

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. Taylor Morrison NW, 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 SE ¼, SW ¼, Sec. 10, Twn. 23 N., Rge. 8 E., W.M.

Additional legal is on page _____ of document.

Assessor's Property Tax Parcel/Account Number

2159000-0150

☐ 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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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: Taylor Morrison Northwest, LLC

Grantee: City of North Bend

Legal Description: See Attached

Abbreviated Legal: Por. of SE ¼, SW ¼, Sec. 10, Twn. 23 N., Rge. 8 E., W.M.

Tax Parcel Identification Number: 2159000-0150

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, Taylor Morrison NW, LLC, 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 water distribution system, wastewater collection system, storm drainage system, curbs, and street paving, all of which has been constructed and installed in the existing public right of way or subdivision commonly known as East Grove Subdivision, King County Rec. No. 20181011000199 (“Project”):

Water Distribution System:

The Project constructed approximately 559 lineal feet of 8-inch diameter watermain, approximately 1,160 lineal feet of 12-inch diameter watermain, and other applicable watermain facilities and appurtenances located in Maloney Grove Ave SE, Woonerf, and SE Symmons Place. The Water Distribution System will be owned and maintained by the City. Water services from the watermain to, and including, the water meters shall be owned and maintained by the City. Water services from the water meters to the 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 East Grove HOA.

Wastewater Collection System:

The Project constructed approximately 410 lineal feet of 8” diameter sewer main and other applicable wastewater facilities and appurtenances located in Maloney Grove Ave SE, Woonerf, and SE Symmons Place. The Wastewater Collection System will be owned and maintained by the City. Side sewers from the sewer main to the homes shall be owned and maintained by the individual property owners.

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Storm Drainage System:

The Project constructed approximately 2,672 lineal feet of 6” through 12” diameter storm drainage pipe, 6,150 square feet of LID bioretention swales and other applicable storm drainage facilities and appurtenances located in Maloney Grove Ave SE, Woonerf, SE Symmons Place, Tract A, Tract B, and Tract C.

Stormwater conveyance, collection, and other stormwater appurtenances located within the 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) of Maloney Grove Ave SE, Woonerf, and SE Symmons Place, shall be owned and maintained by the City.

Stormwater LID bioretention swales, conveyance, collection, and other stormwater appurtenances located outside of the road prism of Maloney Grove Ave SE, Woonerf, and SE Symmons Place, shall be owned and maintained by the East Grove HOA.

Stormwater LID bioretention swales, conveyance, collection, and other stormwater appurtenances located in Tract A and Tract B shall be owned and maintained by the East Grove HOA.

Stormwater conveyance, collection, and other stormwater appurtenances located in Tract C shall be owned and maintained by the East Grove HOA.

Curbs and Street Paving:

Approximately 592 lineal feet of vertical curb and gutter and street paving of SE Symmons Place and the Woonerf within the road prism shall be owned and maintained by the City.

Approximately 802 lineal feet of vertical curb and gutter, and street paving along Maloney Grove Ave SE road prism as part of the Projects half-street frontage improvements shall be owned and maintained by the City.

Street signage outside of the road prism but within the public right of way of Maloney Grove Ave SE, Woonerf, and SE Symmons Place 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. 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 East Grove HOA.

Street lights located in Maloney Grove Ave SE shall be owned and maintained by the City. Street lights located in SE Symmons Place and Woonerf shall be owned and maintained by the East Grove HOA.

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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 East 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:
Taylor Morrison NW, LLC

GRANTEE:
City of North Bend

By: _____

Its: _____

By: _____

Its: _____

APPROVED AS TO FORM:

Kendra Rosenberg, 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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DATED: _____

(Stamp)

(Print: _____)

NOTARY PUBLIC in and for the State of Washington

My appointment expires _____

EXHIBIT B

Eastgrove Civil Construction Cost Schedule

06/07/2024

<u>Item</u>	<u>Description</u>	<u>QTY</u>	<u>Unit</u>	<u>Rate</u>	<u>Total</u>
Sewer System	48' Sewer MH	3	EA	\$4,950.00	\$14,850.00
Sewer System	48" Saddle MH	1	EA	\$8,250.00	\$8,250.00
Sewer System	8" DIP Sewer	376	LF	\$60.00	\$22,560.00
Sewer System	6" Side Sewers (491 LF)	13	EA	\$2,484.00	\$32,292.00
Sewer System	Connect to Existing	1	EA	\$4,575.00	\$4,575.00
	Manhole & Rechannel				
Sewer System	Adjust Castings 2x each	8	EA	\$250.00	\$2,000.00
Sewer System	Temp Patch	1	LS	\$2,750.00	\$2,750.00
Subtotal					\$87,277.00

<u>Item</u>	<u>Description</u>	<u>QTY</u>	<u>Unit</u>	<u>Rate</u>	<u>Total</u>
Storm Sewers	12" DIP Storm	635	LF	\$84.50	\$53,657.50
Storm Sewers	12" CPEP	300	LF	\$42.00	\$12,600.00
Storm Sewers	8" LCPE	8	LF	\$45.00	\$360.00
Storm Sewers	8" PVC 101	101	LF	\$47.50	\$4,797.50
Storm Sewers	8" DIP 34	34	LF	\$126.00	\$4,284.00
Storm Sewers	6" PVC	1915	LF	\$24.00	\$45,960.00
Storm Sewers	Rip Rap Pad	300	TN	\$45.00	\$13,500.00
Storm Sewers	Area Drains	26	EA	\$850.00	\$22,100.00
Storm Sewers	Dry Well	26	EA	\$1,150.00	\$29,900.00
Storm Sewers	Bio Swale	680	LF	\$105.00	\$71,400.00
Storm Sewers	Type 1 CB Frame & Grate	11	EA	\$1,250.00	\$13,750.00
Storm Sewers	Type 2 48" CB	1	EA	\$3,875.00	\$3,875.00
Storm Sewers	Type 2 48" CB, BC	1	EA	\$5,580.00	\$5,580.00
Storm Sewers	Raise Castings	11	EA	\$250.00	\$2,750.00
Storm Sewers	Cleanout with Castings	12	EA	\$475.00	\$5,700.00
Subtotal					\$290,214.00

<u>Item</u>	<u>Description</u>	<u>QTY</u>	<u>Unit</u>	<u>Rate</u>	<u>Total</u>
Water Lines	Connect to Existing Water Main	5	LS	\$6,360.00	\$31,800.00
Water Lines	12" DIP Waterline In ROW	1165	LF	\$89.00	\$103,685.00

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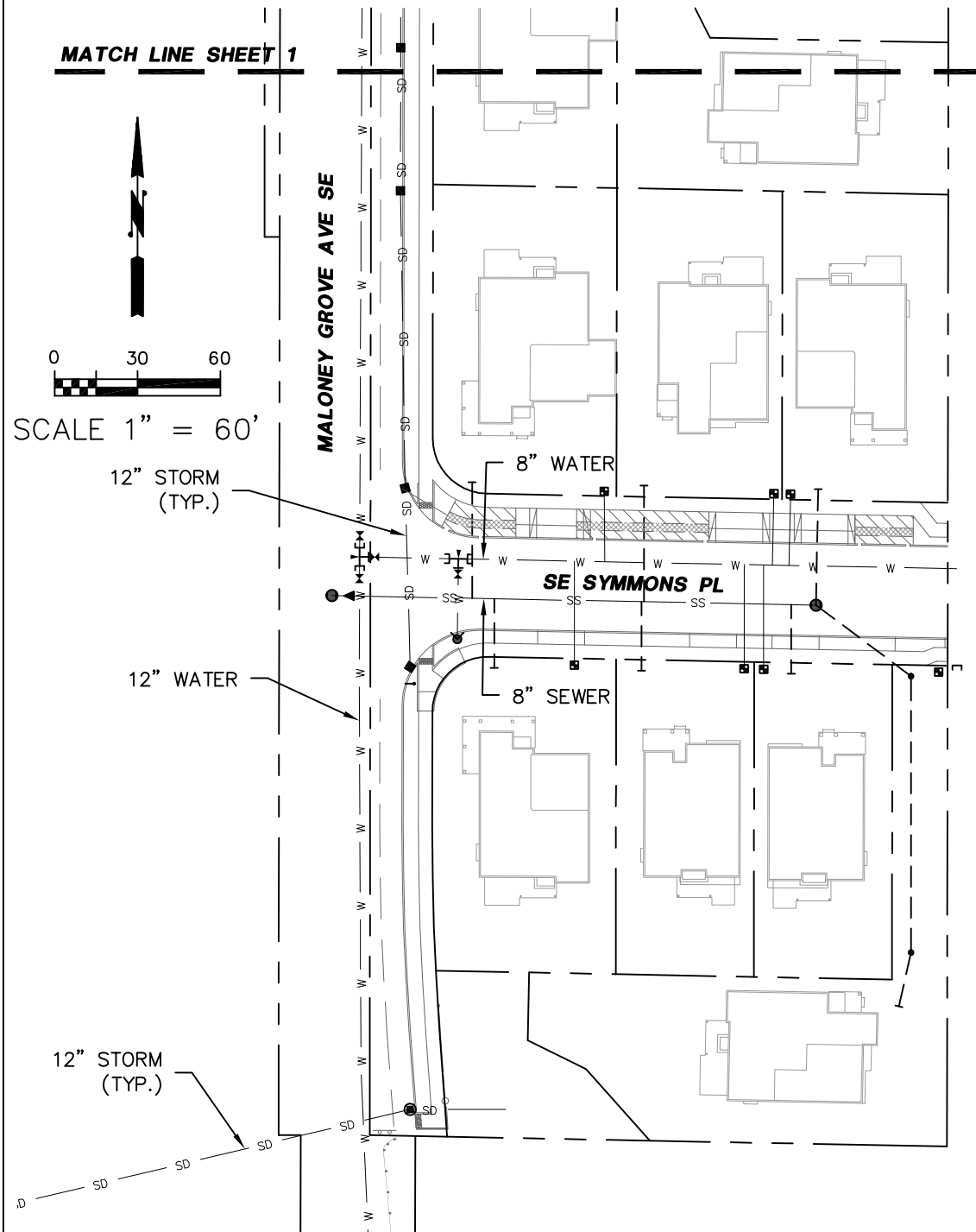
Water Lines	8" DIP Waterline	657	LF	\$82.00	\$53,874.00
Water Lines	6" DIP Waterline	75	LF	\$55.00	\$4,125.00
Water Lines	Hydrant Assembly	2	EA	\$5,950.00	\$11,900.00
Water Lines	Thrust Block	17	EA	\$250.00	\$4,250.00
Water Lines	Raise Castings 2x each	30	EA	\$250.00	\$7,500.00
Water Lines	1" Water Service (398 LF)	14	EA	\$1,350.00	\$18,900.00
Subtotal					\$236,034.00

Item	Description	QTY	Unit	Rate	Total
Paving/Channelization	Crushed Surfacing Under Roadway	2310	TN	\$35.00	\$80,850.00
	(6" Ballast, 4" CSBC, 2" CSTC)				
Paving/Channelization	Porous Concrete	1816	SF	\$22.00	\$39,952.00
Paving/Channelization	Asphalt Paving	28381	SF	\$3.45	\$97,914.45
Paving/Channelization	Asphalt Patching	5678	SF	\$6.00	\$34,068.00
Subtotal					\$252,784.45

Item	Description	QTY	Unit	Rate	Total
Curbs Gutters Sidewalks	Curb & Gutter	1610	LF	\$20.00	\$32,200.00
Subtotal					\$32,200.00
Total:					<u>\$898,509.45</u>

EXHIBIT B

JOB NO. 24606
SHEET 1 OF 2



EAST GROVE
BILL OF SALE
EXHIBIT "B"

Encompass
ENGINEERING & SURVEYING

Western Washington Division
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250
Eastern Washington Division
407 Swiftwater Blvd. • Cle Elum, WA 98922 • Phone: (509) 674-7433

EXHIBIT B

JOB NO. 24606
SHEET 2 OF 2

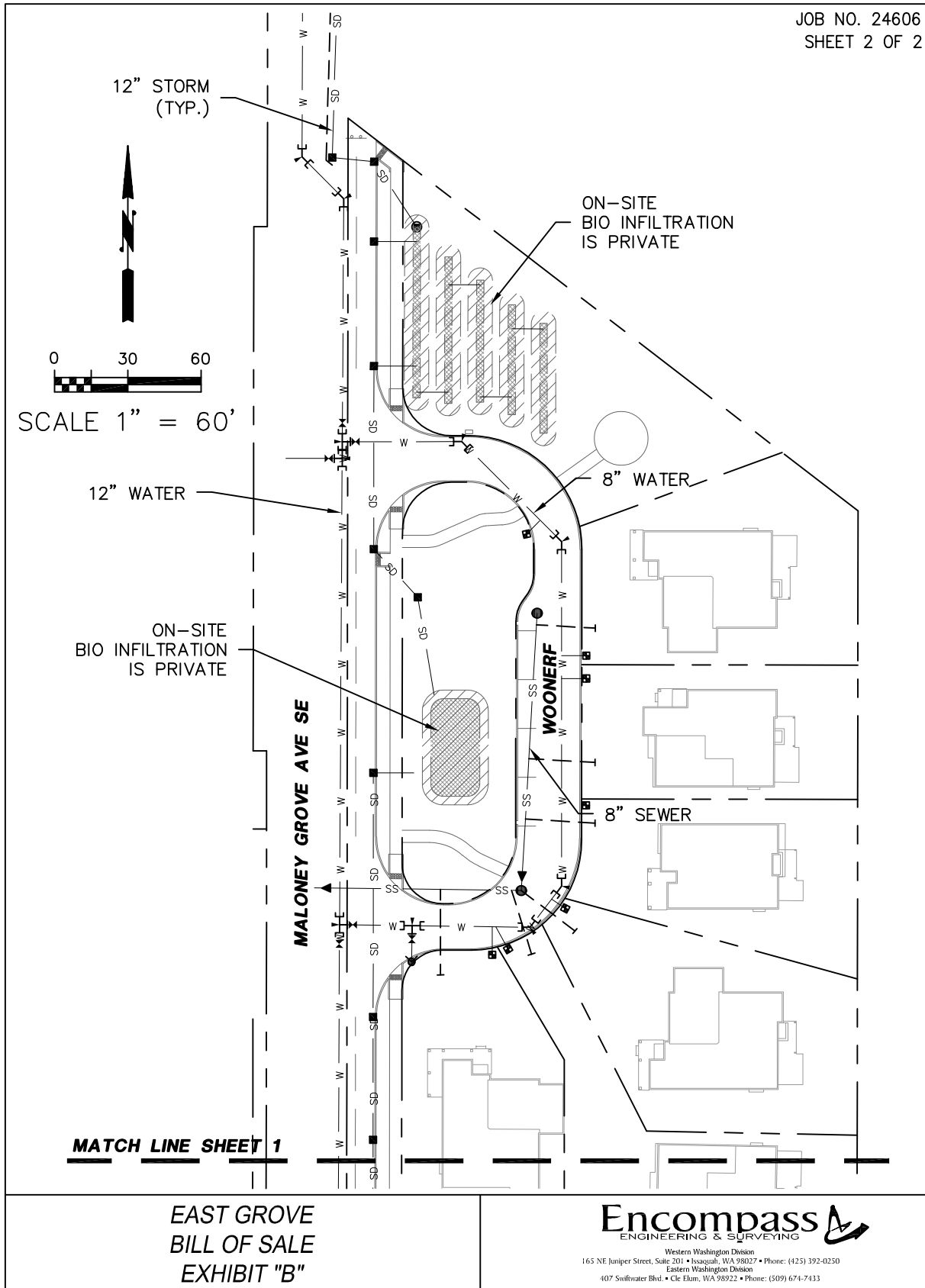


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LEGAL DESCRIPTION

THE PLAT OF EAST GROVE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 285 OF PLATS, PAGES 42 THROUGH 46, RECORDS OF KING COUNTY WASHINGTON.