

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. Vector TDI Alpentel Logistics 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 ¼ Sec. 14, Twn. 23 N., Rge. 8 E., W.M.

Additional legal is on page _____ of document.

Assessor's Property Tax Parcel/Account Number

142308-9068

☐ 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

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: Vector TDI Alpental Logistics LLC

Grantee: City of North Bend

Legal Description: See Exhibit C

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

Tax Parcel Identification Number: 142308-9068

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, Vector TDI Alpental Logistics LLC, a Delaware Limited Liability Company (“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 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 commonly known as Alpental Logistics (“Project”):

Storm Drainage System:

All stormwater collection, conveyance, and treatment facilities and associated appurtenances within the Project are private and to be owned and maintained by the Project owner.

Grantor constructed approximately 336 lineal feet of 12” diameter storm drainage pipe and other applicable storm drainage facilities and appurtenances in SE Tanner Road that shall be owned and maintained by the City.

Area drains and six-inch conveyance pipe in landscape strips fronting the Project along SE Tanner Road shall be owned and maintained by the Project owner.

Curbs and Street Paving:

Approximately 580 lineal feet of vertical curb and gutter and approximately 15,498 sf of asphalt paving of SE Tanner Road shall be owned and maintained by the City.

EXHIBIT B

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

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

Street lights installed along SE Tanner Road 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 Project owner's 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 SE Tanner Road 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:
Vector TDI Alpentel Logistics 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 Vector TDI Alpentel Logistics 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 _____

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EXHIBIT B

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 B

Alpental Logistics - BILL OF SALE

09/9/2024

ALPENTAL LOGISTICS BOS - OFF SITE IMPROVEMENTS

EXHIBIT A

<u>ITEM</u>	<u>DESCRIPTION</u>	<u>QTY</u>	<u>UNIT</u>	<u>RATE</u>	<u>TOTAL</u>
Storm System	12 " Storm Drain Pipe	336	LF	\$ 102.76	\$ 34,527.36
Storm System	Type 1 CB	4	EA	\$ 1,677.50	\$ 6,710.00
Storm System	Castings	4	EA	\$ 386.10	\$ 1,544.40
				SUBTOTAL	\$ 42,781.76
<u>ITEM</u>	<u>DESCRIPTION</u>	<u>QTY</u>	<u>UNIT</u>	<u>RATE</u>	<u>TOTAL</u>
Roadway - Paving	3" HMA	1722	SY	\$ 23.55	\$ 40,553.10
Roadway - Paving	Subgrade Prep and Rock Install	1122	SY	\$ 27.31	\$ 30,641.82
Roadway - Paving	Demolish Existing Asphalt	1122	SY	\$ 31.34	\$ 35,163.48
				SUBTOTAL	\$ 106,358.40
<u>ITEM</u>	<u>DESCRIPTION</u>	<u>QTY</u>	<u>UNIT</u>	<u>RATE</u>	<u>TOTAL</u>
Curb, Gutter & Sidewalk	Vertical Curb & Gutter	580	LF	\$ 32.75	\$ 18,995.00
Curb, Gutter & Sidewalk	Subgrade Prep and Rock Install	580	LF	\$ 16.92	\$ 9,813.60
				SUBTOTAL	\$ 28,808.60
<u>ITEM</u>	<u>DESCRIPTION</u>	<u>QTY</u>	<u>UNIT</u>	<u>RATE</u>	<u>TOTAL</u>
Street Lights	Light Pole, Conduits, and Light fixture	3	EA	\$ 8609.06	\$ 25,827.19
				SUBTOTAL	\$ 25,827.19
				TOTAL	\$ 203,775.95

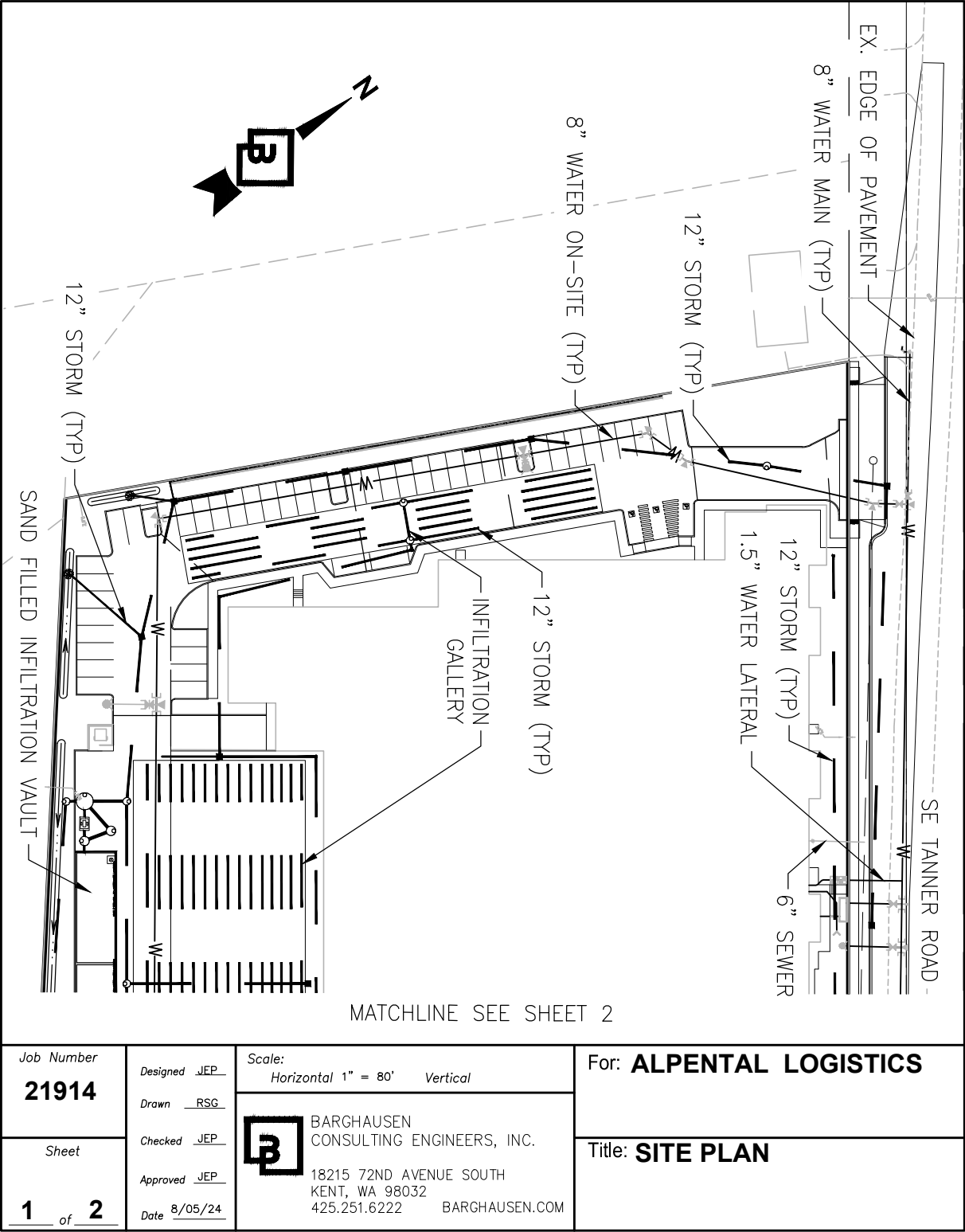
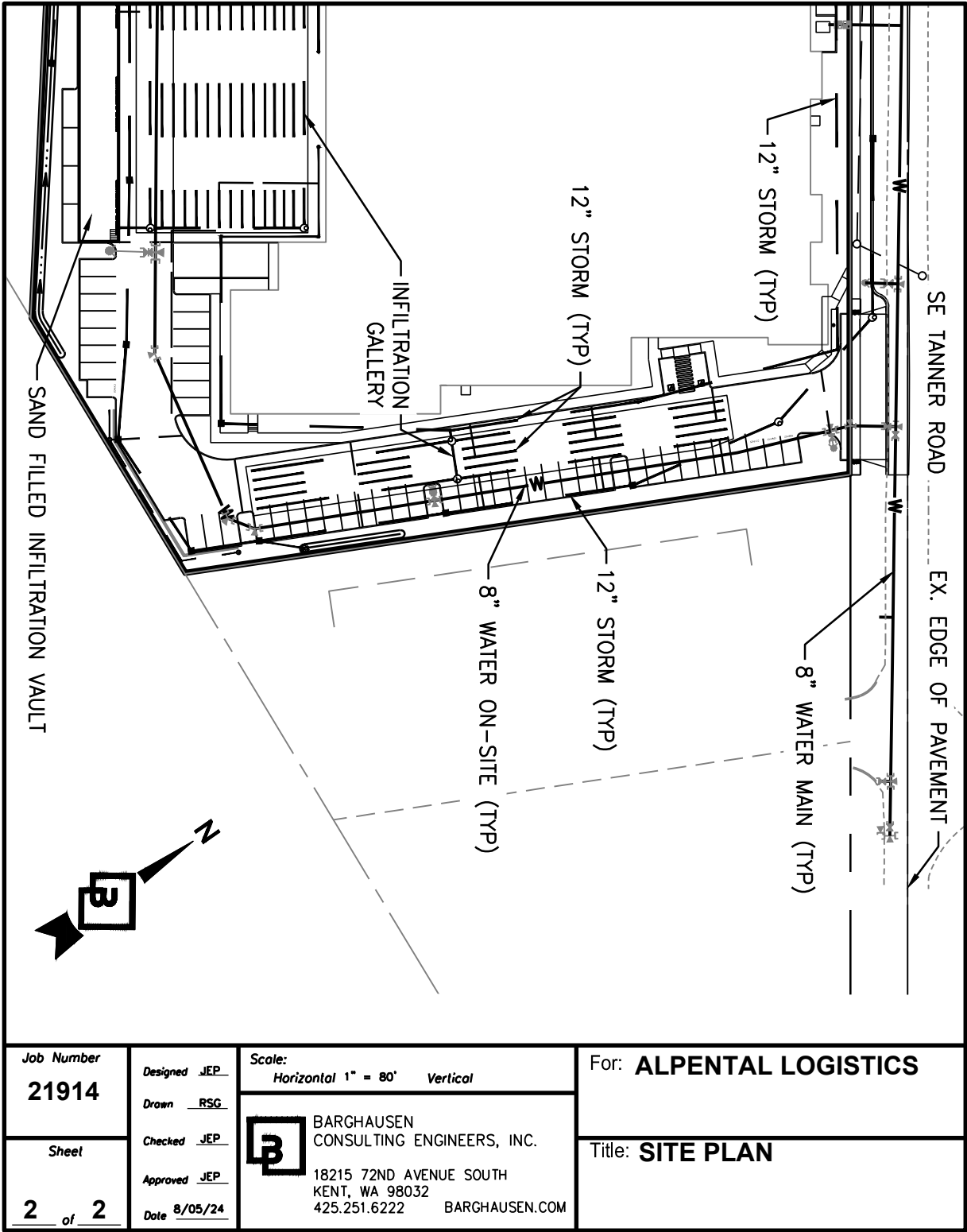


EXHIBIT B

MATCHLINE SEE SHEET 1



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EXHIBIT B

LEGAL DESCRIPTION

EXHIBIT C

PARCEL A:

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 23 NORTH, RANGE 8 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 544.5 FEET EAST ALONG THE EAST-WEST CENTERLINE FROM THE WEST CORNER, ALSO KNOWN AS THE SOUTHWEST CORNER OF THAT TRACT SHOWN UNDER RECORDING NO. 2845663.

THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF SAID TRACT 726.6 FEET TO THE SOUTHWESTERLY MARGIN OF SOUTHEAST TANNER ROAD;

THENCE SOUTHEASTERLY ALONG SAID MARGIN 676.5 FEET;

THENCE SOUTHWESTERLY PARALLEL WITH SAID NORTHWESTERLY LINE 346.5 FEET, MORE OR LESS, TO SAID CENTERLINE;

THENCE WEST ALONG SAID CENTERLINE TO THE POINT OF BEGINNING;

EXCEPT THE NORTHWESTERLY 210 FEET MEASURED ALONG SAID ROAD MARGIN; AND

EXCEPT THE SOUTHEASTERLY 100 FEET OF THE NORTHEASTERLY 100 FEET; AND

EXCEPT THAT PORTION THEREOF CONVEYED TO THE STATE OF WASHINGTON BY DEED RECORDED UNDER RECORDING NO. 4646938.

PARCEL B:

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 23 NORTH, RANGE 8 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SECTION 14;
THENCE EAST ALONG THE QUARTER LINE 544.50 FEET THIS POINT BEING THE SOUTHWESTERLY CORNER OF A TRACT CONVEYED TO LEWIS WRIGHT BY DEED RECORDED UNDER RECORDING NO. 2845663;

THENCE NORTHEASTERLY ALONG THE WESTERLY LINE OF SAID WRIGHT TRACT 726.00 FEET TO THE SOUTHERLY LINE OF A COUNTY ROAD RIGHT-OF-WAY;

THENCE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY 105.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY 105.00 FEET;
THENCE SOUTHWESTERLY PARALLEL TO THE WESTERLY LINE OF SAID WRIGHT TRACT TO THE QUARTER LINE;

THENCE WESTERLY ALONG SAID QUARTER LINE TO A POINT WHICH IS PARALLEL TO THE WESTERLY LINE OF WRIGHT TRACT AND SOUTHWESTERLY OF THE TRUE POINT OF BEGINNING;

THENCE NORTHEASTERLY PARALLEL TO THE WEST LINE OF THE WRIGHT TRACT TO THE TRUE POINT OF BEGINNING;

EXCEPT THAT PORTION CONVEYED TO THE STATE OF WASHINGTON BY DEED RECORDED UNDER RECORDING NO. 4646938.

PARCEL C:

BEGINNING AT A POINT 1,254 FEET, MORE OR LESS, EAST OF THE WEST QUARTER CORNER OF SECTION 14, TOWNSHIP 23 NORTH, RANGE 8 EAST, W.M., IN KING COUNTY, WASHINGTON, SAID POINT BEING THE SOUTHEASTERLY CORNER OF A TRACT OF LAND CONVEYED TO LEWIS WRIGHT BY DEED RECORDED UNDER RECORDING NO. 2845663;

THENCE NORTHEAST ALONG THE EASTERLY LINE OF SAID WRIGHT TRACT 346.50 FEET, MORE OR LESS, TO A POINT ON THE SOUTHWESTERLY LINE OF THE COUNTY ROAD BEING THE MOST EASTERLY CORNER OF SAID WRIGHT TRACT AND THE TRUE POINT OF BEGINNING;

THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID ROAD 100 FEET;

THENCE SOUTHERLY PARALLEL WITH THE EASTERLY LINE OF SAID WRIGHT TRACT 100 FEET;

THENCE SOUTHEASTERLY PARALLEL WITH SAID ROAD 100 FEET;

THENCE NORTHERLY ALONG SAID EASTERLY LINE 100 FEET TO THE TRUE POINT OF BEGINNING;