

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: Mainvue WA, LLC

Grantee: City of North Bend

Legal Description: See Attached

Abbreviated Legal: Por. of NE ¼, NW ¼, Sec. 15, Twn. 23 N., Rge. 8 E., W.M.

Tax Parcel Identification Number: 152308-1111

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, Mainvue WA, LLC, a Washington limited liability 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, wastewater collection, and storm drainage system improvements, and the following curb and street paving improvements, all of which has been constructed and installed in the existing public right of way or subdivision commonly known as Kanim Grove (“Project”):

Water Distribution System:

The Project constructed approximately 415 lineal feet of 8” diameter watermain and other applicable watermain facilities and appurtenances located in Maloney Grove Avenue SE and SE 10th Street, identified on the Kanim Grove Final Plat, King County Rec. No. 20210917000924 (“Water Distribution System”). The Water Distribution System will be owned and maintained by the City. Water services between the watermain and water meter will be owned and maintained by the City. Water services between back of water meters and homes shall be owned and maintained by the individual property owners. Irrigation systems in the Project shall be owned and maintained by the individual property owners or Kanim Grove HOA.

Wastewater Collection System:

The Project constructed approximately 394 lineal feet of 8” diameter sewer main and other applicable wastewater facilities and appurtenances located in Maloney Grove Ave SE and SE 10th Street, identified on the Kanim Grove Final Plat, King County Rec. No. 20210917000924 (“Wastewater Collection System”). The Wastewater Collection System will be owned and maintained by the City. Side sewers shall be owned and maintained by the individual property owners.

Storm Drainage System:

The Project constructed approximately 525 lineal feet of 12” through 24” diameter storm drainage pipe, approximately 2,700 square feet of LID infiltration swales and other applicable storm drainage facilities and appurtenances located within the private lots of the subdivision, in Maloney Grove Ave SE, and SE 10th Street right-of-way. LID bioinfiltration swales and associated storm drainage collection and conveyance within the right-of-way but outside of the road prism (road prism defined as back of curb to back of curb or edge of pavement to edge of pavement in public right-of-way) and within private drainage easements shall be owned and maintained by the Kanim Grove HOA. Walls constructed for the storm drainage conveyance channel within private drainage easements and the lots shall be maintained by the Kanim Grove HOA. Storm drainage catch basin and piping located inside the road prism of SE 10th Street shall be owned and maintained by the City. The 24” diameter culvert under the 20-foot-wide access and utility easement shall be owned and maintained by Kanim Grove HOA.

Curbs and Street Paving:

Approximately 1,178 lineal feet of vertical curb and gutter of Maloney Grove Ave SE and SE 10th Street, and approximately 20,756 square feet of street paving within the road prism of Maloney Grove Ave SE and SE 10th Street, and street signage outside of the road prism of Maloney Grove Ave SE and SE 10th Street shall be owned and maintained by the City. Sidewalks, landscape strips, and associated facilities and appurtenances constructed as part of the Project located outside of the road prism shall not be owned or maintained by the City of North Bend. Sidewalks, landscape strips, and associated facilities and appurtenances constructed as part of the Project located outside of the road prism shall be owned or maintained by the Kanim Grove HOA. Street lights located in SE 10th Street shall be owned and maintained by the Kanim Grove HOA. Street lights located along Maloney Grove Ave SE shall be owned and maintained by the City. Damage to any improvements in 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 Kanim Grove HOA.

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 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 will defend, indemnify, and hold harmless Grantee and its successors and assigns against claims and demands of all persons regarding ownership in or rights to the property hereby conveyed.

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:
Mainvue WA, LLC

GRANTEE:
City of North Bend

By: _____
Its: _____

By: _____
Its: _____

Lisa Marshall, City Attorney

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 Mainvue WA, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

(Stamp)

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 Rob McFarland is the person who appeared before me, and said person acknowledged that he signed this instrument on oath stated that he was authorized to execute the instrument and acknowledge it as the Mayor of the City of North Bend 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 _____

EXHIBIT A

Kanim Grove - Plat Bill of Sale
12/7/2022

Item	Description	Quantity	Unit	Unit Price	Amount
SANITARY SEWER - ONSITE	48" SADDLE MANHOLE CONNECT TO EXISTING	1	EA	\$7,881.89	\$7,881.89
SANITARY SEWER - ONSITE	CONNECT EXISTING LINE WITH MANHOLE	1	EA	\$3,365.32	\$3,365.32
SANITARY SEWER - ONSITE	8" PVC SEWER	394	LF	\$38.21	\$15,054.74
SANITARY SEWER - ONSITE	8" PVC CLEANOUTS	1	EA	\$576.91	\$576.91
SANITARY SEWER - ONSITE	48" TYPE 1 SEWER MANHOLE (NO GU LINERS)	6	EA	\$3,547.20	\$21,283.20
SANITARY SEWER - ONSITE	EXPORT UNSUITABLE FROM ROW TO ONSITE	16	TCY	\$9.37	\$149.92
SANITARY SEWER - ONSITE	5/8" CRUSHED ROCK BACKFILL IN ROW	24	TONS	\$25.78	\$618.72
SANITARY SEWER - ONSITE	4" ASPHALT PATCHING TEMPORARY	5	TON	\$248.00	\$1,240.00
SANITARY SEWER - ONSITE	4" ASPHALT PATCHING PERMANENT	5	TON	\$288.41	\$1,442.05
SANITARY SEWER - ONSITE	RAISE CASTINGS ATB GRADE	7	EA	\$298.95	\$2,092.65
SANITARY SEWER - ONSITE	RAISE CASTINGS FINAL GRADE	7	EA	\$312.18	\$2,185.26
	SUBTOTAL				\$55,890.66

Item	Description	Quantity	Unit	Unit Price	Amount
STORM SYSTEM - ONSITE	12" PVC STORM PIPE	344.00	LF	\$41.47	\$14,265.68
STORM SYSTEM - ONSITE	48" TYPE 2 CATCH BASIN	1.00	EA	\$2,870.45	\$2,870.45
STORM SYSTEM - ONSITE	TYPE 1 CATCH BASIN	1.00	EA	\$1,346.36	\$1,346.36
	SUBTOTAL				\$18,482.49

Item	Description	Quantity	Unit	Unit Price	Amount
STORM SYSTEM - OFFSITE	12" PVC STORM PIPE	9.00	LF	\$41.47	\$373.23
STORM SYSTEM - OFFSITE	TYPE 1 CATCH BASIN	1.00	EA	\$1,346.36	\$1,346.36
	SUBTOTAL				\$1,719.59

EXHIBIT A

Kanim Grove - Plat Bill of Sale
12/7/2022

Item	Description	Quantity	Unit	Unit Price	Amount
WATER SYSTEM - ONSITE	CONNECT TO EXISTING WATERLINE - WET TAP	1.00	EA	\$9,630.57	\$9,630.57
WATER SYSTEM - ONSITE	CONNECT TO EXISTING WATERLINE	1.00	EA	\$2,304.25	\$2,304.25
WATER SYSTEM - ONSITE	8" CLASS 52 DUCTILE IRON MAINLINE	415.00	LF	\$51.08	\$21,198.20
WATER SYSTEM - ONSITE	ADDITIONAL COST PER LF FOR RJ PIPE	118.00	LF	\$12.98	\$1,531.64
WATER SYSTEM - ONSITE	1" POLY SPAGHETTI LINES	317.00	LF	\$12.71	\$4,029.07
WATER SYSTEM - ONSITE	8" GATE VALVES	1.00	EA	\$1,900.87	\$1,900.87
WATER SYSTEM - ONSITE	FIRE HYDRANT ASSY	1.00	EA	\$6,053.40	\$6,053.40
WATER SYSTEM - ONSITE	3/4" DOMESTIC SERVICES	12.00	EA	\$1,847.47	\$22,169.64
WATER SYSTEM - ONSITE	5/8" CRUSHED BACKFILL IN ROW	15.00	TONS	\$36.02	\$540.30
WATER SYSTEM - ONSITE	FITTINGS AND THRUST BLOCKS	1.00	LS	\$1,962.97	\$1,962.97
WATER SYSTEM - ONSITE	EXPORT UNSUITABLE FROM ROW TO ONSITE	10.00	TCY	\$11.21	\$112.10
WATER SYSTEM - ONSITE	4" ASPHALT PATCHING TEMPORARY	2.00	TON	\$261.25	\$522.50
WATER SYSTEM - ONSITE	4" ASPHALT PATCHING PERMANENT	2.00	TON	\$283.30	\$566.60
WATER SYSTEM - ONSITE	RAISE CASTINGS ATB GRADE	2.00	EA	\$298.95	\$597.90
WATER SYSTEM - ONSITE	RAISE CASTINGS TO FINAL GRADE	2.00	EA	\$312.19	\$624.38
	SUBTOTAL				\$73,744.39

Item	Description	Quantity	Unit	Unit Price	Amount
ROADWAY AND CONCRETE - OFFSITE	18" VERTICAL CURB AND GUTTER	377.00	LF	\$18.97	\$7,151.69
ROADWAY AND CONCRETE - OFFSITE	STREET LIGHTS	1.00	EA	\$6,374.67	\$6,374.67
ROADWAY AND CONCRETE - OFFSITE	ADA CURB RAMP WITH T-DOME	2.00	EA	\$2,214.80	\$4,429.60
ROADWAY AND CONCRETE - OFFSITE	4" - ATB PAVING - ONSITE	1200.00	SY	\$26.04	\$31,248.00
ROADWAY AND CONCRETE - OFFSITE	3" - 1/2" HMA PAVING - ONSITE	1460.00	SY	\$22.02	\$32,149.20
ROADWAY AND CONCRETE - OFFSITE	3" - 1/2" HMA PAVING - OFFSITE	359.00	SY	\$30.39	\$10,910.01
ROADWAY AND CONCRETE - OFFSITE	2" GRIND AND OVERLAY PAVING - OFFSITE	789.00	SY	\$27.79	\$21,926.31
	SUBTOTAL				\$114,189.48

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Kanim Grove - Plat Bill of Sale
12/7/2022

Item	Description	Quantity	Unit	Unit Price	Amount
ROADWAY AND CONCRETE - ONSITE	SUBGRADE FOR CURB AND GUTTER	801.00	LF	\$2.95	\$2,362.95
ROADWAY AND CONCRETE - ONSITE	6" CSTC FOR CURB	90.00	TON	\$36.69	\$3,302.10
ROADWAY AND CONCRETE - ONSITE	SUBGRADE ROAD ON SITE	13105.00	SF	\$0.28	\$3,669.40
ROADWAY AND CONCRETE - ONSITE	6" CSTC FOR MAIN ROADS	400.00	TON	\$33.44	\$13,376.00
ROADWAY AND CONCRETE - ONSITE	MONUMENTS	5.00	EA	\$745.91	\$3,729.55
ROADWAY AND CONCRETE - ONSITE	"NO PARKING" SIGNS	8.00	EA	\$358.21	\$2,865.68
ROADWAY AND CONCRETE - ONSITE	FIRELANE SIGNS	2.00	EA	\$358.21	\$716.42
ROADWAY AND CONCRETE - ONSITE	STOP SIGNS	1.00	EA	\$523.68	\$523.68
ROADWAY AND CONCRETE - ONSITE	STREET SIGNS	1.00	EA	\$457.49	\$457.49
ROADWAY AND CONCRETE - ONSITE	PLASTIC STOP BAR	15.00	LF	\$66.19	\$992.85
ROADWAY AND CONCRETE - ONSITE	PLASTIC CROSSWALK	1.00	EA	\$1,985.64	\$1,985.64
ROADWAY AND CONCRETE - ONSITE	18" VERTICAL CURB AND GUTTER	801.00	LF	\$18.97	\$15,194.97
ROADWAY AND CONCRETE - ONSITE	3" - 1/2" HMA PAVING - ONSITE	1460.00	SY	\$22.02	\$32,149.20
SUBTOTAL					\$81,325.93
TOTAL					\$345,352.54

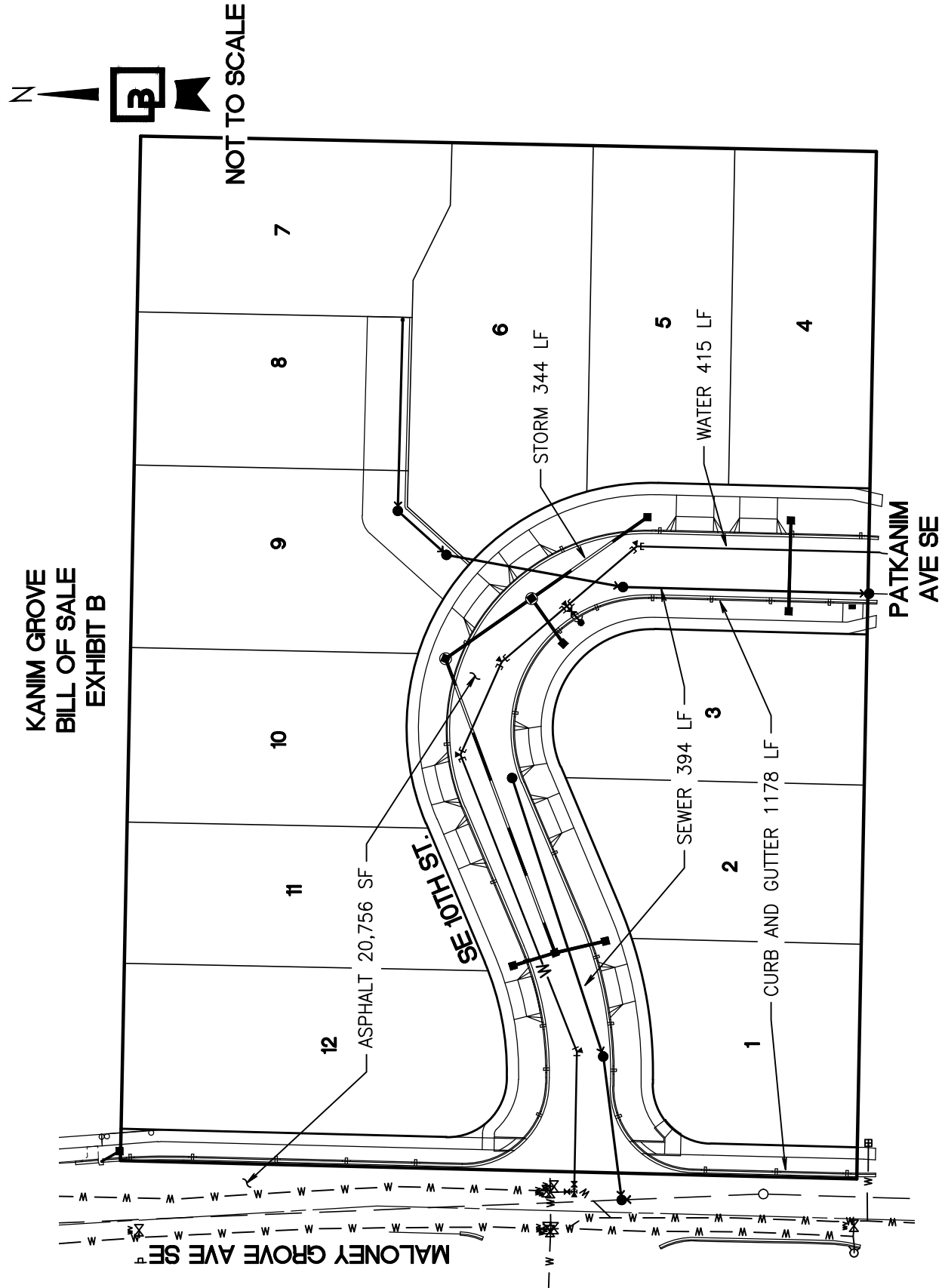


EXHIBIT C

Legal Description

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 23 NORTH, RANGE 8 EAST, W.M., IN KING COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CONCRETE MONUMENT MARKING THE SOUTHEAST CORNER OF BROOKSIDE ACRES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 48 OF PLATS, PAGES 19 AND 20, IN KING COUNTY, WASHINGTON;
THENCE NORTH 0°52'30" EAST, 1308.91 FEET TO A CONCRETE MONUMENT DELINEATED IN SAID PLAT AS BEING 10.70 FEET NORTH OF THE NORTHEAST, CORNER OF SAID PLAT AND WHICH MONUMENT IS FURTHER DESCRIBED AS BEING STATION 24+61.86 ON KING COUNTY ENGINEER SURVEY NUMBER 15-23-8-8;
THENCE CONTINUING NORTH 0°52'30" EAST, 996.06 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 89°14'32" EAST, 30 FEET TO AN IRON PIPE, SET BY JOMES, BASSI AND ASSOCIATES, ENGINEERS AND SURVEYORS, ON JANUARY 19, 1972;
THENCE CONTINUING SOUTH 89°14'32" EAST, 234.62 FEET TO AN IRON PIPE SET BY SAID ENGINEERS;
THENCE SOUTH 86°14'32" EAST, 181.69 FEET TO AN IRON PIPE SET BY SAID ENGINEERS;
THENCE NORTH 0°52'30" EAST, 312.02 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID SECTION 15;
THENCE NORTH 89°12'49" WEST ALONG SAID NORTH LINE, 446.31 FEET TO A POINT NORTH 0°52'30" EAST OF THE TRUE POINT OF BEGINNING;
THENCE SOUTH 0°52'30" WEST, 312.24 FEET, MORE OR LESS, TO TRUE POINT OF BEGINNING; EXCEPT THAT PORTION THEREOF LYING WITHIN 424TH AVENUE SOUTHEAST (MALONEY GROVE ROAD).

SITUATE IN THE CITY OF NORTH BEND, COUNTY OF KING, STATE OF WASHINGTON.