

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 SW 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

926830-0120

☐ 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

EXHIBIT B

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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 SW ¼, SW ¼, Sec. 10, Twn. 23 N., Rge. 8 E., W.M.

Tax Parcel Identification Number: 926830-0120

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 West Grove Subdivision, King County Rec. No. 20190401000337 (“Project”):

Water Distribution System:

The Project constructed approximately 1,170 lineal feet of 8-inch diameter watermain and other applicable watermain facilities and appurtenances located in SE Cedar Falls Way, SE Mt. Teneriffe Drive, SE 6th Place, and Mountain View Blvd SE. The Water Distribution System shall 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 West Grove HOA or individual property owners.

Wastewater Collection System:

The Project constructed approximately 635 lineal feet of 8” diameter sewer main and other applicable wastewater facilities and appurtenances located in SE Cedar Falls Way, SE Mt. Teneriffe Drive, SE 6th Street, and public easement over parcels 9268300010, 9268300020, and 9268300030. The Wastewater Collection System shall 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 for which it serves.

EXHIBIT B

The joint side sewer contained in the private access and utility easement over parcels 9268300100 and 9268300110 shall be owned and maintained by the owners of those parcels.

Storm Drainage System:

The Project constructed approximately 792 lineal feet of 6" through 12" diameter storm drainage pipe, 3,947 square feet of LID bioretention swales, and other applicable storm drainage facilities and appurtenances located in Maloney Grove Avenue SE, SE Cedar Falls Way, Tract A, SE Mt Teneriffe Drive, SE 6th Place, public easement over parcels 9268300010, 9268300020, and 9268300030, and Mountain View Blvd.

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 and SE Cedar Falls Way, and outside of the road prism but within the public easement over parcels 9268300010, 9268300020, and Tract E Si View Division 1, 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 SE Mt. Teneriffe Drive and SE 6th Place shall be owned and maintained by the West Grove HOA. Tract A is owned by and shall be maintained by the West Grove HOA.

Curbs and Street Paving:

Approximately 1,565 lineal feet of vertical curb and gutter and 23,949 square feet of street paving of Maloney Grove Ave SE, SE Cedar Falls Way, SE Mt. Teneriffe Drive, and SE 6th Place within the road prism shall be owned and maintained by the City.

The fence constructed along the south side of SE 6th Place is owned and shall be maintained by parcel 1023089072 per Stipulated Judgement and Decree of Quiet Title, Superior Court of the State of Washington, Case No. 20-2-14745-1 SEA.

Street signage outside of the road prism but within the public right of way of Maloney Grove Ave SE, SE Cedar Falls Way, SE Mt. Teneriffe Drive, and SE 6th 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 West Grove HOA.

Street lights located in Maloney Grove Ave SE and SE Cedar Falls Way shall be owned and maintained by the City and/or PSE. Street lights located in SE Mt. Teneriffe Drive and SE 6th Place shall be owned and maintained by the West Grove HOA or PSE.

Damage to any improvements in the road prism caused by failure to maintain landscape strips, street trees, sidewalks, street lights, and/or other associated facilities located outside the road prism shall be reconstructed, removed or replaced by the adjacent landowner or the West Grove HOA.

EXHIBIT B

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 Northwest, 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)

EXHIBIT B

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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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 B

Westgrove Civil Construction Cost Schedule

06/10/2024

<u>Item</u>	<u>Description</u>	<u>QTY</u>	<u>Unit</u>	<u>Rate</u>	<u>Total</u>
Sewer System	Saddle Manhole 54" in Street	1	EA	\$7,250.00	\$7,250.00
Sewer System	Standard Manholes 48"	4	EA	\$4,850.00	\$19,400.00
Sewer System	8" Sewer	635	LF	\$42.00	\$26,670.00
Sewer System	6" Side Sewers 45 feet Avg. Length (547')	11	EA	\$1,650.00	\$18,150.00
Sewer System	Adjust Castings	10	EA	\$250.00	\$2,500.00
Sewer System	Temp Patch	1	LS	\$2,250.00	\$2,250.00
<u>Subtotal</u>					<u>\$76,220.00</u>

<u>Item</u>	<u>Description</u>	<u>QTY</u>	<u>Unit</u>	<u>Rate</u>	<u>Total</u>
Storm Sewers	Connect to exiting CB	1	EA	\$750.00	\$750.00
Storm Sewers	Type 1 CB's	7	EA	\$1250.00	\$8,750.00
Storm Sewers	Type 1 CB's for Infiltrations	11	EA	\$1250.00	\$13,750.00
Storm Sewers	8" Storm Pipe for Infiltrations	717	LF	\$45.00	\$32,265.00
Storm Sewers	8" Storm Pipe	115	LF	\$45.00	\$5,175.00
Storm Sewers	8" DIP Storm Pipe	161	LF	\$55.00	\$8,855.00
Storm Sewers	12" Storm Pipe	86	LF	\$45.00	\$3,870.00
Storm Sewers	12" Storm Pipe	430	LF	\$85.00	\$36,550.00
Storm Sewers	Adjust Castings	7	EA	\$250.00	\$1,750.00
Storm Sewers	Temp Patch	1	LS	\$7250.00	\$7,250.00
<u>Subtotal</u>					<u>\$118,965.00</u>

<u>Item</u>	<u>Description</u>	<u>QTY</u>	<u>Unit</u>	<u>Rate</u>	<u>Total</u>
Water Lines	Connection To Existing	3	EA	\$6,350.00	\$19,050.00
Water Lines	CSTC For Road Crossing	263	TONS	\$35.00	\$9,205.00
Water Lines	Fire Hydrant	2	EA	\$5,525.00	\$11,050.00
Water Lines	1" Water Services	11	EA	\$1,850.00	\$20,350.00
Water Lines	8" Watermain Frontage	416	LF	\$92.00	\$38,272.00
Water Lines	8" Watermain In Plat	755	LF	\$55.00	\$41,525.00
Water Lines	6" DIP	60	LF	\$50.00	\$3,000.00
Water Lines	8" Bends	8	EA	\$450.00	\$3,600.00
Water Lines	8" Tees	3	EA	\$650.00	\$1,950.00

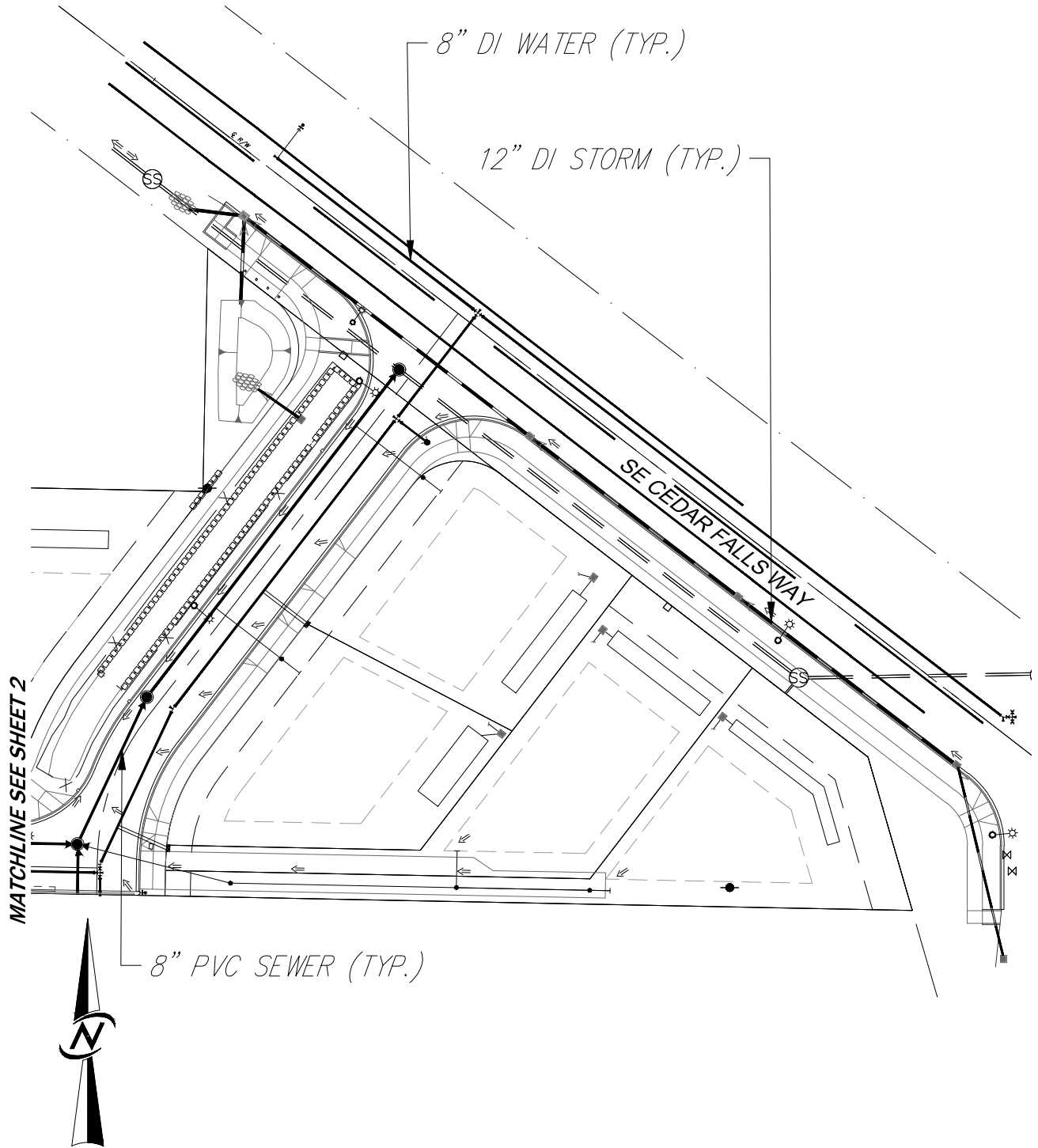
EXHIBIT B

Water Lines	8" Valve	13	EA	\$850.00	\$11,050.00
Water Lines	Hydrants	2	EA	\$6,125.00	\$12,250.00
Water Lines	Thrust Blocks	12	EA	\$200.00	\$2,400.00
Water Lines	Blow Off Assembly	2	EA	\$3,750.00	\$7,500.00
Water Lines	Adjust Castings	32	EA	\$250.00	\$8,000.00
Water Lines	Temp Patching	1	LS	\$7,250.00	\$7,250.00
Subtotal					\$196,452.00

Item	Description	QTY	Unit	Rate	Total
Paving/Channelization	CSBC Under Roadways 4"	665	TN	\$32.00	\$21,280.00
Paving/Channelization	CSTC Under Sidewalk	6180	SF	\$0.75	\$4,635.00
Paving/Channelization	Fine Grade	37000	SF	\$0.40	\$14,800.00
Paving/Channelization	ATB - 4", Asphalt Overlay - 2"	23949	SF	\$5.10	\$122,139.90
Paving/Channelization	ATB - 4", Asphalt Overlay - 2" Patching	3500	SF	\$6.25	\$21,875.00
Paving/Channelization	Strip roadway and front 15' of lots 1' depth. Push onto lots	2500	CY	\$8.00	\$20,000.00
Paving/Channelization	Cut to Fill On-Site	500	CT	\$8.00	\$4,000.00
Subtotal					\$208,729.90

Item	Description	QTY	Unit	Rate	Total
Curbs Gutters Sidewalks	Curb and Gutter	1565	LF	\$20.00	\$31,300.00
Curbs Gutters Sidewalks	Sidewalk	6180	SF	\$5.50	\$33,990.00
Curbs Gutters Sidewalks	Driveways	1000	SF	\$7.50	\$7,500.00
Curbs Gutters Sidewalks	Wheelchair Ramps	6	EA	\$1,750.00	\$10,500.00
Subtotal					\$83,290.00

Total:					\$683,656.90
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SCALE: 1" = 20'



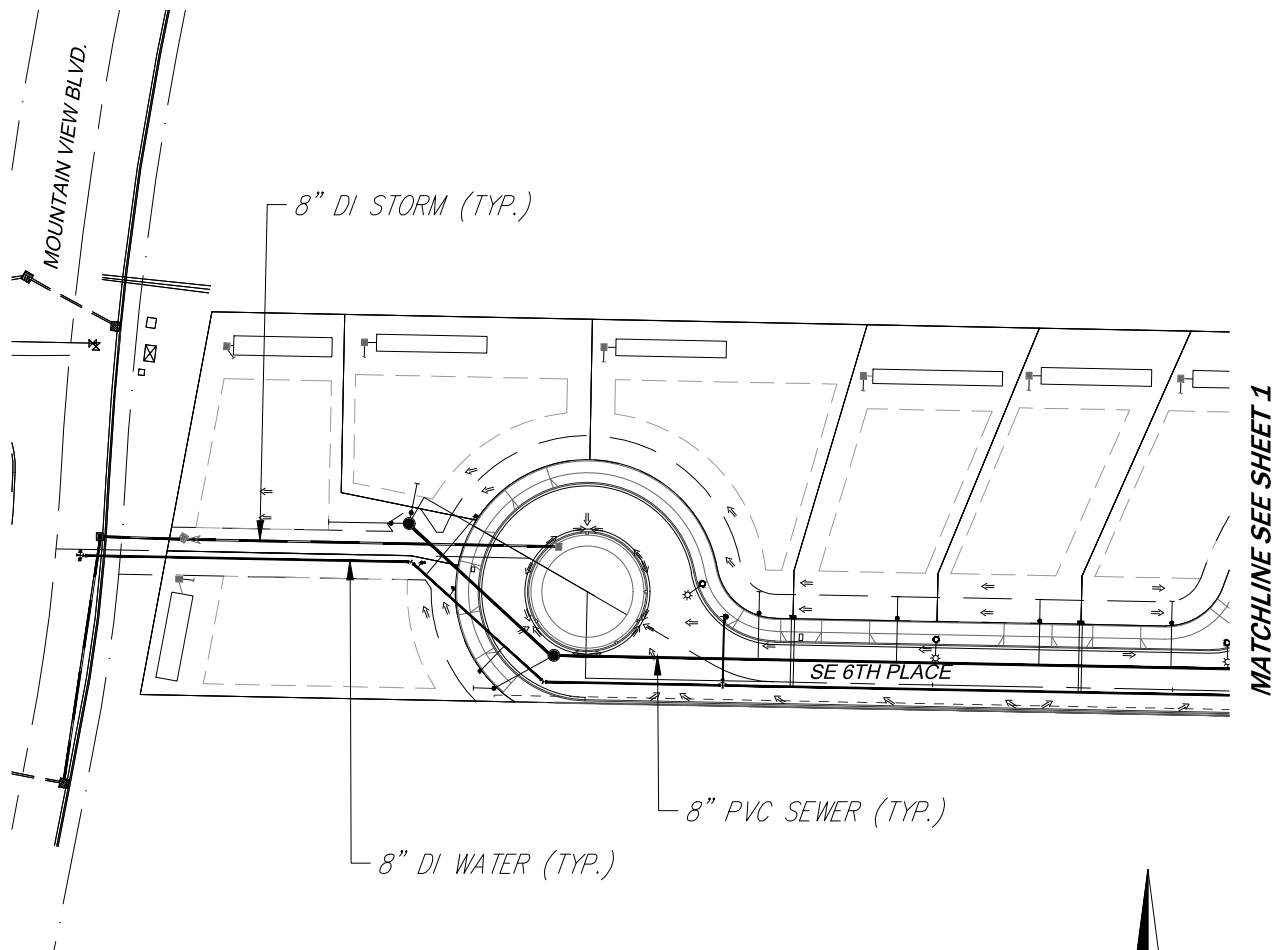
12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
SURVEYING

**WEST GROVE
BILL OF SALE
EXHIBIT 'B'**

PAGE 1 OF 2

EXHIBIT B



SCALE: 1" = 20'



CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
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Resolution 2117, Exhibit B

**WEST GROVE
BILL OF SALE
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PAGE 2 OF 2

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Legal Description

THE PLAT OF WEST GROVE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 287 OF PLATS, PAGE(S) 92 THROUGH 95, RECORDS OF KING COUNTY WASHINGTON.