

EXHIBIT B

Return Address:

CITY CLERK

CITY OF NORTH BEND

920 SE CEDAR FALLS WAY

NORTH BEND, WA 98045

Please print or type information **WASHINGTON STATE RECORDER'S Cover Sheet** (RCW 65.04)

Document Title(s) (or transactions contained therein): (all areas applicable to your document **must** be filled in)

1. Bill of Sale 2. _____
3. _____ 4. _____

Reference Number(s) of Documents assigned or released:

Additional reference #'s on page _____ of document

Grantor(s) Exactly as name(s) appear on document

1. Chinook Lumber, Inc., _____
2. _____, _____

Additional names on page _____ of document.

Grantee(s) Exactly as name(s) appear on document

1. City of North Bend
2. _____, _____

Additional names on page _____ of document.

Legal description (abbreviated: i.e. lot, block, plat or section, township, range)

Lot 4 of King County Short Plat No. 982016, According to the Short Plat Recorded March 15, 1983 Under Recording Number 8303150541, Records of King County, Washington.

Additional legal is on page _____ of document.

Assessor's Property Tax Parcel/Account Number

142308-9137

☐ **Assessor Tax # not yet assigned**

The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

"I am signing below and paying an additional \$50 recording fee (as provided in RCW 36.18.010 and referred to as an emergency nonstandard document), because this document does not meet margin and formatting requirements. Furthermore, I hereby understand that the recording process may cover up or otherwise obscure some part of the text of the original document as a result of this request."

Signature of Requesting Party

Note to submitter: Do not sign above nor pay additional \$50 fee if the document meets margin/formatting requirements

EXHIBIT B

UPON RECORDING RETURN TO:

City Clerk
City of North Bend
920 SE Cedar Falls Way
North Bend, WA 98045

BILL OF SALE

Reference Numbers of Related Documents: N/A

Grantor: Chinook Lumber, Inc.

Grantee: City of North Bend

Legal Description: Lot 4 of King County Short Plat No. 982016, According to the Short Plat Recorded March 15, 1983 Under Recording Number 8303150541, Records of King County, Washington.

Abbreviated Legal: N/A

Tax Parcel Identification Number: 142308-9137

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, Chinook Lumber, 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 curbs and street paving, all of which has been constructed and installed within the existing public right of way of 436th Ave SE.

Infrastructure Improvements:

Approximately 348 lineal feet of vertical curb and gutter within 436th Ave SE and approximately 6,000 square feet of street paving within 436th Ave SE shall be owned and maintained by the City.

Sidewalks, paving, landscape strips, bioinfiltration swales, and associated facilities and appurtenances constructed as part of the Chinook Lumber project located outside of the road prism (defined as back of curb to back of curb or edge of pavement to edge of pavement on City streets) along 436th Ave SE and within Tax Parcel Number 142308-9137 shall be owned and maintained by the property owner of Tax Parcel Number 142308-9137.

Street lights and street signs located along 436th Ave SE outside of the road prism but within the public right of way shall be owned and maintained by the City. Street lights and street signs located within Tax Parcel Number 142308-9137 shall be owned and maintained by the property owner.

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Two street lights located within the right of way remain to be installed as part of the project. These street lights shall be installed and energized within 6-months of removal of the overhead power poles and lines currently obstructing installation. The two street lights shall remain stored on Tax Parcel Number 142308-9137 until installation. Cost of installation shall be the responsibility of the property owner of Tax Parcel 142308-9137.

Damage to any improvements within the road prism caused by failure to maintain landscape strips, bioinfiltration swales, street trees, sidewalks, and/or associated facilities located outside the road prism shall be reconstructed, removed or replaced by the property owner of Tax Parcel Number 142308-9137.

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 defend, indemnify, and otherwise fully hold Grantee harmless from any and all claims which might result from execution of this document, including any claims for or actual liens filed against the Improvements.

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:
Chinook Lumber, Inc.

GRANTEE:
City of North Bend

By: _____
Its: _____

By: _____
Its: _____

APPROVED AS TO FORM:

Lisa Marshall, City Attorney

EXHIBIT B

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: _____

(Stamp)

(Print: _____)

NOTARY PUBLIC in and for the State of Washington

My appointment expires _____

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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: _____

(Stamp)

(Print: _____)

NOTARY PUBLIC in and for the State of Washington

My appointment expires _____

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EXHIBIT A

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
Offsite earthwork					
1010	Sawcut, Remove & Dispose - 2ft width	2,550.00	SF	\$ 1.80	\$ 4,590.00
1040	Sign Relocation	3	ea	\$ 445.00	\$ 1,335.00
1080	Remove Portion of Existing Culvert & Dispose	12	lf	\$ 23.60	\$ 283.20
1090	Roadside Excavation inc Haul	185	TCY	\$ 25.15	\$ 4,652.75
1100	Curbs - 18" Vertical	350	LF	\$ 19.80	\$ 6,930.00
1110	Curbs - Fine Grade	1	LS	\$ 1,410.00	\$ 1,410.00
1160	Paving Widening- 4" HMA	150	SY	\$ 30.80	\$ 4,620.00
1170	Paving- 2" Grind & Overlay	665	SY	\$ 29.20	\$ 19,418.00
1180	Paving - 12" depth CSBC	160	Ton	\$ 30.00	\$ 4,800.00
1190	Paving - 4" depth CSTC	30	Ton	\$ 41.80	\$ 1,254.00
1200	Paving - Fine Grade	1	LS	\$ 2,290.00	\$ 2,290.00
1210	Traffic Control	1	LS	\$ 7,140.00	\$ 7,140.00
1215	Overhead to Underground Power trench and backfill	1	LS	\$ 28,600.00	\$ 28,600.00
Offsite Improvements Subtotal \$102,410.45					\$ 87,322.95
Street lights					
1600	35' luminaire pole arm and fixture	5	EA	\$ 7,500.00	\$ 37,500.00
1601	Service Cabinet	1	EA	\$ 23,335.00	\$ 23,335.00
Light total \$60,835.00					\$ 60,835.00
Total improvement.				\$	148,157.95

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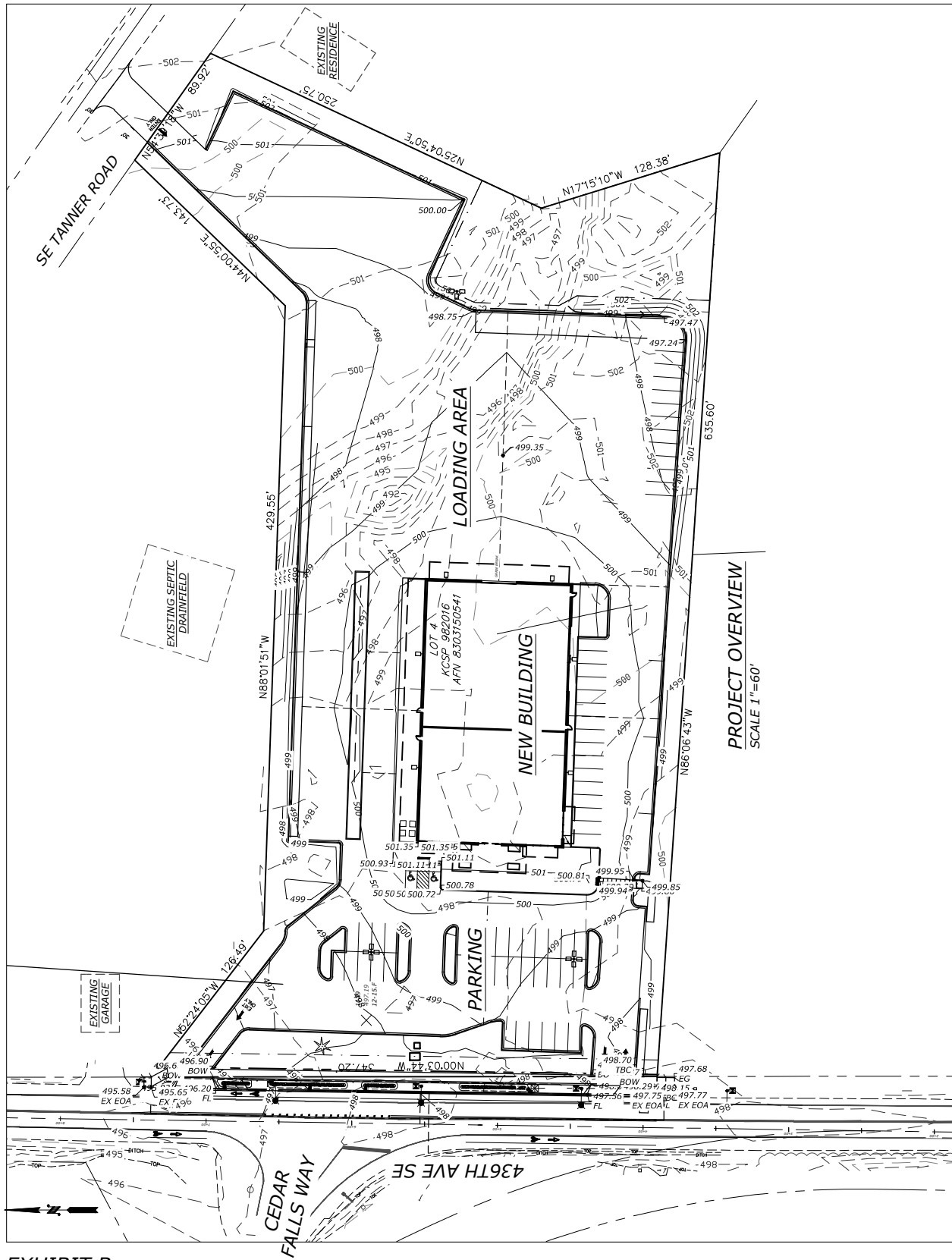


EXHIBIT B
CHINOOK LUMBER
SITE PLAN
 SCALE: 1" = 100'

EXHIBIT B

EXHIBIT C

LEGAL DESCRIPTION

TAX PARCEL 142308-9137

LOT 4 OF KING COUNTY SHORT PLAT NO.
982016, ACCORDING TO THE SHORT PLAT
RECORDED MARCH 15, 1983 UNDER
RECORDING NUMBER 8303150541, RECORDS
OF KING COUNTY, WASHINGTON.

TOGETHER WITH AN EASEMENT FOR INGRESS
AND EGRESS AS RECORDED IN DOCUMENT
RECORDED APRIL 7, 1983 UNDER RECORDING
NUMBER 8304070560.