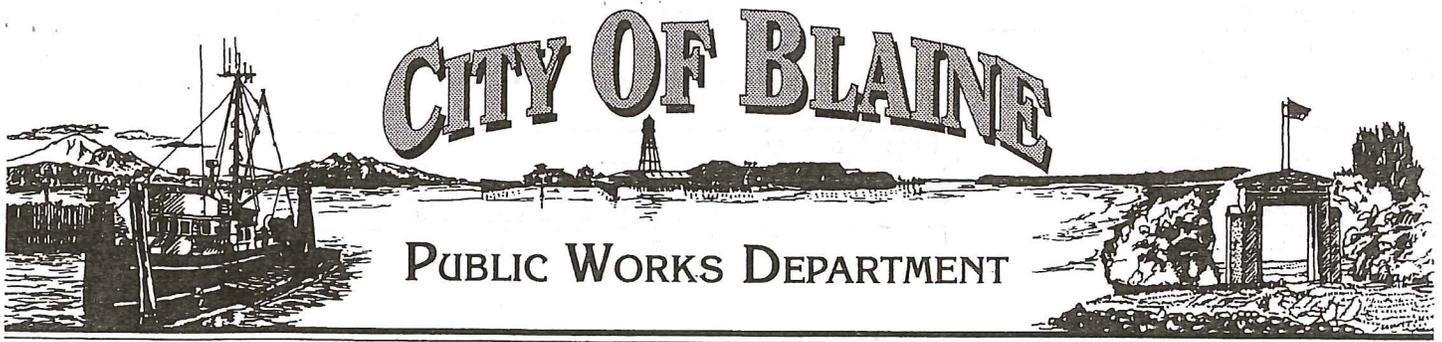
MAILING ADDRESS _____

CITY _____ STATE _____ ZIP CODE _____

APPLICANT ACKNOWLEDGES HE/SHE MUST PAY IN FULL ALL FEES AND CHARGES BEFORE THE CITY WILL ISSUE A BUILDING PERMIT (IF APPLICABLE), OR SCHEDULE SERVICE CONNECTIONS.

Diedra Karuza
 SIGNATURE

4-7-09
 DATE (MM/DD/YYYY)



April 27, 2009

Diedra Karuza
9721 Lincoln Lane
Blaine, WA 98230

RE: Conditional Sewer Service Approval
UR 09-957 – Sewer Service for 9721 Lincoln Lane

Dear Ms. Karuza:

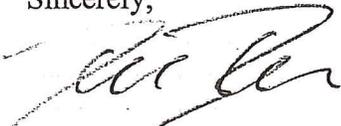
Your request for sewer service has been approved subject to the following conditions:

1. Only one residential unit may be serviced with a Wye connection to the end of the existing main.
2. In order to subdivide your property in the future, the sewer main must be extended at your cost to the south-east corner of your property. In short, you must extend the sewer along the entire south line of your property.
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Compliance with the above is required in order to continue to enjoy City service. As always, the City may turn off services for non-compliance. Please move forward with your installation.

Thank you for your request.

Sincerely,


David C. Bren, PE, MSCE
Assistant Public Works Director

W:\Projects\Developer\KARUZA-SS-EXTENSION\Karuza-SS-UR-Conditions-Letter-4-9-09.doc

Electrical Fees			
Temporary Pwr Fee		\$0.00	Early PVC/Xtra trip Fee/disconnect-reconn
Permanent Pwr Fee		\$0.00	Rewire Srvc/Security Light Fee
Pwr Xtension Contract Fee		\$0.00	Primary/Secondary Xtension Fee
Total Electrical Fees			\$0.00

Water Fees		Sewer Fees			
Credit for Existing Service	0	0.00	Credit for Existing S	0	\$0.00
GFF Fee	Water ERU - 0	0.00	GFF Charge	Sewer ERUs - 1	\$6,299.00
<input type="checkbox"/> Existing - Reconnection Fee		0.00	<input type="checkbox"/> Existing		\$0.00
REGIONAL CAPACITY CHARGE (\$854.00)		0.00	<input type="checkbox"/> Developer Installed		
Main Charge		0.00	<input type="checkbox"/> To Property Line		
<input type="checkbox"/> Developer Installed		0.00	Tap		
<input type="checkbox"/> Advance Charge		0.00	Developer Installed		\$0.00
Front Footage		0.00	Sewer Inspection Fee		\$43.10
Hydrant Fee		0.00	Semiahmoo GFF Fee - 0		\$0.00
Water Tap & Mtr Fee (mtr only)		0.00	LID/Latecomer/Developer Agreement		\$0.00
Semiahmoo Mitigation Fee		0.00	Total Sewer Fees		\$6,342.10
Semiahmoo GFF Fee		0.00			
Semiahmoo RCC Fee (\$854.00)		0.00			
LID/Latecomer/Developer Agreement		0.00			
Total Water Fees		\$0.00			

Stormwater Fees	Street Fees
Total Impervious Area	
Number of ESUs	0
Stormwater Fee	\$0.00
Developer Reimbursement Agreement	0
	Developer Reimbursement Agreement

	Amount	Date Paid	Receipt Number
Temporary Power	\$0.00	401.000.033.343.34.00.00	
Early PVC	\$0.00	401.000.033.343.34.00.00	
Permanent Power	\$0.00	401.000.033.343.34.00.00	
Rewire/security Light	\$0.00	401.000.033.343.34.00.00	
Line Extension	\$0.00	401.000.033.343.35.00.00	
Hydrant	\$0.00	410.000.034.343.43.00.00	
Water Srvc Reconnection Fee	\$0.00	410.000.034.343.42.00.00	
Water Meter	\$0.00	410.000.034.343.44.00.00	
Water Main/Front Footage Fees	\$0.00	410.000.034.343.48.00.00	
Water - Semiahmoo Mitigation/GFF Fees	\$0.00	410.000.412.388.11.00.00	
Water - Semiahmoo RCC	\$0.00	410.000.412.388.11.10.00	
Water GFF	\$0.00	410.000.413.388.12.00.00	
Water RCC	\$0.00	410.000.413.388.12.10.00	
Sewer Inspection Fees	\$43.10	420.000.035.343.56.00.00	
Sewer - Semiahmoo GFF	\$0.00	420.000.414.388.11.00.00	
Sewer GFF	\$6,299.00	420.000.415.388.12.00.00	
Stormwater ESUs	\$0.00	425.000.438.388.10.00.00	
Latecomer/Developer Agreements	\$0.00	653.000.000.386.01.79/83	
Total Amount Due	\$6,342.10		