

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. River Run Ventures, LLC, _____

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 NW 1/4, Sec. 14, Twn. 23 N., Rge. 8 E., W.M.

Additional legal is on page _____ of document.

Assessor's Property Tax Parcel/Account Number

142308-9135, -9136, -9132

☐ 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

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: River Run Ventures, LLC

Grantee: City of North Bend

Legal Description: See Attached

Abbreviated Legal: Por. of NW ¼, Sec. 14, Twn. 23 N., Rge. 8 E., W.M.

Tax Parcel Identification Number: 142308-9135, -9136, -9132

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, River Run Ventures, 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 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 multi-family project commonly known as River Run (“Project”):

Wastewater Collection System:

Grantor constructed approximately 1,129 lineal feet of 8” diameter sewer main and other applicable wastewater facilities and appurtenances located in the Project, and 436th Avenue SE and SE 136th Street (“Wastewater Collection System”). The Wastewater Collection System shall be owned and maintained by the City.

Side sewers within the Project site shall be owned and maintained by the Project owner.

Side sewers installed outside of the Project to serve adjacent properties shall be owned and maintained by the property owner for which it serves.

Storm Drainage System:

All stormwater infiltration galleries, water quality storm filter vaults, stormwater presettling vaults, grease interceptors for trash enclosures, and stormwater conveyance facilities and associated appurtenances within the Project are private and to be owned and maintained by the Project owner.

Grantor constructed approximately 1,577 lineal feet 12" diameter storm drainage pipe and other applicable storm drainage facilities and appurtenances in 436th Ave SE and SE 136th Street that shall be owned and maintained by the City.

The infiltration gallery, and two Filtera Peak Diversion stormwater water quality vaults in 436th Ave SE and other applicable storm drainage facilities and appurtenances shall be owned and maintained by the City.

Area drains and six-inch conveyance pipe in landscape strips fronting the Project along 436th Ave SE and/or SE 136th Street shall be owned and maintained by the Project owner.

Curbs and Street Paving:

Approximately 3,281 lineal feet of vertical curb and gutter and approximately 29,740 sf of asphalt paving of 436th Avenue SE and SE 136th Street including the associated roundabout shall be owned and maintained by the City.

Street signage within the Project site shall be maintained by the Project owner.

Street signage outside of the Project site along 436th Ave SE and SE 136th Street including the roundabout and associated medians, shall be owned and maintained by the City.

Sidewalks, landscape strips, irrigation, and associated facilities and appurtenances constructed as part of the Project located along the Project's frontage of 436th Ave SE and SE 136th Street shall be owned and maintained by the Project owner.

Sidewalks, landscape strips, roundabout center island and medians, irrigation, and power not part of the Project's frontage shall be owned and maintained by the City.

Street lights within the Project shall be owned and maintained by the Project owner.

Street lights installed along 436th Ave SE and SE 136th Street shall be owned and maintained by the City.

Damage to any improvements in the road prism (road prism defined as back of curb to back of curb or back of curb to edge of pavement on City streets) caused by failure to maintain landscape strips, existing trees, street trees, sidewalks, street lights (within the project site), and/or associated facilities along the project frontage of 436th Ave SE and SE 136th Street located outside of the road prism shall be reconstructed, removed or replaced by the Project owner.

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:
River Run Ventures, LLC

GRANTEE:
City of North Bend

By: _____

Its: _____

By: _____

Its: _____

APPROVED AS TO FORM:

Kendra Rosenberg, 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 River Run Ventures LLC, 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 _____

///

///

///

///

///

///

///

///

///

///

STATE OF WASHINGTON))ss
COUNTY OF KING)

I certify that I know or have satisfactory evidence that Mary Miller is the person who appeared before me, and said person acknowledged that she signed this instrument on oath stated that she 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

RiverRun Apartments Roundabout Construction - BILL OF SALE
10/9/2023

RUVER RUN BOS - ONSITE IMPROVEMETS

<u>ITEM</u>	<u>DESCRIPTION</u>	<u>QTY</u>	<u>UNIT</u>	<u>RATE</u>	<u>TOTAL</u>
Sanitary Sewer	48" Manholes	10	EA	\$ 2,500.00	\$ 25,000.00
Sanitary Sewer	8" Sewer Main	1129	LF	\$ 52.66	\$ 59,453.14
Sanitary Sewer	24" Sewer Castings	10	EA	\$ 587.71	\$ 5,877.10
SUBTOTAL				\$	90,330.24

RUVER RUN BOS - OFFSITE RAB IMPROVEMETS

<u>ITEM</u>	<u>DESCRIPTION</u>	<u>QTY</u>	<u>UNIT</u>	<u>RATE</u>	<u>TOTAL</u>
Storm System	6" SD Pipe	10	LF	\$ 34.79	\$ 347.90
Storm System	8" SD Pipe	91	LF	\$ 93.96	\$ 8,550.36
Storm System	12" PVC	1577	LF	\$ 43.04	\$ 67,874.08
Storm System	12" DIP	146	LF	\$ 151.33	\$ 22,094.18
Storm System	Type 1 CB	19	EA	\$ 1,453.70	\$ 27,620.30
Storm System	Type II CB 48"	7	EA	\$ 3,118.70	\$ 21,830.90
Storm System	Type II CB 52"	1	EA	\$ 3,960.80	\$ 3,960.80
Storm System	Castings	27	EA	\$ 406.94	\$ 10,987.38
Storm System	Filters Peak Strucutre	2	EA	\$ 33,967.20	\$ 67,934.40
Storm System	Storm Gallery	1	EA	\$ 37,760.00	\$ 37,760.00
SUBTOTAL				\$	268,612.40

<u>ITEM</u>	<u>DESCRIPTION</u>	<u>QTY</u>	<u>UNIT</u>	<u>RATE</u>	<u>TOTAL</u>
Sanitary Sewer	48" MH Riser & Casting	1	EA	\$ 2,500.00	\$ 2,500.00
SUBTOTAL				\$	2,500.00

<u>ITEM</u>	<u>DESCRIPTION</u>	<u>QTY</u>	<u>UNIT</u>	<u>RATE</u>	<u>TOTAL</u>
Roadway - Paving	6" Depth Rock Base	1511	TN	\$ 19.14	\$ 28,920.54
Roadway - Paving	6" HMA	29740	SF	\$ 5.13	\$ 152,566.20
Roadway - Paving	Striping	12000	LS	\$ 12,000.00	\$ 12,000.00
Roadway - Paving	Signage	35	EA	\$ 502.00	\$ 17,570.00
SUBTOTAL				\$	211,056.74

<u>ITEM</u>	<u>DESCRIPTION</u>	<u>QTY</u>	<u>UNIT</u>	<u>RATE</u>	<u>TOTAL</u>
Curb, Gutter & Sidewalk	Vetical Curg & Gutter	905	LF	\$ 21.61	\$ 19,557.05
Curb, Gutter & Sidewalk	Type 1 Curb	466	LF	\$ 33.61	\$ 15,662.26
Curb, Gutter & Sidewalk	Type 2 Curb	1720	LF	\$ 33.61	\$ 57,809.20
Curb, Gutter & Sidewalk	Type 3 Curb	190	LF	\$ 94.84	\$ 18,019.60
Curb, Gutter & Sidewalk	4" Thick Sidewalk	18296	SF	\$ 5.11	\$ 93,492.56
Curb, Gutter & Sidewalk	9" Stamped Concrete	3120	SF	\$ 16.93	\$ 52,821.60
Curb, Gutter & Sidewalk	Wheelchair Ramps	14	EA	\$ 1,435.47	\$ 20,096.58
SUBTOTAL				\$	277,458.85
TOTAL				\$	759,627.99

EXHIBIT B

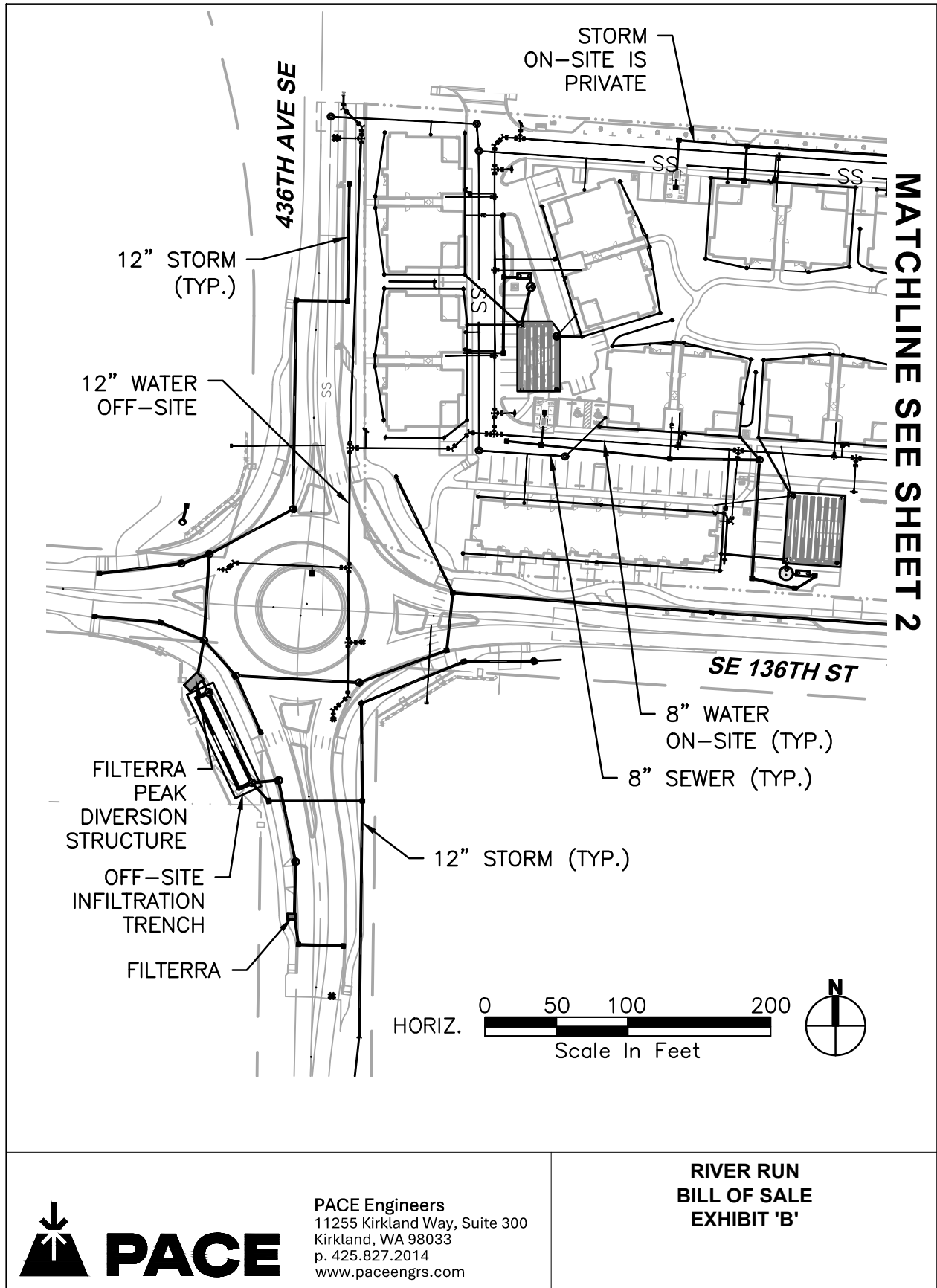


EXHIBIT B

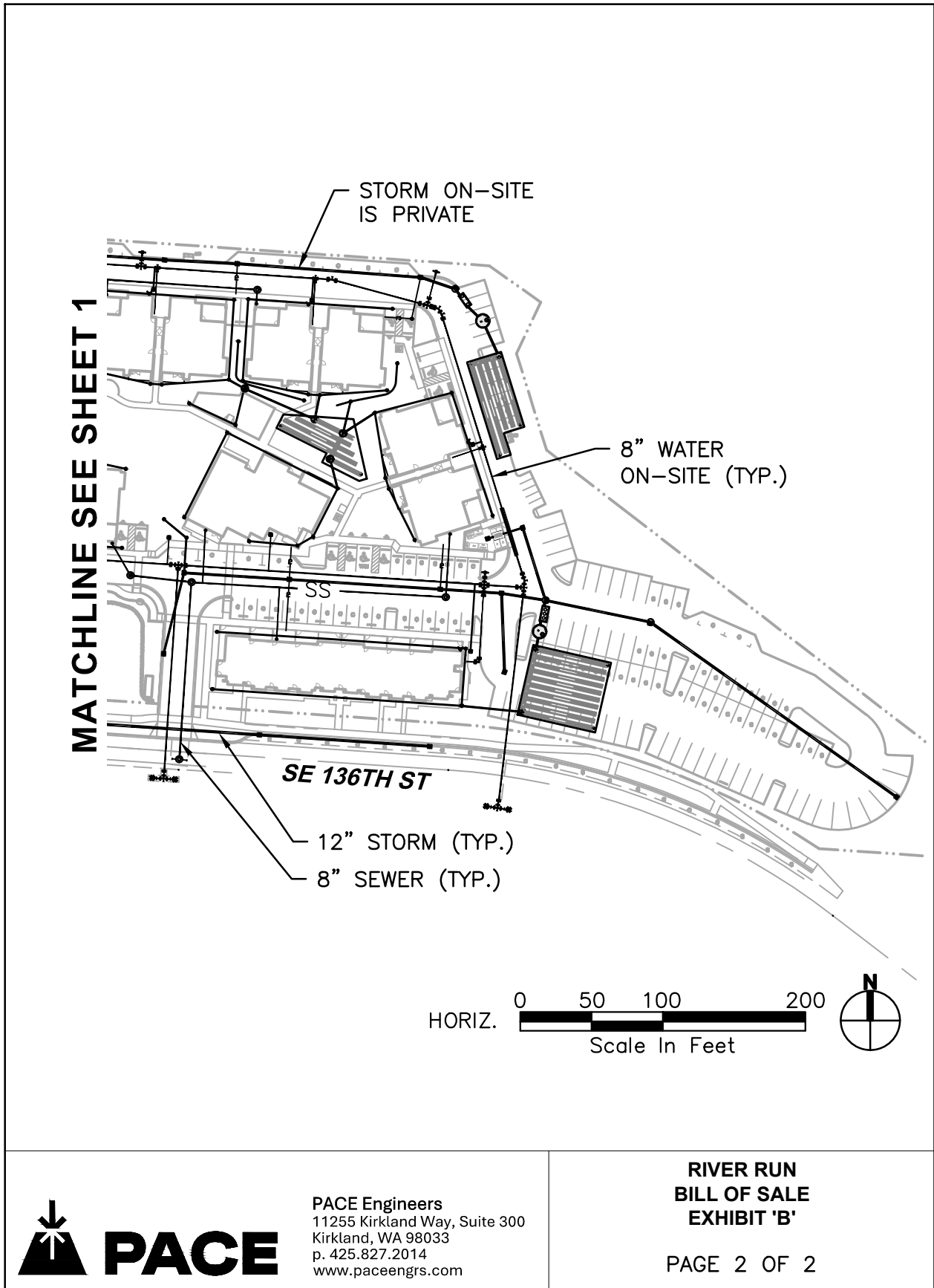


EXHIBIT C

Legal Description

LOTS 1, 2 AND 3 OF KC SHORT PLAT NO 982016 RECORDING NO 8303150541 SD
SHORT PLAT DAF - POR SW 1/4 OF NW 1/4 - BAAP OPPOSITE HWY ENGR STA
CFR 37 + 50 ON CFR-LN SURVEY OF ST HWY PROPERTY ADDRESS 43600 SE
136TH ST