

## EXHIBIT B

### FILED FOR RECORD AT REQUEST OF:

CITY CLERK  
CITY OF NORTH BEND  
P O BOX 896  
NORTH BEND, WA 98045

## BILL OF SALE

**KNOW ALL MEN BY THESE PRESENTS** that for and in consideration of the sum of One Dollar (\$1.00) and other good and sufficient consideration, receipt whereof is hereby acknowledged, the undersigned Seller(s) Cedar Falls Way, LLC., do(es) by these presents hereby convey, set over, assign, transfer and sell to the **City of North Bend** (the "City"), King County, Washington, a municipal corporation, the following described water distribution system, wastewater collection system, storm drainage system, curbs, and street paving hereto.

Commonly Known as: **Cedar Falls**

#### Water Distribution System:

The project constructed approximately 439 lineal feet of 4" diameter watermain and 3,050 lineal feet of 8" diameter watermain. In addition to the water main, associated facilities and appurtenances were also constructed. The above described water distribution system is located in SE 10<sup>th</sup> ST, SE 11<sup>th</sup> ST, SE 12<sup>th</sup> ST, Patkanim Ave SE, Salish Ave SE, Maloney Grove Ave SE and SE Cedar Falls Way.

#### Wastewater Collection System:

The project constructed approximately 1,727 lineal feet of 6" diameter sewer lines and 2860 lineal feet of 8" diameter sewer main. In addition to the sewer main, associated sewer structures and appurtenances were also constructed. The above described sewer collection system is located in SE 10<sup>th</sup> ST, SE 11<sup>th</sup> ST, SE 12<sup>th</sup> ST, Patkanim Ave SE, Salish Ave SE, Maloney Grove Ave SE and SE Cedar Falls Way.

#### Storm Drainage System:

The project constructed approximately 298 lineal feet of 8" diameter storm lines and 864 lineal feet of 12" diameter storm main. In addition to the storm lines, associated storm structures, BMPS and appurtenances were also constructed. Only storm lines and associated storm structures and appurtenances located within the road prism will be owned and maintained by the City. Storm lines, associated storm structures, BMPS and appurtenances constructed outside of the road prism shall be owned and maintained by the adjacent landowner or Cedar

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Falls homeowner’s association. The above described storm collection system is located in SE 10<sup>th</sup> ST, SE 11<sup>th</sup> ST, SE 12<sup>th</sup> ST, Patkanim AVE SE, Salish Ave SE, Maloney Grove Ave SE and SE Cedar Falls Way

Curbs and Street Paving:

Approximately 9,807 Lineal feet of vertical curb and gutter was constructed within the road prism of SE 10<sup>th</sup> ST, SE 11<sup>th</sup> ST, SE 12<sup>th</sup> ST, Patkanim Ave SE, Salish Ave SE, Maloney Grove Ave SE and SE Cedar Falls Way to be owned and maintained by the City. In addition, paving of approximately 10,900 square yards was also constructed within the road prism to be owned and maintained by the City. City will own and maintain street signs outside of the road prism. Landscape strips, street trees, sidewalks, street lights, and associated facilities and appurtenances located outside of the road prism shall not be owned or maintained by the City. Landscape strips, street trees, sidewalks, street lights and associated facilities and appurtenances located outside of the road prism shall be owned and maintained by the adjacent landowner or Cedar Falls homeowner’s association per the North Bend Public Works Standards or other applicable rules, laws or codes. Damage to any improvements within the road prism caused by failure to maintain landscape strips, street trees, sidewalks, street lights and/or associated facilities located outside the road prism shall be repaired, reconstructed, removed or replaced by the adjacent landowner or Cedar Falls homeowner’s association.

Seller warrants that he/she, they, it, is/are the sole owner(s) of all the property above described and has/have full power to convey all rights herein conveyed and agree to hold the City of North Bend harmless from any and all claims which might result from execution of this document.

Seller warrants that the property above described is free from all liens and encumbrances and Seller warrants and will defend the property hereby sold to City and its successors and assigns against the lawful claims and demands of all persons.

By accepting and recording this instrument, the City accepts and agrees to maintain only the above described water distribution system, wastewater collection system, storm drainage system, curbs, and street paving being conveyed to the City pursuant to this Bill of Sale as part of the City’s water distribution system, wastewater collection system, storm drainage system, and street system in the same manner as though it had been constructed by the City.

IN WITNESS WHEREOF the Seller(s) has/have executed these presents this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Seller: \_\_\_\_\_  
\_\_\_\_\_

Purchaser: \_\_\_\_\_  
\_\_\_\_\_

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APPROVED AS TO FORM:

\_\_\_\_\_

\_\_\_\_\_  
City Attorney

STATE OF WASHINGTON     )  
  ) ss.  
COUNTY OF KING         )

I certify that I know or have satisfactory evidence that \_\_\_\_\_ is the person who appeared before me, and said person acknowledged that he/she signed this instrument on oath stated that (he/she) was authorized to execute the instrument and acknowledge it as the \_\_\_\_\_ of \_\_\_\_\_ to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: \_\_\_\_\_

\_\_\_\_\_  
(Print: \_\_\_\_\_)  
NOTARY PUBLIC in and for the State of Washington  
My appointment expires \_\_\_\_\_

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STATE OF WASHINGTON     )  
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COUNTY OF KING         )

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DATED: \_\_\_\_\_

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(Print: \_\_\_\_\_)  
NOTARY PUBLIC in and for the State of Washington  
My appointment expires \_\_\_\_\_