

EXHIBIT B

CITY OF NORTH BEND DEA CONTRACT DOCUMENTS

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. Toll Brothers 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)

Por. of Sec. 13, Twp. 23 N., Rge. 8 E., W.M.

Additional legal is on page _____ of document.

Assessor's Property Tax Parcel/Account Number

142226-0650

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

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CITY OF NORTH BEND
DEA CONTRACT DOCUMENTS

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: Toll Brothers Inc.

Grantee: City of North Bend

Legal Description: See Attached Exhibit C

Abbreviated Legal: Por. of Sec. 13, Twp. 23 N., Rge. 8 E., W.M.

Tax Parcel Identification Number: 142226-0650

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, Toll Brothers Inc. a Pennsylvania 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 wastewater collection system, storm drainage system, and curbs and street paving, all of which has been constructed and installed in the subdivision commonly known as Cascade Canyon Phase 1, Final Plat King County Rec Number 20191114001067, Cascade Canyon Phase 2, Final Plat King County Recording Number 20201113003052, and existing public right of way of SE Tanner Road ("Project"):

Wastewater Collection System:

Approximately 2,390 lineal feet of 8-inch diameter sewer main and other applicable wastewater facilities and appurtenances were constructed in the Project, and within SE Tanner Road which will be owned and maintained by the City.

Side sewers shall be owned and maintained by the property owner for which they serve.

Storm Drainage System:

Approximately 544 lineal feet of 36-inch diameter stormwater mains, 105 lineal feet of 24-inch diameter stormwater mains, 1,120 lineal feet of 12-inch diameter stormwater mains, 1,400 lineal feet of 6-inch diameter stormwater mains (conveyance), 29,500 square feet of stormwater bio-retention swales (water quality treatment), yards drains, catch basins, and storm drainage manholes (collection), and other stormwater appurtenances were constructed as part of the Project and along SE Tanner Road.

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Stormwater conveyance, collection, and other stormwater appurtenances located within the Project road prism (road prism is defined as back of curb to back of curb or edge of pavement to edge of pavement on public streets), SE Tanner Road, public easements, and public tracts dedicated to the City, shall be owned and maintained by the City.

Stormwater conveyance, collection, and other stormwater appurtenances located outside of the road prism shall be owned and maintained by the Project Homeowner's Association.

Stormwater bioretention water quality treatment facilities, water quality treatment landscaping and soil, and associated stormwater appurtenances located outside of the road prism within the Project shall be owned and maintained by the Project Homeowner's Association.

Stormwater conveyance, collection, stormwater bioretention water quality treatment and other stormwater appurtenances located in SE Tanner Road right of way shall be owned and maintained by the City.

Curbs and Street Paving:

Approximately 7,800 lineal feet of vertical curb/gutter, paving, and street signs were constructed or installed as part of the project.

Vertical curb/gutter, paving, and street signs located in the Project public right-of-way, public easements, and SE Tanner Road shall be owned and maintained by the City.

Paving and street signs located in private tracts or private easements shall be owned and maintained by the Project Homeowner's Association.

Landscape strips and streetlights located within the Project shall be owned and maintained by the Project Homeowner's Association.

Street lights located in SE Tanner Road shall be owned and maintained by the City.

Sidewalks shall be owned and maintained by the Project Homeowner's Association or the adjacent property owner for which the sidewalk fronts.

Damage to any improvements in the road prism caused by failure to maintain landscape strips, street trees, sidewalks, streetlights and/or associated facilities located outside the road prism shall be reconstructed, removed or replaced by the Project Homeowner's Association and/or adjacent landowner.

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

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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:

By: _____
Its: _____

GRANTEE:
City of North Bend

By: _____
Its: _____

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**CITY OF NORTH BEND
DEA CONTRACT DOCUMENTS**

APPROVED AS TO FORM:

Lisa Marshall, 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:

(Stamp) _____

(Print: _____)

NOTARY PUBLIC in and for the State of Washington

My appointment expires _____

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**CITY OF NORTH BEND
DEA CONTRACT DOCUMENTS**

STATE OF WASHINGTON)
)ss
COUNTY OF KING)

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DATED: _____

(Stamp) _____

(Print: _____)

NOTARY PUBLIC in and for the State of Washington

My appointment expires _____

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Onsite Storm PH1		QTY	Unit Price	Total
Type I - CB	EA	11.00	\$899.37	\$ 9,893.07
Type II - 48" CB	EA	3.00	\$3,213.52	\$ 9,640.56
Type II CB with Birdcage	EA	2.00	\$4,171.47	\$ 8,342.94
Driveway and Crosswalk Culverts	LF	1003.00	\$58.10	\$ 58,274.30
6" Clean Outs	EA	27.00	\$496.51	\$ 13,405.77
6" Plastic Pipe	LF	840.00	\$19.42	\$ 16,312.80
12" Plastic pipe	LF	585.00	\$25.08	\$ 14,671.80
24" D.I. Pipe	LF	139.00	\$128.88	\$ 17,914.32
36" Plastic Pipe	LF	1.00	\$109.72	\$ 109.72
Trash Rack	EA	38.00	\$309.53	\$ 11,762.14
Rip-Rap	TON	10.00	\$20.92	\$ 209.20
Biochannel Installation	LF	2343.00	\$19.53	\$ 45,758.79
Storm - Import Select	TON	50.00	\$25.57	\$ 1,278.50
Curb Inlet w/Beehive	EA	19.00	\$650.00	\$ 12,350.00
Type I CB	EA	7.00	\$973.79	\$ 6,816.53
48" SDMH	EA	6.00	\$3,775.82	\$ 22,654.92
60" SDMH	EA	3.00	\$4,780.00	\$ 14,340.00
72" SDMH	EA	2.00	\$7,250.00	\$ 14,500.00
84" SDMH	EA	1.00	\$8,750.00	\$ 8,750.00
96" SDMH	EA	1.00	\$12,400.00	\$ 12,400.00
36" ADS SD	LF	604.00	\$127.70	\$ 77,130.80
12" DI SD	LF	180.00	\$67.35	\$ 12,123.00
6" PVC yard Drains	LF	1157.00	\$52.65	\$ 60,916.05
1'x1' Rock Pads	EA	14.00	\$125.00	\$ 1,750.00
2'x2'x1' Splash Pads	EA	26.00	\$165.00	\$ 4,290.00

Onsite Sewer PH1				
48" Manhole	EA	24.00	\$3,586.59	\$ 86,078.16
6" PVC Pipe 2774 LF	EA	73.00	\$1,016.94	\$ 74,236.62
8" PVC Pipe	LF	3182.00	\$35.29	\$ 112,292.78
6" Clean Outs	EA	73.00	\$271.88	\$ 19,847.24

Surfaces PH1				
4" ATB Paving - Base Lift	SY	8295.00	\$18.60	\$ 154,287.00
3" HMA Paving Top lift	SY	8295.00	\$17.84	\$ 147,982.80
Survey Monuments	EA	22.00	\$610.04	\$ 13,420.88
thickened Edge Asphalt Tract A1, A2	LF	260.00	\$4.01	\$ 1,042.60
Vertical Curb	LF	7375.00	\$18.63	\$ 137,396.25
5'x4' Sidewalks Single Ribbon	SY	828.00	\$37.66	\$ 31,182.48

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5'x4' Sidewalks Double Ribbon	SY	2478.00	\$37.66	\$ 93,321.48
Mailbox Pads	EA	3.00	\$348.66	\$ 1,045.98
Drivew Approaches - Concrete	SY	2356.00	\$46.55	\$ 109,671.80
ADA Ramps domes	SF	260.00	\$40.68	\$ 10,576.80
Pedestrian Curbs	LF	760.00	\$20.92	\$ 15,899.20
Striping	LS	8199.00	\$1.16	\$ 9,510.84
No Parking Signs	EA	40.00	\$351.22	\$ 14,048.80
Permanent Signs	EA	14.00	\$467.49	\$ 6,544.86

Onsite Storm PH2

Type I - CB	EA	8.00	\$961.51	\$ 7,692.08
Type I - CB with Beehive	EA	4.00	\$2,016.00	\$ 8,064.00
Type II - 48" CB	EA	2.00	\$3,432.00	\$ 6,864.00
Curb Inlet	EA	13.00	\$1,806.23	\$ 23,480.99
6" Clean Outs	EA	23.00	\$536.00	\$ 12,328.00
6" Plastic Pipe	LF	795.00	\$20.82	\$ 16,551.90
12" Plastic Pipe	LF	324.00	\$26.53	\$ 8,595.72
12" D.I. Pipe	LF	1070.00	\$64.28	\$ 68,779.60
Biochannel Installation	LF	1136.00	\$20.86	\$ 23,696.96

Onsite Sewer PH2

48" Manhole	EA	10.00	\$3,827.00	\$ 38,270.00
6" PVC Pipe	LF	2146.00	\$41.23	\$ 88,479.58
8" PVC Pipe	LF	1982.00	\$37.91	\$ 75,137.62
6" Clean Outs	EA	60.00	\$291.03	\$ 17,461.80

Surfaces PH2

6" Ballast	TONS	2670.00	\$19.00	\$ 50,730.00
4" ATB Paving - Base Lift	SY	7193.00	\$19.65	\$ 141,342.45
3" HMA Paving - Top Lift	SY	7193.00	\$18.85	\$ 135,588.05
Survey Monuments	EA	9.00	\$667.00	\$ 6,003.00
Curbs - Import Crushed Rock	TONS	200.00	\$19.00	\$ 3,800.00
Vertical Curb	LF	4600.00	\$18.69	\$ 85,974.00
Curb Cuts and scuppers	LF	46.00	\$50.00	\$ 2,300.00
Vertical Curb tract A3	LF	165.00	\$19.69	\$ 3,248.85
Sidewalks - Import Crushed Rock	TONS	414.00	\$19.65	\$ 8,135.10
5' X 4" Sidewalks	SF	15200.00	\$4.60	\$ 69,920.00
Drive Approaches - Import Crushed Rock	TONS	624.00	\$23.61	\$ 14,732.64
Driveway Approaches - Concrete	SF	22905.00	\$5.65	\$ 129,413.25
ADA Ramps	SF	210.00	\$42.98	\$ 9,025.80
pedestrian curb ramp	LF	680.00	\$24.56	\$ 16,700.80
No parking signs	EA	27.00	\$395.00	\$ 10,665.00
Permanent Signage	LS	1.00	\$5,500.00	\$ 5,500.00

Intersection Storm

Type I - Catch Basin	EA	2.00	\$1,200.00	\$ 2,400.00
12" Plastic Pipe	LF	15.00	\$54.32	\$ 814.80

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12" DI Pipe	LF	151.00	\$77.36	\$ 11,681.36
Rip-Rap Outfall	TON	30.00	\$37.97	\$ 1,139.10
Type 1L Catch Basin	EA	2.00	\$2,600.00	\$ 5,200.00
15" ADS Pipe	LF	68.00	\$63.77	\$ 4,336.36
Bio Swale Grading / Including Soil Place	LF	210.00	\$22.00	\$ 4,620.00

Intersection Surfaces

6" Ballast	TON	405.00	\$23.41	\$ 9,481.05
4" Crush Base Course	TON	253.00	\$34.40	\$ 8,703.20
2" Crush Base Course	TON	152.00	\$36.30	\$ 5,517.60
3" HMA Paving - Top Lift	SY	2180.00	\$25.80	\$ 56,244.00
Curbs Vertical & Gutter	LF	485.00	\$27.76	\$ 13,463.60
Curb Cuts	LEA	4.00	\$406.00	\$ 1,624.00
Guard Rail Installation	LF	125.00	\$165.00	\$ 20,625.00
Sidewalks - Import Crushed Rock	Ton	100.00	\$36.30	\$ 3,630.00
Sidewalks Concrete	SY	205.00	\$40.77	\$ 8,357.85
Handicap Ramps	EA	2.00	\$575.00	\$ 1,150.00
Striping	LS	1.00	\$5,500.00	\$ 5,500.00
Thermoplast Arrows	EA	4.00	\$800.00	\$ 3,200.00
Thermoplast Crosswalk	EA	1.00	\$3,500.00	\$ 3,500.00
Thermoplast Strop Bar	EA	1.00	\$750.00	\$ 750.00
Street & No parking Signs	LS	1.00	\$1,750.00	\$ 1,750.00

Tanner Road Surfaces

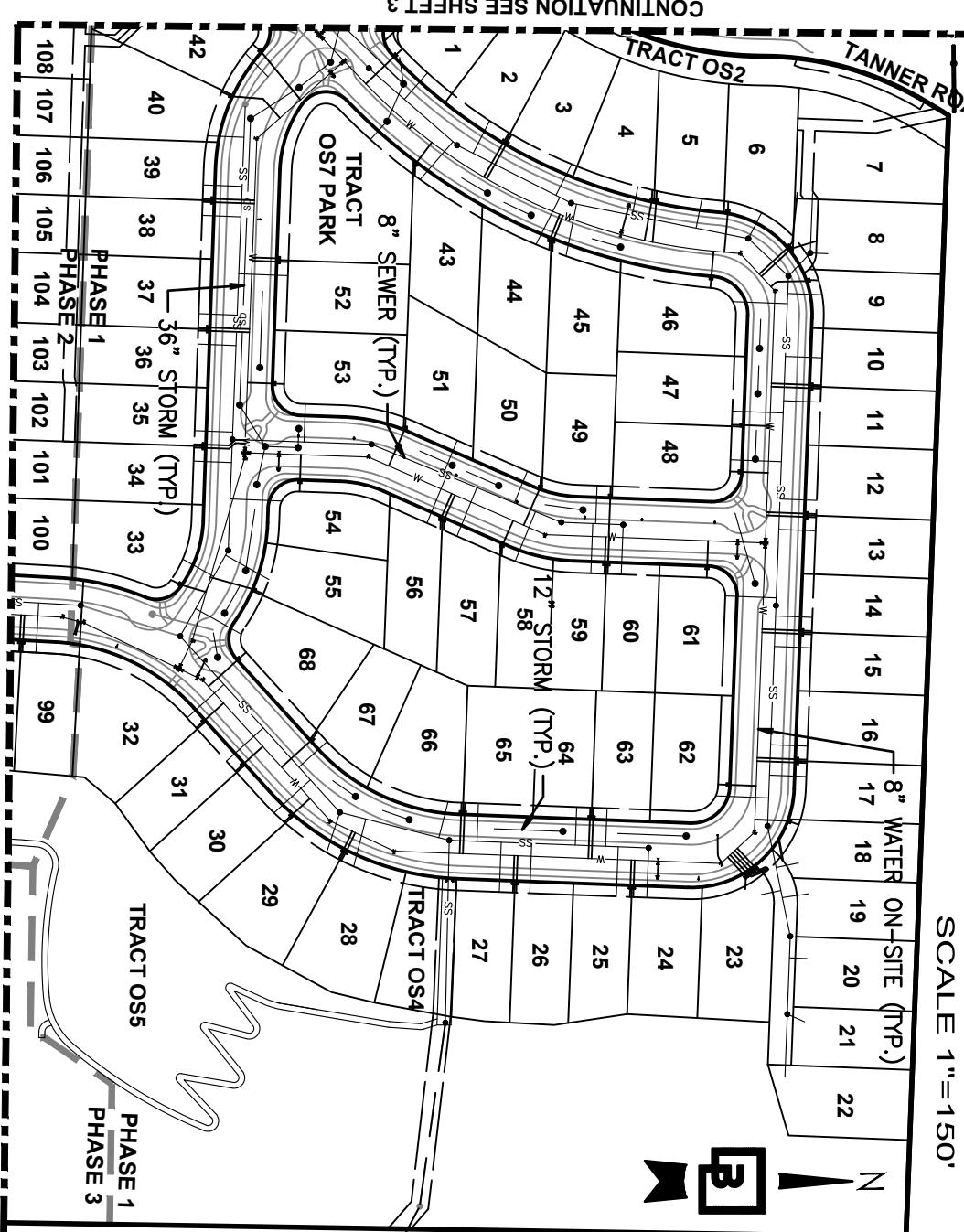
Paving Fine Grade	LS	1.00	\$15,000.00	\$ 15,000.00
3" HMA Paving Top Lift	SY	320.00	\$25.80	\$ 8,256.00
Grinding	SY	1.00	\$90.00	\$ 90.00
2" Overlay	SY	1990.00	\$25.80	\$ 51,342.00
Paving Saw Cuts	LF	1100.00	\$11.23	\$ 12,353.00
Asphalt Curb	LF	985.00	\$26.39	\$ 25,994.15
Offsite Curb	LF	180.00	\$20.17	\$ 3,630.60
Offsite Ribbon Sidewalk	SY	100.00	\$40.77	\$ 4,077.00
Offsite Wheel Stops	EA	22.00	\$150.00	\$ 3,300.00

Sum \$ 2,880,193.64

EXHIBIT B

EXHIBIT "B" SITE MAP

A scale bar consisting of a vertical line with horizontal tick marks. The text 'SCALE 1"=150'' is written vertically to the left of the bar.



SCALE: HORIZONTAL 1"=150'	For: CASCADE CANYON BILL OF SALE	JOB NUMBER 18554	
BARGHAUSEN CONSULTING ENGINEERS, INC.		XXXXXL.XXX.DOC	
 18215 72ND AVENUE SOUTH KENT, WA 98032 425.251.6222 BARGHAUSEN.COM	Title: EXHIBIT B SITE MAP	SHEET 1 of 3	
DESIGNED ANG DRAWN ANG	CHECKED TRA	APPROVED BJT	DATE 3/7/2023

EXHIBIT B

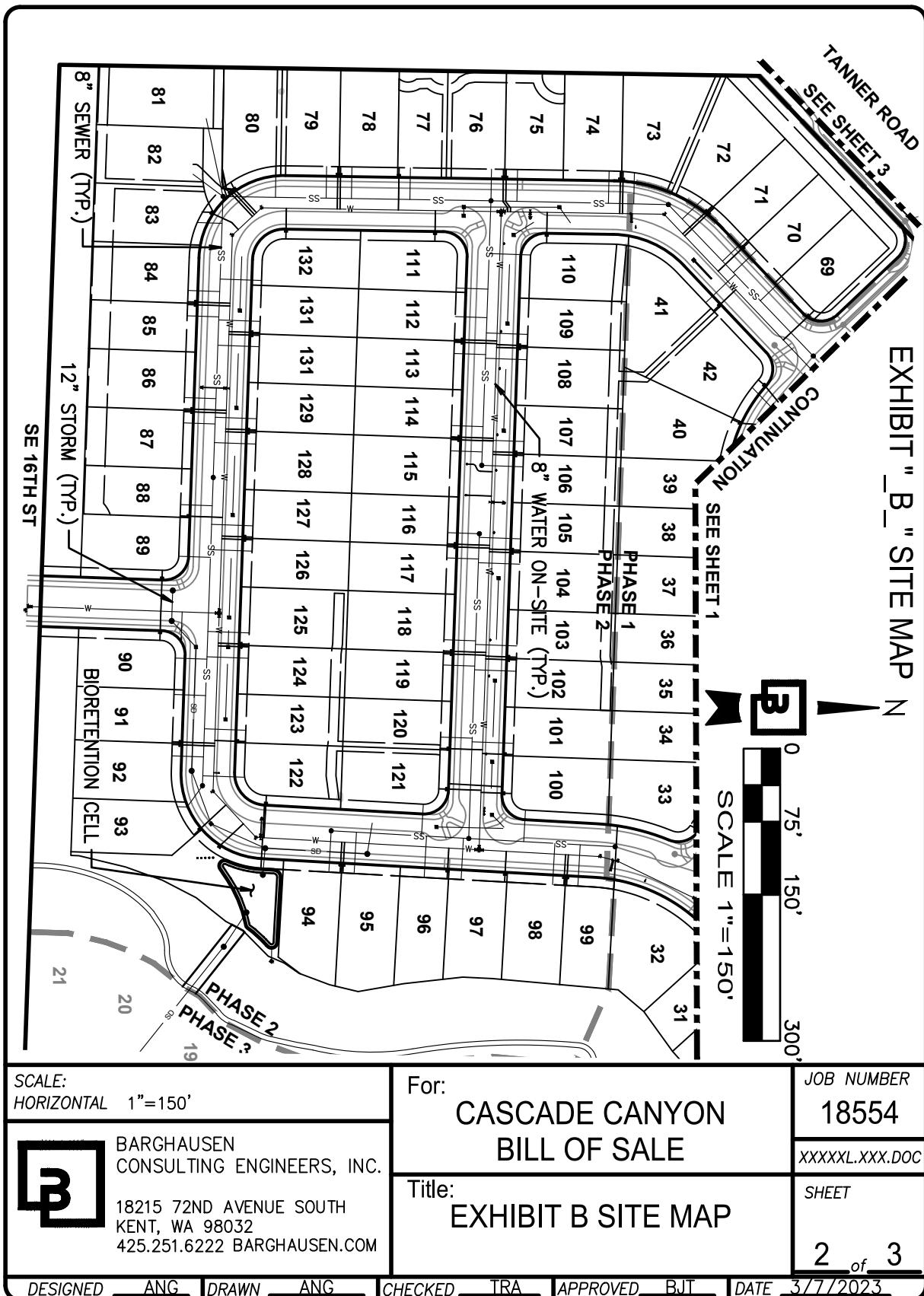
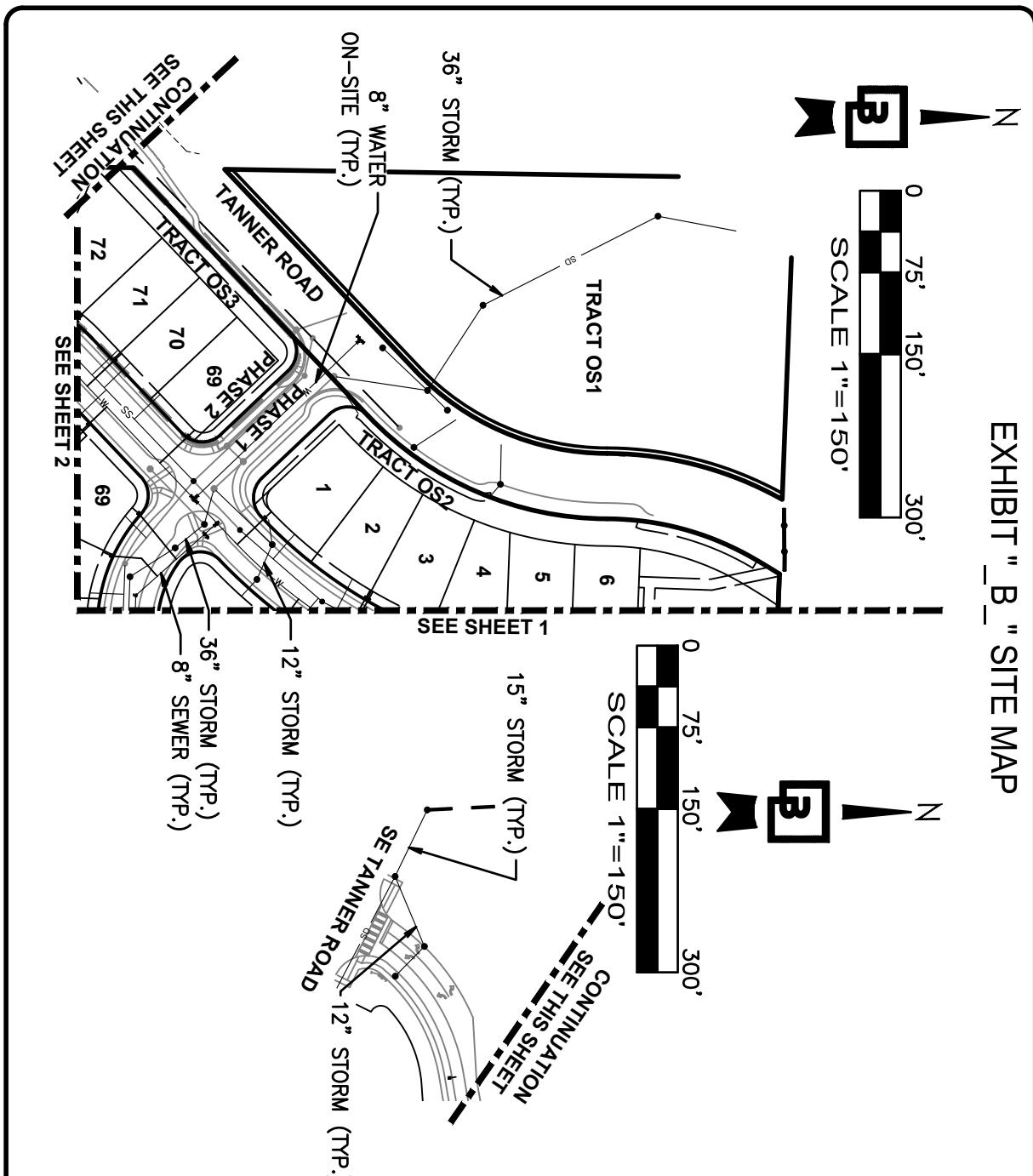


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EXHIBIT "B" SITE MAP



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18215 72ND AVENUE SOUTH KENT, WA 98032 425.251.6222 BARGHAUSEN.COM	Title: EXHIBIT B SITE MAP	SHEET 3 of 3	
DESIGNED ANG DRAWN ANG	CHECKED TRA	APPROVED BJT	DATE 3/7/2023

EXHIBIT B

EXHIBIT A

LEGAL DESCRIPTION

TANNER ROAD SUBDIVISION

THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 23 NORTH, RANGE 8 EAST,
W.M., IN KING COUNTY, WASHINGTON;

EXCEPT SOUTHEAST TANNER ROAD AS PLATTED IN THE PLAT OF RIVER GLEN ESTATE, AS PER PLAT
RECORDED IN VOLUME 96, PAGE 60 & 61, RECORDS OF KING COUNTY, WASHINGTON;

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