

UPON RECORDING RETURN TO:

City Clerk
City of North Bend
P.O. Box 896
North Bend, WA 98045

BILL OF SALE

Reference Numbers of Related Documents: N/A

Grantor: John Day Homes, Inc.

Grantee: City of North Bend

Legal Description: See Attached

Abbreviated Legal: Por. of NE ¼, SE ¼, Sec. 9, Twn. 23 N., Rge. 8 E., and NW ¼, SW ¼,
Sec. 10. Twn. 25 N., Rge. 8 E., W.M.

Tax Parcel Identification Number: 102308-9191

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, John Day Homes Inc., a Washington corporation (“Grantor”), does by these presents hereby grant, convey, set over, assign, transfer and sell to the City of North Bend, a Washington municipal corporation (“Grantee” or “the City”), the following described water distribution system, wastewater collection system, storm drainage system, curbs, and street paving, all of which has been constructed and installed within the existing public right of way and/or multi-family site commonly known as Orchard Place Apartments:

Water Distribution System:

The project constructed approximately 824 lineal feet of 8” diameter watermain and other applicable watermain facilities and appurtenances located in SE Orchard Drive, SE Cedar Falls Way, and Public Easement #20191211000349 on King County Tax Parcel Number 102308-9191. The above described water distribution system will be owned and maintained by the City. Water services between meters and buildings shall be owned and maintained by the property owner of King County Tax Parcel Number 102308-9191.

Wastewater Collection System:

The project constructed approximately 658 lineal feet of 8” diameter sewer main and other applicable wastewater facilities and appurtenances located in SE Orchard Drive, SE Cedar Falls Way, and Public Easement #20191211000349 on King County Tax Parcel Number 102308-9191 will be owned and maintained by the City. Side sewers shall be owned and maintained by the property owner of King County Tax Parcel Number 102308-9191.

Storm Drainage System:

The project constructed approximately 119 lineal feet of 8” and 12” diameter storm drainage pipe located within the right-of-way of SE Orchard Drive and SE Cedar Falls Way. The City shall own and maintain storm drainage conveyance pipe within the right-of-way only. Bioswales, ditches, and associated drainage landscaping features located within the right-of-way shall be maintained by the property owner of King County Tax Parcel Number 102308-9191. The storm drainage collection and conveyance system, rain gardens, and Stormtech chamber system and associated drainage appurtenances located within King County Tax Parcel Number 102308-9191 shall be owned and maintained by the property owner.

Curbs and Street Paving:

Approximately 360 lineal feet of vertical curb and gutter within SE Orchard Drive and East North Bend Way and approximately 5,950 square feet of street paving within SE Orchard Drive and East North Bend Way shall be owned and maintained by the City. The paved trail on City owned property south of King County Tax Parcel Number 102308-9191 and immediately abutting, shall be maintained by the property owner of King County Tax Parcel Number 102308-9191. Vertical curb and gutter, sidewalks, paving, landscape strips, and associated facilities and appurtenances constructed as part of the Orchard Place Apartments project located outside of the road prism (edge of pavement to edge of pavement or curb to curb on public streets) of SE Orchard Drive and East North Bend Way and within King County Tax Parcel Number 102308-9191, shall not be owned or maintained by the City. Vertical curb and gutter, sidewalks, paving, landscape strips, and associated facilities and appurtenances constructed as part of the Orchard Place Apartments project located outside of the road prism of SE Orchard Drive and East North Bend Way shall be owned and maintained by the property owner of King County Tax Parcel Number 102308-9191. Street lights and street signs located along SE Orchard Drive and East North Bend Way outside of the road prism shall be owned and maintained by the City. Street lights and street signs located within King County Tax Parcel Number 102308-9191 shall be owned and maintained by the property owner. 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 reconstructed, removed or replaced by the adjacent landowner or the property owner of Orchard Place Apartments.

Grantor warrants that it is the sole owner of all the property above described and has full power to convey all rights herein conveyed and agrees to hold Grantee harmless from any and all claims which might result from execution of this document.

Grantor warrants that the property above described is free from all liens and encumbrances and Grantor warrants and will defend the property hereby conveyed to Grantee 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 property expressly conveyed herein, and to do so in the same manner as though it had been constructed by the City.

IN WITNESS WHEREOF the Grantor(s) has/have executed these presents this ____ day of _____, 20____.

GRANTOR:
John Day Homes, Inc.

GRANTEE:
City of North Bend

By: _____
Its: _____

By: _____
Its: _____

Orchard Place Apartments Bill of Sale
1/31/2020

<u>ITEM</u>	<u>DESCRIPTION</u>	<u>QTY</u>	<u>UNIT</u>	<u>RATE</u>	<u>TOTAL</u>
Storm System	8" SD Pipe	85	LF	\$ 23.29	\$ 1,979.65
Storm System	8" DI Pipe	34	LF	\$ 43.04	\$ 1,463.36
SUBTOTAL					\$ 3,443.01

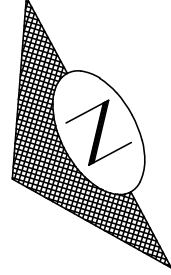
<u>ITEM</u>	<u>DESCRIPTION</u>	<u>QTY</u>	<u>UNIT</u>	<u>RATE</u>	<u>TOTAL</u>
Sanitary Sewer	8" SS Pipe	658	LF	\$ 27.79	\$ 18,285.82
Sanitary Sewer	6" SS Pipe	546	LF	\$ 25.28	\$ 13,802.88
Sanitary Sewer	Sanitary Sewer Manholes	8	EA	\$ 3,238.21	\$ 25,905.68
SUBTOTAL					\$ 57,994.38

<u>ITEM</u>	<u>DESCRIPTION</u>	<u>QTY</u>	<u>UNIT</u>	<u>RATE</u>	<u>TOTAL</u>
Water	8" DI Mainline	824	LF	\$ 38.55	\$ 31,765.20
Water	1" Services	31	EA	\$ 883.37	\$ 27,384.47
Water	Hydrants	1	EA	\$ 3,454.10	\$ 3,454.10
Water	2" Blow Off	2	EA	\$ 2,509.10	\$ 5,018.20
SUBTOTAL					\$ 67,621.97

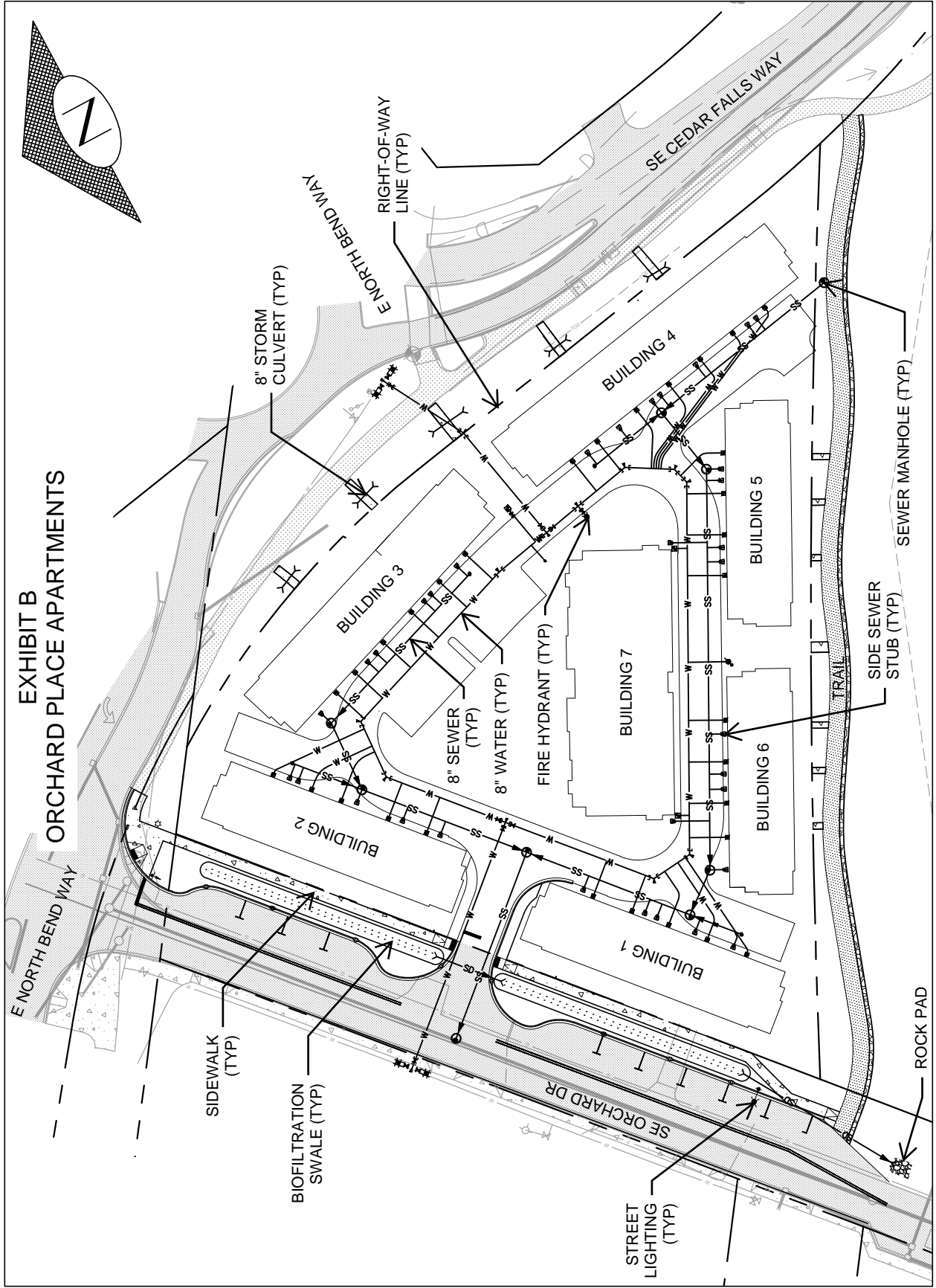
<u>ITEM</u>	<u>DESCRIPTION</u>	<u>QTY</u>	<u>UNIT</u>	<u>RATE</u>	<u>TOTAL</u>
Roadway - Paving	6' Depth Rock Base	150	TN	\$ 16.91	\$ 2,536.50
Roadway - Paving	3" HMA	7460	SF	\$ 1.35	\$ 10,071.00
SUBTOTAL					\$ 12,607.50

<u>ITEM</u>	<u>DESCRIPTION</u>	<u>QTY</u>	<u>UNIT</u>	<u>RATE</u>	<u>TOTAL</u>
Curb, Gutter & Sidewalk	Vetical Curg & Gutter	420	LF	\$ 14.00	\$ 5,880.00
Curb, Gutter & Sidewalk	5' Sidewalk	1800	SF	\$ 2.75	\$ 4,950.00
Curb, Gutter & Sidewalk	Wheelchair Ramps	80	SF	\$ 25.00	\$ 2,000.00
Curb, Gutter & Sidewalk	Curbs Cuts to Biochannels	7	EA	\$ 90.00	\$ 630.00
SUBTOTAL					\$ 13,460.00

TOTAL \$ **87,504.89**



**EXHIBIT B
ORCHARD PLACE APARTMENTS**



ORCHARD PLACE APTS

EXHIBIT C

The land referred to is situated in the County of King, City of North Bend, State of Washington, and is described as follows:

PARCEL A:

That portion of the Northeast quarter of the Southeast quarter of Section 9, Township 23 North, Range 8 East, W.M., and the Northwest quarter of the Southwest quarter of Section 10, Township 23 North, Range 8 East, W.M., described as follows:

Beginning at the intersection of the Southeasterly margin of Si View Park Road and the Southwesterly margin of the Northern Pacific right-of-way;
THENCE Southeasterly along the right-of-way margin 200 feet;
THENCE Southwesterly parallel to the Si View Road 150 feet, more or less, to a fence line;
THENCE Northwesterly along the fence line 200 feet, more or less, to the Southeasterly margin of the Si View Road;
THENCE Northeasterly along the margin 130 feet to the Point of Beginning;

EXCEPT that portion deeded to King County for road purposes as conveyed by deed recorded under Recording No. 7203080445;

PARCEL B:

That portion of the Northeast quarter of the Southeast quarter of Section 9, Township 23 North, Range 8 East, W.M., and the Northwest quarter of the Southwest quarter of Section 10, Township 23 North, Range 8 East, W.M., described as follows:

Beginning at the intersection of the Southeasterly margin of Si View Park Road and the Southwesterly margin of the Northern Pacific Railway Co. right of way;
THENCE Southwesterly along Southeasterly margin of Si View Park Road 130.00 feet, more or less, to an existing fence line and the True Point of Beginning, which point is also the most Westerly corner of a tract of land deeded to Pyrtle by deed recorded under Auditor's File No. 4031384, records of King County, Washington;
THENCE Southeasterly along the Southwesterly line of said Deeded Tract 186.00 feet;
THENCE Southwesterly parallel with the Southeasterly margin of Si View Park Road 80.00 feet;
THENCE Northwesterly to a point on the Southeasterly line of Si View Park Road, which is 60.00 feet Southwesterly of the True Point of Beginning;
THENCE Northeasterly along said Road 60.00 feet to the True Point of Beginning;

EXCEPT that portion deeded to King County for road purposes as conveyed by deed recorded under Recording No. 7203080445;

PARCEL C:

That portion of the Northwest quarter of the Southwest quarter of Section 10, Township 23 North, Range 8 East, W.M., in King County, Washington, and of the Southeast quarter of Section 9, Township 23 North, Range 8 East, W.M., described as follows:

Beginning at the West quarter corner of said Section 10;
THENCE Southerly along the West subdivision line 338.80 feet to the Easterly margin of County Road;
THENCE South 49°00'00" West 128 feet to the Point of Beginning;
THENCE South 49°00'00" West 152.31 feet to the Northerly margin of State Highway;
THENCE Southeasterly along said Highway margin 490.86 feet to the Westerly margin of State connecting road;
THENCE North 10°29'18" West 255.59 feet;
THENCE on the curve to left radius 437.50 feet thru an arc of 49.15 feet;
THENCE South 49°00'00" West, 88.45 feet;
THENCE North 48°58'54" West 10.24 feet;
THENCE South 49°00'00" West 80 feet;
THENCE North 42°48'43" West 184.29 feet to the Point of Beginning less County Road;

EXCEPT that portion deeded to King County for road purposes as conveyed by deed recorded under Recording No. 7203080445;

AND EXCEPT any portion thereof conveyed to King County by deed recorded under Recording No. 8307191228.

ALL SITUATE in the County of King, State of Washington

ABBREVIATED LEGAL

Portion of the Northeast quarter of the Southeast quarter of Section 9, Township 23 North, Range 8 East., W.M., and the Northwest quarter of the Southwest quarter of Section 10, Township 23 North, Range 8 East, W.M.

Tax Account Nos. 102308-9116-05, 092308-9046-03, and 102308-9191-03