

Return Address:

CITY CLERKCITY OF NORTH BEND920 SE CEDAR FALLS WAYNORTH BEND, WA 98045Please 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 document1. Tri Pointe Homes Inc. _____

2. _____

Additional names on page _____ of document.

Grantee(s) Exactly as name(s) appear on document1. City of North Bend

2. _____

Additional names on page _____ of document.

Legal description (abbreviated: i.e. lot, block, plat or section, township, range)Cedar Landing Phase 1, Por. of SW $\frac{1}{4}$, NE $\frac{1}{4}$, and the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Sec. 15, Twn. 23 N, Rge. 08 E., W.M. (KC Plat Recording No. 20190205000323), Cedar Landing Phase 2, Por. of NW $\frac{1}{4}$, SE $\frac{1}{4}$, Sec. 15, Twn. 23 N, Rge. 08 E., W.M. (KC Plat Recording No. 20200302001230), and Cedar Landing Phase 3, Por. of SW $\frac{1}{4}$, NE $\frac{1}{4}$, of Sec. 15, Twn. 23 N, Rge. 08 E., W.M. (KC Plat Recording No. 20190205000380)

Additional legal is on page _____ of document.

Assessor's Property Tax Parcel/Account Number

144770-0660

☐ **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.

EXHIBIT B

“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

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: Tri Pointe Homes, Inc.

Grantee: City of North Bend

Legal Description: See Attached Exhibit C

Abbreviated Legal: Cedar Landing Phase 1, Por. of SW $\frac{1}{4}$, NE $\frac{1}{4}$, and the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Sec. 15, Twn. 23 N, Rge. 08 E., W.M. (KC Plat Recording No. 20190205000323), Cedar Landing Phase 2, Por. of NW $\frac{1}{4}$, SE $\frac{1}{4}$, Sec. 15, Twn. 23 N, Rge. 08 E., W.M. (KC Plat Recording No. 20200302001230), and Cedar Landing Phase 3, Por. of SW $\frac{1}{4}$, NE $\frac{1}{4}$, of Sec. 15, Twn. 23 N, Rge. 08 E., W.M. (KC Plat Recording No. 20190205000380)

Tax Parcel Identification Number: 144770-0660

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, Tri Pointe Homes Inc. (“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(s) commonly known as Cedar Landing Phase 1 (KC Plat Recording Number 20190205000323), Cedar Landing Phase 2 (KC Plat Recording Number 20200302001230), and Cedar Landing Phase 3 (KC Plat Recording Number 20190205000380), (“Project”) and existing public right of way of Stilson Avenue SE and SE 140th Street:

Wastewater Collection System:

Approximately 8,662 lineal feet of 8-inch diameter sewer main and other applicable wastewater facilities and appurtenances were constructed in the Project, and within Stilson Avenue SE and SE 140th Street, which will be owned and maintained by the City. A sewer lift station constructed in Tract K of Cedar Landing Phase 1 was previously accepted through a Bill of Sale, King County Recording Number 20210913001325.

Storm Drainage System:

Approximately 7,562 lineal feet of 6-inch through 36-inch diameter stormwater mains, approximately 49,300 square feet of permeable asphalt pavement, approximately 3,623 lineal feet of roadside conveyance swales, and approximately 5,494 square feet of stormwater bio-retention swales, yards drains, catch basins, and storm drainage manholes, and other stormwater appurtenances were constructed as part of the Project along Stilson Avenue SE and SE 140th Street.

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), including Stilson Avenue SE and SE 140th Street, public easements, and public tracts dedicated to the City of North Bend, 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 facilities including landscaping and soil, infiltration facilities, and associated stormwater appurtenances located outside of the road prism within the Project, including Stilson Avenue SE and SE 140th Street shall be owned and maintained by the Project Homeowner's Association.

Stormwater facilities constructed on the lots shall be owned and maintained by the lot owner unless within a private easement dedicated to the Project Homeowner's Association.

Stormwater conveyance, collection, and other stormwater appurtenances located in and along the south side of SE 140th Street shall be owned and maintained by the City.

Curbs and Street Paving:

Approximately 7,822 lineal feet of streets which include vertical curb/gutter, paving, and street signs were constructed or installed as part of the project.

Curb/gutter, paving, and street signs located in the Project public right-of-way, public easements, Stilson Avenue SE, and SE 140th Street shall be owned and maintained by the City.

Curb/gutter, 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 Stilson Avenue SE and SE 140th Street shall be owned and maintained by the City.

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

EXHIBIT B

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 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:
Tri Pointe Homes, Inc.

GRANTEE:
City of North Bend

By: _____
Its: _____

By: _____
Its: _____

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 _____

EXHIBIT A
Phase 1 Improvements

Cedar Landing - Plat Bill of Sale
4/21/2023

Item	Description	Quantity	Unit	Unit Price	Amount
SANITARY SEWER - ONSITE	6" HDPE FORCEMAIN	1349	LF	\$30.90	\$41,684.10
SANITARY SEWER - ONSITE	FORCEMAIN PIG LAUNCH	4	EA	\$4,820.00	\$19,280.00
SANITARY SEWER - ONSITE	FORCEMAIN LOCATE BOX	3	EA	\$350.00	\$1,050.00
SANITARY SEWER - ONSITE	DI CASING	2	EA	\$3,750.00	\$7,500.00
SANITARY SEWER - ONSITE	8" PVC SEWER	1472	LF	\$35.10	\$51,667.20
SANITARY SEWER - ONSITE	CLEANOUTS	3	EA	\$675.00	\$2,025.00
SANITARY SEWER - ONSITE	10" PVC SEWER	706	LF	\$37.40	\$26,404.40
SANITARY SEWER - ONSITE	12" PVC SEWER	970	LF	\$39.95	\$38,751.50
SANITARY SEWER - ONSITE	48" TYPE 1 SEWER MANHOLE (NO GU LINERS)	15	EA	\$3,805.00	\$57,075.00
SANITARY SEWER - ONSITE	RAISE CASTINGS ATB GRADE	25	EA	\$510.00	\$12,750.00
SANITARY SEWER - ONSITE	RAISE CASTINGS FINAL GRADE	25	EA	\$510.00	\$12,750.00
SANITARY SEWER - ONSITE	CLEAN TEST TV SEWER	7189	LF	\$2.50	\$17,972.50
	SUBTOTAL				\$288,909.70

EXHIBIT B

Item	Description	Quantity	Unit	Unit Price	Amount
SANITARY SEWER - OFFSITE	CONNECT TO EXISTING SEWER	1	EA	\$7,500.00	\$7,500.00
SANITARY SEWER - OFFSITE	6" HDPE FORCEMAIN	996	LF	\$54.70	\$54,481.20
SANITARY SEWER - OFFSITE	FORCEMAIN CLEANOUTS	3	EA	\$675.00	\$2,025.00
SANITARY SEWER - OFFSITE	FORCEMAIN PIG LAUNCH	2	EA	\$4,820.00	\$9,640.00
SANITARY SEWER - OFFSITE	FORCEMAIN LOCATE BOX	3	EA	\$350.00	\$1,050.00
SANITARY SEWER - OFFSITE	DI CASING	4	EA	\$3,750.00	\$15,000.00
SANITARY SEWER - OFFSITE	8" PVC SEWER	599	LF	\$69.75	\$41,780.25
SANITARY SEWER - OFFSITE	10" PVC SEWER	601	LF	\$47.20	\$28,367.20
SANITARY SEWER - OFFSITE	IMPORT SELECT BACKFILL	4730	TON	\$19.80	\$93,654.00
SANITARY SEWER - OFFSITE	ASPHALT REMOVAL AND RESTORATION	10100	SF	\$11.30	\$114,130.00
SANITARY SEWER - OFFSITE	48" TYPE 1 SEWER MANHOLE (NO GU LINERS)	5	EA	\$5,500.00	\$27,500.00
SANITARY SEWER - OFFSITE	RAISE CASTINGS ATB GRADE	14	EA	\$510.00	\$7,140.00
SANITARY SEWER - OFFSITE	RAISE CASTINGS FINAL GRADE	14	EA	\$510.00	\$7,140.00
SANITARY SEWER - OFFSITE	CLEAN TEST TV SEWER	2431	LF	\$2.50	\$6,077.50
	SUBTOTAL				\$409,407.65

EXHIBIT A
Phase 1 Improvements

Cedar Landing - Plat Bill of Sale
4/21/2023

Item	Description	Quantity	Unit	Unit Price	Amount
ROADWAY - OFFSITE	Concrete Vertical Curb	1330.00	LF	\$13.80	\$18,354.00
ROADWAY - OFFSITE	Concrete Curb Cuts w/ Rock Outfall	25.00	EA	\$500.00	\$12,500.00
ROADWAY - OFFSITE	MISC D/W, MAILBOX AND YARD RESTORATION	1.00	LS	\$17,500.00	\$17,500.00
ROADWAY - OFFSITE	ADA CURB RAMP WITH T-DOME	13.00	EA	\$850.00	\$11,050.00
ROADWAY - OFFSITE	Fine Grade and Place 6" Gravel Base	830.00	TON	\$27.90	\$23,157.00
ROADWAY - OFFSITE	Fine Grade and Place 4" CSBC	620.00	TON	\$32.30	\$20,026.00
ROADWAY - OFFSITE	Fine Grade and Place 2" CSTC	295.00	TON	\$38.90	\$11,475.50
ROADWAY - OFFSITE	4" HMA CI 1/2	2440.00	SY	\$22.00	\$53,680.00
ROADWAY - OFFSITE	6" HMA CI 1/2	390.00	SY	\$37.00	\$14,430.00
ROADWAY - OFFSITE	Asphalt Grind and Overlay - 2" HMA CI 1/2	5875.00	SY	\$18.00	\$105,750.00
ROADWAY - OFFSITE	Asphalt Pathway (Porous)	395.00	SY	\$82.50	\$32,587.50
ROADWAY - OFFSITE	Concrete Sidewalk	235.00	SY	\$31.00	\$7,285.00
ROADWAY - OFFSITE	Concrete Driveways	255.00	SY	\$39.00	\$9,945.00
	SUBTOTAL				\$337,740.00

Item	Description	Quantity	Unit	Unit Price	Amount
STORM SYSTEM - OFFSITE	12" PERF PIPE INFILTRATION GALLERY	498.00	LF	\$65.00	\$32,370.00
STORM SYSTEM - OFFSITE	BIOCHANNEL CONSTRUCTION	1700.00	SF	\$6.00	\$10,200.00
STORM SYSTEM - OFFSITE	8" LCPE STORM PIPE	30.00	LF	\$0.00	\$0.00
STORM SYSTEM - OFFSITE	48" TYPE 2 CATCH BASIN	6.00	EA	\$2,500.00	\$15,000.00
STORM SYSTEM - OFFSITE	CLEAN AND FLUSH STORM	498.00	LF	\$3.00	\$1,494.00
STORM SYSTEM - OFFSITE	ROCK OUTFALL PAD	1.00	EA	\$1,500.00	\$1,500.00
	SUBTOTAL				\$60,564.00

EXHIBIT A
Phase 1 Improvements

Cedar Landing - Plat Bill of Sale
4/21/2023

Item	Description	Quantity	Unit	Unit Price	Amount
ROADWAY - ONSITE	Fine Grade and Place Permeable Ballast	18650.00	TON	\$32.10	\$598,665.00
ROADWAY - ONSITE	4" HMA CI 1/2	5600.00	SY	\$24.50	\$137,200.00
ROADWAY - ONSITE	Fine Grade and Place Choker Course	1180.00	TON	\$43.85	\$51,743.00
ROADWAY - ONSITE	4" Porous Asphalt	3930.00	SY	\$39.80	\$156,414.00
ROADWAY - ONSITE	2" Crushed Rock for Crosswalks	145.00	TON	\$32.30	\$4,683.50
ROADWAY - ONSITE	Concrete Crosswalks	1925.00	SF	\$15.00	\$28,875.00
ROADWAY - ONSITE	Asphalt Intersections Pavement	2110.00	SY	\$24.50	\$51,695.00
ROADWAY - ONSITE	Concrete Vertical Curb and Gutter	5760.00	LF	\$12.75	\$73,440.00
ROADWAY - ONSITE	Concrete Flush Shiner Curb	4005.00	LF	\$11.95	\$47,859.75
ROADWAY - ONSITE	Concrete Curb Cuts w/ Rock Outfall	33.00	EA	\$500.00	\$16,500.00
ROADWAY - ONSITE	Street Signs	7.00	EA	\$650.00	\$4,550.00
ROADWAY - ONSITE	No Parking Signs	30.00	EA	\$350.00	\$10,500.00
ROADWAY - ONSITE	Pavement Markings	1.00	LS	\$8,500.00	\$8,500.00
ROADWAY - ONSITE	Survey Monuments	23.00	EA	\$495.00	\$11,385.00
	SUBTOTAL				\$1,202,010.25

EXHIBIT B

Item	Description	Quantity	Unit	Unit Price	Amount
STORM SYSTEM - ONSITE	12" LCPE STORM PIPE	61.00	LF	\$32.05	\$1,955.05
STORM SYSTEM - ONSITE	12" DI STORM PIPE	161.00	LF	\$59.70	\$9,611.70
STORM SYSTEM - ONSITE	18" DI STORM PIPE	126.00	LF	\$110.00	\$13,860.00
STORM SYSTEM - ONSITE	48" TYPE 2 CATCH BASIN	4.00	EA	\$2,380.00	\$9,520.00
STORM SYSTEM - ONSITE	TYPE 1 CATCH BASIN	4.00	EA	\$1,210.00	\$4,840.00
	SUBTOTAL				\$39,786.75
	PHASE 1 TOTAL				\$2,338,418.35

EXHIBIT A
Phase 2 Improvements

Cedar Landing - Plat Bill of Sale
4/21/2023

Item	Description	Quantity	Unit	Unit Price	Amount
SANITARY SEWER - OFFSITE	CONNECT TO EXISTING SEWER	1	EA	\$3,250.00	\$3,250.00
SANITARY SEWER - ONSITE	8" PVC SEWER	1990	LF	\$35.10	\$69,849.00
SANITARY SEWER - ONSITE	10" PVC SEWER	917	LF	\$37.40	\$34,295.80
SANITARY SEWER - ONSITE	12" PVC SEWER	203	LF	\$39.95	\$8,109.85
SANITARY SEWER - ONSITE	CONCRETE COLLARS	1	EA	\$325.00	\$325.00
SANITARY SEWER - ONSITE	48" TYPE 1 SEWER MANHOLE	14	EA	\$3,805.00	\$53,270.00
SANITARY SEWER - ONSITE	RAISE CASTINGS ATB GRADE	13	EA	\$510.00	\$6,630.00
SANITARY SEWER - ONSITE	RAISE CASTINGS FINAL GRADE	13	EA	\$510.00	\$6,630.00
SANITARY SEWER - ONSITE	CLEAN TEST TV SEWER	4701	LF	\$2.50	\$11,752.50
	SUBTOTAL				\$194,112.15

Item	Description	Quantity	Unit	Unit Price	Amount
SANITARY SEWER - OFFSITE	8" PVC SEWER	953	LF	\$69.75	\$66,471.75
SANITARY SEWER - OFFSITE	10" PVC SEWER	24	LF	\$47.20	\$1,132.80
SANITARY SEWER - OFFSITE	IMPORT SELECT BACKFILL	3650	TON	\$19.80	\$72,270.00
SANITARY SEWER - OFFSITE	48" TYPE 1 SEWER MANHOLE	5	EA	\$5,500.00	\$27,500.00
SANITARY SEWER - OFFSITE	RAISE CASTINGS ATB GRADE	5	EA	\$510.00	\$2,550.00
SANITARY SEWER - OFFSITE	RAISE CASTINGS FINAL GRADE	5	EA	\$510.00	\$2,550.00
SANITARY SEWER - ONSITE	CLEAN TEST TV SEWER	1466	LF	\$2.50	\$3,665.00
	SUBTOTAL				\$172,474.55

EXHIBIT B

EXHIBIT A
Phase 2 Improvements

Cedar Landing - Plat Bill of Sale
4/21/2023

Item	Description	Quantity	Unit	Unit Price	Amount
ROADWAY - OFFSITE	Fine Grade Curb and Gutter	960.00	LF	\$3.50	\$3,360.00
ROADWAY - OFFSITE	Fine Grade Roadway	1285.00	SY	\$2.70	\$3,469.50
ROADWAY - OFFSITE	Fine Grade Driveways	480.00	SY	\$11.85	\$5,688.00
ROADWAY - OFFSITE	Fine Grade Sidewalks	430.00	SY	\$11.85	\$5,095.50
ROADWAY - OFFSITE	Concrete Vertical Curb	960.00	LF	\$15.10	\$14,496.00
ROADWAY - OFFSITE	Concrete Curb Cuts w/ Rock Outfall	27.00	EA	\$500.00	\$13,500.00
ROADWAY - OFFSITE	MISC D/W, MAILBOX AND YARD RESTORATION	1.00	LS	\$5,000.00	\$5,000.00
ROADWAY - OFFSITE	ADA CURB RAMP WITH T-DOME	2.00	EA	\$850.00	\$1,700.00
ROADWAY - OFFSITE	Fine Grade and Place 6" Gravel Base	860.00	TON	\$27.90	\$23,994.00
ROADWAY - OFFSITE	Fine Grade and Place 4" CSBC	575.00	TON	\$32.30	\$18,572.50
ROADWAY - OFFSITE	Fine Grade and Place 2" CSTC	260.00	TON	\$38.90	\$10,114.00
ROADWAY - OFFSITE	4" HMA CI 1/2	2680.00	SY	\$22.00	\$58,960.00
ROADWAY - OFFSITE	Asphalt Grind and Overlay - 2" HMA CI 1/2	2410.00	SY	\$18.00	\$43,380.00
ROADWAY - OFFSITE	Concrete Sidewalk	430.00	SY	\$32.80	\$14,104.00
ROADWAY - OFFSITE	Concrete Driveways	480.00	SY	\$40.80	\$19,584.00
	SUBTOTAL				\$241,017.50

EXHIBIT B

Item	Description	Quantity	Unit	Unit Price	Amount
STORM SYSTEM - OFFSITE	12" ADS CPE Storm Pipe	1.00	LS	\$26,296.00	\$26,296.00
STORM SYSTEM - OFFSITE	BIOCHANNEL CONSTRUCTION	4265.00	SF	\$6.00	\$25,590.00
STORM SYSTEM - OFFSITE	8" DI STORM PIPE	1.00	LS	\$4,767.60	\$4,767.60
STORM SYSTEM - OFFSITE	48" TYPE 2 CATCH BASIN	1.00	EA	\$2,380.00	\$2,380.00
STORM SYSTEM - ONSITE	TYPE 1 CATCH BASIN	9.00	EA	\$1,550.00	\$13,950.00
STORM SYSTEM - OFFSITE	CLEAN AND FLUSH STORM	848.00	LF	\$3.00	\$2,544.00
STORM SYSTEM - OFFSITE	ROCK OUTFALL PAD	1.00	EA	\$1,500.00	\$1,500.00
	SUBTOTAL				\$77,027.60

EXHIBIT A
Phase 2 Improvements

Cedar Landing - Plat Bill of Sale
4/21/2023

Item	Description	Quantity	Unit	Unit Price	Amount
ROADWAY - ONSITE	Fine Grade Curb and Gutter	8100.00	LF	\$3.00	\$24,300.00
ROADWAY - ONSITE	Fine Grade Roadway	2385.00	SY	\$11.85	\$28,262.25
ROADWAY - ONSITE	Fine Grade and Place Permeable Ballast	14840.00	TON	\$32.10	\$476,364.00
ROADWAY - ONSITE	4" HMA CI 1/2	5335.00	SY	\$24.50	\$130,707.50
ROADWAY - ONSITE	Fine Grade and Place Choker Course	895.00	TON	\$43.85	\$39,245.75
ROADWAY - ONSITE	4" Porous Asphalt	2230.00	SY	\$39.80	\$88,754.00
ROADWAY - ONSITE	Concrete Crosswalks	1.00	LS	\$12,600.00	\$12,600.00
ROADWAY - ONSITE	Concrete Vertical Curb and Gutter	5425.00	LF	\$14.20	\$77,035.00
ROADWAY - ONSITE	Concrete Flush Shiner Curb	2675.00	LF	\$13.80	\$36,915.00
ROADWAY - ONSITE	Concrete Curb Cuts w/ Rock Outfall	39.00	EA	\$500.00	\$19,500.00
ROADWAY - ONSITE	Street Signs	7.00	EA	\$650.00	\$4,550.00
ROADWAY - ONSITE	No Parking Signs	33.00	EA	\$350.00	\$11,550.00
ROADWAY - ONSITE	Pavement Markings	1.00	LS	\$9,890.00	\$9,890.00
ROADWAY - ONSITE	Survey Monuments	19.00	EA	\$495.00	\$9,405.00
	SUBTOTAL				\$969,078.50

Item	Description	Quantity	Unit	Unit Price	Amount
STORM SYSTEM - ONSITE	12" LCPE STORM PIPE	70.00	LF	\$59.70	\$4,179.00
STORM SYSTEM - ONSITE	12" DI STORM PIPE	260.00	LF	\$43.25	\$11,245.00
STORM SYSTEM - ONSITE	18" LCPE STORM PIPE	1.00	LS	\$48,780.80	\$48,780.80
STORM SYSTEM - ONSITE	18" DI STORM PIPE	23.00	LF	\$110.00	\$2,530.00
STORM SYSTEM - ONSITE	INTERCEPTOR/INFILTRATION TRENCH	655.00	LF	\$36.40	\$23,842.00
STORM SYSTEM - ONSITE	48" TYPE 2 CATCH BASIN	6.00	EA	\$2,380.00	\$14,280.00
STORM SYSTEM - ONSITE	TYPE 1 CATCH BASIN	1.00	EA	\$1,210.00	\$1,210.00
STORM SYSTEM - ONSITE	RAISE CASTINGS TO GRADE (ATB)	3.00	EA	\$510.00	\$1,530.00
STORM SYSTEM - ONSITE	RAISE CASTINGS TO GRADE (FINAL)	3.00	EA	\$510.00	\$1,530.00
STORM SYSTEM - OFFSITE	CLEAN AND FLUSH STORM	1171.00	LF	\$3.00	\$3,513.00
STORM SYSTEM - OFFSITE	ROCK OUTFALL PAD	1.00	EA	\$200.00	\$200.00
	SUBTOTAL				\$112,839.80
	PHASE 2 TOTAL				\$1,766,550.10

EXHIBIT A
Phase 3 Improvements

Cedar Landing - Plat Bill of Sale
4/21/2023

Item	Description	Quantity	Unit	Unit Price	Amount
SANITARY SEWER - ONSITE	8" PVC SEWER	794	LF	\$35.10	\$27,869.40
SANITARY SEWER - ONSITE	48" TYPE 1 SEWER MANHOLE (NO GU LINERS)	2	EA	\$3,805.00	\$7,610.00
SANITARY SEWER - ONSITE	RAISE CASTINGS ATB GRADE	2	EA	\$510.00	\$1,020.00
SANITARY SEWER - ONSITE	RAISE CASTINGS FINAL GRADE	2	EA	\$510.00	\$1,020.00
SANITARY SEWER - ONSITE	CLEAN TEST TV SEWER	794	LF	\$2.50	\$1,985.00
	SUBTOTAL				\$39,504.40

EXHIBIT A
Phase 3 Improvements

Cedar Landing - Plat Bill of Sale
4/21/2023

Item	Description	Quantity	Unit	Unit Price	Amount
ROADWAY - ONSITE	Fine Grade and Place Permeable Ballast	3410.00	TON	\$32.10	\$109,461.00
ROADWAY - ONSITE	4" HMA CI 1/2	1310.00	SY	\$24.50	\$32,095.00
ROADWAY - ONSITE	Fine Grade and Place Choker Course	180.00	TON	\$43.85	\$7,893.00
ROADWAY - ONSITE	4" Porous Asphalt	540.00	SY	\$39.80	\$21,492.00
ROADWAY - ONSITE	Concrete Vertical Curb and Gutter	1230.00	LF	\$12.75	\$15,682.50
ROADWAY - ONSITE	Concrete Flush Shiner Curb	625.00	LF	\$11.95	\$7,468.75
ROADWAY - ONSITE	Concrete Curb Cuts w/ Rock Outfall	9.00	EA	\$500.00	\$4,500.00
ROADWAY - ONSITE	Street Signs	1.00	EA	\$650.00	\$650.00
ROADWAY - ONSITE	No Parking Signs	4.00	EA	\$350.00	\$1,400.00
ROADWAY - ONSITE	Pavement Markings	1.00	LS	\$1,000.00	\$1,000.00
	SUBTOTAL				\$201,642.25
Item	Description	Quantity	Unit	Unit Price	Amount
STORM SYSTEM - ONSITE	12" PVC STORM PIPE	17.00	LF	\$46.25	\$786.25
STORM SYSTEM - ONSITE	12" DI STORM PIPE	381.00	LF	\$59.70	\$22,745.70
STORM SYSTEM - ONSITE	CLEAN AND FLUSH STORM SYSTEM	381.00	LF	\$3.00	\$1,143.00
STORM SYSTEM - ONSITE	INTERCEPTOR DITCH	225.00	LF	\$4.50	\$1,012.50
STORM SYSTEM - ONSITE	TYPE 1 CATCH BASIN	4.00	EA	\$985.00	\$3,940.00
	SUBTOTAL				\$29,627.45
	PHASE 3 TOTAL				\$270,774.10

EXHIBIT A
Offsite Improvements

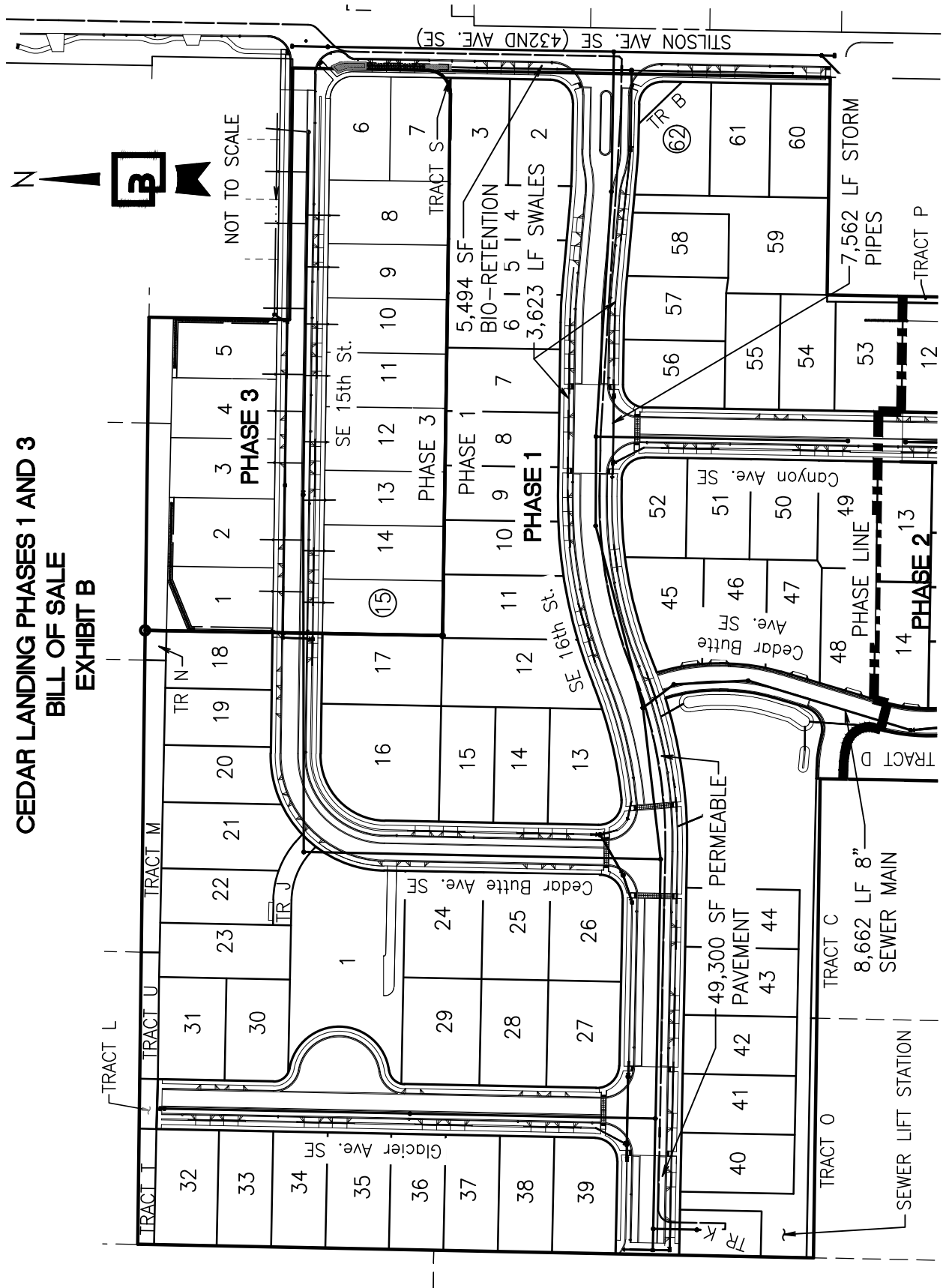
Cedar Landing - Plat Bill of Sale
4/21/2023

Item	Description	Quantity	Unit	Unit Price	Amount
ROADWAY - OFFSITE	Rip Rap in Ditches	10.00	TON	\$51.34	\$513.40
ROADWAY - OFFSITE	Regrade Existing Ditch	13664.00	SF	\$0.41	\$5,602.24
ROADWAY - OFFSITE	Regrade Ditch Above New Pipe	13190.00	SF	\$0.45	\$5,935.50
ROADWAY - OFFSITE	Convey Ditch Regrading at Outfall	130.00	LF	\$14.04	\$1,825.20
ROADWAY - OFFSITE	2' W x 4" Gravel Shoulder	1256.00	LF	\$3.11	\$3,906.16
ROADWAY - OFFSITE	1-1/2" Grind and Overlay Stilson	701.00	SY	\$21.51	\$15,078.51
ROADWAY - OFFSITE	Temp Patch Asphalt	16.00	EA	\$255.94	\$4,095.04
ROADWAY - OFFSITE	Striping and Stop Bar Repl.	1.00	LS	\$3,719.79	\$3,719.79
ROADWAY - OFFSITE	Pavement Restoration	1.00	LS	\$30,321.49	\$30,321.49
ROADWAY - OFFSITE	Roadway Overexcavation	144.00	CY	\$34.84	\$5,016.96
ROADWAY - OFFSITE	CSBC Subgrade	139.44	TON	\$38.22	\$5,329.40
	SUBTOTAL				\$81,343.69

Item	Description	Quantity	Unit	Unit Price	Amount
STORM SYSTEM - OFFSITE	Type 2-54" CB	1.00	EA	\$6,188.20	\$6,188.20
STORM SYSTEM - OFFSITE	Type 2-54" CB w/ Debris Cage	1.00	EA	\$4,743.58	\$4,743.58
STORM SYSTEM - OFFSITE	Type 2-48" CB	7.00	EA	\$3,216.15	\$22,513.05
STORM SYSTEM - OFFSITE	Type 1 CB	1.00	EA	\$1,071.85	\$1,071.85
STORM SYSTEM - OFFSITE	24" Storm Pipe in ROW	324.00	LF	\$153.27	\$49,659.48
STORM SYSTEM - OFFSITE	24" Perf Storm/Washed Rock	862.00	LF	\$79.59	\$68,606.58
STORM SYSTEM - OFFSITE	24" Squashed Pipe	170.00	LF	\$89.27	\$15,175.90
STORM SYSTEM - OFFSITE	12" DIP Storm Drain Pipe	25.00	LF	\$29.15	\$728.75
STORM SYSTEM - OFFSITE	Debris Barriers (Trash Racks)	4.00	EA	\$502.99	\$2,011.96
STORM SYSTEM - OFFSITE	Fabric	2.00	EA	\$450.00	\$900.00
	SUBTOTAL				\$171,599.35

OFFSITE IMPROVEMENTS TOTAL	\$252,943.04
GRAND TOTAL	\$4,628,685.59

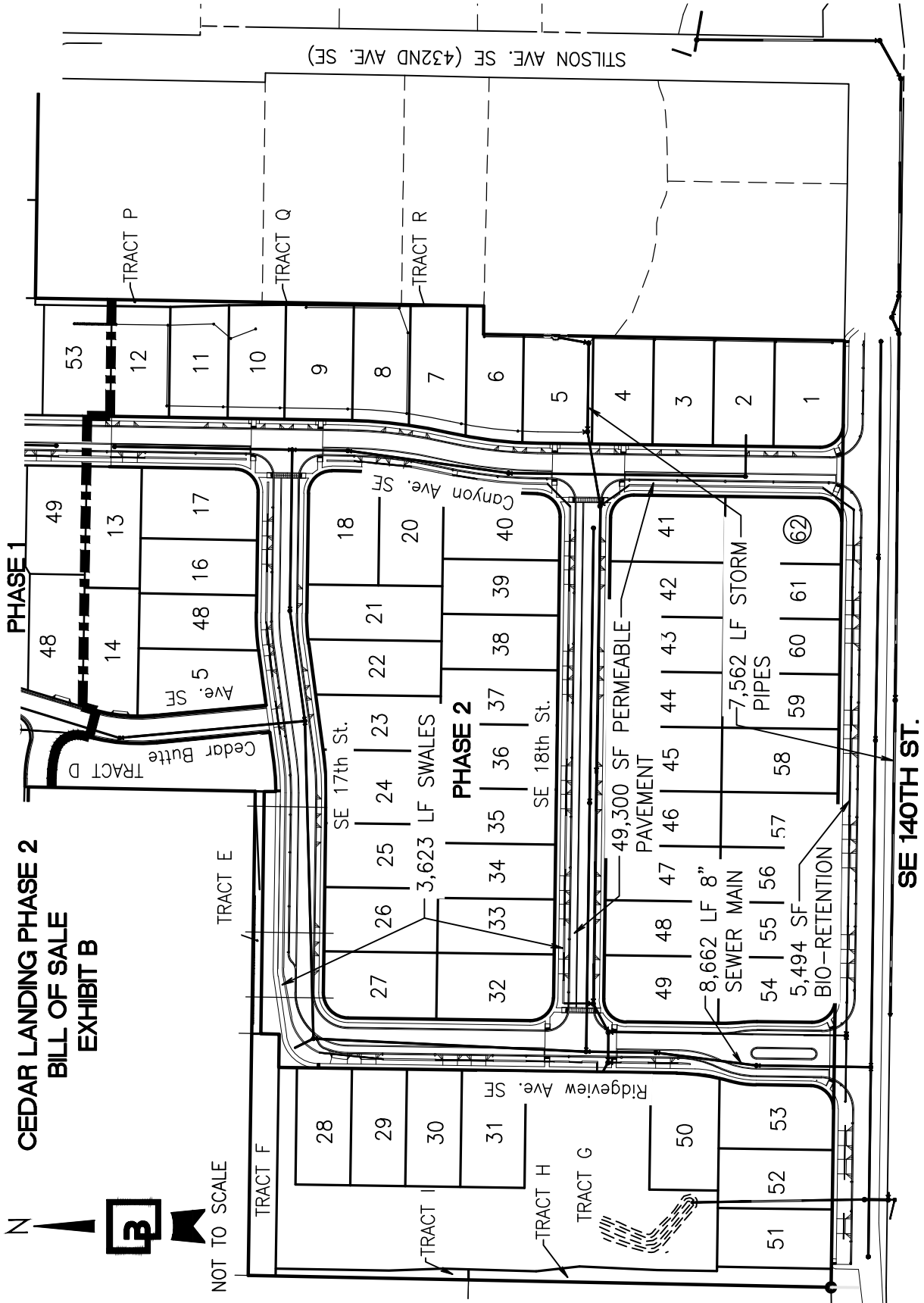
CEDAR LANDING PHASES 1 AND 3 BILL OF SALE EXHIBIT B





**CEDAR LANDING PHASE 2
BILL OF SALE
EXHIBIT B**

NOT TO SCALE



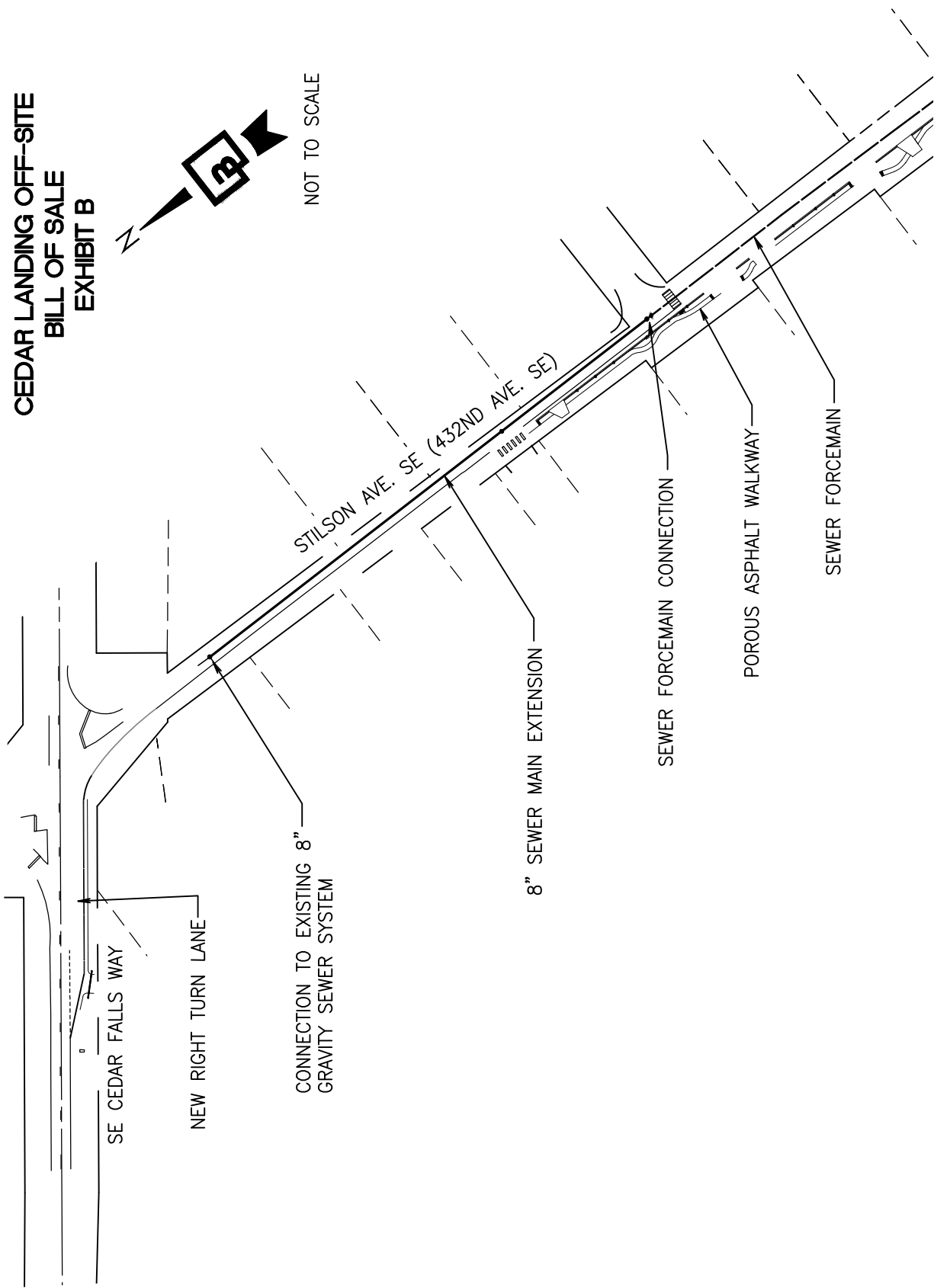


EXHIBIT B

EXHIBIT XX

Cedar Landing Phase 1 (KC Plat Recording No. 20190205000323)

LEGAL DESCRIPTION:

PARCEL A:

THE EAST 3 ACRES OF THAT PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 23 NORTH, RANGE 8 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON;

LYING WESTERLY OF THE EAST 301 FEET OF SAID SUBDIVISION AND LYING NORTHERLY OF A STRIP OF LAND CONVEYED TO KING COUNTY FOR ROAD BY DEED RECORDED UNDER RECORDING NUMBER 2919059;

EXCEPT THE NORTH 16.5 FEET THEREOF.

TOGETHER WITH THE WEST 31 FEET OF THE SOUTH 135.50 FEET OF THE NORTH 152.07 FEET OF THE EAST 301.00 FEET OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION.

TOGETHER WITH THE WEST 31 FEET OF THE SOUTH 90 FEET OF THE NORTH 242.07 FEET OF THE EAST 301.00 FEET OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION.

PARCEL B:

LOT 2 OF KING COUNTY SHORT PLAT NO. 884028, ACCORDING TO SHORT PLAT RECORDED DECEMBER 18, 1986 UNDER RECORDING NO. 8612180639, IN KING COUNTY, WASHINGTON.

PARCEL C:

LOT 1 OF KING COUNTY SHORT PLAT NO. 884028, ACCORDING TO SHORT PLAT RECORDED DECEMBER 18, 1986 UNDER RECORDING NO. 8612180639, IN KING COUNTY, WASHINGTON.

PARCEL D:

LOT 2 AND THE WEST 237 FEET OF LOT 1 OF KING COUNTY SHORT PLAT NO. R978007, ACCORDING TO SHORT PLAT RECORDED NOVEMBER 1, 1979 UNDER RECORDING NO. 7911010749, IN KING COUNTY, WASHINGTON;

TOGETHER WITH THE NORTH 16.5 FEET OF THE WEST 236.44 FEET OF THE EAST 506.41 FEET OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 23 NORTH, RANGE 8 EAST, W.M., IN KING COUNTY, WASHINGTON.

PARCEL D-1:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER TRACT X AS DESCRIBED IN SAID SHORT PLAT;

EXCEPT ANY PORTION LYING WITHIN SAID PARCEL A. (BEING KNOWN AS LOT A OF LOT LINE ADJUSTMENT NO. 681058 RECORDED UNDER RECORDING NO. 9802231171 AND LOT B OF LOT LINE ADJUSTMENT NO. 184067 RECORDED UNDER RECORDING NO. 9802231170.)

PARCEL E:

LOT 1 OF KING COUNTY SHORT PLAT NO. L94S0050, ACCORDING TO SHORT PLAT RECORDED FEBRUARY 14, 1996 UNDER RECORDING NO. 9602149013, IN KING COUNTY, WASHINGTON.

TOGETHER WITH AND UNDIVIDED INTEREST IN TRACT A OF SAID SHORT PLAT.

PARCEL E-1:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS DELINEATED ON KING COUNTY SHORT PLAT NO. L94S0050, ACCORDING TO SHORT PLAT RECORDED FEBRUARY 14, 1996 UNDER RECORDING 9602149013, IN KING COUNTY, WASHINGTON.

PARCEL F:

LOT 2, KING COUNTY SHORT PLAT NUMBER L94S0050, ACCORDING TO MAP RECORDED FEBRUARY 14, 1996 UNDER RECORDING NUMBER 9602149013, IN KING COUNTY, WASHINGTON.

TOGETHER WITH AND UNDIVIDED INTEREST IN TRACT A OF SAID SHORT PLAT.

PARCEL G:

THE WEST 243.65 FEET OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 23 NORTH, RANGE 8 EAST, W.M., IN KING COUNTY, WASHINGTON;

TOGETHER WITH THE WEST 243.65 FEET OF THE NORTH 20 FEET OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 23 NORTH, RANGE 8 EAST, W.M., IN KING COUNTY, WASHINGTON.

(ALSO KNOWN AS LOT B OF KING COUNTY BOUNDARY LINE ADJUSTMENT NO. L98L0021, RECORDED UNDER RECORDING NUMBER 9803269002).

PARCEL H:

LOT 2 OF KING COUNTY SHORT PLAT NUMBER L98S0017, RECORDED UNDER KING COUNTY RECORDING NUMBER 19990929900013, IN KING COUNTY, WASHINGTON.

PARCEL H-1:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS DELINEATED ON KING COUNTY SHORT PLAT NUMBER L98S0017, RECORDED UNDER KING COUNTY RECORDING NUMBER 19990929900013, IN KING COUNTY, WASHINGTON.

Exhibit XX

Cedar Landing Phase 2 (KC Plat Recording No. 20200302001230)

LEGAL DESCRIPTION:

TRACT Z, CEDAR LANDING PHASE 1, ACCORDING TO THE PLAT RECORDED IN VOLUME 287 OF PLATS AT PAGES 17 TO 24, IN KING COUNTY, WASHINGTON.

EXHIBIT B

Exhibit XX

Cedar Landing Phase 3 (KC Plat Recording No. 20190205000380)

LEGAL DESCRIPTION:

LOT 1 OF SHORT PLAT NO. L98S0017, RECORDED UNDER RECORDING NO. 19990929900013, RECORDS OF KING COUNTY, WASHINGTON.

TOGETHER WITH:

TRACT S, CEDAR LANDING PHASE 1, RECORDED UNDER RECORDING NO. 20190205000383 RECORDS OF KING COUNTY, WASHINGTON.